

UPSTATE FOREVER CITIZENS PLANNING ACADEMY

October 15, 2025

Greenville County: Current Projects in Planning
Draper Carlile, Planning Director, & Josh Henderson, Zoning Admin/Deputy Planning Director



Tonight's Agenda



- Greenville County Planning Department
- Greenville County Planning Update
 - ▣ Current Planning (Zoning Administration)
 - ▣ Subdivision Administration
 - ▣ Long Range Planning
 - ▣ Transportation Planning
- Planning Commission Duties & Powers
- County Council Planning Duties & Powers
- Questions & Discussion

County Planning Department



□ Staff Duties and Responsibilities:

- Administers the Land Development Regulations and Zoning Ordinance for unincorporated Greenville County.
- Reviews subdivision plats, zoning applications, and development plans before Planning Commission action.
- Maintains public records for zoning maps, subdivision applications, and Planning Commission actions.
- Prepares staff reports and recommendations for the Planning Commission and County Council.
- Coordinates with other County divisions—Engineering, Land Development, Floodplain, and Building Inspection—for technical review and enforcement.

CONTACT INFORMATION

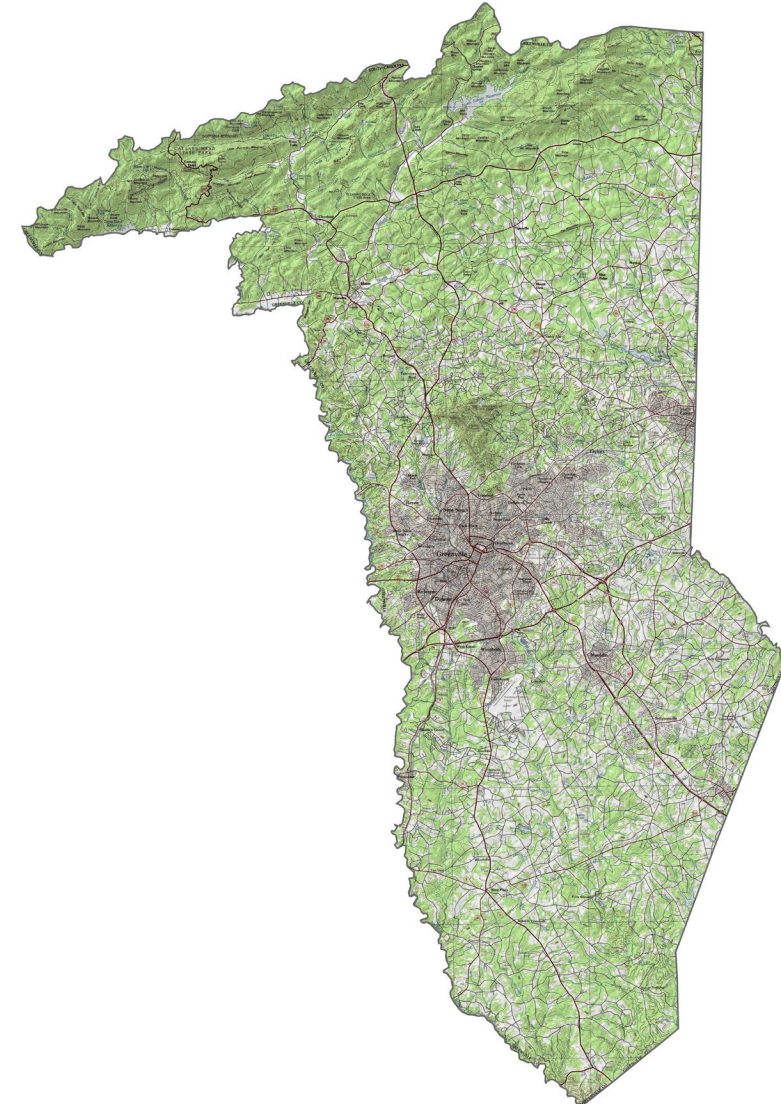
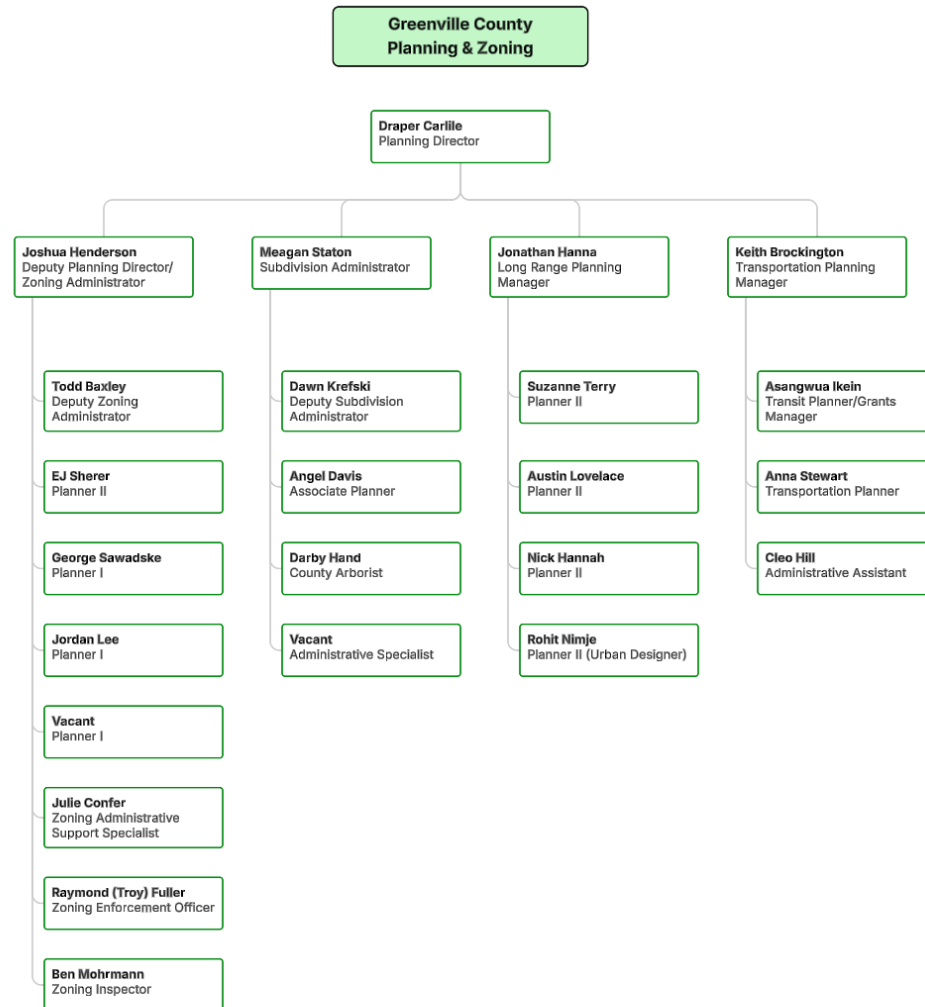
📍 301 University Ridge
Greenville County Square
Suite S-3200
Greenville, SC 29601
[Driving Directions](#)

