



ORDINANCE NUMBER 3-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY SRMC VENTURES LLC LOCATED AT 311 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RS (RESIDENTIAL SUBURBAN) FOR SAID PROPERTY

WHEREAS, SRMC Ventures LLC are the owners of property located at 311 B Street, more particularly described in the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto identified as Spartanburg County Parcel No. 9-07-00-058.01 containing approximately .26+/- acres marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0326D attached hereto marked as Exhibit D; and

WHEREAS, the property is currently occupied by zero (0) individuals; and

WHEREAS, SRMC Ventures LLC has petitioned the City of Greer by one hundred percent (100%) petition to annex a 25-foot portion of its property shown in red and gold on the attached map; 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 RS (Residential Suburban); 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 25-foot portion of property shown in red and gold on the attached map owned by SRMC Ventures LLC located at 311 B Street, more particular described on the attached Map as a portion of Spartanburg County Parcel No. 9-07-00-058.01 containing approximately 0.26 +/- acres is hereby annexed into the corporation city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned RS (Residential Suburban) 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 Employment Center 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 45083C0326D.

5. DISTRICT ASSIGNMENT: The above referenced properties 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:



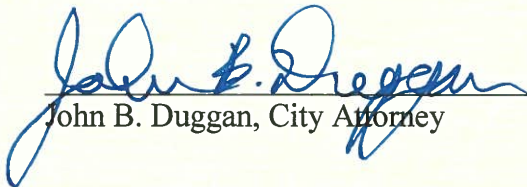
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: February 14, 2017

Second and
Final Reading: March 14, 2017

Approved as to Form:



John B. Duggan, City Attorney

Block Map No: 9-07-00-058.01
Grantee's Address: 101 E. Wood St.
Spartanburg, SC 29303

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, Frank McCleer for and in consideration of Two hundred ninety-nine thousand four hundred twenty-one and no/100 (\$299,421.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto SRMC Ventures, LLC:

All that lot, tract or parcel of land located in the County and State aforesaid, on the west side of Westmoreland Road, near intersection with Abner Creek Road, being shown and designated as Tract A, containing 9.69 acres, more or less, as shown on plat of survey made for SRMC Ventures, LLC by B. C. Barber and Associates, Inc., dated November 19, 2003 recorded in Plat Book 156 at Page 180 in the Office of the Register of Deeds for Spartanburg County, to which plat reference is hereby made for a more complete and perfect description.

This being a portion of the property conveyed to Grantor by deed of Frankie Ray McCleer recorded January 5, 1999 in Deed Book 69-D at Page 664 in said Register's Office.

ADDITIONALLY AND ALSO, Grantor intends all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantor of, in, and to the aforescribed property, including without limitation, all right, title and interest, if any, of Grantor, of, in and to any strips or gores of land and any streets or any roads abutting the aforescribed property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining; TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to conditions, covenants, right of ways, easements and restrictions of record.

WITNESS the grantor's(s') hand(s) and seal(s) this 15 day of Nov., 2003.

SIGNED, sealed and delivered in the presence of:

[Handwritten signature]
[Handwritten signature]

[Handwritten signature] (SEAL)
Frank McCleer

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG) ACKNOWLEDGMENT

I, Mary Boleynik, the undersigned Notary Public, do hereby certify that Frank McCleer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 15 day of Nov., 2003.

[Handwritten signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5-4-2009

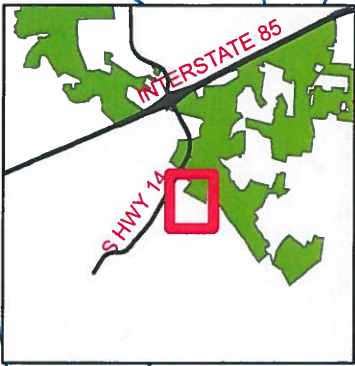
DEE-2003-75325
Recorded 2 Pages on 11/25/2003 4:22:33 PM
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



EXHIBIT
C

Subject Property
9-07-00-058.01
25' Strip
Length: 595'
Acres: 0.26

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



Ordinance 03-2017



EXHIBIT

D



MAP SCALE 1" = 500 FEET



NFIP

PANEL 0326D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY, SOUTH CAROLINA AND INCORPORATED AREAS

PANEL 326 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER 459176
SPARTANBURG COUNTY PANEL 0326D

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.

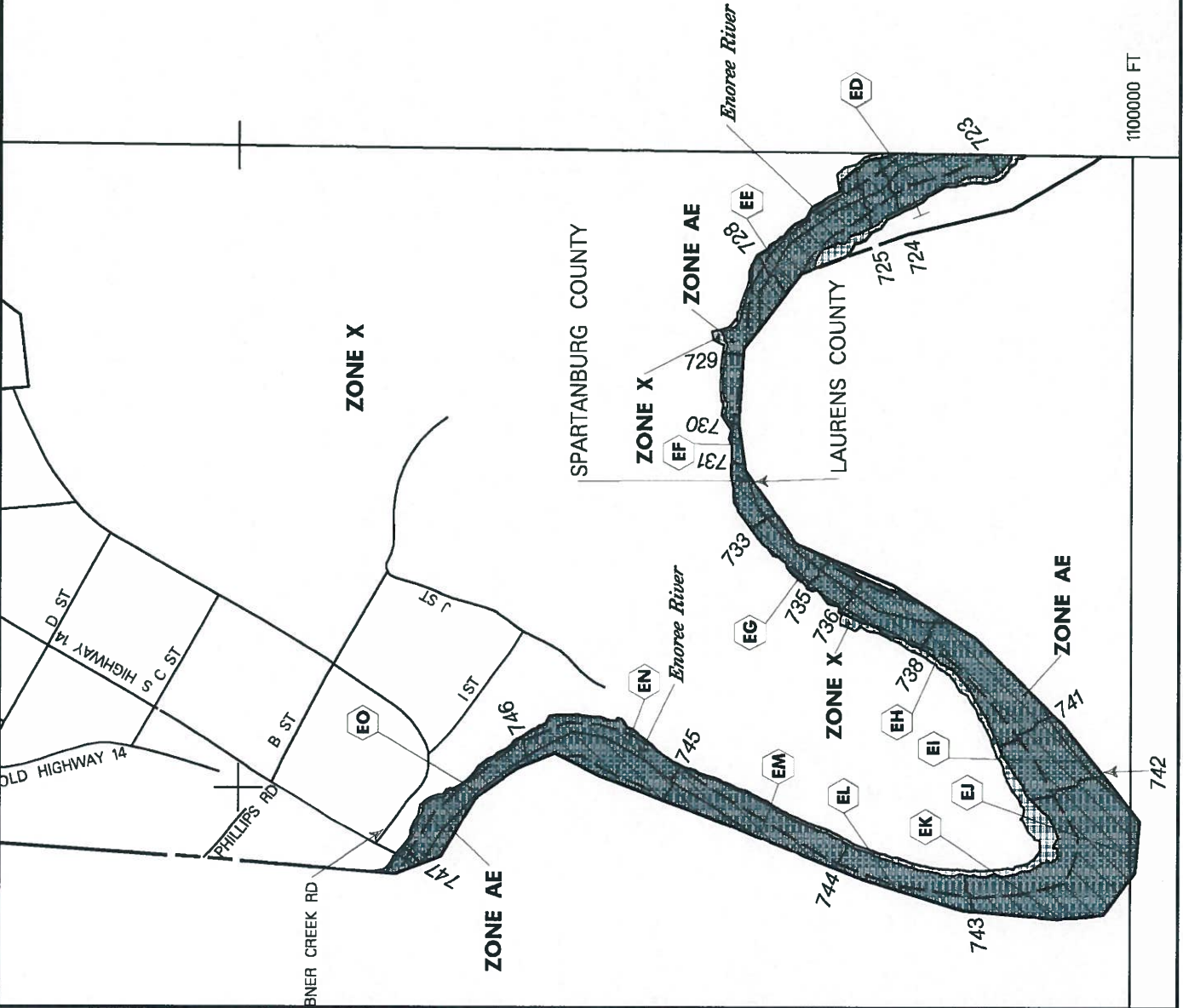
MAP NUMBER 45083C0326D
EFFECTIVE DATE JANUARY 6, 2011



Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

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



1100000 FT

742