

Green River-Tuxedo-Zirconia (GRTZ) Community Plan Supplemental Materials



September 10, 2013

TABLE OF CONTENTS

	Pg.
Public Input from the Community	1
Cultural and Historic Sites Photo Inventory	13
Commercial, Industrial & Warehouse Land Use Inventory	23

PUBLIC INPUT FROM THE COMMUNITY

Public Input Meeting 1

The County held an initial public input session for the Green River, Tuxedo and Zirconia (GRTZ) Community Plan on September 11, 2012 at 6:30 P.M. at the Tuxedo First Baptist Church. Approximately 80 GRTZ residents, including the Community Advisory Committee, attended the meeting. After reviewing meeting format and ground rules the residents were divided into eight (8) facilitated groups of 9 to 10 people. The facilitators asked and recorded responses to the following three questions:

1. What are the strengths of the GRTZ Community?
2. What are your concerns for the GRTZ Community?
3. What do you hope to see/envision for the GRTZ Community in 15 years?

Following group discussion the facilitators posted the responses for residents to cast votes. Each of the 80 citizens in attendance had the opportunity to cast three (3) votes for the issue or issues of highest importance. Of the 80 residents and committee members, it appears 70 voted, casting 208 votes. Table 1 indicates those comments which received votes and the number of votes received. The comments are organized into the following broader categories: Natural and Cultural Resources, Agriculture, Affordable Housing, Community Facilities and Public Services, Recreation, Transportation, Economic Development, Land Use and Development, Community Character and Design, and The Community. Tables 1A through 1I include all comments made at the public input meeting, presented by individual category.

Public Input Mailed Survey

The County solicited additional public input for the Plan by mailed survey on July 13, 2012. The County mailed 2,850 surveys and a total of 1,020 surveys were collected and analyzed. The citizens responded to a series of questions. Tables 2A through 2J include the responses received. Where appropriate, the comments are organized into the following broader categories: Natural and Cultural Resources, Agriculture, Affordable Housing, Community Facilities and Public Services, Recreation, Transportation, Economic Development, Land Use and Development, Community Character and Design, and The Community.

Public Input Meeting 2

The County held the second public input session for the Green River, Tuxedo and Zirconia (GRTZ) Community Plan on August 13, 2013 at 5:30 P.M. at the Green River Fire and Rescue Department. Approximately 40 GRTZ residents, including the Community Advisory Committee, attended the meeting. The GRTZ Community Advisory Committee presented the draft plan through a series of six (6) stations to the residents. Each resident had the opportunity to look through each section of the draft plan and were encouraged to ask questions or provide feedback. After the residents reviewed the different sections of the draft plan, a short survey was offered for further public input regarding the likes, dislikes, and additional comments the residents had. Fifteen (15) residents completed the survey. The survey results are found in Table 3A.

Public Input Online Survey and Emailed Comments

The County requested additional public input for the draft plan through an online survey on place on the Henderson County website. The citizens responded to a series of questions regarding the draft plan's strengths, weaknesses, likes, and dislikes. A total of eight (8) citizens completed the online survey. The survey results are found in Table 3B.

The County also received forty-five (45) emails from residents of the Planning Area after the second public input meeting. The residents expressed concern over the proposed zoning recommendations and did not support a higher density zoning district.

Table 1. Public Input Meeting 1 Comments Receiving Votes¹

Topic	Strengths	Concerns	15-Year Vision
Natural & Cultural Resources	Natural Beauty/Forested (10)	Loss of Forests/Clear-cutting/Ridgeline (8)	Tuxedo Elementary Put to Use/Convert into Community Building (3)
	Water Resources (8)	Lack of Public Access to Lake Summit (8)	Clean Up Abandoned Areas/Trash Pickup (1)
		Lack of Zoning to Protect Nature/Water Quality (8)	
		Pollution/Sediment/Erosion (2)	
Agriculture	Farm Land/Agriculture (2)	Loss of Farms (8)	Farms/Agriculture Still Present (1)
Housing		No Large Residential Developments	
Community Facilities & Public Services	Public Volunteer Services (2)	Community Park/Library (4)	New Park (22)
	Library (1)	Infrastructure and Resource Disbursement (3)	New Library/Enlarge Library (6)
		Higher Taxes (3)	Fire Protection (2)
Transportation	Great Accessibility/Close Airport/Proximity to Large Metro Areas (2)	Pedestrian Safety on Roads/Cyclist Not Following Rules (1)	Bicycle Lane on 225 (5)
		Poor Road Conditions (1)	Public Transit Routes (1)
Economic Development	Camp Industry/Green River Preserve (8)	Lack of Central/Primary Commercial Area (3)	Medical Facility (4)
	Power Producing Lake Summit (2)	Lack of DSL/Cable Services (3)	High Speed Internet (2)
Land Use & Development	Open Spaces/Low Density (10)	Too Many Regulations (6)	Planned and Controlled Growth/ Limited Commercial Growth (4)
		No big box developments (3)	Tougher Zoning (4)
		Too Much Development/Change (3)	No Zoning (4)
Community Character & Design	Rural/Peaceful (17)	Danger/Noise (3)	Attractive Tuxedo Gateway (Like Flat Rock)/ Architecture that Maintains Character of Area (6)
		Lack of Law Enforcement/Response Time (3)	
			Preserve History/Remembering the Mill (4)
The Community	Independent People/Honest People/Long Term Residents (3)	Lack of Community Involvement of Young People (1)	Programs to Encourage Health (1)
	Supportive/Close Community (2)		

¹ (#) Indicates the number of votes this item received. Items in **bold** capture received the highest votes.

Table 1A. Public Input Meeting 1 All Comments Received regarding Natural & Cultural Resources¹	
Strengths	Natural Beauty/Forested (10)*
	Water Resources (8)*
	Wildlife (1)*
	Clean*
	Climate
	Lake Summit for Recreation*
	Natural Resources*
Concerns	Loss of Forests/Clear Cutting/Ridgeline (8)*
	Lack of Public Access to Lake Summit (8)*
	Lack of Zoning to Protect Nature/Water Quality (8)*
	Pollution/Sediment/Erosion (2)*
	Overcrowding*
15-Year Vision	Tuxedo Elementary Put to Use/Convert into Community Building (3)*
	Clean Up Abandoned Areas/Trash Pickup (1)*
	Public Access to Lake Summit (1)

¹ (#) Indicates the number of votes this item received.

* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1B. Public Input Meeting 1 All Comments Received regarding Agriculture¹	
Strengths	Farm Land/Agriculture (2)*
Concerns	Loss of Farms (8)*
15-Year Vision	Farms/Agriculture Still Present (1)*
	Keeping agriculture/other uses separate

¹ (#) Indicates the number of votes this item received.

* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1C. Public Input Meeting 1 All Comments Received regarding Housing¹	
Concerns	No Large Residential Developments

¹ (#) Indicates the number of votes this item received.

* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1D. Public Input Meeting 1 All Comments Received regarding Community Facilities & Public Services¹	
Strengths	Public Volunteer Services (2)*
	Library (1)*
	Churches (1)*
	Low Taxes
	Post Office
Concerns	Community Park/Library (4)*
	Infrastructure and Resource Disbursement (3)*
	Higher Taxes (3)*
	Lack of Community Meeting Place (2)*
	Larger Library/Needs More Support (2)*
	Need New Fire Department up Bob's Creek (2)
	Old Tuxedo Elementary School (1)
	Community Use of Fire Department
15-Year Vision	New Park (22)*
	New Library/Enlarge Library (6)*
	Fire Protection (2)*
	New School/BRCC Extension (1)*
	Community Building

¹ (#) Indicates the number of votes this item received.

* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1E. Public Input Meeting 1 All Comments Received regarding Transportation¹	
Strengths	Accessibility/Close to Airport/Proximity to Large Metro Areas (2)*
	Good Roads/Low Traffic*
Concerns	Pedestrian Safety on Roads/Cyclists Not Following Rules (1)*
	Poor Road Conditions (1)*
	Inappropriate Uses of S. Lake Summit Bridge (1)
15-Year Vision	Bicycle Lane of 225 (5)*
	Public Transit Routes (1)
	Lake Falls Road Paved

¹ (#) Indicates the number of votes this item received.

* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1F. Public Input Meeting 1 All Comments Received regarding Economic Development¹	
Strengths	Camp Industry/Green River Preserve (8)*
	Power Producing Lake Summit (2)*
	No Industrial*
	Paper Tube Plant
	Medical Professionals
Concerns	Lack of Central/Primary Commercial Area (3)*
	Lack of DSL/Cable Services (3)*
	Lack of Jobs (1)
	More Attractive Growth*
15-Year Vision	Medical Facility (4)*
	High Speed Internet (2)
	More Jobs*
	Locally Owned Business

¹ (#) Indicates the number of votes this item received.

* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1G. Public Input Meeting 1 All Comments Received regarding Land Use & Development¹	
Strengths	Open Spaces/Low Density (10)*
	Limited Zoning Regulations
	Low Population
Concerns	Too Many Regulations (6)*
	No Big Box Developments (3)*
	Too Much Development/Change (3)*
	Overcrowding*
15-Year Vision	Planned and Controlled Growth/Limited Commercial Growth (4)*
	Tougher Zoning (4)*
	No Zoning/Less Government Involvement (4)*
	Keep It the Way It Is (2)*

¹ (#) Indicates the number of votes this item received.

* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1H. Public Input Meeting 1 All Comments Received regarding Community Character & Design¹	
Strengths	Rural/Peaceful (17)*
	Heritage/History/Diversity (1)*
	Safety
Concerns	More Danger/Noise (3)*
	Lack of Law Enforcement/Length of Emergency Response Time (3)*
15-Year Vision	Attractive Tuxedo Gateway(Like Flat Rock)/Architecture that Maintains Character of Area (6)*
	Preserve History/Remembering the Mill (4)*
	More Activities for Young People

¹ (#) Indicates the number of votes this item received.

