

**MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
JULY 15, 2013
CONFERENCE ROOM D – COUNTY SQUARE
5:00 PM**

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

COMMITTEE MEMBERS PRESENT:

Joe Dill, Chairman
Lottie Gibson
Fred Payne
Sid Cates

COMMITTEE MEMBERS ABSENT:

Dan Rawls, Vice Chairman

COUNTY COUNCIL MEMBERS PRESENT:

Xanthe Norris

STAFF PRESENT:

Dean Campbell
Lance Estep
Paula Gucker
Helen Hahn
Kelli McCormick

PLANNING COMMISSIONERS PRESENT:

Steve Selby

CALL TO ORDER:

Chairman Dill called the meeting to order at 5:02 p.m.

INVOCATION:

Councilor Cates gave the invocation

Approval of Minutes of Regular Meeting of June 3, 2013

MOTION: By Councilor Gibson moved to approve the minutes of the June 3, 2013 minutes as presented. The motion carried unanimously by voice vote with two absent (Rawls and Payne).

Zoning Dockets

Ms. McCormick presented the following:

DOCKET NUMBER: CZ-2013-22

APPLICANT: Lee and Associates

PROPERTY LOCATION: 20 and 101 Lowery Drive (being renamed Locomotive Way)

PIN/TMS#(s): WG05000200500, WG05000200401, and WG05000200402

EXISTING ZONING: R-MA, Multifamily Residential and S-1, Services

REQUESTED ZONING: I-1, Industrial

ACREAGE: 13

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The property was originally zoned R-MA, Multifamily Residential and S-1, Services, as part of Area 2 in May 1971. The property to the adjacent east was rezoned from S-1, Services, to I-1, Industrial, in 2000 (CZ-2000-02).

EXISTING LAND USE: Industrial (warehouse and locomotive repair)

AREA CHARACTERISTICS: Industrial, service, and residential uses

North: S-1, Services, various service and industrial uses
East: I-1, Industrial, paving company
South: R-MA, Multifamily Residential, manufactured home park
West: R-MA, Multifamily Residential, single-family residences, and S-1, Services, single-family residence

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Lowery Drive (Locomotive Way): 2-lane, County maintained road with no sidewalks

TRAFFIC IMPACT:

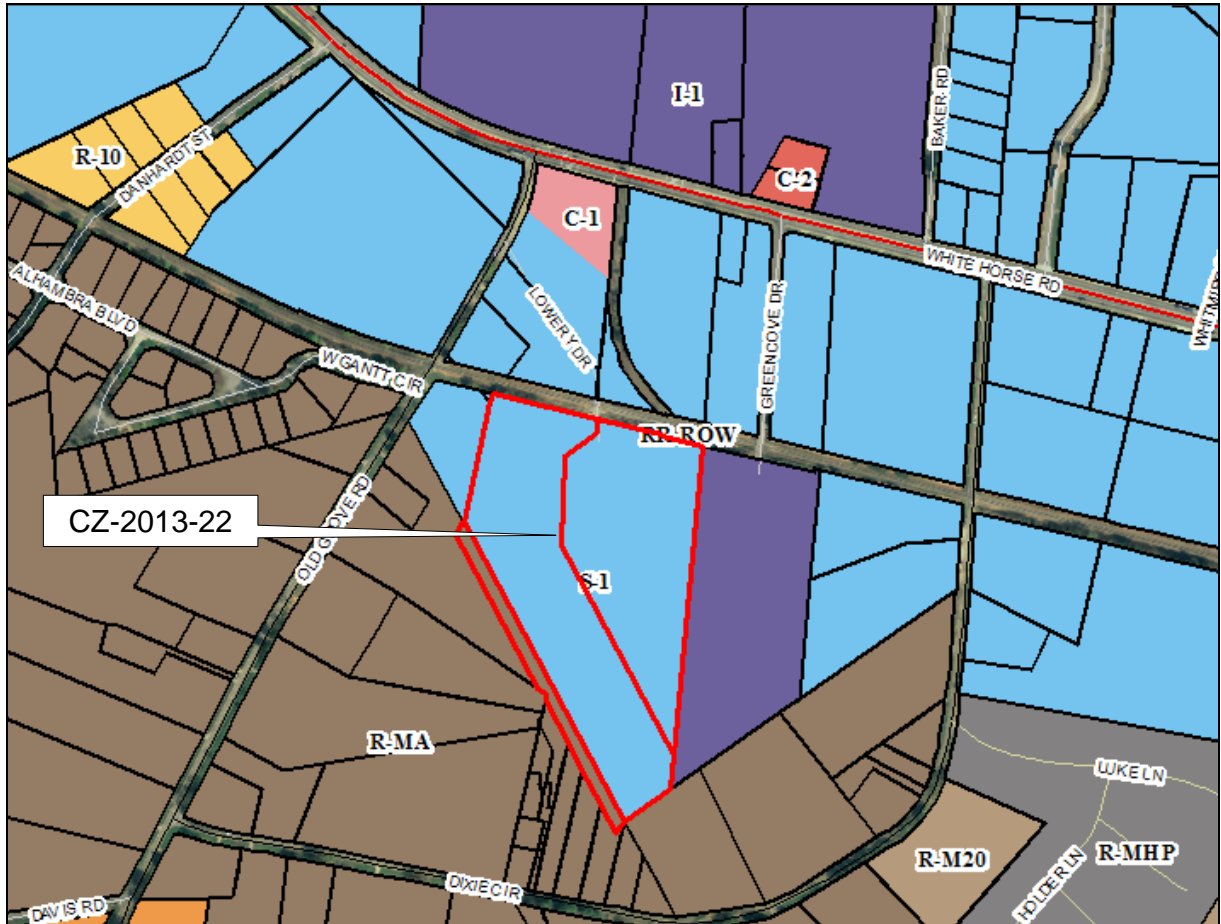
Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested I-1, Industrial District; however, the use on site is already developed. The closest traffic count station is located approximately one-quarter mile to the south on Old Grove Road. The 2011 traffic count was 4,100 average daily trips. Traffic volumes have increased by approximately 8 percent over the past 5 years at this location.

SUMMARY

The majority of the property is zoned S-1, Services, a district established to provide a transition between commercial and industrial districts. A small portion of the property is zoned R-MA, Multifamily Residential, a district established to provide for high population density. The request is for I-1, Industrial, a district established for manufacturing plants, assembly plants and warehouses.

