ORDINANCE NUMBER 29-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY WILLIAM C. AND CAROLYN R. DORRIS LOCATED AT 16 QUAIL CREEK DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, William C. and Carolyn R. Dorris are the owners of property located at 16 Quail Creek Drive 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 0535010102901 containing approximately 3.75 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0361E attached hereto marked as Exhibit D; and

WHEREAS, the property currently has one (1) occupant; and

WHEREAS, William C. and Carolyn R. Dorris have petitioned the City of Greer to annex a portion of 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 DRD (Design Review District); 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 3.75-acre portion of property shown in red on the attached map owned by William C. and Carolyn R. Dorris located at 16 Quail Creek Drive more particularly described on the attached map as Greenville County Parcel Number 0535010102901 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned DRD (Design Review District) 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 45045C0361E.

5. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #1.

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

Introduced by: Councilman Jay Arrowood
First Reading: November 10, 2015

Second and
Final Reading: December 8, 2015

Approved as to Form:

John B. Duggan, City Attorney
KNOW ALL MEN, by these presents that SECURITY PACIFIC NATIONAL TRUST COMPANY, corporation organized and existing under the laws of the United States, acting herein by and through its duly authorized Agent, hereinafter called "Grantor", for and in consideration of the sum of Five Hundred Seventy Thousand and No/100 ($570,000.00), and other valuable consideration, to it in hand paid at and before the sealing of these presents by, WILLIAM C. DORRIS AND CAROLYN R. DORRIS, hereinafter called "Grantee" in the State aforesaid (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said WILLIAM C. DORRIS AND CAROLYN R. DORRIS, hereinafter called "Grantee", his heirs and assigns forever, all of its right, title and interest in the following described property, in fee simple, to wit:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as 10.00 acre tract on plat of Property of Larry L. Edwards and Constance B. Edwards, prepared by Arbor Engineering, Inc., dated November 21, 1989, and recorded in the RMC Office for Greenville County in Plat Book 17-S, Page 97, and having such courses and distances as will appear by reference to said plat.

THIS being the same property conveyed to the Grantee herein by deed of Charles B. Simmons, Jr., as Master in Equity dated January 3, 1995 and recorded October 3, 1995 in Deed Book 1626 at Page 852 in the RMC Office for Greenville County, South Carolina.

THIS conveyance is subject to all visible and/or recorded easement, restrictions, rights of way, and zoning ordinances affecting the said property.

TOGETHER with all and singular the rights, Members, Hereditaments and Appurtenances to said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises mentioned unto the said William C. Dorris and Carolyn R. Dorris, their heirs and assigns forever. And the said Security Pacific Trust Company does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said William C. Dorris
and Carolyn R. Dorris, their heirs and assigns, against itself and its successors and assigns only.

*BankAmerica National Trust Company f.k.a.

IN WITNESS WHEREOF SECURITY PACIFIC NATIONAL TRUST COMPANY (NY)
has caused these presents to be executed in its name by its duly authorized agent, and its corporate seal to be hereunto affixed this 14th day of February, 1996.

Signed, Sealed and
Delivered in the presence of:

BankAmerica National Trust Company
f.k.a.

SECURITY PACIFIC NATIONAL TRUST COMPANY (NY)

By: [Signature]

Its:

and:

Its: [Signature]

STATE OF NY
COUNTY OF NY

PERSONALLY appeared before me the undersigned witness and
made oath that (s)he saw the within named SECURITY PACIFIC NATIONAL TRUST COMPANY, by its duly authorized officers, sign, seal and execute as their act and deed, deliver the within written Deed; and that he/she with the undersigned notary public witnessed the execution thereof.

SWORN to before me this 4th day of February, 1996.

Notary Public for Allegany County
My Commission Expires: 10-3-96
Subject Property
0535010102901 (portion)
Acres: 3.75

Ordinance 29-2015