



ORDINANCE NUMBER 21-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ALVERSON PROPERTIES, LLC LOCATED ON SOUTH BUNCOMBE ROAD (SC-23-136) BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL) FOR SAID PROPERTY

WHEREAS, Alverson Properties LLC is the owner of property located on South Buncombe Road (SC-23-136) 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 G006000100206 containing approximately 1.65 +/- 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 property is currently vacant; and

WHEREAS, Alverson Properties LLC has petitioned the City of Greer to annex its 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 C-3 (Highway Commercial); 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 1.65 acres of property shown in red on the attached map owned by Alverson Properties, LLC located on South Buncombe Road (SC-23-136) more particularly described on the attached map as Greenville County Parcel Number G006000100206 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF SOUTH BUNCOMBE ROAD ROADWAY (SC-23-136): 650 feet of South Buncombe Road (SC-23-136) along the edge of the annexed property owned by Alverson Properties, LLC to the center line as defined in Exhibit A and shown in Exhibit C which adjoins said annexed property is also hereby annexed into the corporate limits of the City of Greer effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned C-3 (Highway Commercial) 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 Employment Community Center and Regional Corridor 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 property shall be assigned to City Council District #5.

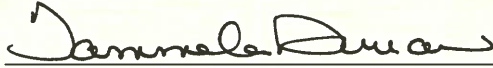
This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



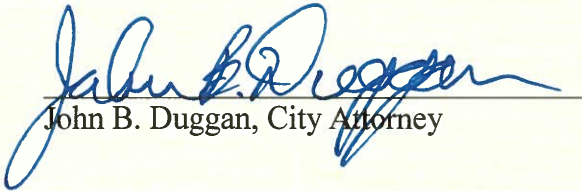
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: October 13, 2015

Second and
Final Reading: December 8, 2015

Approved as to Form:



John B. Duggan, City Attorney

20 Lambourne Way, Greenville, S C 29615

TITLE OF REAL ESTATE - John G. Cheros, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA } NTE
COUNTY OF GREENVILLE }

FILED
GREENVILLE S.C.
MAY 6 3 12 PM '88
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1324 PAGE 401

KNOW ALL MEN BY THESE PRESENTS, that Thomas L. Cox

In consideration of Thirty Seven Thousand and no/100----- Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto Eleni Troubetaris, her heirs and assigns, forever:

All my right, title and interest in and to:

All that piece, parcel or lot lying in the State of South Carolina,
County of Greenville, shown as Part of Lots 18 and 19 on plat
entitled Survey for Garrett and Associates, dated October 14,
1985, on the northeastern side of Buncombe Road, and having the
following courses and distances: 11 - 289 - 66 - 1 - 2.6

Beginning at old iron pin at the corner of Buncombe Road and
Commerce Drive and running along Commerce Drive, N. 52-04 E.
230 feet to an iron pin; thence S. 37-51 W. 305.31 feet to an
iron pin; thence S. 30-03 W. 172.58 feet to an iron pin; thence
S. 52-04 W. 75.0 feet to an iron pin on Buncombe Road; thence
along Buncombe Road, N. 37-56 W. 345 feet to an iron pin; thence
N. 7-04 E. 35.36 feet to an iron pin, the point of beginning.
Being the same property conveyed by Nora Stathos and Eleni
Troubetaris to Thomas L. Cox by deed recorded January 14, 1985
in Deed Book 1257 at page 601. Nora Stathos conveyed her interest
in the subject property to George Troubetaris by deed recorded
in Deed Book 1308 at page 681 on October 23, 1987.

The above conveyance is subject to all rights of way, essements
and protective covenants affecting same appearing upon the public
records of Greenville County.

OVER

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 26th day of April 1988.

SIGNED, sealed and delivered in the presence of:

John G. Cheros (SEAL)
Thomas L. Cox (SEAL)
Donnie S. Tankersley (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named
(grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above
witnessed the execution thereof.