CONCLUSION

The majority of properties along White Horse Road, the major thoroughfare adjacent to this site, are zoned for non-residential uses and are occupied by various commercial, industrial, and service type uses. The uses allowed in the proposed rezoning request to I-1, Industrial, are consistent with the surrounding land uses and zoning. The property along Old Grove Road to the south of this site is zoned multifamily, but is occupied by single-family residences at varying densities, including several large manufactured home parks to the south and southeast. This property cannot be accessed through these areas. Staff is of the opinion the permitted uses in the I-1, Industrial, district, are consistent with the adjacent uses to the north and in the immediate area of the site and will serve as an appropriate use along the rail corridor. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval. The Planning Commission also recommends approval.





MOTION: By Councilor Gibson to approve CZ-2013-22. The motion carried unanimously by voice vote with two absent (Rawls and Payne).

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-23
APPLICANT:	Pastor Wyatt A. Brown
PROPERTY LOCATION:	Alexander Road and Brushy Creek Road
PIN/TMS#(s):	T035000101200
EXISTING ZONING:	PD, Planned Development
REQUESTED ZONING:	R-15, Single-Family Residential
ACREAGE:	20.5
COUNCIL DISTRICT:	18 - Baldwin

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban, as part of Area 1 in May 1970. The PD, Planned Development, was approved in 2000 for 76 units or R-12, Single-Family Residential, density (CZ-2000-76).

EXISTING LAND USE: Vacant single-family residence

AREA CHARACTERISTICS: Single-family residences

North: R-15, Single-Family Residential, single-family residences
 East: R-15, Single-Family Residential, single-family residences
 South: R-12, Single-Family Residential, single-family residences
 West: R-15, Single-Family Residential, single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors and Metro (No Sewer Available to property)

IMAGINE GREENVILLE PLAN: Residential Land Use 2 on a Neighborhood Corridor

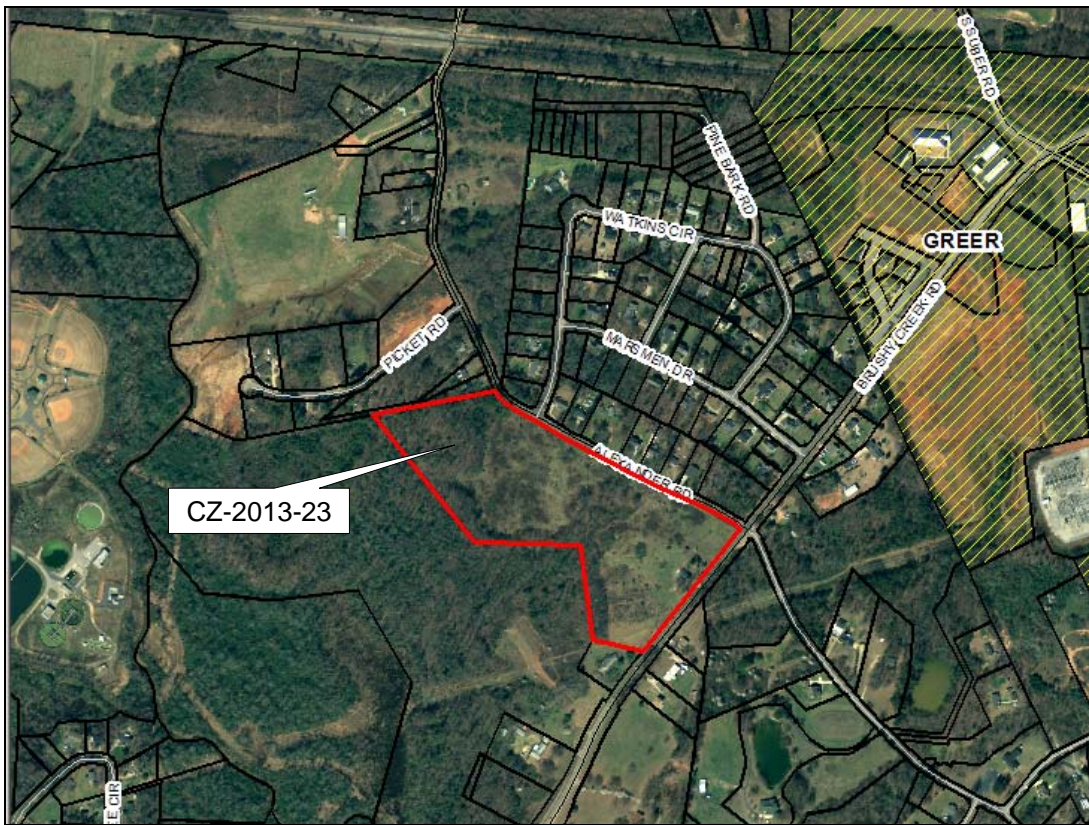
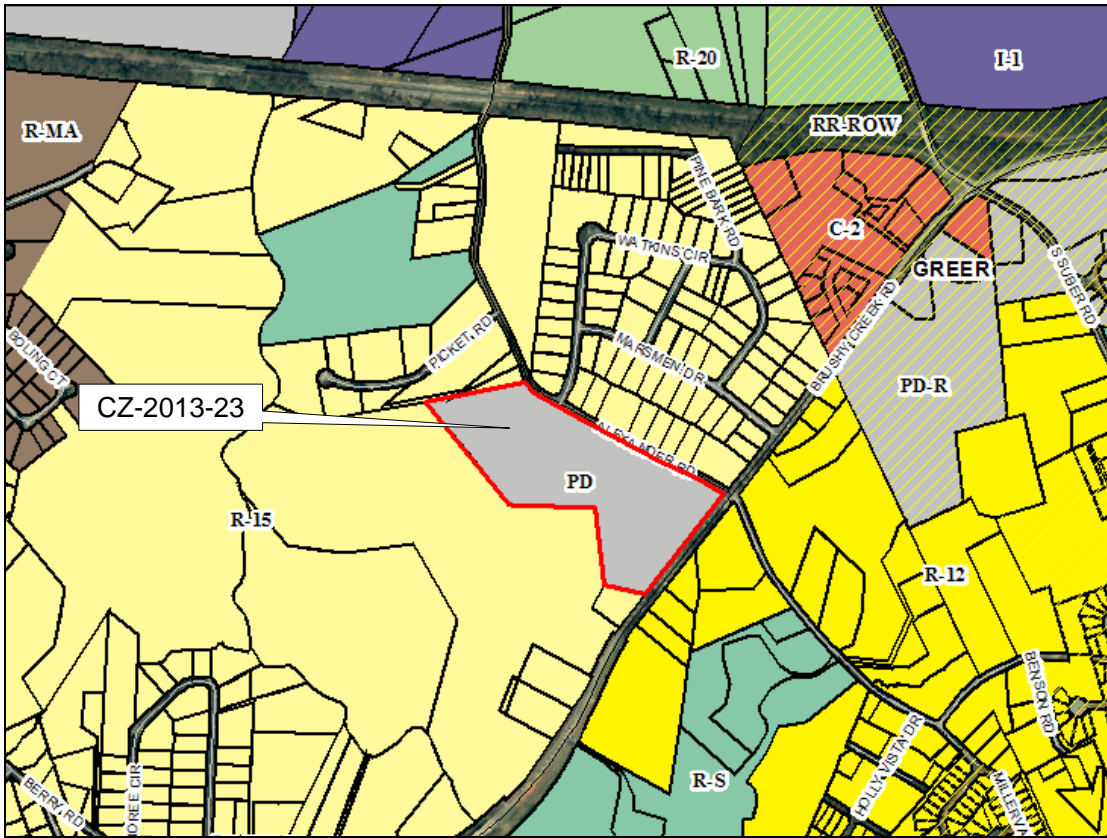
SCHOOLS: Brushy Creek Elementary, Northwood Middle, Riverside High

