ORDINANCE NUMBER 23-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY FCR ESTATE PARTNERSHIP LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY

WHEREAS, FCR Estate Partnership are the owners of property located on Burns Road 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 Spartanburg County Parcel Number 5-29-00-83.01 containing approximately 38.259 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0218D attached hereto marked as Exhibit D; and

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

WHEREAS, FCR Estate Partnership 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 R-12 (Single Family Residential); 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 38.259 +/- acres of property shown in red on the attached map owned by FCR Estate Partnership located on Old Jones Road more particularly described on the attached map as Spartanburg County Parcel Number 5-29-00-83.01 is hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF 146 FEET OF OLD JONES ROAD ROADWAY:** 146 feet of Old Jones Road along the edge of the annexed property owned by FCR Estate Partnership 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 R-12 (Single Family Residential) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. **LAND USE MAP:** The above reference property shall be designated as Residential Land Use 2 Community on the Land Use Map contained within the 2010 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 45083C0218D.

6. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

[Signature]

Richard W. Dannen, Mayor

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Annexation Old Jones Rd
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ATTEST:

[Signature]
Tammyla Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: July 11, 2017

Second and Final Reading: August 8, 2017

Approved as to Form:

[Signature]
John B. Duggan, City Attorney
KNOW ALL MEN BY THESE PRESENTS, that Nellie T. Runsey in consideration of $1.00, love and affection, the sum of which is hereby acknowledged, have granted, bargain, sold and released, and by these presents do grant, bargain, sell and release unto F C R Estate Partnership, a South Carolina General Partnership, its successors and assigns forever.

All that certain piece and parcel of land with improvements thereon located in Reidsville, Spartanburg County, South Carolina, containing 55.19 acres more or less, and having the metes and bounds described on that certain Boundary/Closing Survey for F C R Estate Partnership, which survey was done by Wolff & Huskey, Inc., and which is dated February 19, 1990, and which survey is recorded hereinafter in Book 679B, Page 1460, and to which reference is hereby made for a full and complete description of the parcel herein conveyed.

THIS conveyance is made subject to any easements, rights of way, zoning ordinances, restrictions or protective covenants appearing of record or on the premises affecting subject property.

DERIVATION: This is a portion of the property conveyed to Freeman C. Runsey and Nellie T. Runsey by deed from R. A. Coggins dated April 6, 1961 and recorded on April 7, 1961 at Book 267V, Page 468, these records.

Freeman C. Runsey died intestate a resident of this County survived by Nellie T. Runsey, who was his wife and is the within grantor, and three adult children; no child predeceased him. Reference Probate Court File No. 37733, Spartanburg County, for file of Freeman C. Runsey. Mr. Runsey's surviving three adult children, Phillip C. Runsey, Patricia C. Runsey Sutton, and Elizabeth Diane Runsey conveyed their interest in the within property to Nellie T. Runsey in a deed dated July 23, 1982 and recorded August 20, 1982, at Book 49A, Page 458, these records.

together with all and singular the rights, members, belongings and appurtenances to said premises belonging, or in any wise incident or appurtenant to have and to hold all and singular the premises before mentioned unto grantor(s), and the grantor(s) do(s) hereby bind the grantee(s) and the grantee(s) heirs, executors and assigns to warrant and forever defend all and singular said premises unto grantor(s) and grantor(s) heirs, executors and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantee(s) hereof and seal(s) this 27th day of December, 1993.

SIGNED, sealed and delivered in the presence of:

__________________________
[SEAL]

__________________________
[SEAL]

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

PROBATE

Personally appeared the undersigned witness and made oath that (i) the above-named grantee(s) is/are, and and as the grantee(s) act and deed, deliver the within written deed and that (ii) she, with the other witnesses subscribed above, witnessed the execution thereof.

SIGNED, SEALD and delivered in the presence of:

__________________________
[SEAL]

__________________________
[SEAL]

Made in Spartanburg, South Carolina.
My commission expires 4/29/99

RECORDED this day of __________, 19__ M. No. 500 1021122597360444 410.00\%
Lot 1 Freeman Farm Road Spartanburg County

Commencing at the intersection of the southern right of way of Freeman Farm Road and the western right of way of Mayfield Road thence proceeding westward along the southern right of way of Freeman Farm Road approximately 2240 feet to an iron pin on the southern right of way of Freeman Farm Road; thence leaving said right of way along a bearing and distance of S18°02'11"E for 741.17 feet to an iron pin; thence S67°59'31"W 752.11 feet to an iron pin; thence S04°42'38"E for 1.83 feet to a point in the centerline of the creek being the true Point of Beginning; thence meandering with the creek the following bearings and distances; S02°53'31"E for 99.44 feet to a point; thence S26°04'30"E for 178.26 feet to a point; thence S03°00'19"W for 116.55 feet to a point; thence S42°07'56"W for 94.71 feet to a point; thence S49°17'56"W for 56.31 feet to a point; thence S41°61'16"W for 46.25 feet to a point; thence S47°20'26"W for 89.73 feet to a point; thence S38°47'21"W for 145.73 feet to a point; thence S23°55'55"W for 47.56 feet to a point; thence S11°07'30"W for 3.57 feet to a point; thence leaving the centerline of the creek along a bearing of S72°28'13"W for a distance of 568.05 feet to an iron pin; thence N79°47'17"W for 113.66 feet to an iron pin; thence N54°27'15"W for 524.22 feet to an iron pin; thence N67°22'13"W for 602.53 feet to an iron pin; thence N23°45'10"E for 231.89 feet to an iron pin; thence N42°08'28"W for 184.34 feet to an point on the eastern right of way of Old Jones Road; thence along said right of way in a northerly direction N53°30'45"E for 43.68 feet to a point; thence along a curve concave to the west having a curve length of 106.98 feet, a radius of 461.59 feet, and a chord bearing and distance of N46°54'34"E for 106.74 feet to a point; thence leaving said right of way along a bearing and distance of S69°24'14"E for 371.09 feet to an iron pin; thence N30°32'41"E for 638.50 feet to a stone; thence M88°58'52"E for 129.11 feet to a stone; thence S88°29'02"E for 331.52 feet to an iron pin; thence N37°10'13"E for 88.39 feet to a point in the centerline of the creek; thence meandering with the centerline of the creek the following bearings and distances S63°04'19"E for 57.45 feet to a point; thence S59°34'29"E for 81.22 feet to a point; thence S68°21'47"E for 26.79 feet to a point; thence S85°31'59"E for 28.09 feet to a point; thence S25°57'38"E for 37.72 feet to a point; thence S57°25'46"E for 37.28 feet to a point; thence S17°11'56"E for 54.82 feet to a point; thence N27°42'16"E for 28.75 feet to a point; thence N81°10'46"E for 33.46 feet to a point; thence S18°35'08"W for 71.54 feet to a point; thence S87°08'34"E for 25.53 feet to a point; thence N34°00'05"E for 34.08 feet to a point; thence S23°49'01"E for 48.02 feet to a point; thence S09°53'12"E for 75.78 feet to a point; thence S22°26'37"E for 75.88 feet to a point; thence S26°34'57"E for 49.79 feet to a point; thence S02°55'44"E for 29.24 feet to a point; thence S23°09'11"W for 20.02 feet to a point; thence S14°22'30"E for 66.96 feet to a point; thence S04°41'57"W for 20.31 feet to a point; thence S14°39'36"W for 39.23 feet to a point; thence S19°02'56"E for 58.34 feet to a point being the Point of Beginning.

The above described tract contains 38.259 acres more or less.
Subject Right of Way 146' of Old Jones Rd

Subject Property
5-29-00-083.01 (portion)
Acres: 38.259

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