* Indicates the item appeared on more than one list but may or may not have received votes.

Table 1I. Public Input Meeting 1 All Comments Received regarding The Community ¹	
Strengths	Independent People/Honest People/Long Term Residents (3)*
	Supportive/Close Community (2)*
	Great Place to Raise Children*
	Family atmosphere
Concerns	Lack of Community Involvement of Young People (1)
15-Year Vision	Programs to Encourage Health (1)
	Strong Sense of Community/Involvement*
	Involve Community in County Decisions/Address Community Concerns*

¹ (#) Indicates the number of votes this item received.

* Indicates the item appeared on more than one list but may or may not have received votes.

Table 2A. Mailed Survey Responses Regarding County Policies and Regulations								
The County's Policies and Regulations Should....	1	2	3	4	5	6	7	No
...encourage preservation of agriculture.	1%	1%	1%	8%	9%	12%	66%	1%
...allow more commercial businesses in the GRTZ area (grocery, shopping, etc.).	25%	9%	10%	19%	13%	7%	15%	2%
...allow more single family neighborhoods in the GRTZ area.	18%	6%	8%	25%	15%	11%	15%	2%
...allow more apartment neighborhoods in the GRTZ area	56%	14%	10%	9%	4%	2%	3%	2%
...work to preserve the County's rural character.	2%	0%	1%	6%	7%	14%	68%	2%
...work to preserve/protect mountain views/ridge tops.	3%	1%	1%	4%	2%	8%	80%	1%
...strive to make housing affordable.	15%	7%	9%	26%	11%	9%	20%	3%
...allow more industrial centers.	53%	13%	8%	10%	5%	2%	7%	2%
...allow/support/encourage more employment opportunities	11%	4%	8%	27%	14%	10%	23%	3%
...allow more manufactured home parks.	67%	11%	6%	8%	3%	1%	3%	1%
...require developers to provide open space	5%	1%	2%	8%	7%	16%	58%	3%

7 = Strongly Agree, 4 = Neither Strongly Agree nor Strongly Disagree, 1 = Strongly Disagree, No = No Response

Table 2B. Mailed Survey Responses Regarding Provision of County Funds								
The County Should Provide Funds to....	1	2	3	4	5	6	7	No
...build more walking trails.	15%	5%	4%	14%	12%	11%	38%	1%
...protect farmland in the GRTZ area.	3%	1%	2%	9%	10%	12%	62%	1%
...protect open space in the GRTZ area.	3%	1%	1%	9%	8%	13%	63%	2%

7 = Strongly Agree, 4 = Neither Strongly Agree nor Strongly Disagree, 1 = Strongly Disagree, No = No Response

Table 2C. Mailed Survey Responses Regarding Community Understanding of GRTZ

Growth, Preservation, and Transportation	Not at All	Not Much	Some	A Lot	No Response
How should your area of Henderson County grow in the Future?	11%	34%	47%	5%	3%
	Not Enough	About Right	Too Much	No Response	
How would you describe the population growth in your area in recent decades?	7%	66%	23%	14%	
	Yes	No	Don't Know	No Response	
Are there any important structures or historic sites in the GRTZ area that you think need to be preserved?	23%	14%	57%	6%	
Are there any important water or land features in the GRTZ area that you think need to be preserved?	51%	6%	35%	8%	

Table 2D. Mailed Survey Responses Regarding Residents of GRTZ

About You	Rent	Own	No Response		
Do you currently rent or own property at this address?	0.30%	98.02%	1.69%		
	Under 5 Yrs.	5-9 Yrs.	10-19 Yrs.	20+Yrs.	No Response
How long have you lived or owned property in Henderson County?	11%	17%	19%	51%	2%
	Yes	No	No Response		
Do you see yourself staying in this area of Henderson County for at least the next 10 years?	91%	6%	3%		

Table 2E. Mailed Survey Responses Regarding Important Structures and Historic Sites

Important Structures or Historic Sites in the GRTZ that Need to be Preserved
Old Tuxedo Elementary School
Old Mill Site in Tuxedo
Old Tuxedo Post Office
All Camps
Tuxedo Community Store
Green River Preserve
Lake Summit
Kingdom of the Happy Land
War Memorials

Table 2F. Mailed Survey Responses Regarding Important Water and Land Features
Important Water or Land Features in the GRTZ that Need to be Preserved
Green River
Lake Summit
All Trees
Views
Ridge Lines
Kingdom of the Happy Land
Rock Creek
Pastures
Rural Character
Green Space
Broad River
Bob's Creek
Corbin Mountain Fire Tower
Jones Creek Falls
DuPont State Forest
Natural Flora and Fauna
Watersheds

Table 2G. Mailed Survey Responses Regarding Transportation Hazards
Roads or Intersections that Contain Hazards
Hwy 25 South
Hwy 176
Smyre Road
Hwy 64
Pace Mtn Road
Mtn Page Road
Hwy 225
Green River Road
Mtn Page Road at Pace Mtn Road
Cabin Creek Road
Macedonia Road at Hwy 176 Intersection
South and North Lake Summit Road
Mount Olivet Road
Mount Olivet Road at Pinnacle Mtn. Road

Table 2H. Mailed Survey Responses Regarding Sidewalks and Trails

Areas that Need Trails or Sidewalks
North and South Lake Summit Road
Bell Mtn
Green River
Green River Park
Old US 25
Mtn Page Bike Lanes
Mount Olivet Road
Turn Railroad Track into Bike Path
Macedonia Road from 176
Lake Summit Walking Trail
Orchard lake to Lake Shelia to South Carolina State Line
US 25 South
All Over Tuxedo
Lake Street to South Carolina State Line
Greenville Hwy
Bike Trail on 225
Little River Road
Around New Park
Hiking Trails Near Green River Bridge
DuPont Road
Pinnacle Mountain/Pinnacle Mountain Road

Table 2I. Mailed Survey Responses Regarding GRTZ Unique Characteristics	
What Makes Green River, Tuxedo, and Zirconia Unique?	
Far Away	
Open and Rural	
Remote	
Native Animals	
Plants/Wildlife	
Streams/Rivers/Lakes	
Natural Resources	
Private	
Beautiful/Scenic	
Close to Large Metropolitan Areas	
Fair Taxes	
Reasonable Cost of Living	
Spaced Out from Neighbors	
Watersheds	
Wilderness	
Low Crime Rate	
Lake Summit	
Mountains	
Small Population	
Not Many Tourists	
Friendly	
Calmness/Peaceful/Quiet	
Clean	
Affordable Housing	
Minimum Development	
Not Much Commercial Development	
Lots of Generational Property Owners	
No Traffic	
Prestigious Camps	
Minimal Zoning	

Table 2J. Mailed Survey Responses Regarding Additional Comments

Other Comments or Suggestions
We Like it the Way it is
Encouraging Commercial Industry
Keep Hwy 25 Clean
Clean Junk on Properties
Close to Metropolitan Areas
Strengthen Zoning and Guidelines to Reduce Trailer Parks/Development/Unsightly New Buildings
Support Single Family Housing
Locally Owned Businesses Only
Allow Space Between New Homes
Need Facility for Recycling
Can't Improve Perfect
Don't Want to Become Property of Flat Rock
Promote Farming
Less Regulations on Mountain Hillside
Bike Lane on Roads
Green Conservation with Responsible Growth
Keep Rural
Preservation
Preserve Historical Structures
Buy Community Store to make New Library
Preserve Water Resources from Consumption
Don't Want Developers like Kenmure
Keep Close Sense of Community
Desperate needs of Safe Water System
Extend Water Lines to Residents
More Walking Trails/Biking Trails
Agriculture Erosion Issues/Ponds Silting
Alternative Transportation/Public Transit
Build Access to Lake Summit at Old Auto Repair Shop
Preserve Green River
Preserve Agricultural Resources
Try to Lower Taxes
Community Park in Tuxedo
Should have More Services for Amount of Taxes Being Paid
Keep Un-commercialized/Peaceful/Beautiful
Keep Unique Charm
Ensure Deed Restrictions
New School
Develop Old Harris Teeter Area
Thank You for Allowing Us to Voice Our Opinions

