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**

[Signature]
Richard W. Danher, Mayor

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Annexation Suber Mill Road
Page 2 of 3
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
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
IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent; has executed this Deed, this 10 day of March, 2010

Estate of:                JAMES PAUL WOOD

by Signature:            Jeffrey T. Show
Personal Representative

SIGNED, SEALED, PUBLISHED AND DECLARED IN THE PRESENCE OF:

Witness:                 
Witness:                 

STATE OF SOUTH CAROLINA  )
COUNTY OF GREENVILLE    )

PERSONALLY appeared before me Ronald G. Bruce and made oath that he/she saw the within named Personal Representative sign, seal, and as his act and deed, deliver the within written Deed, and that he/she with John Bruce witnessed the execution thereof.

SWORN to before me this 10 day of March, 2010. Witness Signature:

Notary Public for South Carolina
My Commission Expires: 8-31-14
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.