



SPARTANBURG COUNTY

Planning and Development Department

Planning and Development Commission
4:30 p.m.
County Council Chambers
February 3, 2026



Pursuant to the Freedom of Information Act, notice of this meeting date, time, place, and agenda is posted on the bulletin board at the entrance of the County Administration Building and sent to the *Spartanburg Herald Journal* and to concerned citizens who request it.



In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the Commission proceedings should contact the Planning Department (596-3570) not later than three days prior to the proceedings.

1. **Call to Order**
2. **Consent Agenda**
 - A. Approval of Minutes – January 6, 2026, Meeting
 - B. Sub Regs. Subdivisions (Read in Only): *
 - i. Minor Subdivision – Better Future Subdivision - Council District 4
 - ii. Minor Subdivision – William Molina Subdivision - Council District 1
 - iii. Minor Subdivision – Smokey Hills - Council District 5
 - C. ULMO Zoning Permit Extension Request
 - i. New Pilgram Baptist Church Sanctuary - Council District 2
 - ii. Sawyer at Everly – Council District 6
3. **Public Hearing – None**
4. **Old Business – None**
5. **New Business – None**
6. **Discussion Items – None**
7. **Unified Land Management Ordinance (No. O-99-015)**
 - A. **Land Development**

1. Major (Preliminary Plats) –

- a. North Grove Pad-Ready Sites - Council District 1

2. Major Site Plan – None

8. Proposed Amendments & Action Items –None

9. Other Business

- a. Monthly Subdivision and Land Use Report
- b. Discuss Recommended Amendments to the Spartanburg County Performance Zoning Ordinance, Ordinance No. O-19-29. (No Action Requested)

10. Adjournment

*** These items have been previously approved and recorded in the land records and require no action by the Planning Commission other than being read into the minutes.**



Spartanburg County Planning and Development Department

MINUTES Planning and Development Commission County Council Chambers January 6, 2026

Members

Present:

Whit Kennedy, Chairman
Les Green
Allen Newman
Donna Turner Williams
Toby McCall, Vice Chairman
Doug Brackett, Secretary
Bill Hamilton
Parker Champion

Members

Absent:

Stewart Winslow

Staff Present:

Laurie Oakman, Deputy Planning Director
Ben Thomas, Development Manager
Rachel Dill, Planner II
Joshua Rowland, Planner IV Team Lead
Tia Keitt, Planning IV Team Lead
Lupita Perez, Development Coordinator
Hope Hasty, Long Range Planning Manager
Jeff DeWitt, Planner IV
Azriel Gonzales, Engineering Coordinator
John Harris, County Attorney

NOTICE: Pursuant to Section 30-4-80 of the S.C. Code of Laws, written notice of its regular meeting schedule was provided at the beginning of this calendar year via the County website. In addition, the Agenda for this Meeting was posted on the bulletin board at the entrance to the Administration Building as well as on the County's website and was emailed to all persons, organizations, and news media requesting notice.

1. Call to Order

Chairman Kennedy called the meeting to order.

2. Consent Agenda

Ben Thomas requested that the Planning Commission approve the following Consent Agenda:

- A. Approval of Minutes – December 2, 2025 Meeting
- B. Sub Regs. Subdivisions (Read in Only): *
 - i. Minor Subdivision – Melvin Hill Rd 2 - Council District 2
 - ii. Minor Subdivision – Carr Crossing - Council District 3
 - iii. Minor Subdivision – Homestead Development - Council District 2
 - iv. Minor Subdivision – De La Casas Real Estate Investing LLC - Council District 3
 - v. Minor Subdivision – Alice Williams - Council District 6
 - i. Final Plat – Joyful Place - Council District 4
 - ii. Final Plat – Moss Creek Phase 3 - Council District 1
 - iii. Final Plat – Trailside Run - Council District 1
 - iv. Final Plat – Stones Throw Phase 1 - Council District 5
 - v. Final Plat – Sunset Summits Phase 2 - Council District 6
 - vi. Final Plat – Sparrow Creek Phase 1B - Council District 2
 - vii. Final Plat – Alverson Farms Phase 3 - Council District 2
 - viii. Final Plat – Anderson Village - Council District 6
 - ix. Final Plat - Sycamore Cove Phase 1- Council District 4
 - a. With all roads to be classified as Residential Local Detached
 - x. Final Plat – Linden Park Phase 3- Council District 6
 - a. With all roads to be classified as Residential Local Detached
- C. ULMO Zoning Permit Extension Request
 - i. Bowling Green Farms Phase 2 - Council District 5
 - ii. New Cut Apartments – Council District 6
 - iii. Everly Section 1 Phase 2 – Council District 6
 - iv. Bright-Meyers Retail Center of Boiling Springs, SC – Council District 2

Chairman Kennedy asked the Commission if any of the Consent Agenda items should be moved to a regular discussion item and be discussed individually or if any Commission Member needed to be recused from an item.

Bill Hamilton made a motion to approve the Consent Agenda. Donna Turner Williams seconded the motion. The motion carried with a vote of 8 to 0.

3. Public Hearing – None

4. Old Business – None

5. New Business –

A. Report of Nominating Committee and Election of Officers

Donna Turner Williams, Les Green and Allen Newman, the Nominating Committee, nominated the following individuals: Whit Kennedy as Chairman, Toby McCall as Vice Chairman, and Doug Brackett as Secretary. Bill Hamilton made a motion to elect the Officers as follows: Whit Kennedy as Chairman, Toby McCall as Vice Chairman, and Dough Brackett as Secretary. Parker Champion seconded the motion. The motion carried with a vote of 8 to 0.

6. Discussion Items – None

7. Unified Land Management Ordinance (No. O-99-015)

A. Land Development

1. Major (Preliminary Plats) –

a. Virk Farms – Council District 2

Joshua Rowland presented the following staff report:

1. Factual Dates

a. Plats and Application received	12/15/2025
b. Planning Commission deadline date	12/16/2025
c. Planning Commission Meeting	01/06/2026

2. Background Information

The Divine Group, through its engineer, Bluewater Civil Design, LLC, has submitted an application for a residential only mixed-use development. The site that will contain the proposed development is approximately 19.86 acres and is located on Ashville Highway in Inman, SC. Residential use consists of a townhome development proposing 5 buildings that will contain a total of 29 units and 108 patio home lots. Residential density for the project is approximately 6.89 units per acre. Common open space required for the proposed development at 20% of the 19.86 acres is approximately 3.97 acres and the developer is proposing 5.38 acres or approximately 27%. A Type 3 15’ buffer is shown where required against adjoining residential properties. The proposed development will have approximately 0.61 miles of new internal roads that will be publicly maintained.

At the February 4th, 2025, Planning Commission meeting, conditional approval was granted for Virk Farms Townhome Development. Differences between the February 4th, 2025, plan and this plan include a change of use from a townhome development to a residential mixed-use development consisting of townhomes and patio homes, a decrease in the number of units, resulting in a decrease in site density, an increase in open space,

and a decrease in Bufferyard requirements.

3. Staff Recommendation

The Planning Staff recommends that the Planning Commission grant conditional Preliminary Plat approval for the Virk Farms Mixed Use, contingent upon receiving approvals from Spartanburg County Public Works (Engineering, and Stormwater), Spartanburg County Planning & Development (submittal of an approved landscape plan, lighting plan, and Traffic Impact Analysis), establishment of a Property Owners Association at final plat, SSSD (sewer), and SCDOT (submittal of an encroachment permit).

Joshua Rowland presented the Board with aerial and street-view images, along with the proposed Site Plan. Mr. Rowland clarified that the site is located on Asheville Highway near I-26 and Old Furnace Road.

Toby McCall made a motion to grant conditional Preliminary Plat approval for the Virk Farms Mixed Use, contingent upon receiving approvals from Spartanburg County Public Works (Engineering, and Stormwater), Spartanburg County Planning & Development (submittal of an approved landscape plan, lighting plan, and Traffic Impact Analysis), establishment of a Property Owners Association at final plat, SSSD (sewer), and SCDOT (submittal of an encroachment permit). Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

2. Major Site Plan –

b. 1449 & 1447 Asheville Hwy Office/Retail Renovation – Council District 3

Tia Keitt presented the following staff report:

1. Factual Dates

a. Plats and Application received	11/12/2025
b. Planning Commission deadline date	12/16/2025
c. Planning Commission Meeting	01/06/2026

2. Background Information

103 Pulaski, LLC through its engineer, Zuendt Engineering LLC, has submitted an application to redevelop the two existing buildings located at 1449 & 1447 Asheville Highway into a commercial multi-tenant use development. The subject property is a total of 2.2 acres. Building 1 will contain 7 units each approximately 2,300 sq ft in size for a total of 16,275 sq ft. Building 2 will contain 4 units each approximately 2,400 each for a total of 9,750 sq ft. Proposed uses within the development include professional offices and retail uses. No buffers are required against adjoining properties as all surrounding uses are commercial or vacant. The development will be required to meet Appearance

Corridor and Architectural Design standards set forth by the Performance Zoning Ordinance (PZO).

3. Staff Recommendation

Staff recommends that the Planning Commission grant conditional Site Plan approval for 1449 & 1447 Asheville Hwy Office/Retail Renovation, a Major Land Development, as a Commercial Center, contingent upon receiving approvals from Spartanburg County Planning and Development (Submittal of an approved Landscape Plan and Architectural Design), Spartanburg County Public Works (Stormwater and Engineering), and Spartanburg County Building Codes (fire hydrant location).

Tia Keitt presented the Board with aerial and street-view images, along with the proposed Site Plan.

Chairman Kennedy asked about the location of the property. Ben Thomas clarified the property is located on Asheville Hwy near Business I-85 and White Avenue. Chairman Kennedy asked if both buildings were going to be demolished. Ms. Keitt explained that only Building 1 had a portion demolished, but both building will be renovated.

Parker Champion made a motion to grant conditional Site Plan approval for 1449 & 1447 Asheville Hwy Office/Retail Renovation, a Major Land Development, as a Commercial Center, contingent upon receiving approvals from Spartanburg County Planning and Development (Submittal of an approved Landscape Plan and Architectural Design), Spartanburg County Public Works (Stormwater and Engineering), and Spartanburg County Building Codes (fire hydrant location). Allen Newman seconded the motion. The motion carried with a vote of 8 to 0.

