



ORDINANCE NUMBER 14-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY HER WILL, LLC. LOCATED ON HIGHWAY 14 AND MITCHELL DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, Her Will, LLC. is the owner of property located on Highway 14 and Mitchell Drive more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Number G004000108100 containing approximately 7.19 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0361E attached hereto marked as Exhibit D; and

WHEREAS, the property currently has zero (0) occupants; and

WHEREAS, Her Will, LLC. has petitioned the City of Greer to annex their property by one-hundred percent (100%) petition; and

WHEREAS, the property is now outside the city limits of Greer but adjoins the city limits; and

WHEREAS, the property owners have requested that the subject property be zoned DRD (Design Review District); and

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

1. ANNEXATION: The 7.19 +/- acres of property shown in red on the attached map owned by Her Will, LLC. located on Highway 14 and Mitchell Drive more particularly described on the attached map as Greenville County Parcel Number G004000108100 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 198 FEET OF HIGHWAY 14 (SOUTH MAIN STREET) ROADWAY: 198 feet of Highway 14 (South Main Street) along the edge of the annexed property owned by Her Will, LLC. as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned DRD (Design Review District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. FUTURE LAND USE MAP: The above reference property shall be designated as Residential Land Use 3 Community on Community Corridor on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361E.

6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #1.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

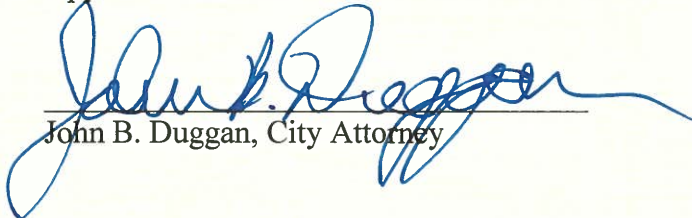

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: May 9, 2017

Second and
Final Reading: May 30, 2017

Approved as to Form:


John B. Duggan, City Attorney

201501759
2
DEED Book: DE 2461 Page: 2124 - 2125
March 13, 2015 11:21:54 AM Cons: \$300,000.00
Rec: \$10.00 Cnty Tax: \$330.00 State Tax: \$780.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Harvey*

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: 721-A S. MAIN STREET, GREER, SOUTH CAROLINA 29651

TMS NO.: G004000101801, G004000108100, G004000100400 and G004000101800
(TO BE COMBINED); and also: G004000100500

KNOW ALL MEN BY THESE PRESENTS, that

ROBERT GORDON SMITH, in consideration of **Three Hundred Thousand Dollars and 00/100 (\$300,000.00) Dollars**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

HER WILL, LLC, its successors and assigns, forever:

