



ANNEXATION ORDINANCE NUMBER 27-2014

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY DOUGLAS B. COPELAND AND CAROLYN C. CRANDELL LOCATED AT 1680 GIBBS SHOALS ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL SINGLE FAMILY-CLUSTER) FOR SAID PROPERTY

WHEREAS, Douglas B. Copeland and Carolyn C. Crandell are the owner of property located at 1680 Gibbs Shoals 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 No. 0535030101400 containing approximately 27.6 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0363E attached hereto marked as Exhibit D; and

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

WHEREAS, Douglas B. Copeland and Carolyn C. Crandell have 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 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:

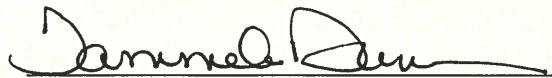
1. ANNEXATION: The following portion of the property owned by Douglas B. Copeland and Carolyn C. Crandell located at 1680 Gibbs Shoals Road more particularly described on the attached map as Greenville County Parcel No. 0535030101400 containing approximately 27.6 +/- acres is hereby annexed into the corporate city limits of the City of Greer.
2. ANNEXATION OF ROADWAY: The City hereby annexes 1,220 feet of Gibbs Shoals Road as shown on the attached Map marked as Exhibit C.
3. ZONING ASSIGNMENT: The above referenced property 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 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 45045C0363E.
6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #6.

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 28, 2014

Second and
Final Reading: November 25, 2014

Approved as to Form:

John B. Duggan, City Attorney

EXHIBIT

A

BOOK 1879 PAGE 150

STATE OF SOUTH CAROLINA **NO TITLE EXAMINATION**

UNREGISTERED **TITLE TO REAL ESTATE**

EXEMPT

NOV 12 1999

LOVE, THORNTON, ARNOLD & THOMASON, P.A.
410 East Washington Street
Greenville, SC 29601

STATE OF SOUTH CAROLINA)	Grantees' address:
)	c/o Douglas Barry Copeland
COUNTY OF GREENVILLE)	15 Willow Lane
)	Arden, NC 28704

KNOW ALL MEN BY THESE PRESENTS, *no other consideration J.R.M.* that **DOUGLAS BARRY COPELAND** and **CAROLYN COPELAND CRANDELL**, as Trustees under the Will of Abbie Johnson Copeland, grantors, in consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **DOUGLAS BARRY COPELAND** and **CAROLYN COPELAND CRANDELL**, grantees, their heirs and assigns, forever, the following described real property:

See Exhibit "A" attached hereto.

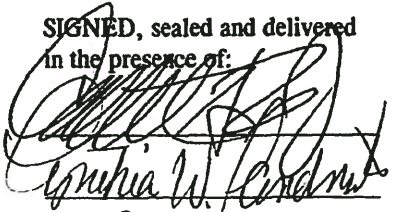
This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

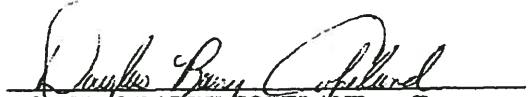
Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantees, and the grantees' heirs and assigns, forever. And, the grantors do hereby bind the grantors and the grantors' heirs, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs and assigns against the grantor and the grantors' heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

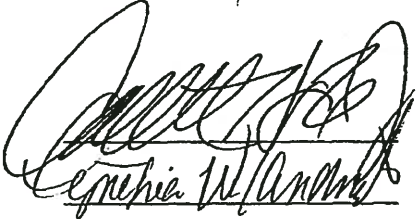
96499

WITNESS the grantor's hand and seal this 10th day of November, 1999.

SIGNED, sealed and delivered
in the presence of:


Cynthia W. Landrum

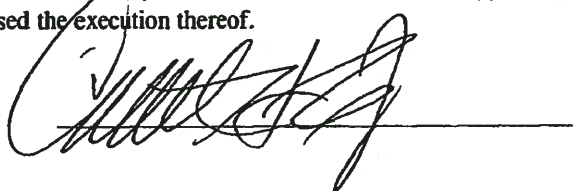

DOUGLAS BARRY COPELAND, as Trustee
Under the Will of Abbie Johnson Copeland, Grantor


Cynthia W. Landrum

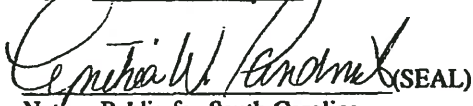

CAROLYN COPELAND CRANDELL, as Trustee
Under the Will of Abbie Johnson Copeland, Grantor

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantor, DOUGLAS BARRY COPELAND, as Trustee under the Will of Abbie J Johnson Copeland, sign, seal and as the grantor'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 10th
day of November, 1999.