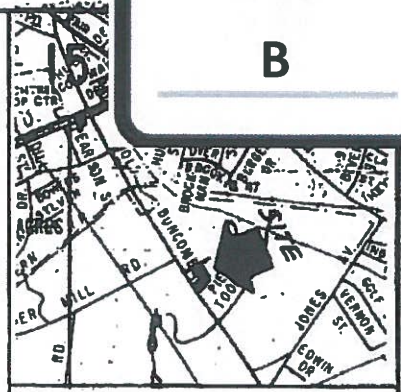
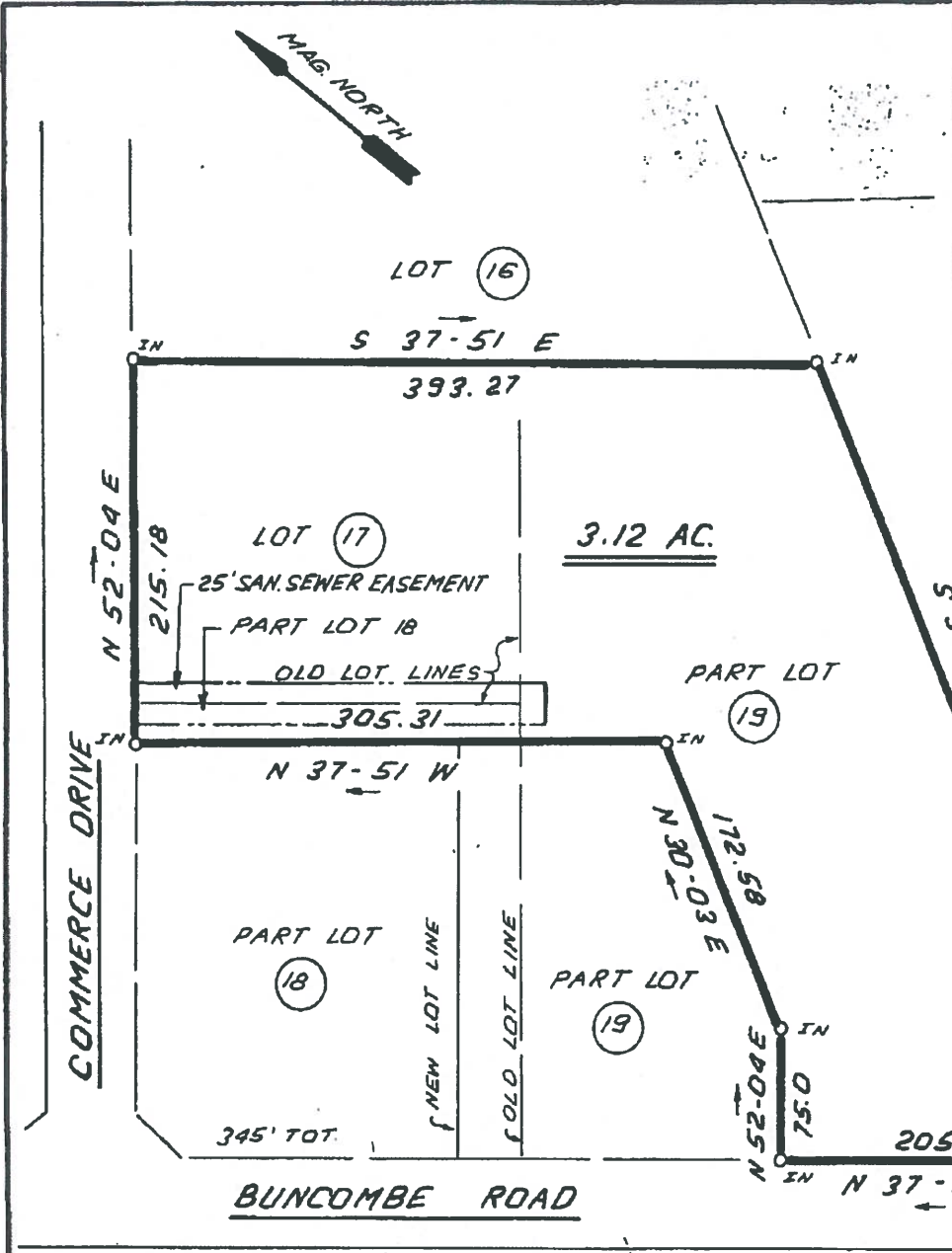
SWORN to before me this 26th day of April 1988

Donnie S. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: 3/26/89

1988 07 02 69
John G. Cheros 025
(CONTINUED ON NEXT PAGE)

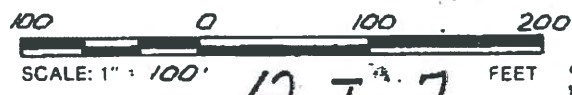
EXHIBIT

B



LOCATION MAP

FILED
 GREENVILLE CO. S. C.
 JAN 14 4 03 PM '86
 DONNIE S. TANKERSLEY
 R.M.C. BAPTIST CHURCH
 EMANUEL CREEK, INC.



