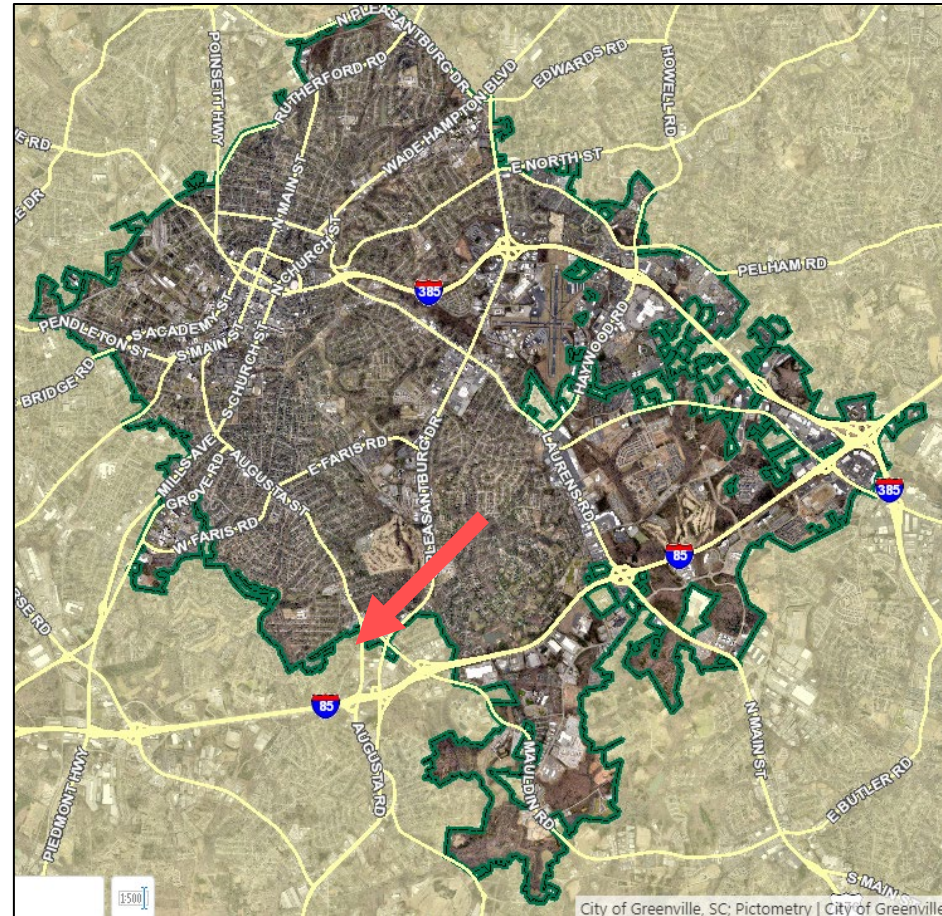


APPLICANT

Summa Terra Development Group

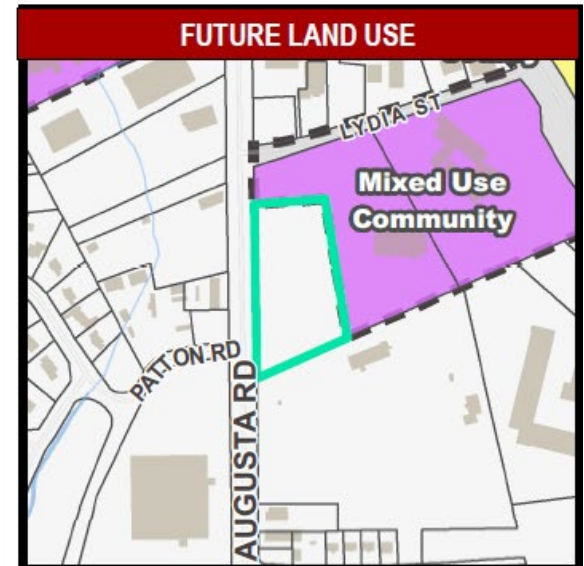
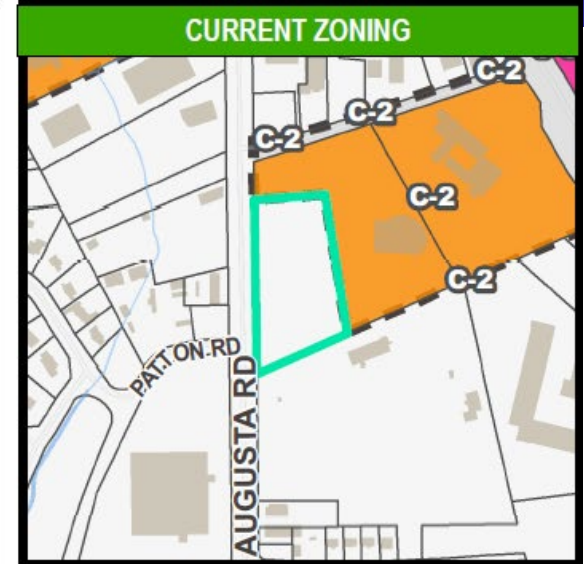
REQUEST

ANNEXATION and **REZONE** of 2.07 acres located at **3505 Augusta Road** from C-2, Commercial district, in Greenville County to C-2, Local commercial district, in the City of Greenville (TM# M015010200600)



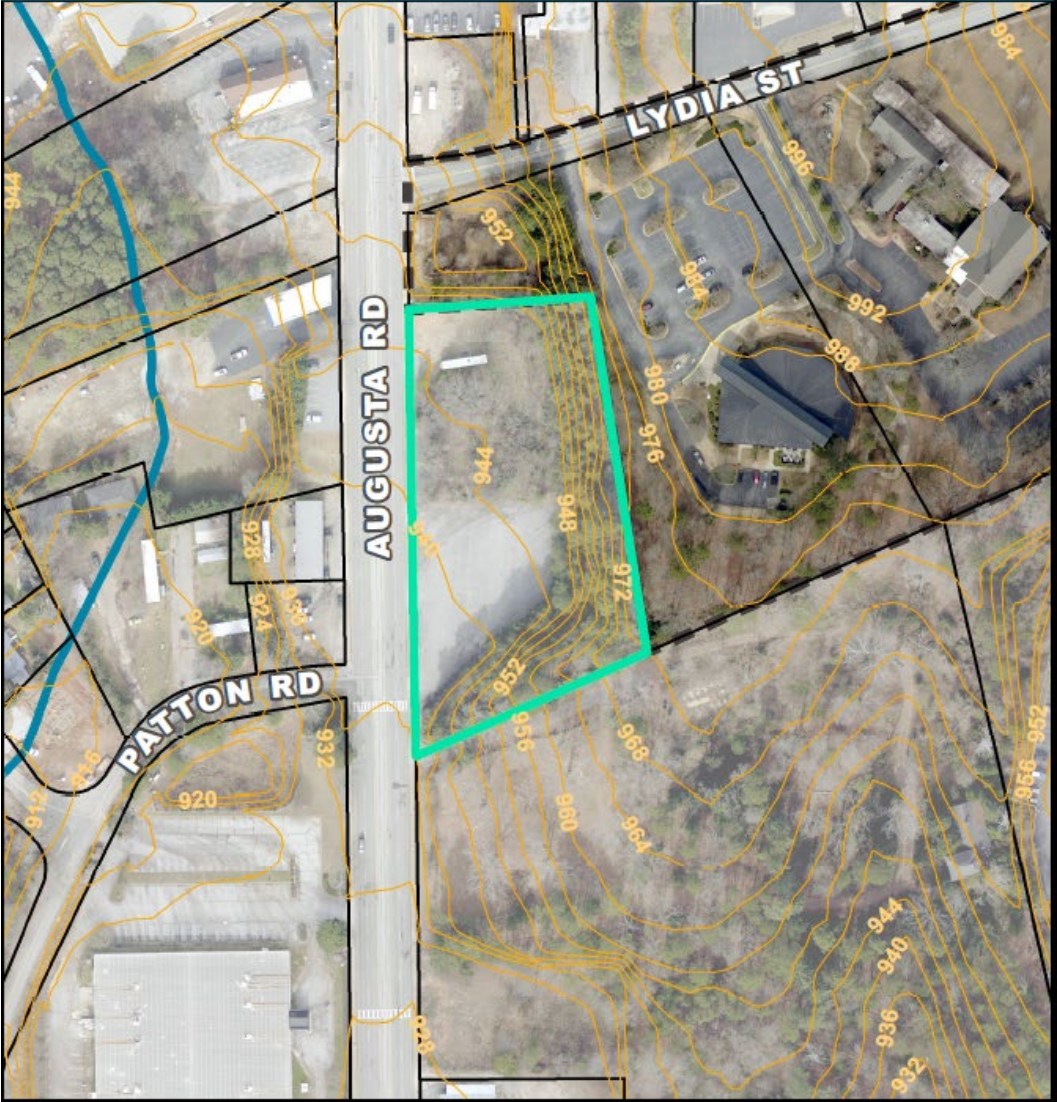
City of Greenville, SC: Pictometry | City of Greenville

AX-8-2021 | 3505 Augusta Road

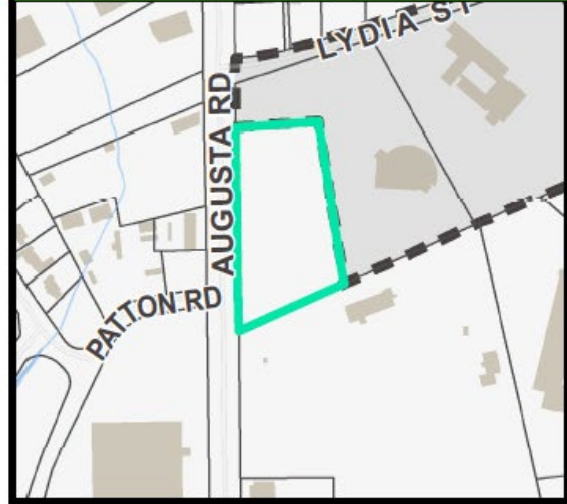


AX-8-2021 | 3505 Augusta Road

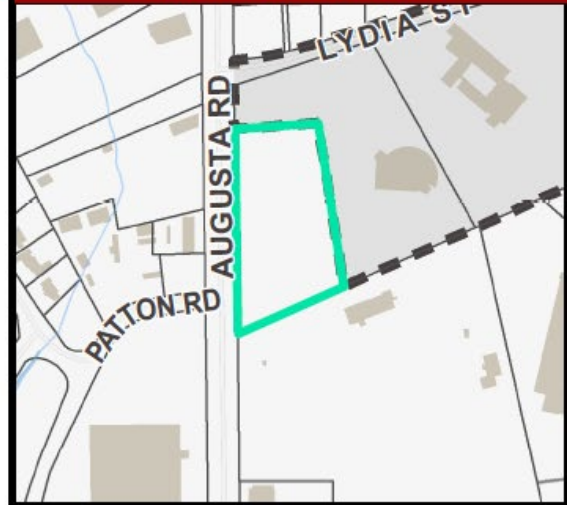
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



TMS# 864 82 000001
 86
 GREENVILLE COUNTY
 08 2016, P.O. 060
 PG 424, P.O. 81



AREA OF ANNEXATION
 TMS# 864 82 000001
 2.12 ACRES
 91,589 SQ. FT.
 AREA OF ADJACENT PWS
 0.55 ACRES
 38,962 SQ. FT.
 TOTAL AREA
 2.67 ACRES
 127,488 SQ. FT.

TMS# 864 82 000001
 86
 AUGUSTA DEVELOPMENT
 CORPORATION
 08 2016, P.O. 060
 PG 424, P.O. 81

AUGUSTA ROAD
 75' R/W

I HEREBY STATE 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 THOSE SHOWN.

H & M Surveying, LLC

35 OLEAND DRIVE, GREENVILLE, SC 29609
 Phone: 864-335-8885 www.hmsurveying.com

ANNEXATION PLAT FOR
SUMMA TERRA VENTURES

3505 AUGUSTA ROAD
 GREENVILLE, SC 29605

DATE: 11/8/2021 PROJECT: 821-515

SCALE: 1" = 30' TMS# M0150-020609

JAY C. HIPF, PLS REG. #291115

- NOTES:
 1. REFERENCE:
 A) PLAT ENTITLED "SURVEY FOR AUGUSTA RD. LIBRARY", DATED OCTOBER, 3, 2006, PREPARED BY BYRON E. SHILLING, RECORDED IN PLAT BOOK 43-F, PAGE 94 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 B) DEED DATED NOVEMBER 24, 1966, RECORDED IN DEED BOOK 896A, PAGE 4-PG# IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 2. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
 5. THIS PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA.
 6. THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.
 7. EXEMPTION FROM REVIEW PROCESS:
 THIS PLAT IS EXEMPT FROM THE REVIEW PROCESS. THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGE TO EXISTING LOT LINES.

ANNEXATION AREA DESCRIPTION:
 BEGINNING at a 1/2" Rebar Set w/ Cap labeled P.O.B. on the eastern right-of-way of Augusta Road located on the southwestern corner of the subject property; thence turning east leaving said right-of-way bearing N87°40'25"E a distance of 185.11 feet along an existing city limit line to a 1/2" Solid Rod; thence S07°20'57"E a distance of 394.17 feet along an existing city limit line to a 3/4" Crimp Tap; thence S07°15'38"W a distance of 247.94 feet to a 3/4" Crimp Tap and returning to the Augusta Road right-of-way; thence going west across said right-of-way S89°05'18"W a distance of 75.00 feet to a Calculated Point; thence running south along said right-of-way N07°54'42"W a distance of 479.47 feet to a Calculated Point; thence going east across said right-of-way N89°05'18"E a distance of 15.00 feet to the POINT OF BEGINNING.



- LEGEND
- IPK-C) IRON PIN FOUND
 - IPB-● IRON PIN SET
 - OT-○ OPEN TOP
 - RS-○ REBAR
 - CT-○ CRIMP TOP
 - R/W-○ RIGHT OF WAY
 - OH-P OVERHEAD POWER
 - CP-○ CALCULATED POINT
 - PO-○ POWER POLE
 - EXISTING CITY LIMIT
 - - - NEW CITY LIMIT
 - - - FENCE LINE
 - - - GAS VALVE
 - SSMH
 - SSMH
 - SIGN
 - TELE PED
 - WATER METER
 - WATER VALVE



PLANNING AND ZONING

- Zoning – C-2
- Overlay Zone – N/A
- Future Land Use – Corridor Mixed-use/Urban Node Mixed-Use
- Special Emphasis – N/A

SERVICES

- Fire – Greenville City Fire District
- Police – City of Greenville Zone 4
- Water – Greenville Water (12” main)
- Sewer – Gantt (currently)
- Sanitation – Greater Greenville
- City Council – District 2 (Flemming)
- Transportation – SCDOT



STAFF RECOMMENDATION

Recommend approval of annexation and C-2 rezoning request

PLANNING COMMISSION RECOMMENDATION

- Recommend approval of annexation and C-2 rezoning request by a vote of 6-0 (Commissioner Gardner absent).