DRAFT

Structures Identified as Built Over 100 Years Ago*





7



10



8



11



9



12











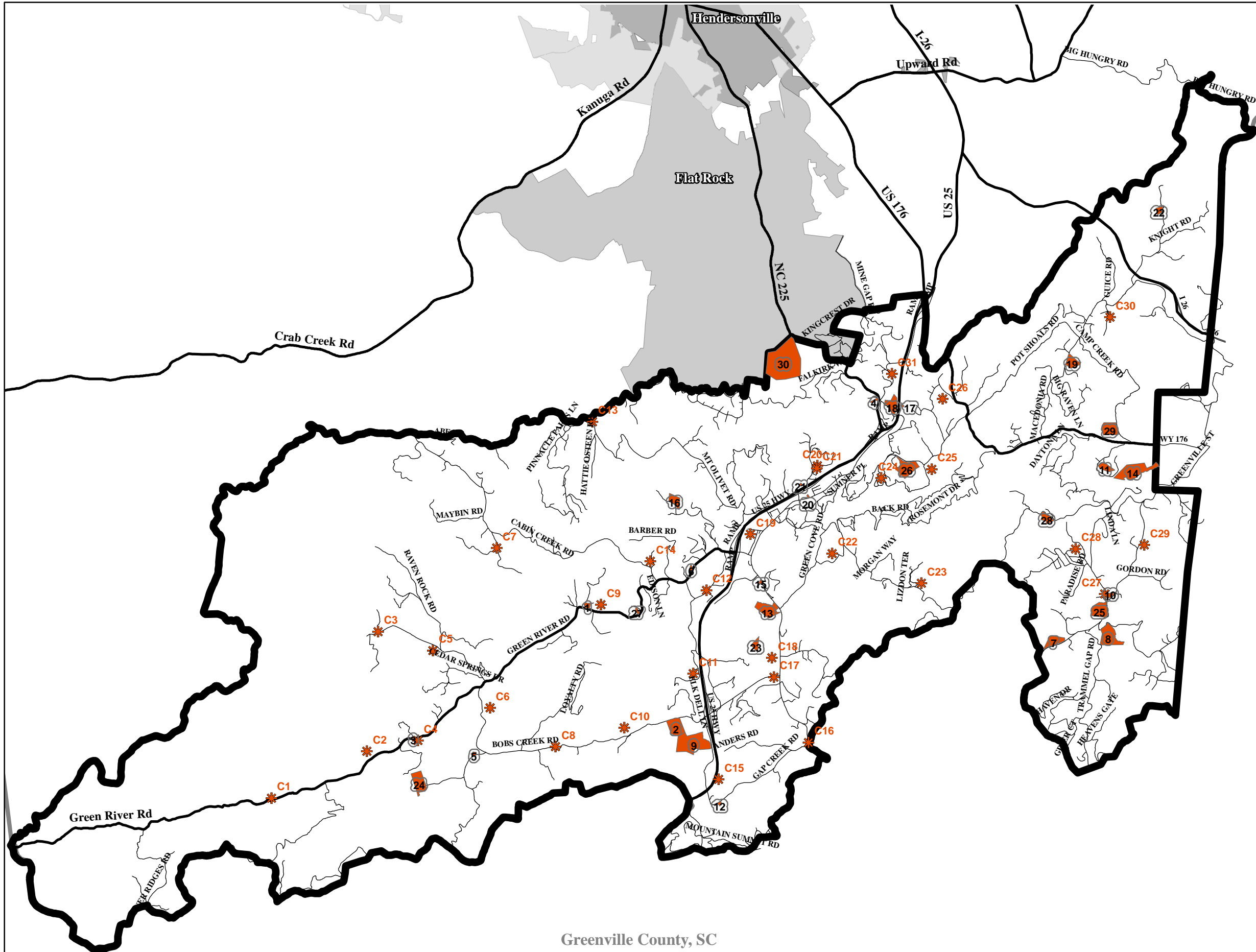




Green River, Tuxedo & Zirconia Community Planning Area

Cultural and Historic Sites

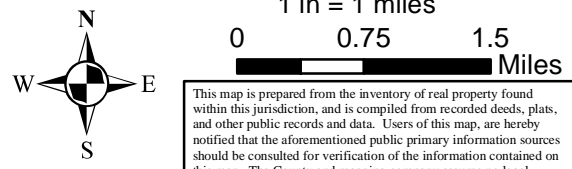
-  Community Plan Boundary
-  Major Roads
-  Streets
-  Cemetery
-  Properties with Structures 100+ Years
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ



Greenville County, SC

1 in = 1 miles

0 0.75 1.5 Miles



This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map, are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Table A3.1. Cultural and Historical Sites Map Cemetery Identifiers	
Map ID	Cemetery
C1	Anders Family Cemetery at Green River Road
C2	Capps Family Cemetery
C3	Thompson Family Cemetery at W Rock Creek Road
C4	Maybin Family Cemetery
C5	McDowell Family Cemetery
C6	Thompson Family Cemetery at Bobs Creek
C7	Mountain Valley Baptist Church Cemetery
C8	Anders Family Cemetery at Bobs Creek Road
C9	Bane Family Cemetery
C10	Henderson Family Cemetery
C11	Beddingfield Family Cemetery
C12	Andrews Family Cemetery
C13	Mt Olivet Baptist Church Cemetery
C14	Pace Family Cemetery
C15	Redden Family Cemetery
C16	Bartlett-Ward (Double Springs) Cemetery
C17	Davis Slave Cemetery
C18	Davis Family Cemetery
C19	Freeman Family Cemetery
C20	Mountain View Baptist Church Cemetery
C21	Tuxedo First Baptist Church Cemetery
C22	Bell Family Cemetery
C23	Patton Family Cemetery
C24	Crossroads Baptist Church Cemetery
C25	Ward Family Cemetery
C26	Fortune-Kuykendall Family Cemetery
C27	Mountain Page Baptist Church Cemetery
C28	Grace Missionary Baptist Church Cemetery
C29	Old Mountain Page Church Cemetery
C30	Macedonia Baptist Church Cemetery
C31	Zirconia Missionary Baptist Church Cemetery

DRAFT

DRAFT

DRAFT

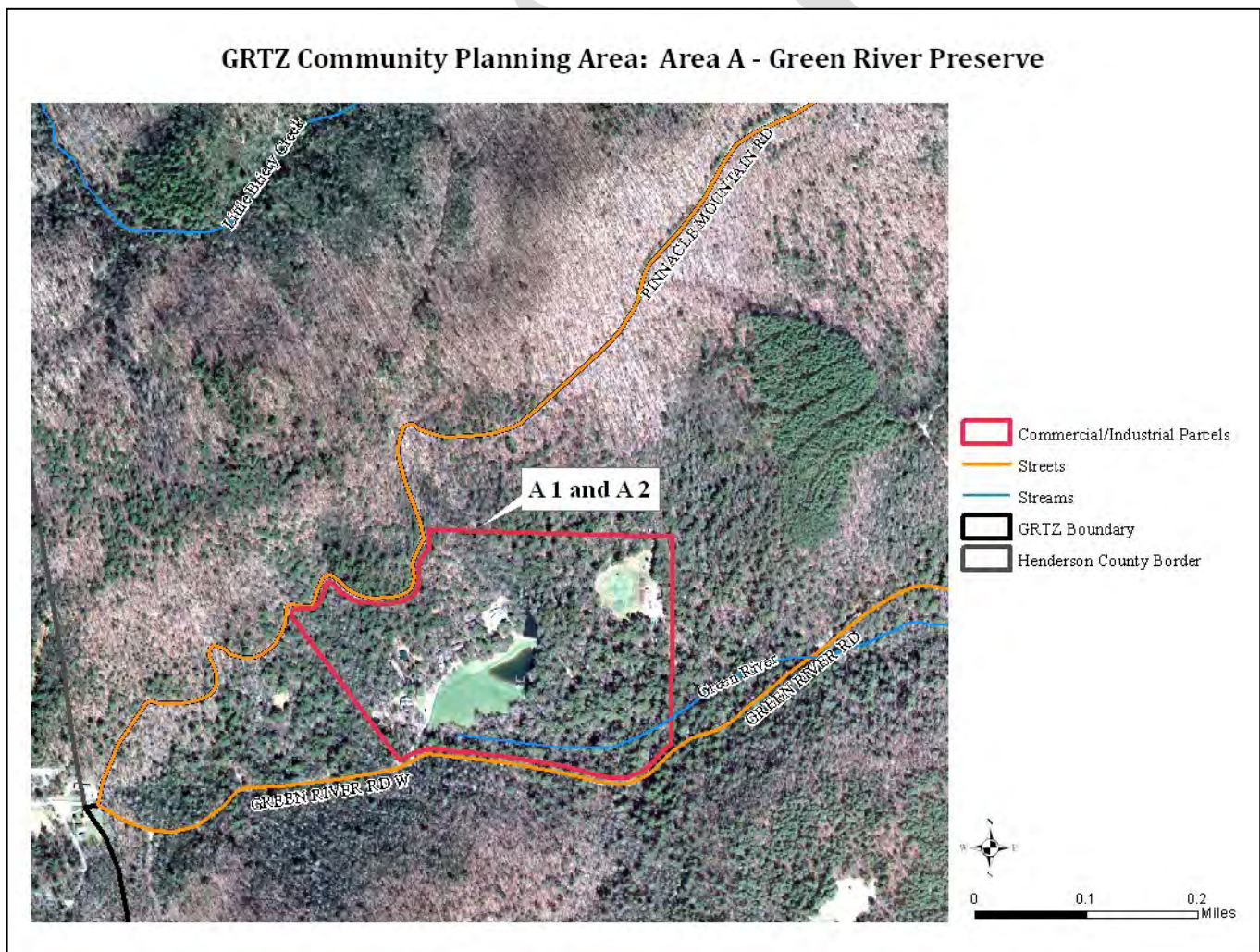
GREEN RIVER – TUXEDO – ZIRCONIA COMMUNITY PLAN

COMMERCIAL AND INDUSTRIAL INVENTORY

AREA A: GREEN RIVER PRESERVE

OVERVIEW:

In 1953, the Schenck family purchased the land that would become the Green River Preserve. Sandy Schenck began a summer camp on the property in 1988; the camp's focus is sustainability and environmental stewardship. Since 2007, conservation easements have protected over 2,000 acres of the preserve. Additionally, it is a certified wildlife habitat by the National Federation of Wildlife.

