

ORDINANCE NO. Z-2022-04

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SIMPSONVILLE, SOUTH CAROLINA OF LAND AT TAX MAP# 0315.00-01-003.00 & 0315.00-01-002.00 BY GCI INVESTMENT PROPERTIES, LLC

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Chapter 23 Title 5 provides for the process for municipalities to rezone property; and

WHEREAS, the City of Simpsonville has enacted a Zoning Ordinance which governs amendments to the Official Zoning Map; and

WHEREAS, the hereinafter described property was advertised on September 16, 2022, and the City of Simpsonville Planning Commission held a public hearing on October 4, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIMPSONVILLE THAT:

1. **ZONING CLASSIFICATION:** The Official Zoning Map of the City of Simpsonville is hereby amended to assign Tax Map # 0315.00-01-003.00 & 0315.00-01-002.00 depicted in the deed contained in Book 2607 on Page 5297 and as depicted in Exhibit “A”& “B”, attached hereto, the zoning classification of I-D, Innovative—Development District.

2. **PROVISION SEVERAGE:** It is hereby declared to be the intention of the governing authority of this municipality that the sections, subsections, paragraphs, sentences, clauses and phrases are severable, and if any phrase, clause, sentence, paragraph, subsection, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such invalidity or unconstitutionality shall not effect any of the remaining portions of this Ordinance so held to be invalid.

3. **ORDINANCE SUPERSEDES PREVIOUS INCONSISTENT LEGISLATION:** All Ordinances or parts of Ordinances inconsistent herewith, which may have heretofore been passed by the Simpsonville City Council, are hereby repealed.

(SIGNATURE PAGE FOLLOWS)

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This Ordinance shall be effective upon second and final reading by the City Council.

SIGNATURE OF MAYOR:

Paul Shewmaker

ATTEST:

APPROVED AS TO FORM:

Ashley Clark
City Clerk

Daniel Hughes
City Attorney

First Reading: November 8, 2022
Second Reading: December 13, 2022

EXHIBIT "A"

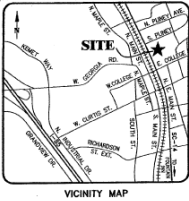
2020092067
12/27/20 Book: 2, 1301 Page: 0572 of 0572
November 4, 2020 01:26:43 PM
Draw: 028.00
FILED IN GREENVILLE COUNTY, SC



SOUTHER
LAND SURVEYING

10253 ASHEVILLE HWY
INMAN, SC 29349
864-473-1240

MAG. NORTH



I hereby state that to the best of my knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class B Survey as specified therein; also there are no visible encroachments or projections other than shown.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.

CHECK ALL RIGHTS-OF-WAY AND SETBACKS BEFORE CONSTRUCTION. THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

TWO BROTHERS LAND, LLC
DB 2474 .p. 62
PB K .p. 111
0310.00-04-001.00

SFR3-005 LLC
DB 2570 .p. 5488
PB 10-S .p. 74
0310.00-04-002.00

EDWIN MICHAEL ELLIS
DB 2414 .p. 3606
PB K .p. 111
0310.00-04-003.00

DRAKE FAMILY TRUST
DB 2447 .p. 4793
PB 29-C .p. 58
0315.00-01-001.00

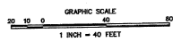
HOLY CROSS EPISCOPAL CHURCH OF SIMPSONVILLE
DB 972 .p. 634
PB 04-Y .p. 133
0316.00-01-009.00

DICKENS HOLDINGS, LLC
DB 2480 .p. 2364
PB 1032 .p. 12
0315.00-01-004.00

TOTAL: 1.71 Acres

BOUNDARY SURVEY FOR:
125 NE MAIN STREET LLC
GREENVILLE COUNTY, SOUTH CAROLINA
LEGAL REFERENCE: DB 2483 .p. 936
TAX MAP REFERENCE: 0315.00-01-002.00
TAX MAP REFERENCE: 0315.00-01-003.00
20 NOVEMBER 2019

- LEGEND
- 1/2" REBAR FOUND (PFO)
- 1/2" REBAR SET (PFS)
- MAG NAIL FOUND IN ROAD
- MAG NAIL SET IN ROAD
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ▭ CONCRETE
- FENCE
- OVERHEAD POWER
- NOTES
- ALL PINS ARE 1/2" REBAR OR MAG NAILS IN ROAD, UNLESS OTHERWISE NOTED.



