

# PLANNING REPORT



GREENVILLE COUNTY  
PLANNING DIVISION  
CODE COMPLIANCE DIVISION

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NOVEMBER 2024



# LONG RANGE PLANING

## PLANNING UPDATES:

Greenville County, with Anderson County, has been awarded “Outstanding Planning Project - Public Outreach and Engagement” for The Piedmont Area Plan by the American Planning Association – South Carolina Chapter (APA SC). The award, as described by APA SC, recognizes “the innovative use of public outreach and engagement in planning practice which has improved the effectiveness and accuracy of planning efforts.” The award will be presented at the upcoming APA SC Annual Fall Conference (colloquially known as “SCAPA”) in Spartanburg on October 24.

The plan’s adoption in Greenville County remains on schedule. Greenville County Council, on September 16, held a public hearing for the plan’s adoption. Planning Commission, at their rescheduled monthly meeting on October 2, unanimously recommended approval of the adoption of the plan. Next, the Planning and Development Committee will vote to recommend approval or denial of the plan’s adoption at their October 14 meeting. See below for a complete schedule of remaining meetings.



## SCHEDULED MEETINGS:

November 14th	Open Space Plan Open House	Council Chambers, 6:00 pm
December 3rd	Piedmont Plan County Council Third Reading	Council Chambers, 6:00 pm
December 4th	Effective Date of Area Plan Adoption	Council Chambers 6:00 pm

# LONG RANGE PLANING

## 2024 FALL SC APA CONFERENCE

The Planning Department recently participated in the 2024 Fall South Carolina Chapter of the American Planning Association (SCAPA) Conference, where staff led two impactful sessions showcasing the County's progressive planning initiatives. The first session, *A Place-Based Approach to Community Planning for the Piedmont Area Plan*, highlighted how localized community engagement and neighborhood-centered strategies are shaping a responsive, inclusive vision for the Piedmont area's future.

In the second session, Planning Department staff presented on the County's recent ordinance establishing riparian buffers requirements for development and new growth management practices. This ordinance represents a significant step in protecting our waterways, supporting biodiversity, and controlling development in line with the goals of the *2020 Plan Greenville County Comprehensive Plan*. By setting clear regulations for land use around natural water systems, the ordinance aims to balance growth with environmental stewardship.

These sessions not only showcased our County's achievements and innovations but also underscored the value of strategic planning rooted in local context and sustainability. The Planning Department is proud to contribute to statewide dialogues on advancing community planning and environmental management, positioning Greenville County as a leader in thoughtful, future-oriented planning practices.



## UPCOMING OPEN HOUSE

The Greenville County Open Space Plan will establish a long-term vision for preserving natural habitats, working lands, and parks, as well as an action plan for implementation over the next 10 years.

**As an initial step in the planning process, the public and all stakeholders are invited to:**

- Attend an Open House on **Thursday, November 14th, 2024** at the County Council Chambers (301 University Ridge, Greenville SC 29601). At the public open house event, attendees will be able to read information about the planning process, share their own preferences related to future open space preservation in the county, identify what places are special to them in the county, and speak directly with planning team members.

- Take a Short Online Survey** that helps us know what the community feels is priority when planning to ensure open space remains an important part of the county's makeup. You can that helps us know what you feel is priority when planning to ensure open space can remain an important part of the county's makeup.

- Visit the Greenville County Open Space Plan Website** for more information and future updates. Visit the website here:

<https://www.greenvillecounty.org/Planning/Default.aspx>

**We need your input. Please plan to attend the open house and take the short online survey available on the Greenville County Open Space Plan website available above.**

# GREENVILLE COUNTY OPEN SPACE PLAN

**Community  
Input Needed**



Participate in the planning and preservation of open space in Greenville County.

