



ORDINANCE NUMBER 6-2016

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARK III PROPERTIES, INC. LOCATED ON ALEXANDER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (CLUSTER, RESIDENTIAL – SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, Mark III Properties, Inc. are the owners of property located on Alexander 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 Greenville County Parcel Number T035000101203 containing approximately 18.0 +/- 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 property currently has zero (0) occupants; and

WHEREAS, Mark III Properties, Inc. 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 (Cluster, Residential - Single Family); 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 18.0 +/- acres property shown in red on the attached map owned by Mark III Properties, Inc. located on Alexander Road more particularly described on the attached map as Greenville County Parcel Number T035000101203 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned R-12 (Cluster, Residential – Single Family) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. FUTURE LAND USE MAP: The above reference property shall be designated as Residential Land Use 2 Community on the 2010 Future Land Use Map contained within the 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 property shall be assigned to City Council District #5.

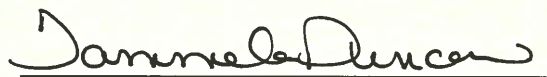
This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



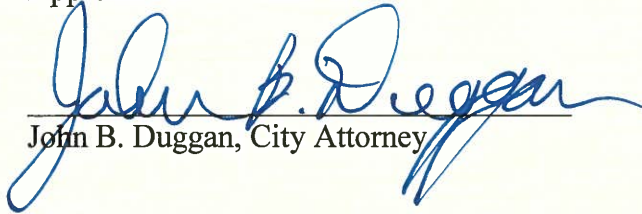
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: March 8, 2016

Second and
Final Reading: April 12, 2016

Approved as to Form:


John B. Duggan, City Attorney

WITNESS the Grantor's(s)' hand(s) and seal(s) this 15th day of January, 2016.

SIGNED, sealed and delivered
in the presence of:

M. Price-Utter
signature of witness #1

[Signature]
signature of witness #2

Grace Christian Church

By: [Signature] (SEAL)
Name: Wyatt A. Brown
Title: Pastor and President

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Malinda L. Price-Utter, the undersigned Notary Public, do hereby certify that Wyatt A. Brown as Pastor and President of Grace Christian Church, being duly authorized, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Grace Christian Church.

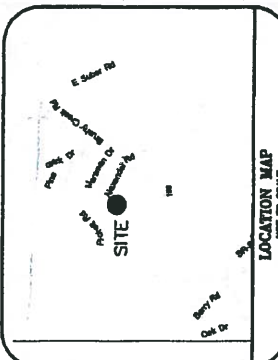
Witness my hand and official seal this the 15th day of January, 2016.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires:



**EXHIBIT
B**

3D LAND SURVEYING
P.O. BOX 6494 GREENVILLE, SC 29604
(864) 272-5274 www.3dlsur.com



INSTRUMENT: DTM
DATE: 12-5-15
FREQ: 300 Hz

PRECISION: 8/17/06
DATE: 12-5-15

PROJECT: 3D-190048

TOWNSHIP: T035000101200
RANGE: R03E
SECTION: 28E

MARK III PROPERTIES

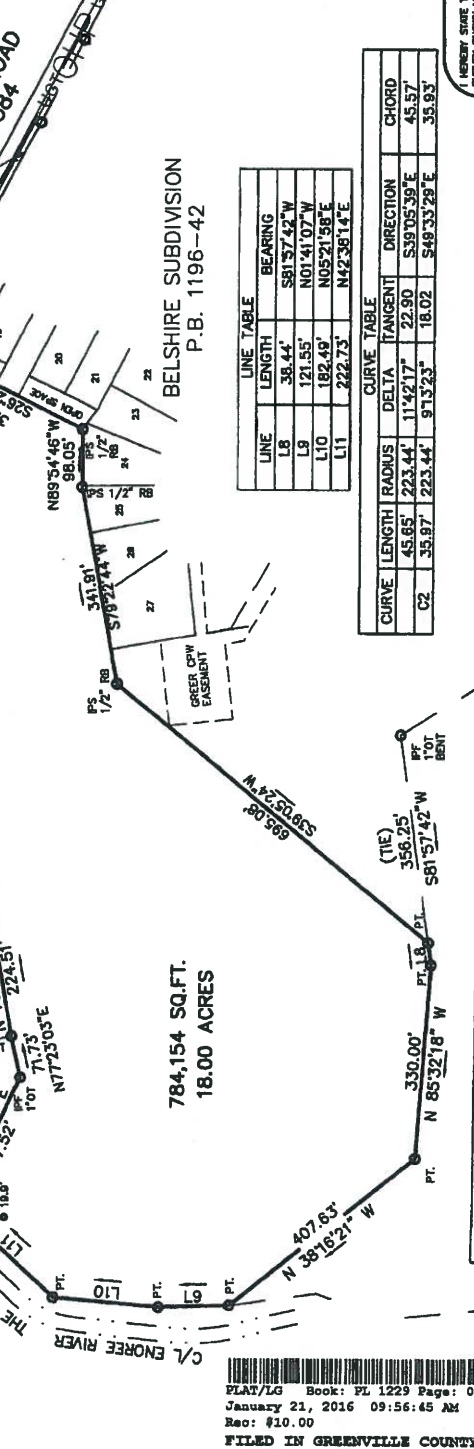
ALEXANDER ROAD
GREENVILLE COUNTY, SOUTH CAROLINA

STATE OF SOUTH CAROLINA
DAVID M. MOON
SURVEYOR
No. 22746
12-5-15
CERTIFICATE OF REGISTRATION
NO. C03019
SOUTH CAROLINA
3D LAND SURVEYING, INC.

