ORDINANCE NUMBER 5-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JONES AVENUE PARTNERS, LLC LOCATED ON JONES AVENUE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY) FOR SAID PROPERTY

WHEREAS, Jones Avenue Partners, LLC are the owners of property located on Jones Avenue 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 G006000101000 containing approximately 1.2 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0361E attached hereto marked as Exhibit D; and

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

WHEREAS, Jones Avenue Partners, LLC has 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 RM-2 (Residential Multi-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 1.2 +/- acres of property shown in red on the attached map owned by Jones Avenue Partners, LLC located on Jones Avenue more particularly described on the attached map as Greenville County Parcel Number G00600010100 is hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF 577.18 FEET AND ENTIRE WIDTH OF 40 FEET OF JONES AVENUE ROADWAY:** 577.18 feet and entire width of 40 feet of Jones Avenue along the edge of the annexed property owned by Jones Avenue Partners, LLC as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. **ZONING ASSIGNMENT:** The above referenced property shall be zoned RM-2 (Residential Multi-Family) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. **FUTURE LAND USE MAP:** The above reference property shall be designated as Residential Land Use 3 on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.

5. **FLOOD INSURANCE RATE MAP:** This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361E.

6. **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. Danher, Mayor
ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: February 14, 2017

Second and Final Reading: March 14, 2017

Approved as to Form:

John B. Duggan, City Attorney
DEED BY A CORPORATION OR PARTNERSHIP

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: That "Two B's" & "Three G's" by J&K, LLC, (Grantor/s) for and in consideration of the sum of Six Hundred Thousand and No/100 ($600,000.00) Dollars, to the Grantor herein paid, the receipt of which is hereby acknowledged has granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto Jones Avenue Partners, LLC, their heirs and assigns forever, (Grantee) the following property:

All that certain piece, parcel or lot of land, located in County of Greenville, State of South Carolina, and being known as "25.022 acres on Jones Avenue" as shown on Plat entitled "Survey for Jones Avenue Partners, LLC" prepared by 3D Land Surveying, Inc., on 06/07/07 and recorded in Greenville County on 7-20-07 in Plat Book 764 at Page 155. Reference to said plat for a metes and bounds description.

For derivation of title see Deed of Jones Avenue Properties Holdings, LLC recorded in County on 11/20/01 in Deed Book 1974 at Page 969.

GRANTEES MAILING ADDRESS: 101-A Regency Commons Dr., Greer, SC 29650

TMS#: G006000101000

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property

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

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his heirs successors and assigns forever.

AND the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the premises unto the Grantee his heirs successors, and assigns, against itself and its successors, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Any reference in this instrument to the plural shall include the singular, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its undersigned officer(s) or partner(s) and its seal to be hereto affixed.

DATE: 07/12/07

Signed, Sealed and Delivered

in the Presence of:

[Signature]
Witness

[Signature]
Witness

"Two B's" & "Three G's" b y J&K, LLC
By: [Signature]
Its: [Signature]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ACKNOWLEDGMENT

The foregoing instrument was acknowledged by Grantor before me this 12th day of July, 2007.

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires: 1/30/16

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
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July 20, 2007 12:38:51

Timothy S. Henney
To Remain In Greenville County
Greenville County Zoning: I-1 Industrial

Subject Property
G006000101000
Acres: 1.2 of 25.002 total

Subject Right of Way
577.18' of Jones Ave

Ordinance 05-2017