



ANNEXATION ORDINANCE NUMBER 7-2015

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY TENIK HOLDINGS, INC. LOCATED AT 2204 COUNTRY CLUB ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, Tenik Holdings, Inc. is the owner of property located at 2204 Country Club 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 0536010106800 containing approximately 3.76 +/- 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 two (2) occupants; and

WHEREAS, Tenik Holdings, Inc. 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 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 following property owned by Tenik Holdings, Inc. located at 2204 Country Club Road more particularly described on the attached map as Greenville County Parcel Number 0536010106800 containing approximately 3.76 +/- acres is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF COUNTRY CLUB ROAD AND ARLINGTON ROAD ROADWAY: All of Country Club Road and Arlington Road along the edge of the annexed property owned by Tenik Holdings, Inc. defined in Exhibit A and Exhibit B 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 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


Richard W. Danner, Mayor

ATTEST:

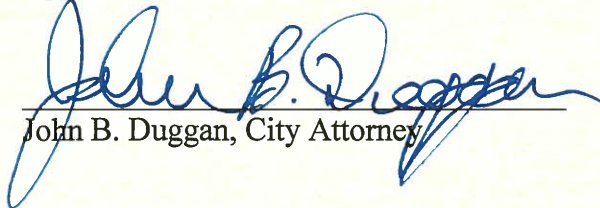

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: February 10, 2015

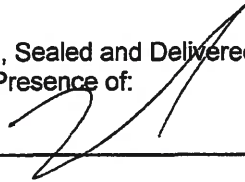
Second and
Final Reading: April 14, 2015

Approved as to Form:


John B. Duggan, City Attorney

WITNESS the Grantors' hand and seals this 28th day of February, in the year of 2014

Signed, Sealed and Delivered
in the Presence of:





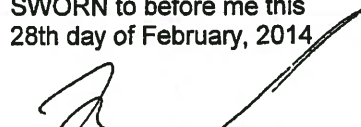
Clara D. Puras
Clara R. DeLoach n/k/a Clara D. Puras

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

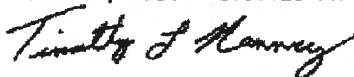
SWORN to before me this
28th day of February, 2014





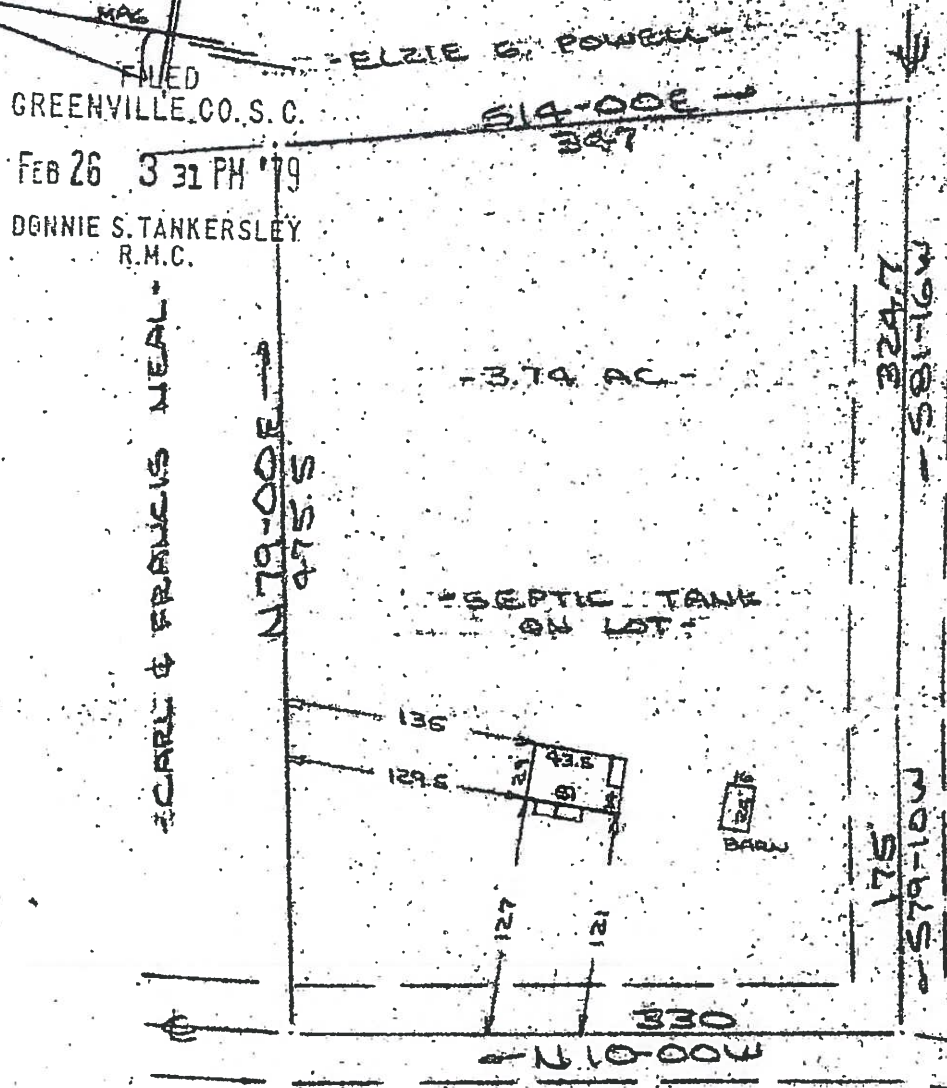
Notary Public for the State of South Carolina
My Commission Expires: 12-29-20

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2014014417 Book:DE 2440 Page:672-673
March 04, 2014 02:07:25 PM



MICROFILMED

EXHIBIT
B



NOTE:
Improvements on this lot are not in a flood hazard area.

PROPERTY OF
JOHN DAVID FREEMAN & SHEENA C. FREEMAN
NEAR GREENVILLE, S.C.
SCALE: 1"=100' 16 FEB 1979

This is to certify that on the 16th day of February, 1979, I surveyed the property shown on this plat, being known as 3.74 acres on plat of PROPERTY OF JOHN DAVID FREEMAN & SHEENA C. FREEMAN and recorded in the RMC Office Greenville County, S. C., in Plat Book at Page ; and that the property lines, walls and buildings are as shown hereon, and that the walls and buildings located on said lot do not encroach or project on adjacent street or property, and that no adjacent walls or buildings encroach or project on said premises, and no power lines cross this property except as shown hereon.

R. B. Bruce
R. B. Bruce, RLS #1952
SOUTH CAROLINA REGISTERED PROFESSIONAL SURVEYOR
R. B. BRUCE

24608

CAROLINA SURVEYING CO.
6050112 --- Mainly 79 St. 550
Greenville, S. C. 1.00CT

7-B-4

EXHIBIT
C

Subject Property
0536010106800
Acres: 3.76

Subject Right of Way
329' of State Rd S-23-137
Country Club Rd

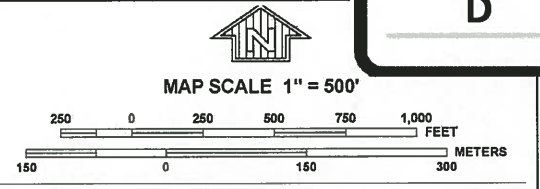
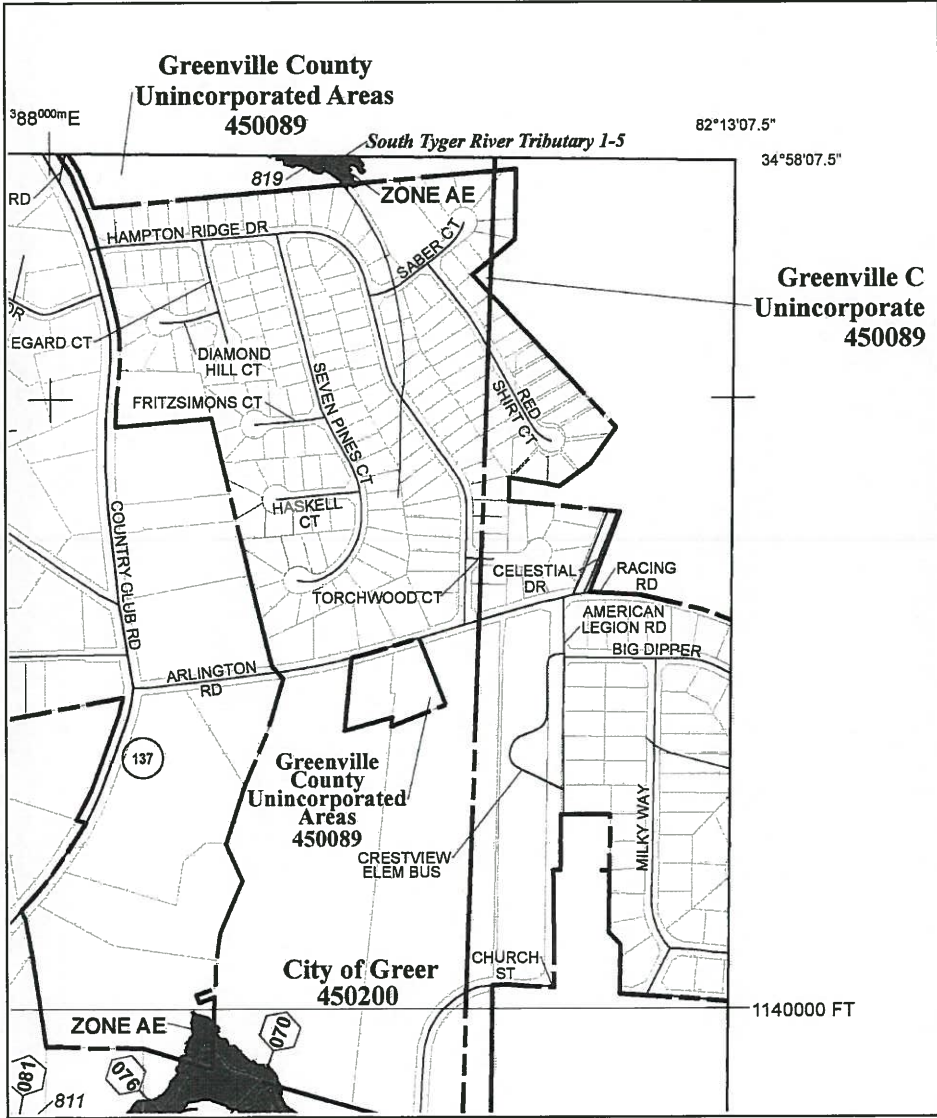
Subject Right of Way
466' of Greenville County Road N0007
Arlington Rd

- District**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - Parcels



The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this 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



PANEL 0353E

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

PANEL 353 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0353	E
GREER, CITY OF	450200	0353	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
45045C0353E

MAP REVISED
AUGUST 18, 2014

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMette - 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/>.