ROADS: Alexander Road and Brushy Creek Road: 2-lane, State maintained roads with no sidewalks

TRAFFIC IMPACT:
 Potential traffic generated from the site would be reduced from the currently permitted zoning. The closest traffic count station is located approximately one-quarter mile to the south on Brushy Creek Road. The 2011 traffic count was 18,600 average daily trips. Traffic volumes have remained steady over the past five years at this location.

SUMMARY
 The property is zoned PD, Planned Development. This zoning permits residential units at an R-12, Single-Family Residential, density (3.6 units per acre). The request is for R-15, Single-Family Residential, which permits single-family residential development at a reduced density of 2.9 dwelling units per acre.

CONCLUSION
 The current zoning of the property as PD, Planned Development, was approved in 2000 for 76 units, at an R-12, Single-Family Residential, density. The majority of properties along Brushy Creek Road and Alexander Road are zoned R-15, Single-Family Residential. The uses allowed in the proposed rezoning request are the same as those in the Planned Development and are also consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the R-15, Single-Family Residential, district, are consistent with the adjacent uses in the immediate area of the site and will serve as an appropriate use. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval. The Planning Commission recommends approval of the request.



MOTION: By Councilor Cates to approve CZ-2013-23. The motion carried unanimously by voice vote with two absent (Rawls and Payne).

Ms. McCormick presented the following

DOCKET NUMBER: CZ-2013-24

APPLICANT: John L. Atkins

PROPERTY LOCATION: Fowler Road and Howard Drive

PIN/TMS#(s): 0560030103000

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

ACREAGE: 22

COUNCIL DISTRICT: 27 - Kirven

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban, as part of Area 11 in March 1996. There have been no rezoning requests on the subject parcels.

EXISTING LAND USE: Vacant single-family residence

AREA CHARACTERISTICS: Single-family residences

North: R-S, Residential Suburban, single-family residences
East: R-S, Residential Suburban, single-family residences
South: R-S, Residential Suburban, single-family residences
West: R-S, Residential Suburban, single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro

IMAGINE GREENVILLE PLAN: Residential Land Use 2 (left side) and Residential Land Use 1 (right side)

SCHOOLS: Simpsonville Elementary, Bryson Middle, Hillcrest High

ROADS: Fowler Road and Howard Drive: 2-lane, State maintained roads with no sidewalks

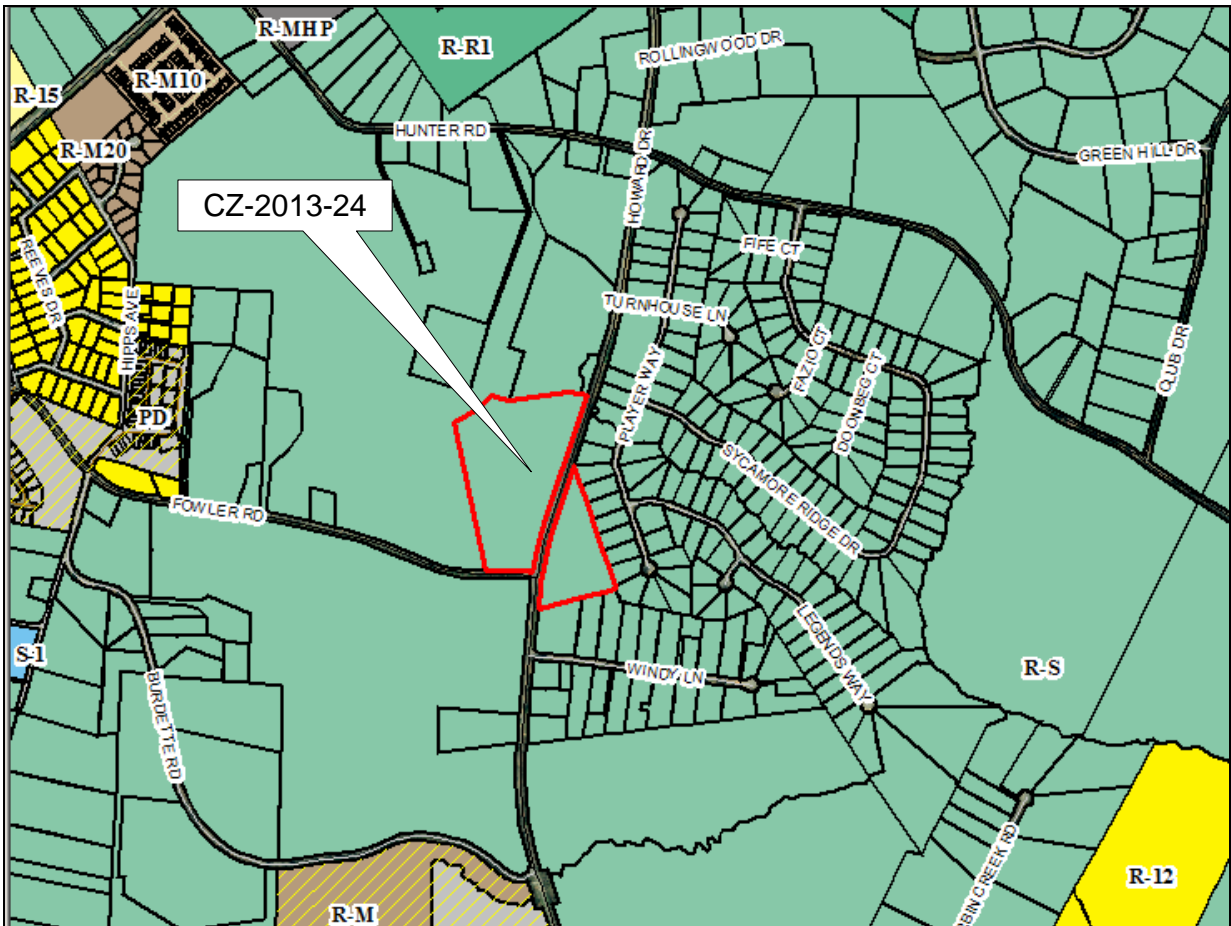
TRAFFIC IMPACT
Potential traffic generated from the site would increase with this proposed density change. The closest traffic count station is located approximately one-half mile to the south on Howard Drive. The 2011 traffic count was 2,600 average daily trips. Traffic volumes have increased approximately 30 percent over the past five years at this location.