8. Proposed Amendments & Action Items- None

9. Other Business

- a. Monthly Subdivision and Land Use Report
- b. Discuss Recommended Amendments to the Spartanburg County Performance Zoning Ordinance, Ordinance NO. O-19-29. (No Action Requested)

Hope Hasty presented recommendations for amendments to the Spartanburg County Performance Zoning Ordinance. Commissioners and staff discussed proposed changes.

10. Adjournment

There being no other business, Allen Newman made a motion to adjourn the meeting. Dough Brackett seconded the motion. The motion carried with a vote of 8 to 0.

By: _____
Doug Brackett, Planning Commission Secretary

Prepared by: Planning and Development Department Staff

*** These items have been previously approved and recorded in the land records and require no action by the Planning Commission other than to be read into the minutes.**

SEPTIC TANK NOTE:

AS OF THIS DATE SEPTEMBER 19, 2025, LOTS 1, 2 & 3 HAVE NOT RECEIVED APPROVAL FROM SCDES FOR SEPTIC TANK SYSTEMS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT SCDES FOR APPROVAL OF A SEPTIC TANK IF/WHEN DEVELOPMENT TAKES PLACE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED TO A BUILDING/USE WITHOUT A SEPTIC SYSTEM (OR PUBLIC SEWER).

WATER LINE NOTE:

WATER WILL BE PROVIDED TO ALL LOTS BY SJWD WATER DISTRICT.

COUNTY STAMPS

Before any land disturbing activities occur on any parcel, all applicable grading, encroachment, development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT

10/13/2025 10:24:18

AM

PLT-2025-58827



PLT BK 188 PG 716-716

Recorded 1 Pages on 12/30/2025 01:40:06 PM

Recording Fee: \$25.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Ashley B. Williams, Register Of Deeds

LOCATION MAP:
NOT TO SCALE

NOTES:

ALL PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

ALL POINTS IN ROAD ARE PK NAILS.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO THE SURVEYOR.

ALL PROPERTY LINES ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS.

2 PARKING SPACES SHALL BE PROVIDED PER LOT.

BUILDING SETBACK LINES FRONT= 55' FROM CENTERLINE OF ROAD
REAR= 10'
SIDE= 10'

THERE IS AN ASSUMED PZO RIGHT-OF-WAY OF 26' ON REIDVILLE-SHARON ROAD.

BUILDING HEIGHT NOTE: FOR EVERY 1' ABOVE 35' IN HEIGHT ADD 1' TO EACH SIDE AND REAR BUILDING SETBACK.

BUILDING PERMITS MAY NOT BE ISSUED UNTIL STORM WATER AND ENGINEERING HAVE REVIEWED ANY LAND DISTURBANCE SUBMITTAL AND GRANTED APPROVAL.

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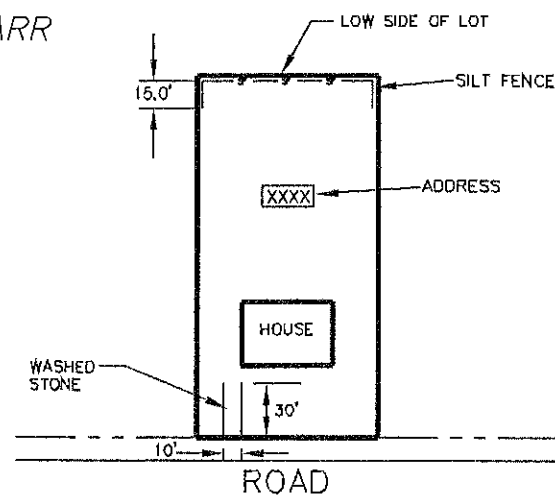
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RICHARD FARR, WHITNEY FARR
& PATSY FARR
5-42-00-043.00
D.B. 97-H PG. 941
P.B. 163 PG. 862
(RESIDENTIAL)



TYPICAL LOT LAYOUT
NOT TO SCALE

SYMBOLS:

- PROPERTY LINE.
- - - BUILDING SETBACK LINE.
- - - ADJACENT PROPERTY LINE.
- XXX DENOTES ADDRESS
- DENOTES IRON PIN FND.
- DENOTES IRON PIN SET
- DENOTES PK NAIL FND.
- DENOTES PK NAIL SET

THOMAS W. LEONARD
5-42-00-042.00
D.B. 93-H PG. 749
(AGRICULTURAL)

CERTIFICATE OF ACCURATE SURVEY:

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/10,000+AS SHOWN HEREON AND THE AREA(S) ARE DETERMINED BY THE D.M.D. METHOD OF AREA CALCULATION.

REFERENCE: DEED BOOK: 163-B AT PAGE 166
PLAT BOOK: 187 AT PAGE 879
BLOCK MAP: PORTION OF P/O 5-42-00-022.07

Steven W. Donald
STEVEN DONALD, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

SEPTEMBER 19, 2025
DATE

16500
SOUTH CAROLINA REGISTRATION NO.

CERTIFICATE OF APPROVAL FOR RECORDATION:

I, THE UNDERSIGNED, CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN THE SPARTANBURG COUNTY SUBDIVISION ORDINANCE AND OTHER DEVELOPMENT REQUIREMENTS OF SPARTANBURG COUNTY WITH THE EXCEPTION OF ANY VARIANCES OR CONSENT AGREEMENTS AS FOUND IN THE OFFICIAL RECORDS OF THE SPARTANBURG COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

10/13/2025

DATE:

Tull Ole LP
CHAIRMAN OR SECRETARY OF THE PLANNING COMMISSION
OR PLANNING DIRECTOR SPARTANBURG COUNTY

TOTAL AREA SUBDIVIDED = 3.070 ACRES.
MILES OF NEW ROAD = 0 MILES.
TOTAL NUMBER OF BUILDABLE LOTS = 3.

DEVELOPER:

TRUST TAILORED HOMES
PO BOX 310 DOUGLASVILLE, GA. 30133
TELE: 678-371-8171

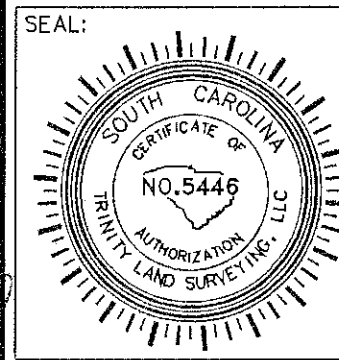
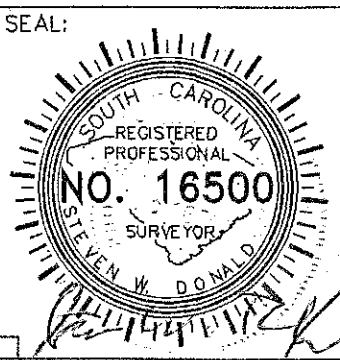
SINGLE FAMILY RESIDENTIAL - GREER AREA - 29651

MINOR SUBDIVISION:

BETTER FUTURE SUBDIVISION

BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 163-B PAGE 166 AND SHOWN IN PLAT BOOK 187 PAGE 878.

EXCEPT AS SHOWN AND/OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING ITEMS, OTHER THAN THOSE VISIBLE AT THE TIME OF THE SURVEY FIELD WORK; EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH OR TITLE COMMITMENT MAY DISCLOSE.



I hereby state that 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 A survey as specified therein; also there are no visible encroachments or projections other than shown.

THAT THE PROPERTY IS OR IS NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL NO. 45083C-0361-D OF THE FLOOD INSURANCE RATE MAPS FOR SPARTANBURG COUNTY DATED 6 JANUARY 2011.

Steven W. Donald
STEVEN W. DONALD, SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR

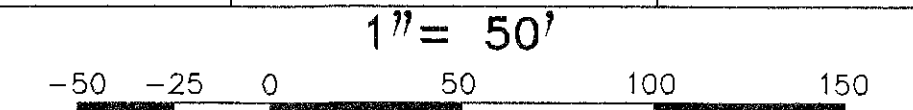
THE CERTIFICATE(S) ABOVE SHALL ONLY APPLY IF THIS SHEET CONTAINS THE SIGNATURE OF THE SURVEYOR AND THE SURVEYOR'S SEAL HAS BEEN EMBOSSED.

PROJECT REVISION RECORD:

DATE:	DESCRIPTION:	DATE:	DESCRIPTION:
10/09/2025	ADD ADDRESSING		

LOCATION: SOUTH OF REIDVILLE, GREER 29651
COUNTY: SPARTANBURG STATE: SOUTH CAROLINA

DATE: 19 SEPT. 2025 BLOCK MAP: SHEET: 5-42-00 P/O: 022.07 WEST/BURNS MIKE WEST



THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

TRINITY LAND SURVEYING, LLC
129 GLADYS COURT, SPARTANBURG, SC 29301

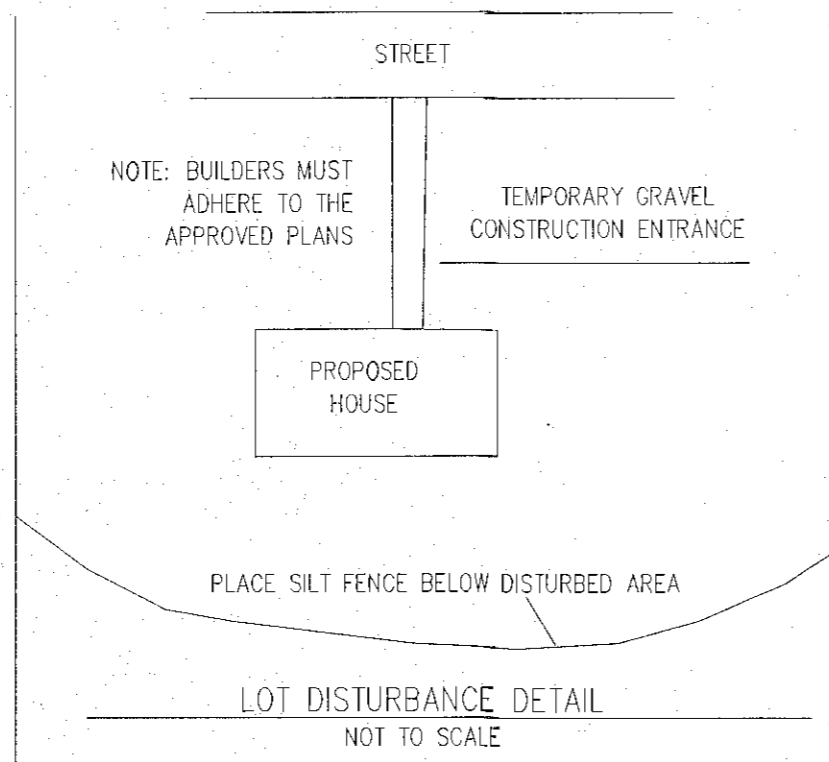
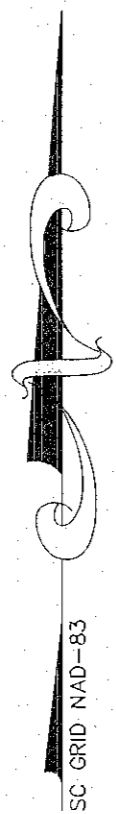
TELE: 864-676-9665
TELE: 864-576-2790

