



Greenwood City/County Planning Staff Report

Application Number: DM 25-09-005 **Application Type:** Design Modification

Jurisdiction: Greenwood County **Planning Area:** Ninety Six

Council Ward/District: District 5/Dayne Pruitt

Applicant/Owner: Rtb Capital LLC & Rtb Development LLC

GPIN(s)/Address(es): 6895-461-028 & 6894-604-967 / Hwy 246 & Davis Street

PC Date: 9/23/2025

Projected Council Dates: N/A

Request and Site Information

Request DM 25-09-005 by Todd Bailey. This is a request for a design modification to Land Development Regulations, Section 6-2-62 Streets, (6) Street Design, b. Specifications, 5., *requiring all underground utilities to be installed beyond the limits of the roadway pavement.*

Current Land Development Regulations require all utilities to be installed outside of the pavement area of new roads during construction. The City of Greenwood's LDRs allow for sewer lines to be installed under the streets to be paved. The applicant would like the same consideration. The Town of Ninety Six has agreed to accept the roads into their jurisdiction by annexing the development. The County's Land Development Regulations prohibit the placement of utilities within the paved areas of the right-of-way. Currently zoned AG-1, the parcels can be developed into lots with a minimum area of 7,500 square feet, if sewer is available. The Town of Ninety Six will maintain the streets. The town requested the installation of the sewer lines within the paved area of the streets.

Applicant's Intent: To subdivide two parcels into lots as Patriots Landing.

Lot Size(s): ±69.5 acres

Current Zoning District: AG-1 (Agricultural)

Current Land Use: Undeveloped

Proposed Land Use: Single Family Residential

Clustering: N/A

Recommendations

<i>Staff:</i>	To be provided.
<i>Planning Commission:</i>	
<i>Council:</i>	