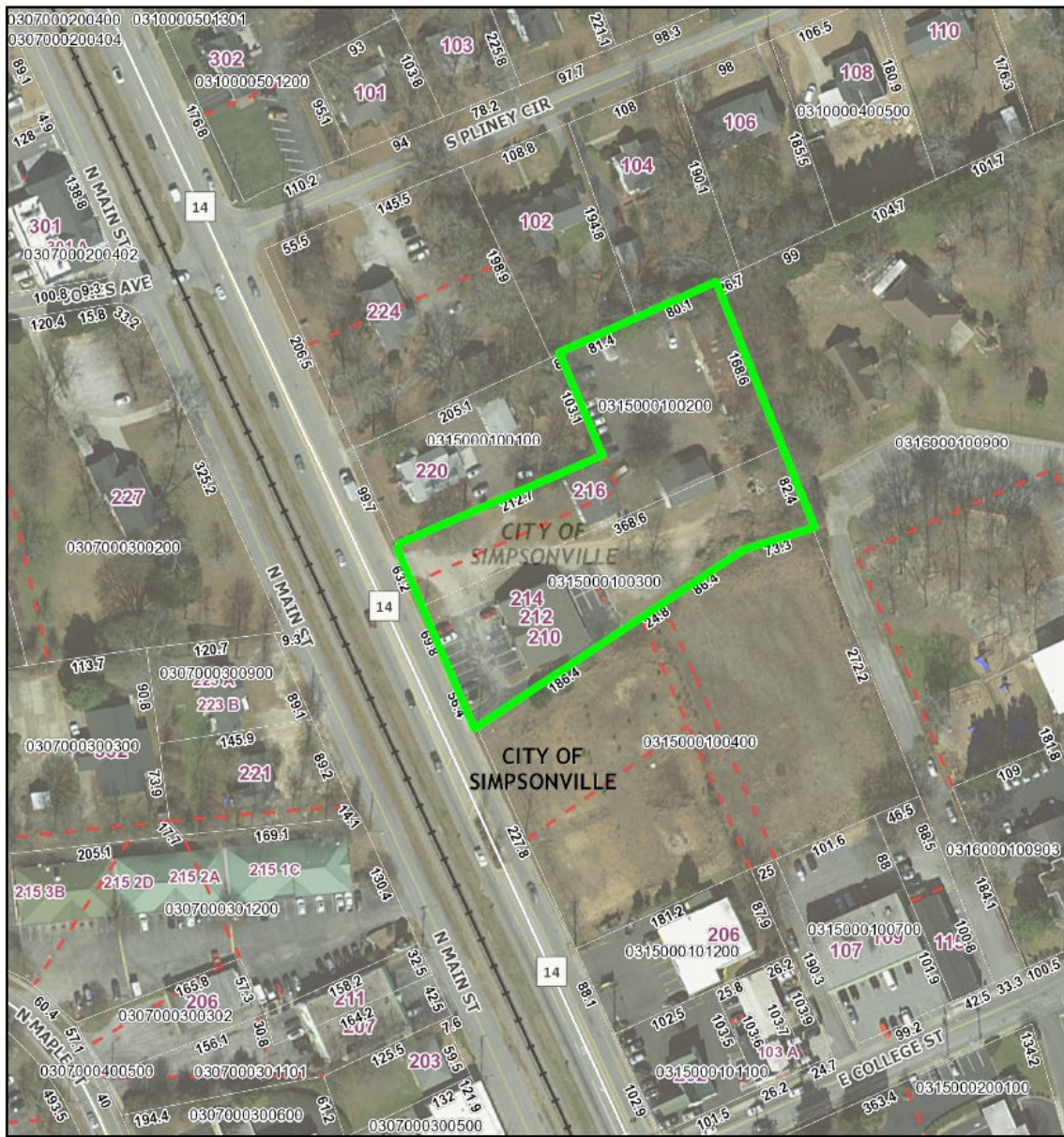
THIS PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS.
DATE: 10-27-2020
A Licensed Professional Engineer
Greenville County Planning Commission



BRANDON R. SOUTHER P.L.S. 22365
JOB NO. 08640

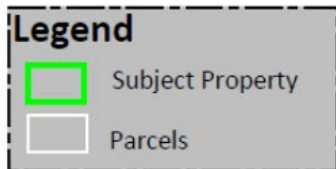
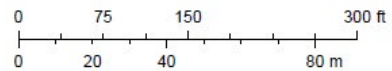
EXHIBIT "B"

Ord. Z-2022-04 Rezoning to ID, Tax Map# 0315000100200 & 0315000100300



September 28, 2022

1:1,600



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville, South Carolina 29601, Greenville County, South Carolina GIS Division