FAX: 864-576-9424
EMAIL: trinitysc@outlook.com

PLT BK 188 PG 716

PLT-2026-702
 PLT BK 188 PG 742-742
 Recorded 1 Pages on 01/07/2026 12:56:11 PM
 Recording Fee: \$25.00
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 Ashley B. Williams, Register Of Deeds

- GENERAL NOTES:**
- This property is subject to all easements and restrictions of record.
 - This document represents a Subdivision Survey of an existing parcel of record.
 - This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45083C0180D dated 01/06/2011.
 - Existing Parcel Numbers & Deed & Plat references for the adjoining properties are as shown (if applicable) on the face of this plat. Title search has not been provided to this office.
 - Parcel Map Number: 7-21-04-030.00
 - This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
 - No subsurface or environmental conditions have been considered as part of this survey and no statement has been made concerning the locations of underground utilities or facilities that may affect the use or development of this property.
 - Bearings based on South Carolina NAD83 State Plane Coordinate System. All distances are horizontal ground distance, not grid distances.
 - This Survey does not change an existing road or add a new road.
 - New lot lines created at this time.



CURRENT OWNER:
 AYLLIG M. LOPEZ AYALA
 TMS: 7-21-04-030.00
 DB: 151G Pg. 744
 DB: 41K Pg. 725
 PB: 70 Pg. 507

LINE	BEARING	DISTANCE
L1	N 37°11'03" E	48.50'
L2	S 54°16'57" E	15.32'
L3	N 37°03'11" E	69.79'
L4	N 37°03'11" E	103.68'
L5	N 37°03'11" E	118.63'
L6	S 53°06'03" E	55.70'
L7	N 37°00'38" E	54.86'
L8	S 53°01'55" E	66.36'
L9	S 37°04'03" W	173.74'
L10	S 37°04'03" W	103.68'
L11	S 37°04'03" W	118.76'
L12	N 52°53'57" W	63.16'
L13	N 52°53'57" W	74.19'
L14	N 52°56'49" W	121.95'
L15	N 52°56'49" W	121.98'

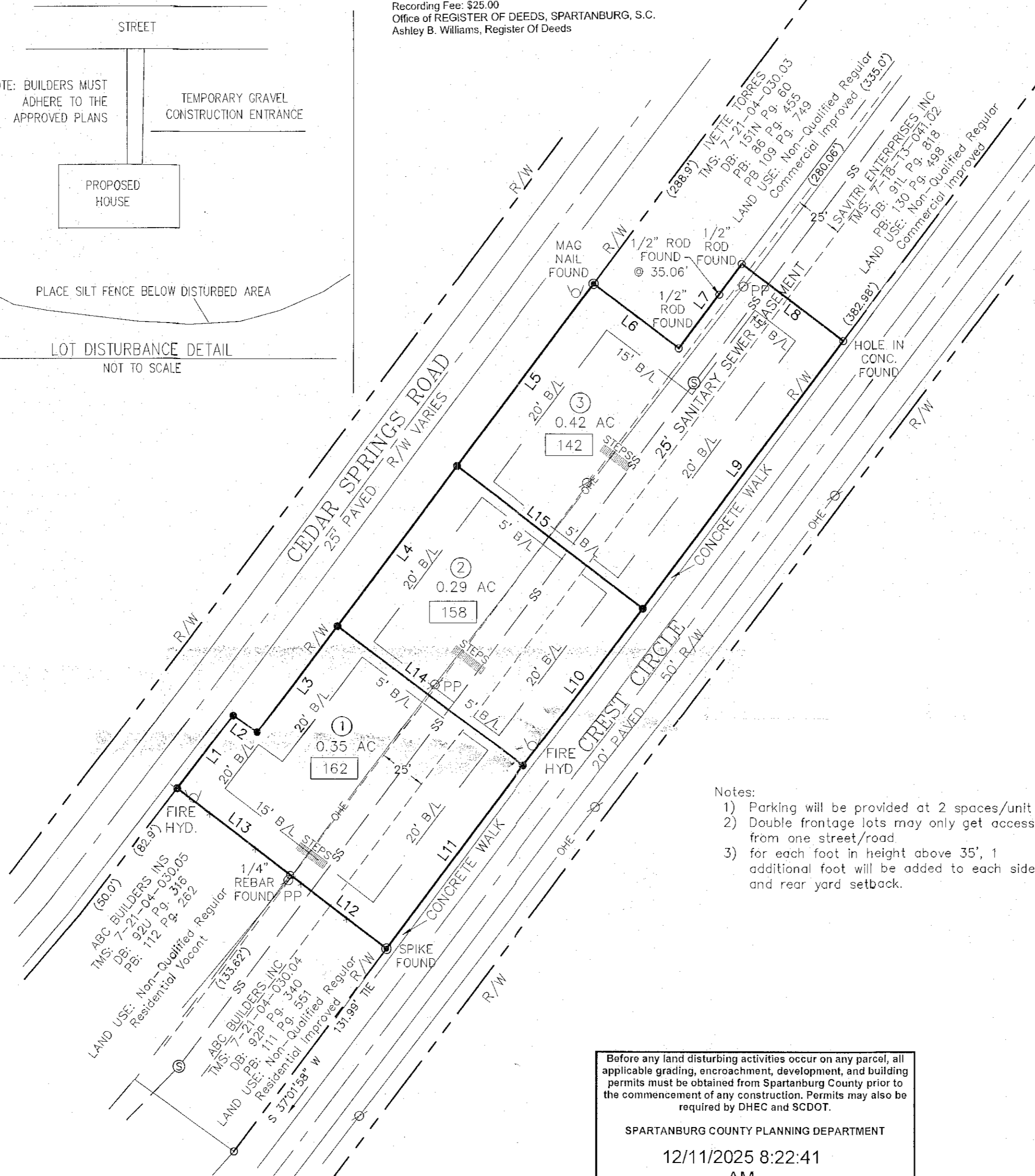
LOT	Sq. Feet	Scaled Acres
1	15,224	0.35
2	12,645	0.29
3	18,128	0.42



PROPOSED LOT SETBACKS
 FRONT: 20'
 SIDE: 5'
 REAR: 20'
 ADJACENT SIDE: 15'

SEWER: SSSD
WATER: SWS

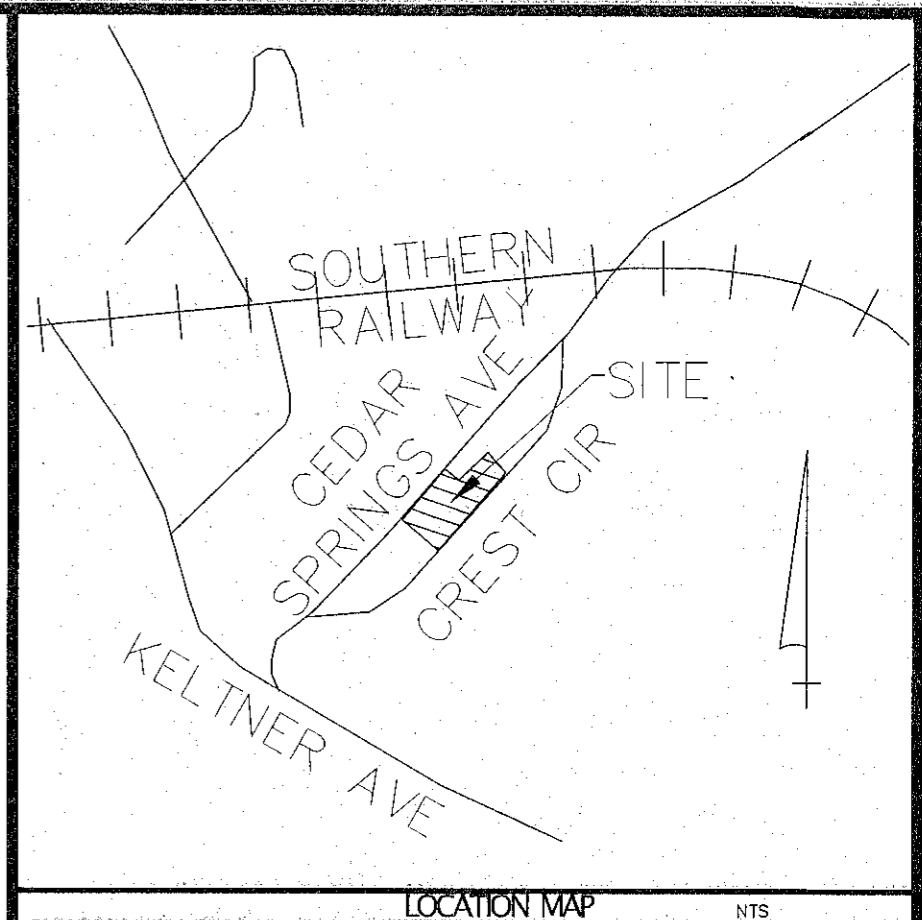
NUMBER OF LOTS: 3
MILES OF NEW ROAD: 0
TOTAL ACREAGE: 1.06 ACRES
ZONING: NON-QUALIFIED REGULAR COMMERCIAL
TMS: 7-21-04-030.00
ZIP CODE: 29302



- Notes:**
- Parking will be provided at 2 spaces/unit
 - Double frontage lots may only get access from one street/road
 - for each foot in height above 35', 1 additional foot will be added to each side and rear yard setback.

