



**ORDINANCE NUMBER 39-2017**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY RANDY VAUGHN AND DONNA DAVIS LOCATED ON WESTMORELAND ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (RESIDENTIAL – SINGLE FAMILY) FOR SAID PROPERTY**

**WHEREAS**, Randy Vaughn and Donna Davis are the owners of property located on Westmoreland 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 Spartanburg County Parcel Number 9-07-00-059.01 containing approximately 6.01 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0327D attached hereto marked as Exhibit D; and

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

**WHEREAS**, Randy Vaughn and Donna Davis have 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 owners have requested that the subject property be zoned R-10 (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 6.01 +/- acres of property shown in red on the attached map owned Randy Vaughn and Donna Davis located on Westmoreland Road more particularly described on the attached map as Spartanburg County Parcel Number 9-07-00-059.01 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned R-10 (Residential – Single Family) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. FUTURE LAND USE MAP: The above reference property shall be designated as Residential Land Use 2 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 45083C0327D.

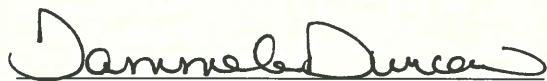
5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**ATTEST:**

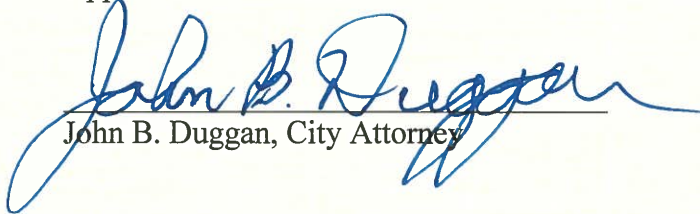
  
Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert

First Reading: October 10, 2017

Second and  
Final Reading: November 14, 2017

Approved as to Form:



John B. Duggan, City Attorney



DEED 60-M PG 407

RECORDED  
303 SEP 16 PM 3:40  
Spartanburg, S.C.

STATE OF SOUTH CAROLINA PROBATE COURT  
COUNTY OF SPARTANBURG  
IN THE MATTER OF Estate of Ray E. Vaughn  
CASE NUMBER 92-ES-42-00349

DEED OF DISTRIBUTION

WHEREAS, the decedent died on 03/03/92; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Spartanburg County, South Carolina in File 92-ES-42-00349; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: Randy K. Vaughn  
Address: 399 Dark Hollow Drive  
Woodruff, S. C. 29388

AND

Name: Donna V. Davis  
Address: 630 Hammett Rd.  
Greer, S. C. 29650

the following described property:

ALL that tract of land, located, lying and being about one mile South of Pelham, in School District No. 9-H, Spartanburg County, South Carolina, and more particularly shown on a survey of the Property of the Emma J. Mahaffey Estate, recorded in Plat Book 46, pages 46 and 47, R.M.C. Office for Spartanburg County, as follows:

Beginning at a point in the center of County Hard Road, corner of Tract No. 3, and running down center of said County Road N. 33 degrees 30 feet W. 270 feet to point; thence N. 61 degrees 30 feet W. 149.4 feet to point in line of Tract No. 6; thence down line of Tract No. 6 S. 25 degrees 37 feet W. 1908 feet to point; thence N. 52 degrees 22 feet E. 129 feet to point; thence S. 11 degrees 52 feet W. 42.5 feet to point; thence S. 19 degrees 22 feet W. 101

Form #400PC (1/89)  
62-3-907, 62-3-908

PAGE 1 OF 2

Pu 100 10000 100

DEED 60-M PG 408

feet to point; thence S. 13 degrees 22 W. 83 feet to point; thence S. 11 degrees 38 feet E. 98 feet to point, rear corner of Tract No. 3; thence along line of Tract No. 3 N. 32 degrees 20 feet E. 1960 feet to point of beginning. Containing 12.3 acres, more or less.

This being the same property conveyed unto Ray E. Vaughn by deed of O. Clyde Mahaffey dated and recorded March 19, 1971 in the Office of the R.M.C. for Spartanburg County, South Carolina in Deed Book 37 W, Page 341.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Randy K. Vaughn and Donna V. Davis, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 11 day of August, 1993.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

ESTATE OF RAY E. VAUGHN

BY: Randy K. Vaughn  
Randy K. Vaughn, Personal Representative

Donna Phillips  
Jacqueline G. Thomas

BY: Donna V. Davis  
Donna V. Davis, Personal Representative

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with witnessed the execution thereof.

