



616-01-01-003

616-01-01-015

616-01-01-016

616-01-01-016

616-01-01-004

616-01-01-004

616-01-01-008

616-01-01-007

616-01-01-010

616-01-05-016

616-01-05-016

SPRINGDALE DR

WAVELEY DR

SWANWOOD DR

616-01-01-000

901-29-01-016

901-29-01-013

Next

Planning Department – City of Clinton

PO Drawer 748 or 211 North Broad Street
Clinton, South Carolina 29325
Phone: (864) 833-7505 or (864) 833-7518
FAX: (864) 833-7533



APPLICATION FOR MUNICIPAL ANNEXATION

Submittal Date: 09/21/2015 Requested Annexation Process 100% 75% 25%

General Annexation Location 199 SHADOW WOOD DRIVE

Tax Parcel / Map Numbers 616-01-01-008; 616-01-01-007

Property Owner(s) MARGARET YOUNG

Attach a list if needed

Existing Land Use VACANT Is the Property Vacant? Yes No

If NOT Vacant – Describe any existing buildings by **Square Footage and Use: (SF) Single Family, (MF) Multi-Family, (CO) Commercial, (IN) Industrial or (OT) Other:** _____

Total Acreage to be Annexed 7.17 ACRES

Requested City of Clinton Zoning District: R-3 RESIDENTIAL

Required Attachments: Please submit the following with this completed application.

- Letter of Intent (Describe the Reason for Requesting Annexation)
- Summary of Future Development Plans (If Applicable)
- Map of Proposed Annexation Area
- Copy of Property Deed and Property Plat Map
- Legal Description
- Completed Rezoning Application
- Signature Authority Documentation (if not sole owner)*

Contact Information

Primary:
MARGARET YOUNG

Printed Name of Owner/Applicant
P O BOX 444

Mailing Address
CLINTON, SC 29325

City, State, Zip

Telephone / Fax /Email

Margaret M. Young
Signature of Owner / Applicant*

Secondary:
ANDY SHERARD

Printed Name of Owner Representative
800 EAST WASHINGTON ST. STE B

Mailing Address
GREENVILLE, SC 29601

City, State, Zip
864-271-0496 / asherard@sitedesign-inc.com

Telephone / Fax /Email

Signature of Owner Representative*

CITY OF CLINTON PLANNING DEPARTMENT
MASTER APPLICATION FORM

404 N Broad St. • Post Office Drawer 748 • Clinton, SC 29325 • 864-833-0095 • FAX 864-833-7533

Please TYPE or PRINT legibly

NAME OF DEVELOPMENT STONE POINTE

STREET ADDRESS 199 SHADOW WOOD DRIVE

ZONING DISTRICT N/A OVERLAY DISTRICT N/A

TAX MAP NUMBER 616-01-01-007; 616-01-01-008

LANDOWNER

MARGARET M YOUNG

NAME

N/A

COMPANY

P O BOX 444

MAILING ADDRESS

CLINTON, SC 29325

CITY STATE ZIP

TELEPHONE

FAX

E-MAIL

APPLICANT

MARGARET M YOUNG

N/A

P O BOX 444

CLINTON, SC 29325

AGENT

ANDY SHERARD

SITE DESIGN INC.

800 E WASHINGTON ST, STE B

GREENVILLE, SC 29601

864-271-0496

asherard@sitedesign-inc.com

CHECK APPROVAL(S) REQUIRED AND ATTACH AN APPROPRIATE SUPPLEMENTAL FORM(S)

SIGN PERMIT

ZONING MAP AMENDMENT

APPEAL

VARIANCE

DEVELOPMENT PLAN REVIEW

TO THE BEST OF MY KNOWLEDGE, THE INFORMATION ON THIS APPLICATION AND ALL ADDITIONAL DOCUMENTATION IS TRUE, FACTUAL AND COMPLETE. I HEREBY AGREE TO ABIDE BY ALL CONDITIONS OF ANY APPROVALS GRANTED BY THE CITY OF CLINTON. I UNDERSTAND THAT SUCH CONDITIONS SHALL APPLY TO THE SUBJECT PROPERTY ONLY AND ARE A RIGHT OR OBLIGATION TRANSFERABLE BY SALE.

Margaret M-Young
SIGNATURE

9/21/15
DATE

FOR OFFICAL USE ONLY

DATE RECEIVED _____
ACCEPTED BY _____

TIME _____
MASTER TRACKING NUMBER _____



SITE DESIGN, INC.

CIVIL ENGINEERS ▪ SURVEYORS ▪ LANDSCAPE ARCHITECTS

September 21, 2015

Notice of Intent

Annexation of Property

Stone Pointe Apts.

199 Shadow Wood Dr

The owner of the below-referenced property, would like the City of Clinton to consider this request for annexation. The property in question is located at 199 Shadow Wood Dr. off of Jacob's Hwy. The property is currently undeveloped and is under the jurisdiction of Laurens County. The size of the property is +/-8.7 acres and is contiguous with the City limits.