**Learn More at  
GreenvilleCounty.org**



Scan Here



to Learn More

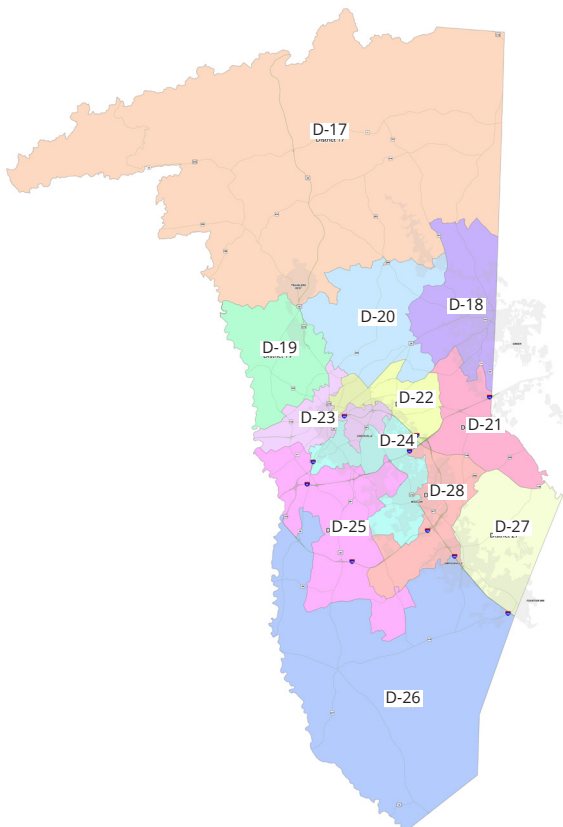
# SUBDIVISION ADMINISTRATION

## SUBDIVISION ACTIVITY

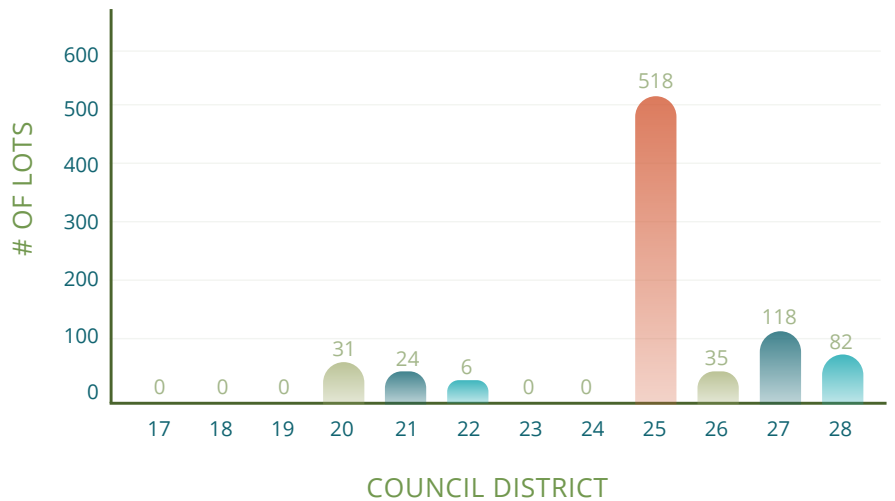
### MAJOR SUBDIVISION PROPOSALS, SEPTEMBER FY 2025

	October, 2024 Total	July 24 - June 25 YTD
Acres Developed	34.30	306.72
Lots Added	226	815
LF of Public Roads Added	0	24,140
LF of Private Roads Added	5,520	6205
Open Space Preserved (acres)	5.21	113.10
Subdivisions Served by Septic	0	2
Subdivisions Served by Public Sewer	1	7
Subdivisions in Unincorporated Areas	1	8
Subdivisions in Incorporated Areas	1	3

### TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2025)

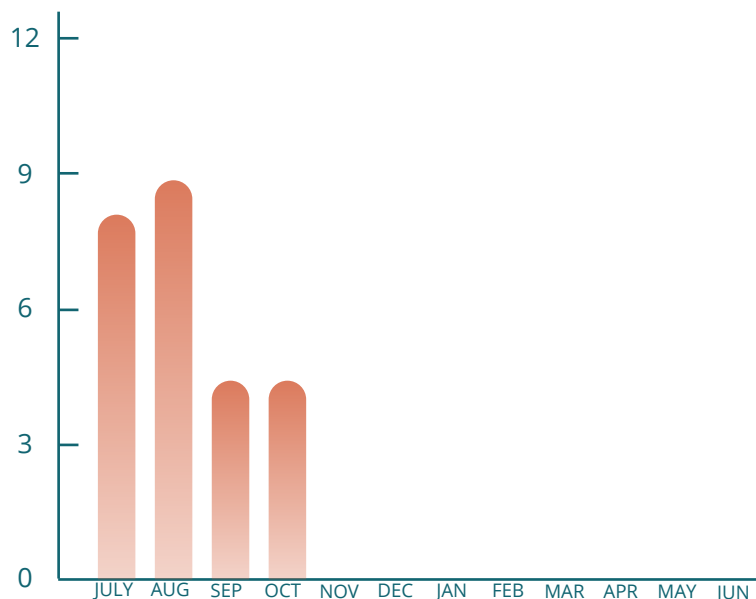


YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT

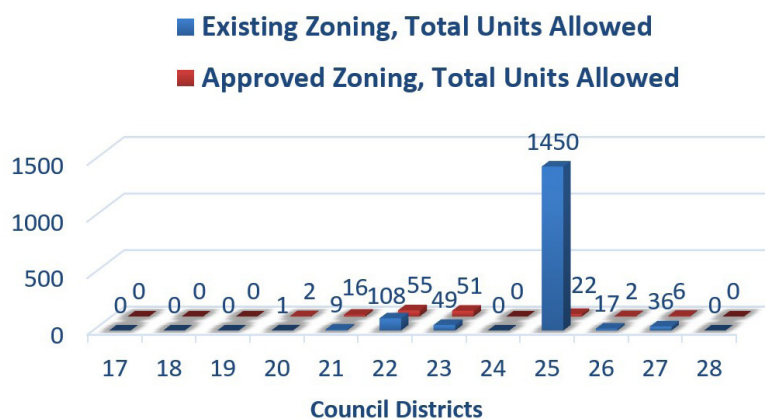
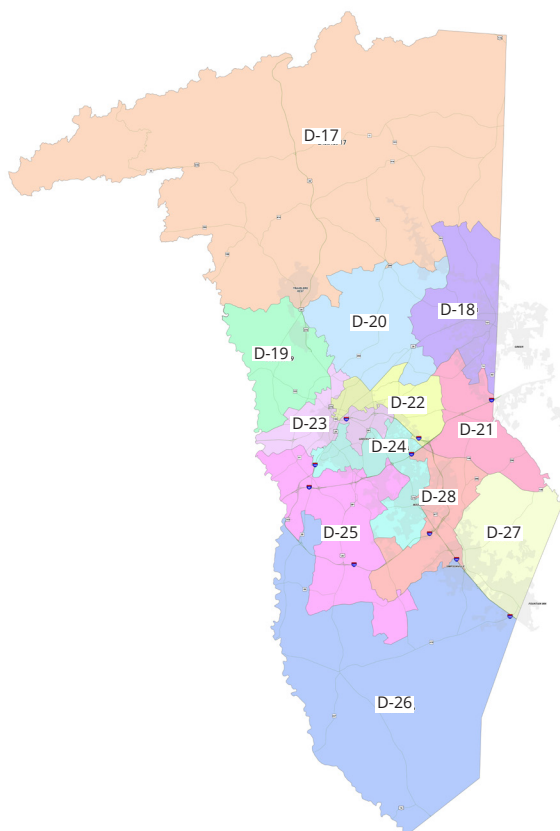


# ZONING ADMINISTRATION

## ZONING APPLICATIONS



### Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District (FY 2025)



# MONTHLY BUILDING REPORT

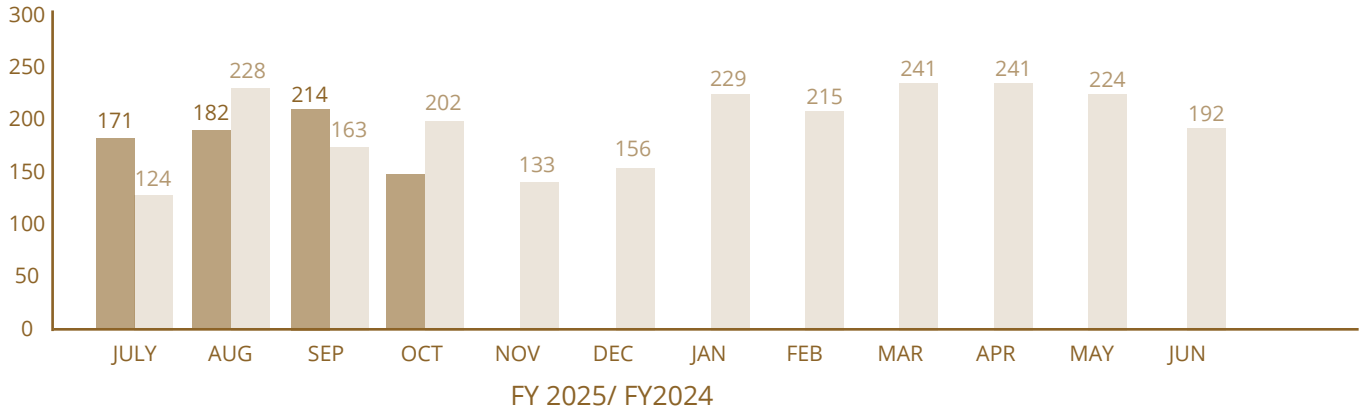
Greenville County Planning and Code Compliance  
 Fiscal Year 2025  
 Summary Report October 2024

New Single Family Dwelling Starts (July 2024 - June 2025) -	722
New Single Family Dwelling Starts (Month of September 2024) -	153
New Commercial Starts - (Month of September 2024) -	19

	Current Mth <u>Oct-24</u>	Last Month <u>Sep-24</u>	YTD - FY24 <u>7/24 - 6/25</u>	Prior Yr Same Mth <u>Oct-23</u>	YTD - FY23 <u>7/23 - 6/24</u>
<b><u>PERMITS ISSUED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	122	145	616	207	726
COMMERCIAL NEW CONSTRUCTION	7	9	31	8	19
OTHER NEW CONSTRUCTION	1,272	189	1,794	255	1,490
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	194	282	914	311	1,233
SIGN PERMITS	31	15	99	36	109
RESIDENTIAL RENOVATION	102	94	455	179	468
COMMERCIAL RENOVATION	85	78	316	69	469
MOBILE HOMES	32	31	160	21	125
<b>TOTAL PERMITS ISSUED</b>	<b>1,845</b>	<b>843</b>	<b>4,385</b>	<b>1,086</b>	<b>4,639</b>
<b><u>FEES COLLECTED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$423,638.25	\$506,364.75	\$ 1,997,297.67	\$542,615.65	\$ 1,879,762.60
COMMERCIAL NEW CONSTRUCTION	\$49,306.88	\$81,950.08	\$ 307,677.59	\$157,014.00	\$ 477,728.84
OTHER NEW CONSTRUCTION	\$35,568.90	\$31,629.45	\$ 129,989.60	\$51,976.00	\$ 219,085.90
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$28,163.88	\$115,005.25	\$ 206,629.26	\$59,975.93	\$ 285,417.71
SIGN PERMITS	\$7,214.57	\$2,917.47	\$ 18,864.21	\$6,052.25	\$ 15,680.27
RESIDENTIAL RENOVATION	\$53,862.25	\$41,180.75	\$ 233,246.99	\$89,005.50	\$ 255,644.82
COMMERCIAL RENOVATION	\$158,800.88	\$92,588.16	\$ 604,043.24	\$66,955.04	\$ 283,576.98
MOBILE HOMES	\$5,230.00	\$5,110.00	\$ 24,530.00	\$3,710.00	\$ 20,091.30
<b>TOTAL FEES COLLECTED - PERMITS</b>	<b>\$761,785.61</b>	<b>\$876,745.91</b>	<b>\$3,522,278.56</b>	<b>\$977,304.37</b>	<b>\$3,436,988.42</b>
OTHER FEES (Collections for departmental/other agencies)	\$1,768.45	\$3,338.80	\$ 13,370.52	\$66,612.00	\$ 240,010.18
<b>GRAND TOTAL FEES</b>	<b>\$763,554.06</b>	<b>\$880,084.71</b>	<b>\$3,535,649.08</b>	<b>\$1,043,916.37</b>	<b>\$3,676,998.60</b>
<b><u>INSPECTIONS PERFORMED:</u></b>					
ELECTRICAL	2,074	1,805	8,363	1,896	6,457
PLUMBING	1,211	1,088	5,264	1,208	5,194
MECHANICAL	1,852	1,666	7,233	1,564	6,964
BUILDING	2,590	2,597	11,544	2,927	11,598
MANUFACTURED HOMES	131	63	270	43	160
<b>Total Building Safety Inspections</b>	<b>7,858</b>	<b>7,219</b>	<b>32,674</b>	<b>7,638</b>	<b>30,373</b>
CODE ENFORCEMENT	306	471	1,996	1,379	4,120
FLOODPLAIN	4	3	15	19	58
<b>TOTAL ALL INSPECTIONS</b>	<b>8,168</b>	<b>7,693</b>	<b>34,685</b>	<b>9,036</b>	<b>34,551</b>
Certificates of Occupancy (Res-159;- Comm-53; MH-37)	249	234	1,027	222	1,019

# BUILDING PERMITS

## CONSTRUCTION ACTIVITY



## New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2,275

2021 total: 2,332

2024 total: 2,062

2019 total: 1,951

2022 total: 1,661

2020 total: 2,129

2023 total: 2,141

## MONTHLY STATISTICS

### COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

October 2024:

- New construction projects: 27
- Total project value: \$130,659,289.00

2024 Calendar Year Totals:

- Total commercial projects: 41
- Total project value: \$390,117,881.00

October 2023:

- New construction projects: 55
- Total project value: \$94,235,493.25

2023 Calendar Year Totals:

- Total commercial projects: 394
- Total project value: \$360,237,044.55

### FLOODPLAIN ADMINISTRATION

Reviews:

Monthly Total: 349  
2024 Total: 2,410

- Stormwater Stream Bank Restoration Projects : two CLOMR submittals.