SUMMARY

The property is zoned R-S, Residential Suburban, which permits 1.7 units per acre. The request is for R-12, Single-Family Residential, which permits single-family residential development at a density of 3.6 dwelling units per acre.

CONCLUSION

The current zoning of the property of R-S, Residential Suburban, is in character with the area and meets the Future Land Use Map designations for this property. Residential Land Use 2 calls for 3-6 units per acre and Residential Land Use 1 calls for up to 3 units per acre. While the request does meet the Future Land Use classification for a portion of this property, the majority of properties in this area are zoned R-S, Residential Suburban, and as such, require over double the minimum lot size of the proposed zoning classification. Although the uses are not changing significantly between the two districts, staff is of the opinion the current zoning is appropriate and the change in density is not suitable for the area. Based on the aforementioned reasons, staff is of the opinion the request is not appropriate at this location and recommends denial. The Planning Commission recommends approval of the request.





MOTION: By Councilor Gibson to approve CZ-2013-24. The motion carried unanimously by voice vote with two absent (Rawls and Payne)

Councilor Payne arrived at the meeting.

Ms. McCormick presented the following:

DOCKET NUMBER:	CZ-2013-25
APPLICANT:	Gary Morris
PROPERTY LOCATION:	25 Draper Street (Brandon Mill)
PIN/TMS#(s):	0121001200200, 0121001200300, and 0121002200100
EXISTING ZONING:	O-D, Office District, and I-1, Industrial
REQUESTED ZONING:	PD, Planned Development
ACREAGE:	9.7
COUNCIL DISTRICT:	23 – Norris

ZONING HISTORY: The subject parcel was originally zoned O-D, Office District, and I-1, Industrial, in June 1973 as part of Area 4A. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE: Brandon Mill site

AREA CHARACTERISTICS: Mill village, office, and industrial

North: R-7.5, Single-Family Residential, single family residences;
 C-2, Commercial, commercial uses
 East: O-D, Office District, office uses; C-1, Commercial, commercial use
 South: I-1, Industrial, manufacturing and industrial
 West: I-1, Industrial, baseball field

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3

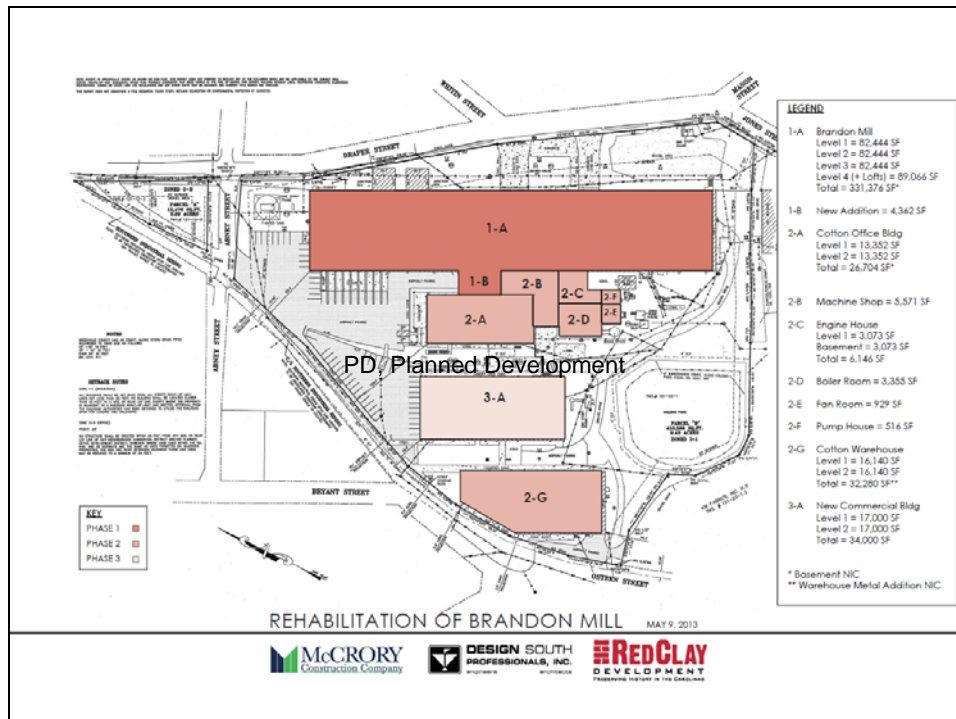
ROADS: Draper Street: 2-lane, County maintained with no sidewalks

TRAFFIC IMPACT: Traffic generated from the site will increase based on the potential rezoning request. The closest traffic count station is located to the north on Pendleton Street. The 2011 traffic count was 7,000 average daily trips. Traffic volumes have increased by approximately 13 percent over the past 5 years at this location.

