ORDINANCE NUMBER 35-2018

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY WILLIAM B. MCAABEE LOCATED AT 214 CENTER STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE-FAMILY RESIDENTIAL) FOR SAID PROPERTY.

WHEREAS, William B. McAbee is the sole owner of property located at 214 Center 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 marked as Spartanburg County Parcel Number 9-03-05-014.00 containing approximately 0.436 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0353E attached hereto marked as Exhibit D; and

WHEREAS, the property currently has zero (0) occupants; and

WHEREAS, William B. McAbee has petitioned the City of Greer to annex his property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150 (3); 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-7.5 (Single-Family Residential); 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 0.436 acre +/- property shown in red on the attached map owned by William B. McAbee located at 214 Center Street as described on the attached map as Spartanburg County Parcel Number 9-03-05-014.00 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned R-7.5 (Single-Family Residential) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. **LAND USE MAP:** The above reference property shall be designated as Residential Land Use 3 on the Land Use Map contained within the 2010 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 45045C0353E.

5. **DISTRICT ASSIGNMENT:** The above referenced properties shall be assigned to City Council District #3.

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

Ordinance Number 35-2018
Annexation 214 Center St
Page 2 of 3
First Reading: October 9, 2018

Second and Final Reading: November 13, 2018

Approved as to Form:

John B. Duggan, Esquire
City Attorney
STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

KNOW ALL MEN BY THESE PRESENTS, that TSS Property, LLC in consideration of Five Thousand and 00/100 ($5,000.00) Dollars have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto William B. McAbee her/his/their heirs and/or assigns, forever:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND IN SPARTANBURG COUNTY STATE OF SOUTH CAROLINA BEING DESIGNATED AS 0.436 ACRES ON A SURVEY FOR APEX DEVELOPMENT SC LLC PREPARED BY EAS PROFESSIONALS DATED 2/20/2018 AND RECORDED ON APRIL 2, 2018 IN PLAT BOOK 173 AT PAGE 905 IN THE SPARTANBURG COUNTY ROD OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO TSS PROPERTY, LLC BY DEED OF SANDRA S. KNIGHT DATED 4/17/2000 AND RECORDED ON 6/20/2000 IN DEED BOOK 72-E AT PAGE 286 IN THE SPARTANBURG COUNTY ROD OFFICE.

The above-described property is conveyed subject to all easements, rights of way, zoning and restrictions of record and actually existing on the ground affecting such property.

Grantee's Address: 313 Russell Ave.
Greenville, SC 29609

Property Address: 00 Center Street
Greer, SC 29651

Block Map Reference: 9-03-05-014.00
TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his Heirs, Successors and Assigns forever.

And the Grantors do hereby bind themselves and their heirs, to warrant and forever defend all and singular premises unto the Grantee, his Heirs and Assigns against themselves and their heirs, and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, THE GRANTORS have set their hands and seals this the 29th day of March, 2018.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

[Signatures]

STATE OF SOUTH CAROLINA  )
COUNTY OF GREENVILLE    )

ACKNOWLEDGMENT

I, a Notary Public of the County and State aforesaid, certify that Sandra S. Knight for TSS Property, LLC appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of March, 2018

[Notary Seal]
FOR RECORDING PURPOSES ONLY
This plot is not a subdivision as defined by Spartanburg County.

APR 02 2018

SPARTANBURG COUNTY PLANNING DEPARTMENT

PLT 2018-14074

PLT BK 173 PG 905-905
Recorded 1 Pages on 04/02/2018 01:30:09 PM
Recording Fee $10.00
Office of Register of Deeds, SPARTANBURG, S.C.
Dorothy Earl, Register of Deeds

TMS 9-03-09-002
N/F Armstrong Enterprise Inc

TMS 9-03-09-001
N/F Patrice Leblanc

TMS 9-03-05-014.00
Area=0.436 Acres

TMS 9-03-05-015
N/F Jack Moore

TMS 9-03-05-014.00
N/F Christopher Yoskin

Center Street

Survey For
William Bradley McAbee

EAS PROFESSIONALS
Geotechnical, Environmental, Construction Materials Testing, Laboratory Testing, Land Surveying, Special Inspections
9 Pigrim Road, Greenville, South Carolina 29607
Phone (864) 234-7368 | Fax (864) 234-7369 | www.eas-pro.com

188048
Subject Property
9-03-05-014.00
Acres: 0.436
The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 214 Center St., more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-03-05-014.00 attached hereto marked as Exhibit C containing approximately 4.14 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 21 day of August, 2018, before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: William McCabe
Signature: William McCabe
Address: 313 Russell Ave. 29651
Witness: Ronna Kennedy
Date: 8/21/18
Parcel Address: 214 Center St.
Tax Map Number: 9-03-05-014.00

(Signature and address information for additional signatories)