Before any land disturbing activities occur on any parcel, all applicable grading, encroachment, development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT
 12/11/2025 8:22:41 AM



- LEGEND**
- OHE ——— EXISTING OVERHEAD POWER
 - FO ——— UNDERGROUND FIBER OPTIC
 - UGT ——— EXISTING UNDERGROUND TELEPHONE
 - SS ——— EXISTING SANITARY SEWER
 - SD ——— EXISTING STORM DRAIN SEWER
 - W ——— EXISTING WATERLINE
 - G ——— EXISTING GAS LINE
 - x ——— CHAIN LINK FENCE
 - ⊙ SANITARY MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ ELECTRICAL TRANSFORMER
 - ⊙ SPRINKLER VALVE
 - ⊙ WATER VALVE VAULT
 - ⊙ IRON PIN FOUND (IPF)
 - ⊙ IRON PIN SET (IPS)
 - ⊙ CONCRETE MONUMENT FOUND
 - ⊙ CONCRETE MONUMENT SET
 - ⊙ SPIKE / NAIL
 - ⊙ SANITARY CLEANOUT
 - ⊙ CATCH BASIN
 - ⊙ CURB INLET
 - ⊙ FIRE HYDRANT
 - ⊙ FIRE PROTECTION PIV
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ UTILITY POLE
 - ⊙ LIGHT POLE
 - 15" RCP
 - EXISTING STORM PIPE
 - R/W ——— RIGHT OF WAY
 - () RECORD BEARING AND DISTANCE
 - 2129 ADDRESS (TYP.)

CERTIFICATE OF APPROVAL FOR RECORDATION

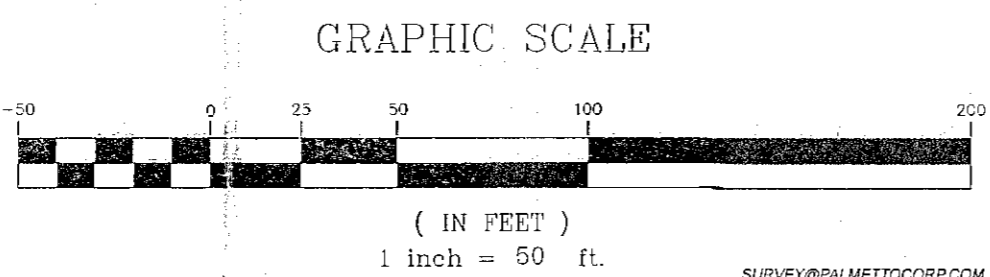
I, the undersigned, certify that the plat indicated hereon conforms to the design standards and requirements in the Spartanburg County Subdivision Ordinance and other development requirements of Spartanburg County with the exception of any variances or Consent Agreement as found in the official records of the Spartanburg County Planning Commission, and that it has been approved for recording in the Office of the County Register of Deeds.

12/11/2025

DATE

CHAIRMAN or SECRETARY of the PLANNING COMMISSION OR PLANNING DIRECTOR SPARTANBURG COUNTY

PALMETTO CORP
 Land Surveying Division



MINOR SUBDIVISION
WILLIAM MOLINA SUBDIVISION

3 LOT SINGLE FAMILY MINOR SUBDIVISION
CREST CIRCLE & CEDAR SPRINGS ROAD 29302
SPARTANBURG, SOUTH CAROLINA

SPARTANBURG COUNTY

Certificate of Accuracy
 I hereby state that 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 A survey as specified therein; also there are no visible encroachments or projections other than shown.

12/11/2025

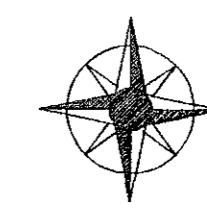
DATE

Robert W. Drummond

PLS# 22743

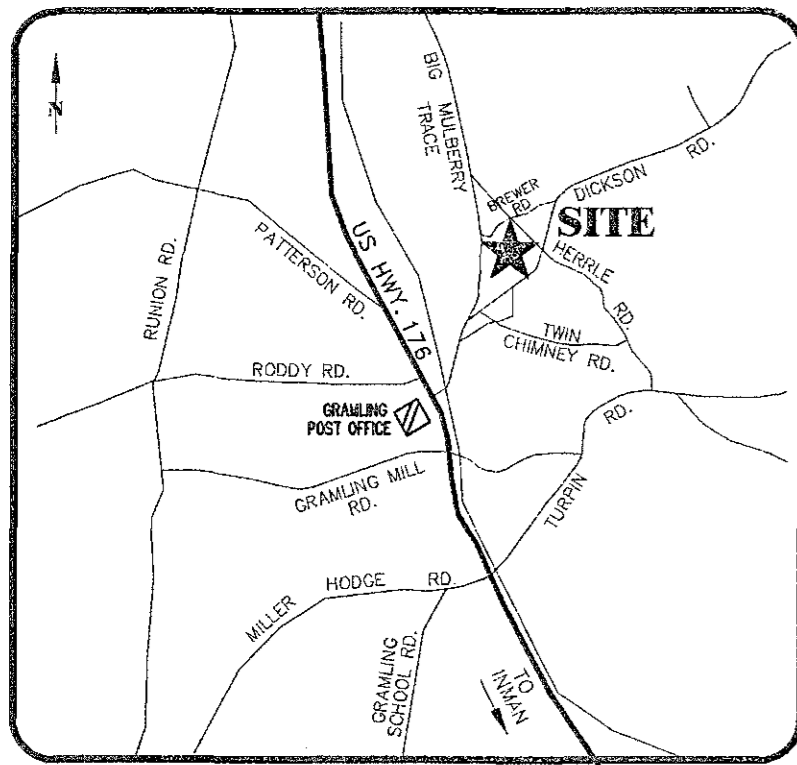
© 2025 PALMETTOCORP LAND SURVEYING DIVISION

DRAWN BY: JRS	JOB# G3543	2001 SOUTH PINE STREET SUITE A SPARTANBURG, SC 29302 Phone: (864) 345-2604	REVISIONS: 1.) 12/09/2025 County Planning Dept. Comments dated 12-09-2025 a) add Land Use b) add addresses c) change site to Side in Notes (3)
CLOSURE CHECKED BY: RWD	DATE OF SURVEY: 10/14/2025		
APPROVED BY: RWD			



SOUTHER
LAND SURVEYING
10253 ASHEVILLE HWY
INMAN, SC 29349
864-473-1240

CERTIFICATE OF APPROVAL FOR RECORDATION
I, THE UNDERSIGNED, CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN THE SPARTANBURG COUNTY SUBDIVISION ORDINANCE AND OTHER DEVELOPMENT REQUIREMENTS OF SPARTANBURG COUNTY WITH THE EXCEPTION OF ANY VARIANCES OR CONSENT AGREEMENTS AS FOUND IN THE OFFICIAL RECORDS OF THE SPARTANBURG COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.
DATE: 12/22/2025
CHAIRMAN OR SECRETARY OF THE PLANNING COMMISSION OR PLANNING DIRECTOR
SPARTANBURG COUNTY



VICINITY MAP

I hereby state that to the best of my knowledge, information, and belief the survey shown herein 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 for a Class B Survey as specified therein; also there are no visible encroachments or projections other than shown.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.

CHECK ALL RIGHTS-OF-WAY AND SETBACKS BEFORE CONSTRUCTION.

THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

THIS SURVEY IS FOR THE PARTY TO WHOM IT IS FURNISHED, IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON OR ENTITY WITHOUT THE PRIOR WRITTEN CONSENT OF SOUTHER LAND SURVEYING.

THERE IS A 5' DRAINAGE & UTILITY EASEMENT ALONG EACH SIDE OF EACH PROPERTY LINE.

EACH LOT WILL HAVE A MINIMUM OF 2 PARKING SPACES AS REQUIRED.

MAXIMUM BUILDING HEIGHT IS 35'. FOR EVERY 1' ABOVE 35', ADD 1' TO EACH SIDE AND REAR SETBACK.

CORNER LOTS 1 AND LOT 5 HAVE ACCESS OFF OF ONE ROAD ONLY.

FLOOD NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 45083C0110D DATED JANUARY 6, 2011.

AS OF THIS DATE 12/22/2025 LOT/PARCEL(S) 1-11 HAS/HAVE NOT RECEIVED APPROVAL FROM SCDOS FOR A SEPTIC TANK SYSTEM. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT SCDOS FOR APPROVAL OF A SEPTIC TANK IF/WHEN DEVELOPMENT TAKES PLACE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED TO A BUILDING/USE WITHOUT A SEPTIC SYSTEM (OR PUBLIC SEWER).

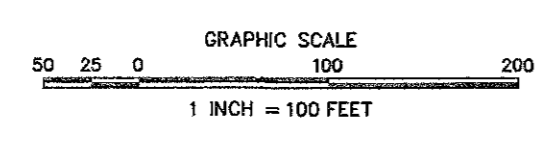
TOTAL NUMBER OF LOTS: 11
TOTAL NUMBER OF ACRES: 31.53

ADDRESS: CAMPOBELLO, SC 29322

SETBACK LINES
45' SETBACK FROM C/L DICKSON RD.
45' SETBACK FROM C/L HERRLE RD.
45' SETBACK FROM C/L BREWER RD.
45' SETBACK FROM C/L BIG MULBERRY TRACE.
20' REAR SETBACK LINES
5' REAR SETBACK LINES

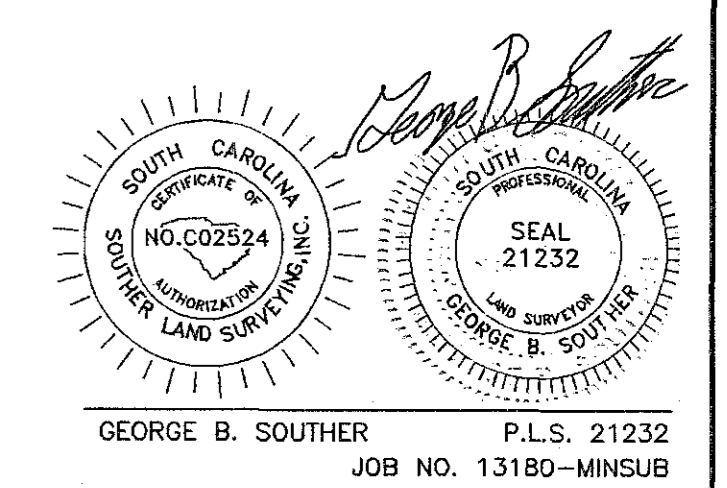
LEGEND
● 1/2" REBAR FOUND (PO)
○ 1/2" REBAR SET (IPS)
○ MAG NAIL FOUND IN ROAD
○ MAG NAIL SET IN ROAD
○ POWER POLE
○ LIGHT POLE
○ SANITARY SEWER MANHOLE
○ STORM DRAIN MANHOLE
□ CATCH BASIN
○ FIRE HYDRANT
○ CONCRETE
○ STREET ADDRESS
— FENCE
— SS — SANITARY SEWER
— P — OVERHEAD POWER
PCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
CPP CORRUGATED PLASTIC PIPE
CCP CONCRETE CYLINDER PIPE
NOTES:
ALL PINS ARE 1/2" REBAR OR MAG NAILS IN ROAD, UNLESS OTHERWISE NOTED.

NO.	DATE	BY	REVISION
1			



Before any land disturbing activities occur on any parcel, all applicable grading, encroachment, development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.
SPARTANBURG COUNTY PLANNING DEPARTMENT
12/22/2025 2:39:03 PM

MINOR SUBDIVISION PLAT FOR:
SMOKEY HILLS
A SINGLE FAMILY DEVELOPMENT
ECS DEVELOPMENT LLC
SPARTANBURG COUNTY, SOUTH CAROLINA
LEGAL REFERENCE: DB 110-P .p. 193
PB 170 .p. 58
TAX MAP REFERENCE: 1-33-00-058.00
29 JULY 2025





1306 E Washington Street
Greenville, SC 29607
Phone: (864) 252-3974
emc-eng.com

Spartanburg County Planning & Development
C/O Ben Thomas, Development Manager
366 N. Church St., Suite 700
Spartanburg, SC 29303
(864)-598-7053
bthomas@spartanburgcounty.org

**RE: NEW PILGRIM BAPTIST CHURCH SANCTUARY
5040 RAINBOW LAKE ROAD, CAMPOBELLOW SC 29322**
EMC PN: 22-3044

Mr. Thomas,


I am writing to request a 1-Year Extension for the following permits issued for New Pilgrim Baptist Church Sanctuary:

Minor Land Development Permit (DEVELOPPER-0323-0372)
Issued: 01/18/2024
Expiration: 01/19/2026

Grading/Storm Water Permit (LANDISTPER-0323-0320)
Issued: 01/16/2024
Expiration: 01/15/2026

The Church is currently obtaining additional funds needed for project restart.

Sincerely,



Jeremy R. Hart, PE
Branch Manager



January 12, 2026

Mr. Ben Thomas, Development Manager
Spartanburg County Planning & Development
366 N. Church St., Suite 700
Spartanburg, South Carolina 29303

Re: Sawyer at Everly
SUBDVPLATS 0622-0168
Request for Extension
T&H Job #30088.0000

Mr. Thomas:

The preliminary plat approval is set to expire on 1/27/26 for the residential subdivisions at Everly known as phases 5 and 6. Construction activities at the site continue per approved plans and permits. We respectfully request on behalf of Mark III Properties an extension of the approval to allow for the construction to continue. We appreciate your time and consideration of this request. If you need any additional information or have any questions or concerns, please contact me at 910-279-2544 at your earliest convenience.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

A handwritten signature in blue ink, appearing to read 'Jack Reel', is written over a light blue circular stamp.

Jack Reel, P.E.
Project Manager



Spartanburg County

PLANNING COMMISSION

February 3, 2026

Staff Report

North Grove Pad Ready Sites
Preliminary Plat – Commercial Subdivision
Iron Ore Road, Spartanburg, SC 29303
7-04-00-051.00 & 7-04-00-050.30

1. Factual Dates

- | | | |
|----|-----------------------------------|------------|
| a. | Plats and Application received | 01/13/2026 |
| b. | Planning Commission deadline date | 01/13/2026 |
| c. | Planning Commission Meeting | 02/03/2026 |

2. Background Information

Tyger Oak Inc, through its engineer, Seamon Whiteside and Associates, Inc, has submitted an application for a Major Land Development for a commercial subdivision. The site that will contain the proposed development is approximately 103.01 acres and is located on Iron Ore Road in Spartanburg, SC. The developer is proposing 6 commercial pad ready sites. Setbacks and Bufferyards will be determined at Minor Land Development Review in accordance with the Spartanburg County ULMO regulations. The commercial subdivision will have approximately 0.33 miles of new internal roads that will be publicly maintained.

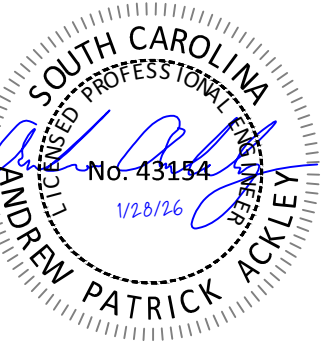
3. Staff Recommendation

The Planning Staff recommends that the Planning Commission grant conditional Preliminary Plat approval for the North Grove Pad Ready Sites as a Commercial Center, contingent upon receiving approvals from Spartanburg County Public Works (Engineering, and Stormwater), establishment of a Property Owners Association at final plat, and SCDOT (submittal of an encroachment permit).

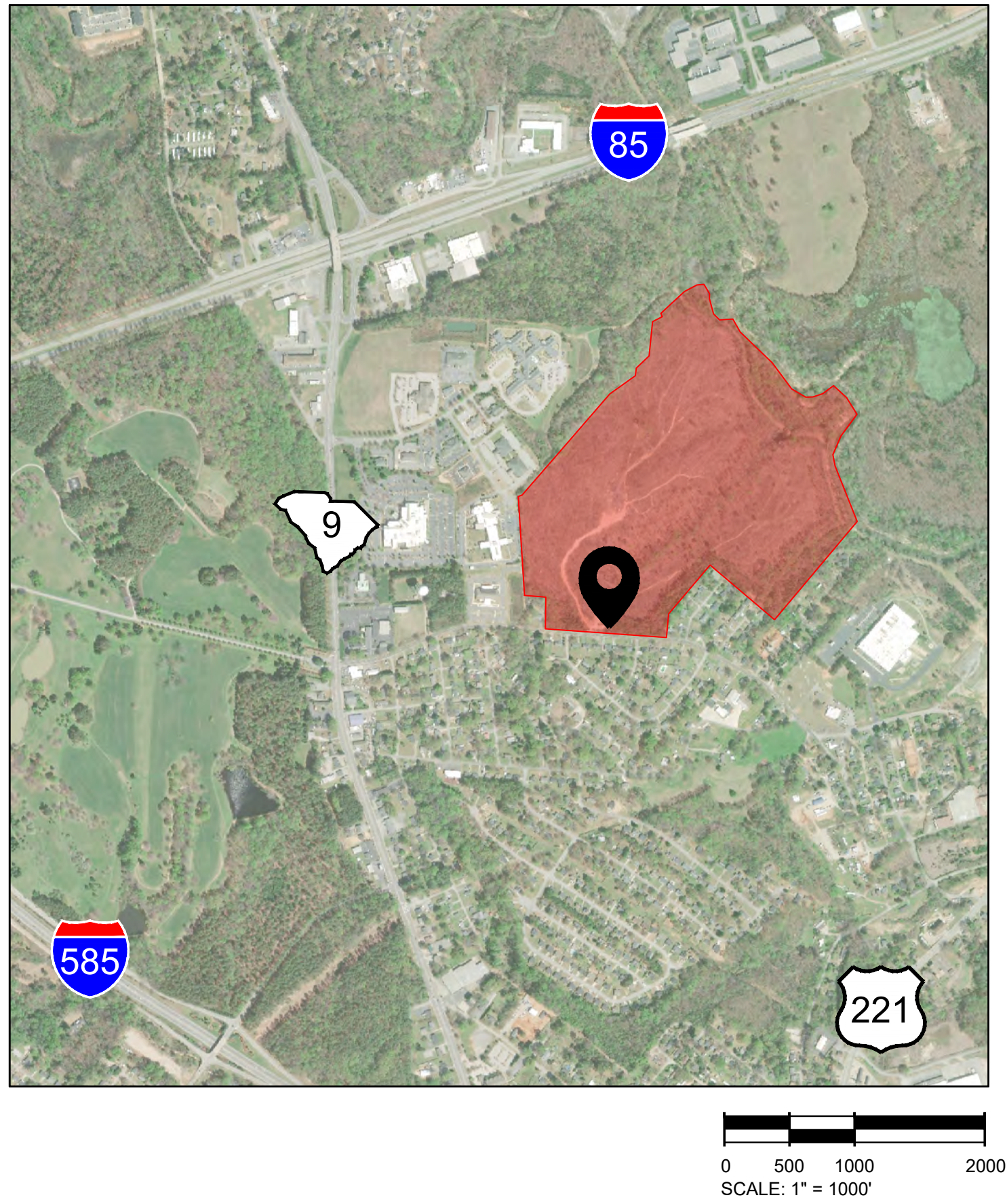
NORTH GROVE PAD-READY SITES PRELIMINARY PLAT (COMMERCIAL SUBDIVISION)