SWORN to before me this 11 day of August, 1993.

Witness Signature: Donna Phillips

Jacqueline G. Thomas  
Notary Public for South Carolina  
My Commission Expires: 12-28-02

DEED 60-M PG 409

STATE OF SOUTH CAROLINA PROBATE COURT  
COUNTY OF SPARTANBURG  
IN THE MATTER OF James M. Self  
CASE NUMBER: 92-ES-42-00349

AFFIDAVIT

The undersigned attorney hereby certifies that the forms to be filed by his/her office from time to time in this matter shall be in compliance with statutory mandates and substantially similar in form, substance, and content to the court approved forms.

Signature: R. David Massey  
Attorney: R. David Massey, Esquire  
Address: P. O. Box 2464  
Greenville, S. C. 29602  
(803) 271-7424

SWORN to before me this 11  
day of August, 1993.

Jaqueline A. Honora (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 10-28-02

The purpose of this form is to accompany documents generated by a word-processor/computer which are submitted in place of the Court forms in this package.

RECORDED  
INDEXED  
DOCUMENT

EXHIBIT  
B

RECORDED  
1978 APR 17 PM 1:02  
F.H.G.  
SPARTANBURG, S.C.

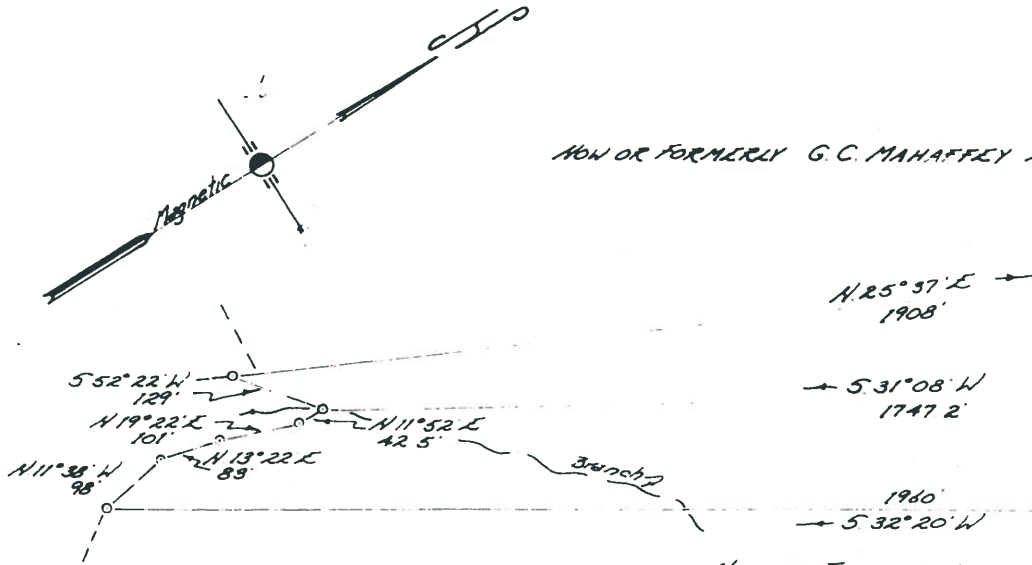
NOW OR FORMERLY G.C. MAHAFFEY ESTATE

6.01 ACRES

6.01 ACRES

BENNETTS BRIDGE ROAD

NOW OR FORMERLY E. J. DECAMP ESTATE



NOW OR FORMERLY  
EMMA J. & G.C. MAHAFFEY ESTATE

PROPERTY OF  
RAY E. VAUGHN & LOUIE M. SATTERFIELD

Located approx 1 mile East of Pelham

SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE 1" = 200 FEET MARCH 8, 1978

NOTE Property not surveyed.  
Information taken from  
plat of Emma J. & G.C.  
Mahaffey Estates Property  
by H.S. Brockman, May 7,  
1963

John A. Simmons  
Reg. Land Surveyor #2212



Tri-State Surveyors  
109 Few Street  
Greer, S. C. 29651

# EXHIBIT

## C

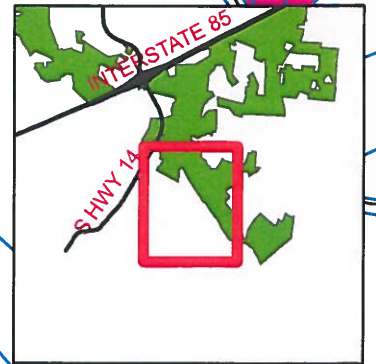
Subject Parcel  
9-07-00-059.01  
Acres: 6.01