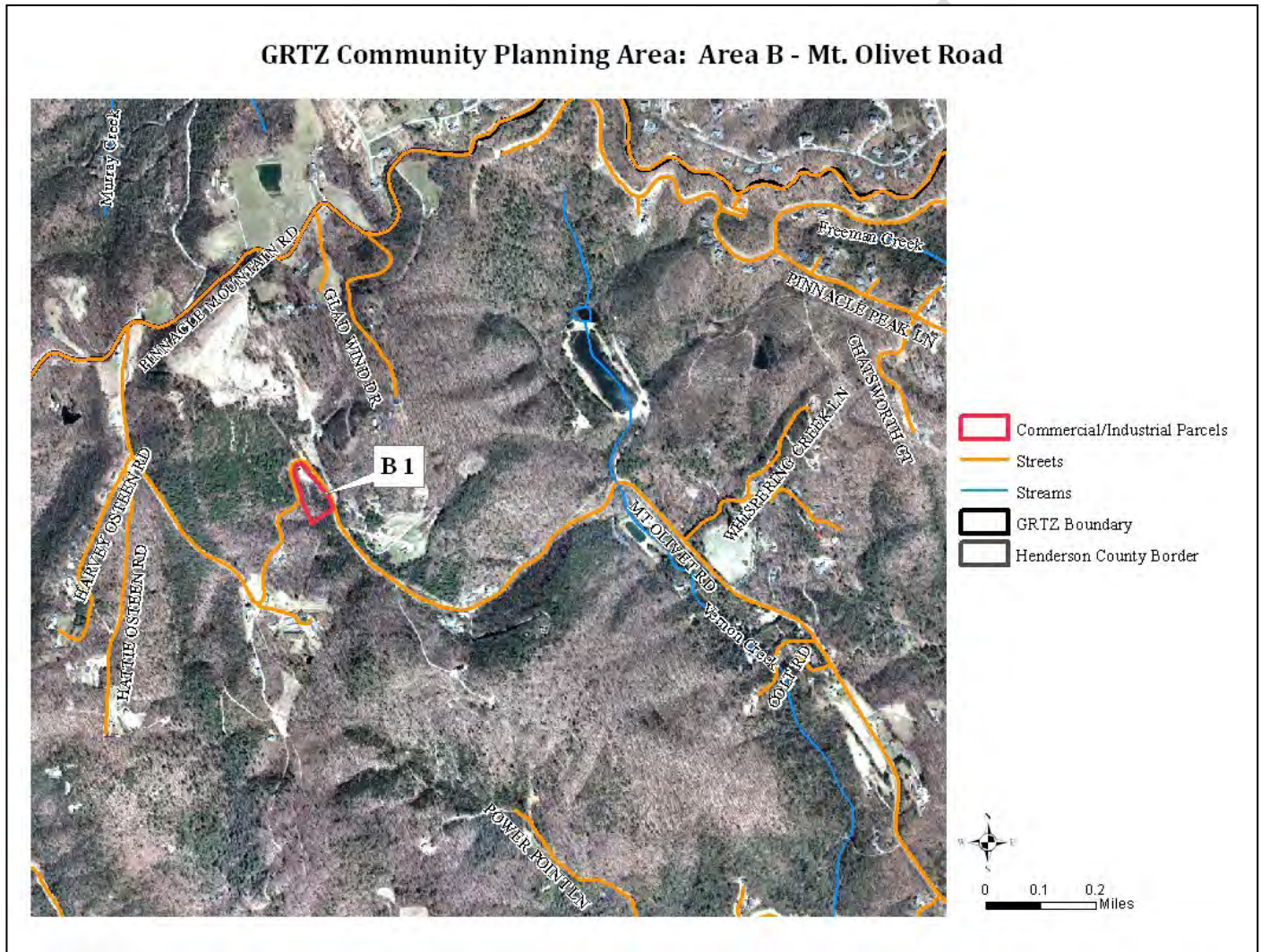


INVENTORY:

Table 1: Area A – Green River Preserve							
ID	PIN	Land Class	Address	Property Owner	Site Visit Information	Notes	GRTZ Class
A1	9523849009	Commercial - LI	307 Green River Rd.	Green River Preserve	NA	Acquire image through Pictometry	Camp
A2	9523849009	Commercial - LI	301 Green River Rd.	Schenck Family Conservancy	NA	Acquire image through Pictometry	Camp

OVERVIEW:

The Hill Property contains a large garage building with two bays and a gravel parking area. No business signs were visible on the building or along the road.



INVENTORY:

Table 2: Area B – Mt. Olivet Road

ID	PIN	Land Class	Building Type & Description	Address	Property Owner	Site Visit Information	Notes	GRTZ Class
B1	95654 85022	Commercial	Garage - Work/Maint. Shop	2667 Mt. Olivet Rd.	C. & B. Hill	Date: 6.14.12 Time: 2:49	Garage bldg. with two bays; no business sign	Commercial

PHOTOS:



B1: Hill Property



B1: Hill Property

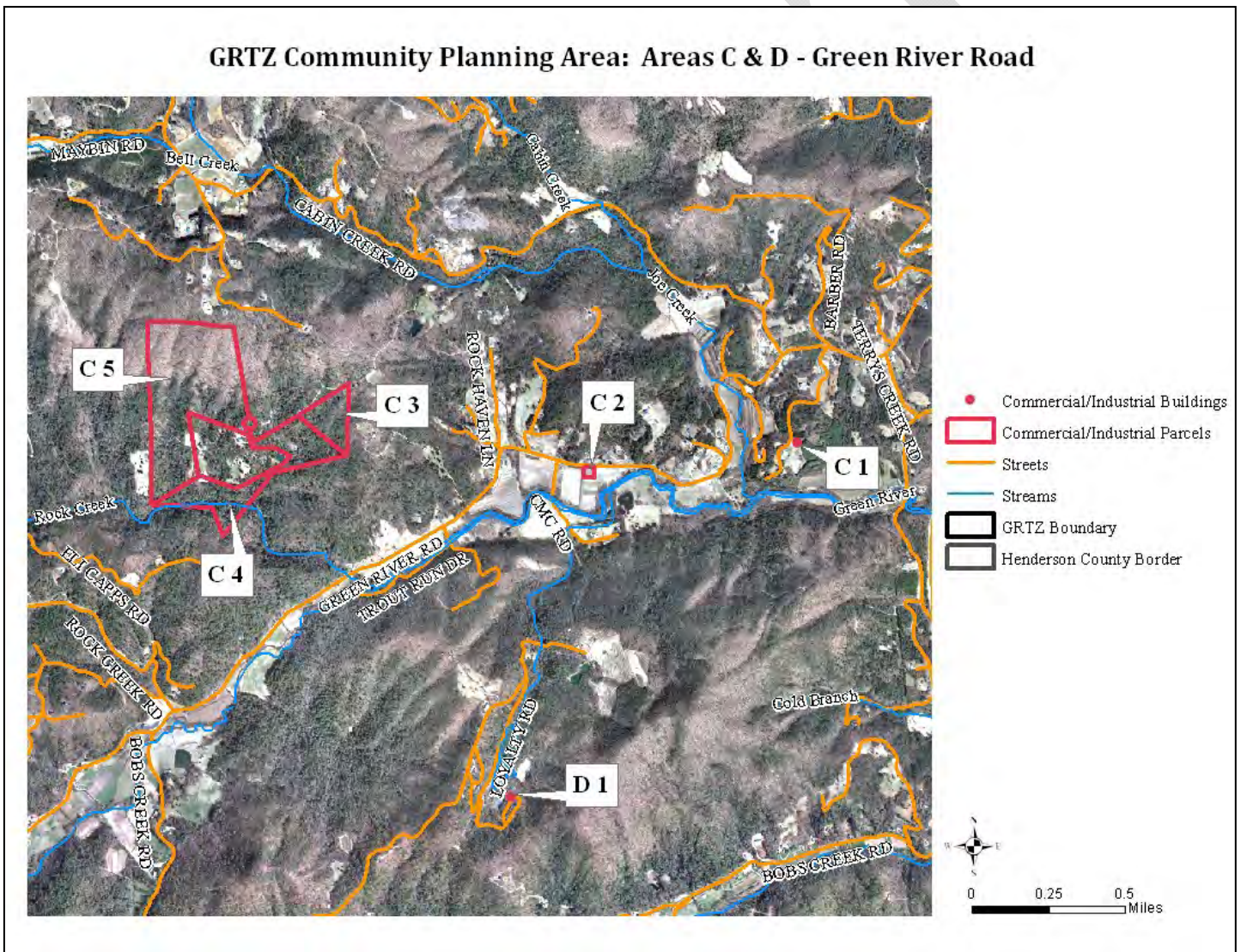


B1: Hill Property

OVERVIEW:

Many residential properties and summer camps are located along or near Green River Road. The Capps Property (C1) contains a metal garage building, but no business signs are visible from the road. No commercial activities were visible on the Bane Property (C2). Camp Arrowhead (C3- C5) and Camp Glen Arden, located on Cabin Creek Road, were founded in 1937 and 1951, respectively. Falling Creek Camp (D1), the brother camp of Greystone, was established in 1969.

GRTZ Community Planning Area: Areas C & D - Green River Road



INVENTORY:

Table 3: Areas C & D – Green River Road								
ID	PIN	Land Class	Building Type & Description	Address	Property Owner	Site Visit Information	Notes	GRT Z
C1	95646 77506	Personal Property Mobile	Garage - Work/Maint. Shop	333 Jim Pace Rd.	N. & N. Capps	Date: 6.7.12 Time: 2:10	No business sign visible	Residential
C2	95643 72442	Commercial	NA	2366 Green River Rd.	R. & D. Bane	Date: 6.14.12	No commercial bldgs. or business signs	Residential
C3	95548 87395	Commercial	NA	NA	Bell Revocable Mgmt. Trust	Date: 6.7.12 Time: 2:03	Camp Arrowhead: Entrance sign on Cabin Creek Rd.	Camp
C4	95547 63990	Commercial	NA	NA	Rock Creek Properties LLC	Date: 6.7.12 Time: 2:03	Camp Arrowhead: Entrance sign on Cabin Creek Rd.	Camp
C5	95546 86748							
C6	95547 83296							
D1	95641 28523	Camps	Campgrounds - Infirmary	340 Fair Play Rd.	Pharrest LLC	Date: 6.7.12 Time: 1:50	Falling Creek Camp: Entrance sign on Green River Rd.	Camp

PHOTOS:



