ORDINANCE NUMBER 4-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ROBERT BROWN LOCATED AT 948 OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Robert Brown is the sole owner of property located at 948 Old Jones Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Number 5-29-00-041.00 containing approximately 2.89 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0218D attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has two (2) occupants; and,

WHEREAS, Robert Brown 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 I-1 (Industrial 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 2.89 acres +/- property shown in red on the attached map owned by Robert Brown located at 948 Old Jones Road as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-29-00-041.00 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned I-1 (Industrial 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 Employment Center 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 45083C0218D.

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

Richard W. Danner, Mayor

**ATTEST:**

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: February 25, 2020
Second and
Final Reading:       April 28, 2020

APPROVED AS TO FORM:

[Signature]
John B. Duggan, Esquire
City Attorney
Grantor Address: Route 5
Greer, SC 29651

Know all men by these presents, that I, Sylvia I. Brown

in consideration of One and no/100 ($1.00) Dollar------------- Dollars,

the receipt of which is hereby acknowledged, have granted, bargain ed, sold, and released, and by these presents do grant, bargain ed, sold and released unto ROBERT L. BROWN, his heirs and assigns forever, all my right, title and interest in and to the following property, to-wit:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina and the County of Spartanburg, Ridenhille Township about five miles South of Greer on the West side of the road leading from the Pelham-Duncan Road to the State Highway No. 101 and having the following courses and distances to-wit:

BEGINNING on an iron pin on the B. A. McClain line and G. A. Harby's Corner and runs thence with the Harby line S. 84° 35' E. 262.5 feet to an iron pin in the above-mentioned road; thence with the road, N. 14° 00' E. 200 feet to an iron pin in the center of said road thence N. 77° 00' W. 410.6 feet to an iron pin on the McClain line; thence with the McClain line S. 0° 26 W. 549 feet to the beginning corner, containing 4.00 acres more or less.

This is the same property conveyed to Robert L. Brown and Sylvia I. Brown by deed of Ernest Rogers and recorded August 31, 1972 in the R.M.C. Office for Spartanburg County in Deed Book 39-X at page 99.

TAX MAP & S-29-00 - 9/00

NO TITLE EXAMINATION

together with all and singular the right, member, hereditaments and appurtenances to said premises belonging or in any wise incident or appurtenant to have and to hold all and singular the premises before mentioned unto the grantee(s) and the grantee(s)' heirs or successors and assigns, forever as aforesaid.

WITNESS the grantee(s) hand(s) and seal(s) this 23rd day of August, 1985

SIGNED, sealed and delivered to the undersigned:

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

Probate

Personally appeared the undersigned witness and made oath that she saw the within named grantee(s) sign, seal and seal the within instrument and that she, with the other witnesses, read the same.

[Signature]

My commission expires: 10/27/94

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

Renunciation of Dower

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife(s) of the above named grantee(s), respectively, did the day appear before me, and each, upon being quizzed and separately examined by me, did declare that she has freely, voluntarily, and without any compulsion, induced or exerted of any person whatsoever, consented, refused, and forever renounced unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

[Signature]

My commission expires: [Signature]

RECORDED this 10 day of [Month], 1985.
Subject Property 5-29-00-041.00
Acres: 2.89

Ordinance 04-2020

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the NAD83 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 2/20/2020 by City of Greer GIS
flood insurance is available in this community. Contact your insurance company or agent for more information.

National Flood Insurance Program

MAP SCALE 1" = 500'

250 0 500 1000

ZONE X

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

PANEL 218 OF 555
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER PANEL SUPER
SPARTANBURG COUNTY 49078 0218 D

Note to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 45083CD218D
EFFECTIVE DATE JANUARY 6, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT 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.msc.fema.gov.
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date

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

Tax Map Number(s) 5-29-00-041.00

Property Address(s) 948 Old Jones Road, Greer, SC

Acreage of Properties 2.93 Acres County Spartanburg County

Applicant Information
Name Becknell Industrial, LLC
Address 2750 East 146th Street, Suite 200
Carmel, IN 46033
Contact Number 708-221-9513
Email jrepliscak@becknellindustrial.com

Property Owner Information
(if multiple owners, see back of sheet)
Name Robert L Brown
Address 948 Old Jones Road, Greer, SC
Contact Number 864-525-5974
Email pbrownpam0516@gmail.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 X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from __________ to Industrial District (I-1).

Existing Use: Residential Proposed Use: Industrial District (I-1)

Signature(s) Robert L Brown

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

OFFICE USE ONLY

Date Filed Case No.
Meeting Date

See Reverse
Planning Project Intake Sheet

Tax Map No(s):

- 5-29-00-041.00
- 948 Old Jones Road, Greer, SC

Contractor/Applicant Information
Becknell Industrial, LLC
Address: 2750 East 146th St, Ste. 200, Carmel, IN 46033
Contact Number: 708-221-9513
Email: jrepickak@becknelliindustrial.com

*All applications and submittals must be completed in their entirety, signed by the applicant and/or land owner, and be accompanied by this document.

[ ] Annexation Project

Required documents for this submittal:
Intake Sheet, Petition of Annexation, Zoning Map Amendment Application, current deeds for all parcels in request, and current surveys for all parcels in request

[ ] Rezoning Project

Required documents for this submittal:
Intake Sheet and Zoning Map Amendment Application
Total Acreage: 2.93 Acres
Requested Zoning Classification: Industrial District (I-1)

[ ] Board of Architectural Review Project

Required documents for this submittal:
Intake Sheet and BAR Application

[ ] Board of Zoning Appeals Variance Project

Required documents for this submittal:
Intake Sheet and BZA Variance Application
Subtype (circle one): Residential or Commercial

[ ] Board of Zoning Appeals Special Exception Project

Required documents for this submittal:
Intake Sheet and BZA SE Application
Subtype (circle one): Residential or Commercial

[ ] Board of Zoning Appeals Appeal of Staff Decision Project

Required documents for this submittal:
Intake Sheet and BZA SE Application
Subtype (circle one): Residential or Commercial

[ ] Preliminary Plat

Required documents for this submittal:
Intake Sheet and P&Z Development Project Application
Number of Lots in Phase/Section

[ ] Final Plat

Required documents for this submittal:
Intake Sheet, P&Z Development Project Application, Final Plat Checklist, Two Year Warranty (public roads)
Number of Lots in Phase/Section

[ ] Summary Plat

Required documents for this submittal:
Intake Sheet and P&Z Development Project Application
Number of Lots in Phase/Section

[ ] Final Development Plan

Required documents for this submittal:
Intake Sheet and P&Z Development Project Application

[ ] Commercial Site Plan

Required documents for this submittal:
Intake Sheet and P&Z Development Project Application

If you have any questions, please contact the Planning and Zoning Staff at 864-801-2009.
AN 2020-01 is a request to zone one parcel located at 948 Old Jones Rd. The request is to zone the parcel from Unzoned (Spartanburg County), to I-1 Industrial District. The intent of the applicant is to combine the parcel with adjacent property for future industrial development.

Surrounding land uses and zoning include:

North: I-1, Industrial District – Vacant, owned by applicant
East: Unzoned, Spartanburg County – Vacant and single-family residential use
South: Unzoned, Spartanburg County – Single-family residential use
West: I-1, Industrial District – vacant, owned by applicant

The land use map in the Comprehensive Plan defines the adjacent property as an Employment Center. These centers serve as locations for employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city’s zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% non-residential.

In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION – Ms. Jones made a motion to approve AN 2020-01. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. Mr. Martin recused himself. The motion passed.