



ORDINANCE NUMBER 15-2018

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
CERTAIN REAL PROPERTY IN THE CITY OF GREER**

WHEREAS, the City of Greer owns certain real property identified as a 9.30-acre tract of land on Biblebrook Drive and Palmetto Valley Drive known as “Ozella’s Ridge” and identified as Tax Map No. 5-13-00-002.06 within the city limits of Greer, County of Spartanburg (hereinafter “Property”).

WHEREAS, the City of Greer received its interest in the property by way of a deed dated January 31, 2011, and recorded February 11, 2011 in the Spartanburg County Register of Deeds Office, in Deed Book 97-V at Page 494.

WHEREAS, the previous owner of the Property failed to complete development of the Property as a residential subdivision.

WHEREAS, the City is desirous to convey the Property to a new developer who will build homes and finish the roads in the subdivision.

WHEREAS, the development of the Property will generate tax revenue for the City of Greer and increase the property values of surrounding properties.

WHEREAS, the City of Greer is desirous to convey the property to Crown Properties, LLC according to the terms of the contract attached hereto as Exhibit “A,” the contents of which are incorporated herein as if set forth fully.

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance.

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey the property to Crown Properties, LLC according to the terms of the contract dated March 23, 2018 and attached hereto as Exhibit "A."

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver deeds to convey any and all interest the City may have in the Property as set forth in the attached contract.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.


Richard W. Danner, Mayor

ATTEST:


Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Kimberly Bookert

First Reading: May 22, 2018

Second Reading: June 12, 2018

Approved as to form:


Daniel R. Hughes, Esquire
City Attorney

LOCATION MAP
NOT TO SCALE



FINAL PLAT
CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

04-13-18

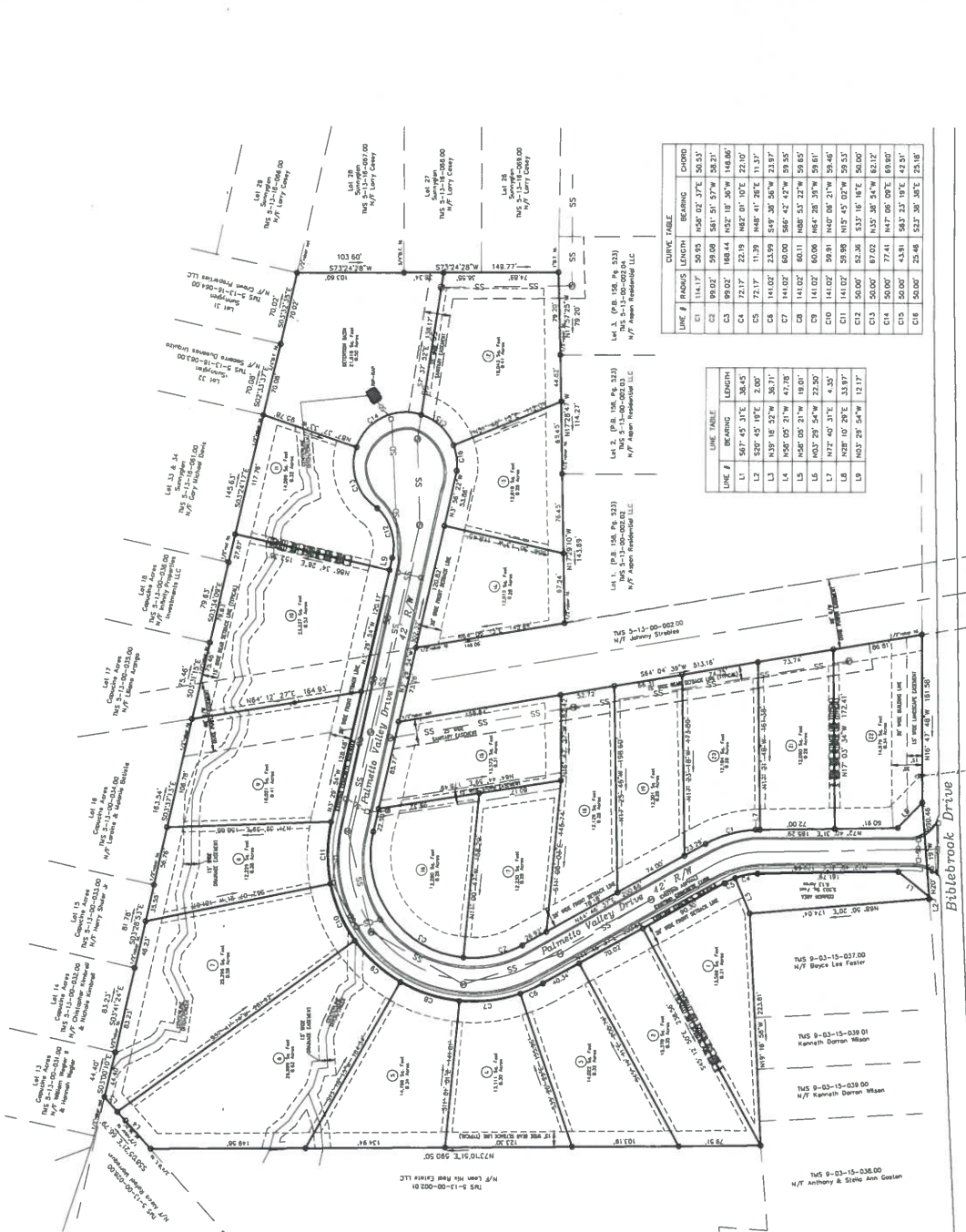
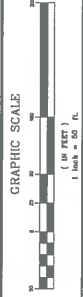
CERTIFICATE OF APPROVAL FOR RECORDING

