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July 20, 2011

By Hand Delivery

VA-2011-2

Mr. John H. Owings, Jr. AICP
Greenville County Planning Department
301 University Ridge, Suite 400
Greenville, SC 29601

Re: Request for Private Unpaved Drive Designation Under
Greenville County Land Development Regulations, Section 8.1-D
Designated Private Drive: Green Hill Farm Road, Greenville County
Intersection: Highway 14
**Request Expedited Staff Review and Hearing at August 19, 2011
Planning Commission Meeting**

24 gmo

Dear Mr. Owings:

Enclosed is the Petition of Mr. William R. Branyon, Trustee, and all of the property owners owning property on Green Hill Farm Road for designation of Green Hill Farm Road as a private, unpaved drive under the County Land Development Regulations, Section 8.1-D.

Request is made pursuant to the LDR Sections 1.5 and 1.6, for an expedited review by Staff and placement of this request on the August 15 agenda of the Planning Commission. This private drive has already been subjected to extensive planning and engineering staff review and on-site inspection for the past three years, at least. This private drive was used as the prime example of what a private drive should be that would allow for expedited approval in a workshop in May before Planning Commission members. It is a well known and much discussed specific example of the type of private drive that ought to be entered in the County book of designated private drives.

We submit that there is little, if any additional information that Staff needs to acquire to make comments to the Commission on this Request as set forth in LDR Section 1.6. This meeting is three weeks away. All owners of property affected by this Request have joined in the Request. There are no persons who would be harmed or denied notice by allowing this Request to be placed on the August 15 agenda. Any posting can be made immediately if required.

The variances that are requested because strict application of the requirements would result in substantial or excessive difficulties, hardships, or injustices. This private drive was adequate and has been used for the transfer of properties as a joint private easement for access for ingress and egress since 1979. Emergency vehicles can use it without difficulty. The homes all have street addresses and receive mail on a daily basis to the boxes at each home. The County has already placed a street sign so emergency vehicles can find the addresses. It only became non-compliant because of the recent imposition of the Land Development Regulations to this area of the County recently and the County requirement that it be entered in the County book of designated private drives.

For the foregoing reasons, I respectfully request that this Request be placed on the August 15, 2011 Planning Commission agenda for consideration.

Please advise if you have any questions.