C1: Capps Property



C1: Capps Property



C3-5: Camp Arrowhead



D1: Falling Creek Camp



D1: Falling Creek Camp

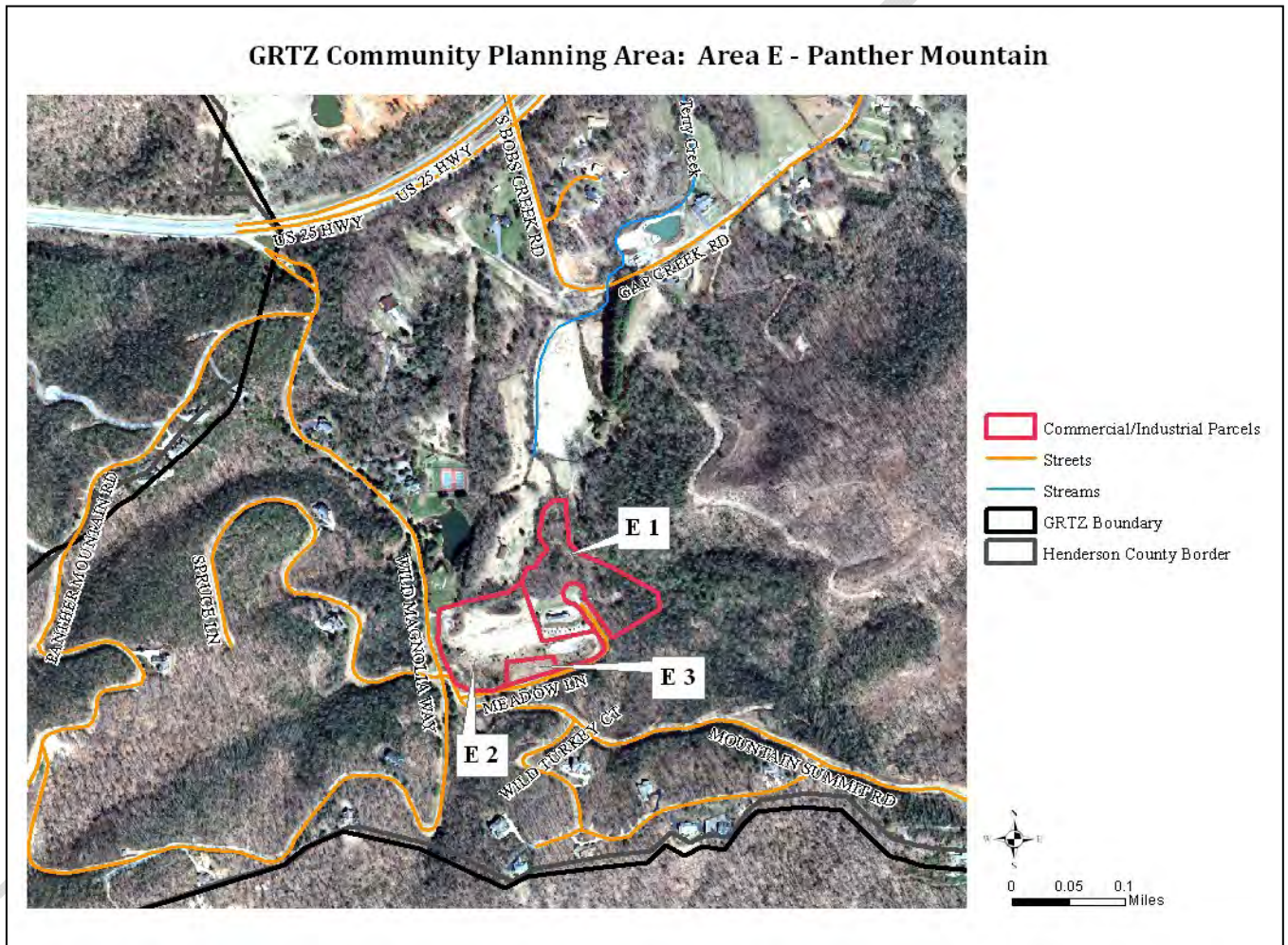


D1: Falling Creek Camp

AREA E: PANTHER MOUNTAIN

OVERVIEW:

The Cliffs at Panther Mountain, located on the NC – SC border, is difficult to access. This area was not visited due to incorrect directions.



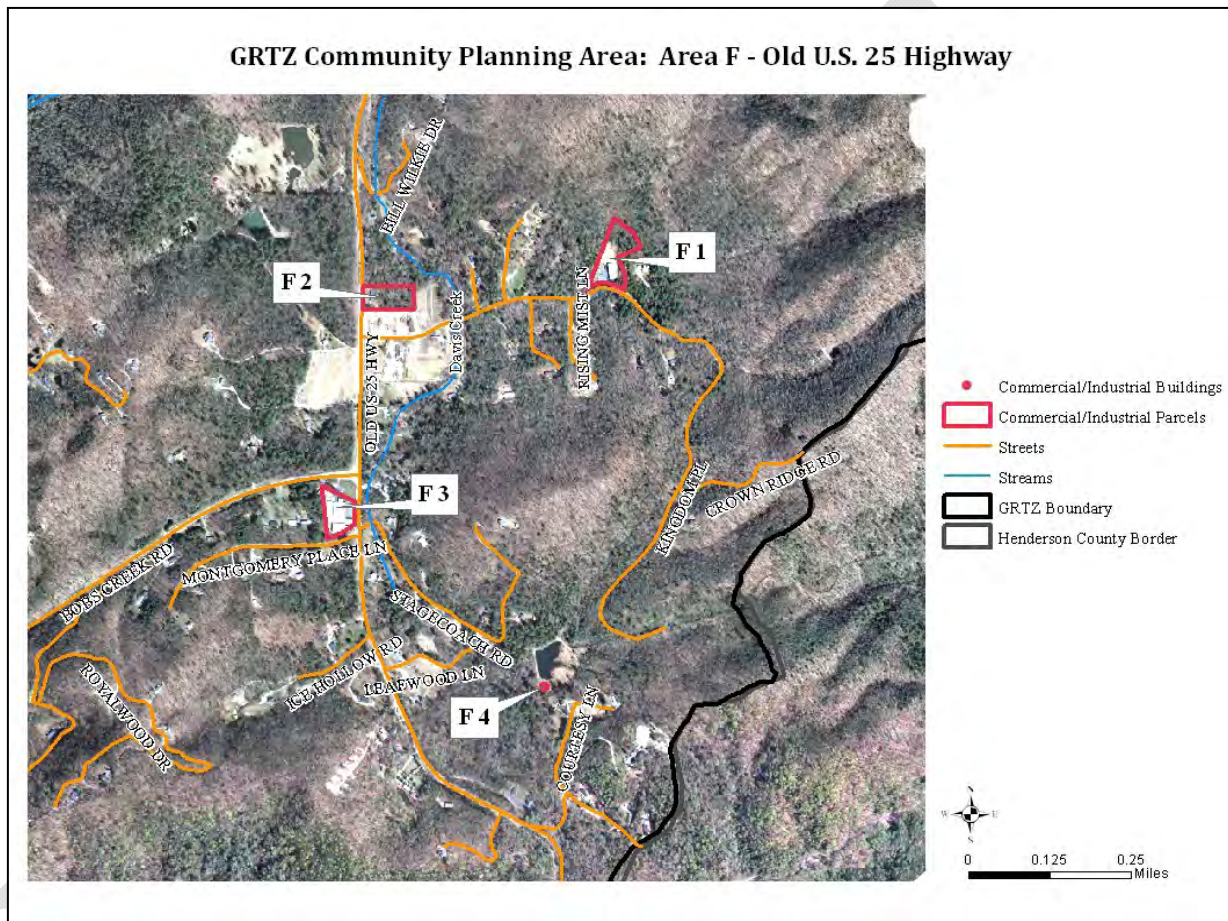
INVENTORY:

Table 4: Area E – Panther Mountain								
ID	PIN	Land Class	Building Type & Description	Address	Property Owner	Site Visit Information	Notes	GRT Z
E1	95730 40111	Commercial	Industrial - Wood Fr. / Metal Whse.	47 Meadow Ln.	Blue Ridge Rural Water Co. Inc.	Date: 6.14.12	A site visit was not possible due to incorrect directions	NA
E2	95639 46005	Commercial	NA	NA	The Cliffs of Panther Mtn. Inc.			NA
E3	95639 37921	Commercial	NA	NA	Blue Ridge Rural Water Co. Inc.			NA

AREA F: OLD U.S. 25 HIGHWAY

OVERVIEW:

Two significant commercial properties located along Old U.S. 25 Highway are Stone Connections and Carolina Paper Tubes Inc. Two additional businesses were identified during the windshield survey: Heartland Harps & Music and Talisman Camp.



INVENTORY:

Table 5: Area F – Old U.S. 25 Highway

ID	PIN	Land Class	Building Type & Description	Address	Property Owner	Site Visit Information	Notes	GRTZ Class
F1	95746 51587	Commercial	Industrial - Metal Whse.	417 Kingdom	N., G., & J. Motes	Date: 6.7.12 Time: 2:37	Stone Connections: Sign on Old 25	Commercial
F2	95744 52193	Commercial	Garage - Garage	3593 Old US 25	T. Hatley	Date: 6.24.12	No business signs visible	
F3	95743 38373	Commercial	Industrial - Light Ind.	3932 Old US 25	Carolina Paper Tubes	Date: 6.7.12 Time: 2:40	Metal building; semi-trucks	Commercial
F4	95745 29025	Vacant	NA	NA	L. Hurley	Date: 6.7.12	Bldgs. incorrectly listed at this site	
FB	95744 04943	Residential – SF	NA	4370 Old US 25	Woodworth & P. Bruner	Date: 6.7.12 Time: 2:42	Heartland Harps & Music: Sign on road	Residential Commercial
FC	95734 96769	Camps	NA	64 Gap Creek	Hendersonville Rental Prop.	Date: 6.7.12 Time: 2:45	Talisman Camp: Sign on Old US 25	Camp

AREA F: OLD U.S. 25 HIGHWAY

PHOTOS:



F1: Motes Property - Stone Connections



F2: Hatley Property



F3: Carolina Paper Tubes Inc.



F3: Carolina Paper Tubes Inc.



