

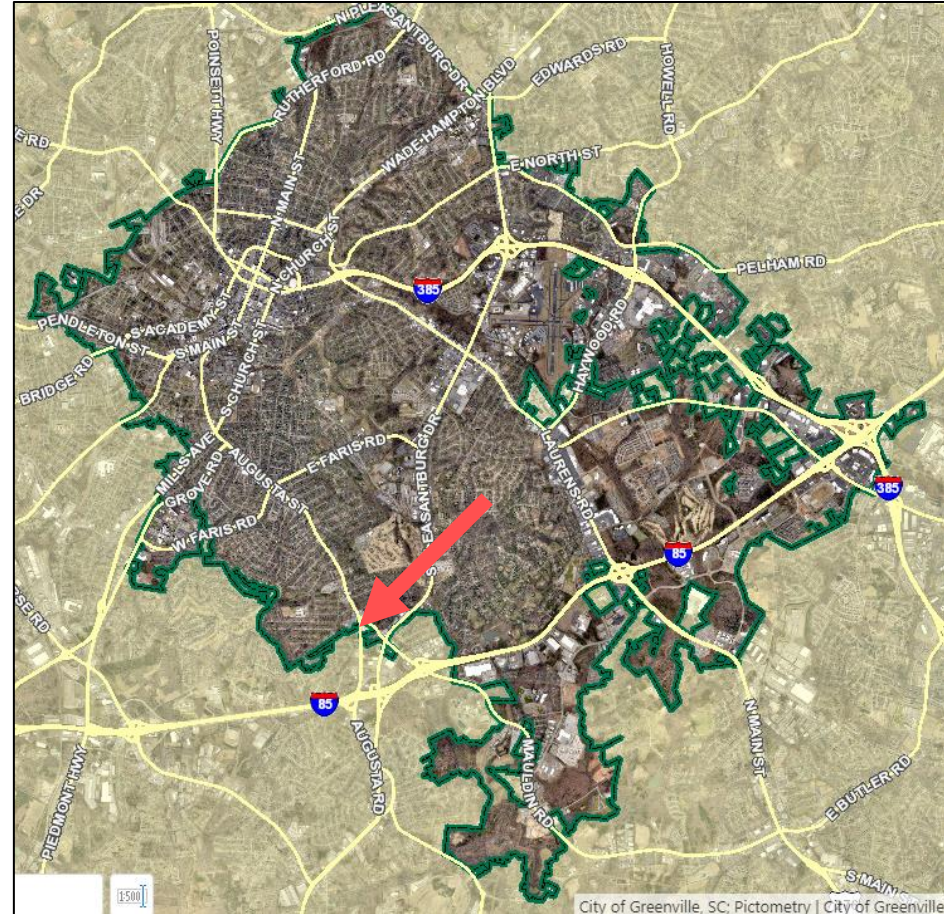
# AX-4-2021 | Prosperity Av and Plantation Rd

## APPLICANT

Reid Hipp

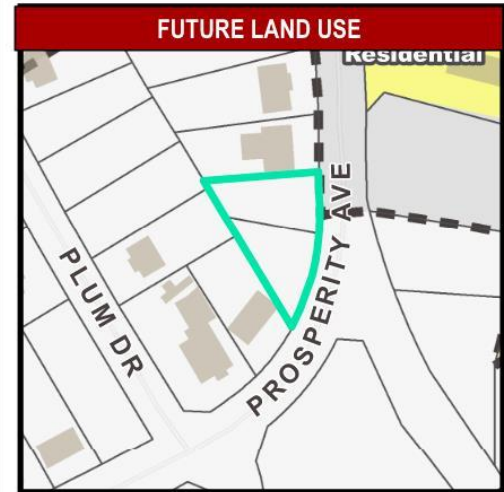
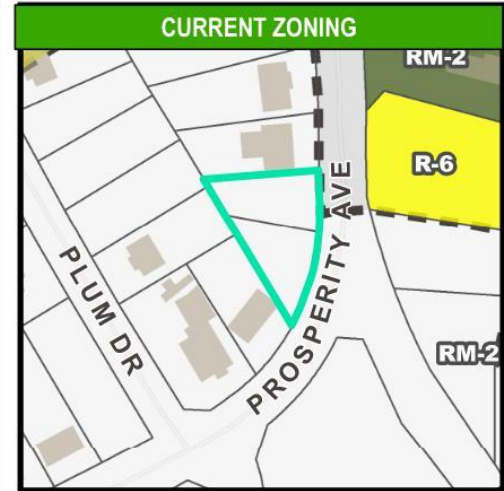
## REQUEST

**ANNEXATION** and **REZONE** of 0.28 acre located at **PROSPERITY AVENUE AND PLANTATION ROAD** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville (TM# 0367000111800, 0367000111900)



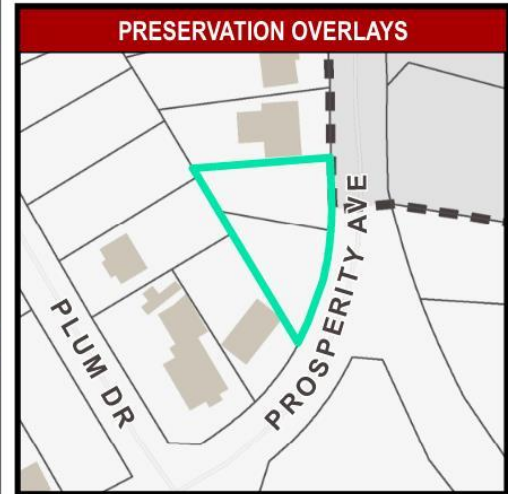
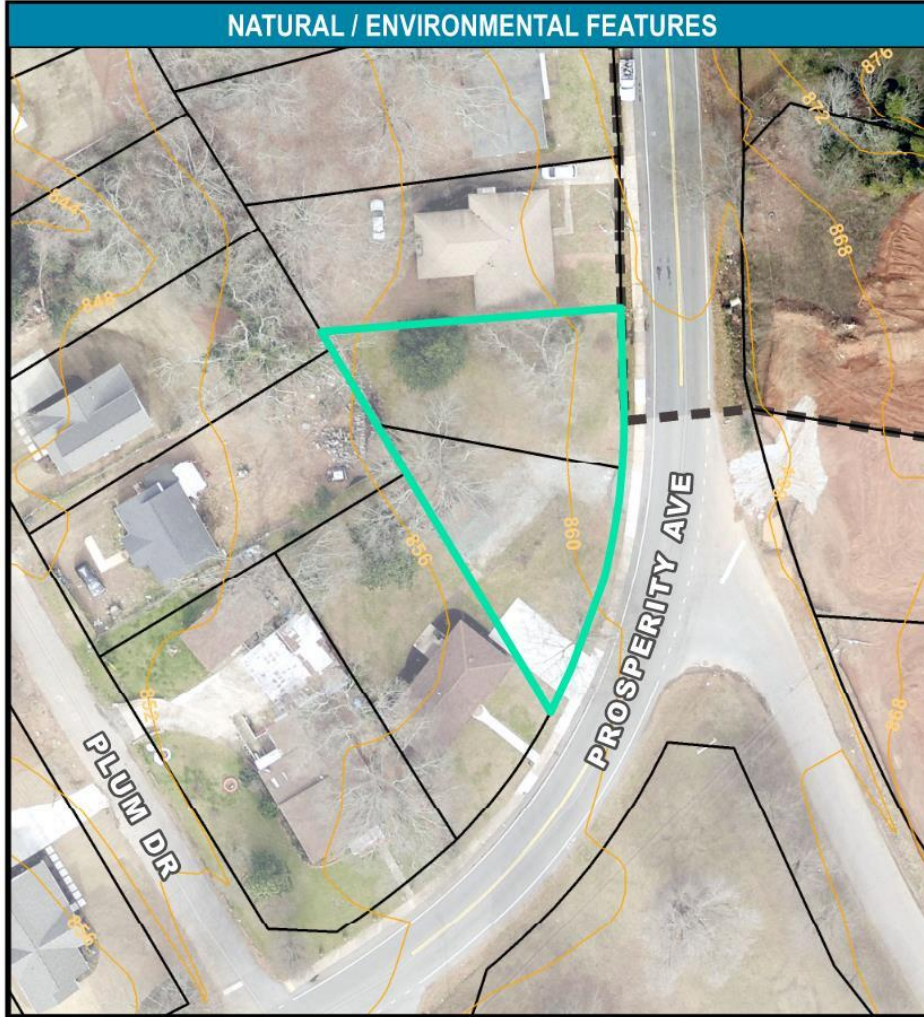
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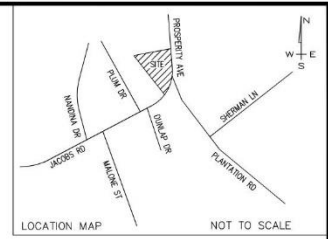
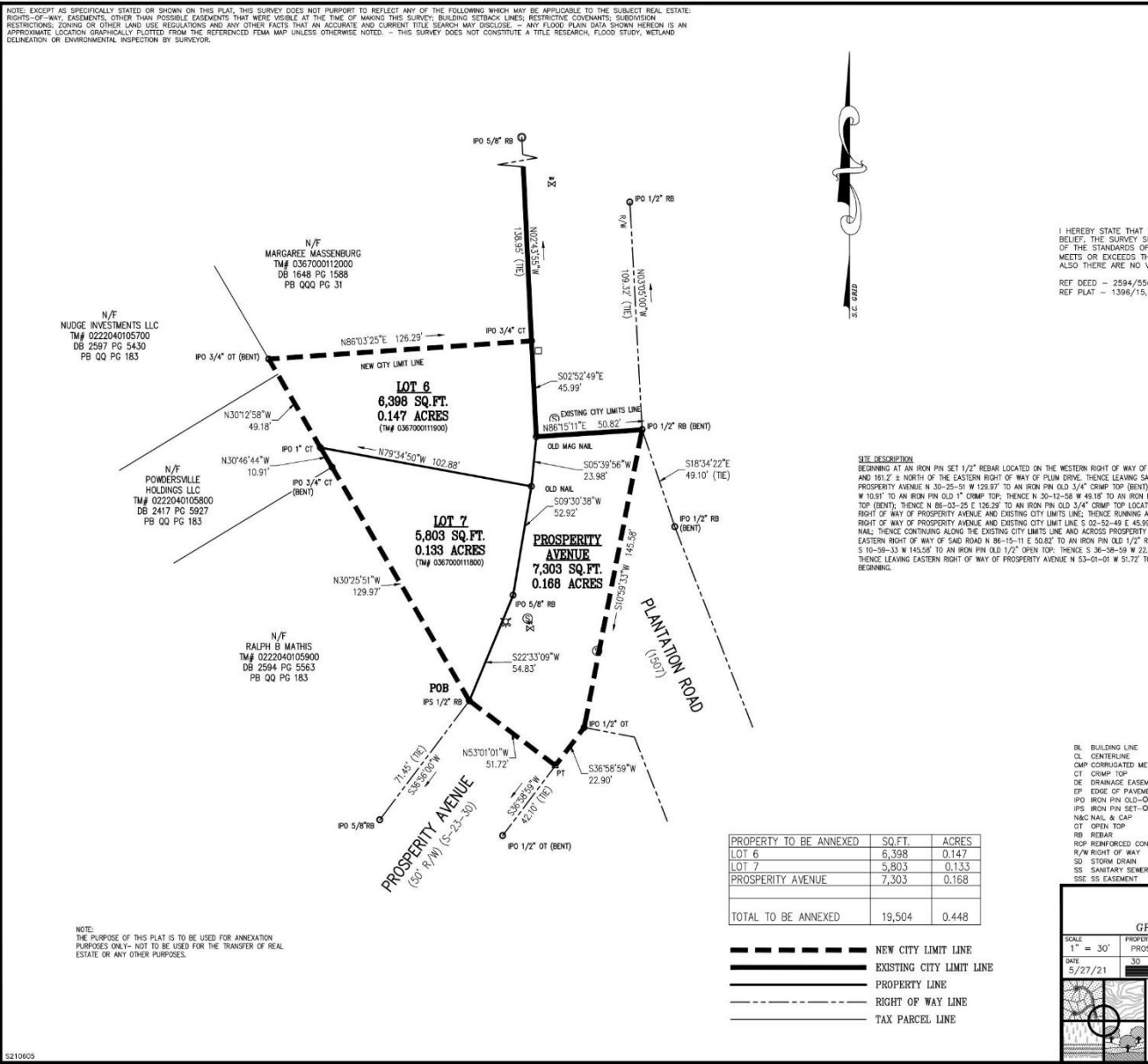
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NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREIN IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

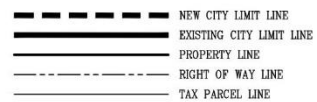
REF DEED - 2594/2563  
REF PLAT - 1399/15, 000/31

A. CLAY JONES, P.L.S.  
S.C. REG. NO. 26210



**SITE DESCRIPTION**  
BEGINNING AT AN IRON PIN SET 1/2" REBAR LOCATED ON THE WESTERN RIGHT OF WAY OF PROSPERITY AVENUE AND 181.2' ± NORTH OF THE EASTERN RIGHT OF WAY OF PLUM DRIVE; THENCE LEAVING SAID RIGHT OF WAY OF PROSPERITY AVENUE N 30-25-51' W 129.97' TO AN IRON PIN OLD 3/4" CRIMP TOP (BENT); THENCE N 30-46-44' W 101.01' TO AN IRON PIN OLD 1" CRIMP TOP; THENCE N 30-12-58' W 49.18' TO AN IRON PIN OLD 3/4" OPEN TOP (BENT); THENCE N 86-03-25' E 126.29' TO AN IRON PIN OLD 3/4" CRIMP TOP LOCATED ON THE WESTERN RIGHT OF WAY OF PROSPERITY AVENUE AND EXISTING CITY LIMITS LINE; THENCE RUNNING ALONG THE WESTERN RIGHT OF WAY OF PROSPERITY AVENUE AND EXISTING CITY LIMITS LINE; THENCE RUNNING ALONG THE WESTERN RIGHT OF WAY OF SAID ROAD N 86-15-11' E 50.82' TO AN IRON PIN OLD 1/2" REBAR (BENT); THENCE S 10-39-33' W 145.58' TO AN IRON PIN OLD 1/2" OPEN TOP; THENCE S 36-38-59' W 22.87' TO A POINT; THENCE LEAVING EASTERN RIGHT OF WAY OF PROSPERITY AVENUE N 53-01-01' W 51.72' TO THE POINT OF BEGINNING.

PROPERTY TO BE ANNEXED	SQ.FT.	ACRES
LOT 6	6,398	0.147
LOT 7	5,803	0.133
PROSPERITY AVENUE	7,303	0.168
<b>TOTAL TO BE ANNEXED</b>	<b>19,504</b>	<b>0.448</b>



- LEGEND**
- BL BUILDING LINE
  - CL CENTERLINE
  - CMP CORRUGATED METAL PIPE
  - CT CRIMP TOP
  - DE DRAINAGE EASEMENT
  - EP EDGE OF PAVEMENT
  - IPD IRON PIN OLD
  - IPS IRON PIN SET-O
  - N&C NAIL & CAP
  - OT OPEN TOP
  - RB REBAR
  - RDP REINFORCED CONC PIPE
  - R/W RIGHT OF WAY
  - SD STORM DRAIN
  - SS SANITARY SEWER
  - SSE SS EASEMENT
  - TEL TELEPHONE PEDESTAL
  - TEL TELEPHONE METER
  - CB CATCH BASIN
  - WP WIPER PILE
  - ET ELEC TRANS
  - ELEVATION
  - FF FIRE HYDRANT
  - GS GAS METER
  - GV GAS VALVE
  - LP LIGHT POLE
  - PP POWER POLE
  - RA RAY ANCHOR
  - SDM 6" SD MANHOLE
  - SMH 8" SS MANHOLE
  - TM TELEPHONE MANHOLE
  - CO CLEAN OUT
  - TC/TB TOP/BOTTOM CURB
  - TW/TB TOP/BOTTOM WALL
  - VOP WITFRED CLAY PIPE
  - WM WATER METER
  - WV WATER VALVE
  - CIV CABLE TV
  - FOC FIBER OPTIC CABLE
  - GAS GAS LINE
  - OMP OVERHEAD POWER
  - OHT OVERHEAD TELEPHONE
  - SD STORM DRAIN
  - SS SANITARY SEWER
  - UG UNDERGROUND POWER
  - W WATER LINE

**ANNEXATION PLAT FOR RALPH B. MATHIS GREENVILLE COUNTY, SOUTH CAROLINA**

SCALE: 1" = 30'	PROPERTY ADDRESS: PROSPERITY AVENUE	TAX PIN: 036700011980
DATE: 5/27/21	FIELD CHECK: TH/EM	DRAWN BY: BM

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615  
PH: (864)271-0495  
www.sitedesign-inc.com



## **STAFF RECOMMENDATION**

Recommend approval with staff comments of annexation, rezone to R-6, and Future Land Use designation of Sub-Urban Residential.

## **PLANNING COMMISSION DECISION**

Recommend approval with staff comments by a vote of 6-0.