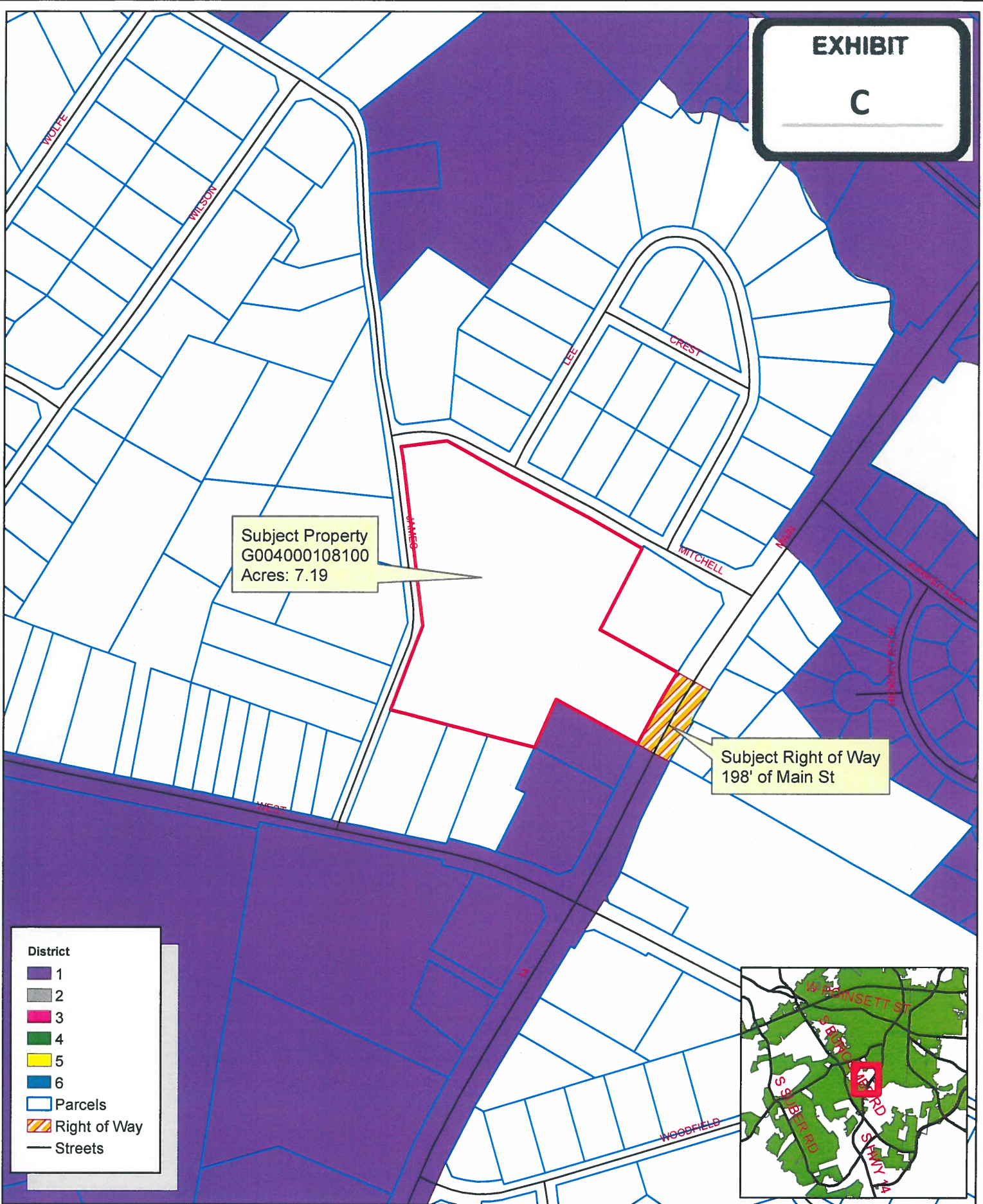
ALL those certain pieces, parcels, or lots of land identified as 7.19 acres and 0.66 acres on a Plat prepared for Don Foster by Blue Ridge Land Surveying, LLC, dated February 16, 2015 and recorded in the Office of the Register of Deeds for Greenville County on March 4, 2015 in Plat Book 1202 at Page 23.

This being the same property conveyed to Robert G. Smith, by Deed of Gordon L. Smith, dated January 26, 1984 and recorded in the Office of the Register of Deeds for Greenville County on January 26, 1984 in Deed Book 1205 at Page 208;

SEE ALSO, Deed from Highway Fourteen Properties, LLC to Robert Gordon Smith, dated June 1, 2012 and recorded in the Office of the Register of Deeds for Greenville County on June 1, 2012 in Deed Book 2405 at Page 3304.

