



ORDINANCE NUMBER 4-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ROBERT BROWN LOCATED AT 948 OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Robert Brown is the sole owner of property located at 948 Old Jones Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Number 5-29-00-041.00 containing approximately 2.89 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0218D attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has two (2) occupants; and,

WHEREAS, Robert Brown has petitioned the City of Greer to annex his property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); 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 I-1 (Industrial 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 2.89 acres +/- property shown in red on the attached map owned by Robert Brown located at 948 Old Jones Road as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-29-00-041.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.


3. LAND USE MAP: The above reference property shall be designated as Employment Center on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0218D.

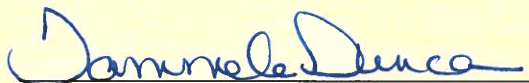
5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:

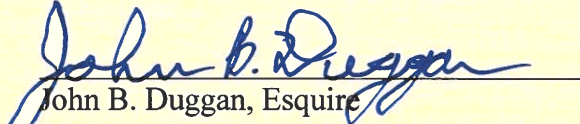

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: February 25, 2020

Second and
Final Reading: April 28, 2020

APPROVED AS TO FORM:



John B. Duggan, Esquire
City Attorney

EXHIBIT
A

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

} DEED 51.9 PAGE 27

GRANTEE ADDRESS: Route 5
Greer, SC 29651

KNOW ALL MEN BY THESE PRESENTS, that I, Sylvia I. Brown

in consideration of One and no/100 (\$1.00) Dollar----- Dollars,

the receipt of which I hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ROBERT L. BROWN, his heirs and assigns forever, all my right, title and interest in and to the following property, to-wit:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina and the County of Sparanburg, Reidville Township about five miles South of Greer on the West side of the road leading from the Pelham-Duncan Road to the State Highway No. 101 and having the following courses and distances to-wit:

BEGINNING on an iron pin on the B. A. McClimon line and G. A. Hamby's Corner and runs thence with the Hamby Line S. 84-35 E. 262.5 feet to an iron pin in the above-mentioned road; thence with the road, N. 15-50 E. 300 feet to a bend thence N. 14-00 E. 200 feet to an iron pin in the center of said road thence N. 77-00 W. 410.6 feet to an iron pin on the McClimon Line; thence with the McClimon Line S. 0-26 W. 549 feet to the beginning corner, containing 4.00 acres more or less.

This is the same property conveyed to Robert L. Brown and Sylvia I. Brown by deed of Ernest Rogers and recorded August 31, 1972 in the R.M.C. Office for Spartanburg County in Deed Book 39-X at page 99.

Top Map # 5-29-00-41.00

NO TITLE EXAMINATION!

RECORDED
1985 SEP -5 AM 10:25
R.M.C.
SPARTANBURG, S.C.

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors 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 23rd day of August, 1985

SIGNED, sealed and delivered in the presence of:
Sylvia I. Brown (SEAL)
William M. Wilson (SEAL)
John M. Lollis (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF SPARTANBURG }
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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.
SWORN to before me this 23rd day of AUGUST 1985.
William M. Wilson (SEAL)
Notary Public for South Carolina
My commission expires 10/23/89

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF SPARTANBURG }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.
GIVEN under my hand and seal this _____ day of _____ 19____

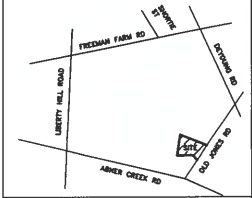
Notary Public for South Carolina. (SEAL)
My commission expires PD D17 400Ca 80588
RECORDED this _____ day of _____ 19____, at _____ M., No. _____

- 1" PIPE FOUND = ●
- 1/2" REBAR SET = ○
- NAIL FOUND = ⊕
- WELL FOUND = ⊙
- UTILITY POLE = ⊕
- BENCHMARK = ⊕
- OVERHEAD ELECTRIC LINE = — ○ —