Click a Link Below to Email Us

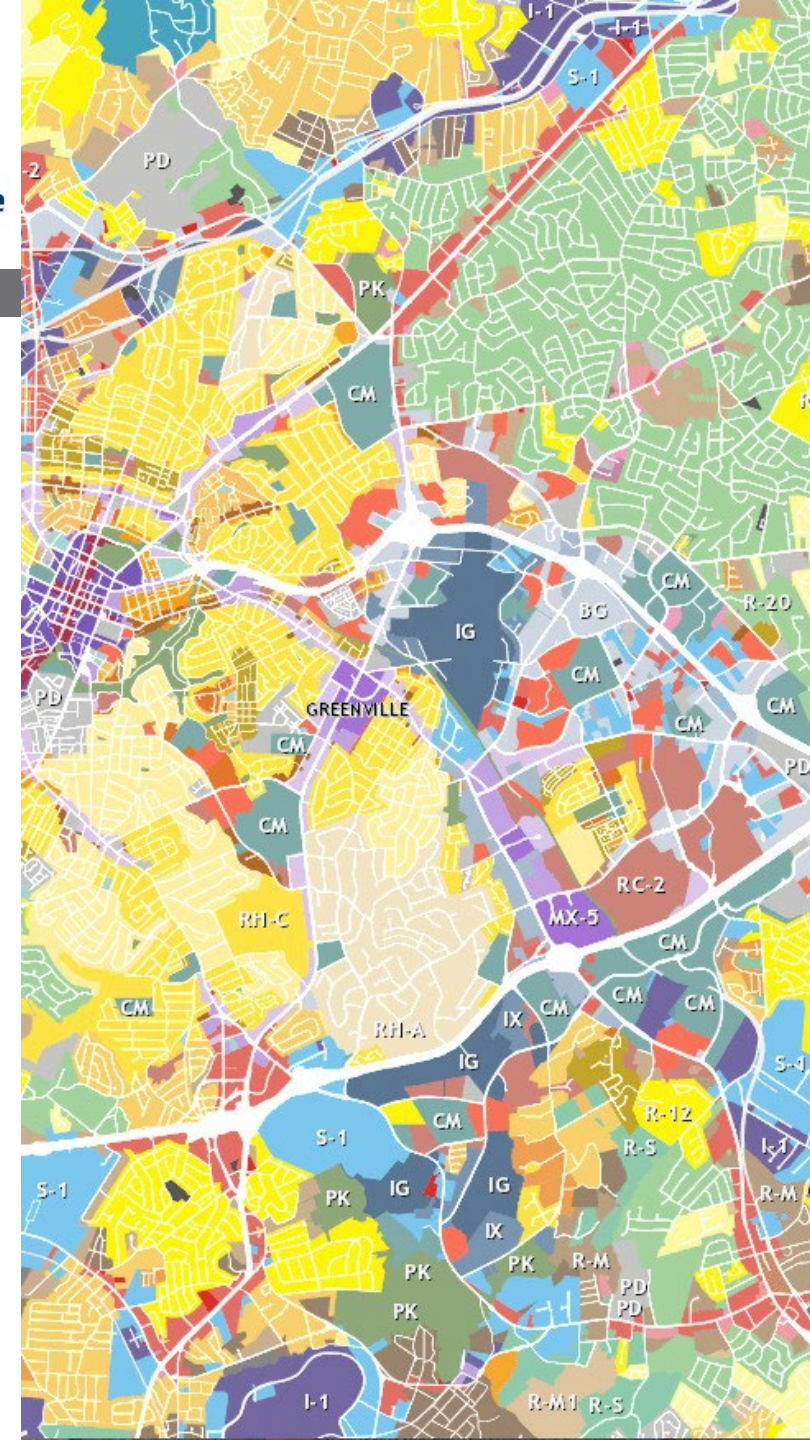
- [Zoning Administration](#)
- [Subdivision Administration](#)
- [Transportation Planning](#)
- [Long Range Planning](#)

