



**ORDINANCE NUMBER 40-2017**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY SHERRY SUDDUTH, SCOTT SATTERFIELD, CASEY SATTERFIELD AND CODY SATTERFIELD LOCATED AT 612 WESTMORELAND ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (RESIDENTIAL – SINGLE FAMILY) FOR SAID PROPERTY**

**WHEREAS**, Sherry Sudduth, Scott Satterfield, Casey Satterfield and Cody Satterfield are the owners of property located at 612 Westmoreland 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 Spartanburg County Parcel Number 9-07-00-059.03 containing approximately 6.01 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0327D attached hereto marked as Exhibit D; and

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

**WHEREAS**, Sherry Sudduth, Scott Satterfield, Casey Satterfield and Cody Satterfield 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 owners have requested that the subject property be zoned R-10 (Residential – Single Family); 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 6.01 +/- acres of property shown in red on the attached map owned Sherry Sudduth, Scott Satterfield, Casey Satterfield and Cody Satterfield located at 612 Westmoreland Road more particularly described on the attached map as Spartanburg County Parcel Number 9-07-00-059.03 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned R-10 (Residential – Single Family) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. FUTURE LAND USE MAP: The above reference property shall be designated as Residential Land Use 2 Community on the 2010 Future Land Use Map contained within the 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 Number 45083C0327D.

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:**



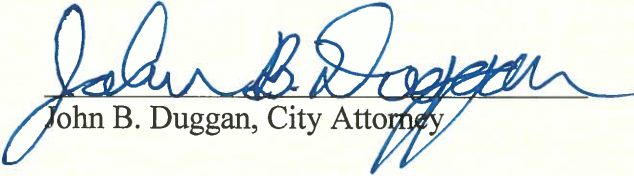
Tammela Duncan, Municipal Clerk

Introduced by: Councilwoman Judy Albert

First Reading: October 10, 2017

Second and  
Final Reading: November 14, 2017

Approved as to Form:

  
John B. Duggan, City Attorney

DEED95 - WPG 4 1 b



**LIFE ESTATE RESERVED**

**NO TITLE EXAMINATION PERFORMED**

**TITLE TO REAL ESTATE**

**ASHMORE, LEAPHART, RABON HINDS, LLC  
P. O. Box 10766  
601 McBee Avenue, Suite 200  
Greenville, SC 29603**

<b>STATE OF SOUTH CAROLINA</b>	)	<b>Grantee's address:</b>
	)	<b>612 Westmoreland Road</b>
<b>COUNTY OF SPARTANBURG</b>	)	<b>Greer, SC 29651</b>

KNOW ALL MEN BY THESE PRESENTS, that **LOUIE M. SATTERFIELD** in consideration of **One Dollar(\$1.00) Love And Affection\*\*\*\*\***

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **SCOTT SATTERFIELD, CASEY SATTERFIELD, CODY SATTERFIELD** and **SHERRY SUDDUTH** in equal shares, theirs heirs and assigns forever, *subject to the life estate hereinafter reserved*, the following described property,:

**See Attached "Exhibit A"**

**THE GRANTOR HEREIN RESERVES A LIFE ESTATE INTEREST IN AND TO THE AFOREDESCRIBED PROPERTY IN FAVOR OF HIMSELF FOR AND DURING HIS LIFETIME.**

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 grantee(s), and the grantee's(s') heirs, successors and assigns, forever, **subject to the life estate hereinabove reserved**. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators 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 grantors(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.

DEE-2010-11725  
Recorded 3 Pages on 3/30/2010 12:49:11 PM  
Recording Fee: \$10.00 Documentary Stamps: \$0.00  
Office of Register of Deeds, Spartanburg, S.C  
Stephen Ford, Register





**EXHIBIT A**

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ALL that certain piece, parcel or tract of land in Spartanburg County, State of South Carolina, located about one (1) mile East from Pelham, S. C., on the Southern side of Bennetts Bridge Road and being shown as the northwestern lot of 6.01 acres on a plat made for Ray E. Vaughn and Louie M. Satterfield by John A. Simmons (Tri-State Surveyors) dated March 8, 1978, and having the following metes and bounds, to wit:

BEGINNING in the center of Bennetts Bridge Road, corner of property now or formerly of G. C. Mahaffey Estate and running thence with the center of said road, S. 33-30 E., 90 feet to pin at the corner of a 6.01 acre tract belonging now or formerly to Ray E. Vaughn; thence along this tract S. 31-08 W., 1747.2 feet to a pin corner of property now or formerly of E. J. DeCamp Estate; thence, S. 52-22 W., 129 feet to pin; thence N. 25-37 E., 1908 feet along Mahaffey Estate to pin; thence, S. 61-30 E. 149.4 to the beginning corner and containing 6.01 acres more or less.

