



ORDINANCE NUMBER 20-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LINDA SLATON ETAL, JOSHUA LUNSFORD SLATON, MATTHEW BRENDAN SLATON, ZACHERY WILLIAM SLATON AND JENS WALKER SLATON LOCATED AT THE NORTHWEST OF INTERSECTION OF BURNS ROAD AND SNOW ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL SINGLE FAMILY-CLUSTER) FOR SAID PROPERTY

WHEREAS, Linda Slaton ETAL, Joshua Lunsford Slaton, Matthew Brendan Slaton, Zachery William Slaton and Jens Walker Slaton are the owners of property located at the Northwest Intersection of Burns Road and Snow 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 5-35-00-062.00 containing approximately 60.73 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0435E attached hereto marked as Exhibit D; and

WHEREAS, the property is currently vacant; and

WHEREAS, Linda Slaton ETAL, Joshua Lunsford Slaton, Matthew Brendan Slaton, Zachery William Slaton and Jens Walker Slaton have 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 owner has requested that the subject property be zoned R-12 (Residential Single Family-Cluster); 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 60.73 acres of property shown in red on the attached map owned by Linda Slaton ETAL, Joshua Lunsford Slaton, Matthew Brendan Slaton, Zachery William Slaton and Jens Walker Slaton located at the Northwest Intersection of Burns Road and Snow Road more particularly described on the attached map as Spartanburg County Parcel Number 5-35-00-062.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF SNOW ROAD AND BURNS ROAD ROADWAY: 1386 feet of Snow Road and 1091 feet of Burns Road to the center line along the edge of the annexed property owned by Linda Slaton ETAL, Joshua Lunsford Slaton, Matthew Brendan Slaton, Zachery William Slaton and Jens Walker Slaton defined in Exhibit A and Exhibit B which adjoins said annexed property is also hereby annexed into the corporate limits of the City of Greer effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned R-12 (Residential Single Family-Cluster) 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 2 Community 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 45045C0435E.

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:

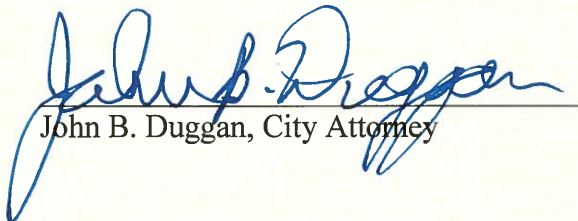

Tammela Duncan, Municipal Clerk

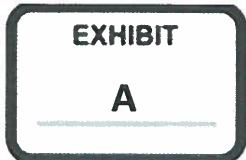
Introduced by: Councilman Wayne Griffin

First Reading: September 8, 2015

Second and
Final Reading: October 13, 2015

Approved as to Form:


John B. Duggan, City Attorney



THIS DOCUMENT MARGINAL FOR IMAGING

NTC
HORTON, DRAWDY, WARD & JOHNSON, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603
STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

GRANTEE'S ADDRESS 21 DARTMOUTH AVE.
GREENVILLE, S.C.
29607
535-00-6200
DEED OF PG 507

KNOW ALL MEN BY THESE PRESENTS, that ANTJE SLATON, as Trustee

in consideration of One and No/100 (\$1.00)-----Dollars
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

ANKE U. SLATON, her heirs and assigns, forever:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

This is the identical property conveyed to the Grantor herein by deed of Linda Slaton, as Executrix and Trustee of the Estate of James W. Slaton, Jr., dated April 9, 1987, and recorded in the RMC Office for Spartanburg County, S. C. in Deed Book 53E, at Page 956, on May 20, 1987.

This deed is being executed pursuant to that certain irrevocable Trust Agreement recorded in the RMC Office for Spartanburg County, S. C. in Deed Book 53-E, at Page 951, on May 20, 1987.

RECORDED
1993 JUL - 8 PM 1: 27
R.M.C.
SPARTANBURG, S.C.

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 the 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 or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors and assigns against the grantor(s) and the grantor'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 16th day of October, 1991.
SIGNED, sealed and delivered in the presence of
James W. Blane (SEAL)
Linda B. Osborne (SEAL)
Antje Slaton, as Trustee (SEAL)
ANTJE SLATON, as Trustee (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 16th day of October 1991.
James W. Blane (SEAL) PD 087
Linda B. Osborne (SEAL)
Notary Public for South Carolina
My commission expires: 2/20/97

DEED OF PG 508

EXHIBIT "A"

ALL MY RIGHT, TITLE AND INTEREST, BEING
An undivided one-sixth interest in that piece, parcel, or tract of land in
Spartanburg County in Reidville Township on the branch waters of Abner's
Creek bounded by J. O. Hendrix and others containing 53 acres, more or less
and being all the land on the western side of a County Road as shown on a
plat for H. B. Scott by Terry Dill, dated February 29, 1964, and recorded in
the RMC Office for Spartanburg Count in Plat Book 47 at Page 421 and being
more particularly described as follows:

BEGINNING at a point on the northerly side of a road designated "local road"
on said plat, thence N. 56-00 W. 2112 feet to an iron pin at J. O. Hendrix's
corner; thence with the Hendrix line, N. 32-15 E. 719 feet to an iron pin;
thence S. 82-45 E. 1,579 feet more or less to the center of a County Road;
thence with the center of said road, S. 31-02 E. 270 feet to a point; thence
continuing with the center of said road, S. 49-03 E. 500 feet to a point;
thence continuing with said road S. 27-56 E. 125 feet to a point; thence
turning southwesterly on another road shown as "local road" on said plat and
with the center of said road, S. 58-55 W. 269 feet to a point; thence
continuing with the center of said road, S. 62-52 W. 100 feet; thence with
the center of said road, S. 70-00 W. 300 feet; thence with the center of
said road, S. 63-55 W. 100 feet; thence N. 42-30 W. 32 feet more or less to
the north side of said road; thence along the north side of said road, S.
53-15 W. 316.8 feet to the point of beginning.