1141 IRON ORE ROAD
SPARTANBURG COUNTY, SC 29303
TMS# 7-04-00-051.00 & 7-04-00-050.30

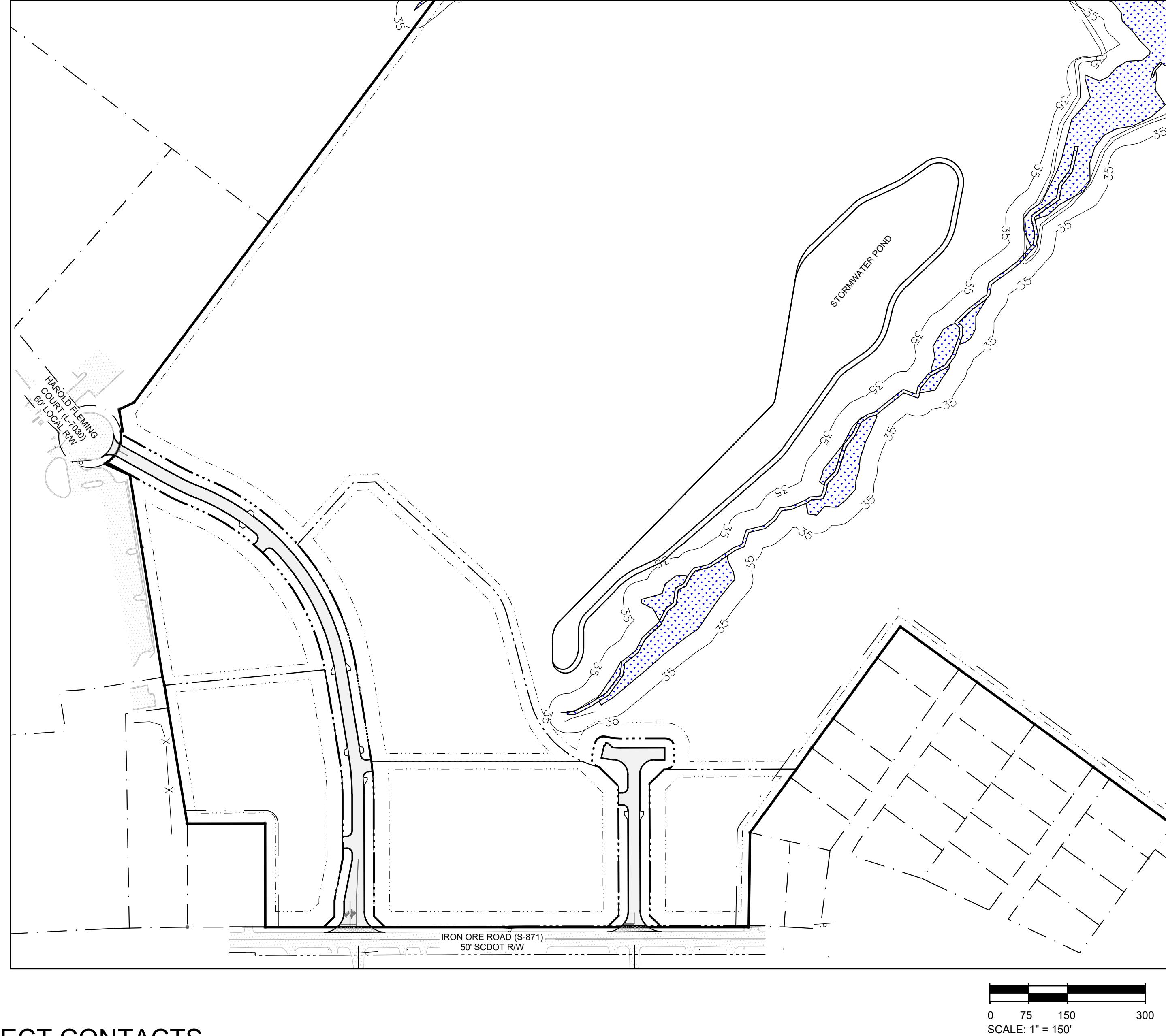
DISCLAIMER:
PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR.



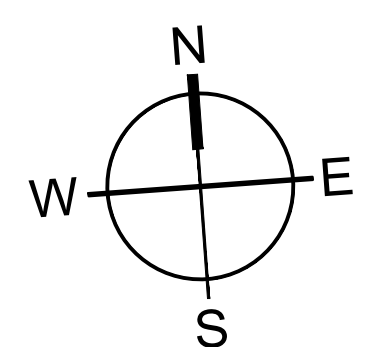
SITE LOCATION MAP



SITE OVERVIEW



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
EX-1	TITLESHEET
EX-2	PRELIMINARY PLAT (SHEET 1 OF 2)
EX-3	PRELIMINARY PLAT (SHEET 2 OF 2)



PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW PUBLIC ROAD, UTILITIES, AND MASS GRADING FOR PAD READY SITES.

GENERAL NOTES

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS:

- BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY SEAMON WHITESIDE & ASSOC., INC., TITLED "A TOPOGRAPHICAL SURVEY OF THIS 17-04-00-051.00", DATED JANUARY, 10TH 2025. THE TOPOGRAPHICAL AND ELEVATION DATA SHOWN HEREON IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
- PER REFERENCE SURVEY. ALL ELEVATIONS ARE BASED ON NAVD83 VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE (SC NAD 83). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE TITLE SEARCH.

ENGINEER'S SEAL

I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

PROJECT CONTACTS

DEVELOPER:
MONTGOMERY DEVELOPMENT GROUP
145 WEST MAIN STREET, SUITE 300
SPARTANBURG, SC 29304
CONTACT: JOHN MONTGOMERY
PHONE: (864) 357-1789

OWNER:
TYGER OAK, INC.
P.O. BOX 1926 M-416
SPARTANBURG, SC 29304
CONTACT: JOHN MONTGOMERY
PHONE: (864) 357-1789

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON, WHITESIDE & ASSOCIATES, INC.
JUDSON MILLS BUILDING 6000, SUITE 6060
701 EASLEY BRIDGE ROAD
GREENVILLE, SC 29611
CONTACT: ANDREW ACKLEY, P.E.
PHONE: (864) 290-4133

SEWER:
SPARTANBURG SANITARY SEWER DISTRICT
200 COMMERCE STREET
SPARTANBURG, SC 29306
CONTACT: KEVIN SMITH
PHONE: (864) 580-5649

WATER:
SPARTANBURG WATER
200 COMMERCE STREET
SPARTANBURG, SC 29306
CONTACT: KEVIN SMITH
PHONE: (864) 580-5649

SURVEY:
SEAMON, WHITESIDE & ASSOCIATES, INC.
JUDSON MILLS BUILDING 6000, SUITE 6060
701 EASLEY BRIDGE ROAD
GREENVILLE, SC 29611
CONTACT: MICHAEL SCHMIEDER, P.L.S.
PHONE: (864) 298-0534

ELECTRICITY:
DUKE ENERGY
915, 919 BEAUMONT AVENUE
SPARTANBURG, SC 29303
CONTACT: WHITNEY WALLET
PHONE: (864) 948-5415

GAS:
PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DRIVE
CHARLOTTE, NC 28210
CONTACT: JOHN CHASON
PHONE: (877) 279-3636



SPARTANBURG COUNTY PLANNING & ZONING INFORMATION:

LOCATION (COMMUNITY AND ZIP): SPARTANBURG, 29303
PROPOSED ROAD MILEAGE: 0.33 MILES (PUBLIC)
CURRENT LAND OWNER: TYGER OAK INC
DEED NUMBER: BK 114-Y PG 767 AND BK126-V PG 236
PROJECT NAME: NORTH GROVE PAD-READY SITES
DEVELOPMENT TYPE: COMMERCIAL SUBDIVISION
DEVELOPER: MONTGOMERY DEVELOPMENT GROUP
PHONE: (864) 357-1789
TAX MAP NUMBERS: 7-04-00-051.00 AND 7-04-00-050.30
COMBINED PARCEL AREA: 103.01 AC
TOTAL DISTURBED AREA: 27.00
LINEAR FEET OF NEW ROADS: 1,507 LF
PROPOSED NUMBER OF LOTS: 6
BUILDING COVERAGE: N/A
IMPERVIOUS COVERAGE: TOTAL NUMBER OF LOTS: 6
 TOTAL ASPHALT AND CONCRETE: ± 0.93 AC (± 40,672 SF)
 DETENTION AREA: 118,009 SF = 2.71 AC (DOES NOT COUNT TOWARDS OPEN SPACE)
BUILDINGS SETBACKS: FRONT = 30'
 SIDE = 15'
 REAR = 20'
SITE BUFFERS: 25' FROM RESIDENTIAL
BUILDING SETBACKS AND SITE BUFFERS PER SPARTANBURG COUNTY ULMO. SETBACKS AND BUFFERS TO BE DETERMINED AT MINOR LAND DEVELOPMENT REVIEW.
FEMA: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 450803025D, EFFECTIVE ON 01/06/2011, THE SITE IS LOCATED IN ZONE "X" WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
GENERAL NOTES:
 • ALL DRIVEWAY ACCESS IS TO BE OBTAINED BY INTERNAL ROADS TO THE SUBDIVISION.
 • SIGNAGE IS TO BE PERMITTED SEPARATELY AS A COMMERCIAL CENTER
 • ALL PROPOSED ROADS ARE TO BE SPARTANBURG COUNTY PUBLIC OWNED RIGHT OF WAY. ALL ROADS TO BE DESIGNED TO SPARTANBURG COUNTY RIGHT-OF-WAY STANDARDS.
 • A DEVELOPMENT APPLICATION AND SITE PLAN WILL BE REQUIRED BEFORE DEVELOPING EACH INDIVIDUAL LOT.

PRELIMINARY PLAT
SWH PROJECT: 12194
DATE: 01/28/26
DRAWN BY: BW/ME
CHECKED BY: AA

REVISION HISTORY	
A	01/12/26
B	01/16/26
C	01/28/26

501 WINDY PARK DR. SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD., SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., SUITE 300, SUMMERVILLE, SC 29587 | 1724 N. CEDAR STREET, CHARLOTTE, NC 28207 | 223 S. WEST ST., SPARTANBURG, SC 29303 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29303 | 223 S. WEST ST., SPARTANBURG, SC 29303

PAVEMENT AND UTILITY LEGEND	
EXISTING ASPHALT PAVEMENT	
PROPOSED HEAVY-DUTY ASPHALT PAVEMENT	
SCDOT PAVEMENT	
8" SEWER LINE	
6" SEWER LINE	
10" DIP WATER LINE	
6" WATER LINE	
FIRE HYDRANT	

SPARTANBURG COUNTY PLANNING & ZONING INFORMATION:

LOCATION (COMMUNITY AND ZIP): SPARTANBURG, 29303
 PROPOSED ROAD MILEAGE: 0.33 MILES (PUBLIC)
 CURRENT LAND OWNER: TYGER OAK INC
 DEED NUMBER: BK 114-Y PG 767 AND BK 106-V PG 236
 PROJECT NAME: NORTH GROVE PAD-READY SITES
 DEVELOPMENT TYPE: COMMERCIAL SUBDIVISION
 DEVELOPER: MONTGOMERY DEVELOPMENT GROUP
 PHONE: (864) 357-1789
 TAX MAP NUMBERS: 7-04-00-051.00 AND 7-04-00-050.30
 COMBINED PARCEL AREA: 193.01 AC
 TOTAL DISTURBED AREA: 27.00
 LINEAR FEET OF NEW ROADS: 1,507 LF
 PROPOSED NUMBER OF LOTS: 6