SUMMARY

The property is zoned I-1, Industrial, which permits manufacturing plants, assembly plants, and warehouses, and O-D, Office District, which permits office uses. The Statement of Intent and Concept Plan for the proposed PD, Planned Development, would allow the Brandon Mill to be redeveloped into a mixed use center including the following:



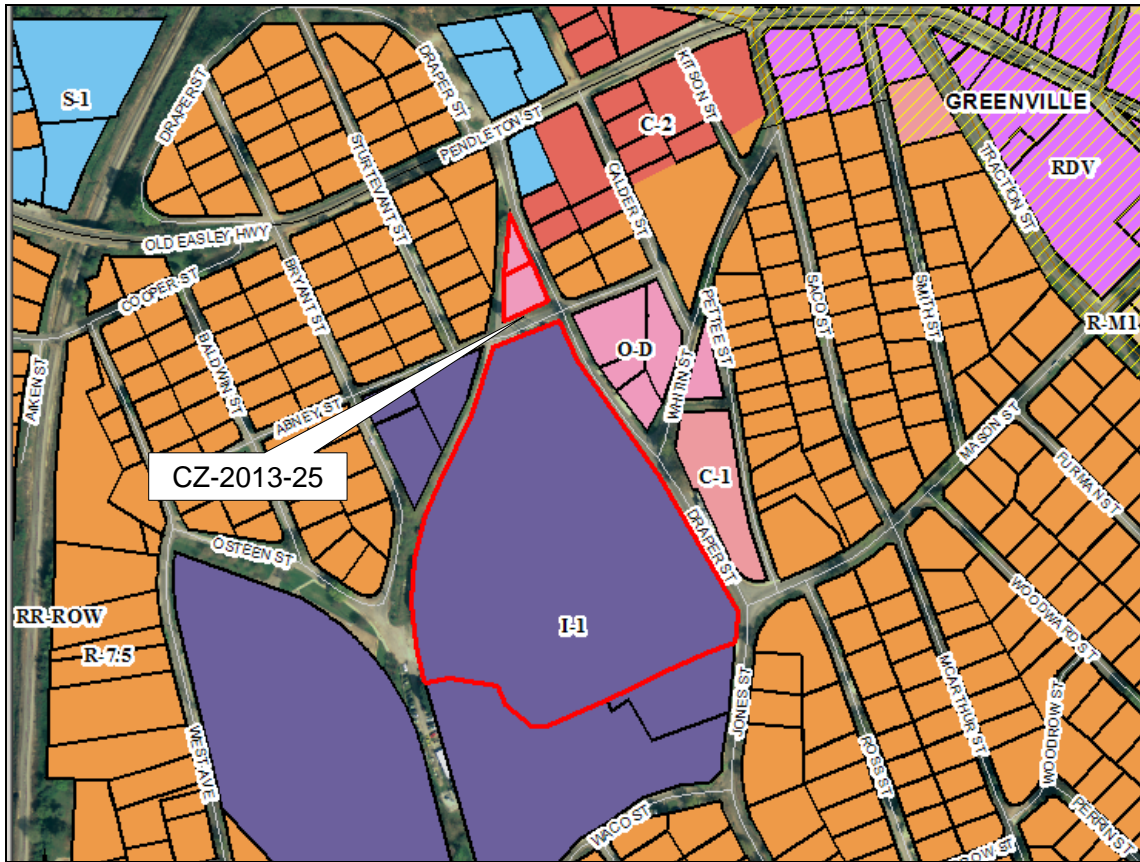


Commercial/Office 115,000 sq. ft. (approximate)
 Residential (185 units) 331,376 sq. ft. (approximately 100 units)

The Statement of Intent for this site also details signage, lighting, and permitted uses for the PD, Planned Development.

CONCLUSION

Redevelopment of historical mills has been occurring throughout South Carolina for many years. Most of these redevelopments have been residential in nature with several including proposed commercial components. The South Carolina Department of Archives and History has been working diligently with the owners of this mill to capture the historical significance of this site and place it on the National Register, which occurred recently. Upon approval of this rezoning, there will be ample opportunities for redevelopment of this site within certain guidelines, including apartments in the main structure and various commercial and office uses in adjacent existing and proposed structures. With the current zoning of I-1, Industrial, and O-D, Office District, the mixed use concept proposed is not possible. Staff is of the opinion the PD, Planned Development, request is appropriate at this location and recommends approval of the request. The Planning Commission recommends approval of the request.



MOTION: By Councilor Gibson to approve CZ-2013-25. The motion carried unanimously by voice with one absent (Rawls).

Ms. McCormick presented the following:

DOCKET NUMBER: CZ-2013-26

APPLICANT: QuikTrip Corporation

PROPERTY LOCATION: N. Pleasantburg Drive at Montebello Drive

PIN/TMS#(s): 0183030100400

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: C-3, Commercial

ACREAGE: 7.3

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The property was originally zoned C-2, Commercial, as part of Area 1 in May 1970. In 2001, the property was added to the Montebello Planned Development and rezoned to PD, Planned Development, to allow for commercial development within the boundary of Montebello.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS: Various commercial uses along N. Pleasantburg Drive

North: PD, Planned Development, vacant
East: PD, Planned Development, vacant
South: C-3, Commercial, strip commercial center (City of Greenville)
West: R-12, Single-Family Residential, single-family residences

WATER AVAILABILITY: Greenville

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3 on a Community Corridor

ROADS: N. Pleasantburg Drive: 7-lane, SCDOT maintained road with sidewalks on both sides
Montebello Drive: 2-lane, private road with no sidewalks

TRAFFIC IMPACT:

Traffic generated from the site can vary greatly due to the wide variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located approximately one-half mile to the west in front of Cherrydale Shopping Center. The 2011 traffic count was 34,600 average daily trips. Traffic volumes have decreased by approximately 3 percent over the past 5 years at this location.

