ANNEXATION ORDINANCE NUMBER 22-2012

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY THE CITY OF GREER LOCATED AT 3505 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-20 (RESIDENTIAL SINGLE FAMILY) FOR SAID PROPERTY

WHEREAS, the City of Greer is the owner of property located at 3505 Brushy Creek Road more particularly described on the legal description attached hereto marked as Exhibit A, statement “no recorded plat found” attached hereto marked as Exhibit B, the Greenville County Tax Map as Parcel No. G005000100600 containing approximately 12.25 acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0361D attached hereto marked as Exhibit D; and

WHEREAS, the property is currently vacant; 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 R-20 (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 property owned by the City of Greer located at 3505 Brushy
Creek Road, more particularly described on the attached Greenville County Tax Map as Parcel No. G005000100600 containing approximately 12.25 acres, is here by annexed into the corporation city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced properties shall be zoned R-20 (Residential Single Family) 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 Public 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 45045C0361D.

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.

**CITY OF GREER, SOUTH CAROLINA**

[Signature]
Richard W. Danner, Mayor

**ATTEST:**

[Signature]
Tammela Duncan, Municipal Clerk

Ordinance Number 22-2012
Annexation 3505 Brushy Creek Road
Page 2 of 3
Introduced by: Councilman Jay Arrowood

First Reading: July 10, 2012

Second and Final Reading: July 24, 2012

Approved as to Form:

John B. Duggan, City Attorney
Franklin Mills,

DEED TO

Town of Greer

State of South Carolina)
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That

Franklin Mills

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greer, S.C., is in the State of South Carolina for and in consideration of the sum of Thirty-four hundred and twenty-four DOLLARS, to be paid in full and before the sealing and delivery of these presents by the grantee hereinbefore named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

Town of Greer, All that certain piece, parcel or lot of land situate, lying and being in Greenville County and State aforesaid, and near the Town of Greer and having the following metes and bounds, to wit: Beginning at an old iron rod in the center of the Brusly Creek Road, and running thence with the line of J.P. Starx, N. 3° 19' 36.6" E. 674.5 feet to a wooden stake near a large tree on the line of Dean Owens; thence with the line of Dean Owens, S. 54°-20' W. 506.9 feet to the center line of the Southern Railway; thence SouthWest with the center line of said Railway 454.1 feet; thence S. 33° 17' W. 1211.0 feet to a wooden stake in the Brusly Creek Road; thence N. 43° 03' E. 100.6 feet to the beginning corner, not containing Twelve and 25/100 (12.25) acres, more or less, and being the same lot or parcel of land conveyed to the said Franklin Mills by the Town of Greer by deed bearing date of Dec. 5th, 1917, and recorded in the Office of R.O.C. for Greenville County in Vol. 25, page 224.

TOGETHER with, all and singular, the rights, easements, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinbefore named, and its heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinbefore named, and its heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers.

On this the 9th day of January A.D. 1919, in the year of our Lord one thousand nine hundred and Nineteen, and in the one hundred and forty-third year of the Sovereignty and Independence of the United States of America,

Signed, Sealed and Delivered in the presence of

[Signature]

FRANKLIN MILLS

By

J. THEO. SALOMON (Jr.)

W.E. Mason, Pres. & Treas.

(Stamps)

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

Personally appeared before me Wm. P. Anderson and made oath that he saw the within named FRANKLIN MILLS by its duly authorized officers W.E. Mason, Pres. & Treas.

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with J. THEO. SALOMON (Jr.) witnessed the execution thereof.

Referred to before me this 9th day of January A.D. 1919

Wm. P. Anderson

Notary Public for South Carolina.

Recorded for January 28th, 1919.
July 2, 2012

NO RECORDED PLAT FOUND ON FILE AT GREENVILLE COUNTY REGISTER OF DEEDS FOR PARCEL G005000100600.

Glenn M. Pace
Planning & Zoning Coordinator