I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:5000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD

12-I-7 23364

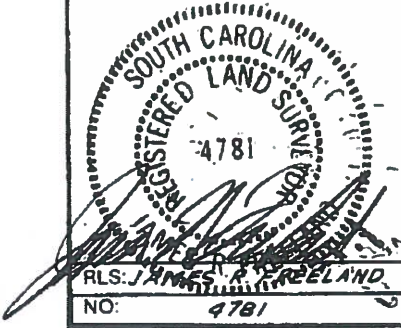
JAN 14 1986

STATE OF SOUTH CAROLINA
 GREENVILLE COUNTY

FREELAND & ASSOCIATES
 Engineers • Land Surveyors
 318 WEST STONE AVENUE.
 GREENVILLE, S.C.
 (803) 271-4924

COMMERCE EAST
 LOT 17 & PART LOT 18 & 19
 SURVEY FOR
 GARRETT & ASSOCIATES

PLAT BOOK	
DEED BOOK	
TAX MAP	
PARTY CHIEF	B. G.
DRAWN	I. R.
DATE	10-14-85
DWG. NO.	1396-1



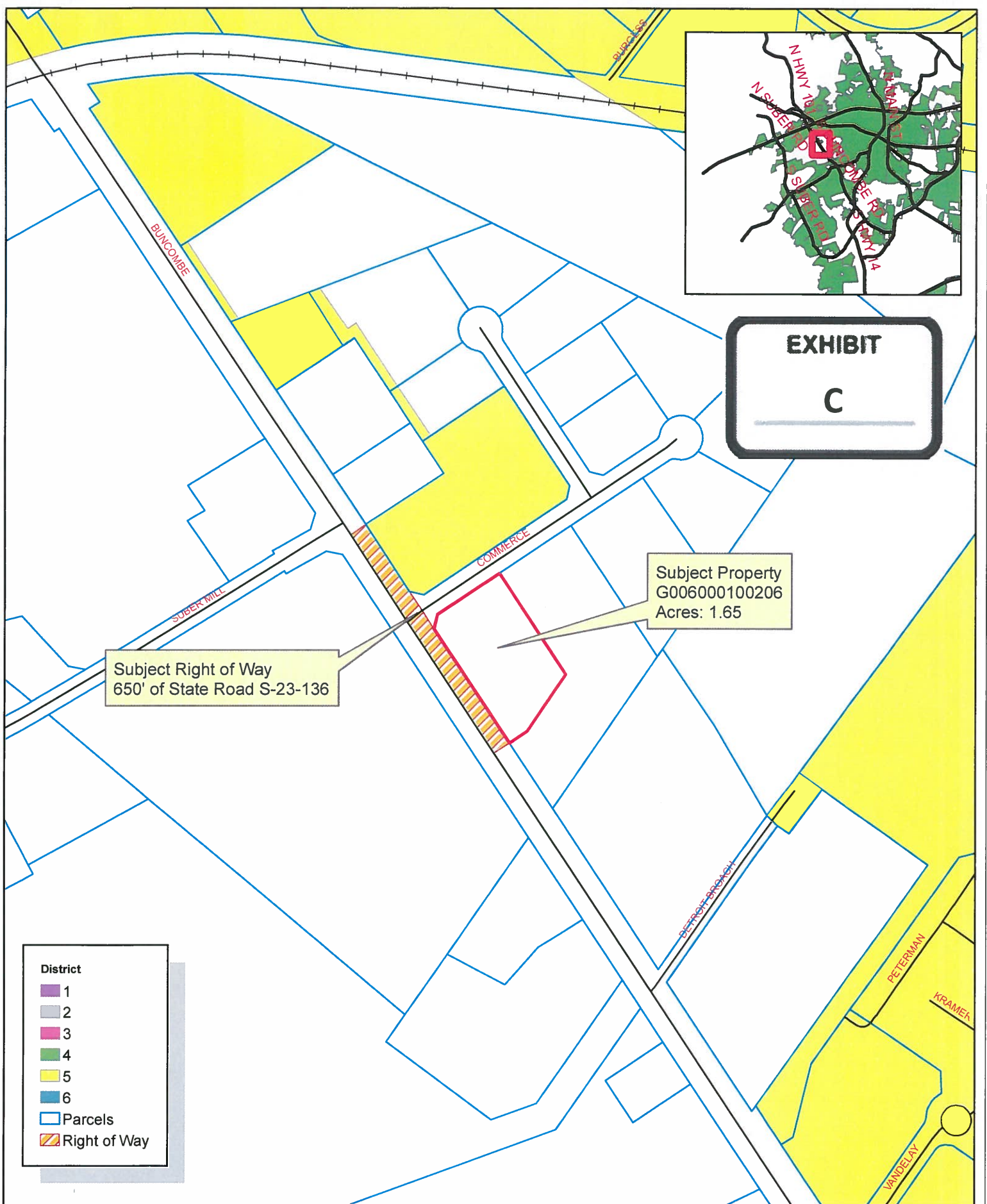


EXHIBIT
C

