ORDINANCE NUMBER 10-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JOHN STEWART, JR. LOCATED ON ANSEL SCHOOL ROAD, NORTH WOOD LANE AND HOLIDAY ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, John Stewart, Jr. is the owner of property located on Ansel School Road, North Wood Lane and Holiday 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 Greenville County Parcel Number 0537050103100 containing approximately 6.5 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0353E attached hereto marked as Exhibit D; and

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

WHEREAS, John Stewart Jr. has petitioned the City of Greer to annex his 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 owner has requested that the subject property be zoned DRD (Design Review 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 6.5 +/- acres of property shown in red on the attached map owned by John Stewart Jr. located on Ansel School Road, North Wood Lane and Holiday Road more particularly described on the attached map as Greenville County Parcel Number 0537050103100 is hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF 700 FEET OF NORTH WOOD LANE (N0071) ROADWAY:** 700 feet of North Wood Lane along the edge of the annexed property owned by John Stewart Jr. 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 DRD (Design Review District) 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 Community 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 45045C0353E.

6. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #4.

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

\[Signature\]

Richard W. Danner, Mayor

Ordinance Number 10-2017
Annexation Ansel School Rd, North Wood Ln & Holiday Rd
Page 2 of 3
ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: March 14, 2017

Second and
Final Reading: July 25, 2017

Approved as to Form:

John B. Duggan, City Attorney
WHEREAS, the decedent died on October 23, 2005, and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina in File# 05-ES-2301996, 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     John R. Stewart, Jr., Trustee of Trust created under the Last Will and Testament of John R. Stewart dated August 1, 2000

Address  235 Chandelie Ridge Drive

Woodruff, SC 29388

the following described property

A one half (½) undivided interest in and to:

All that parcel or lot of land on the east side of Sheffield Road, near the City of Greer and northward therefrom, Chick Springs Township, Greenville County, South Carolina, and being Lot No. 48 of Belmont Heights according to the survey and plat by Dalton & Neves, dated July 1960, recorded in Plat Book QQ, pages 160-161, RMC Office for Greenville County

This is the same property conveyed to Grantor by deed from Fred L. Crow dated November 27, 1964 and recorded in Deed Book 766 at page 318

See also all that parcel or lot of land near the City of Greer and northward therefrom, Chick Springs Township, Greenville County, State of South Carolina, and being a small portion of Tract containing 15.52 acres shown on a plat of Belmont Heights according to survey by Dalton & Neves, dated July 1960, recorded in Plat QQ, pages 160-161. This is the area lying directly to the rear of Lot 48 on plat mentioned above, and having the following courses and distances

Beginning at an iron pin at the northeast corner of Lot No. 48 and joint rear corner with Lot No. 49, and runs thence as a new line, S 55-32 E 145 feet, more or less, to a point on the outside boundary line of said subdivision, thence with the outside boundary line of said subdivision, S 33-19 W 105 feet, more or less, to an iron pin, thence to another new line about N 55 W 105 feet, more or less, to an iron pin, the southwest corner of Lot No. 48, and joint rear corner with Lot No. 47, thence along the rear line of Lot No. 48 in a northeasterly direction 105 feet to the beginning.
This is the same property conveyed to Grantor and Frances B. Stewart by deed from Belmont Heights, Inc. dated November 27, 1963 and recorded in Deed Book 766, at page 303, aforesaid county records.

Tax Parcel No.: 018 01-01-002 00

A one half undivided (1/2) interest in and to:

All those parcels or lots of land in Chick Springs Township of Greenville County, South Carolina, in the City of Greer, lying on the northwest side of Littlefield Street, being shown as Lots Nos. 1, 2, and 3 on a plat of property made for W. T. Bramlett by John A. Simmons, Surveyor, dated May 6, 1960, and having the following courses and distances, to wit:

Beginning on an iron pin at the intersection of Littlefield Street and a paved alley, the southernmost corner of Lot No. 1, and runs thence with the margin of alley, N 57-17 W 130 3 feet to an iron pin (railroad iron), thence with the margin of alley curving northeastwardly (the chord of which is N 10-17 W) to an iron pin in pavement, thence N 31-53 E 57 feet to an iron pin, corner of Mrs. Ruth Bramlett's lot, thence S 57-17 E 41 feet to an iron pin; thence N 31-53 E 104 feet to an iron pin on sidewalk of Jason Street, thence with sidewalk of Jason Street, S 57-17 E 125 feet to an iron pin on margin of Littlefield Street, thence with the margin of Littlefield Street, S 31-53 W 200 feet to the beginning. (Property condemned by the City of Greer)

This is the same property conveyed to Grantor by deed of William Tolliver Bramlett dated June 18, 1960 and recorded in Deed Book 653, at page 150.

Tax Map No. G021 00-02-003 00

A full interest in and to:

All of those parcels or lots of land in the City of Greer, Chick Springs Township, Greenville County, South Carolina, lying on the south side of Jason Street on the east side of an alley, being shown as Lots Nos. 10, 20, 21, and 22 on a plat of property made for William T. Walker and Maida Westmoreland by H. S. Brockman, Registered Surveyor, dated July 24, 1946, recorded in Plat Book B, page 200 in the R M C. Office of Greenville County, South Carolina. (Property condemned by the City of Greer)

This is the same property conveyed to Grantor by deed of Ruth H. Bramlett dated September 8, 1960 and recorded in Deed Book 658, at page 502.

