

Zoning Amendment Application

City of Seneca

Planning & Community Development

Amendment # 2012-04

Date: 10/30/2012

Property Owner: Garry C. & Leslie D. Phillips
Owner Address: 116 San Pelayo Court
St. Augustine, Florida 32084
Owner Phone Number: 904-307-2003
Applicant: Garry C. Phillips
Applicant Address: 116 San Pelayo Court
St. Augustine, Florida 32084
Applicant Phone Number: 904-307-2003
Property Interest: Owner

Do Not Write In This Space

Advertised: 11/3/2012
Public Hearing: 11/19/2012
Receipt #: _____
Property Posted: 11/1/2012
Fee Paid: \$50.00
Application Taken By: EH

Property Location: (a plat must accompany this application)
Located on Highway 123 By-Pass in Seneca, SC.

Tax Map Number: 520-10-04-005 Lot Area: +/- 1.6 acres
Present Zoning: Highway Commercial Requested Zoning: RM-16
Property Characteristics: _____

The plat includes a road (Northwest Drive) and an area of future development. The road and the area for future development would remain highway commercial. The 10 lots are to be rezoned as RM-16.

Frontage on Public Road: No Water Available? Yes No Sewer Available? Yes No
Current Use of Property: Undeveloped Commercial Property
Proposed Use of Property: Multi-Family Townhouses

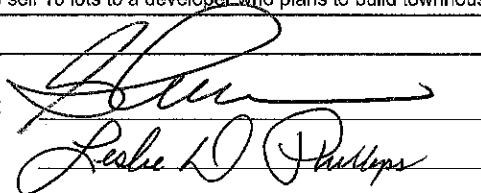
Has any application involving this property been considered previously by the Seneca Planning Commission or Zoning Board of Adjustments? If yes, please state details.

The property was originally zoned residential, but sometime in the mid-90s, the property was rezoned as highway commercial.

Reasons for request and any supporting information:

The property owner has a contract to sell 10 lots to a developer who plans to build townhouses on the property.

Property Owner's Signature :



Date: 10/31/2012

Approved Date: _____ Chairman _____
Disapproved Planning Commission
City Council Approved Disapproved Date: _____

cept as specifically stated or shown on this plot, this survey does not reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of 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. This survey does not constitute a title research, flood study, wetlands delineation or environmental inspection by the surveyor.

ALL AREAS INCLUDE ANY & ALL RIGHT OF WAYS & EASEMENTS OF RECORD.

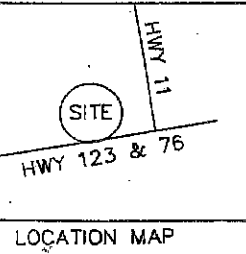
Ret: Jim Nichols
517 Concord Industrial
Seneca, SC 29672

LINE	BEARING	LENGTH
L1	S83°06'52"W	30.28
L2	S83°06'52"W	38.74
L3	N14°55'40"W	21.53
L4	N42°47'47"E	32.74
L5	N42°21'26"E	23.60
L6	N42°21'26"E	0.86
L7	N28°35'36"E	18.84
L8	N28°35'36"E	7.79
L9	N11°01'31"E	23.28
L10	N01°13'34"E	28.75
L11	N40°24'59"W	18.42
L12	N03°56'08"W	4.55
L13	N03°56'08"W	38.33
L14	N04°22'55"E	36.67
L15	N04°22'55"E	10.03
L16	S88°08'21"E	16.11
L17	N43°45'30"E	48.86
L18	N44°04'22"E	40.54
L19	S68°33'48"E	34.46
L20	S69°16'54"E	37.50
L21	S78°01'36"E	37.50
L22	S78°01'36"E	31.55
L23	S59°19'08"E	38.89
L24	S77°10'27"E	4.56
L25	N40°46'38"E	27.00
L26	S00°54'31"W	37.31
L27	N76°45'16"E	39.30
L28	S13°14'44"E	30.00
L29	S76°45'16"W	40.00
L30	N13°15'51"W	29.51

022698

LAKE KEOWEE
800' CONTOUR IS THE PROPERTY LINE
PROPERTY THAT FRONTS 800' CONTOUR IS
SUBJECT TO A 810' FLOOD EASEMENT

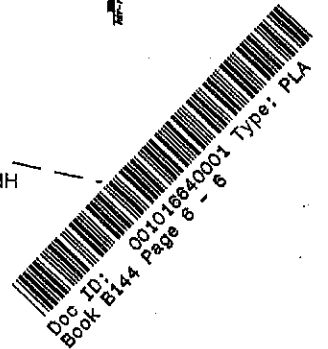
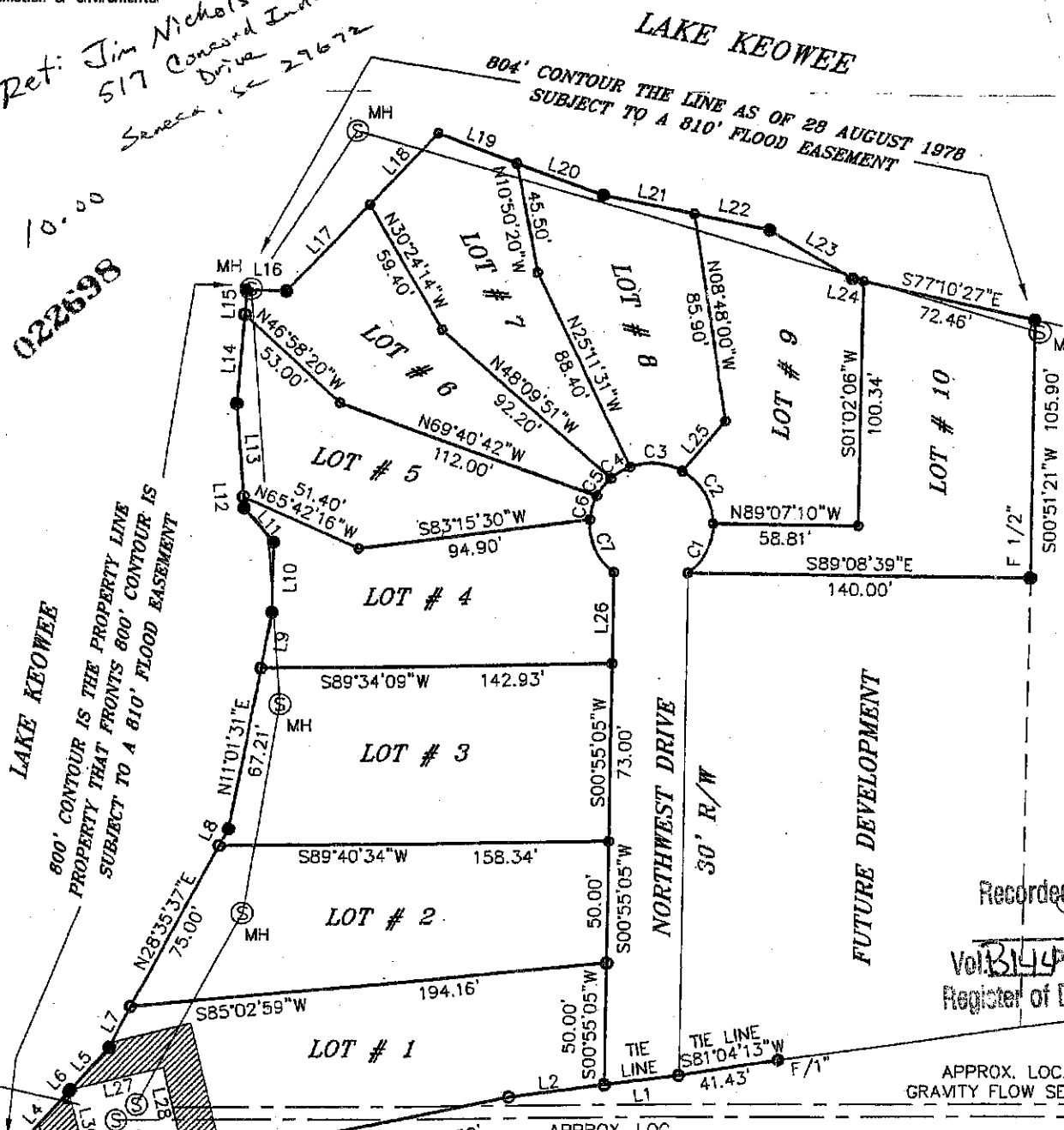
CITY OF
SENECA
DB 10-K @ 316
PB P-30 @ 261



NOTES A 15' EASEMENT
(CITY OF SENECA)

US 123/76

2006 JUN 15 P 3:30
REGISTER OF DEEDS
OCONEE COUNTY, S.C.
FILED FOR RECORD



GEORGE GIANNPOULOS
DB 13J @ 62
PB P-44 @ 107

Recorded this 15 day of
June 2006
Vol 3144 p. 6 and Certified
Register of Deeds, Oconee County

LOT # 1 0.27 Ac. inc. all r/w	LOT # 4 0.18 Ac. inc. all r/w	LOT # 7 0.13 Ac. inc. all r/w
LOT # 2 0.23 Ac. inc. all r/w	LOT # 5 0.14 Ac. inc. all r/w	LOT # 8 0.15 Ac. inc. all r/w
LOT # 3 0.25 Ac. inc. all r/w	LOT # 6 0.14 Ac. inc. all r/w	LOT # 9 0.16 Ac. inc. all r/w
	LOT # 10 0.16 Ac. inc. all r/w	

State SOUTH CAROLINA	County OCONEE
Legend	
△ N.S. Nail Set	▲ N.F. Nail Found
○ I.P.S. Iron Pin Set 1"	□ Point, Unless Otherwise Noted
● F 1/2" (UNLESS OTHERWISE NOTED)	■ Conc. Mon. (F)

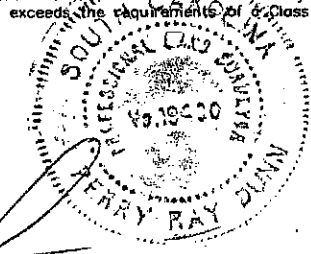
Scale 1" = 60'	Date 05-11-06	Graphic Scale 0 30 60
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SURVEY FOR
Indef
NORTHWEST POINTE

Property Designation: LOTS 1 - 10 NORTHWEST POINTE SUBDIVISION
263_06
Plat Book Reference A-67 page 7

RAY DUNN Land Surveyor
Professional Land Surveyor # 19400
Post Office Box 5
407 Gentry Memorial Highway
Easley, South Carolina 29641
Office (864) 859-4826
Fax (864) 859-4806
Mobile (864) 414-3337

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements of a Class "B" survey as specified therein.



Ray
Perry Ray Dunn, P.L.S. No. 19400

5/12/06

CURVE	RADIUS	BEARING	LENGTH	ARC	TANGENT
C1	25.00	N26°42'58"E	22.91	23.80	12.89
C2	25.00	N30°27'26"W	24.93	26.10	14.38
C3	25.00	N85°23'16"W	21.15	21.84	11.67
C4	25.00	S59°15'37"W	8.96	9.01	4.55
C5	25.00	S38°29'03"W	9.07	9.12	4.61
C6	25.00	S16°18'49"W	10.16	10.23	5.19
C7	25.00	S23°49'51"E	23.80	24.81	13.53

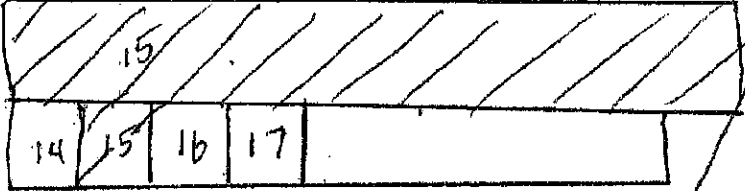
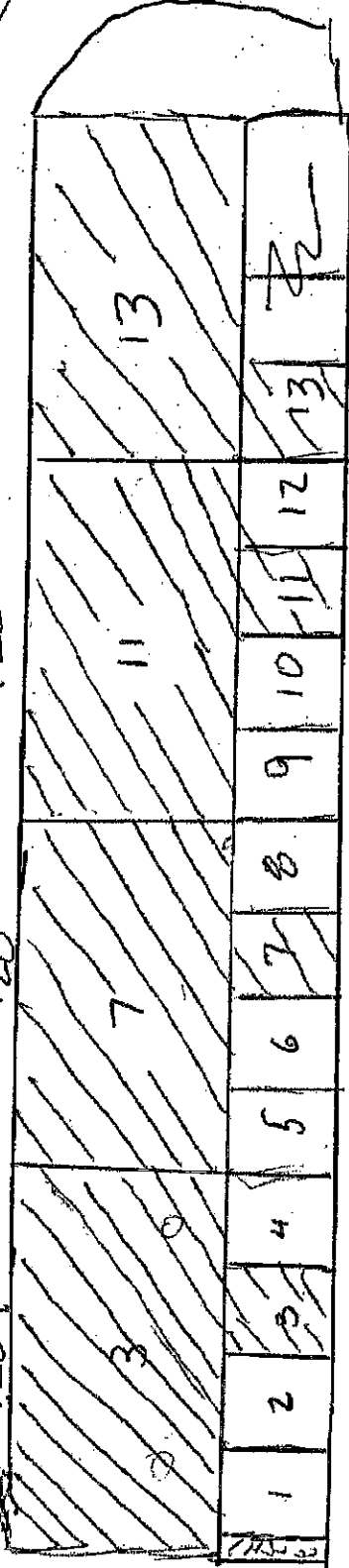
Lake Keowee

Lake Keowee

Lake Keowee

ENVIRONMENTAL

RAMP



LOTS 3, 7, 11, 13, 15 OWN WATER FRONT

NORTH WEST DRIVE

JACK,
 WE ARE PLANNING
 TO HAVE 5 DOCK
 FOR ENTIRE PROPERTY
 THEY WILL BE
 DOUBLE-SLIP,
 OWNED BY INDIVIDUALS
 THE LAYOUT WILL
 LOOK SOMETHING
 LIKE THIS,

JD

JD MAINOUS
864 630 9463

NOT TO SCALE

HWY 123