LANGFORD
LAND SURVEYING, LLC
 PO BOX 687
 108 RIDGE ROAD
 LANDRUM, SC 29356
 OFF. 864-316-5782

EXHIBIT
B



LOCATION MAP
 NOT TO SCALE

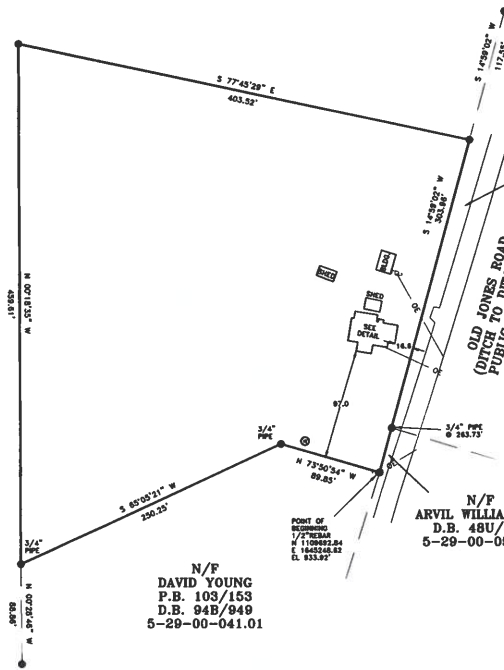
N/F
 GREER SOUTH CAROLINA
 BECKNELL INVESTORS, LLC
 D.B. 124F/839
 5-29-00-035.00

N/F
 GREER SOUTH CAROLINA
 BECKNELL INVESTORS, LLC
 D.B. 124F/839
 5-29-00-035.00

N/F
 ARVIL WILLIAMS III
 D.B. 105M/929
 5-29-00-051.02

N/F
 ARVIL WILLIAMS III
 D.B. 48U/842
 5-29-00-050.01

N/F
 DAVID YOUNG
 P.B. 103/153
 D.B. 94B/949
 5-29-00-041.01



PRELIMINARY

NOTES:

1. BEARINGS ARE BASED ON SOUTH CAROLINA GRID AND DISTANCES ARE HORIZONTAL UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON SOUTH CAROLINA GRID (NAD 83) AND THE VERTICAL DATUM IS (NAD 83) BASED ON SOUTH CAROLINA PEG SYSTEM.
2. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
3. THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10000
4. THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
5. THE PROPERTY SHOWN IS UNZONED.
6. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM UTILITY LOCATIONS MARKED ON THE GROUND. BY THE CONTACTED PROVIDER (S) (S) BUT NOT ALL UTILITIES WERE MARKED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT CORRESPOND TO ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE UNDERGROUND TOOLS STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AND INFORMATION AVAILABLE AND PROVIDED.
7. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY ETC.
8. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE OTHER THAN THOSE 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 HEREON AND FOR THE PURPOSES OF THE TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, INC. POLICY NUMBER 5-103806(A)
10. ACREAGE COMPUTED BY DAO METHOD
11. THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, INC. POLICY NUMBER 5-103806(A)
12. THE PROPERTY SHOWN IS LOCATED IN ZONE 1 OF THE FIRM FLOOD INSURANCE RATE MAP (FIRM NUMBER 45060202180)
13. THERE ARE NO GAPS OR CORNERS.
14. THIS PARCEL HAS ACCESS TO ADJOINING ROAD RIGHT OF WAY.

