ANNEXATION ORDINANCE NUMBER 10-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY PAUL E. CHICKY LOCATED AT 600 SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-2 (COMMERCIAL) FOR SAID PROPERTIES

WHEREAS, Paul E. Chicky is the owner of property located at 600 South Buncombe 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 G006000301405 containing approximately 2.84 +/- 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 zero (0) occupants; and

WHEREAS, Paul E. Chicky has petitioned the City of Greer to annex his property by one-hundred percent (100%) petition; and

WHEREAS, the property is now outside the city limits of Greer but adjoin the city limits; and

WHEREAS, the property owner has requested that the subject property be zoned C-2 (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 following property owned by Paul E. Chicky located at 600 South Buncombe Road more particularly described on the attached map as Greenville County Parcel Number G006000301405 containing approximately 2.84 +/- acres are hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF A PORTION OF HOOD ROAD, SOUTH BUNCOMBE ROAD AND JONES AVENUE ROADWAY:** The following portions of roads adjoining said property is also annexed into the City including: (1) all that portion of Hood Road (S-23-1966) adjoining and extending along said property for approximately 460 feet; (2) all that portion of South Buncombe Road (S-23-136) adjoining and extending along said property approximately 339 feet; and (3) all that portion of Jones Avenue (S-23-883) adjoining and extending along said property for approximately 226 feet as shown more particularly on Exhibits A and B attached hereto.

3. **ZONING ASSIGNMENT:** The above referenced property shall be zoned C-2 (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 Center 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 also adopts The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361E.
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

**ATTEST:**

[Signature]  
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis  
First Reading: March 10, 2015  
Second and Final Reading: May 26, 2015

Approved as to Form:

[Signature]  
John B. Duggan, City Attorney
TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: 1019 GARLINGTON RD., GREENVILLE, SOUTH CAROLINA 29615

TMS NO.: P/O G006.00-03-014.00 and P/O G006.00-03-014.05

KNOW ALL MEN BY THESE PRESENTS, that

CHARLES FLINT RHEM, JR., TRUSTEE of the Charles Flint Rhem, Jr. Revocable Trust
uta dtd November 3, 2010 in consideration of One Hundred Thousand and 00/100ths ($100,000.00)
Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by
these presents does grant, bargain, sell and release unto:

PAUL E. CHICKY, his heirs, successors and assigns, forever;

ALL that certain parcel or lot of land situate, lying and being in the State of South Carolina, County
of Greenville, being shown and designated as Tract C, 2.84 acres according to survey for Charles Flint
Rhem, Jr. by Souther Land Surveying, dated December 4, 2014 and recorded December 24, 2014 in Plat
Book 1197, Page 23, Greenville County records. Reference is hereby made to said plat for a more
particular description of Tract C by metres and bounds.

TMS No.: P/O G006.00-03-014.00 and P/O G006.00-03-014.05

This being a portion of the same property conveyed to Charles Flint Rhem, Jr., Trustee of the
recorded November 8, 2010 in Deed Book 2380 at Page 2445, Greenville County ROD.

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, and the grantee’s heirs or successors and assigns, forever.
And, the grantor does hereby bind the grantor and the grantor’s heirs or successors, executors and
administrators to warrant and forever defend all and singular said premises unto the grantee and the
grantee’s heirs or successors against every person whomsoever lawfully claiming or to claim the same or
any part thereof.
WITNESS the grantor’s hand and seal this the 5th day of February, 2015.

SIGNED, sealed and delivered
in the presence of:

Witness

[Signature]

Witness

[Signature]

CHARLES FLINT RHEM, JR., as trustee of
the Charles Flint Rhem, Jr., Revocable Trust
ute dtd November 3, 2010

STATE OF SOUTH CAROLINA  )
COUNTY OF GREENVILLE    )

I, [Name], a Notary Public of the County and State aforesaid,
certify that the Grantor, Charles Flint Rhem, Jr., as Trustee of the Charles Flint Rhem, Jr. Revocable Trust
ute dtd November 3, 2010, personally appeared before me this day and acknowledged his execution of the
foregoing instrument.

Witness my hand and official stamp this 5th day of February, 2015.

[Signature]
Notary Public for South Carolina
My commission expires: 12/08/2015
Subject Right of Way
460' of State Road S-23-1966
339' of State Road S-23-136
226' of State Road S-23-883

Subject Property
G006000301405
Acres: 2.84