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**

[Signature]
Richard W. Danner, Mayor

**ATTEST:**

[Signature]
Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert

Ordinance Number 39-2017
Annexation Westmoreland Rd
Page 2 of 3
First Reading: October 10, 2017

Second and Final Reading: November 14, 2017

Approved as to Form:

[Signature]

John B. Duggan, City Attorney
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-N, 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 28 feet S. 129 feet to point; thence N. 11 degrees 52 feet W. 42.5 feet to point; thence S. 19 degrees 22 feet W. 101
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, Herecita-
ments 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/prop-
erty unto the said Randy K. Vaughn and Donna V. Davis, their heirs
and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representa-
tive of the estate of the decedent, has executed this Deed, this
14 day of August , 1993.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

STATE OF SOUTH CAROLINA 
COUNTY OF SPARTANBURG 

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 14
day of August, 1993.

Witness Signature: 

Notary Public for South Carolina
My Commission Expires: 07-28-02

Form #400PC (1/89) 62-3-907, 62-3-908
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: [Signature]
Attorney: R. David Massey, Esquire
Address: P. O. Box 2464
Greenville, S. C. 29602
(803) 271-7424

SWORN to before me this 11th day of October, 1993.

[Signature]  (L.S.)
Notary Public for South Carolina
My Commission Expires: 1/29/92

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.
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