TOTAL AREA = 2.89 ACRES

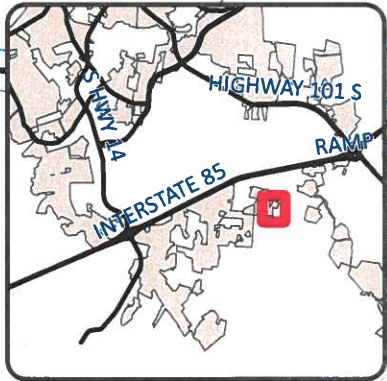
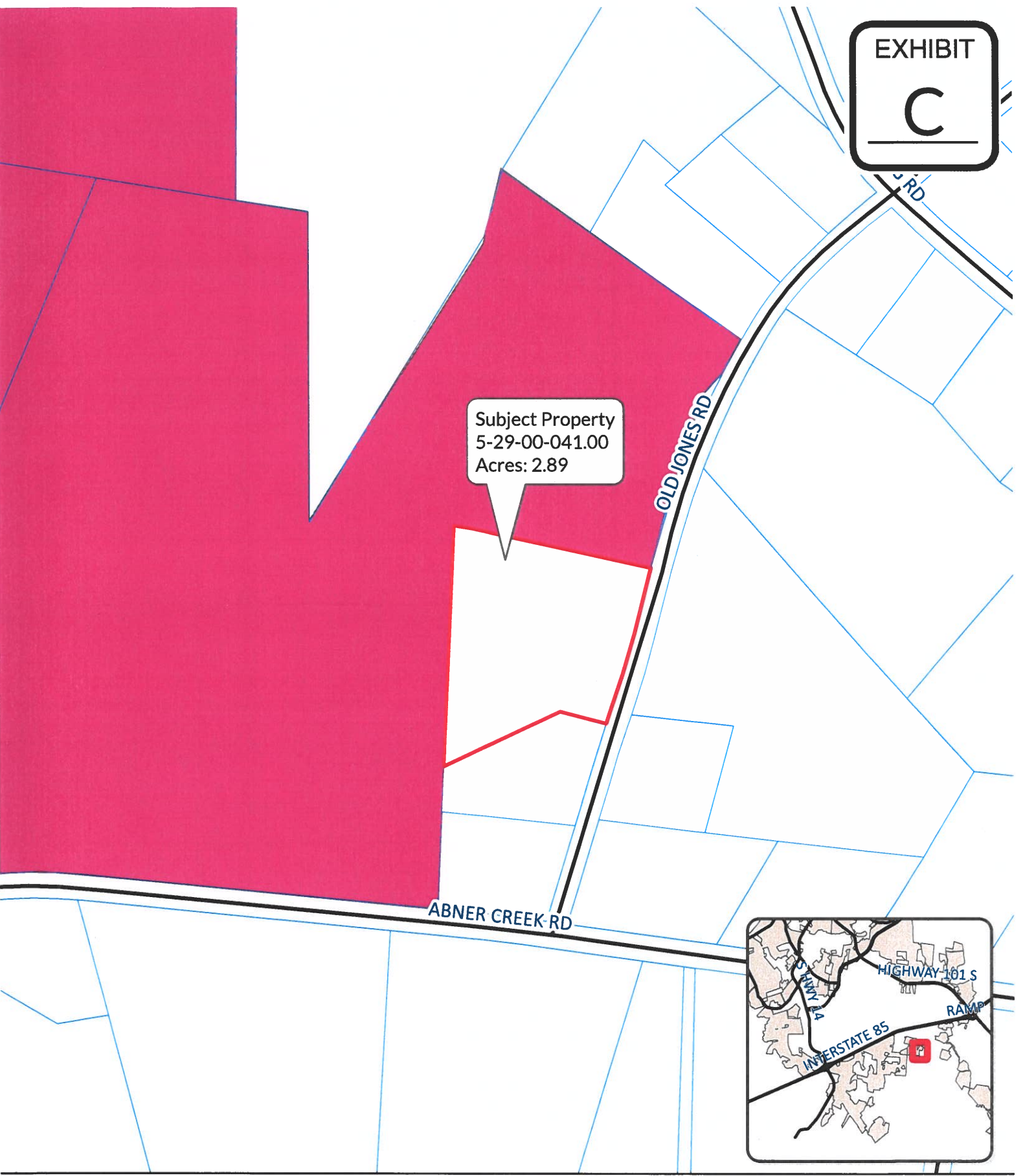
ALTA/NEPS LAND TITLE SURVEY FOR:	
BECKNELL INDUSTRIAL, LLC,	
A DELAWARE LIMITED LIABILITY COMPANY	
LOCATION:	951 OLD JONES RD, GREER, SC 29651
SPARTANBURG COUNTY, SC	
TAX MAP NO.:	5-29-00-041.00
DATE:	20 JAN 2020
JOB NO.:	348520
SCALE: 1" = 100'	
0 50 100 200 300	

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 ENGINEERING OF SURVEYING ACTS OF THE STATE OF SOUTH CAROLINA, AND THAT I AM NOT PROVIDING ANY SERVICES FOR A CLASS II SURVEY AS SPECIFIED THEREIN.

SC REGISTRATION NO.: 13964

EXHIBIT
C

Subject Property
5-29-00-041.00
Acres: 2.89



Ordinance 04-2020

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 SC State Plane Coordinate System using the 1983 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.

- Council Districts
- 1 (Purple)
 - 2 (Grey)
 - 3 (Pink)
 - 4 (Green)
 - 5 (Yellow)
 - 6 (Blue)

- Streets (Black line)
- Right of Way (Orange hatched)
- Parcels (Blue outline)
- Scale: 0, 125, 250, 375, 500 Feet

EXHIBIT

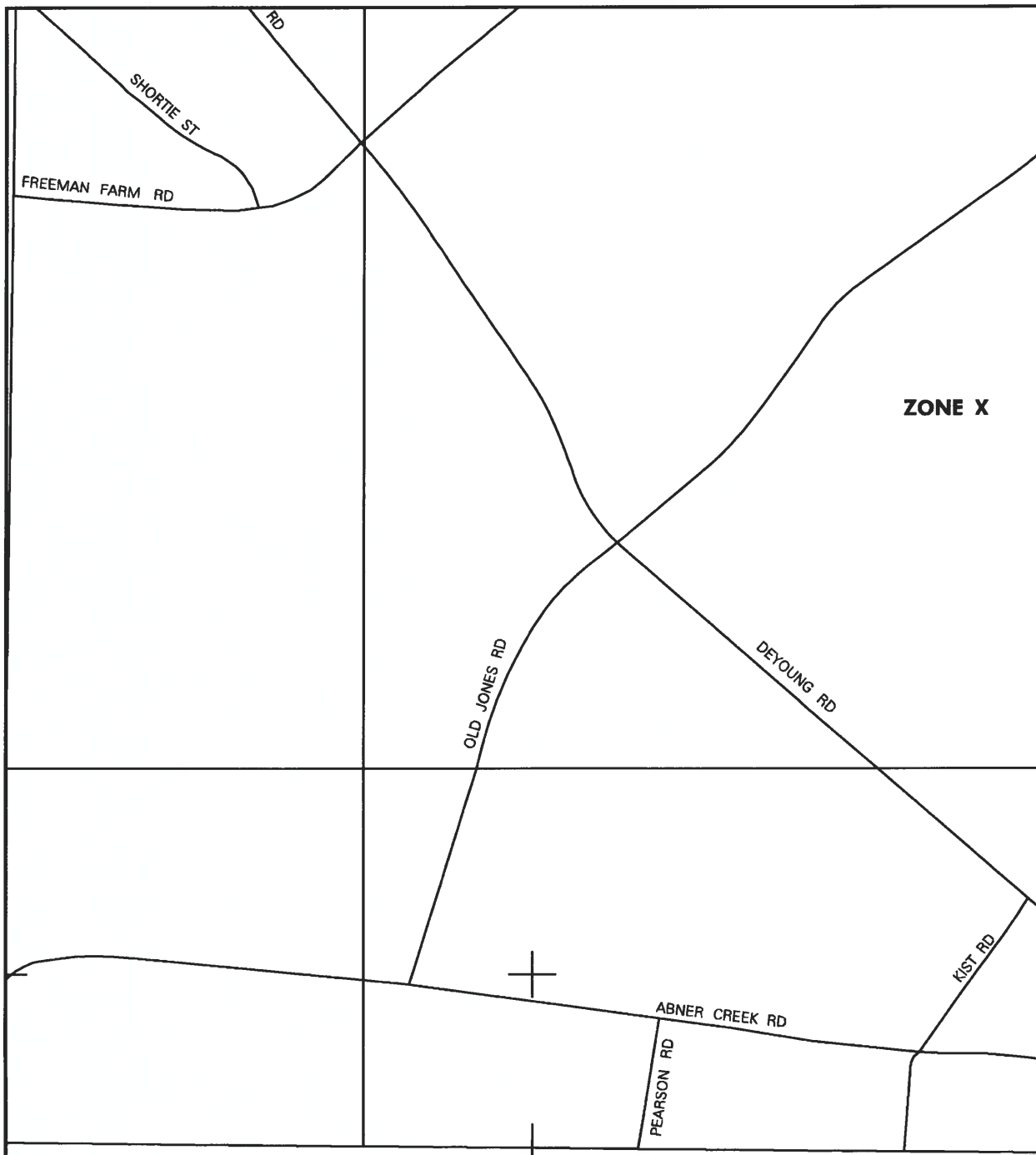
D

flood insurance is available in this co
National Flood Insurance Program at



MAP SCALE 1" = 500'

250 0 500 1000



ZONE X

PANEL 0218D

**FIRM
FLOOD INSURANCE RATE MAP**

**SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS**

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
SPARTANBURG COUNTY	450178	0218	D

