



ANNEXATION ORDINANCE NUMBER 29-2014

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CHARLES EDWIN SMITH, JR. LOCATED ON HIGHWAY 101 SOUTH BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, Charles Edwin Smith, Jr. is the owner of property located on Highway 101 South 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 No. 5-36-00-018.01 containing approximately 21.3 +/- 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 currently has zero (0) occupants; and

WHEREAS, Charles Edwin Smith, Jr. 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 adjoins the city limits; and

WHEREAS, the property owner has requested that the subject property be zoned R-12 (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 following portion of the property owned by Charles Edwin Smith, Jr. located on Highway 101 South more particularly described on the attached map as Spartanburg County Parcel No. 5-36-00-018.01 containing approximately 21.3 +/- acres is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF ROADWAY: The City hereby annexes 626 feet of Highway 101 South as shown on the attached Map marked as Exhibit C.

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

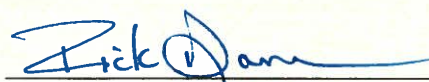
4. FUTURE LAND USE MAP: The above reference property shall be designated as Residential Land Use 2 Community and Community Center on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.

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.

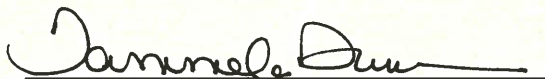
This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



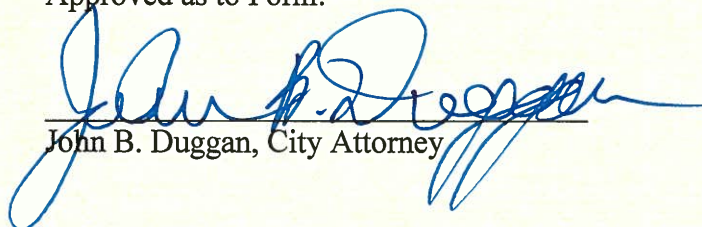
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: October 14, 2014

Second and
Final Reading: November 25, 2014

Approved as to Form:



John B. Duggan, City Attorney



DEE093 - R PG 4 93

DEED ONLY

STATE OF SOUTH CAROLINA)
)
COUNTY OF: SPARTANBURG)
)
IN THE MATTER OF: ESTATE OF MARTHA D.)
SMITH, DECEASED)

IN THE PROBATE COURT

DEED OF DISTRIBUTION

CASE NUMBER: 2008ES42-828

WHEREAS, the decedent died on April 22, 2008; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Spartanburg County, South Carolina in File #2008ES42-828; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representatives are the duly appointed and qualified fiduciaries in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: CHARLES EDWIN SMITH, JR.

Address: 8210 REIDVILLE ROAD

GREER, SC 29651

the following described property:

NO TITLE SEARCH

All that piece, parcel or lot of land in Reidville Township, Spartanburg County, State of South Carolina, about two miles west from Reidville, lying on both sides of the Buncombe Road (now State Highway No. 101) and on the north side of the Reidville Road, being bounded, on the north by lands now or formerly of John Snow Estate, on the east by lands of Charles Smith, on the south by the remaining half of the tract being divided and lands of Clyde Hughes, and on the west by lands formerly of the W. L. Johnson Estate, and being one half of land as shown in deeds recorded in the office of the R.M.C. for Spartanburg County in Deed Books 14-O at Page 564; 14-P at Page 231; and 15-K at Page 101, and having the following courses and distances, to wit: Beginning on an iron pin near the barn of Charles Smith and on the Snow line, and runs thence with my other tract line S. 5-06 W. 391-5 feet to a nail and stops in the center of the Reidville Road, joint corner of the remaining half of the tract being divided; thence with the center of the said Reidville Road S. 65-30 W. 691 feet to an iron pin on the western shoulder of the Buncombe Road (now State Highway No. 101); thence with the western edge of the said road N. 22-00 E. 100 feet to a stake, joint corner of the Clyde Hughes lands; thence with the Clyde Hughes line N. 78-00 W. 1498 feet to a stake or iron pin on the Johnson line; thence with the said line N. 32-30 W. 343 feet to stone; thence N. 61-45 W. 513 feet to a Pine (small in the year 1907); thence N. 36-15 E. 189 feet to a stone, thence with the branch and the Snow line S. 61-45 E. 627 feet to a turn; thence S. 88-15 E. 363 feet to a turn; thus S. 75-45 E. 363 feet to a turn; thence N. 83-45 E. 132 feet to stake corner; thence S. 88-15 E. 792 feet to a stone on the west side of the Buncombe Road; thence crossing the said road S. 87-15 E. 416.5 feet to the beginning corner, and containing Twenty Seven and No/100 (27) acres, more or less.