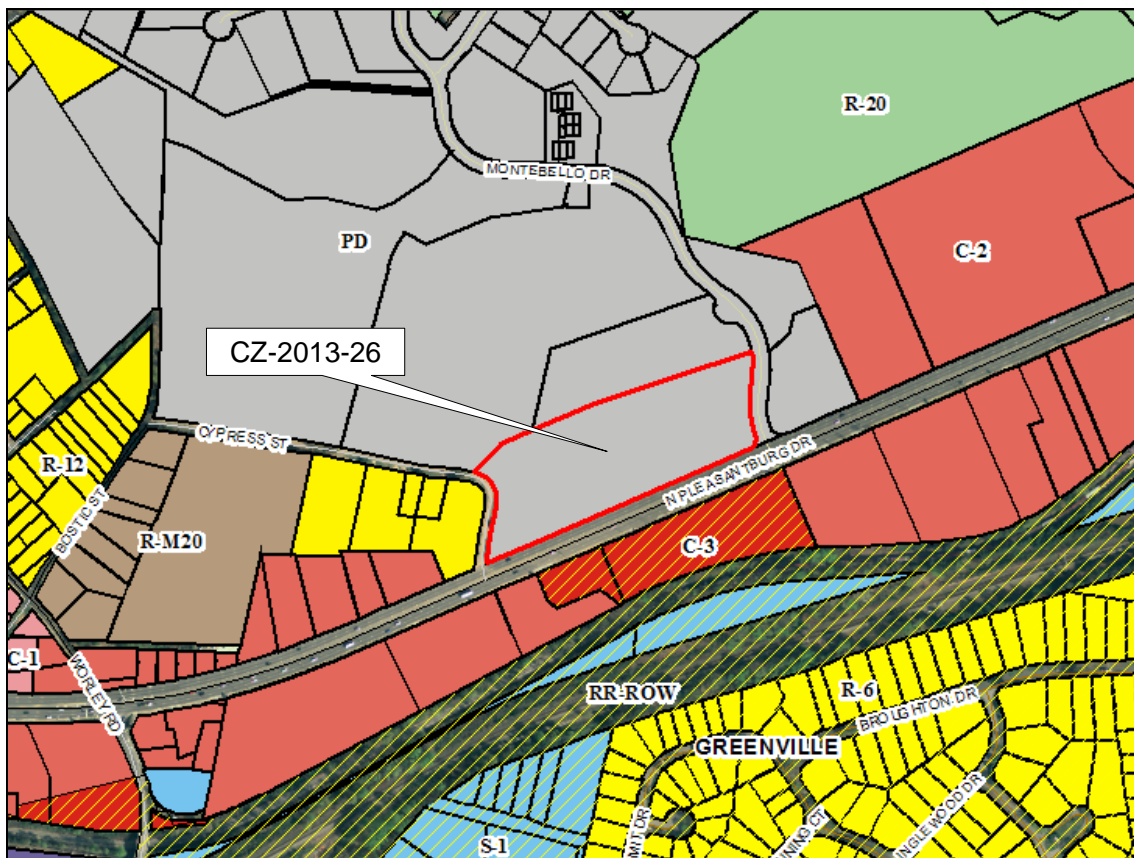
SUMMARY

The property is zoned PD, Planned Development, and is part of Montebello. The current zoning allows for commercial development within a specific architectural framework consistent with the Statement of Intent and Concept Plan of the Planned Development. The request is for C-3, Commercial, a district established to provide for the development of commercial and light service land uses that are oriented to customers traveling by

automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents

CONCLUSION

The subject parcel was originally zoned C-2, Commercial, as part of the zoning of Area 1 in May 1970. As such, the need for commercial development along this corridor was recognized and zoned accordingly. In 2001, this property was rezoned and included in the Montebello Planned Development. As part of Montebello, this property is currently subject to an additional level of review when a permit is desired through the Final Development Plan process. During this process, staff reviews all permit and construction requests for compliance with the Statement of Intent and Concept Plan of the Montebello Planned Development, primarily the architectural style. The use of this property has always been commercial in nature since zoning began in Greenville County. The request does not change the use of this property, but would allow any architectural style to be built as it would no longer be a part of the Italian themed development of Montebello. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request. The Planning Commission recommended denial of the request.





Chairman Dill asked if he was correct in understanding the reason for the Planning Commission's denial was they were of the opinion they could proceed with their project under the current PD, Planned Development zoning classification.

Ms. McCormick stated that was correct, the Commission debated the issue and while the request for C-3, Commercial was appropriate for this location, the PD, Planned Development does allow for Commercial uses and complying with the guidelines that the PD has would be more appropriate than rezoning.

Chairman Dill asked why the rezoning request was made if they could accomplish what they wanted without rezoning.

Ms. McCormick stated the architectural guidelines within Montebello state any development would need to stay within an "Italian" in style. She stated while there are no specific requirements of what exactly would be "Italian" style, the applicant wanted to avoid any ambiguity in their architectural design of the structure.

Chairman Dill asked about the private drive and if staff was aware of an agreement on the private drive.

Ms. McCormick stated Montebello Drive is a private drive owned by the Homeowners Association/property owners of Montebello. The County has not nor will it ever have Montebello Drive in the County Inventory. Any agreements between the Homeowners/property owners and any future buyer would be civil in nature. Ms. McCormick stated she had heard the applicant would be taking over the maintenance of the private drive, but that was only hear say.

Councilor Gibson stated in her opinion, the item should be held in order for the applicant to look into making the necessary requirements under the current zoning classification.

Councilor Payne asked if there were any way an agreement to maintain the private road could be made into the records so there would be some documentation on the maintenance of the road by Quiktrip?

Ms. McCormick stated the County cannot enforce restricted covenant or a private agreement between property owners.

Councilor Payne asked if the private drive could ever become part of the County Inventory.

Ms. McCormick stated it could not become part of the County Road Inventory.

Chairman Dill invited Councilor Norris to address the Committee.

Councilor Norris addressed the Committee members regarding a citizen which had contacted her with concerns about her property being misused, property on Cypress.

Ms. Gucker, Assistant County Administrator inform Councilor Norris she had communicated with the citizen and Quiktrip was not the party using her land and currently she and the landowner were in discussions regarding road repair on Cypress. Ms. Gucker also stated the property owner also voiced concern over an entrance to the Quiktrip from Cypress.

Chairman Dill requested Mr. Selby, member of the Planning Commission, to come before the Committee and answer some questions regarding the commission's recommendation of denial.

Council Cates asked of staff about the enforcement of the architectural guidelines.

Ms. McCormick state if the property stays as a PD, Planned Development, the Planning Staff would be the say so for the architectural design.

Councilor Cates voiced his concerns regarding not having any guidelines for what could be classified as "Italian Themed".

Mr. Mike Snyder, Representing Quiktrip answered questions which were presented by the Committee members.

Mr. Snyder stated Quiktrip would like to build on the property and perhaps sell the remainder of the property, being 5 acres. Having the property zoned PD, Planned Development with unknown architectural guidelines would be difficult to sell, is the reason for the rezoning request.

Councilor Gibson stated she felt there were too many unanswered questions and suggested denying the Request.

MOTION: By Councilor Gibson to deny CZ-2013-26.

Ms. Peggy Dillard Toon, owner of property at the corner of Cypress. She addressed the Committee members with information about misuse of her property and also information given to her regarding Quiktrip and who actually owns the property.

Mr. Snyder representing Quiktrip stated Ms. Toon's comments are completely new to him.

Ms. Gibson withdrew her motion to deny.

MOTION: By Councilor Gibson to hold CZ-2013-26 until the issues discussed are resolved. The motion carried unanimously by voice vote with one absent (Rawls).