The tax map numbers are 616-01-01-007 & 008 and part of 002, 011, &012. The owner listed on the deed is Margaret Young.

The proposed project will bring a 48 unit multi family development to the City. The purpose of this annexation request is to obtain access to the City's utilities and access to the City's public services.

Enclosed, please find the following information:

- Map of proposed Annexation area.
- Copy of property deed and property plat map
- Preliminary plat with property description
- Completed Rezoning Application Form.
- Completed Annexation Application Form.
- Completed Master Application Form.
- Filing fee of \$250.00

PLANNING DEPARTMENT
ZONING MAP AMENDMENT
SUPPLEMENTAL APPLICATION FORM

CITY OF CLINTON

THIS FORM MUST BE ACCOMPANIED BY A MASTER APPLICATION FORM.

Please TYPE or PRINT legibly

NAME OF DEVELOPMENT: STONE POINTE

CURRENT ZONING DISTRICT: N/A

ZONING DISTRICT BEING REQUESTED: R-3

THE FOLLOWING ITEMS MUST BE ATTACHED FOR THIS APPLICATION TO BE COMPLETE.

NARRATIVE ADDRESSING REASONS FOR REZONING AND HOW THE REQUEST MEETS THE CRITERIA OF 5.4.4 (optional).

A BOUNDARY AND/OR SURVEY MAP OF SUBJECT PROPERTY.

CERTIFICATION OF OWNER'S CONSENT (if, applicable).

\$250 FILING FEE.

STATE OF SOUTH CAROLINA
COUNTY OF LAURENS

{Affidavit of Publication

Larry Franklin, being duly sworn, says:
that (s)he is _____ Publisher _____ of THE CLINTON CHRONICLE,
a newspaper published weekly in the City of Clinton, County of Laurens, State of South
Carolina: and that the Public Notice
of which a printed copy is attached hereto was published in said newspaper once a
week for 2 successive weeks in its issues of October 7 & 14

Sworn to before me this 14th day of October 20 15.
(Seal)

Janice R. Franklin
Notary Public of South Carolina
2-21-17

PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING ON ANNEXATION
199 SHADOW WOOD DRIVE
TMS #616-01-01-008; 616-01-01-007**

The Planning Commission of the City of Clinton, SC, will conduct a public hearing in the P.S. Bailey City Council Chambers located on the second floor of the M. S. Bailey Municipal Center at 411 North Broad Street in Clinton, South Carolina on November 16th at 6:30 PM on a petition for annexation of the following property:

All that certain piece, parcel, or tract of land situate, lying and being in Laurens County, South Carolina containing 7.173 acres with the following metes and bounds to wit: Beginning at a point located on the eastern right of way of Jacobs Highway (SC HWY 56) at its intersection with the southern right of way of Shadow Wood Drive (private), said point also being located 405.0+/- north of Springdale Drive, thence running along said eastern right of way of Jacobs Highway (SC HWY 56), N 19-54-06 W, 40.10' to a point located on the northern right of way of Shadow Wood Drive (private), and a the common corner with Margaret M. Young Property N/F. Thence leaving said right of way and running along the common line with said Margaret M. young property, N 66-08-33 E, 484.37' to a point, thence N 25-36-56 W, 6.22' to a point, thence N 49-39-45 E 550.81' to a point located on the common line with Joy Gault Gruber Property N/F. Thence running along the common line with said Joy Gault Gruber property, S 56-24-00 E, 379.86' to a point. Thence S 86-12-53 E, 313.73' to a point located at the common corner with other Margaret M. Young Property N/F. Thence running along the common line with said Margaret M. Young property, S 30-03-15 E, 50.55' to appoint located on the common line with Laurens County Property N/F. Thence running along the common line with said Laurens County property, and also along the common line with Darrell Ward Property N/F, Margaret W. Lewis Property N/F, and Era B. Williams Property N/F, S 68-32-27 W, 899.62' to a point located at the common corner with other Margaret M. Young Property N/F. Thence running along the common line with side Margaret M. Young property, N 25-38-44 W, 127.19' to a point located at the common corner with other Margaret M. Young Property N/F. Thence running along the common line with said Margaret M. Young Property, N 25-38-28 W, 166.99' to appoint located on the southern right of way of Shadow Wood Drive (private). Thence running along said right of way, S 669-08-33 W, 602.84' to the point of beginning.

The following service for the area will be assumed or provided by the City on the following timetable:

- Police and Fire (inside city) services, as well as all other city provided general services, immediately upon annexation.

The petition requests that the property be zoned R-3 (Multifamily / High Density Residential)

Documents related to the annexation are available for public inspection in the office of the City Manager / Planning Director at the M.S. Bailey Municipal Center located at 211 North Broad Street, Clinton, SC 29325 during normal business hours.