ORDINANCE NUMBER 31-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) D & D CONSTRUCTION AND INVESTMENT LLC AND (2) DORRIS PROPERTIES LLC LOCATED ON SUBER MILL ROAD AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES

WHEREAS, (1) D & D Construction and Investment LLC and (2) Dorris Properties LLC are the owners of properties located on Suber Mill Road and South Buncombe Road more particularly described on the legal descriptions attached hereto marked as Exhibits A1, A2 the plats attached hereto marked as Exhibits B1, B2 the map attached hereto marked as Greenville County Parcel Numbers (1) G006000300204 (1.41 acres) and (2) G006000300205 (8.22 acres) containing approximately 9.63 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0342E attached hereto marked as Exhibit D; and

WHEREAS, the properties currently have zero (0) occupants; and

WHEREAS, (1) D & D Construction and Investments LLC and (2) Dorris Properties LLC have petitioned the City of Greer to annex their properties by one-hundred percent (100%) petition; and

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and

WHEREAS, the property owners have requested that the subject properties be zoned I-1 (Industrial); 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 9.63 +/- acres of properties shown in red on the attached map owned by (1) D & D Construction and Investment LLC and (2) Dorris Properties LLC located on Suber Mill Road and South Buncombe Road more particularly described on the attached map as Greenville County Parcel Numbers (1) G006000300204 (1.41 acres) and G006000300205 (8.22 acres) are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned I-1 (Industrial) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. LAND USE MAP: The above reference properties shall be designated as Employment Center on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E.

5. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

[Signature]
Richard W. Danner, Mayor

ATTEST:

[Signature]
Tammela Duncan, Municipal Clerk

Ordinance Number 31-2017
Annexation Suber Mill Rd and S. Buncombe Rd
Page 2 of 3
Introduced by: Councilman Wayne Griffin

First Reading: September 12, 2017

Second and Final Reading: October 10, 2017

Approved as to Form:

Daniel Hughes, City Attorney
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT, BUNCÔMÎÈ SUBER MILL, LLC, herein referred to as Grantor, for and in consideration of the sum of TWO HUNDRED FORTY THREE THOUSAND AND 00/100 DOLLARS ($243,000.00) to me paid by D & D INVESTMENTS & CONSTRUCTION, LLC, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said

D & D INVESTMENTS & CONSTRUCTION, LLC

All that certain piece, parcel or lot of land situate, lying and being on the northern side of Suber Mill Road and the western side of Buncombe Road, being shown and designated as 1.41 acres, more or less, on a plat of Survey for Dorris Properties, LLC, Buncombe Suber Mill, LLC, dated March 31, 2004 last revised September 18, 2006, prepared by W.R. Williams, Jr., L.S., and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1037 at Page 24, reference to said plat of survey being made for the metes and bounds as shown thereon.

This being the same property conveyed unto Buncombe Suber Mill, LLC by deed of Retlaw, Inc., dated January 3, 2006 and recorded January 9, 2006 in Deed Book 2183 at Page 1729 in the Register of Deeds Office for Greenville County, South Carolina.

ALSO:

All that parcel or tract of land situate and being in the County of Greenville, State of South Carolina, shown and designated as 0.10 acres (4,555 square feet) and more fully described by metes and bounds on plat of survey entitled Survey for Dorris Properties, LLC, Buncombe Suber Mill, LLC, dated March 31, 2004 last revised September 18, 2006, prepared by W.R. Williams, Jr., L.S., and recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Plat Book 1037 at Page 24, which plat, and the courses and distances shown therein, are incorporated by reference herein.

This being the same property conveyed unto Buncombe Suber-Mill, LLC by deed of Dorris Properties, LLC dated April 18, 2007 and recorded June 1, 2007 in Deed Book 2270 at Page 1430 in the Register of Deeds Office for Greenville County, South Carolina.

The above described property is conveyed subject to all easements, restrictive covenants and rights of way of record, those easements, restrictive covenants and rights of way actually existing on the ground and affecting said property, such matters as would be revealed by a current survey and inspection of the property and any applicable building and zoning laws and ordinances.

Grantees Address:  
P.O. Box 1428  
Greer, SC 29652

TMS: G0060000300204

"TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs, and assigns forever."
AND THE GRANTORS do hereby bind Grantors, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs, and assigns, against Grantors and Grantors heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my Hand and Seal this 27th day of October, in the year of our Lord 2014.

Signed, Sealed and Delivered in the Presence of:

[Signatures]

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

Personally appeared before me the undersigned and made oath that she saw the within named Grantors sign, seal and as her act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that she with the other witness subscribed aboved witnessed the execution thereof.

[Signature]

Witness One

Notary Public for the State of
My Commission Expires:

[Signature]

[Notary Seal]

Prepared by:
Beil Carrington, LLC
870 Cleveland St, Unit 1B
Greenville, SC 29601
(864) 272.0556
Grantee’s Address: PO Box 1428, Greer, SC 29652

STATE OF SOUTH CAROLINA  )
COUNTY OF GREENVILLE  )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Retlaw, Inc., a South Carolina Corporation ("Grantor") in consideration of the sum of One Million and No/100 ($1,000,000.00) Dollars and the exchange of property valued at One Million Eight Hundred and No/100 ($1,800,000.00) Dollars, to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Dorris Properties, LLC, a South Carolina limited liability company ("Grantee"), its successors and assigns forever, the following described property:

All that certain piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Buncombe Road, containing 23.01 acres, more or less, as shown on plat entitled "Survey for Retlaw, Inc." dated March 31, 2004, prepared by W. R. Williams, Jr., Surveyor, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 50-T at page 85, reference to which is hereby made for the metes and bounds thereof.

TMS#G6-3-2.1

This being a portion of the property conveyed to the Grantor herein by Deed of Deere & Company, recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2018 at page 487 on November 27, 2002.

The above described property is conveyed subject to all easements, restrictive covenants and rights-of-way of record and actually existing on the ground affecting said property.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incidental or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee/grantees, and the grantee’s/grantees’ heirs or successors and assigns, forever. And, the grantor/grantors do/does hereby bind the grantor/grantors and the grantor’s/grantors’ heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee/grantees and the grantee’s/grantees’ heirs or successors, and assigns against the grantor/grantors’ and the grantor’s/grantors’ heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.
WITNESS the grantor's hand and seal this 14th day of July, 2006.

SIGNED, sealed and delivered
in the presence of:

[Signature]

Retlaw, Inc., a South Carolina corporation
By: [Signature]
Its:

STATE OF SOUTH CAROLINA  }
COUNTY OF GREENVILLE  }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Retlaw, Inc., by its duly authorized officer, sign, seal and as its act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

[Signature]

SWORN to before me this 14th day of July, 2006.

(SEAL)
Notary Public for South Carolina
My commission expires: 9/18/25

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
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July 17, 2008  03:13:06 PM
Timothy J. Hanvey