Ms. McCormick presented the following:

DOCKET NUMBER: CZ-2013-27

APPLICANT: Gregory Heintz

PROPERTY LOCATION: 1325 Brushy Creek Road

PIN/TMS#(s): 0538040101200

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: POD, Planned Office District

ACREAGE: 1.67

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The subject parcel was originally zoned R-15, Single-Family Residential, in May 1970. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE: Church

AREA CHARACTERISTICS: Residential with schools across Brushy Creek Road
North: R-15, Single-Family Residential, single family residences
East: R-15, Single-Family Residential, single family residence
South: R-15, Single-Family Residential, Eastside High School
West: R-15, Single-Family Residential, single family residence

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors

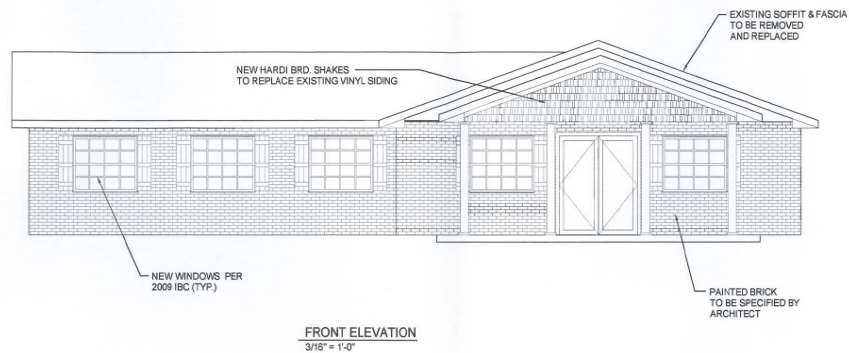
IMAGINE GREENVILLE PLAN: Residential Land Use 2 on a Neighborhood Corridor

ROADS: Brushy Creek Road: 3-lane, SCDOT maintained with sidewalks on Eastside High School side of road; Intersection improvement project scheduled for intersection of Strange/Kimbrell and Brushy Creek, but will not affect this property

TRAFFIC IMPACT: Traffic generated from the site can vary due to the variety of office uses and sizes permitted in POD. The closest traffic count station is located in front of the site. The 2011 traffic count was 10,800 average daily trips. Traffic volumes have increased by approximately 14 percent over the past 5 years at this location.

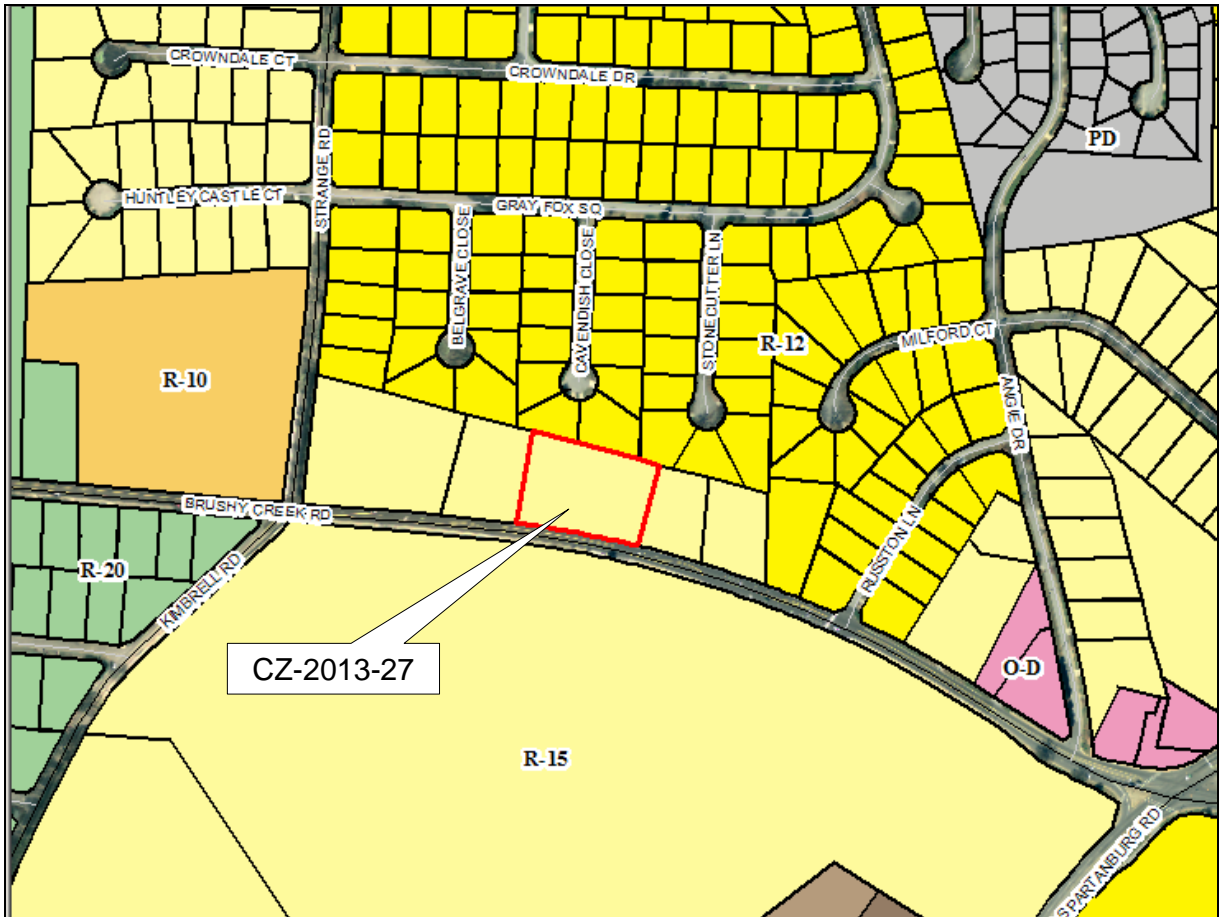
SUMMARY

The property is zoned R-15, Single-Family Residential, which permits single-family residential development at a reduced density of 2.9 dwelling units per acre. The request is for POD, Planned Office District. The Statement of Intent and Concept Plan for the Planned Office District show a single user, an insurance office, planned for the site utilizing the existing structure as follows:



CONCLUSION

The site is currently occupied by a church. The adjacent properties and the properties along the north side of Brushy Creek Road in this immediate area are zoned for and occupied by single-family residential uses. Staff is of the opinion the requested POD, Planned Office District, permits potential uses incompatible with the adjacent single-family residences as this site is not at an intersection. The Imagine Greenville County Future Land Use Map states residential uses are most appropriate in this area. Considering the information above, staff cannot support an office zoning at this location due to the precedent it will establish for potential future rezoning requests along this corridor. Based on the aforementioned reasons, staff recommends denial of the POD, Planned Office District, request. The Planning Commission recommends denial also.