Phone: 864.467.7425

County Planning Staff

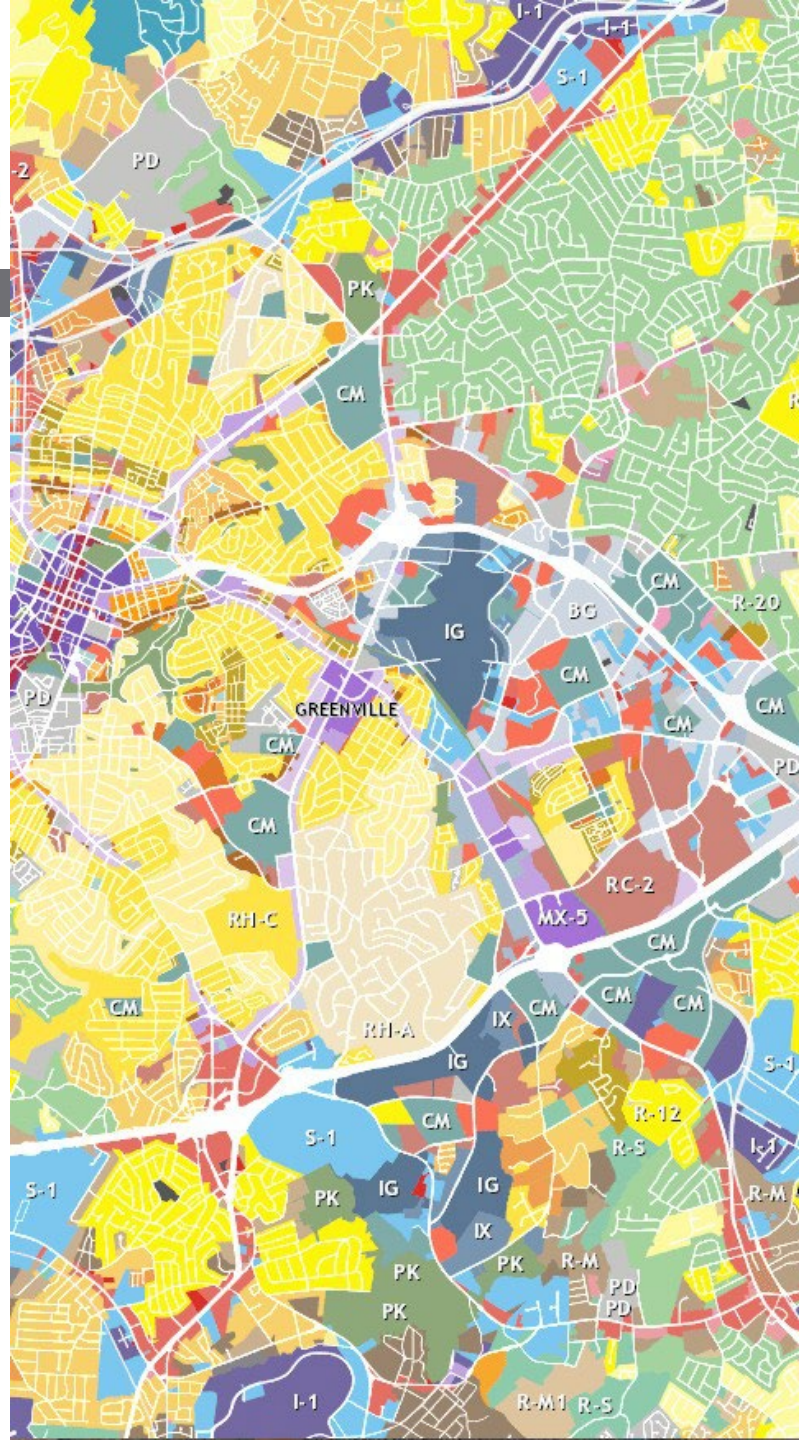


Current Planning (Zoning)



- Processes rezoning applications, text amendments, and map amendments.
- Enforces the County Zoning Ordinance
- Prepares staff reports and recommendations for the Planning Commission (PC), Board of Zoning Appeals (BZA), and County Council.
- Coordinates notice requirements, including providing and verifying public posting signs.
- Reviews building permit applications for zoning compliance
- Issues written decisions of approval, denial, or conditions as authorized.

Current Planning (Zoning)

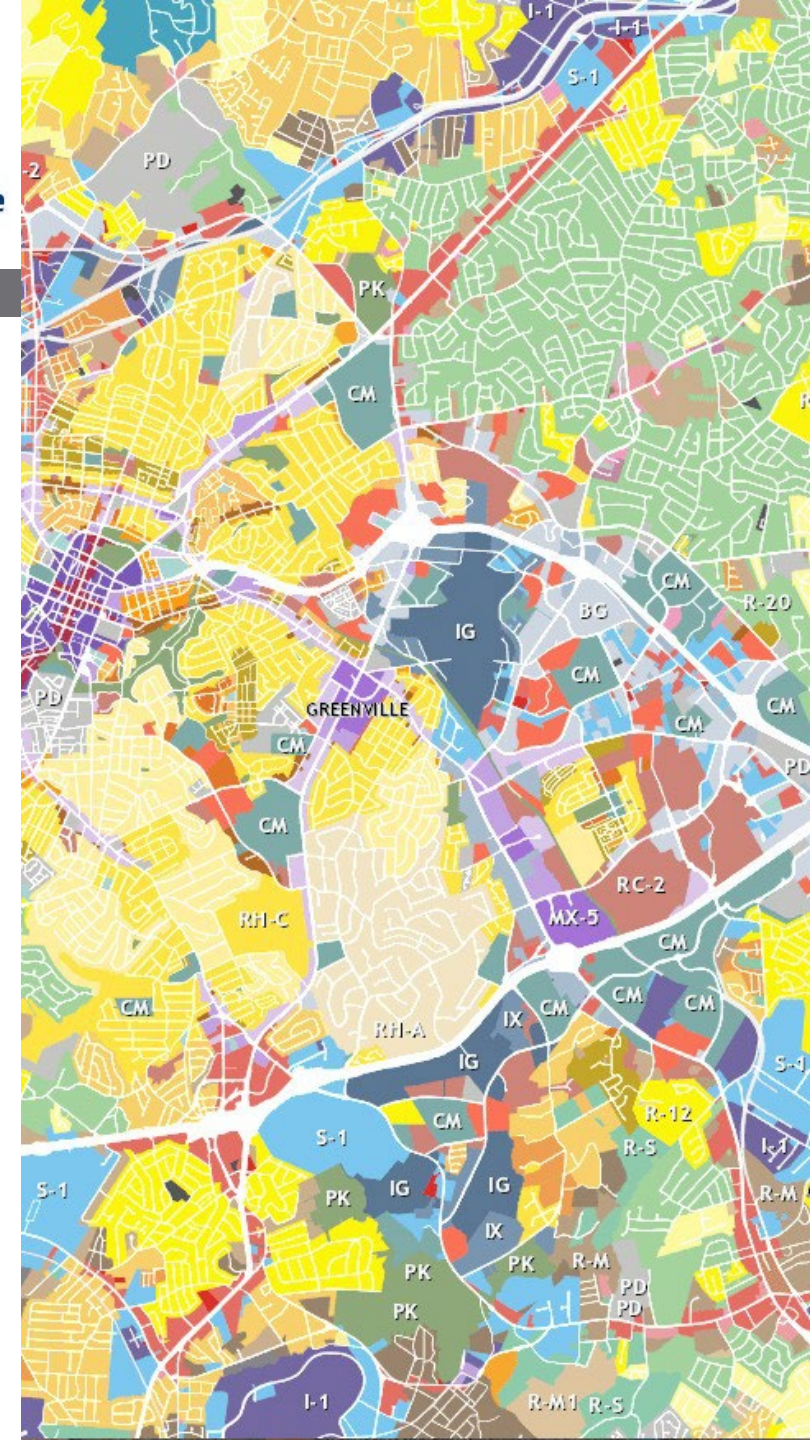


- Since January 2025, Zoning has processed:
 - 450 Certificates of Occupancy (CO) applications for commercial sites
 - 1,589 CO applications for residential new construction
 - Single family detached
 - Single family attached
 - Manufactured homes
 - 73 zoning map amendment (rezoning) requests
 - 22 approved by County Council
 - 19 requests are still pending before PC/Council

Current Planning (Zoning)



- Greenville County Unified Development Ordinance (UDO)
 - ▣ Adopted December 3, 2024
 - ▣ Reconsidered by Council on January 14, 2025
 - ▣ Tabled on August 19, 2025
- Intended to combine and update the County Zoning Ordinance and Land Development Regulations (LDR)