This is the same property conveyed to the Grantor herein by deed of Ray E. Vaughn dated April 14, 1978 and recorded in the Office of the Register of Deeds for Spartanburg County, South Carolina on April 17, 1978, in Deed Book 45-M at Page 275.

**Tax Map # 9-07-00-059.03**



EXHIBIT  
B

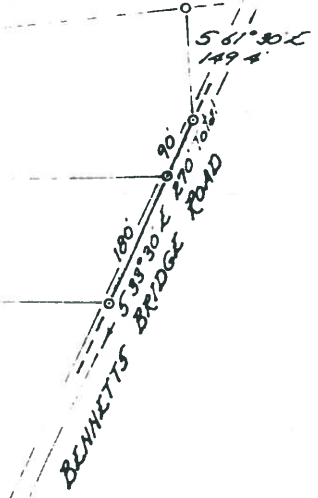
RECORDED  
1978 APR 17 PM 1:02  
R. H. G.  
SPARTANBURG, S.C.

Now or Formerly G. C. MAHAFFEY ESTATE

6.01 ACRES

6.01 ACRES

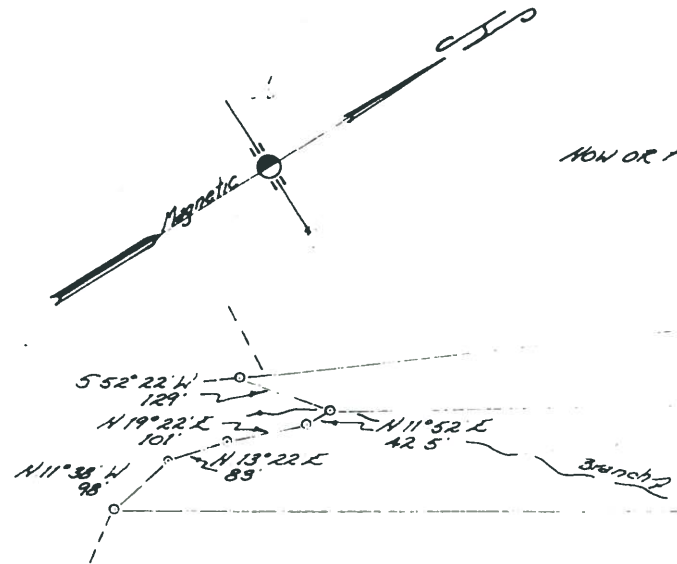
Now or Formerly  
EMMA J. & G. C. MAHAFFEY ESTATE



N. 25° 57' E  
1908'

→ S. 31° 08' W  
1747.2'

1960'  
→ S. 32° 20' W



Now or Formerly E. J. DE CAMP ESTATE

PROPERTY OF  
**RAY E. VAUGHN & LOUIE M. SATTERFIELD**

Located approx 1 mile East of Pelham

SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE 1" = 200 FEET MARCH 8, 1978

NOTE Property not surveyed  
Information taken from  
plat of Emma J. & G. C.  
Mahaffey Estates Property  
by H. S. Brockman, May 7,  
1963

*John A. Simmons*  
Reg. Land Surveyor #2212



Tri-State Surveyors  
109 Few Street  
Greer, S. C. 29651

# EXHIBIT

## C

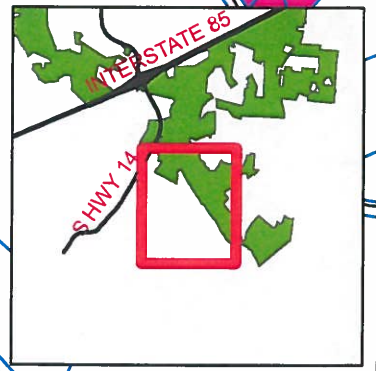
Subject Parcel  
9-07-00-059.03  
Acres: 6.01

**District**

- 1
- 2
- 3
- 4
- 5
- 6

**Parcels**

**Streets**



# Ordinance 40-2017



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

Flood insurance is available in the National Flood Insurance Program



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0327D

**FIRM**  
**FLOOD INSURANCE RATE MAP**

SPARTANBURG COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

**PANEL 327 OF 555**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450178	0327	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**  
**45083C0327D**

**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](http://www.msc.fema.gov)