FILE NUMBER

Palmetto Valley

JOHN A. PALMETTO, INC.
2015 PALMETTO VALLEY DRIVE
PALMETTO, SOUTH CAROLINA 29557
OFFICE: 803-774-1100
FAX: 803-774-1101
WWW.PALMETTOVALEYSOUTHCAROLINA.COM

OWNER: _____ SURVEYOR: _____
NO. OF ACRES: 9.46 FEET OF NEW ROAD: N/A
NO. LOTS: 72 DATE: 04-13-18
ZONED: R 7.3



LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	114.17	50.95	N58°02'37"E	50.53
C2	99.02	58.08	S41°51'57"W	58.21
C3	99.02	108.44	N52°10'30"W	116.86
C4	72.17	23.19	N82°01'10"E	22.10
C5	72.17	11.39	N48°41'26"E	11.37
C6	141.02	23.99	S49°30'56"W	23.97
C7	141.02	80.00	S65°42'47"W	99.55
C8	141.02	60.11	N88°53'22"E	99.85
C9	141.02	80.00	N64°20'39"W	99.81
C10	141.02	99.81	N40°08'21"W	99.46
C11	141.02	99.80	N15°45'02"W	99.53
C12	150.00	92.36	S33°18'18"E	90.00
C13	150.00	77.41	N47°06'09"E	69.80
C14	150.00	43.91	S43°23'19"E	42.31
C15	150.00	25.46	S23°30'38"E	25.18

LINE #	BEARING	LENGTH
L1	S67°45'31"E	38.45
L2	S20°45'19"E	2.07
L3	N39°18'52"W	36.71
L4	N50°05'21"W	47.76
L5	N56°05'21"W	48.01
L6	N63°29'54"W	22.50
L7	N72°40'31"E	4.35
L8	N28°10'28"E	33.97
L9	N63°29'54"W	12.17

NOTES
1) THE MINIMUM WIDTH OF A RESIDENTIAL SIDE YARD SHALL BE 10 PERCENT OF THE TOTAL WIDTH OF THE FRONT YARD.
2) THE MINIMUM WIDTH OF A RESIDENTIAL SIDE YARD SHALL BE 10 PERCENT OF THE TOTAL WIDTH OF THE FRONT YARD.
3) THE MINIMUM WIDTH OF A RESIDENTIAL SIDE YARD SHALL BE 10 PERCENT OF THE TOTAL WIDTH OF THE FRONT YARD.
4) THE MINIMUM WIDTH OF A RESIDENTIAL SIDE YARD SHALL BE 10 PERCENT OF THE TOTAL WIDTH OF THE FRONT YARD.
5) THE MINIMUM WIDTH OF A RESIDENTIAL SIDE YARD SHALL BE 10 PERCENT OF THE TOTAL WIDTH OF THE FRONT YARD.



PROJECT SITE:
TMS 5-13-00-002.06
AREA=9.46 ACRES