

SDI

S I T E D E S I G N I N C .

CIVIL ENGINEERS AND SURVEYORS

VA-2006-04

June 7, 2006

Greenville County Planning Commission
301 University Ridge
Suite 450
Greenville, SC 29601

Re: Request for Variance
Tax Map No. 518-12-1 & 1.1
Horizon Family Health Services
Slater-Marietta Community
Greenville County, South Carolina

Dear Commission Members:

Horizon Family Health Services currently occupies the existing one story structure shown on the attached drawing entitled "Existing Site Layout". This property is located in an un-zoned area of Greenville County and the required building setbacks fall under Section 9.6; D, in the Greenville County Land Development Regulations. The property is surrounded by streets on all four sides and with the required building setbacks the property is not viable for any kind of redevelopment.

Horizon Family Health Services wishes to construct a new medical office facility at the current site in order to better serve their patients and the community. The attached drawing entitled "Proposed Site Layout" shows the location of the proposed facility along with parking for patients and employees.

As shown on the attached GIS Plan the existing buildings across Main Street are built close to the street right of way as is common in urban areas. Since this property is part of the "Main Street" of Slater-Marietta we feel this site should be considered part of the central business district of the area.

We are requesting that a variance be granted in the setback requirements so that new the facility may be constructed to better serve the community. We are requesting the setback for Main Street be reduced to zero and the setback for Circle Street be reduced to seven feet. This will allow for the site to be redeveloped and include the new medical facility for the Slater-Marietta Community.

800 EAST WASHINGTON STREET, SUITE B, GREENVILLE, SOUTH CAROLINA 29601
TELEPHONE (864) 271-0496 FAX (864) 271-0402

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read "W. Norman Hamilton". The signature is fluid and cursive, with the first name "W." and last name "Hamilton" clearly legible.

W. Norman Hamilton, P.E., P.L.S.

Enclosures

WNH/wnh

GIS PLAN