### District

- 1
- 2
- 3
- 4
- 5
- 6
- Parcels
- Streets

# Ordinance 39-2017

0 250 500 750 1,000 Feet





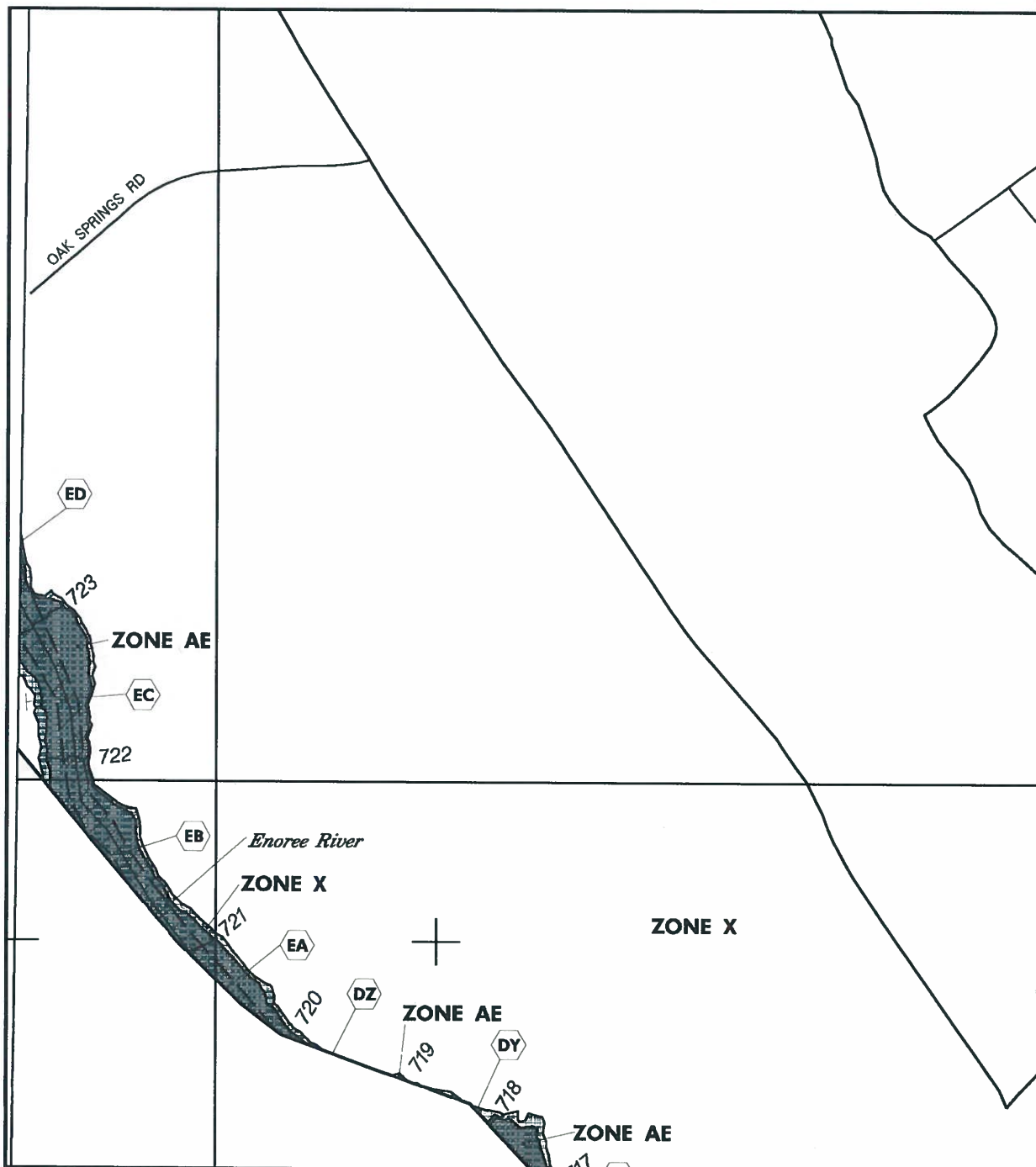
EXHIBIT

D

Flood insurance is available in the National Flood Insurance Program



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0327D

**FIRM  
FLOOD INSURANCE RATE MAP**

SPARTANBURG COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

**PANEL 327 OF 555**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0327	D

Notice 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  
45083C0327D

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](http://www.msc.fema.gov)