ORDINANCE NUMBER 36-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Bobby Safrit is the sole owner of property located at 5204 West Wade Hampton Boulevard 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 T009050105003 containing approximately 0.63 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0341E attached hereto marked as Exhibit D; and

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

WHEREAS, Bobby Safrit 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 C-3 (Commercial 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 0.63 acres +/- property shown in red on the attached map owned by Bobby Safrit located at 5204 West Wade Hampton Boulevard as described on the attached map as Greenville County Parcel Number T009050105003 is hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF 184.57 FEET OF WEST WADE HAMPTON BOULEVARD ROADWAY:** 184.57 feet of West Wade Hampton Boulevard roadway along the edge of the annexed property owned by Bobby Safrit as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. **ZONING ASSIGNMENT:** The above referenced property shall be zoned C-3 (Commercial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. **LAND USE MAP:** The above reference property shall be designated as Transit Oriented Corridor on the Land Use Map contained within the 2010 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 Numbers 45045C0341E.

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:**
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis
First Reading: October 8, 2019
Second and Final Reading: October 29, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney
GRANTEE’S ADDRESS: 2543 LOCUST HILL ROAD, TAYLORS, S. C. 29687
STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Collins Properties, LP (hereinafter "Grantor"), in consideration of Two Hundred Thousand and 00/100 ($200,000.00) 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 Bobby M. Safrit, II (hereinafter "Grantee") its successors and assigns forever, the following real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS conveyance is subject to all easements, conditions, covenants, restrictions, zoning ordinances, encumbrances and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

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, successors, assigns, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee’s heirs, successors and assigns against the Grantor and the Grantor’s heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.
WITNESS the Grantor's hand and seal this 26th day of October, 2015.

SIGNED SEALED AND DELIVERED
in the presence of:

GRANTOR:

Collins Properties, LP

By: Collins Properties of S.C, Inc.
Its: General Partner

[Signature]
First Witness

[Signature]
By: Katherine L. Schneider
Title: President

Second Witness

STATE OF SOUTH CAROLINA  )
COUNTY OF GREENVILLE  )

ACKNOWLEDGMENT

I, Meghan L. Quigley, a Notary Public for the State of South Carolina, do hereby certify that Collins Properties, LP, by Collins Properties of S. C, Inc., Its General Partner by Katherine L. Schneider, its President, personally appeared before me this 26th day of October, 2015, and acknowledged the due execution of the foregoing instrument.

[Signature]
Notary Public for South Carolina
My commission expires: 2-24-25
EXHIBIT A
LEGAL DESCRIPTION

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, as shown on Plat of B.F. Flynn property recorded in Plat Book BB, Page 143, and having, according to a more recent survey of a portion of said property made by H.S. Brockman, Eng., dated January 29, 1968, of the property of M.A. Parnell; the following metes and bounds, to-wit:

BEGINNING at an iron pin at the right of way of US Highway No. 29, commonly called Wade Hampton Boulevard, and running thence along the right of way of said highway, S 68-45 West 115 feet to an iron pin; running thence S 21-15 East 75 feet; running thence S 68-45 West 70 feet; running thence S 21-51 East 75 feet to an iron pin; thence along line of other property of M.A. Parnell, N 68-45 East 185 feet to an iron pin; thence continuing along line of M.A. Parnell property N 21-15 West 150 feet to an iron pin on the right of way of US Highway No. 29, commonly called Wade Hampton Boulevard, the BEGINNING corner.

THIS being the same property conveyed to Collins Properties, LP by Deed of Hooper Music Co., Inc., n/k/a Collins Music Co., Inc., dated December 31, 1993 and recorded in the Office of the Register of Deeds for Greenville County on March 25, 1999 in Deed Book 1827 at Page 119.

Tax Map No.: T009.05-01-050.03
Subject Right of Way 184.57' of Wade Hampton Blvd

Subject Property T09050105003 Acres: 0.63

Ordinance 36-2019

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assume any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 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.

Created 9/30/2019 by City of Greer GIS
EXHIBIT D

MAP SCALE 1" = 500'

FIRM
FLOOD INSURANCE RATE MAP
GREENVILLE COUNTY, SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 341 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS
COMMUNITY NUMBER PANEL SHEET
GREENVILLE COUNTY 460089 0941 E
GREER, CITY OF 460200 0941 E

This is an official copy of a portion of the above referenced flood map. It was extracted using F-IRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.fems.fema.gov.
Petition For Annexation

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 ______________ 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 T009050105003 attached hereto marked as Exhibit C containing approximately, 64 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 16th day of September, 2019 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: Bobby M. Saltz _______________ Print Name: _______________________________
Signature: ________________________________ Signature: ________________________________
Address: 418 Memorial Drive, greer, SC _______________ Address: ________________________________
Witness: __________________________________ Witness: ________________________________
Date: 9-16-2019 ______________________________ Date: ________________________________
Parcel Address: ______________________________ Parcel Address: ______________________________
Tax Map Number: T009050105003 __________________________ Tax Map Number: ______________________________

(See attached Map & Property Description)
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 9-6-19

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 7009050105003
Property Address(s) 5204 Wade Hampton Blvd, Taylors, SC 29687
Acreage of Properties 64
County Greenville

Applicant Information
Name Bobby M. Salnit
Address 400 Memorial Drive Ext
Suite 400, Greer, SC 29651
Contact Number 864-238-5676
Email rsalnit@ethonine.com

Property Owner Information
(if multiple owners, see back of sheet)
Name Bobby M. Salnit
Address 400 Memorial Drive Ext
Suite 400, Greer, SC 29651
Contact Number 864-238-5676
Email rsalnit@ethonine.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ______ No ______

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from ______ Greenville County ______ to ______ Greenville County ______.
Existing Use: Commercial
Proposed Use: Commercial

Signature(s) Bobby M. Salnit

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY
Date Filed ______________ Case No. __________________
Meeting Date ______________

See Reverse
ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 21, 2019

DOCKET: AN 2019-12
APPLICANT: Bobby M. Safrit
PROPERTY LOCATION: 5204 Wade Hampton Blvd
TAX MAP NUMBER: T009050105003
EXISTING ZONING: C-2, Commercial (Greenville County)
REQUEST: C-3, Commercial
SIZE: 0.63 Acres
COMPREHENSIVE PLAN: Transit Oriented Corridor

AN 2019-12 is a request to zone a parcel located at 5204 W. Wade Hampton Blvd. The request is to zone the parcel from C-2, Commercial (Greenville County), to C-3, Commercial, for future commercial development.

Surrounding land uses and zoning include:

North: S-1, Greenville County – Fireworks Warehouse
East: C-3, Highway Commercial District, City of Greer-Vacant
South: C-3, Highway Commercial District, City of Greer-Vacant
West: C-2, Greenville County – Greer Lighting Center

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Transit Oriented Corridor. These corridors normally link employment centers with urban areas to include regional and community centers. The land uses along these transit corridors could support a future mass transit system and incorporate a balance of both residential and nonresidential development. There is typically a high traffic volume and speed of traffic as well. The corridor width can vary, but typically will be about 700 feet from the street centerline, for a total of 1,400 feet. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION Mr. Jones made a motion to approve AN2019-12. Mrs. Jones seconded the motion. The motion carried with a vote of 5 to 0.