BUILDING COVERAGE: N/A
IMPERVIOUS COVERAGE: TOTAL NUMBER OF LOTS: 6
 TOTAL ASPHALT AND CONCRETE: ± 0.93 AC (± 40,672 SF)
 DETENTION AREA: 118,009 SF ± 2.71 AC (DOES NOT COUNT TOWARDS OPEN SPACE)

BUILDINGS SETBACKS: FRONT = 30'
 SIDE = 15'
 REAR = 20'

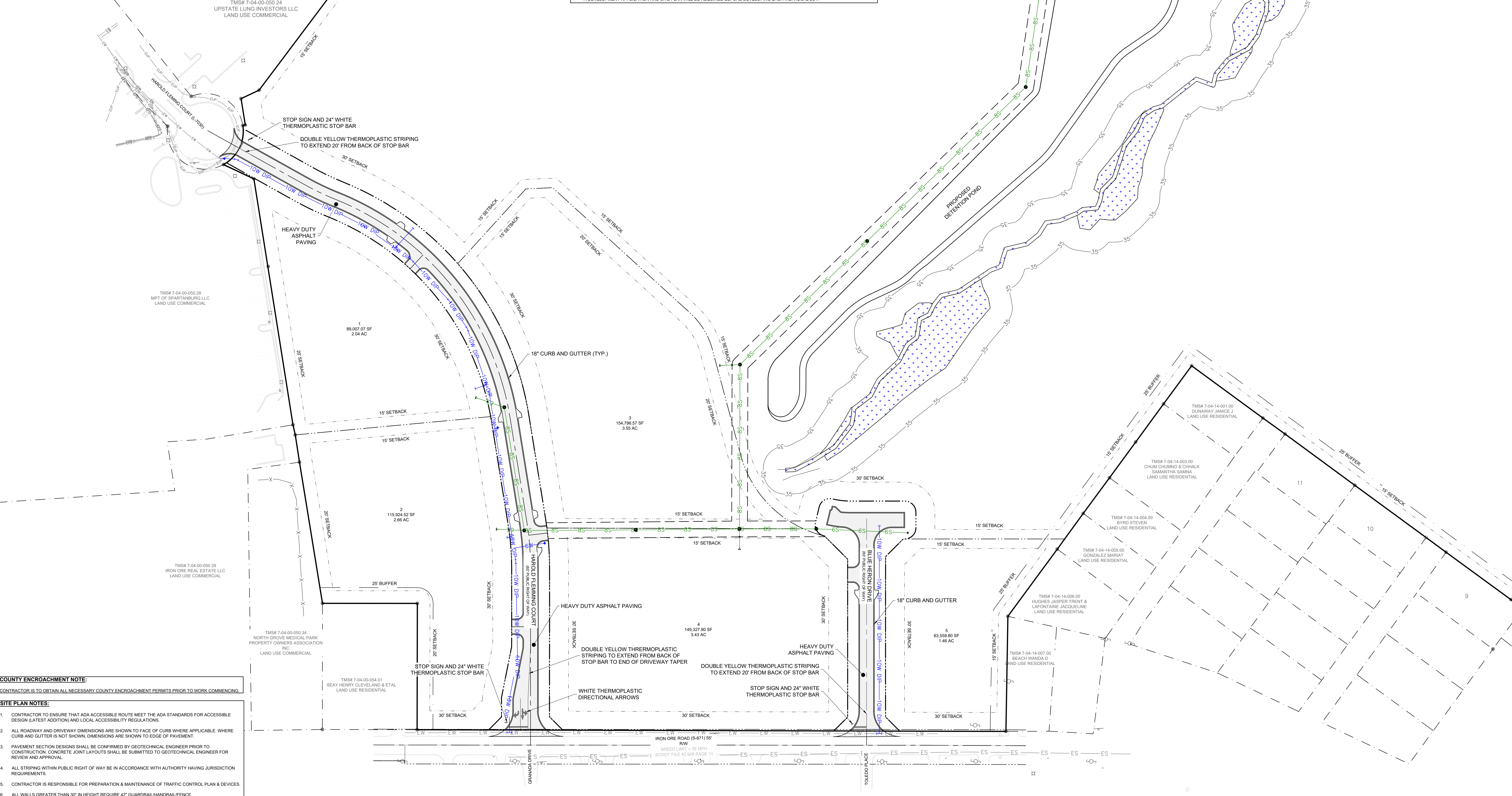
SITE BUFFERS: 25' FROM RESIDENTIAL

BUILDING SETBACKS AND SITE BUFFERS PER SPARTANBURG COUNTY U.L.M.O. SETBACKS AND BUFFERS TO BE DETERMINED AT MINOR LAND DEVELOPMENT REVIEW.

FEMA: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45083C0252D, EFFECTIVE ON 01/06/2011, THE SITE IS LOCATED IN ZONE 'X' WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES:

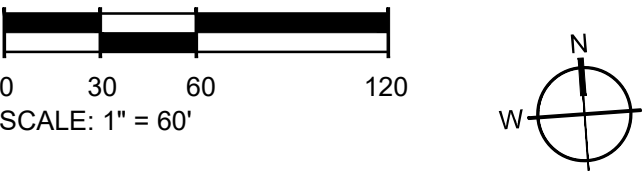
- ALL DRIVEWAY ACCESS IS TO BE OBTAINED BY INTERNAL ROADS TO THE SUBDIVISION.
- SIGNAGE IS TO BE PERMITTED SEPARATELY AS A COMMERCIAL CENTER.
- ALL PROPOSED ROADS ARE TO BE SPARTANBURG COUNTY PUBLIC OWNED RIGHT OF WAY. ALL ROADS TO BE DESIGNED TO SPARTANBURG COUNTY RIGHT-OF-WAY STANDARDS.
- A DEVELOPMENT APPLICATION AND SITE PLAN WILL BE REQUIRED BEFORE DEVELOPING EACH INDIVIDUAL LOT.



COUNTY ENCROACHMENT NOTE:
 CONTRACTOR IS TO OBTAIN ALL NECESSARY COUNTY ENCROACHMENT PERMITS PRIOR TO WORK COMMENCING.

SITE PLAN NOTES:

- CONTRACTOR TO ENSURE THAT ADA ACCESSIBLE ROUTE MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN (LATEST ADDITION) AND LOCAL ACCESSIBILITY REGULATIONS.
- ALL ROADWAY AND DRIVEWAY DIMENSIONS ARE SHOWN TO FACE OF CURB WHERE APPLICABLE. WHERE CURB AND GUTTER IS NOT SHOWN, DIMENSIONS ARE SHOWN TO EDGE OF PAVEMENT.
- PAVEMENT SECTION DESIGNS SHALL BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. CONCRETE JOINT LAYOUTS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL.
- ALL STRIPING WITHIN PUBLIC RIGHT OF WAY BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR PREPARATION & MAINTENANCE OF TRAFFIC CONTROL PLAN & DEVICES.
- ALL WALLS GREATER THAN 30" IN HEIGHT REQUIRE 42" GUARDRAIL/HANDRAIL/EIFFEL.



**NORTH GROVE PAD-READY SITES
 PRELIMINARY PLAT (COMMERCIAL SUBDIVISION)**

EX-2 PRELIMINARY PLAT (SHEET 1 OF 2)

01/28/2026

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	424.69	420.00	057.9357	S35°03'51"E	406.83
C8	60.13	480.00	007.1774	S60°26'36"E	60.09
C9	67.28	420.00	009.1779	N00°34'31"W	67.21
C10	6.83	420.00	000.9321	N05°37'49"W	6.83
C12	13.67	480.00	001.6313	N04°20'55"W	13.67
C14	267.95	480.00	031.9843	N21°09'23"W	264.49
C22	63.22	480.00	007.5466	N00°14'25"E	63.18
C25	27.49	17.50	090.0000	N49°00'42"E	24.75

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	27.49	17.50	090.0000	N40°58'18"W	24.75
C27	28.58	120.00	013.6472	N79°09'53"W	28.52
C28	27.55	17.50	090.2083	S62°33'17"W	24.79
C29	27.44	17.50	089.8237	S27°27'41"E	24.71
C30	33.76	180.00	010.7447	N67°00'03"W	33.71
C31	159.09	180.00	050.6401	N36°18'30"W	153.96
C32	68.44	120.00	032.6789	N27°19'40"W	67.52
C36	1.35	180.00	000.4294	S72°35'16"E	1.35

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C37	73.69	60.00	070.3714	N30°21'00"E	69.15

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	S88°38'38"W	310.68
L2	N08°37'54"W	16.31
L3	N04°53'23"W	253.72
L4	N05°17'05"W	140.72
L5	N02°42'17"E	1.17
L6	S56°51'16"E	73.55
L8	S04°49'57"E	43.74
L9	S05°14'27"E	226.39
L10	S85°56'50"E	150.19
L11	S04°05'46"W	200.01
L12	S85°50'05"E	113.04
L13	N48°56'28"E	29.08
L14	N04°00'49"E	30.91
L15	N15°19'15"E	81.60
L16	N04°00'49"E	125.20
L18	N05°09'51"W	167.86
L20	N05°09'51"W	167.86
L25	N85°49'04"W	406.16
L26	S41°00'04"E	51.99
L27	S04°00'42"W	250.12

PARCEL LINE TABLE		
Line #	Bearing	Length
L28	S49°16'44"W	31.05
L29	N85°50'05"W	428.79
L30	N40°56'42"W	29.90
L31	N04°00'49"E	235.87
L36	N85°59'18"W	253.04
L37	N85°59'18"W	2.50
L38	S49°01'28"W	39.59
L39	S04°00'42"W	253.74
L40	S40°59'14"E	31.87
L41	S85°50'05"E	168.11
L42	N04°58'26"E	182.33
L43	N40°20'14"E	131.96
L44	N83°24'47"E	0.79
L45	N05°06'16"W	42.28
L46	N68°58'34"E	31.48
L47	N40°55'25"E	434.17
L48	N40°52'37"E	728.41
L49	N40°51'29"E	11.61
L50	N12°33'38"E	8.33
L51	N11°27'55"W	11.42

