

ORDINANCE NUMBER 29-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THE SPINX COMPANY LLC LOCATED AT 150 LAKE PLACE, 8316 REIDVILLE ROAD AND 2880 HIGHWAY 101 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF CC (COMMERCIAL CORRIDOR) FOR SAID PROPERTIES

WHEREAS, The Spinx Company, LLC is the sole owner of certain properties located at 150 Lake Place, 8316 Reidville Road and 2880 Highway 101 more particularly described on the legal descriptions attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 5-35-00-079.01, 5-41-00-059.00 and 5-35-00-080.01 containing approximately 4.58 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0435E attached hereto marked as Exhibit D; and,

WHEREAS, the properties currently have zero (0) occupants; and,

WHEREAS, The Spinx Company, LLC has petitioned the City of Greer to annex its properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and,

WHEREAS, the property owner has requested that the subject properties be zoned CC (Commercial Corridor); 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 4.58 acres +/- properties shown in red on the attached map owned by The Spinx Company, LLC located at 150 Lake Place, 8316 Reidville Road and 2880 Highway 101 as described on the attached City of Greer Map as Greenville County Parcel Numbers 5-35-00-079.01, 5-41-00-059.00 and 5-35-00-080.01 are hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced properties shall be zoned CC (Commercial Corridor) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. LAND USE MAP: The above referenced properties shall be designated as Suburban Neighborhood and Transitional Corridor on the Land Use Map contained within the 2030 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 45045C0435E.
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: July 9, 2024

Second and
Final Reading: July 23, 2024

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney