

# 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 plat, 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.

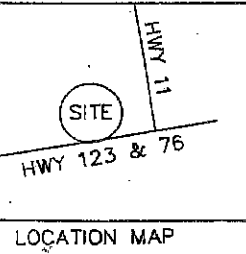
Ret: Jim Nichols  
517 Concord Industrial  
Seneca, SC 29672

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

10.00  
022698

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

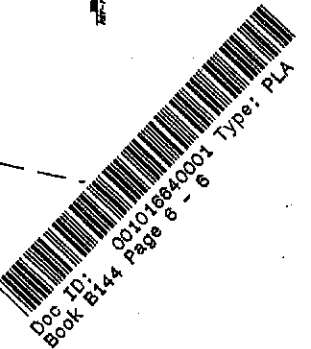
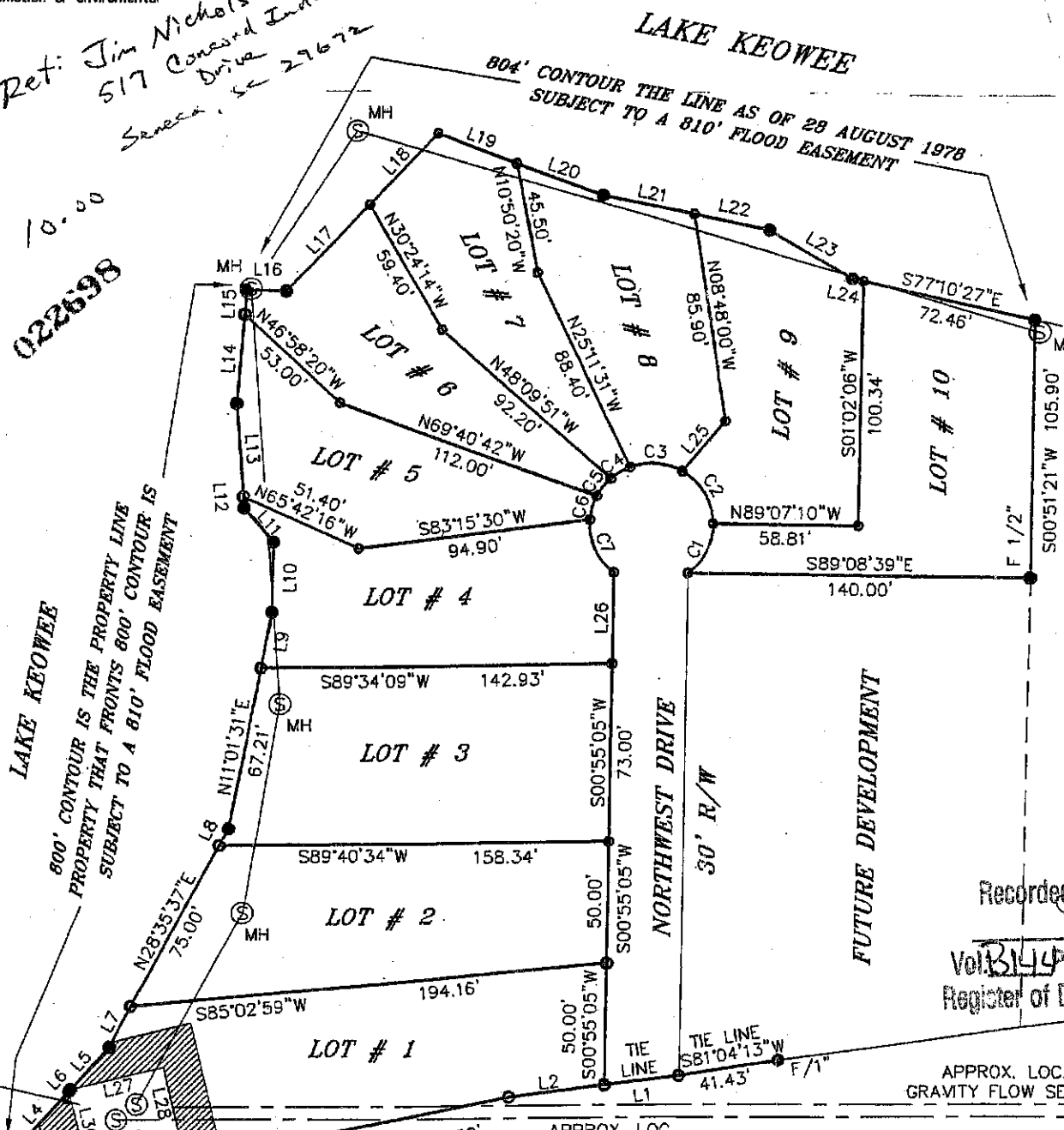
CITY OF  
SENECA  
DB 10-K @ 316  
PB P-30 @ 261



NOTES A 15' EASEMENT  
(CITY OF SENECA)

03 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)

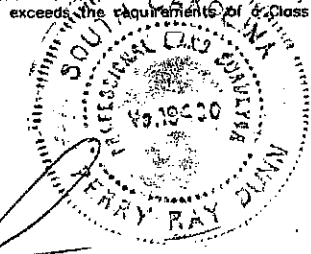
Scale 1" = 60'	Date 05-11-06	Graphic Scale 0 30 60
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SURVEY FOR  
*Indef*  
**NORTHWEST POINTE**

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

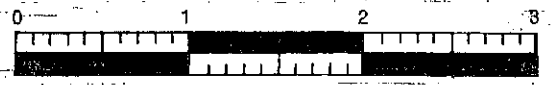
I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements of a Class "B" survey as specified therein.



*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



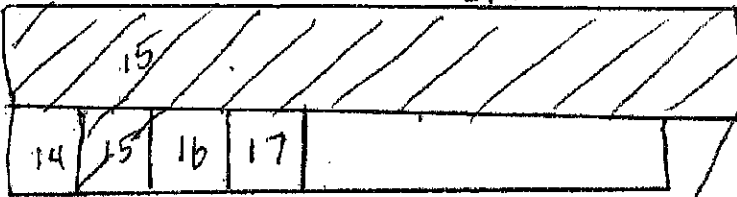
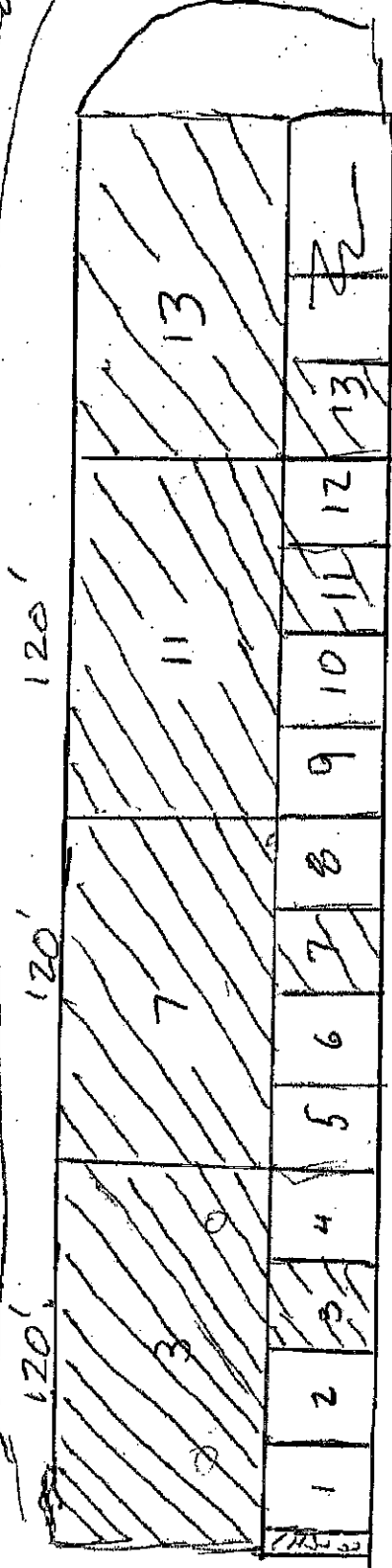
Lake Keowee

Lake Keowee

Lake Keowee

RAMP

ENVIRONMENTAL



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