Councilor Cates stated this property was in his district and he felt the request was appropriate. He stated there were other businesses along Brushy Creek and it was a busy road. Councilor Cates stated he has received several complaints about the church, on Saturday nights the music was very loud. He stated he felt it was a good idea for a State Farm Office and it would maintain the same look within the community. Currently the property is run down and the applicant would have a nice office for the community.

MOTION: By Councilor Cates to approve CZ-2013-27. The motion carried unanimously by voice vote with one absent (Rawls).

DOCKET NUMBER: CZ-2013-28

APPLICANT: Erik Horton

PROPERTY LOCATION: S. Buncombe Road, Commerce Drive, and Commerce Court

PIN/TMS#(s): G006000100212, G006000100213, and G006000100214

EXISTING ZONING: C-2, Commercial, and I-1, Industrial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 2.9

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The property was originally zoned I-1, Industrial, as part of Area 1 in May 1970. The portion zoned C-2, Commercial, was rezoned from I-1, Industrial in 1983 (CZ-83-109).

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS: Various commercial and industrial properties

North: I-1, Industrial, vacant
East: C-2, Commercial, car lot and strip commercial center
South: I-1, Industrial, industrial
West: C-2, Commercial, restaurant

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Greer CPW

IMAGINE GREENVILLE PLAN: Residential Land Use 3 on a Community Corridor

ROADS: S. Buncombe Road: 5-lane, SCDOT maintained road with no sidewalks
Commerce Drive and Commerce Court: 2-lane, County maintained roads with no sidewalks

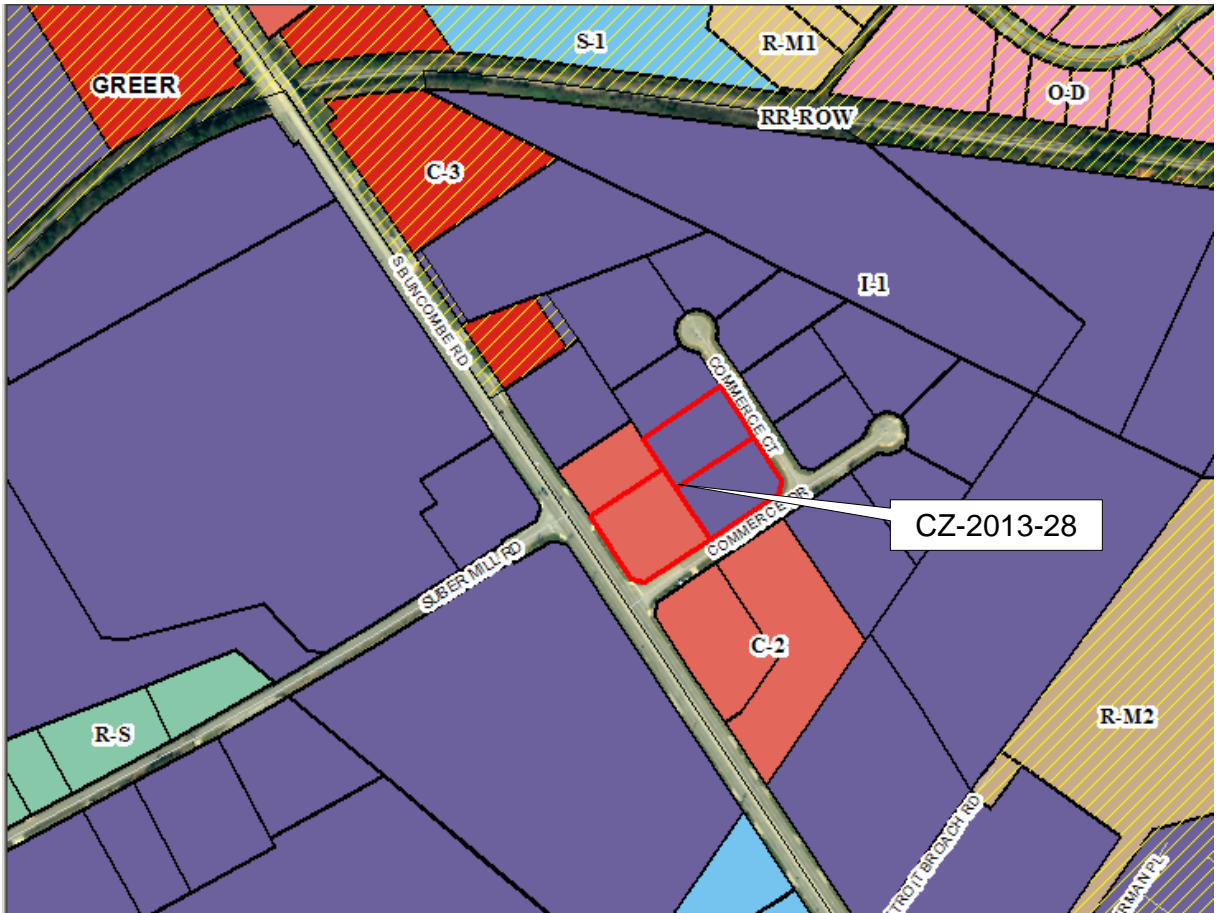
TRAFFIC IMPACT: Traffic generated from the site can vary greatly due to the wide variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located to the north in front of Della Ventura's Restaurant (adjacent to the site). The 2011 traffic count was 22,300 average daily trips. Traffic volumes have remained steady over the past 5 years at this location.

SUMMARY

A portion of the property is zoned C-2, Commercial, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile and for the convenience of local residents. The remainder is zoned I-1, Industrial, a district established for manufacturing plants, assembly plants and warehouses. The request is to rezone all of the property to C-3, Commercial, a district established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents

CONCLUSION

S. Buncombe Road is identified as a Community Corridor in the Future Land Use Map. The subject parcels are part of a commerce park that is predominately undeveloped. When originally zoned in 1970, the area was primarily occupied by industrial and warehouse uses. As the City of Greer has grown, this segment of S. Buncombe Road has become more of a commercial/service corridor. As a Community Corridor, a mix of uses is anticipated. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request. The Planning Commission recommends approval of the request.





MOTION: By Councilor Gibson to approve CZ-20130-28. The motion carried unanimously by voice vote with one absent (Rawls).

REQUESTS AND MOTIONS

There were no requests or motions.

ADJOURNMENT

MOTION: By Councilor Gibson to adjourn. Without object the meeting was adjourned at 6:21 p.m.

Respectfully Submitted,

Helen Hahn
Administrative Coordinator
Greenville County Department of
Community Planning and Development