This conveyence is made subject to all easements, restrictions, rights of
way, or roadways of public record or actually showing on the ground.

EXHIBIT

C

Subject Property
5-35-00-062.00
Acres: 60.73

Subject Right of Way
1,386 ft of Spartanburg County Road 12201
Snow Rd

Subject Right of Way
1,091 ft of Spartanburg County Road 4218
Burns Rd

District

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

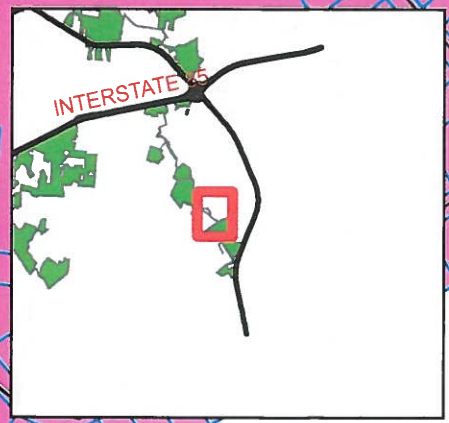
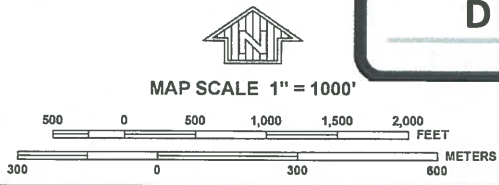
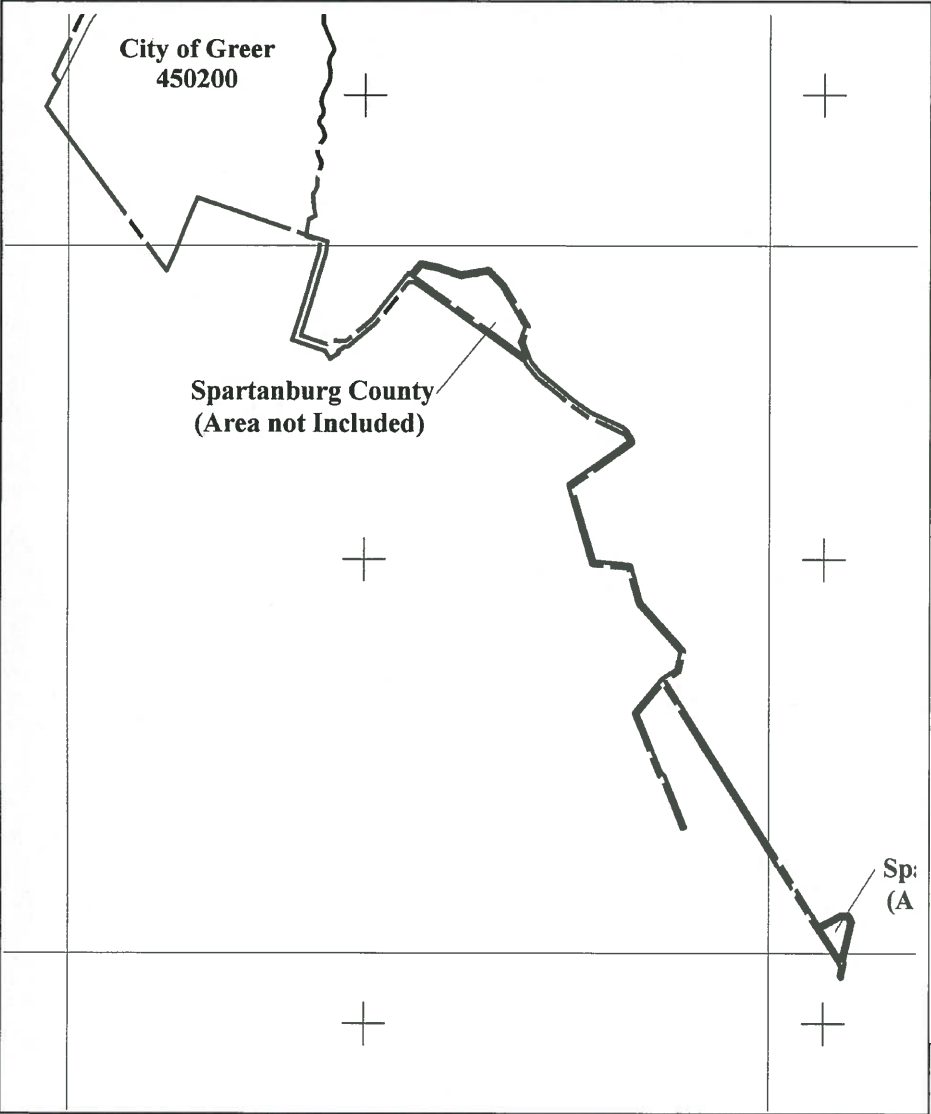


EXHIBIT
D



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0435E

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

PANEL 435 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0435	E
GREER, CITY OF	450200	0435	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
45045C0435E**

**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 FIRMetra - 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/>.