Tax Map No: G004000101801, G004000108100, G004000100400 and
G004000101800 (TO BE COMBINED); and also: G004000100500

EXHIBIT
C



Subject Property
G004000108100
Acres: 7.19

Subject Right of Way
198' of Main St

- District**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - Parcels
 - Right of Way
 - Streets



Ordinance 14-2017



The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

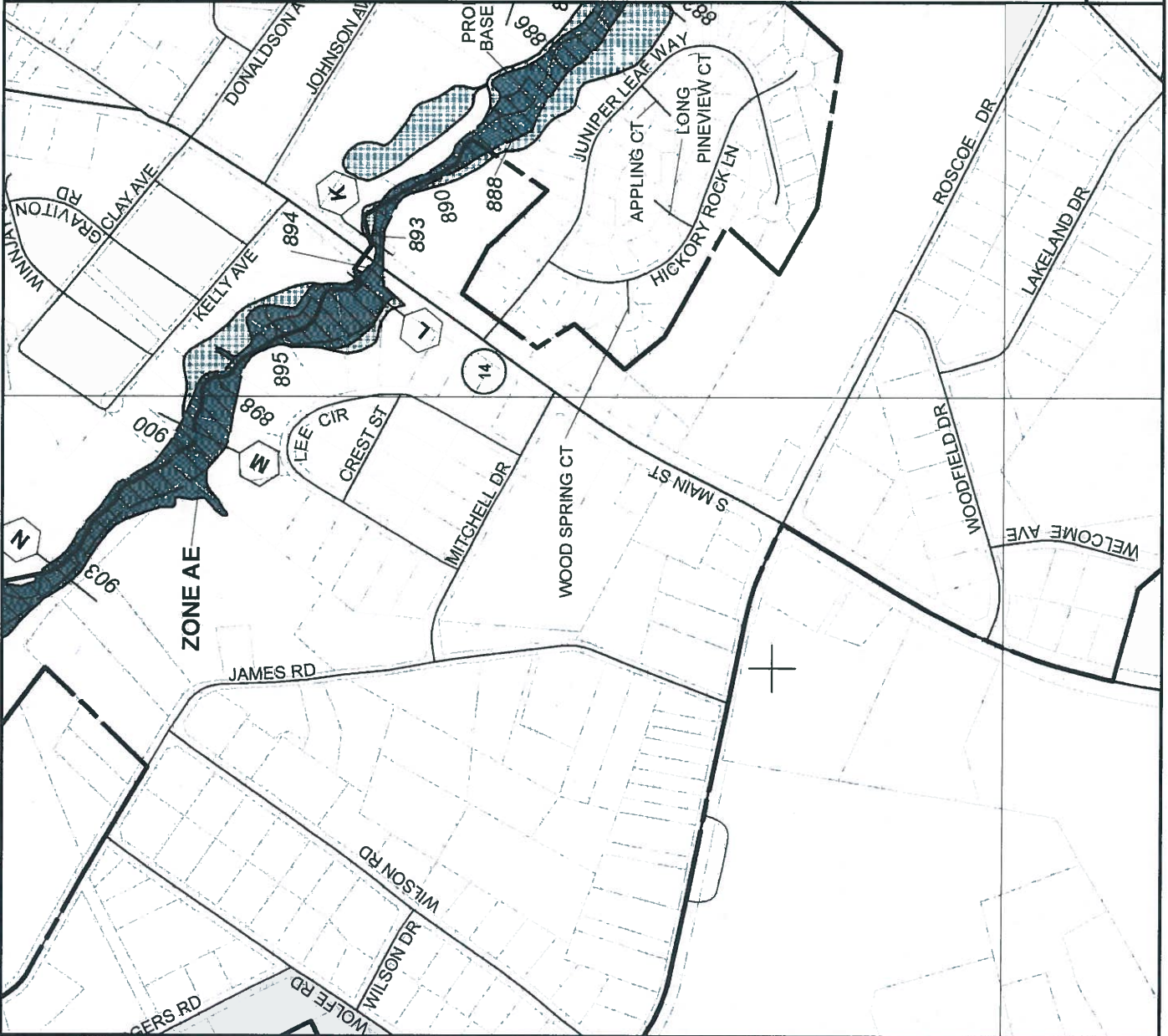
EXHIBIT

D

Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0361E

FIRM
FLOOD INSURANCE RATE MAP
GREENVILLE COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 361 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	460089	0361	E
GREER, CITY OF	460200	0361	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
45045C0361E

MAP REVISED
AUGUST 18, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov