



ORDINANCE NUMBER 13-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY JEFFREY SNOW AND KRISTA TERRY LOCATED ON SUBER MILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL SINGLE-FAMILY CLUSTER) FOR SAID PROPERTY

WHEREAS, Jeffrey Snow and Krista Terry are the owners of properties located on Suber Mill 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 Numbers G006000300500 and G006000300901 containing approximately 15.46 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0342E attached hereto marked as Exhibit D; and

WHEREAS, the properties currently have zero (0) occupants; and

WHEREAS, Jeffrey Snow and Krista Terry have petitioned the City of Greer to annex their properties by one-hundred percent (100%) petition; and

WHEREAS, the properties are 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-12 (Residential Single-Family Cluster); 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 15.46 +/- acres of property shown in red on the attached map owned by Jeffrey Snow and Krista Terry located on Suber Mill Road more particularly described on the attached map as Greenville County Parcel Numbers G006000300500 and G006000300901 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 614 FEET OF SUBER MILL ROAD ROADWAY: 614 feet of Suber Mill Road along the edge of the annexed properties owned by Jeffrey Snow and Krista Terry as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced properties shall be zoned R-12 (Residential Single-Family Cluster) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. FUTURE LAND USE MAP: The above reference properties shall be designated as Residential Land Use 2 and 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 45045C0342E.

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

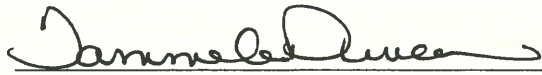
This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



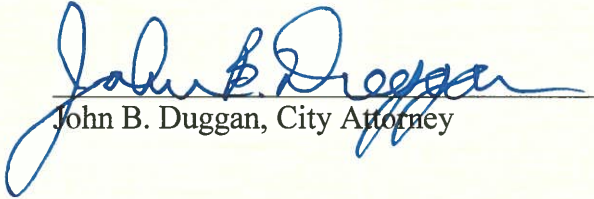
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: May 9, 2017

Second and
Final Reading: August 8, 2017

Approved as to Form:



John B. Duggan, City Attorney



201001603

Book:DE 23

March 12, 2010 11 29:53 AM

Rec:\$10 00 Cnty Tax:\$0 00 State

FILED IN GREENVILLE COUNTY

PROBATE



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

IN THE MATTER OF ESTATE OF JAMES PAUL WOOD - DECEASED
CASE NO. 2009ES2300840

DEED OF DISTRIBUTION

WHEREAS, the decedent died on 4/16/09 and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina, in File 2009ES2300840 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:	Krista W. Terry	and	Jeffrey F. Snow
Address:	1880 Suber Mill Road		207 Colony Road
	Greer, SC 29650		Taylors, SC 29687

all the decedent's interest in the following described property:

See "Exhibit A" attached.

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 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 , his/her heirs and assigns forever.

Property Can Not Be Transferred

EXHIBIT A

ALL that piece parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract C, 11.09 acres and Tract D, 3.99 acres as shown on a Survey Property of Hettie B. Wood Estate, by Tri-State Surveyors, and recorded in Plat Book 19-Z, Page 84, ROD Office for Greenville County. Reference is made to said plat for the metes and bounds of said property.

TMS # G6-3-5

ALSO:

ALL that piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 1.00 Acre on a Survey for JAMES P. WOOD ESTATE, made by Chapman Surveying Co., Inc., dated February 24, 2010, to be recorded herewith. Reference is made to said Survey for the metes and bounds of said property.

TMS: # G6-3-5.01

Deed Book 1893, Page 486,

Deed Book 854, Page 17

Deed Book 1435, Page 707

Deed Book 522, Page 503

Plat 19-Z, Page 84

ALSO:

ALL that piece parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 15.35 Acres as shown on Survey for JAMES P. WOOD ESTATE, by Chapman Surveying Co., Inc., dated February 24, 2010, to be recorded herewith. Reference is made to said Survey for the metes and bounds of said property.

TMS # Pt. Tax Map G6-3-9.01

Deed Book 1893, Page 486

Deed Book 453, Page 308

Deed Book 854, Page 17

Deed Book 1435, Page 707

Deed Book 522, Page 503

Plat Book 19-Z, Page 84

This Conveyance is made subject to all easements, conditions, covenants, rights-of-ways, if any, appearing of record on the premises or on the recorded plat which may affect the property herein above described.

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2010016035 Book: DE 2369 Page: 3029-3031
March 12, 2010 11:29:53 AM

Timothy J. Manney



CERTIFICATE OF APPROVAL FOR RECORDING

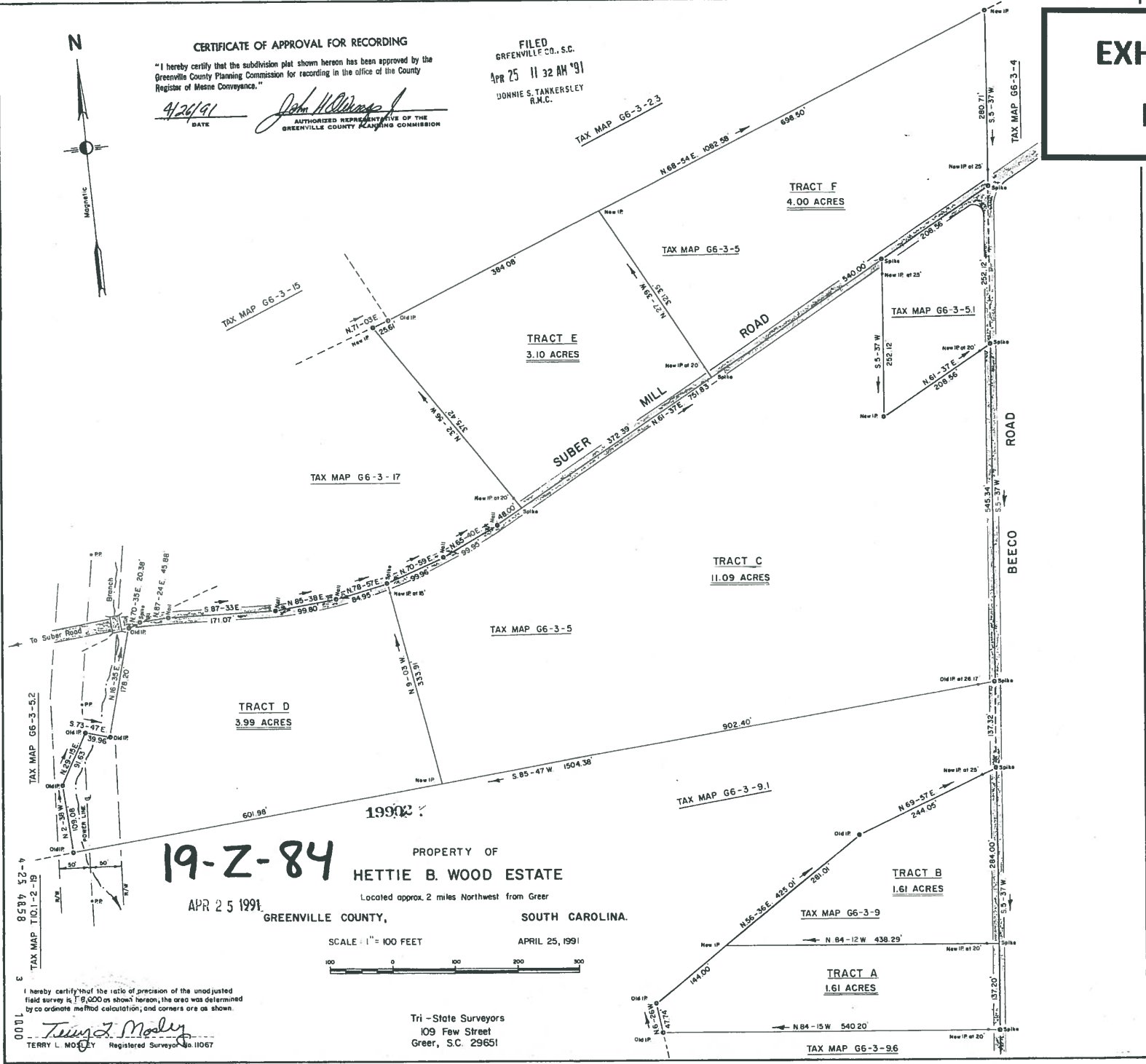
"I hereby certify that the subdivision plat shown hereon has been approved by the Greenville County Planning Commission for recording in the office of the County Register of Meese Conveyance."

4/24/91
DATE

John H. Williams, Jr.
AUTHORIZED REPRESENTATIVE OF THE
GREENVILLE COUNTY PLANNING COMMISSION

FILED
GREENVILLE CO., S.C.
APR 25 11 32 AM '91
DONNIE S. TANKERSLEY
R.M.C.

**EXHIBIT
B**



19-Z-84

PROPERTY OF
HETTIE B. WOOD ESTATE

APR 25 1991

GREENVILLE COUNTY, SOUTH CAROLINA.



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

I hereby certify that the ratio of precision of the unadjusted field survey is 1/8,000 or above; hereon, the area was determined by coordinate method calculation; and corners are as shown.
Terry L. Moyley
TERRY L. MOYLEY Registered Surveyor No. 11067

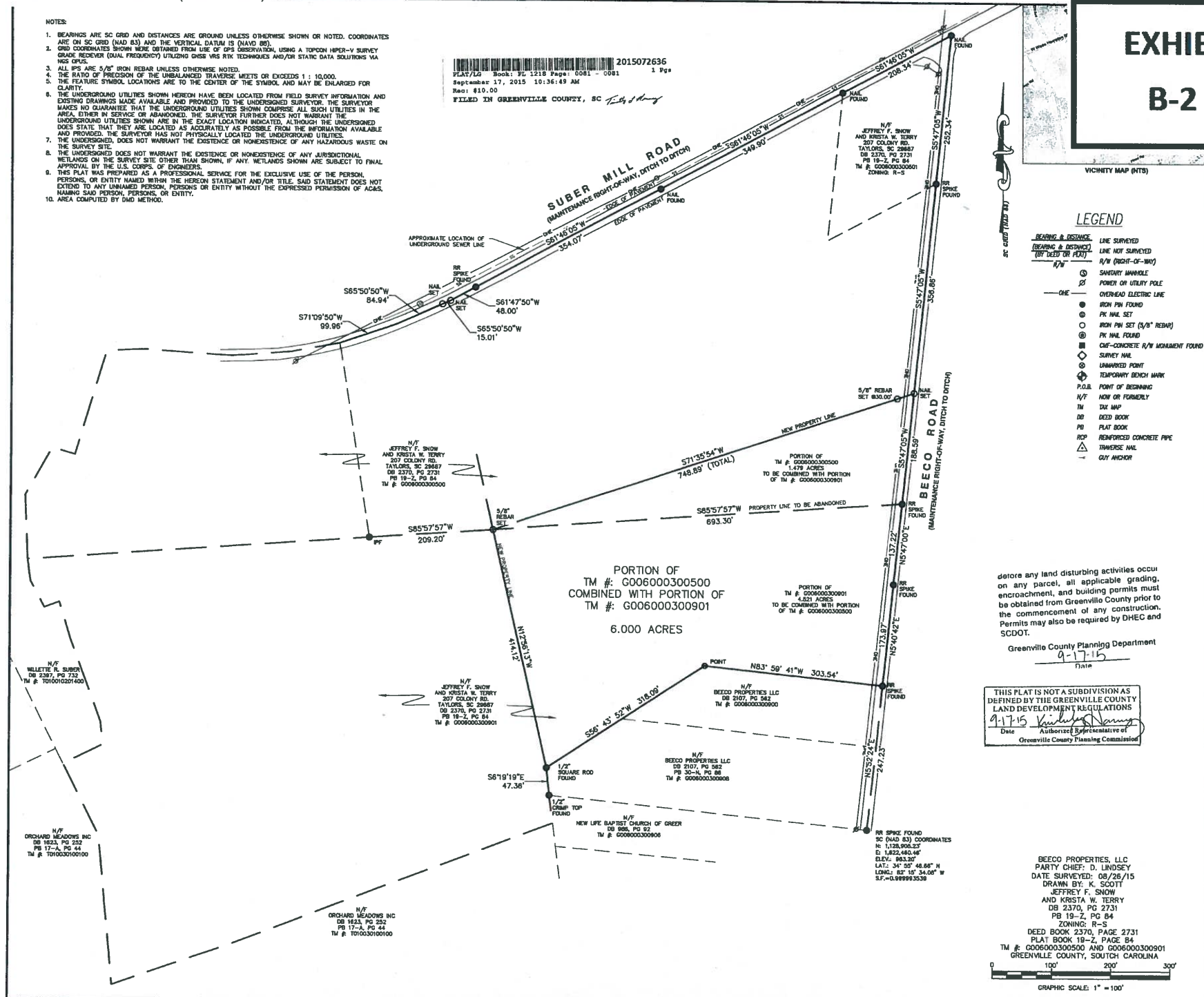
UNRECORDED

NOTES:

1. BEARINGS ARE SC GRID AND DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON SC GRID (NAD 83) AND THE VERTICAL DATUM IS (NAVD 86).
2. GRID COORDINATES SHOWN WERE OBTAINED FROM USE OF GPS OBSERVATION, USING A TOPCON HAPER-V SURVEY GRADE RECEIVER (DUAL FREQUENCY) UTILIZING CHSB WRS RTK TECHNIQUES AND/OR STATIC DATA SOLUTIONS VIA NGS OPUS.
3. ALL IPS ARE 5/8" IRON REBAR UNLESS OTHERWISE NOTED.
4. THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
5. THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
6. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS MADE AVAILABLE AND PROVIDED TO THE UNDERSIGNED SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER BY SERVICE OR ABANDONED; THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERSIGNED DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.
8. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE OTHER THAN SHOWN, IF ANY. WETLANDS SHOWN ARE SUBJECT TO FINAL APPROVAL BY THE U.S. CORPS OF ENGINEERS.
9. THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF ACAS, NAMED SAID PERSON, PERSONS, OR ENTITY.
10. AREA COMPUTED BY DMD METHOD.

2015072636
 PLAT/LO Book: PL 1218 Page: 0081 - 0081 1 Pgs
 September 17, 2015 10:36:49 AM
 Sheet # 110.00
 FILED IN GREENVILLE COUNTY, SC

EXHIBIT B-2



LEGEND

BEARING & DISTANCE
 (BEARING & DISTANCE)
 (BY DEED OR PLAT)
 N/W
 S/W
 E/W
 N/E

LINE SURVEYED
 LINE NOT SURVEYED
 R/W (RIGHT-OF-WAY)
 S/WARY MARK
 POWER ON UTILITY POLE
 OVERHEAD ELECTRIC LINE
 IRON PIN FOUND
 PK NAIL SET
 IRON PIN SET (5/8" REBAR)
 PK NAIL FOUND
 CMF-CONCRETE R/W MONUMENT FOUND
 SURVEY NAIL
 UNMARKED POINT
 TEMPORARY BENCH MARK
 P.O.B. POINT OF BEGINNING
 NOW OR FORMERLY
 TM TAX MAP
 DEED BOOK
 PLAT BOOK
 RCP REINFORCED CONCRETE PIPE
 TRANSVERSE NAIL
 CUT ANCHOR

SURVEY F
BECO PROPE
 PROPERTY INC
 P.M. COORDINATED AND
 N/A GREENVILLE CO. SC
 29615 BARTLEY AVE
 GREENVILLE, SOUTH CAROLINA

CERTIFICATE OF ACCURACY
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

This plat was prepared by or under supervision of:

THOMAS D. LINDSEY
 Type or Print Name
 SC 6049 09/08/15

denote any land disturbing activities occur on any parcel, all applicable permits must encroachment, and building permits must be obtained from Greenville County prior to the commencement of any construction. Permits may also be required by DHEC and SDDOT.

Greenville County Planning Department
 9-17-15
 Date

THIS PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS
 9-17-15
 Date
 Authorized Representative of
 Greenville County Planning Commission

AC&S Engineering and Surveying, Inc.
 No. C02991
 STATE OF SOUTH CAROLINA

DATE: 09/17/15
 TIME: 09:27:15
 DATE: 09/17/15
 TIME: 09:27:15
 DATE: 09/17/15
 TIME: 09:27:15

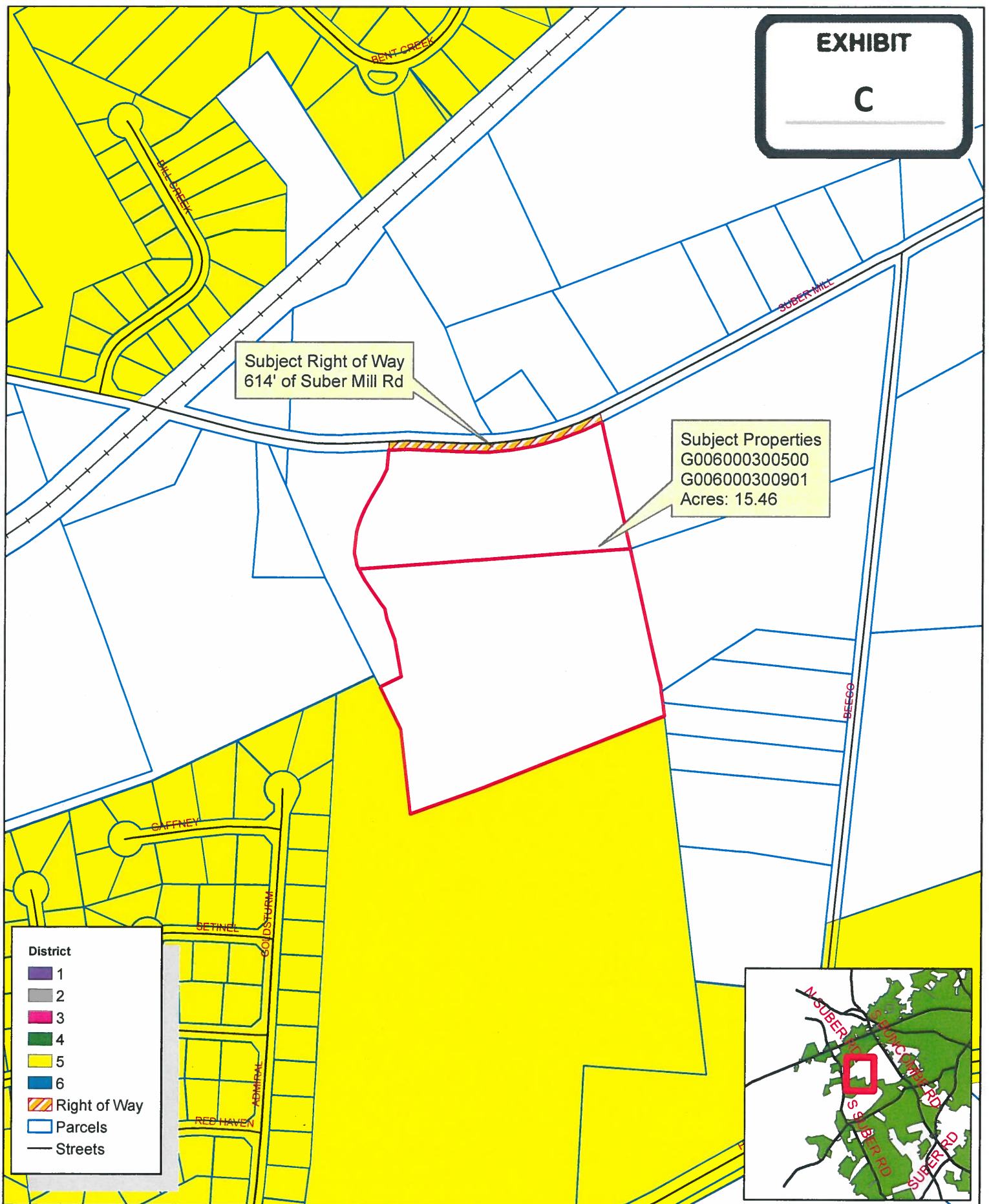
BECO PROPERTIES, LLC
 PARTY CHIEF: D. LINDSEY
 DATE SURVEYED: 08/26/15
 DRAWN BY: K. SCOTT
 JEFFREY F. SNOW
 AND KRISTA W. TERRY
 DB 2370, PG 2731
 PB 19-Z, PG 84
 ZONING: R-S
 DEED BOOK: 2370, PAGE 2731
 PLAT BOOK 19-Z, PAGE 84
 TM # G006000300500 AND G006000300901
 GREENVILLE COUNTY, SOUTH CAROLINA

ACAS JOB NUMBER:
 15041.001

GRAPHIC SCALE: 1" = 100'

