

**THE CITY OF GREENVILLE, SOUTH CAROLINA**

November 13, 1980

Mr. Robert R. Vergnolle  
Shelter Development, Inc.  
PO Box 6725  
Greenville, SC 29606

RE: EARLE PROPERTY

Dear Mr. Vergnolle:

The Traffic Engineer has worked with the architects to determine the proper access to the subject property and the traffic impact that would result from rezoning the proper. Initial discussions resulted in access being limited to Grove Road to prevent addition traffic on Faris and on the residential streets to the northeast of the property. The architects at no time desired access to the residential streets and it continues to be the opinion of the Traffic Engineer that access would be limited to Grove Road if the property were rezoned.

The following is the report from the Traffic Engineer to the Planning Commission regarding rezoning the Earle Property:

Z-1090-80

Developing the property under the existing zoning would generate approximately 1480 additional vehicles on Grove Road. Rezoning to "C" Four Family and developing at maximum density would generate approximately 3570 additional vehicles. The proposed development plan would generate approximately 2050 vehicles as it is proposing a lower development density.

These estimates can be added to the existing 3200 vehicles that are presently using Grove Road and thus 5,000 - 7,000 vehicles could be expected on Grove if the property was rezoned. The "average" capacity of Grove Road is approximately 16,000 vehicles and thus the projected volume could be easily handled. As a volume comparison, Faris Road presently handles 13,000 vehicles per day, or double the projected volume on Grove if the property was rezoned.

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