ANNEXATION ORDINANCE NUMBER 3-2013

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF
PROPERTY OWNED BY THE CITY OF GREER LOCATED AT 315
BUNCOMBE STREET BY ONE HUNDRED PERCENT PETITION; AND
TO ESTABLISH A ZONING CLASSIFICATION OF S-1 (SERVICE
DISTRICT) FOR SAID PROPERTY

WHEREAS, the City of Greer is the owner of property located at 315 Buncombe Street
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 identified as Greenville County
Parcel No. G004000102500 containing approximately 1.2+/- acres marked as Exhibit C and the
National Flood Insurance Program Flood Insurance Rate Map No. 45045C361D attached hereto
marked as Exhibit D; and

WHEREAS, the property is currently occupied by zero (0) individuals; and

WHEREAS, the City of Greer has 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 S-1
(Service 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 property owned by the City of Greer located at 315 Buncombe
Street, more particularly described on the attached Map as Greenville County Parcel No. G004000102500 containing approximately 1.2+/-. Acres, is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced properties shall be zoned S-1 (Service District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. **FUTURE LAND USE MAP:** The above reference properties shall be designated as Residential Land Use 2 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 45045C361D.

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

6. **PRECLEARANCE:** This ordinance shall be subject to pre-clearance approval by the United States Department of Justice in accordance with standard procedures for such approval, and the Municipal Clerk is herewith instructed to submit the ordinance and any necessary documentation for approval.

This ordinance shall be effective upon second reading approval thereof.

**CITYOF GREER, SOUTH CAROLINA**

[Signature]
Richard W. Danner, Mayor

**ATTEST:**

[Signature]
Tammela Duncan, Municipal Clerk

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Annexation 315 Buncombe Street
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Introduced by:  Councilman Wayne Griffin

First Reading:  February 12, 2013

Second and
Final Reading:  February 26, 2013

Approved as to Form:

[Signature]

John B. Duggan, City Attorney
January 23, 2013

NO RECORDED PLAT FOUND ON FILE AT GREENVILLE COUNTY REGISTER OF DEEDS FOR PARCEL G004000102500.

Glenn M. Pace
Planning & Zoning Coordinator
Subject Property
G004000102500
Acres: approx 1.20