ORDINANCE NUMBER 41-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY KENN FIN, LLC LOCATED AT 114 CHANDLER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY.

WHEREAS, Kenn Fin, LLC are the sole owners of property located at 114 Chandler Road 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 G018000500500 containing approximately 3.88 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0353E attached hereto marked as Exhibit D; and

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

WHEREAS, Kenn Fin, LLC has petitioned the City of Greer to annex their 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 owners have requested that the subject property be zoned R-M2 (Multi-Family Residential 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 3.88 acres +/- property shown in red on the attached map owned by Kenn Fin, LLC located at 114 Chandler Road as described on the attached map as Greenville County Parcel Number G018000500500 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned R-M2 (Multi-Family Residential District) 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 Numbers 45045C0353E.

5. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #4.

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

[Signature]

Richard W. Danher, Mayor

**ATTEST:**

[Signature]

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: November 12, 2019

Ordinance Number 41-2019
Annex 114 Chandler Rd
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Second and Final Reading: December 10, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney
Prepared by:
HOLLIDAY INGRAM, LLC
25 E. Court Street, Suite 201, Greenville, SC 29601

State of South Carolina
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, THAT WE, Trudy J. Parris and Beverly S. Parris, (hereinafter called "Grantors"), in consideration of the sum of SEVENTY SIX THOUSAND AND 00/100 DOLLARS ($76,000.00), to the Grantors in hand paid at and before the sealing of these presents, by Kann Fin, LLC, (hereinafter called "Grantee") of the State of South Carolina, the receipt of which is hereby acknowledged, have been granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee,

Kann Fin, LLC
its Successors and Assigns Forever

ALL that certain lot or parcel of land in O'Neal Township, said County and State, on the N/S of the Bright Road, about one mile from Greer, containing a dwelling house, and BEGINNING in the center of bridge across Morrow branch; thence N. 6-30 W. 354 feet to bend in branch; thence N. 11-46 W. 183.4 feet to stake on line of #3; thence N. 80-00 W. 186 feet to stake on N.E. Bright's Line; thence with his line S. 38-00 W. 611.9 feet to center of Bright Road; thence therewith S. 77-50 E. 394.5 feet to bend in road; thence N. 89-50 E. 178.5 feet to center of bridge, BEGINNING CORNER, and being Tract #6 of the J.B. Burnett Estate, containing four and 55/100 (4.55) acres, more or less.

This being the same property conveyed to Gregory D. Parris and Beverly S. Parris by Deed from James A. Parris, dated October 14, 1891 and recorded on October 14, 1891 in Deed Book 1451 at Page 333, in the Greenville County Register of Deeds Office. Gregory Daryl Parris died testate on September 21, 2015 leaving his interest in the property to Trudy J. Parris and Beverly S. Parris as shown by that Deed of Distribution recorded on August 4, 2017 in Deed Book 2518 at Page 2857 in the Greenville County Register of Deeds Office.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 2431 Pleasantburg Drive, Greenville, SC 29608-4651

TMS No.: G018.00-05-005.00

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 and assigns forever.

AND, the Grantor(s) does hereby bind the Grantor(s), the Grantor's heirs or successors, executors, and administrators, to warrant and forever defend all and singular said premises unto the Grantee(s), the Grantee's heirs and assigns, against the Grantor(s), the Grantor's heirs, and every person whomsoever lawfully claiming or to claim the same or any part thereof.
Any reference to this Instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the opposite, including the neutral. Such words of inheritance shall be applicable as are required by the gender of the Grantor(s).

WITNESS the Grantor's hand and seal this the 15th day of May, 2019.

SIGNED, SEALED AND DELIVERED in the presence of:

[Signatures]
Witness No. 1
Trudy J. Parris

Witness No. 2
Beverly S. Parris

State of South Carolina
County of Greenville

I, Robert S. Ingram III, a Notary Public for the State of South Carolina, do hereby certify that the above-named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing Instrument.

SWORN to before me this 15th day of May, 2019.

[Seal]
Notary Public for South Carolina
My Commission Expires: 3/1/2023
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 114 Chandler Rd 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 601800500500 attached hereto marked as Exhibit C containing approximately 2.5 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 1 day of October, 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: STEPHEN F. NEIT
Signature: ________________________________
Address: 2624 HIGHWAY CN CLT, NC
Witness: ________________________________
Date: 10/1/19
Parcel Address: 114 Chandler Rd
Tax Map Number: 601800500500

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

Date 10/1/19

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

Tax Map Number(s) G018000500500
Property Address(s) 114 Chandler Rd Greer, SC 29651
Acreage of Properties 3.88
County Greenville

Applicant Information
Name Stephen F. Nett
Address 2624 Highsmith Dr
Charlotte, NC 28214
Contact Number 704-400-8065
Email stephennett@gmail.com

Property Owner Information
(If multiple owners, see back of sheet)
Name
Address
Contact Number
Email

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 X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from _____________________________ to R-M2.

Existing Use: Vacant Lot Proposed Use: Town Homes

Signature(s) ____________________________

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

OFFICE USE ONLY
Date Filed __________________________________ Case No. ______________________
Meeting Date __________________________________

See Reverse