FB: Heartland Harps & Music



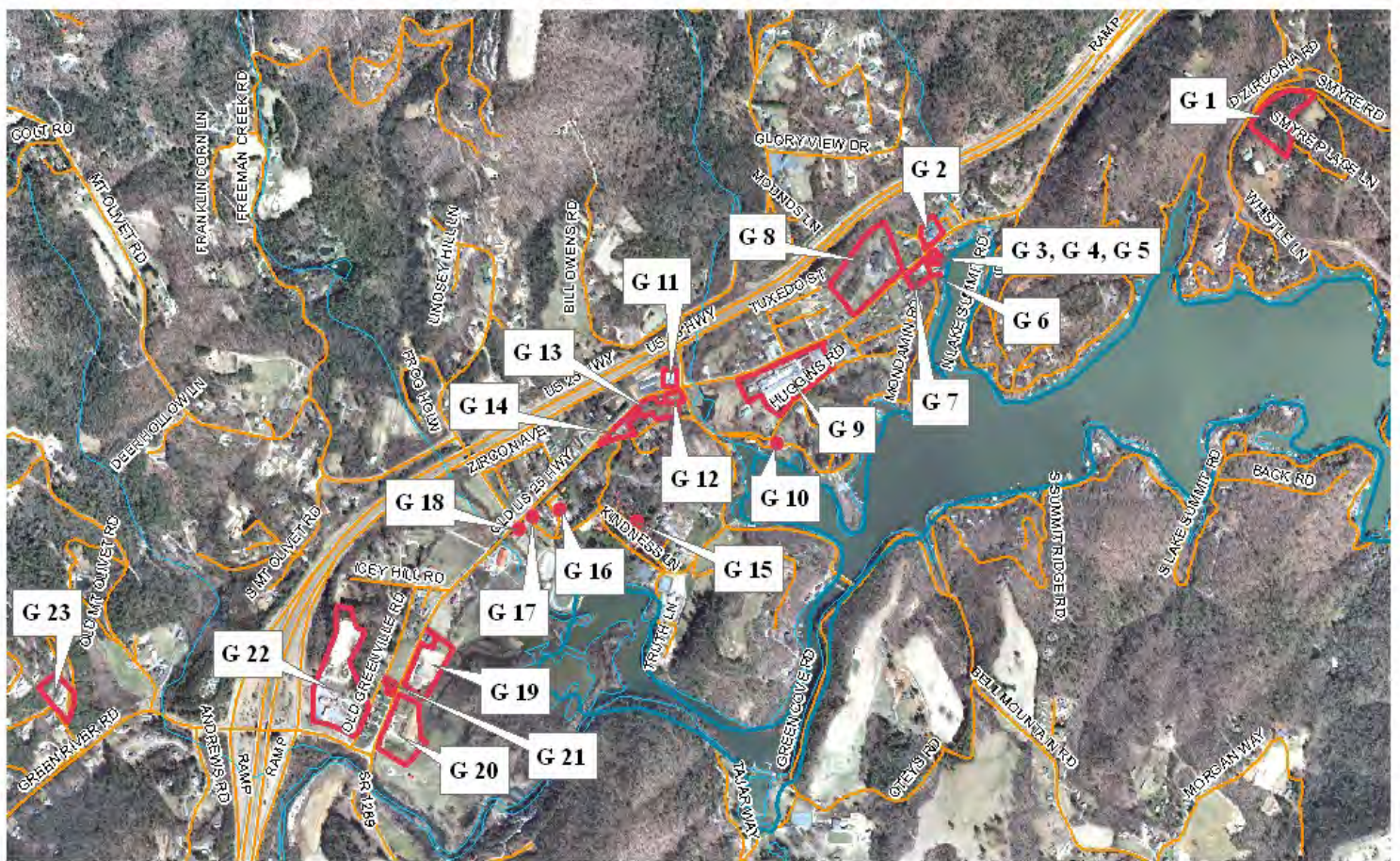
FC: Talisman Camp

AREA G: TUXEDO & LAKE SUMMIT

OVERVIEW:

The Tuxedo and Lake Summit area is one of the most commercial within the GRTZ Planning Area. Retail stores, services, and summer camps are among the featured properties. This area also includes community facilities such as the Green River Branch Library and a future park at the vacant Green River Mills property.

GRTZ Community Planning Area: Area G - Tuxedo and Lake Summit



AREA G: TUXEDO &
LAKE SUMMIT

Table 6: Area G – Tuxedo and Lake Summit

ID	PIN	Land Class	Building Type & Description	Address	Property Owner	Site Visit Information	Notes	GRTZ Class
G1	95850 68807	Commercial	NA	NA	J. & M. Robinson	Date: 5.30.12	Not able to access prop.	
G2	95757 55830	Commercial	Garage - Work/Maint. Shop	924 Old US 25	G. Morgan	Date: 6.7.12 Time: 3:12	Garage	Commercial
G3	95757 55569	Commercial	NA	NA	Lake Summit Foundation (LSF)	Date: 6.24.12	Beach access to Lake Summit	Commercial
G4	95757 55575	Commercial	NA	15 Huggins				
G5	95757 55582	Commercial	NA	NA				
G6	95757 55399	Commercial	NA	NA	G. & L. Farquhar	Date: 6.7.12	Not able to identify prop.	
G7	95757 54430	Commercial	NA	NA	LSF	Date: 6.7.12	Parking lot	Commercial
G8	95756 59499	Commercial	Education – Elem. School	1124 Old US 25	B. Huntly & T. Shipman	Date: 5.30.12	Tuxedo Ext. Day School	Vacant
G9	95756 42488	Commercial-Vacant	NA	1299 Old US 25	Brittain Holdings	Date: 5.30.12	Old Green River Mill	Commercial-Vacant
G10	95756 35994	Camps	Garage - Work/Maint. Shop	524 Mondamin	FDB Inc.	Date: 6.24.12	Not able to identify prop.	Camp
G11	95755 40484	Commercial	Beauty Shop - Barber Shop	1486 Old US 25	K. & J. Stepp	Date: 5.30.12	Tuxedo Barber Shop	Commercial
G12	95755 41216	Commercial	Auto – Service Station	1483 Old US 25	LSF	Date: 6.7.12	Not able to identify prop.	
G13	95754 49185	Commercial	Retail – General Retail	1541 Old US 25	Mullinax Family Prp.	Date: 6.7.12	Not able to identify prop.	
G14	95754 36945	Commercial	SF Offices – SF Open Offices	120 Old Greenville	Greystone Land Hold.	Date: 6.24.12	Not able to access prop.	Camp
G15	95753 18934	Camps	Campgrounds - Infirmary	112 Honesty	Greystone Land Hold.	Date: 6.24.12	Not able to access prop.	Camp
G16	95753 18934	Camps		14 Camp Greystone	Greystone Land Hold.	Date: 6.7.12 Time: 3:03	Greystone staff entrance	Camp
G17	95753 18934	Camps	Garage - Work/Maint. Shop	11 Camp Greystone				
G18	95753 18934	Camps		1839 Old US 25				
G19	95752 18714	Commercial	NA	2185 Old US 25	T. Redmond	Date: 5.31.12	Equipment business	Commercial
G20	95752 15280	Commercial	Retail – General Retail	2267 Old US 25	J. Bayne	Date: 5.30.12	Bayne's Nursery	Commercial
G21	95752 14578	Commercial	Retail – General Retail	2224 Old US 25	S. & E. Waggoner	Date: 5.31.12	Staton's Grocery	Commercial-Vacant
G22	95751 19772	Commercial	Education - Libraries	50 Green River	N. Green	Date: 6.7.12 Time: 3:00	Service St. & GR Library	Commercial Educational

G23	95659 13554	Commercial	NA	35 Rocky Top	T. & B. Osteen	Date: 6.7.12	Not able to locate prop.	
GA	95756 42842	Res- Leasehold	NA	Old US 25	K. & B. Allen	Date: 5.30.12	Tuxedo Comm. Store	Commercial
GB	95851 90313	Res-SF	NA	31 Triangle	R. Ward	Date: 5.30.12	Auto Repair	Commercial

PHOTOS:

DRAFT

AREA G: TUXEDO & LAKE SUMMIT



G2: Morgan Property



G2: Morgan Property



G2: Morgan Property



G3-G5: Lake Summit Foundation



G3-G5: Lake Summit Foundation



G7: Lake Summit Foundation

AREA G: TUXEDO & LAKE SUMMIT



G8: Huntly & Shipman Property



G8: Huntly & Shipman Property



G8: Huntly & Shipman Property



G9: Brittain Holdings



G9: Brittain Holdings



G9: Brittain Holdings

AREA G: TUXEDO & LAKE SUMMIT



G10: Camp Mondamin



G11: Stepp Property



G11: Stepp Property



G11: Stepp Property



G14 & G15: Camp Greystone



G16, G17, G18: Greystone Property

AREA G: TUXEDO & LAKE SUMMIT



G16, G17, G18: Greystone Property



G19: Redmond Property



G19: Redmond Property



G19: Redmond Property



G20: Bayne Property



G20: Bayne Property

AREA G: TUXEDO & LAKE SUMMIT



G20: Bayne Property



G21: Waggoner Property



G21: Waggoner Property



G22: Green Property



G22: Green Property



G22: Green Property

AREA G: TUXEDO & LAKE SUMMIT



G22: Green Property



GA: Allen Property - Tuxedo Community Store



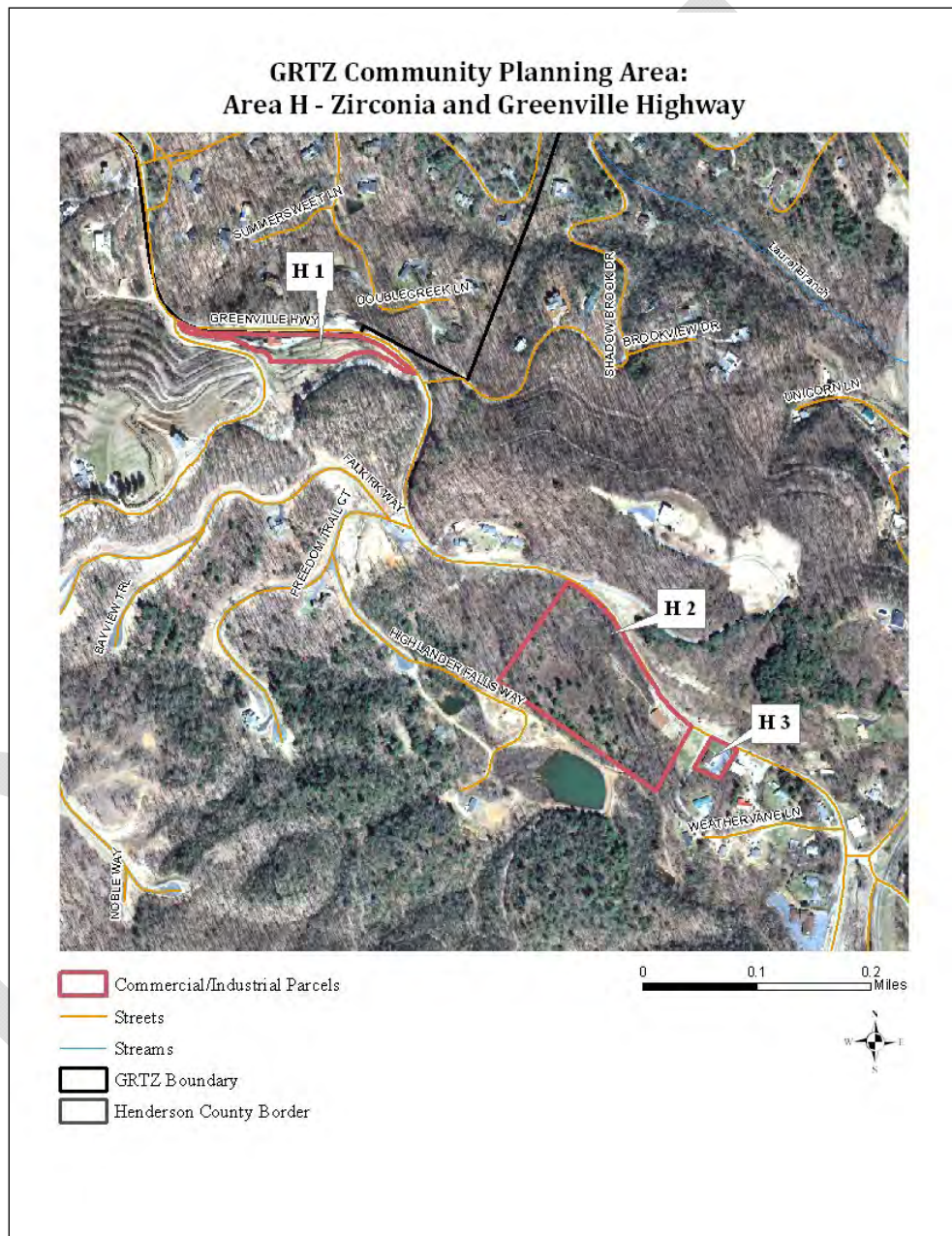
GA: Allen Property - Tuxedo Community Store

AREA H: ZIRCONIA & GREENVILLE HIGHWAY

OVERVIEW:

Greenville Highway serves as a gateway to the Zirconia and Tuxedo communities. The commercial properties located along this road, such as the Zirconia Post Office (H3), help to identify these areas.

INVENTORY:



AREA H: ZIRCONIA & GREENVILLE HIGHWAY

Table 7: Area H – Zirconia and Greenville Highway								
ID	PIN	Land Class	Building Type & Description	Address	Property Owner	Site Visit Information	Notes	GRTZ Class
H1	95767 26824	Commercial	Apartments - Mixed Use	3431 Greenville	S. Stubbs	Date: 6.14.12 Time: 2:31	Orchard store	Commercial
H2	95768 19324	Commercial	Retail – General Retail	3111 Greenville	Educational Properties	Date: 6.7.12 Time: 3:20	Appears vacant	Commercial-Vacant
H3	95769 04975	Commercial	Governmental - Post Office	5576 Greenville	R. & M. Thomas	Date: 6.7.12 Time: 3:20	Zirconia Post Office	Government
HA	95769 07933	R-SF	NA	5674 Greenville	B. Elliston	Date: 6.7.12 Time: 3:20	Metal bldg.	Commercial
HB	95769 23060	NA	NA	5481 Greenville	Treetops LLC	Date: 6.7.12	Bldg. appears vacant	Commercial-Vacant

PHOTOS:



H1: Stubbs Property



H2: Educational Property



H3: Zirconia Post Office



HA: Eliston Property

AREA H: ZIRCONIA & GREENVILLE HIGHWAY



HA: Eliston Property



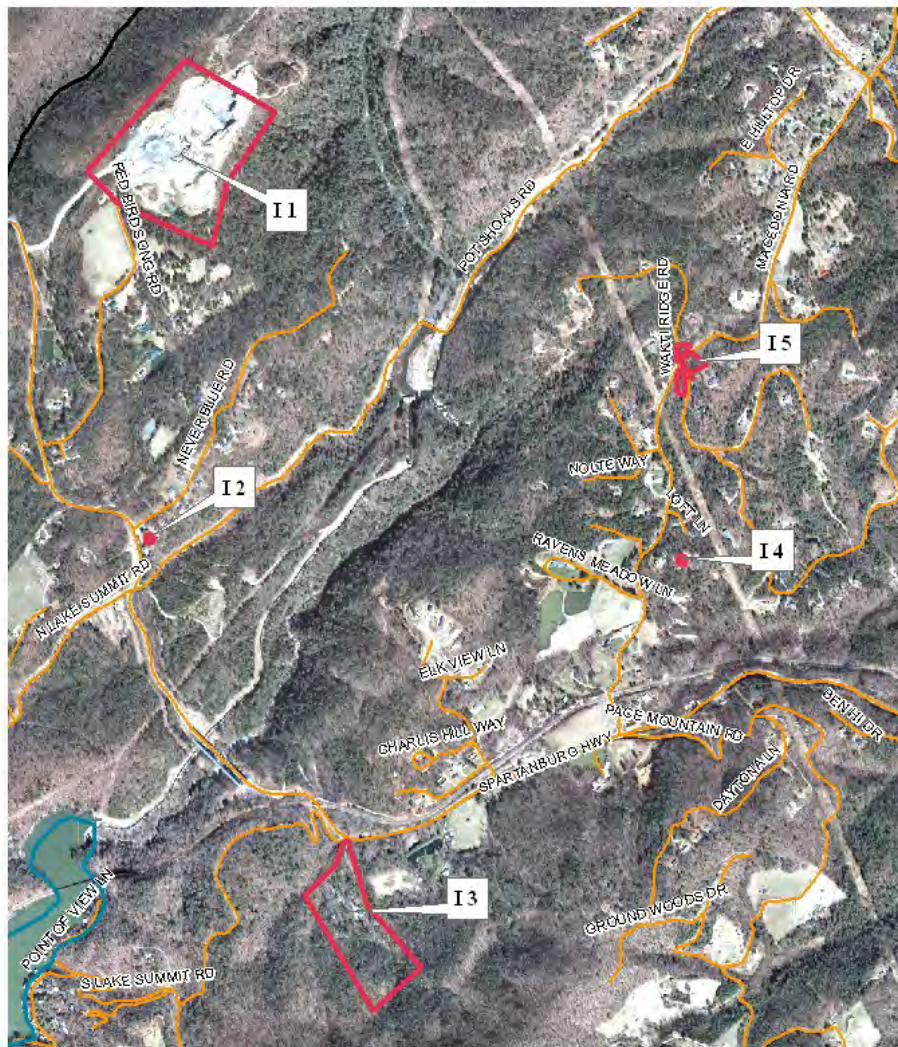
HB: Treetops LLC Property

AREA I: SPARTANBURG HIGHWAY & MACEDONIA ROAD

OVERVIEW:

This area contains two significant commercial/industrial properties: Green River Quarry (I1) and a vacant industrial building (I2).

GRTZ Community Planning Area:
Area I - Spartanburg Hwy. & Macedonia Road



- Commercial / Industrial Buildings
- ▭ Commercial / Industrial Parcels
- Streets
- ▭ GRTZ Boundary
- ▭ Henderson County Border

0 0.25 0.5
Miles



AREA I: SPARTANBURG HIGHWAY & MACEDONIA ROAD

INVENTORY:

Table 8: Area I – Spartanburg Highway & Macedonia Road								
ID	PIN	Land Class	Building Type & Description	Address	Property Owner	Site Visit Information	Notes	GRTZ Class
I1	95866 30677	Commercial	NA	3662 Spartanburg	BV Hendrick Gravel Co.	Date: 6.1.12 Time: 2:45	Green River Quarry	Commercial
I2	95865 07013	Residential- SF	Industrial - Wood Fr. / Metal Whse.	3806 Spartanburg	N. Angier	Date: 6.1.12 Time: 2:52	Bldg. for sale or lease	Industrial- Vacant
I3	95857 66249	Commercial	NA	7337 Spartanburg	Cabin Fever LLC	Date: 6.1.12 Time: 2:40	Vacation rentals	
I4	95950 97851	Personal Prop. Mobile	Garage - Work/Maint. Shop	400 Macedonia	D. & L. Mintz	Date: 6.1.12 Time: 2:32	Residential – View from driveway	Residential
I5	95960 17625	Commercial	NA	NA	Winfield Cove Prop. Owners	Date: 6.1.12 Time: 2:29	Residential – Subdivision	Residential

PHOTOS:



I1: Hendrick Property



I1: Hendrick Property



I2: Angier Property



I2: Angier Property

DRAFT

AREA I: SPARTANBURG HIGHWAY & MACEDONIA ROAD



I3: Cabin Fever Property



I4: Mintz Property



I5: Winfield Cove Property



I5: Winfield Cove Property

AREA J: MOUNTAIN PAGE ROAD

OVERVIEW:

The Mountain Page Community Club, located near Lake Hosea, participated in the WNC Communities Program from 2003-2010.