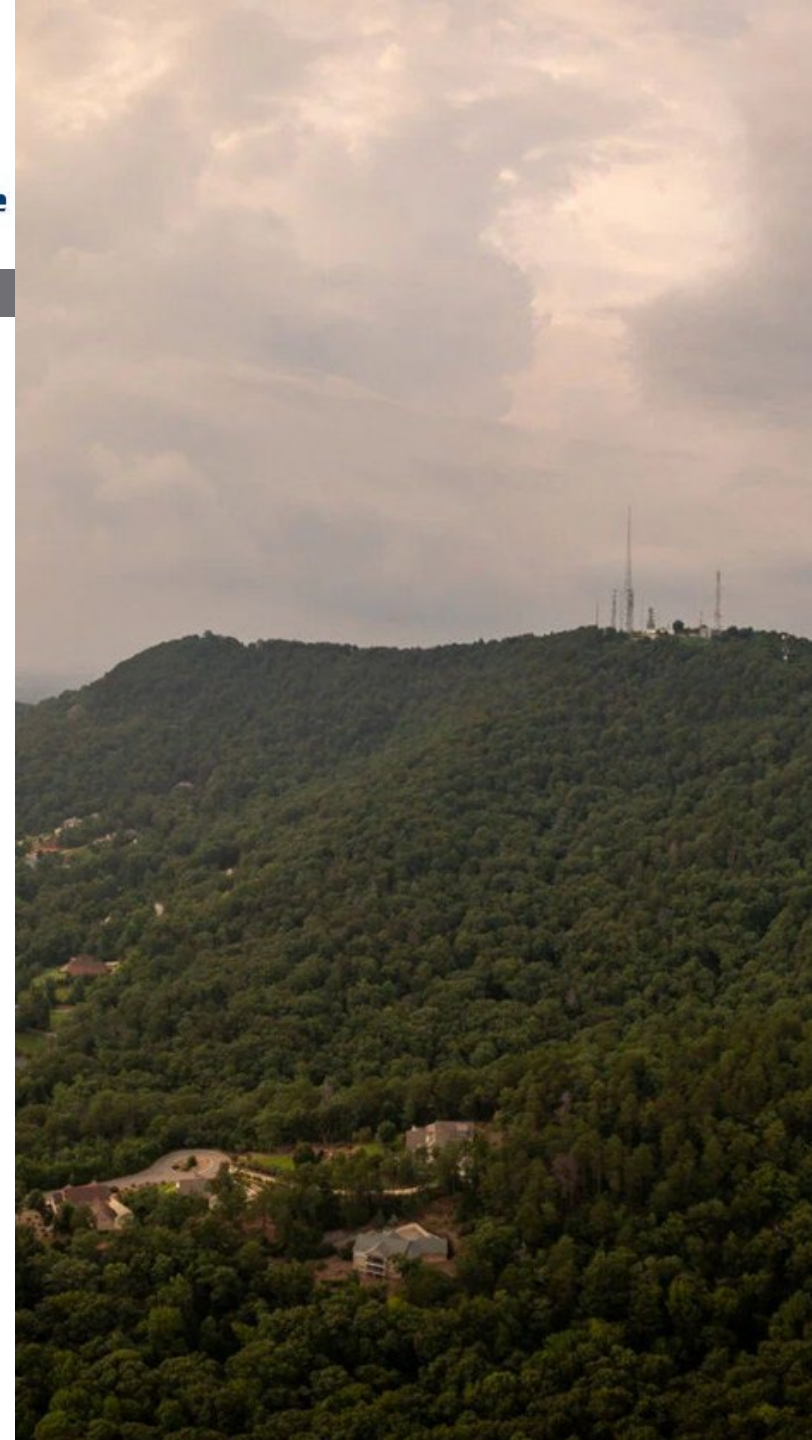




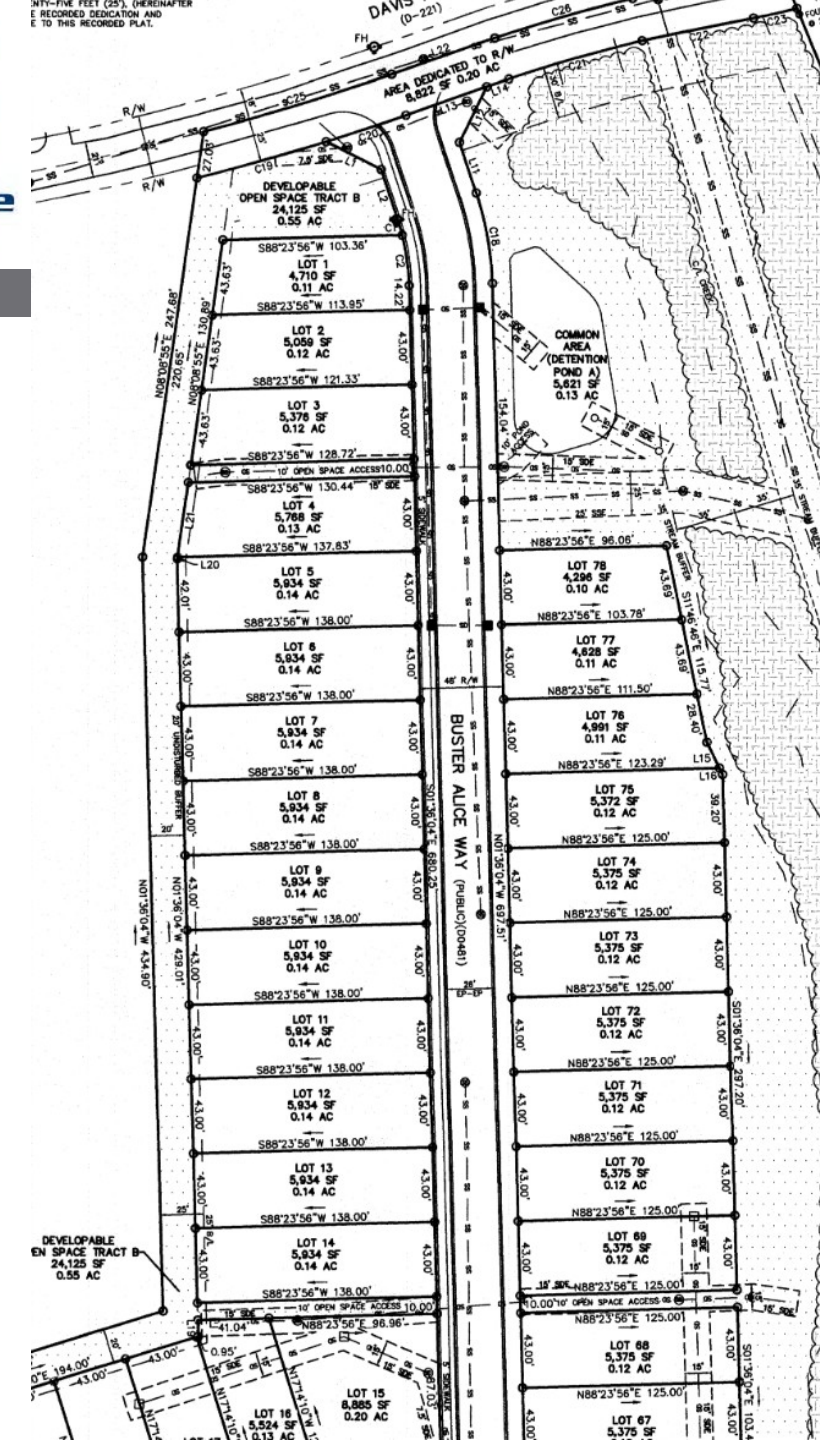
Current Planning (Zoning)



- Paris Mountain (ESD-PM) Zoning Amendment
 - ▣ Originally adopted September 17, 2025
 - ▣ Includes several updates, including
 - Setback and height requirements
 - Allowable development densities
 - Tree preservation standards
 - ▣ Reconsidered and Amended on October 7, 2025
 - Amended language regarding short-term rentals