Tax Map No. G021.00-02-035 00

A full interest in and to:

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, East on Mostella Road and north of the new Super Highway No. 29 and shown as lot No. 33 on a plat of property of Nancy W. Finley and Ellen W. Crain, prepared by H. S. Brockman, Surveyor, June 24, 1941 and shown as follows:

Beginning at a stake on North Main Street, and running then N 78-06 E 236 6 feet to a stake on line of Lot No. 37, thence S 17-12 E 86 feet to a stake, corner of Lot No. 32, thence with the line of #32 lot, S 81-06 W 245 4 feet to a stake on North Main Street, thence with North Main Street (the same Mostella Road) N 12-19 W 72 3 feet to the beginning corner.

This is the same property conveyed to Grantor by deed from Vernon Duncan and Lloyd E. Hunt dated July 8, 1941 in Deed Book 240, at page 59.

Tax Map No. G016 00-01-008 00

A full interest in and to:

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, just north from the corporate limits of the City of Greer, lying in the eastern side of the Mosteller Road or North Main Street, being shown and designated as Lot No. 34 on Plat of property prepared by H. S. Brockman, surveyor, dated June 24, 1941 and being one of the lots conveyed to me by deed from Nancy W. Finley and Ellen W. Crain during the year 1941, and having the following courses and distances, to wit.
Beginning on a stake on the eastern side of North Main Street, joint corner of lots 34 and 35, and runs thence with the eastern side of North Main Street S 15-22 E 70 feet to a stake, joint corner of lots 33 and 34, thence with the dividing line of lots 33 and 34 N 78-06 E 236.6 feet to a stake, joint corner of 33 and 34 and on the line of lot 37, thence with the dividing line of lots 34 and 35 S 74-29 W 253.5 feet to beginning corner.

This is the same property conveyed to Grantor by deed from J. F. Ballenger dated June 23, 1944 in Deed Book 269, at page 238.

Tax Map No G016 00-01-007 00

A full interest in and to:

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, just north from the corporate limits of the City of Greer, lying in the intersection of the North Main Street and Wilson Avenue, and being shown and designated as lot No. 32 on Plat of Property of Nancy W. Finley and Ellen W. Cram said plat prepared by H. S. Brockman, Surveyor, June 24, 1941 and having the following courses and distances, to wit:

Beginning on an iron pin, joint corner of lots 32 and 33 and runs thence with the dividing line of lots 32 and 33 N 81-06 E 245.4 feet to an iron pin, joint corner of lots 30, 31, 32, and 33, thence with the dividing line of lots 30 and 32 S 17-12 E 60 feet to an iron pin on the northern bank of Wilson Avenue, thence with the northern side of Wilson Avenue S 81-06 W 250 feet to an iron pin in the intersecting corner of Wilson Avenue and North Main Street, thence with the eastern side of North Main Street N 11-50 W 60 feet to the beginning corner.

This the same property conveyed to Grantor by deed from Nancy W. Finley dated November 7, 1943 and recorded in Deed Book 258, at page 314.

Tax Map No G016 00-01-009 00

A full interest in and to:

All that parcel or tract of land in Oneal Township, Greenville County, State of South Carolina, lying between two roads which lead from State Highway No. 14, about two miles from the City of Greer, to the old Ansel School property and also lying between two connecting streets or roadways, being shown on a plat made for the Mamie Burnett Estate by J. Q. Bruce, Surveyor, dated October 26, 1953, and having the following courses and distances, to wit:

Beginning at a stake in the northwest intersection of Ansel School Road and a new road or street, thence along the north side of Ansel School Road, N 87-20 W 400 feet to another road or street, thence along the east side of said street, N 2-40 E 624 feet to stake or road leading to Mosteller Mill, thence along said road as follows N 84 40 E 303 feet and N 67-00 E 111 feet to intersection of new street or road, thence along the west side of street or road, S 2-40 W 714 feet to the beginning corner.

This is the same property conveyed to Grantor by deed from W. Dennis Smith conveying his ½ undivided interest dated February 28, 1959 and recorded in Deed Book 622, at page 248. See also deed to Grantor by deed from John D. McClimon conveying his ½ undivided interest dated March 27, 1970 and recorded in Deed Book 907, at page 109.

Tax Map No 0537 05-01-031 00
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 John R. Stewart, Jr., Trustee of Trust created under the Last Will and Testament of John R. Stewart dated August 1, 2000, their successors and assigns forever

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, on this 10 day of February, 2007. Signed, Sealed and Delivered

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Witness

Witness

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 his act and deed, deliver the within written Deed, and that he/she with the other witness subscribed above witnessed the execution thereof

SWORN to before me this 10 day of February, 2007. Signed

Notary Public for South Carolina
My Commission Expires: 1-1-20

Witness Signature:

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
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