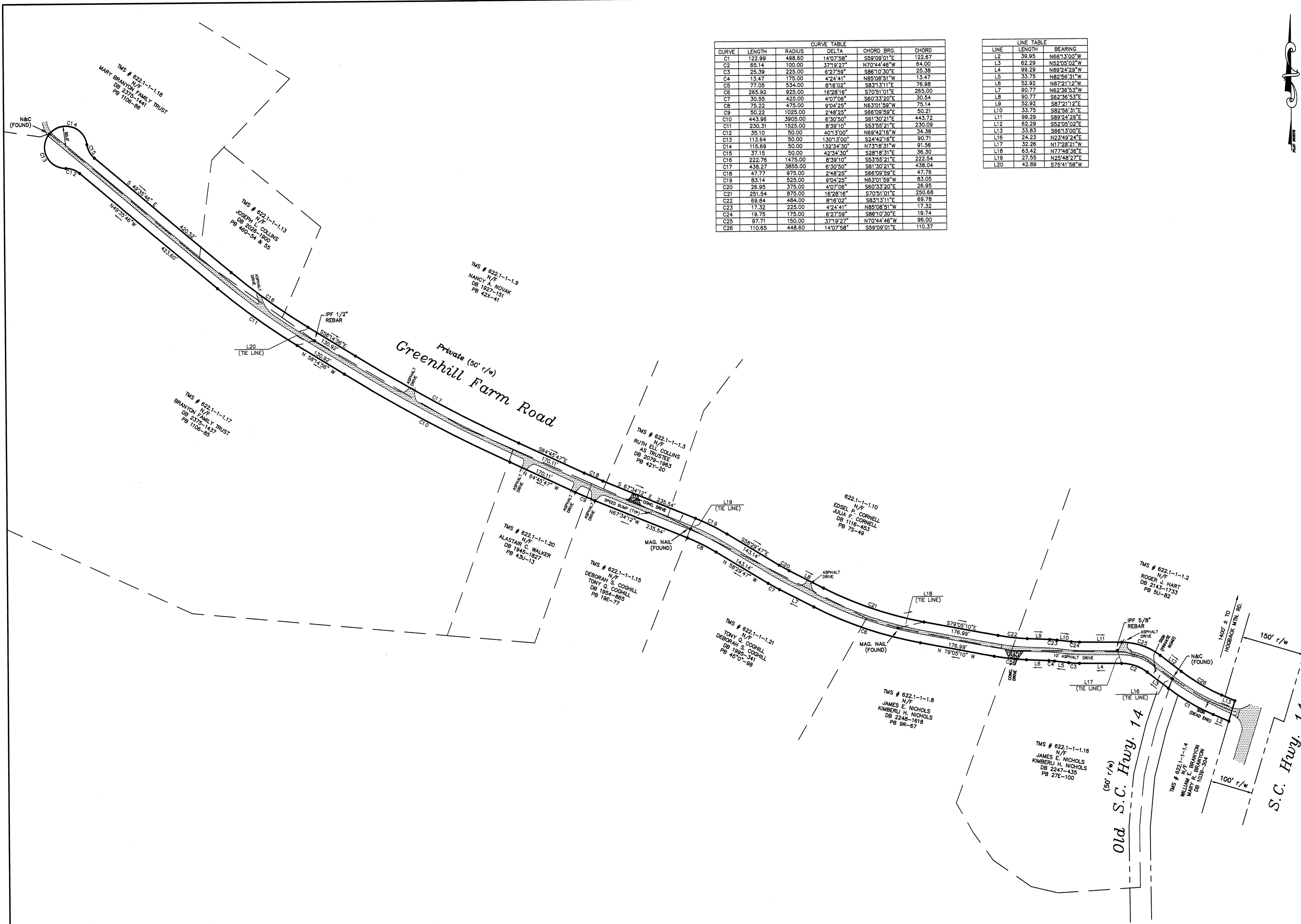
Sincerely,



Evelyn M. Angeletti
Attorney for Petitioners

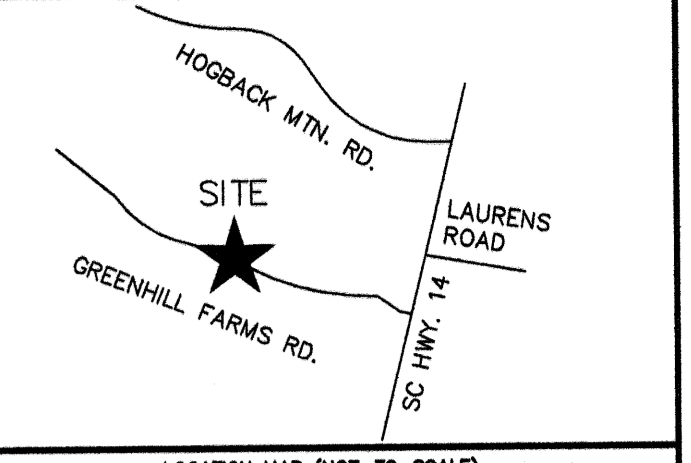
Attachments: Fire District Chief Letter of Approval
Copy of Recorded Easement
Plat of Private Drive
Request with attached original signatures of all owners

cc: Mr. William R. Branyon, Trustee, *et al*
Mr. Mark Tollison, Esq., County Attorney



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	122.99	498.60	14°07'58"	S59°09'01"E	122.67
C2	65.14	100.00	37°19'27"	N70°44'46"W	64.00
C3	25.39	225.00	6°27'59"	S86°10'30"E	25.38
C4	13.47	175.00	4°24'41"	N85°08'51"W	13.47
C5	77.05	534.00	8°18'02"	S83°13'11"E	76.98
C6	265.92	925.00	16°28'16"	S70°51'01"E	265.00
C7	30.55	425.00	4°07'08"	S90°33'20"E	30.54
C8	75.22	475.00	9°04'25"	N83°01'59"W	75.14
C9	50.22	1025.00	2°48'25"	S66°09'59"E	50.21
C10	443.96	3905.00	6°30'50"	S61°30'21"E	443.72
C11	230.31	1525.00	8°38'10"	S53°55'21"E	230.09
C12	35.10	50.00	40°13'00"	N69°42'16"W	34.38
C13	113.64	50.00	130°13'00"	S24°42'16"E	90.71
C14	115.69	50.00	132°34'30"	N73°18'31"W	91.56
C15	37.15	50.00	42°34'30"	S28°18'31"E	36.30
C16	222.76	1475.00	6°39'10"	S53°55'21"E	222.54
C17	438.27	3855.00	6°30'50"	S61°30'21"E	438.04
C18	47.77	975.00	2°48'25"	S66°09'59"E	47.76
C19	83.14	525.00	9°04'25"	N83°01'59"W	83.05
C20	26.95	375.00	4°07'08"	S90°33'20"E	26.95
C21	251.54	875.00	16°28'16"	S70°51'01"E	250.68
C22	69.84	484.00	8°18'02"	S83°13'11"E	69.78
C23	17.32	225.00	4°24'41"	N85°08'51"W	17.32
C24	19.75	175.00	6°27'59"	S86°10'30"E	19.74
C25	97.71	150.00	37°19'27"	N70°44'46"W	96.00
C26	110.65	448.60	14°07'58"	S59°09'01"E	110.37

LINE TABLE		
LINE	LENGTH	BEARING
L2	39.95	N68°13'00"W
L3	62.29	N52°05'02"W
L4	99.29	N89°24'29"W
L5	33.75	N82°56'31"W
L6	52.92	N87°21'12"W
L7	90.77	N62°38'53"W
L8	90.77	S82°56'53"E
L9	52.92	S87°21'12"E
L10	33.75	S82°56'31"E
L11	99.29	S89°24'29"E
L12	62.29	S52°05'02"E
L13	33.83	S66°13'00"E
L16	24.23	N27°49'24"E
L17	32.26	N17°28'21"W
L18	63.42	N77°48'36"E
L19	27.55	N25°48'27"E
L20	42.89	S75°41'58"W



LOCATION MAP (NOT-TO-SCALE)

VA-2011-2

LEGEND
 IPF = Iron pin Found, IPS = Iron Pin Set, RR = Railroad Spike, N/C = Nail & Cap, P/K = P/K or Map Nail, OT = Open Top Pipe, Crimp = Crimped Top Pipe, UP = Utility Pole, LP = Light Pole, MI = Meter Meter, MI = Manhole, SD = Storm Drain, RCP = Reinforced Concrete Pipe, CMP = Corrugated Metal Pipe, GV = Gate Valve, WY = Water Valve, CO = Sanitary Sewer Cleanout

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY DOES NOT ENDOUR ON ADJOINING PROPERTY AND ADJOINING PROPERTY DOES NOT ENDOUR ON THIS PROPERTY (EXCEPT AS SHOWN) AND THIS PARCEL IS NOT LOCATED IN A CURRENT DESIGNATED FLOOD HAZARD AREA. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS & RESTRICTIONS ON RECORD.

THOMAS P. DOWLING S.C. PLS # 14808

GREENHILL FARM ROAD
 PRIVATE 50' R/W
 3.70 AC. (GROSS)
 PLAT FOR
BRANYON FAMILY TRUST
 NEAR COWENSVILLE
 GREENVILLE COUNTY, SOUTH CAROLINA

THOMAS P. DOWLING
 210 E. PARK AVENUE
 GREENVILLE, SC 29601
 (864) 370-1556

PLAT REF 480-54855
 TMS # VARIOUS (SEE ABOVE)
 DATED 6-13-2011
 DRAWN BY SDK
 DWG. # 115-19821

NOTES:
 1.) ALL CORNERS ALONG ROAD R/W ARE POINTS.

