ORDINANCE NUMBER 21-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ALVERSON PROPERTIES, LLC LOCATED ON SOUTH BUNCOMBE ROAD (SC-23-136) BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL) FOR SAID PROPERTY

WHEREAS, Alverson Properties LLC is the owner of property located on South Buncombe Road (SC-23-136) 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 G006000100206 containing approximately 1.65 +/- 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 is currently vacant; and

WHEREAS, Alverson Properties LLC has petitioned the City of Greer to annex its 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 C-3 (Highway Commercial); 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 1.65 acres of property shown in red on the attached map owned by Alverson Properties, LLC located on South Buncombe Road (SC-23-136) more particularly described on the attached map as Greenville County Parcel Number G006000100206 is hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF SOUTH BUNCOMBE ROAD ROADWAY (SC-23-136):** 650 feet of South Buncombe Road (SC-23-136) along the edge of the annexed property owned by Alverson Properties, LLC to the center line as defined in Exhibit A and shown in Exhibit C 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 C-3 (Highway Commercial) 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 Employment Community Center and Regional Corridor 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 45045C0342E.

6. **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**

[Signature]

Richard W. Danner, Mayor

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Annexation South Buncombe Rd
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ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis
First Reading: October 13, 2015
Second and Final Reading: December 8, 2015

Approved as to Form:

John B. Duggan, City Attorney
In consideration of Thirty Seven Thousand and no/100 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 Eleni Troubetarlis, her heirs and assigns, forever:

All my right, title and interest in and to:

All that piece, parcel or lot lying in the State of South Carolina, County of Greenville, shown as Part of Lots 18 and 19 on plat entitled Survey for Garrett and Associates, dated October 14, 1985, on the northeastern side of Buncombe Road, and having the following courses and distances:

\[ N \ 28^\circ \ 66\prime \ 2.6\ \text{R} \]

Beginning at old iron pin at the corner of Buncombe Road and Commerce Drive and running along Commerce Drive, N 52-04 E. 230 feet to an iron pin; thence S 37-51 W. 305.31 feet to an iron pin; thence S 30-03 W. 172.58 feet to an iron pin; thence S 52-04 W. 75.0 feet to an iron pin on Buncombe Road; thence along Buncombe Road, N 37-56 W. 345 feet to an iron pin; thence N 7-04 E. 35.36 feet to an iron pin, the point of beginning.

Being the same property conveyed by Nora Stathos and Eleni Troubetarlis to Thomas L. Cox by deed recorded January 14, 1985 in Deed Book 1257 at page 601. Nora Stathos conveyed her interest in the subject property to George Troubetarlis by deed recorded in Deed Book 1308 at page 681 on October 23, 1987.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

OVER

[Signature]

[Signature]

26th day of April 1988

Notary Public for South Carolina

My commission expires: 3/26/89
STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

COMMERC EAST
LOT 17 & PART LOT 18 & 19
SURVEY FOR
GARRETT & ASSOCIATES

I HEREBY CERTIFY THAT THE RATIO OF PRECISION
OF THE FIELD SURVEY IS 1:5000 AS SHOWN
HEREON AND THAT THE AREA WAS DETERMINED BY
DMD METHOD

FREELAND & ASSOCIATES
Engineers • Land Surveyors
318 WEST STONE AVENUE
GREENVILLE, S.C.
(803) 271-4924

PLAT BOOK
DEED BOOK
TAX MAP
PARTY CHIEF B.G.
DRAWN I.R.
DATE 10-14-86
DWG. NO. 1396 - 1