Subdivision Administration

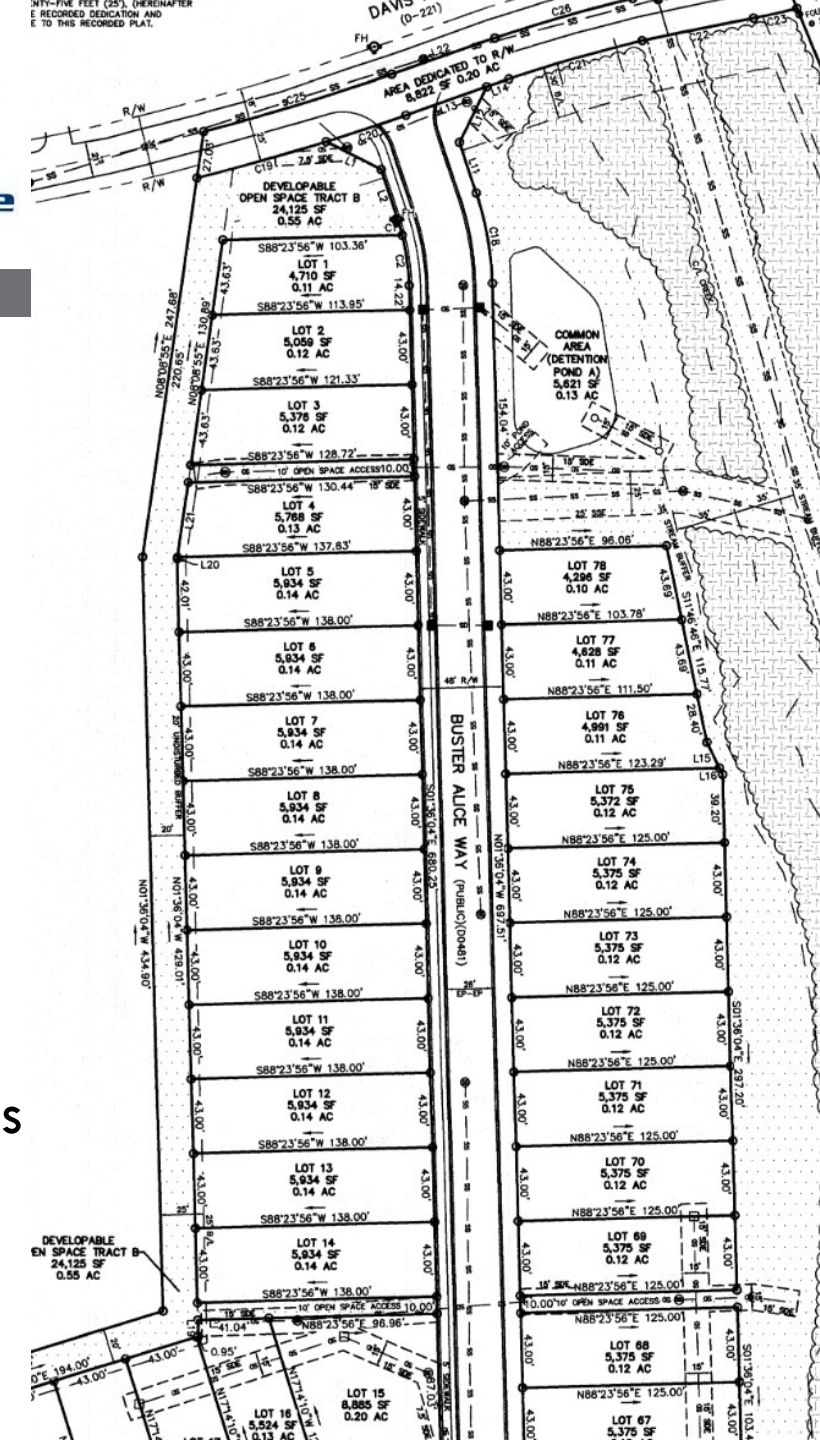


- Reviews and approves applications for small-scale subdivisions
- Facilitates plat recording
- Prepares staff reports and presents applications for large-scale subdivision and planned developments to Planning Commission
- Authorizes release of financial surety following inspection and acceptance of public improvements
- Tracks vested rights and expiration timelines for approved projects

Subdivision Administration



- Greenville County is GROWING
 - ▣ Per the 2020 Census, county population is 525,534
 - This is a growth rate of **16%** between 2010-2020
 - State growth rate was 11% and national growth rate was 7%
 - This trend is expected to continue
- Since January 2025, Planning Commission has approved:
 - ▣ 23 preliminary subdivision plans
 - This represents a total of 1,535 lots or
 - 769 acres of approved parcels
- 140 subdivisions have been approved in the last five (5) years
 - ▣ This translates to approximately 7,705 units



Subdivision Administration

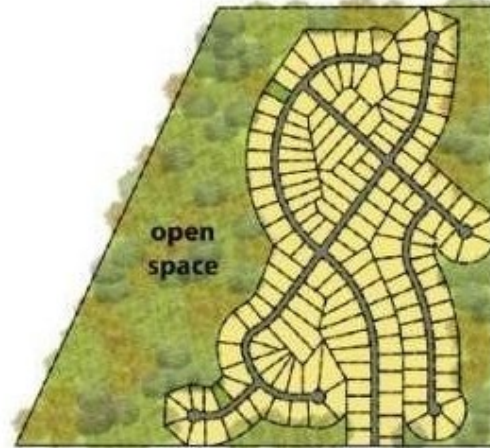


Cluster Development Moratorium & Ordinance Amendment

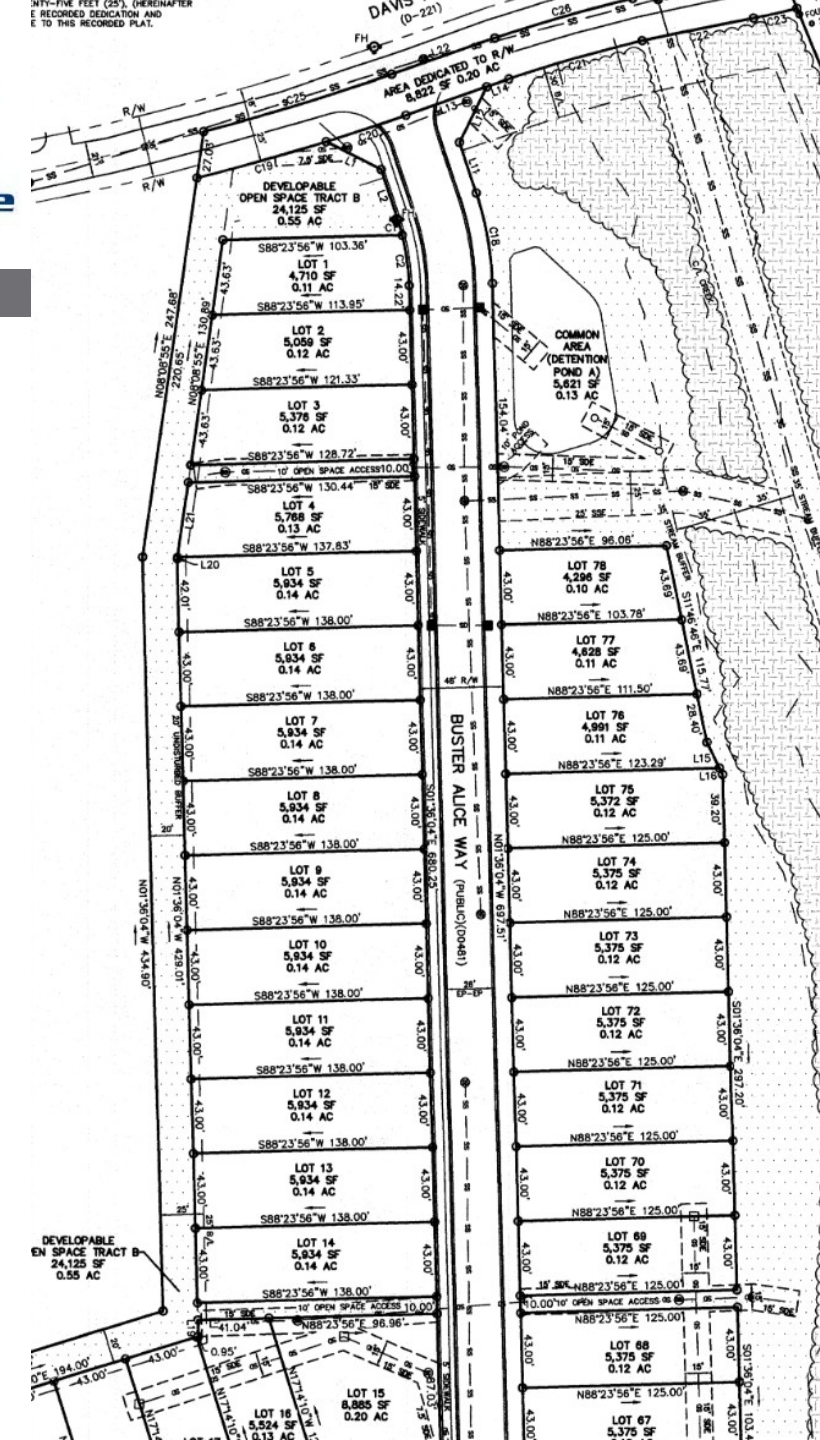
- 12-month Moratorium
 - ▣ Approved by County Council on September 17, 2025
 - ▣ Prohibits all new cluster development in Greenville County for the duration of the moratorium



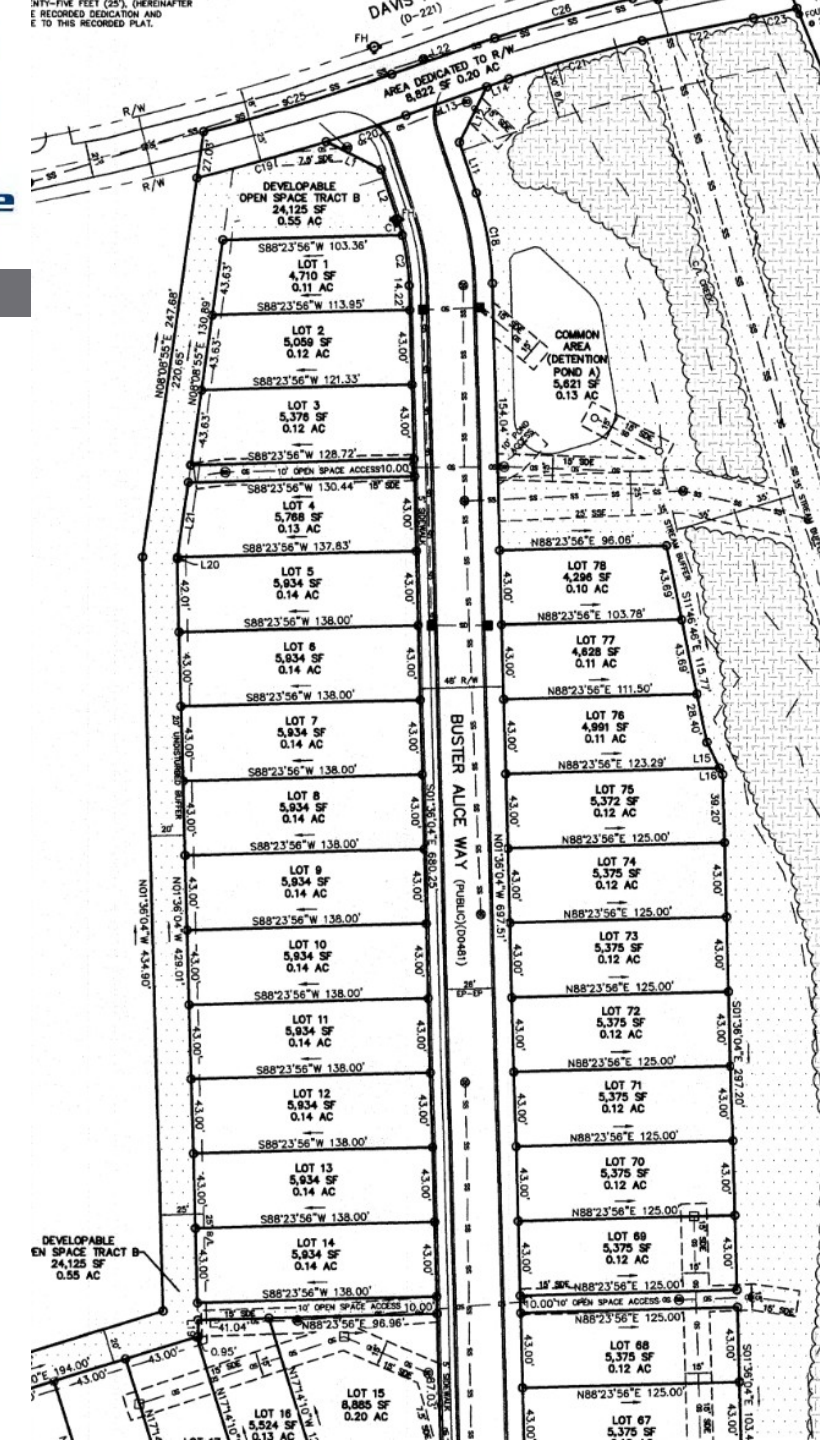
Traditional Subdivision
- large lots
- no preserved open space



