



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


Richard W. Danner, Mayor

ATTEST:



Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: July 11, 2017

Second and
Final Reading: August 8, 2017

Approved as to Form:

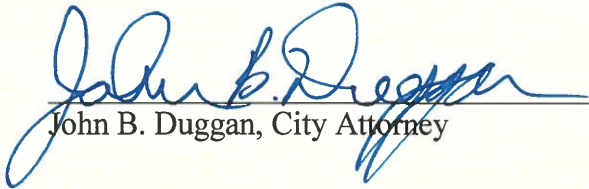

John B. Duggan, City Attorney

EXHIBIT
A

THIS DOCUMENT
MARGINAL
FOR IMAGING

5-29-00-83.00

Grantee's Address: 777 Old Jones Road, Greer, SC 29651
STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

DEED 60 W PG 254

NO TITLE EXAM

KNOW ALL MEN BY THESE PRESENTS, that **Nellie T. Rumsey** in consideration of \$1.00, love and affection, the receipt of which is hereby acknowledged, have granted, bargained, 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 Reidville, 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 Wolfe & Huskey, Inc. and which is dated February 19, 1993, and which survey is recorded herewith in Book 673, Page 6-10 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. Rumsey and Nellie T. Rumsey by deed from R. A. Coggins dated April 6, 1961 and recorded on April 7, 1961 at Book 26V, Page 465, these records. Freeman C. Rumsey died intestate a resident of this County survived by Nellie T. Rumsey, who was his wife and is the within grantor, and three adult children; no child predeceased him. Reference Probate Court File No. 37723, Spartanburg County, for file of Freeman C. Rumsey. Mr. Rumsey's surviving three adult children, Phillip C. Rumsey, Patricia C. Rumsey Sutton, and Elizabeth Diane Rumsey conveyed their interest in the within property to Nellie T. Rumsey in a deed dated July 23, 1982 and recorded August 20, 1982, at Book 49A, Page 498, these records.

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

WITNESS the grantor's(s') hand(s) and seal(s) this 27 day of December, 1993.

SIGNED sealed and delivered in the presence of:

Don D. Coll
Margaret M. Goodrich

Nellie T. Rumsey (SEAL)
_____(SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27 day of December, 1993.

Don D. Coll (SEAL)
Notary Public for South Carolina.
My commission expires 6/22/99

Margaret M. Goodrich

RECORDED this _____ day of _____, 19____ at _____ M., No. _____

500 1021122993#064 \$10.00**

RECORDED
93 DEC 29 AM 10:28
R.L.C.
SPARTANBURG, S.C.

EXHIBIT

A-2

Lot 1 Freeman Farm Road Spartanburg County

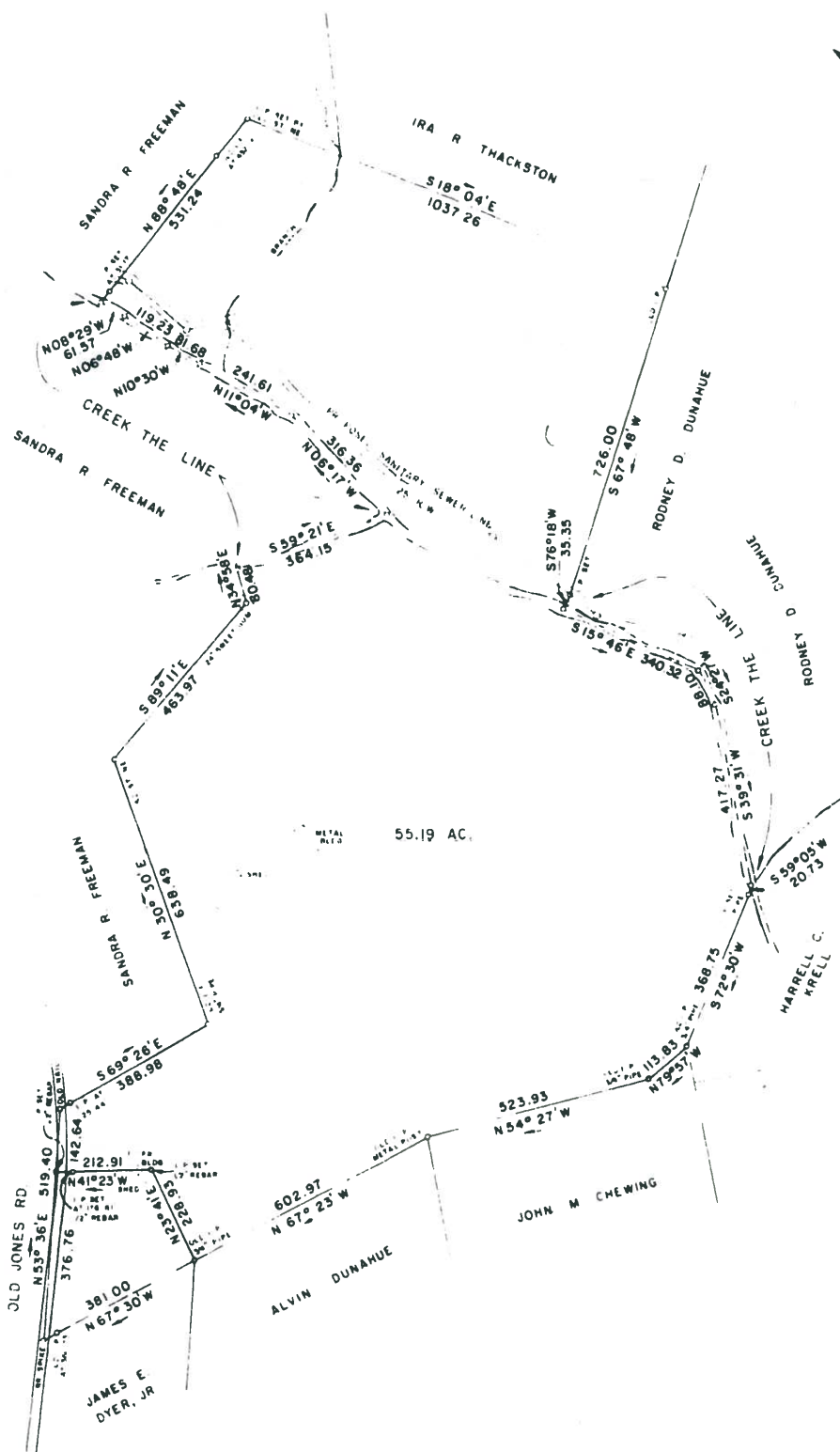
Commencing at the intersection of the southern right of way of Freeman Farm Road and the western right of way of Mayfield Road thence proceeding westward along the southern right of way of Freeman Farm Road approximately 2240 feet to an iron pin on the southern right of way of Freeman Farm Road; thence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

The above described tract contains 38.259 acres more or less.

PLAT - 1236640

EXHIBIT

B



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 II SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS (S) OR PROJECTIONS OTHER THAN SHOWN. I HEREBY STATE THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:2300 AS SHOWN HEREON, AND THE AREAS WERE DETERMINED BY THE D. M. D. METHOD OF CALCULATION, AND THAT A PORTION OF THIS PROPERTY (IS/IS NOT) IN A FLOOD HAZARD AREA AS DEFINED BY THE FLOOD HAZARD MAP SET PLAT BOOK 33, PP. 054.

BOUNDARY CLOSING SURVEY FOR

F C R ESTATE PARTNERSHIP

LOCATED IN REIDVILLE

COUNTY	COUNTY BLOCK MAP	STATE
SPARTANBURG	5 29 00 83.00	SOUTH CAROLINA
DATE	FIELD BOOK	FIELD CHIEF
FEBRUARY 19, 1993	32, 31, 73, 8	G. A. WOLFE
REVISED	31, 1, 14	L. B. M.

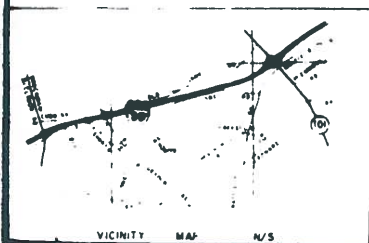
SCALE 1" = 200'

WOLFE & HUSKEY, INC. ENGINEERING and SURVEYING
P O BOX 35 LYMAN, S. C. 29365

MEMBER OF THE S. C. SOCIETY OF PROFESSIONAL LAND SURVEYORS

Wolfe

REG. NO. 12509(08283)

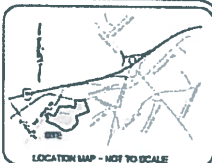
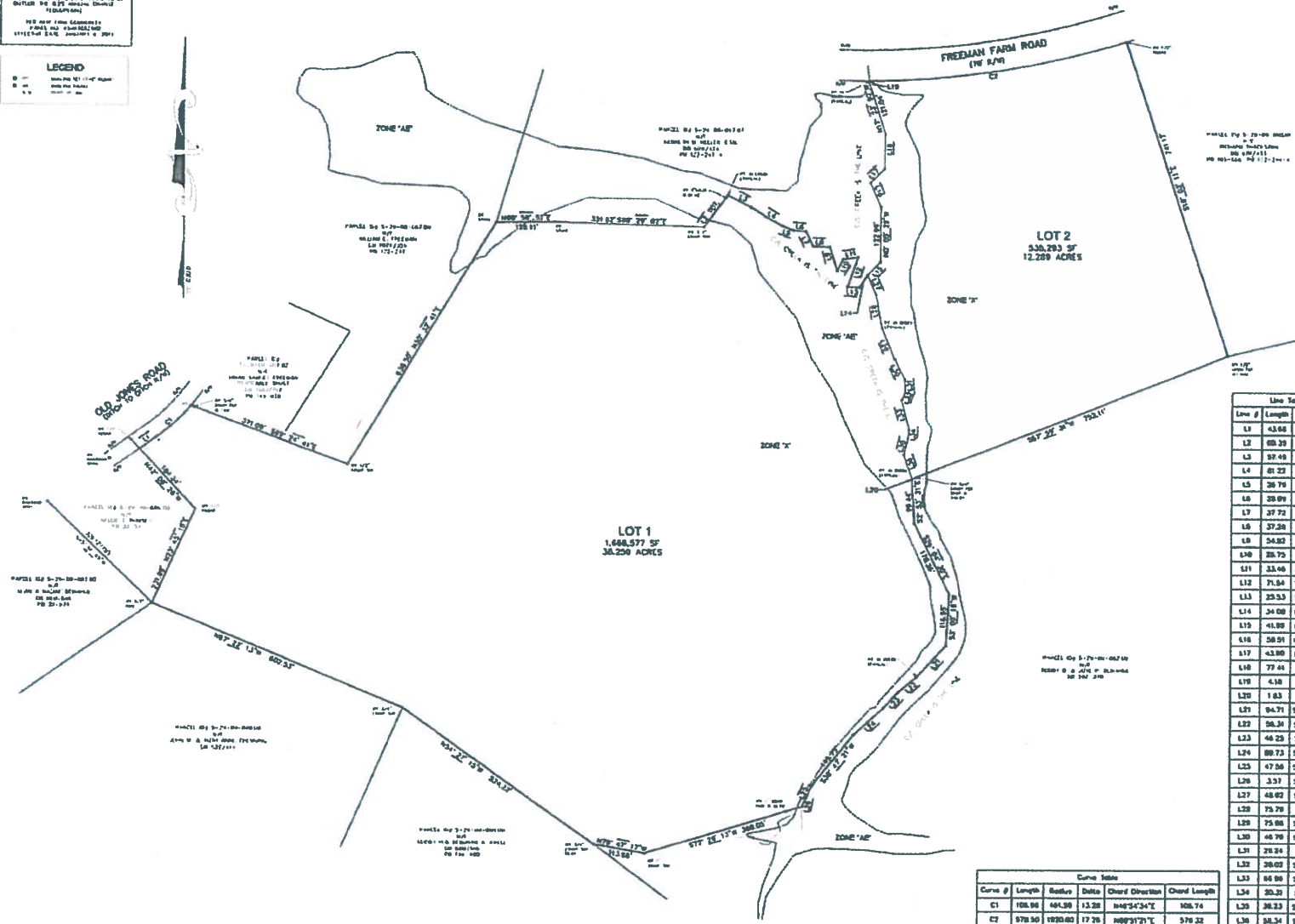


VICINITY MAP N/S

EXHIBIT B

FLOOD INFORMATION
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (SPECIAL FLOOD HAZARD AREA) AND ZONE "AE" (AREAS OF SPECIAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF THE COMMUNITY DEVELOPMENT DEPARTMENT, FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. 20535.

LEGEND
 [Symbol] Flood Zone "X"
 [Symbol] Flood Zone "AE"
 [Symbol] Flood Zone "A"



SURVEYOR'S NOTES
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968 AND THE SURVEYING REGULATIONS OF THE STATE OF MARYLAND. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968 AND THE SURVEYING REGULATIONS OF THE STATE OF MARYLAND. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968 AND THE SURVEYING REGULATIONS OF THE STATE OF MARYLAND.

POSSIBLE PROJECTIONS
 NONE SPECIFIED

LAND AREA
 2,201,870 SQ. FT.
 50.548 ACRES

BASE OF BEARING
 BEARING BASED ON THE STATE OF MARYLAND SURVEYING SYSTEM OF 1968 AND 1971.

FREELAND
 SURVEYING & CONSULTING, INC.
 122 WEST STREET, 4TH FLOOR
 BALTIMORE, MARYLAND 21201-2345
 TEL: (410) 391-4321 FAX: (410) 391-4345
 WWW: www.freeland-surveying.com



STATE OF MARYLAND
 SURVEYING & MAPPING BOARD

Line Table

Line #	Length	Direction
L1	43.68	S83°28'45"E
L2	60.28	N37°04'14"E
L3	37.48	S83°04'19"E
L4	61.23	S59°24'28"E
L5	28.78	S68°21'47"E
L6	28.89	S63°24'38"E
L7	37.72	S23°27'38"E
L8	37.28	S87°25'48"E
L9	54.82	S71°13'36"E
L10	28.75	N27°45'16"E
L11	33.46	N89°04'46"E
L12	71.84	N34°25'08"W
L13	25.53	S87°08'34"E
L14	24.08	N34°00'00"E
L15	41.89	N42°36'48"E
L16	58.51	N23°17'00"W
L17	43.80	N44°21'20"E
L18	77.41	N69°04'36"E
L19	43.8	N78°04'48"E
L20	1.63	S44°12'28"E
L21	84.71	S42°07'28"W
L22	28.21	S68°27'38"W
L23	48.23	S41°28'38"W
L24	88.73	S47°02'28"W
L25	67.86	S27°08'38"W
L26	33.7	S18°07'38"W
L27	48.62	S27°08'01"E
L28	75.78	S54°11'17"E
L29	75.88	S27°08'37"E
L30	48.78	S28°24'37"E
L31	28.24	S28°04'47"E
L32	28.03	S27°08'11"W
L33	68.89	S1°22'30"E
L34	20.21	S4°11'37"W
L35	28.33	S14°08'38"W
L36	84.34	N10°02'38"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	108.96	601.30	13.28	N48°54'34"E	108.74
C2	578.50	1820.60	17.26	N68°31'21"E	578.22

EXHIBIT B-2

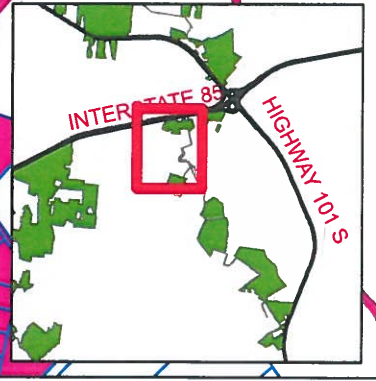
EXHIBIT

C

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

Subject Right of Way
146' of Old Jones Rd

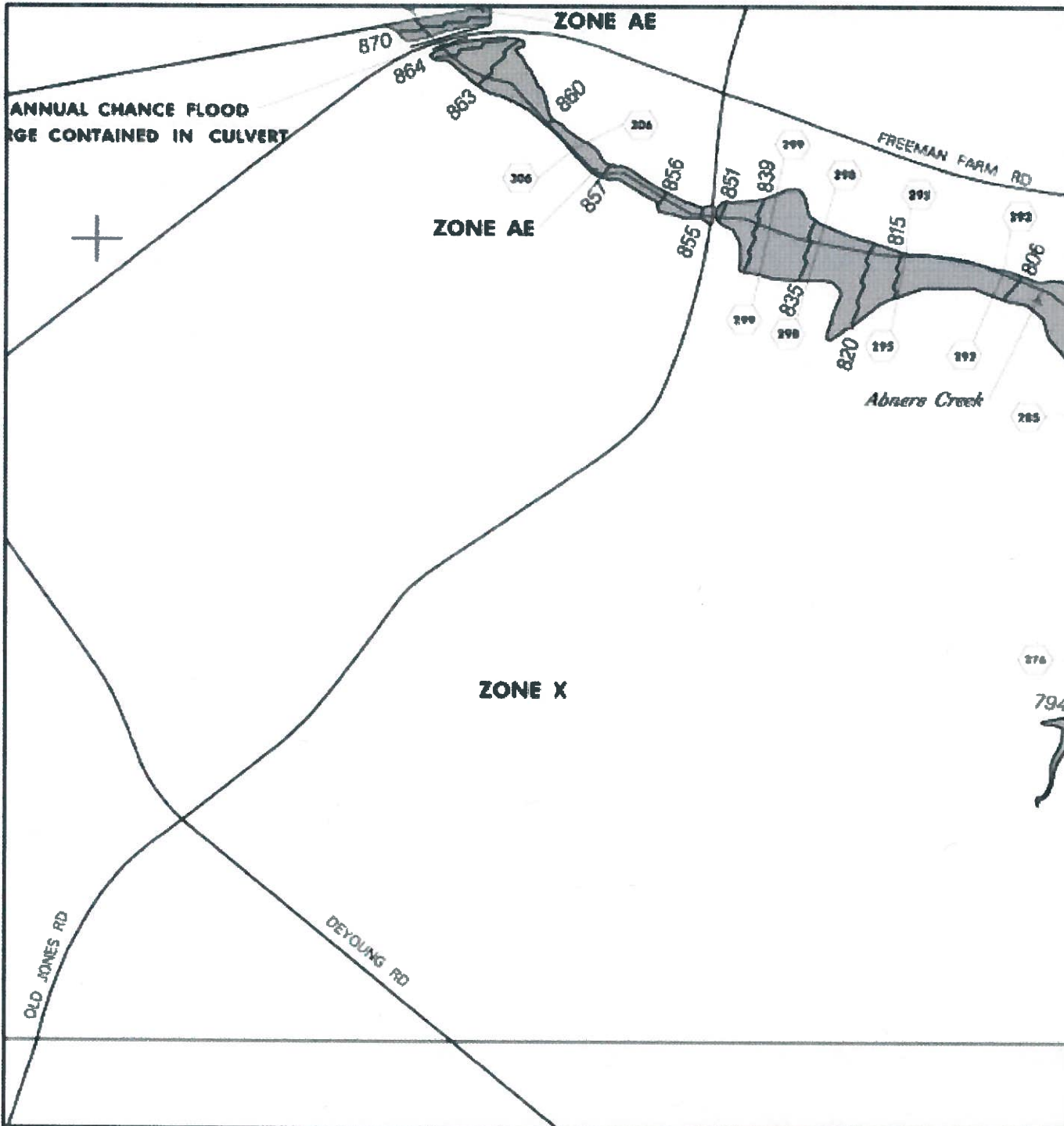
- District**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - Parcels
 - Streets



Ordinance 23-2017



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.



flood insurance in
National Flood In

**EXHIBIT
D**

250
MAP
0

NFIP

PANEL 02180

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

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	40070	0218	D

Where it is used, the map number shown below should be used when ordering map copies. The community number shown above should be used in insurance applications for the subject community.



**MAP NUMBER
45083C02180**

**EFFECTIVE DATE
JANUARY 6, 2011**

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