NOTE: COURSE AS EXISTENTLY SHOWN OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: BURST-IN-GROUND ENCROACHMENTS, EMBANKMENTS, REPAIRS, EROSION, OR OTHER FACTORS THAT MAY AFFECT THE LOCATION OF PROPERTY BOUNDARIES OR THE LOCATION OF THE SUBJECT REAL ESTATE. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE SUBJECT REAL ESTATE IS ACCURATELY REPRESENTED BY THE RECORD PLANS AND SURVEYS ON WHICH THIS SURVEY IS BASED. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS, BURST-IN-GROUND ENCROACHMENTS, EMBANKMENTS, REPAIRS, EROSION, OR OTHER FACTORS THAT MAY AFFECT THE LOCATION OF PROPERTY BOUNDARIES OR THE LOCATION OF THE SUBJECT REAL ESTATE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS, BURST-IN-GROUND ENCROACHMENTS, EMBANKMENTS, REPAIRS, EROSION, OR OTHER FACTORS THAT MAY AFFECT THE LOCATION OF PROPERTY BOUNDARIES OR THE LOCATION OF THE SUBJECT REAL ESTATE.

- 1) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S/C NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
- 2) ACCORDING TO FIRM PANEL 4504SC0342D FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DEC. 2, 2004, A PORTION OF THIS PARCEL (S3004101500) IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- 3) ALL CORNERS ARE 1/2" REBAR SET UNLESS NOTED OTHERWISE.

Greenville County Planning Department
Date: 1-14-16



LINE TABLE

LINE	LENGTH	BEARING
L8	38.44'	S81°57'42" W
L9	121.55'	N01°41'07" W
L10	182.49'	N05°21'58" E
L11	222.73'	N42°38'14" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD
C1	45.65'	223.44'	114°17'	22.90	S19°05'39" E	45.57'
C2	35.87'	223.44'	97°52'3"	18.02	S49°33'29" E	35.93'

LEGEND

CT CRIMP TOP
SP SOLID ROD
SR SOLID ROD
OT OPEN TOP
RB REBAR
L/E LIGHT POLE
L/P LIGHT POLE
MH/BS MANHOLE (BS)
TL TELEPHONE POLE
WV WATER VALVE
OV OVERHEAD POWER
SB SANITARY BOWER

THIS PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS
Date: 1-14-16
Authorized Representative of
Greenville County Planning Commission

DATE: 1-14-16
DATE: 1-14-16
N/S GREENVILLE REGIONAL SEWER AUTH. D.B. 1111-459 T.M.F. T035000101400



EXHIBIT

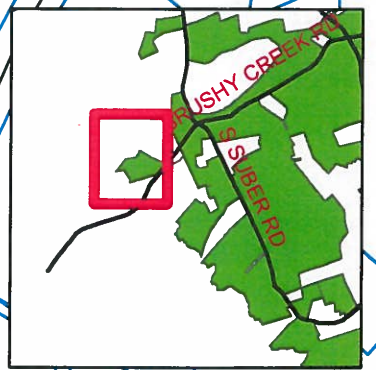
C

Subject Property
T035000101203
Acres: 18.00

Subject Right of Way
49' of S-23-584

District

- Streets
- Parcels
- ROW
- 1
- 2
- 3
- 4
- 5
- 6



Ordinance 06-2016



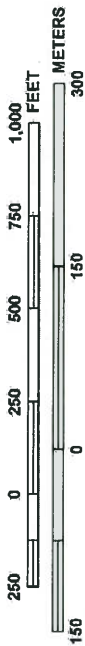
The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 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



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342E

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

PANEL 342 OF 625
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)


CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY	450089	0342	E
GREENVILLE COUNTY	450200	0342	E
GREER, CITY OF			

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
45045C0342E

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 FIRMette - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.msc.fema.gov/>.





301 East Poinsett Street
Greer, South Carolina 29651
(864) 801-2009

Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Brushy Creek Rd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number T035000101200 attached hereto marked as Exhibit C containing approximately 18 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 26 day of January, 2016 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: Mark III Properties Inc. - John Beeson Print Name: _____
Signature: [Signature] Signature: _____
Address: 170- C Camelot Drive, Spartanburg, SC 29301 Address: _____
Witness: [Signature] Witness: _____
Date: 1-28-16 Date: _____
Parcel Address: 2941 Brushy Creek Road Parcel Address: _____
Tax Map Number: T035000101200 Tax Map Number: _____