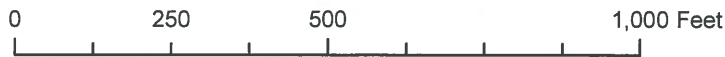
Subject Right of Way
650' of State Road S-23-136

Subject Property
G006000100206
Acres: 1.65

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

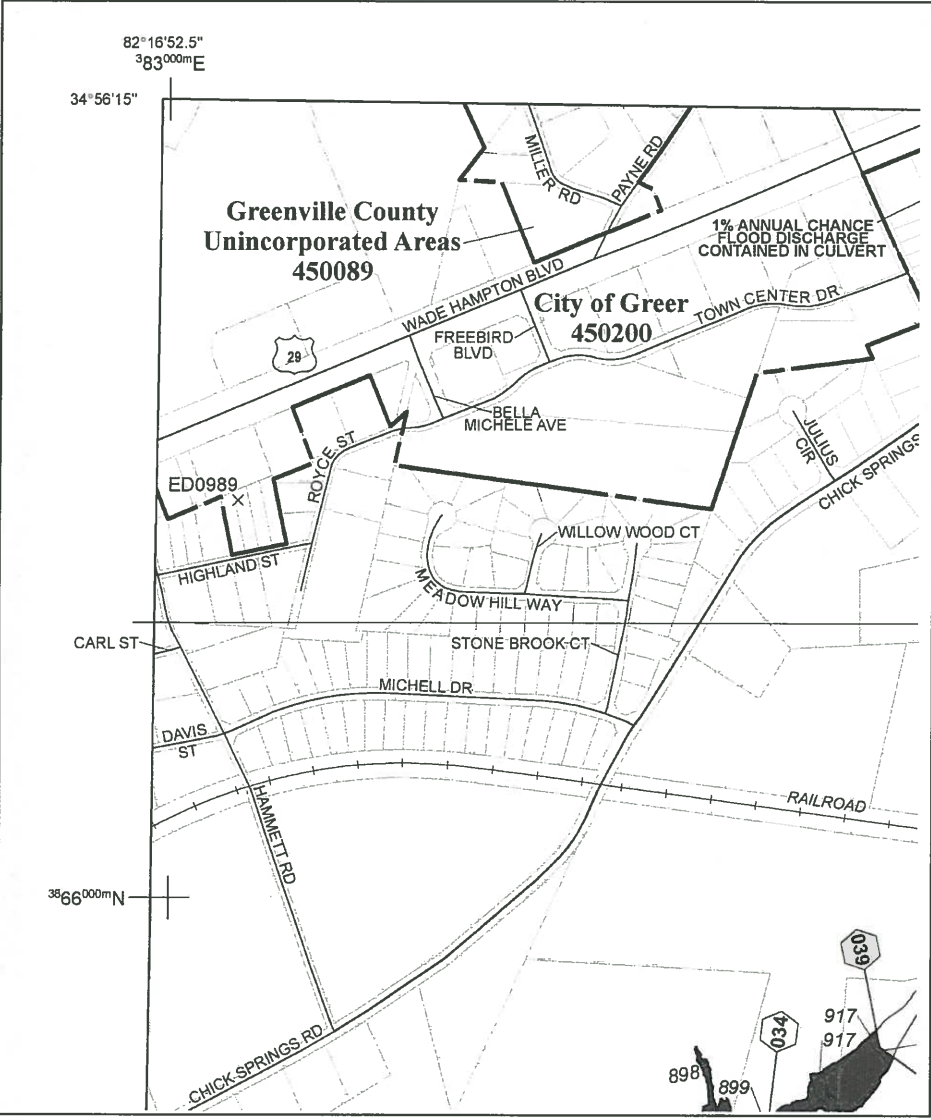


Ordinance 21-2015

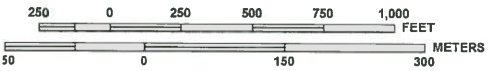


The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of the map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

EXHIBIT
D



MAP SCALE 1" = 500



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 FIRMetec - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.msc.fema.gov/>.