SHEET NUMBER: 1 OF 1
 ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED

EXHIBIT
C

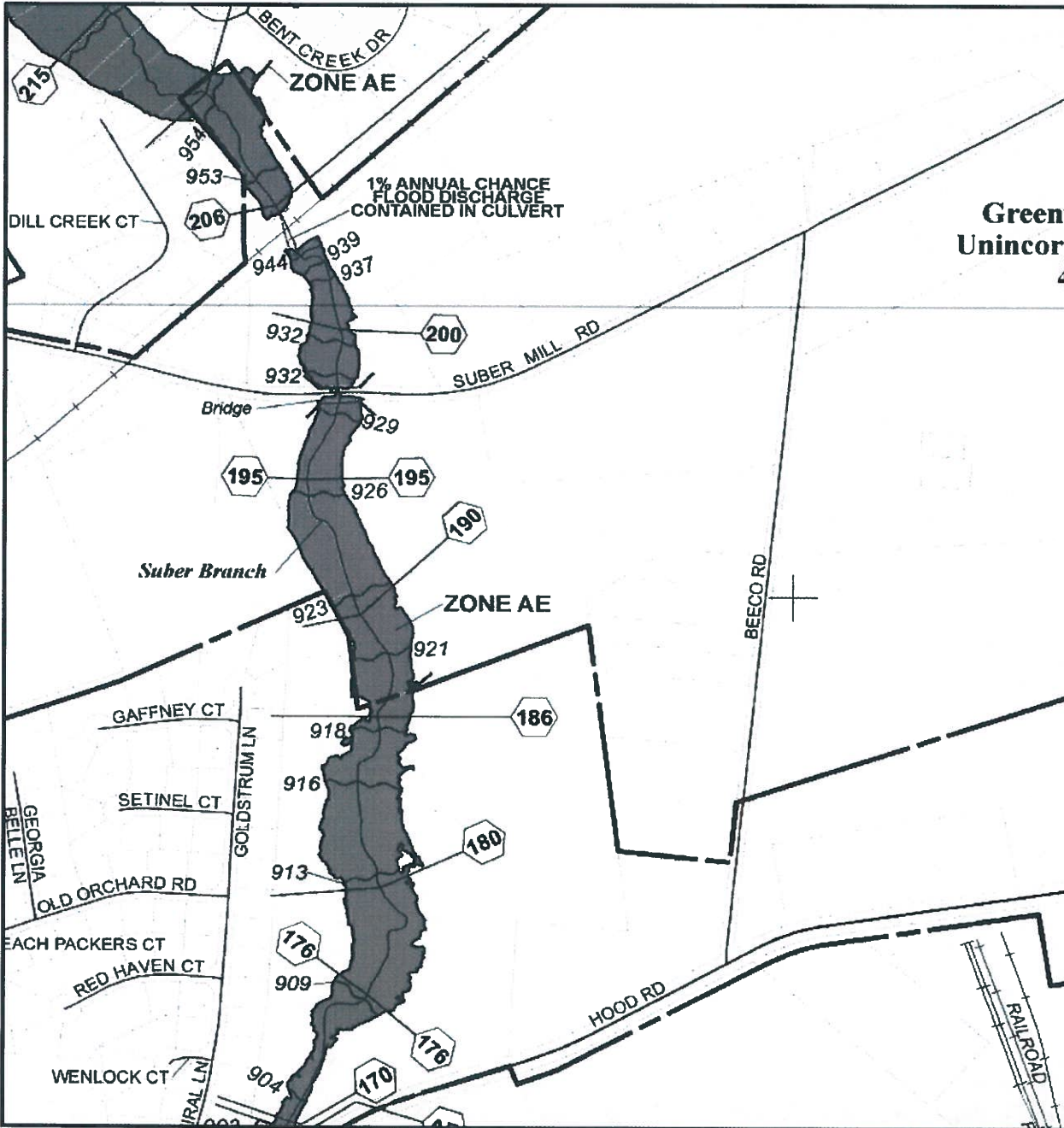


- District**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - Right of Way
 - Parcels
 - Streets

Ordinance 13-2017



EXHIBIT
D



Program at 1-800-638-6620.



MAP SCALE 1" = 500'



Green
Unincor

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342E

FIRM
FLOOD INSURANCE RATE MAP
GREENVILLE COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 342 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0342	E
GREER, CITY OF	450200	0342	E

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
45045C0342E
MAP REVISED
AUGUST 18, 2014

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