 (SEAL)
Notary Public for South Carolina
My Comm. Expires: 11/22/2002

"EXHIBIT A"

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about one mile west of Pleasant Grove Baptist Church, lying on the western side of Gibbs Shoals Road, and being the property deeded to William Marshall Johnson by heirs of Florida Johnson Estate February 1973 and having the following courses and distances, to-wit:

BEGINNING at a stone on the James land and Arthur Elmore's corner and running thence with Elmore line, S. 68-45 W. 43.00 chains to a stone, Elmore corner; thence N. 15-15 W. 5.10 chains from Elmore corner to a stone; thence N. 52-45 W. 4.50 chains to a mulberry stump; thence S. 69-15 W. 35.60 chains; thence S. 53-15 W. 6 chains to a sweet gum on the James Estate; thence S. 21-35 E. 8.20 chains to the beginning corner, containing forty (40) acres, more or less, and known as Lot No. 6 on plat of land surveyed by Will D. Neves on August 23, 1912. LESS, HOWEVER, any of the above-described property which has been previously conveyed.

-285-535.3-1-14

ALSO: ALL that certain parcel or strip of land situate, lying and being in the state and county aforesaid, Chick Springs Township, about one mile southwest of Pleasant Grove Baptist Church, on the west side of Gibbs Shoals Road, on the north side of Duke Power tower and adjoining the present lot of D.W. and Abbie Johnson Copeland, and having the following courses and distances, to-wit:

BEGINNING at a nail and cap in the center of said road and being the southeast corner of the present lot of Copeland and running thence with the road, S. 8-30 E. 48 feet to a nail and cap in the center of the road and the center of the right-of-way of Duke Power Co. tower line; thence with the center of said right-of-way line S. 82-05 W. 1,386 feet, more or less, to a point in the center of said right-of-way and on line of the Thomas L. Smith Estate property line; thence with the common line of said estate and of this property line, N. 70-15 E. 1,176 feet, more or less, to an iron pin on said line and being the northwest corner of the lot of Copeland; thence with the rear of said lot, S. 2-15 W. 150 feet to an iron pin; thence S. 88-00 E. 265 feet to the beginning corner and containing 3.50 acres, more or less.

ALSO: ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, located about one mile southwest from Pleasant Grove Baptist Church, lying on the west side of the Gibbs Shoals Road, being bounded on the north by lands of Thomas L. Smith estate, on the east by the said road and lot of Marshall Johnson, on the south and west by other lands of Florida Johnson, and being part of the same lands that were conveyed to Florida Johnson by deed recorded in the Office of the RMC for Greenville County in Deed Book 24 at Page 20, and having the following courses and distances, to-wit:

BEGINNING on a nail and stone in the center of the said Gibbs Shoals Road, joint corner of the Marshall Johnson lot and the Thomas L. Smith Estate, and running thence with the Thomas L. Smith Estate line, N. 52-15 W. 60.5 feet to a stake, Smith corner; thence with

another Smith line, S. 70-15 W. 205 feet to a stake on the said line; thence a new line, S. 2-15 W. 150 feet to a stake; thence S. 88-00 E. 265 feet to a nail and stopping in the center of the said road; thence with the center of the road, N. 0-15 W. 95.5 feet to a bend; thence N. 0-54 W. 100 feet to the beginning corner, and containing one and one-tenth (1.1) acres, more or less.

-285-623-10-3

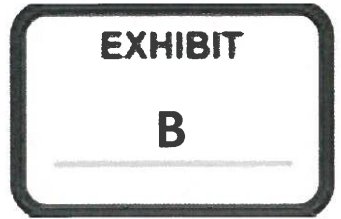
ALSO: ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, located in the City of Greer, on the south side of West Poinsett Street (formerly Emma Street), and having the following courses and distances, to-wit:

BEGINNING at corner of lot formerly of and running with Poinsett Street 105 feet to lot formerly of T.A. Hill; thence with Hill line 210 feet to line formerly of T.J. Wood; thence with Wood line, 105 feet to Smith corner; thence with Smith line 210 feet to beginning corner and containing 22,050 square feet, more or less.

Derivation: See Deed of Distribution from Estate of Abbie Copeland, to be recorded herewith.

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 03:53 PM
11 12 99 RECORDED IN DEED
BOOK 1879 PAGE 0150 THRU 0154
DOC # 1999096499

Judy B. Hill



October 3, 2014

NO RECORDED PLAT FOUND ON FILE AT GREENVILLE COUNTY REGISTER OF DEEDS FOR PARCEL 0535030101400.

A handwritten signature in black ink, appearing to read "Glenn M. Pace". The signature is fluid and cursive, with a long horizontal line extending to the right.

Glenn M. Pace
Planning & Zoning Coordinator

BUILDING AND DEVELOPMENT STANDARDS

EXHIBIT

C

HAMMETT BRIDGE RD
RIVERSIDE CHASE CIR

Subject Property
0535030101400
Acres: 27.6

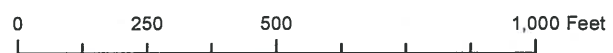
1,220' of right of way

FOUR MEADOWS LN
CIPPS SHOALS RD

District	
1	2
3	4
5	6
Parcels	

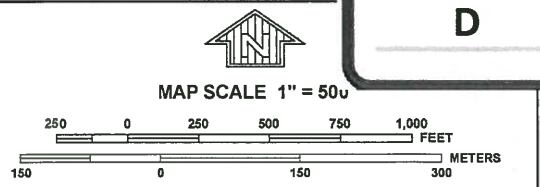
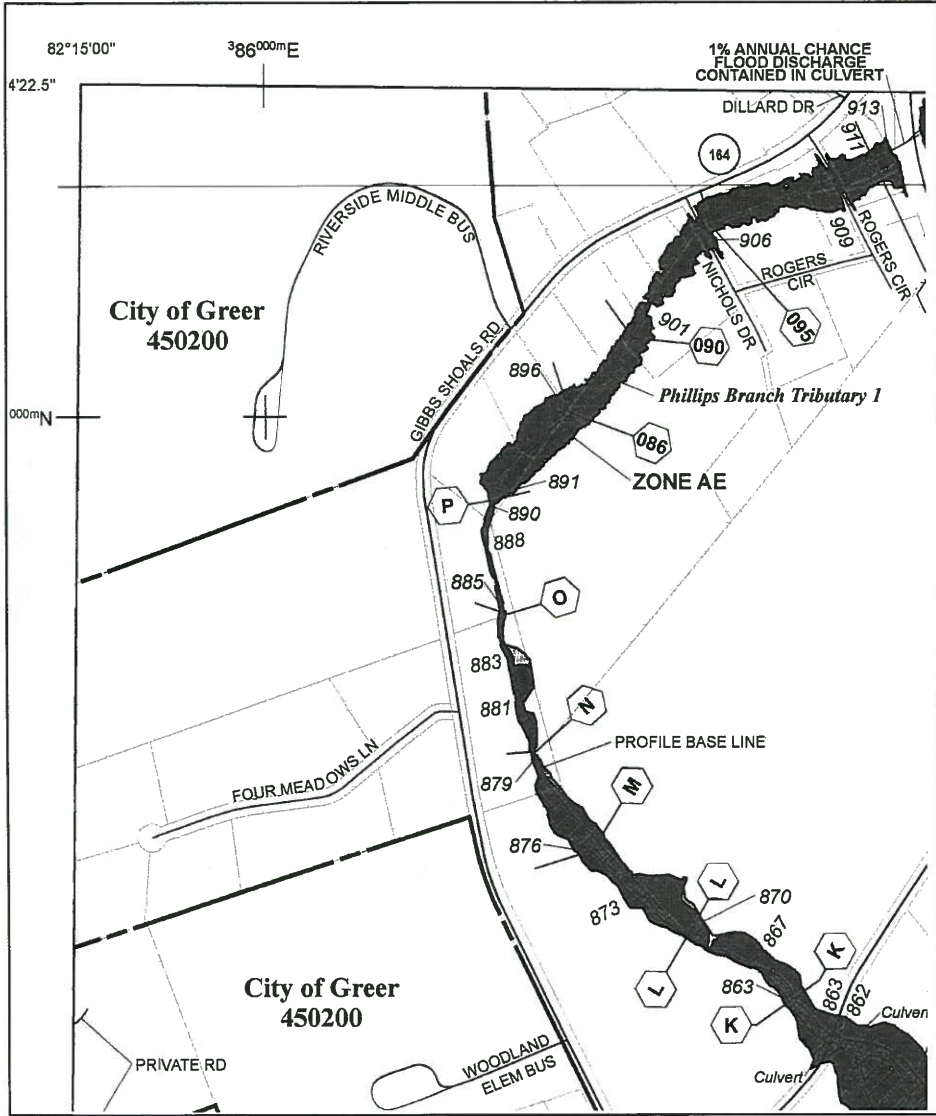


Ordinance Number 27-2014



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 0363E

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

PANEL 363 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0363	E
GREER, CITY OF	450200	0363	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
45045C0363E

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 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/>.