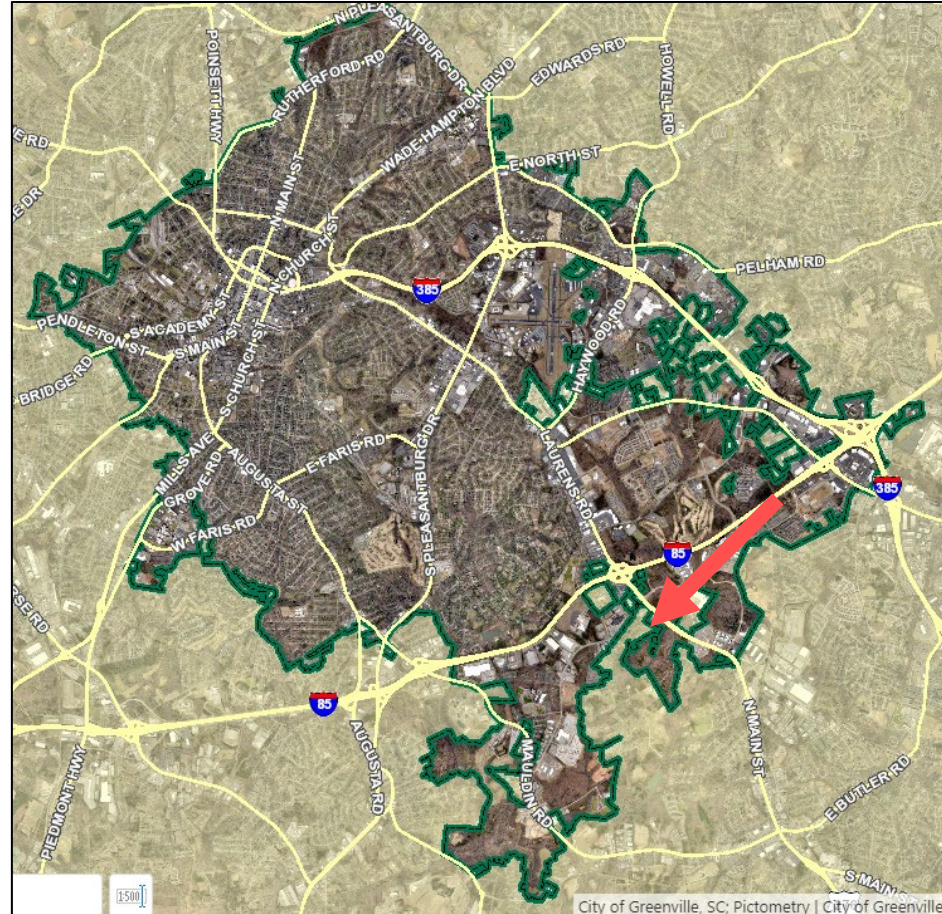


APPLICANT

Paul Gray

REQUEST

ANNEXATION and **REZONE** of approximately 0.08 acre located on **LAURENS ROAD** from R-10, Single-family residential district, in Greenville County to S-1, Service district, in the City of Greenville. (portion of TM# M011020203608)



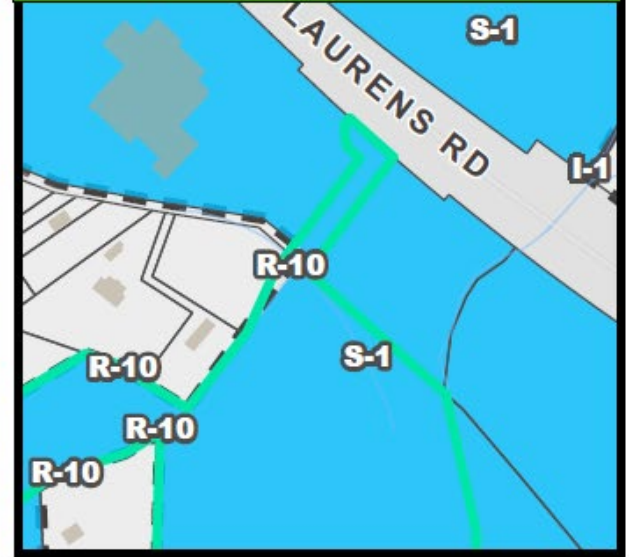
City of Greenville, SC: Pictometry | City of Greenville

AX-23-2022 | Laurens Road

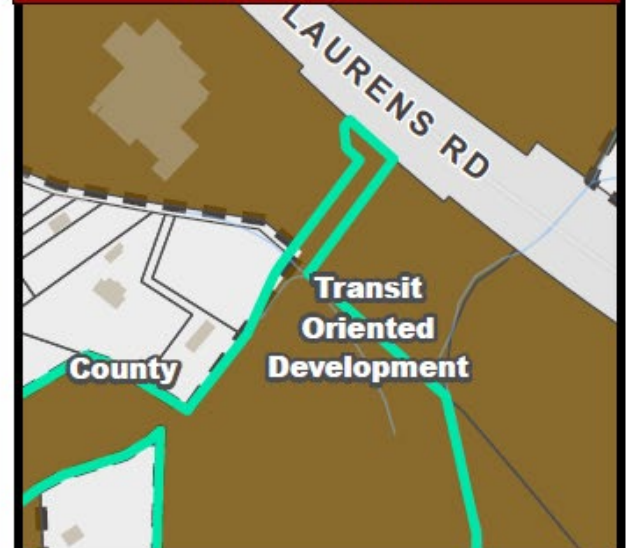
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

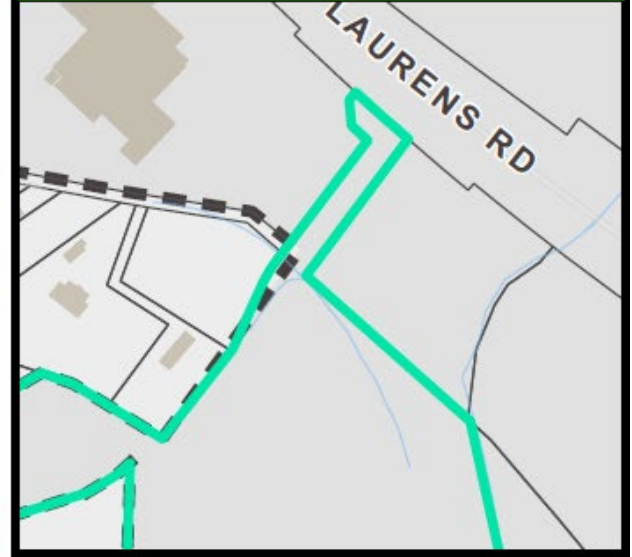


AX-23-2022 | Laurens Road

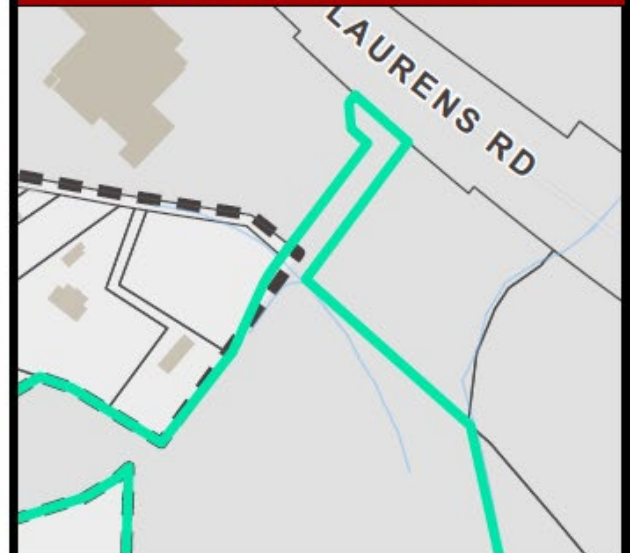
NATURAL / ENVIRONMENTAL FEATURES



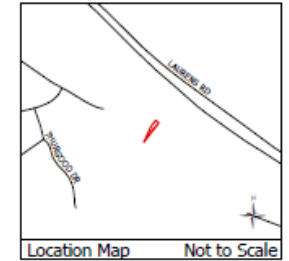
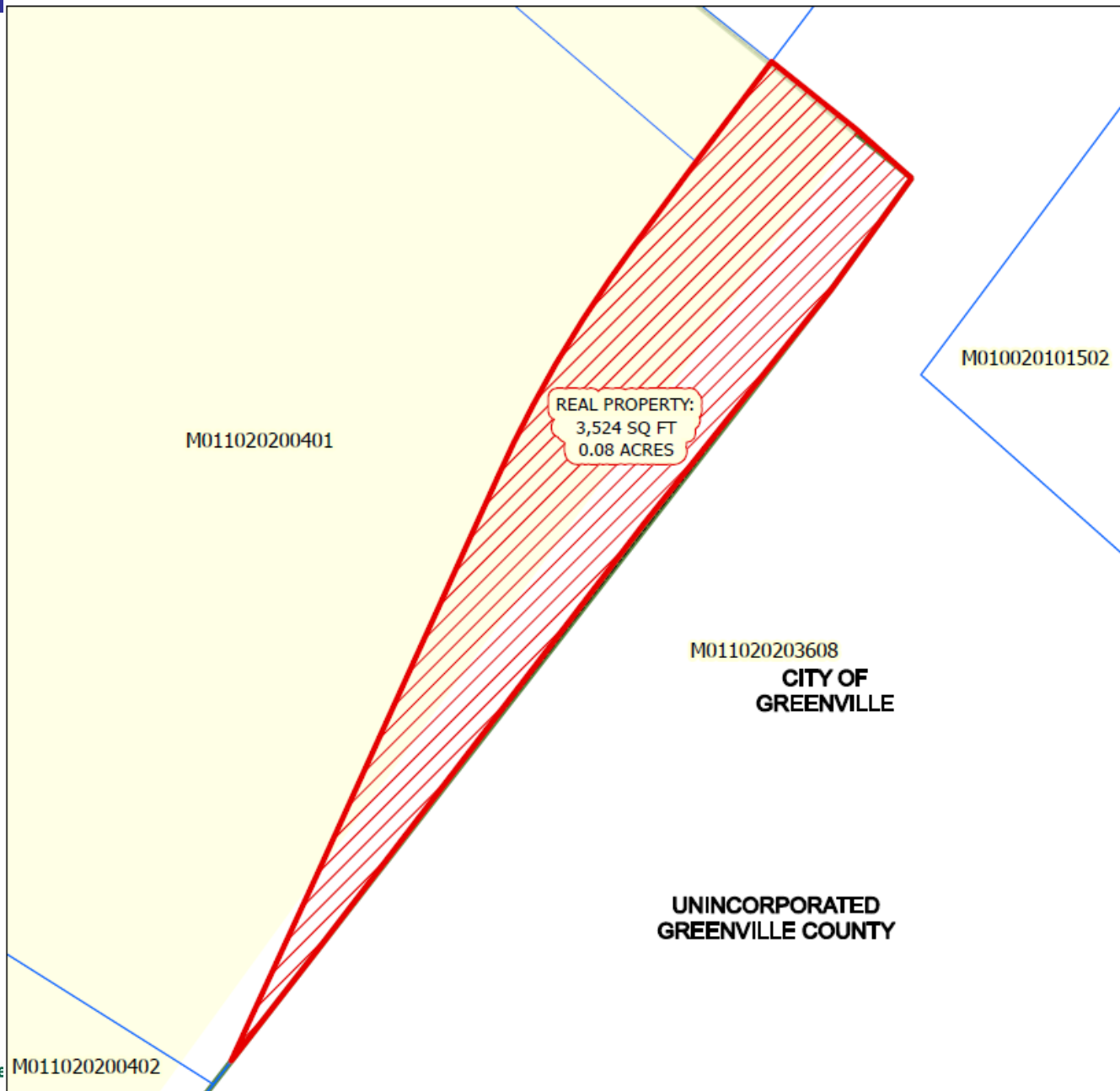
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-23-2022 | Laurens Road

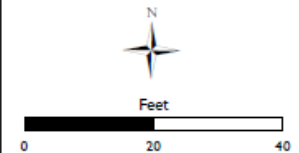


Location Map Not to Scale

ANNEXATION MAP for Tax Map No. M011020203608 into the City of Greenville

- Total Annexation Area
- Links

Total Area of Annexation:
3,524 Sq. Ft.
Total Acreage of Annexation:
0.08 Acres
Existing County Zoning: **R-10**
Proposed City Zoning: **S-1**
City Council District: **4**
Census Tract: **29.01**
File Number: **AX-23-2022**



This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright: The City of Greenville, SC



M011020200402

AX-23-2022 | Laurens Road

THIS MAP IS HEREBY OFFERED TO BE MADE THE PUBLIC RECORD AND TO BE SUBJECT TO THE PUBLIC RECORD ACT. THE PUBLIC RECORD ACT PROVIDES THAT ANY INSTRUMENT THAT IS FILED WITH THE CLERK OF COURTS SHALL BE SUBJECT TO THE PUBLIC RECORD ACT. THE PUBLIC RECORD ACT PROVIDES THAT ANY INSTRUMENT THAT IS FILED WITH THE CLERK OF COURTS SHALL BE SUBJECT TO THE PUBLIC RECORD ACT. THE PUBLIC RECORD ACT PROVIDES THAT ANY INSTRUMENT THAT IS FILED WITH THE CLERK OF COURTS SHALL BE SUBJECT TO THE PUBLIC RECORD ACT.



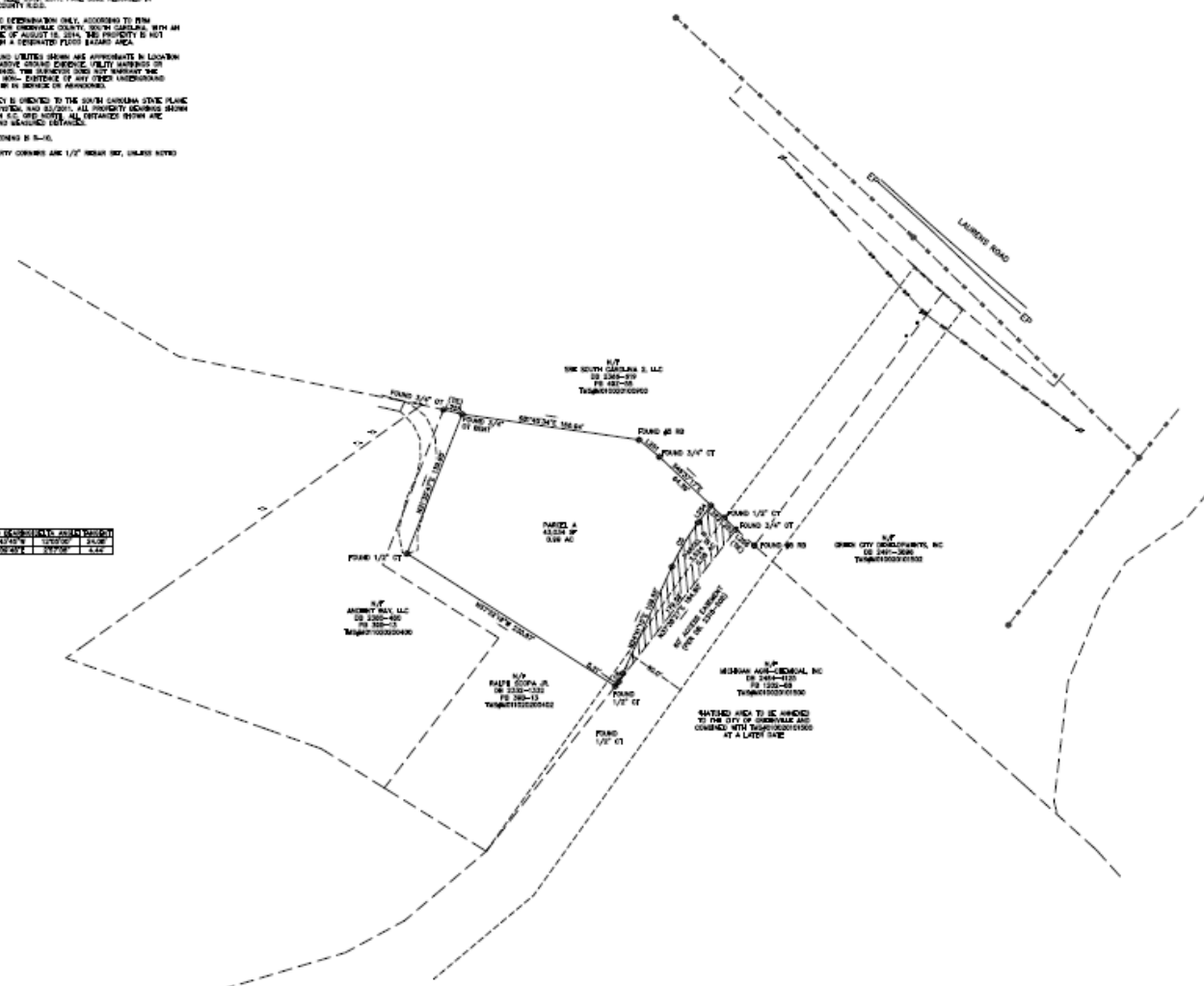
- NOTE:**
 PROPERTY NUMBER: 13
 1) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.
 2) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.
 3) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.
 4) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.
 5) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.
 6) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.
 7) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.
 8) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.
 9) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.
 10) THIS INSTRUMENT IS SUBJECT TO THE PUBLIC RECORD ACT.

LINE	BEARING	DISTANCE
1	N 71° 15' 00" E	12.00
2	S 71° 15' 00" W	12.00
3	N 71° 15' 00" E	12.00
4	S 71° 15' 00" W	12.00
5	N 71° 15' 00" E	12.00
6	S 71° 15' 00" W	12.00
7	N 71° 15' 00" E	12.00
8	S 71° 15' 00" W	12.00

NO.	DATE	DESCRIPTION	BY
1	3/5/22	Released for Owners Review	TMT

- LEGEND**
- CT - CRAP TOP
 - EP - EDGE OF PAVEMENT
 - HP - HIGH POINT
 - MC - MOUNTAIN CORNER
 - OP - OPEN POINT
 - RP - RIGHT OF WAY
 - SP - SURFACE POINT
 - TP - TYPICAL POINT
 - UP - UPRIGHT POINT
 - VP - VERGEMENT POINT
 - WP - WATER POINT
 - XP - EXISTING POINT
 - YP - YIELD POINT
 - ZP - ZONING POINT

NO.	DATE	DESCRIPTION	BY
1	3/5/22	Released for Owners Review	TMT



CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY RESIGN MY PLAN OF DEDICATION WITH MY OWN FREE CONSENT AND THAT I HAVE ESTABLISHED THE NECESSARY RECORDING LINES AND PROPERTY RECORDS TO FULFILL THE REQUIREMENTS OF THE PUBLIC RECORD ACT AND THAT I HAVE ESTABLISHED THE NECESSARY RECORDING LINES AND PROPERTY RECORDS TO FULFILL THE REQUIREMENTS OF THE PUBLIC RECORD ACT.

DATE: _____

DATE: _____

DATE: _____

DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE DEDICATION PLAN (FORM HEREIN) HAS BEEN FOUND TO COMPLY WITH THE LAND RECLAMATION REGULATIONS FOR SOUTHWEST COUNTY (OR THE JURISDICTION SPECIFIED HEREIN), WITH THE EXCEPTION OF SUCH VARIANCES AS MAY BE NOTED IN THE OPINION OF THE PLANNING COMMISSION FOR SOUTHWEST COUNTY. WITH CONSENT OF THE SUPERVISORY BOARD AND THAT I HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS FOR SOUTHWEST COUNTY.

DATE: _____

APPROVED: _____ AS DEPUTY
 BY: _____ RECORDER OF DEEDS

SUMMARY PLAT FOR
STANLEY MARTIN COMPANIES, LLC

OWNER:
 STANLEY MARTIN COMPANIES, LLC
 25 HAZEL DRIVE
 GREENVILLE, SC 29606

NO. OF ACRES: 1.07 MILES OF NEW ROAD: 0
 NO. OF LOTS: 2 DATE: 3/5/2022

ERROR OF CLOSURE: 1:10,000
 CURRENT ZONING: R-10

SCALE: 1"=50'

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANTI-SURVEYORSHIP ACT FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DATE: _____ DAVE MOORE, P.L.S.

3D LAND SURVEYING
 P.O. BOX 2800 GREENVILLE, SC 29602
 864.633.8888

PLANNING AND ZONING

- Zoning – S-1
- Overlay Zone – N/A
- Future Land Use – Sub-urban Residential
- Special Emphasis – N/A

SERVICES

- Fire – City Fire Department
- Police – City of Greenville Zone 3
- Water – Greenville Water (16” on Laurens Road)
- Sewer – Metro
- Sanitation – N/A
- City Council – District 4 (DeWorken)
- Transportation – State

STAFF RECOMMENDATION

Recommend approval of annexation and rezone of the property.

EFFECT OF PLANNING COMMISSION DECISION

- Recommend approval of annexation and S-1 rezoning request by a vote of 6-0.