

**PRELIMINARY**

November 2004

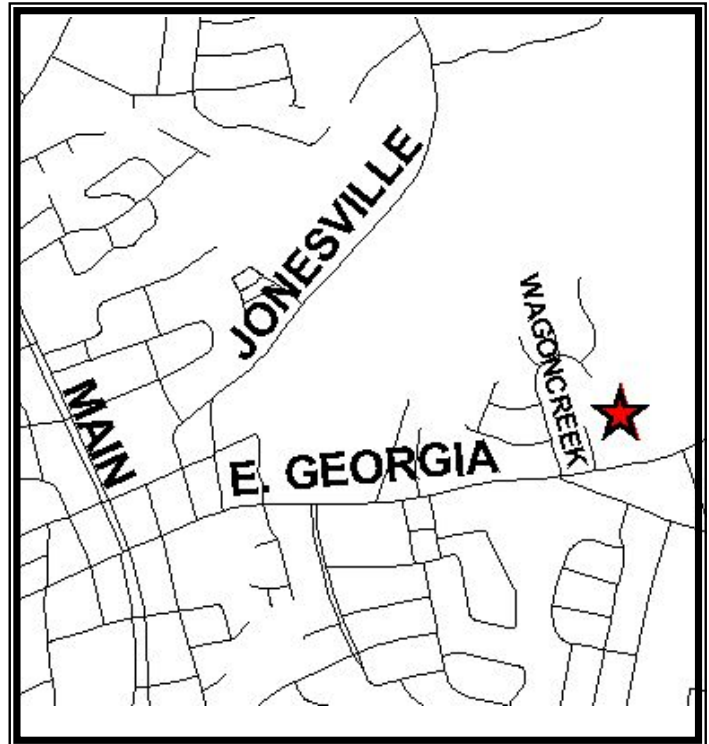
**Subdivision Name:**

Gwinn Meadows  
(City of Simpsonville)

**File:** 04-234  
(Revised 99-241)

**Site Description:**

Head south on I-85 (Frontage Road) towards Simpsonville. Take exit number 29 and turn left (east) onto SC Highway 417 (E. Georgia Road). Take a left (north) onto Gwinn Street. Subject property is located at the end of Gwinn Street.



\* Subdivision

**Developer:** Brad Benedict  
Gwinn Meadows LLC  
**Address:** PO Box 8995  
Greenville, SC 29604

**Engineer/Surveyor:** Fred Landrith  
Landrith Surveying  
**Address:** 301 Butler Avenue  
Greenville, SC 29601

**Telephone Number:**  
(864) 380-6613

**Telephone Number:**  
(864) 246-5956

**Block Book Number:** 317-1-9

**Acres:** 7.09

**Zoning:** R-12

**Lots:** 20

**Extension of An Existing Development:** No

**Streets:** 0.256 (public)

**Existing Access:** E. Georgia Road

**Fire District:** Simpsonville

**Proposed Sewer:** Public

**County Council District:** 27 (Brooks)

**Sewer District:** Simpsonville

**Census Tract:** 30.04

**Proposed Water Source:** Greenville Water

**Planning Area:** Simpsonville

**TAZ:** 377

**Variance:** Yes