LESS AND EXCEPTING, all that parcel and lot of land in the County of Spartanburg, State of South Carolina, shown as 5.67 acres on survey for Martha D. Smith and Charles Edwin Smith dated June 16, 1993, by Joe E. Mitchell, R.L.S. recorded July 12, 1999, in Plat Book 145 at Page 259, R.M.C. Office for Spartanburg County.

This is the same and identical property conveyed to Martha D. Smith by Deed of Charles Edwin Smith, Jr. dated July 12, 1999 and recorded July 12, 1999, in Deed Book 70-F at Page 502, R.M.C. Office for Spartanburg County. Also, being a portion of the property conveyed to the Martha D. Smith and Charles E. Smith, Jr., by Deed of Distribution from the Estate of C. Edwin Smith (Spartanburg County Probate Court File No. 97ES42-180) dated August 12, 1998, and recorded August 12, 1998, in the R.M.C. Office for Spartanburg County in Deed Book 68-J at Page 693. Reference is also made to Deed from C. Edwin Smith to Martha D. Smith dated March 28, 1989, recorded March 29, 1989, in Deed Book 55-F at Page 647, R.M.C. Office for Spartanburg County.

DEE-2009-16955
Recorded 2 Pages on 4/24/2009 10:06:17 AM
Recording Fee \$10.00 Documentary Stamps \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



THIS conveyance is subject to any and all easements, rights-of-way, zoning ordinances, restrictions and protective covenants shown on public record or on the premises

03-203-B pg 494
pg. 494

T.M.#: 5-36-00-018.01

TOGETHER with all and singular the Rights Members Hereditaments and Appurtenances to the said Premises/Property belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said CHARLES EDWIN SMITH, JR. his heirs and assigns forever.

IN WITNESS WHERE OF the undersigned as Personal Representative of the estate of the decedent has executed this Deed, on this 23 day of March, 2009.

SIGNED, SEALED AND DELIVERED

Estate of: MARTHA D. SMITH

IN THE PRESENCE OF

by Signature:

Martha S. Boland
Martha S. Boland, Personal Representative

by Signature:

Charles Edwin Smith, Jr.
Charles Edwin Smith, Jr., Personal Representative

Witness:

William O Penley

Witness:

Dorothy S. Compton

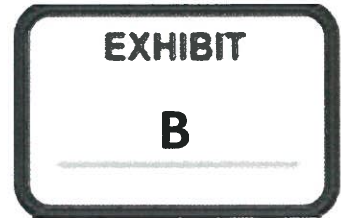
STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF SPARTANBURG)

The forgoing instrument was acknowledged before me this 23 day March, 2009, by Martha S. Boland and Charles Edwin, Smith, Jr. as Personal Representatives of the Estate.

Dorothy S. Compton
Notary Public for: South Carolina
My commission expires: 6-4-13



October 3, 2014

NO RECORDED PLAT FOUND ON FILE AT SPARTANBURG COUNTY REGISTER OF DEEDS FOR
PARCEL 5-36-00-018.01

A handwritten signature in black ink, appearing to read "Glenn M. Pace". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Glenn M. Pace
Planning & Zoning Coordinator

BUILDING AND DEVELOPMENT STANDARDS

EXHIBIT
C

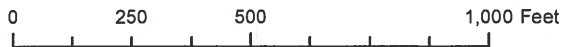
Subject Property
5-36-00-018.01
Acres: 21.3

626' of right-of-way

District	
1	2
3	4
5	6
Parcels	



Ordinance Number 29-2014



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.



October 3, 2014

NO FEMA FIRM PRINTED FOR 45083C0332D EFFECTIVE DATE 1/6/2011 FOR PARCEL 5-36-00-018.01.

A handwritten signature in black ink, appearing to read "Glenn M. Pace". The signature is fluid and cursive.

Glenn M. Pace
Planning & Zoning Coordinator

BUILDING AND DEVELOPMENT STANDARDS