GRTZ Community Planning Area:
Area J - Mountain Page Road



J1: Mtn. Page Community Club



J1: Mtn. Page Community Club

INVENTORY:

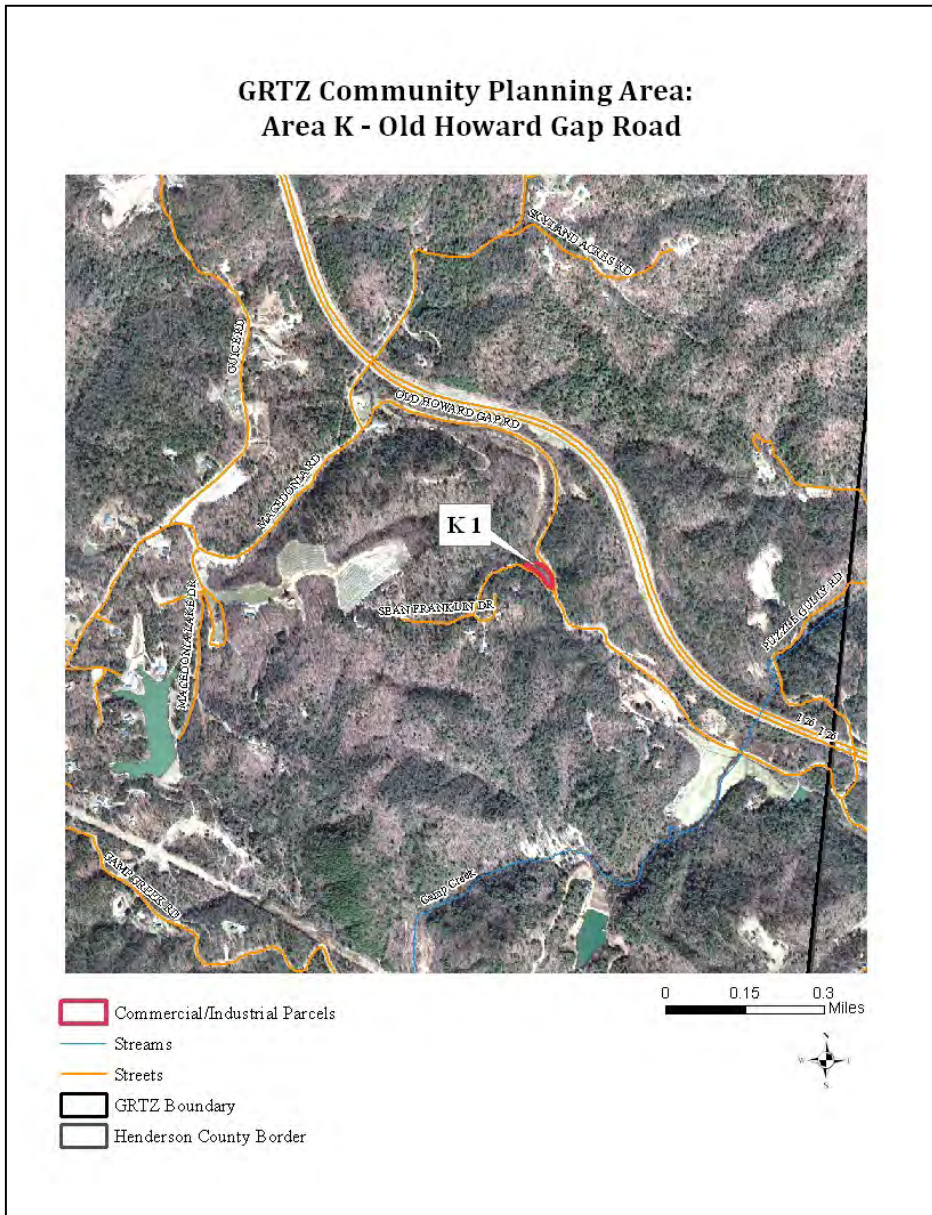
Table 9: Area J – Mountain Page Road

ID	PIN	Land Class	Building Type & Description	Address	Property Owner	Site Visit Information	Notes	GRT Z
J1	95953 11684	Commercial	Recreation - Community Center	1303 Mountain Page Rd.	Mountain Page Comm. Club	Date: 6.24.12	Bldg. with driveway & large lawn	

AREA K: OLD HOWARD GAP ROAD

OVERVIEW:

The Woods at Howard Gap is a residential subdivision and no evidence of commercial or industrial activity was evident.



K1: Mintz Property



K1: Mintz Property








INVENTORY:

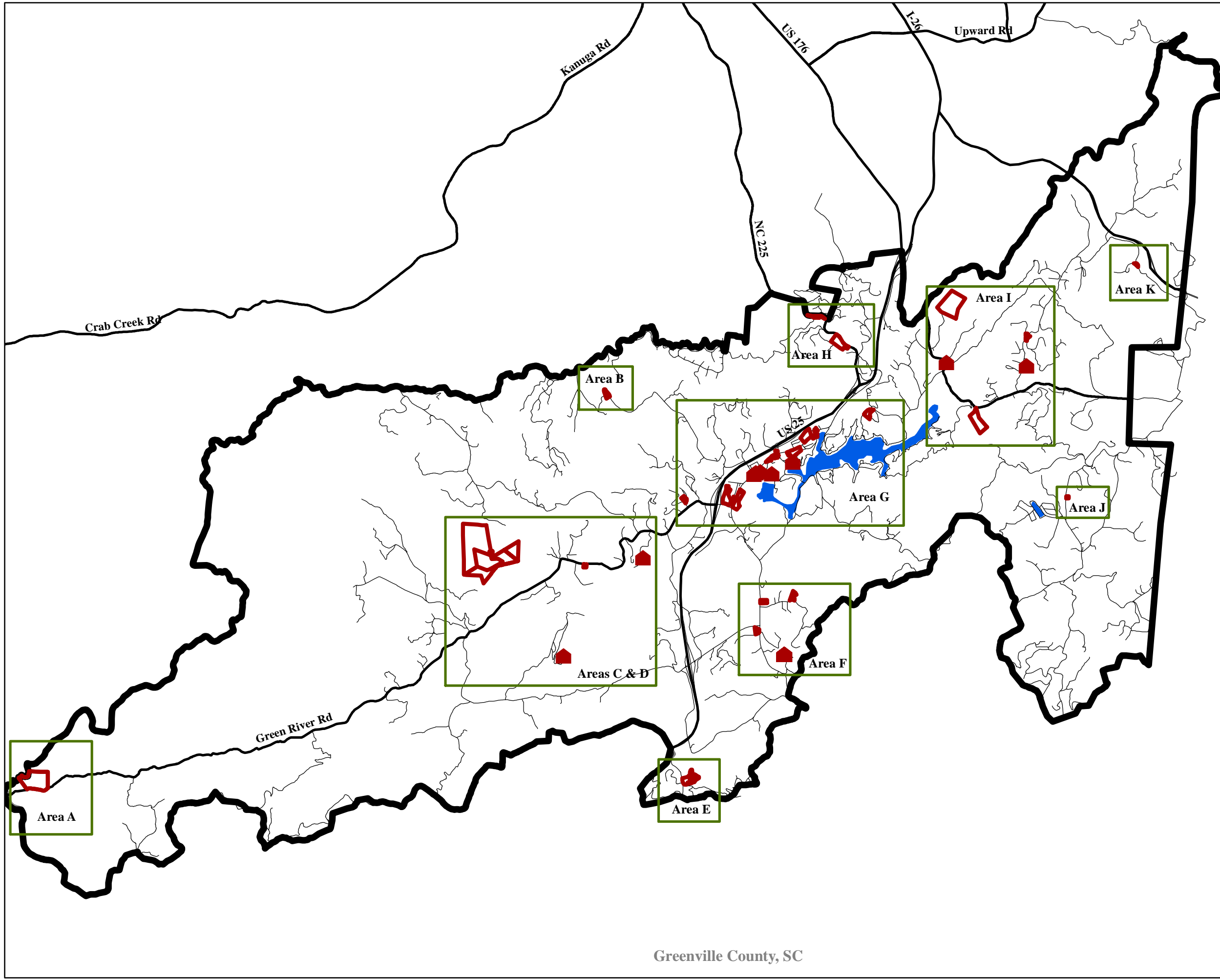
Table 10: Area K – Old Howard Gap Road

ID	PIN	Land Class	Building Type & Description	Address	Property Owner	Site Visit Information	Notes	GRTZ Class
K1	95967 64162	Commercial	NA	NA	D. & L. Mintz	Date: 6.1.12 Time: 2:15	Res. Subdivision – The Woods at Howard Gap	Residential

Green River, Tuxedo & Zirconia Community Planning Area

Commercial, Industrial, & Warehouse Land Use Inventory

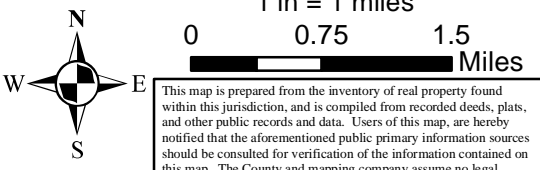
-  Commercial/Industrial Buildings
-  Commercial/Industrial Parcels
-  Major Roads
-  Streets
-  Lakes Summit and Hosea
-  GRTZ Boundary
-  Henderson County Border



Greenville County, SC

1 in = 1 miles

0 0.75 1.5 Miles



This map is prepared from the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map, are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.