

**STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON
TOWN OF PELZER**

ORDINANCE 24-002

AN ORDINANCE APPROVING THE ANNEXATION AND REZONING OF 0.154 ACRES SAID ZONING PROPERTY COUNTY TMS# 243-00-07-001 INTO THE CORPORATE LIMITS OF THE TOWN OF PELZER

WHEREAS, The Town of Pelzer, 100 percent owner of 0.154 acres of property as identified as P/O of TMS#243-00-07-001 Anderson County has filed a petition with the Town of Pelzer for the annexation of their property into the corporate limits of the Town of Pelzer; and

WHEREAS proper petition has been filed with the Town of Pelzer Council by 100 percent of the freeholders' owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the Town of Pelzer under the provisions of S.C. Code 5-3-100.

WHEREAS the property as more fully described as P/O TMS# 243-00-07-001 in deed reference 16215 73 Plat Book 16215 at Page 76 recorded on June 27, 2022, in the Anderson County Register of Deeds Office, (Exhibit A) is contiguous to the corporate limits of the Town of Pelzer; and

WHEREAS any portion of the public right of ways abutting the above-described property will be also included in the annexation; and

WHEREAS it appears to Town Council that annexation would be in the best interest of the property owner and the Town; and

WHEREAS, the Town Council has adopted the Official Zoning Map of the Town of Pelzer June 21, 2023, pursuant to the recommendation of the Planning Commission and in conformity with state law and the procedures outlined in the Code of Ordinance, and

WHEREAS, the Planning Commission has recommended that the zoning map be amended to zone the property Anderson County TM# P/O 243-00-07-001, to (PSU) Public Service Use for the use of the property to be added to the existing baseball field.

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NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Pelzer that the property described herein as more fully shown in Anderson County TMS # P/O as recorded in the Anderson County Register of Deeds is hereby annexed and becomes a part of the Town of Pelzer corporate limits and that the Official Zoning Map of the Town of Pelzer be amended to zone the property PSU (Public Service Use).


IN WITNESS WHEREOF, the Town Council has approved this ordinance on second reading this 9th day of April 2024

ATTEST:

Cherly Bates, Town Clerk



Will Ragland, Mayor



First Reading Date: March 12, 2024

Public Hearing Date: April 9, 2024

Second Reading Date: April 9, 2024

APPROVED AS TO FORM:



Richard Thompson, Town Attorney

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EXHIBIT A

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ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Anderson, Town of Pelzer, containing, 0.154 acres and being shown and designated as Lot R on a plat prepared by Thomas E. Walls, PLS No. 9324, of Ridge Water Engineering and Surveying, dated August 4, 2021, and recorded May 17, 2022, in the Office of Register of Deeds for Anderson County in Plat Slide 2922 at Page 3, and having the metes and bounds, courses and distances, as upon said plat appear.

This is a portion of the same property conveyed unto the Trustee of Pelzer United Methodist Church by deed of the The Kendall Company, a Delaware corporation, dated August 21, 1975, and recorded November 3, 1975, in the Office of the Register of Deeds for Anderson County in Deed Book 18-B at Page 558

TMS Number: Portion of 244-11-01-002