PARCEL LINE TABLE		
Line #	Bearing	Length
L52	N12°37'11"E	11.47
L53	N48°40'14"E	17.85
L54	N57°47'00"E	6.73
L55	N34°37'14"E	15.42
L56	N68°33'10"E	26.13
L57	N51°57'00"E	15.87
L58	S62°09'56"E	12.37
L59	N55°11'11"E	8.44
L60	N03°51'13"E	8.51
L61	N41°16'05"E	20.35
L62	N27°19'43"E	10.71
L63	N17°28'07"W	17.51
L64	N10°48'43"W	9.50
L65	N07°08'22"E	14.66
L66	N00°58'20"E	13.14
L67	N10°45'08"W	4.75
L68	N75°44'27"W	11.28
L69	N05°28'44"E	15.30
L70	N23°30'32"W	18.25
L71	N24°28'27"W	16.59

PARCEL LINE TABLE		
Line #	Bearing	Length
L72	N25°29'21"E	11.43
L73	N39°24'36"E	19.44
L74	N32°48'06"E	22.86
L75	N06°23'00"W	22.32
L76	N43°33'55"E	18.47
L77	N20°10'06"E	8.16
L78	N25°24'27"E	11.27
L79	N62°15'24"E	11.79
L80	N55°12'25"E	18.83
L81	N61°43'10"E	12.53
L82	S79°00'25"E	12.73
L83	S38°44'30"E	13.54
L84	N41°11'12"E	6.24
L85	N16°25'37"E	14.13
L86	N06°41'46"W	15.52
L87	N29°39'49"W	28.64
L88	N41°24'38"E	60.79
L89	S65°12'01"E	11.09
L90	N65°27'56"E	24.44
L91	N70°40'55"E	20.09

PARCEL LINE TABLE		
Line #	Bearing	Length
L92	N45°06'43"E	18.08
L93	N39°24'16"E	11.99
L94	N05°29'19"E	7.58
L95	N43°09'06"W	9.21
L96	N19°15'17"W	13.90
L97	N04°38'11"W	4.45
L98	N34°48'49"W	6.15
L99	N25°56'52"W	5.19
L100	N32°50'41"E	6.82
L101	N47°24'57"E	23.55
L102	N49°57'32"E	21.27
L103	N46°25'21"E	20.99
L104	N20°21'57"E	12.86
L105	N14°14'48"E	6.21
L106	N59°22'03"E	29.64
L107	N56°23'23"E	24.47
L108	N77°16'27"E	8.98
L109	N30°51'28"E	28.76
L110	N59°57'56"E	20.00
L111	N52°35'53"E	7.80

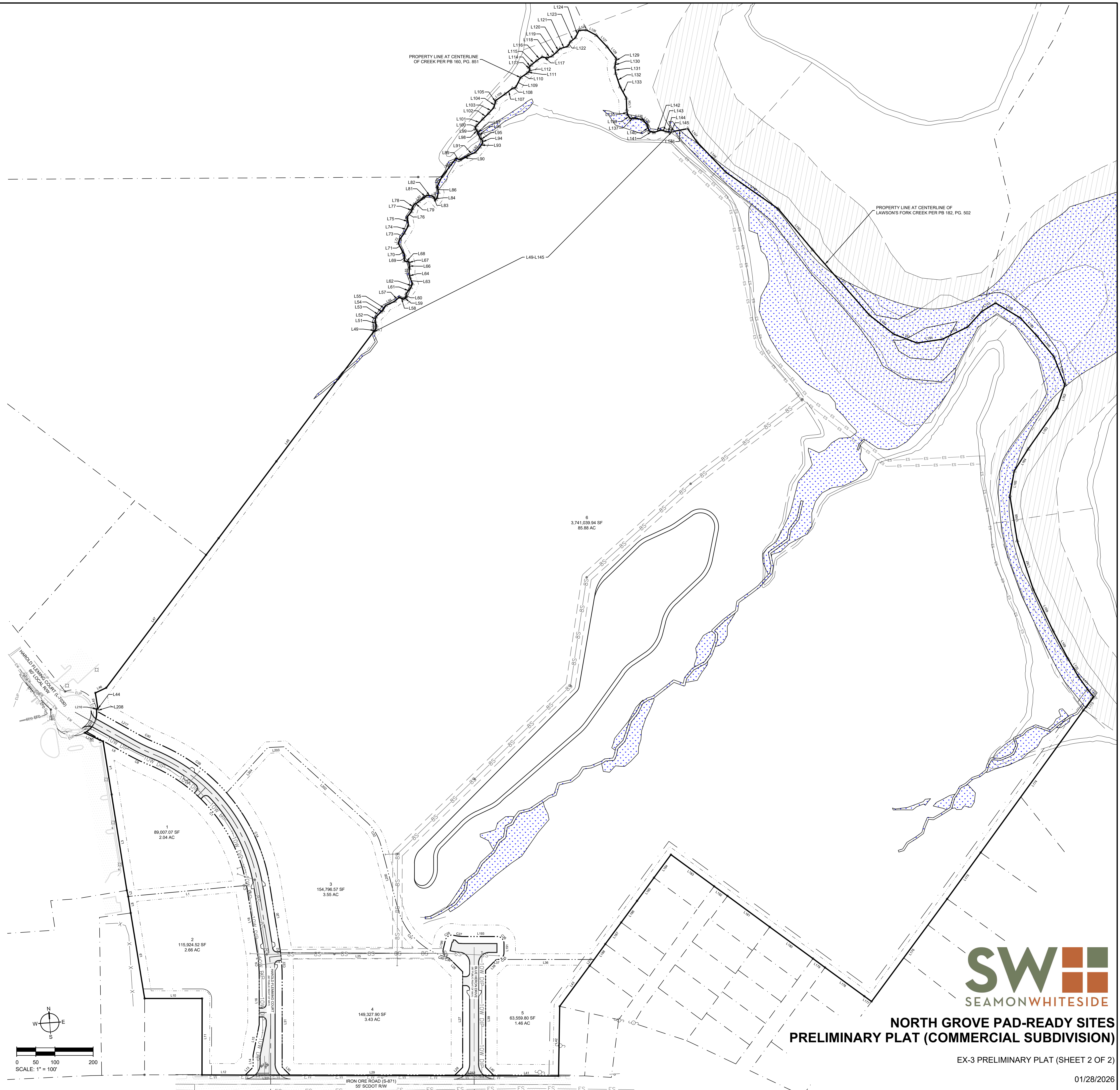
PARCEL LINE TABLE		
Line #	Bearing	Length
L112	N26°03'31"E	3.59
L113	N12°08'32"W	7.44
L114	N50°00'31"E	7.84
L115	N53°54'45"E	19.10
L116	N59°48'51"E	18.09
L117	S73°47'33"E	12.88
L118	N74°33'02"E	13.81
L119	N53°14'16"E	16.29
L120	N47°41'15"E	12.19
L121	N76°58'30"E	21.27
L122	N34°35'55"E	13.73
L123	N55°09'22"E	16.84
L124	N29°25'06"E	21.70
L125	S88°03'41"E	19.69
L126	S57°37'52"E	29.17
L127	S39°04'37"E	41.39
L128	S33°48'53"E	38.74
L129	S12°09'27"W	11.47
L130	S14°40'29"W	10.99
L131	S03°07'00"E	16.83

PARCEL LINE TABLE		
Line #	Bearing	Length
L132	S14°28'45"E	36.84
L133	S24°40'34"E	33.97
L134	S01°48'17"W	30.80
L135	S04°24'40"E	12.33
L136	S29°21'21"E	12.15
L137	S86°34'11"E	13.20
L138	S78°47'47"E	19.55
L139	S38°51'15"E	18.89
L140	S10°18'16"E	16.93
L141	S65°54'19"E	13.33
L142	N71°14'40"E	19.11
L143	S68°28'40"E	16.43
L144	S81°38'22"E	9.78
L145	N83°02'18"E	4.79
L146	N83°02'18"E	41.61
L147	S30°57'59"E	41.65
L148	S39°36'37"E	110.35
L149	S51°02'49"E	167.00
L150	S35°52'21"E	139.99
L151	S37°04'07"E	225.68

PARCEL LINE TABLE		
Line #	Bearing	Length
L152	S47°54'28"E	81.15
L153	S65°13'54"E	65.31
L154	N85°32'48"E	66.44
L155	N68°08'42"E	73.58
L156	N46°28'41"E	55.08
L157	N62°15'25"E	42.27
L158	S54°49'57"E	75.93
L159	S38°35'49"E	63.23
L160	S35°16'56"E	70.34
L161	S17°26'34"E	78.88
L162	S22°45'58"W	64.10
L163	S39°01'07"W	131.92
L164	S36°05'40"W	67.61
L165	S13°55'41"W	65.56
L166	S05°10'55"E	118.77
L167	S14°14'10"E	133.61
L168	S21°29'58"E	120.77
L169	S24°18'22"E	85.23
L170	S25°48'46"E	50.50
L171	S31°50'40"E	45.21

PARCEL LINE TABLE		
Line #	Bearing	Length
L172	S35°43'00"E	21.53
L173	S40°21'22"W	45.48
L174	S39°50'02"W	457.78
L175	S39°52'52"W	149.65
L176	S40°20'47"W	333.22
L177	N49°48'54"W	23.45
L178	N49°48'29"W	127.34
L179	N49°39'09"W	39.21
L180	N49°46'36"W	140.00
L181	N49°40'33"W	137.00
L182	N50°12'28"W	43.14
L183	N49°45'06"W	140.01
L184	S40°22'04"W	74.91
L185	S40°09'35"W	74.89
L186	S40°15'46"W	70.01
L187	S40°23'10"W	70.08
L188	S39°56'06"W	50.09
L191	N04°00'42"E	25.00
L193	N85°59'18"W	86.21
L196	S17°27'02"W	25.00

PARCEL LINE TABLE		
Line #	Bearing	Length
L200	N10°59'18"W	172.41
L202	N43°40'02"W	294.79
L203	N88°40'02"W	42.43
L204	S46°19'58"W	159.95
L208	N06°06'05"W	8.13
L210	N39°56'06"E	19.87
L213	S85°50'05"E	104.59
L214	N60°56'31"W	53.29
L216	N83°24'47"E	3.18
L217	N56°51'16"W	121.90
L221	N85°50'05"W	117.66



**NORTH GROVE PAD-READY SITES
PRELIMINARY PLAT (COMMERCIAL SUBDIVISION)**

EX-3 PRELIMINARY PLAT (SHEET 2 OF 2)

PLATTED 10/20/25 4:29 PM BY: Miron Edrins, P.L.C. 04-0123620-01 File: 000001216 - Preliminary Plat.dwg