Cluster Subdivision
- smaller lots
- open space preserved



Subdivision Administration



Cluster Development Moratorium & Ordinance Amendment

Cluster Ordinance Amendment

- Council and staff are working with County residents, developers, and other stakeholders to amend the Zoning Ordinance and LDR
- Stakeholder meeting was held August 28 for community input on initial draft
- Joint PC/Council workshop was held September 11 to discuss revised draft
- Discussions ongoing

Amendment Focus:

- Preserve trees and open space
- Clarify the definition of ordinance space and describe active/passive uses
- Reduce infrastructure and therefore the overall cost of development
- Encourage wise development practices in Greenville County

Long Range Planning



- Develops and maintains the Comprehensive Plan and community, area, neighborhood, and corridor plans, incorporating urban design, equity, and sustainability principles
- Engages citizens and local organizations to identify planning issues and make planning processes accessible
- Manages long-range planning projects, work programs, and preparation of documents and presentations for elected and appointed officials
- Conducts data analysis, GIS mapping, and graphic visualizations to support planning projects and community engagement
- Supports historic preservation initiatives, property tax abatement programs, and the creation of inclusive, resilient, and enjoyable public spaces



plan greenville county
Comprehensive Plan | October 2019

Long Range Planning



Comprehensive Plan 5-Year Update

- Comprehensive plans guide development for local governments
- They are required by state law (SC Code § 6-29-510)
 - ▣ Reviewed every 5 years (recently completed)
 - ▣ Updated every 10 years
- Must include the following information (“elements”)
 - ▣ Population
 - ▣ Natural Resources
 - ▣ Cultural Resources
 - ▣ Community Facilities
 - ▣ Housing
 - ▣ **Land Use**
 - ▣ Transportation
 - ▣ Priority Investments (funds for public infrastructure)
 - ▣ Resiliency (addresses potential impacts of flooding and natural disasters)



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Five Year Review | 2025

Long Range Planning



Open Space Plan

- Establishes a long-term vision for open space in Greenville County, building on the 2019 Comprehensive Plan and 2010 Greenways Plan
- Developed collaboratively with consultants, county staff, the public, stakeholders, and a Project Steering Committee
- Sets detailed goals, objectives, and an action plan to preserve open space, including a target of protecting at least 30% of county land
- Defines open space as lands and waters for recreation, wildlife habitat, farming, and natural enjoyment, aiming to maintain quality of life amid growth
- Responds to rapid population growth and development pressures by recommending actions to protect natural lands, farmlands, environmental health, and regional public health



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Five Year Review | 2025

Long Range Planning



Area Plans

Community/Municipal Plans

Adopted Plans

[Berea Community Plan \(adopted 1/24/2017\)](#)

[Brandon Plan \(adopted 6/6/2015\)](#)

[City View Community Plan \(adopted 4/2/2019\)](#)

[Conestee Community Plan \(adopted 3/5/2013\)](#)

[Dunean Community Plan \(adopted 3/18/2014\)](#)

[Judson Community Plan \(adopted 5/1/2012\)](#)

[Monaghan Mill Community Plan \(adopted 9/3/2019\)](#)

[New Washington Heights Community Plan \(adopted 7/8/2014\)](#)

[Riverdale-Tanglewood Community Plan \(adopted 6/4/2019\)](#)

[Sans Souci Community Plan \(adopted 3/5/2019\)](#)

[Sterling Community Master Plan \(adopted 7/19/2011\)](#)

[Taylor's Community Plan \(adopted 9/20/2016\)](#)

Area Plans

Adopted Plans

[Cherrydale Area Plan \(adopted 8/5/2008\)](#)

[Dublin Road Area Plan \(adopted 5/1/2018\)](#)

[Five Forks Area Plan \(adopted 8/17/2021\)](#)

[Piedmont Area Plan \(adopted 12/3/2024\)](#)

- [Piedmont Area Plan Guide](#)

[Scuffletown Area Plan Review \(adopted 4/5/2016\)](#)

[South Greenville Area Plan \(adopted 10/3/2017\)](#)

Corridor Plans

Adopted Plans

[Augusta Road Corridor Strategic Plan \(adopted 7/18/2023\)](#)



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Comprehensive Plan | October 2019

Transportation Planning (GPATS)



- Develop and maintain long-range and short-term transportation plans for roads, transit, and bicycle/pedestrian systems
- Plan and manage transportation projects and grants, including federal transit funding
- Serve as liaison to transit authorities, municipal governments, and regional committees
- Lead public outreach, engagement, and communications
- Track and support implementation of bicycle, pedestrian, transit, and special transportation projects



Transportation Planning (GPATS)



[About GPATS](#) [Horizon2045](#) [Interactive Maps](#) [Projects](#) [Plans](#) [Programs](#)



WELCOME TO OUR SITE

Welcome to the Greenville-Pickens Area Transportation Study (GPATS) website! GPATS evaluates transportation priorities & alternatives to influence how funding is used on local projects with the help of input gathered from the community. Explore our site to learn more about who we are and what we do! If you have any questions, please email GPATS at GPATS@greenvillecounty.org or call GPATS Staff at 864-467-7174.

GPATS POLICY COMMITTEE MEETING - October 27, 2025 at 10:00 a.m.

GPATS Policy Committee Meeting to be held **Monday, October 27, 2025 at 10:00 a.m.** at 301 University Ridge, Greenville County Square – Council Chambers in North Building and via Zoom. Participants will be emailed a unique link to join. Public viewing to be streamed at <https://www.greenvillecounty.org/livestreamplanning.aspx>. Please be aware this stream is only for listening and viewing. If you have any questions, email GPATS@greenvillecounty.org.

NOTICE OF PUBLIC INFORMATION - Opportunity for Public Review and Comment

The Greenville-Pickens Area Transportation Study will hold a public meeting in conjunction with the Federal Highway and Federal Transit Administrations as part of its Recertification process on Monday, September 22, 2025.