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
45083C0218D**

**EFFECTIVE DATE
JANUARY 6, 2011**



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



**ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)**

Date _____

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 5-29-00-041.00

Property Address(s) 948 Old Jones Road, Greer, SC

Acreage of Properties 2.93 Acres County Spartanburg County

<u>Applicant Information</u>
Name <u>Becknell Industrial, LLC</u>
Address <u>2750 East 146th Street, Suite 200</u> <u>Carmel, IN 46033</u>
Contact Number <u>708-221-9513</u>
Email <u>jrepiscak@becknellindustrial.com</u>

<u>Property Owner Information</u> <i>(if multiple owners, see back of sheet)</i>
Name <u>Robert L Brown</u>
Address <u>948 Old Jones Road, Greer, SC</u>
Contact Number <u>864-525-5974</u>
Email <u>pbrownpam0516@gmail.com</u>

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes _____ No

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from _____ to Industrial District (I-1).

Existing Use: Residential Proposed Use: Industrial District (I-1)

Signature(s) Robert L Brown

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

<u>OFFICE USE ONLY</u>	
Date Filed _____	Case No. _____
Meeting Date _____	

See Reverse



Planning Project Intake Sheet

Tax Map No(s):

5-29-00-041.00

948 Old Jones Road, Greer, SC

Contractor/Applicant Information
Name: Becknell Industrial, LLC
Address: 2750 East 146th St., Ste. 200, Carmel, IN 46033
Contact Number: 708-221-9513
Email: jrepiscak@becknellindustrial.com

*All applications and submittals must be completed in their entirety, signed by the applicant and or land owner, and be accompanied by this document.

Annexation Project

Required documents for this submittal:
Intake Sheet, Petition of Annexation, Zoning Map Amendment Application, current deeds for all parcels in request, and current surveys for all parcels in request

Rezoning Project

Required documents for this submittal:
Intake Sheet and Zoning Map Amendment Application
Total Acreage: 2.93 Acres
Requested Zoning Classification: Industrial District (I-1)

Board of Architectural Review Project

Required documents for this submittal:
Intake Sheet and BAR Application

Board of Zoning Appeals Variance Project

Required documents for this submittal:
Intake Sheet and BZA Variance Application
Subtype (circle one): Residential or Commercial

Board of Zoning Appeals Special Exception Project

Required documents for this submittal:
Intake Sheet and BZA SE Application
Subtype (circle one): Residential or Commercial

Board of Zoning Appeals Appeal of Staff Decision Project

Required documents for this submittal:
Intake Sheet and BZA SE Application
Subtype (circle one): Residential or Commercial

Preliminary Plat

Required documents for this submittal:
Intake Sheet and P&Z Development Project Application
Number of Lots in Phase/Section _____

Final Plat

Required documents for this submittal:
Intake Sheet, P&Z Development Project Application, Final Plat Checklist, Two Year Warranty (public roads)
Number of Lots in Phase/Section _____

Summary Plat

Required documents for this submittal:
Intake Sheet and P&Z Development Project Application
Number of Lots in Phase/Section _____

Final Development Plan

Required documents for this submittal:
Intake Sheet and P&Z Development Project Application

Commercial Site Plan

Required documents for this submittal:
Intake Sheet and P&Z Development Project Application

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, APRIL 20, 2020**

DOCKET: AN 2020-01

APPLICANT: Becknell Industrial LLC

PROPERTY LOCATION: 948 Old Jones Rd

TAX MAP NUMBER: 5-29-00-041.00

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Zone to I-1, Industrial District

SIZE: 2.89 Acres

COMPREHENSIVE PLAN: Adjacent to Employment Center

ANALYSIS: **AN 2020-01**

AN 2020-01 is a request to zone one parcel located at 948 Old Jones Rd. The request is to zone the parcel from Unzoned (Spartanburg County), to I-2 Industrial District. The intent of the applicant is to combine the parcel with adjacent property for future industrial development.

Surrounding land uses and zoning include:

North: I-1, Industrial District – Vacant, owned by applicant
East: Unzoned, Spartanburg County – Vacant and single-family residential use
South: Unzoned, Spartanburg County – Single-family residential use
West: I-1, Industrial District – vacant, owned by applicant

The land use map in the Comprehensive Plan defines the adjacent property as an Employment Center. These centers serve as locations for employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple- building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city’s zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% non-residential.

In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION – Ms. Jones made a motion to approve AN 2020-01. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. Mr. Martin recused himself. The motion passed.