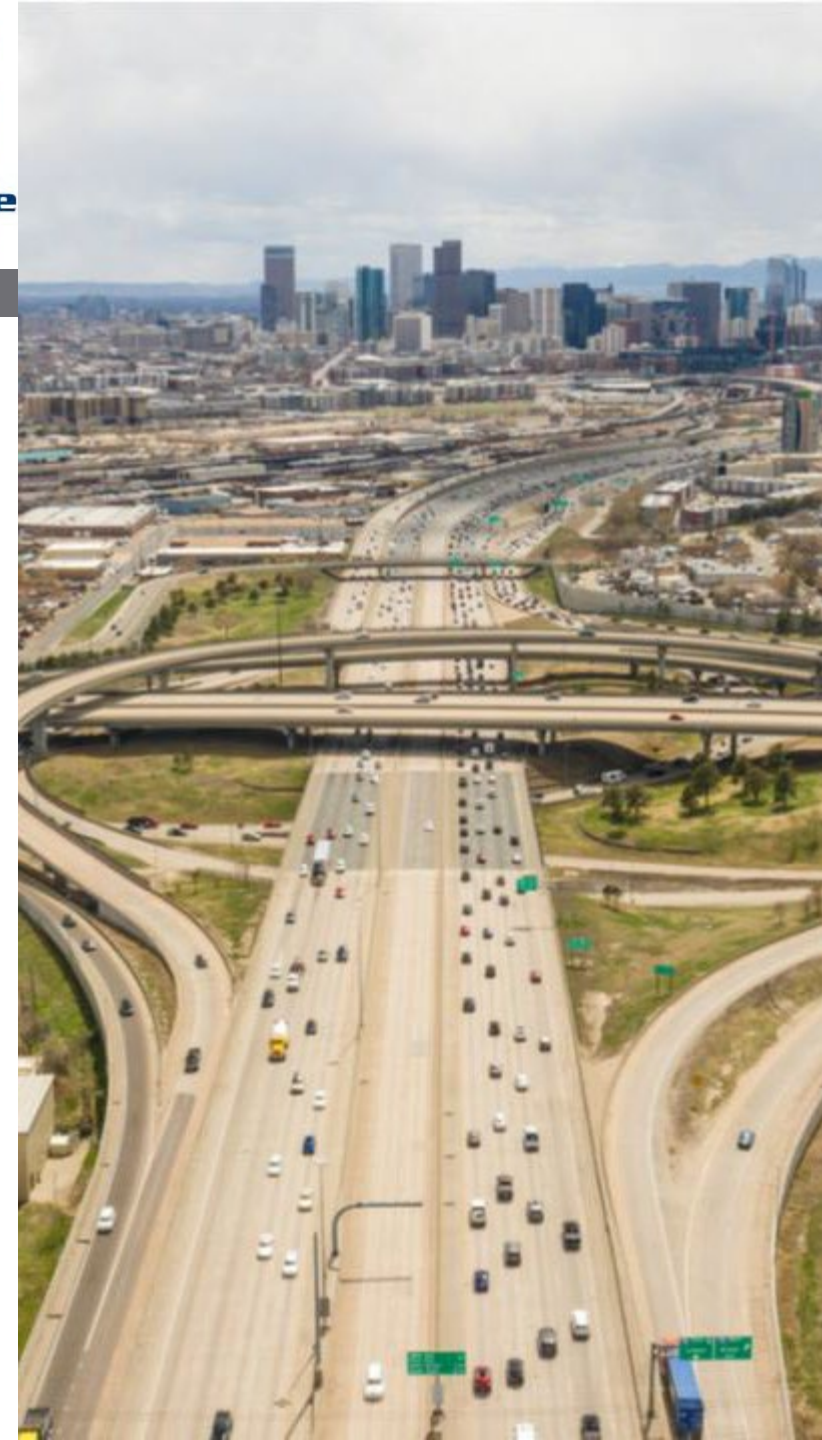
The purpose of this meeting is to discuss the Greenville metropolitan area's transportation planning process and the effectiveness of that process.

Transportation Planning (GPATS)



Horizon2050 Long Range Regional Transportation Plan Update

- GPATS is preparing for its next 5-year update to the Long Range Regional Transportation Plan. During this process, staff will:
 - ▣ Update the existing plan, Horizon2045, to guide future transportation investments;
 - ▣ Engage the public, stakeholders, and regional partners to identify priorities and emerging issues;
 - ▣ Collect and analyze data on roads, transit, bicycle/pedestrian networks, and growth trends; and
 - ▣ Develop and evaluate strategies, projects, and funding options to achieve plan goals.





Planning Commission (PC)



- The Greenville County Planning Commission is established under the South Carolina Local Government Comprehensive Planning Enabling Act of 1994
 - ▣ (Title 6, Chapter 29, Article 1)
- Duties and Powers:
 - ▣ Oversees development of the County's Comprehensive Plan
 - ▣ Serves as a reviewing body, making recommendations to County Council for items that are in Council's purview for final approval (legislative matters)
 - ▣ Serves as a decision making body for certain development matters
- Planning Commission meetings are held the 4th Wednesday of each month at 4:30 pm



Planning Commission (PC)



□ Specific Duties and Powers:

Recommending Body	Decision-making Body
Development of Comprehensive Plan	Preliminary Subdivision Plats
Zoning Map Amendments (Rezoning)	Development-related variance requests
Zoning Ordinance Text Amendments	Appeals from staff decisions of the LDR
Planned Development/Flexible Review Districts	
Dedication of lands to the public (usually roads)	
Advice on land use and policy matters	



Planning Commission (PC)



- How and When to Address the PC (Public Hearings)
 - Subdivision/Development Requests
 - The public may comment in favor or against requests for preliminary subdivision approval during Planning Commission meetings
 - Collectively, each side has 10-minutes to address the Commission
 - Zoning
 - Public Hearings for zoning map amendments (rezoning requests) and zoning ordinance amendments are not heard directly by PC
 - Rather, County Council, as the final decision-maker, holds a public hearing on the third (3rd) Monday of each month at 6:00pm
 - Planning Commissioners attend the public hearings to listen to the public comment
 - Other questions may be sent to staff to present to the Commission



Planning Commission (PC)



So You Want to be(come) a Planning Commissioner?

- Appointment & Qualifications
 - 9 members, 3 year terms
 - MUST be a Greenville County Resident
 - Should have a background or interest in planning, land use, engineering, architecture, law, real estate, or public policy
 - Cannot hold elected office while serving
- How to Apply:
 - Complete Board/Commission Application (County Website)
 - Submit to Clerk of Council
 - P&D Committee will review applications and make recommendations to full County Council
 - County Council votes on appointments
 - Selected Commissioner sworn in before serving



County Council



- Greenville County Council is the final decision making authority for legislative planning matters.
- Specific Duties and Powers:
 - ▣ Adopts the County Comprehensive Plan
 - ▣ Hold's public hearings and takes final action on all zoning map and zoning ordinance text amendments
 - ▣ Approves or denies major amendments to planned developments and developments in flexible review districts
 - ▣ Approves the formal acceptance of land dedicated to the County, which is usually dedication of road right of way.
- Council takes action after receiving and reviewing the recommendation and advice of Planning Commission and the Planning and Development (P&D) Committee



County Council



□ How and When to Address County Council

▣ Public Hearings

- Public Hearings for rezoning requests and zoning ordinance amendments are held on the third (3rd) Monday of each month at 6:00pm
- Speakers can address Council in opposition or support of the planning matter currently before them
- Collectively, each side has 10-minutes to address the Commission per agenda item

▣ County Council Meetings

- Members of the public may sign up to comment on an item on the Council's meeting agenda for that night
- Council also holds a general "Citizens Comment" section at the end of each Council Meeting where the public may comment on anything not on the meeting agenda
- Both comment sections have a three (3) minute time limit per person





Thank you! Discussion & Questions

Draper Carlile | Josh Henderson

Greenville County Planning & Zoning

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greenvillecounty.org