

Ordinance No. 08-11-01

ORDINANCE FOR THE CITY OF LAURENS, SOUTH CAROLINA, PROVIDING FOR AN  
AMENDMENT TO THE CITY'S ZONING ORDINANCE

WHEREAS, the City's Planning Commission has recommended to City Council that Laurens County, South Carolina Tax Assessor's Map Number 906-18-05-020 be rezoned from R-3 to B-3; and

WHEREAS, the above mentioned recommendation has been made in accordance with section 6-29-340 of the 1976 South Carolina Code of Laws, as amended; and

WHEREAS, on October 30, 2008 City Council held a public hearing with reference to the proposed Zoning Amendment and there was no opposition to same; and

WHEREAS, City Council is of the opinion that the recommended Zoning Reclassification should be granted.

NOW, THEREFORE, THE CITY OF LAURENS, SOUTH CAROLINA, HEREBY ORDAINS that the above mentioned real property being designated as Laurens County, South Carolina Tax Assessor's Map Number 906-18-05-020, 627 East Main Street, Laurens, South Carolina be rezoned from R-3 to B-3.

DONE IN COUNCIL DULY ASSEMBLED THIS 16 DAY OF <sup>December</sup>~~NOVEMBER~~, 2008.

\_\_\_\_\_  
SHARON P. BROWNLEE, Mayor

ATTEST:

Amy B. Sandlass  
AMY B. SANDLASS, City Administrator

DATE OF FIRST READING: Nov. 18, 2008  
DATE OF SECOND READING: Dec. 16, 2008  
APPROVED AS TO FORM: Dec. 16, 2008

Thomas J. Thompson  
THOMAS J. THOMPSON,  
Attorney for the City of Laurens

CITY OF LAURENS  
PLANNING DEPARTMENT

APPLICANT	AGENT
Family Vedio	

Parcel Data

Tax Map ID 906-18-05-020

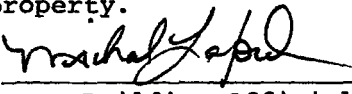
Street Address 627 East Main Street

Existing Zoning District

R-3 (Urban Residential)

Proposed Zoning District

B-3 (Highway Service Center)

<p><b>Staff Recommendation</b></p> <p>After reviewing the guidelines set forth in the Zoning Ordinances Sect. 501, it is my opinion that the proposed zoning will not have any adverse effect on the adjacent property.</p> <p> _____ Building Official</p>	<p><b>Planning Commission Recommendation</b></p> <p>Pursuant to the zoning change hearing held October 30, 2008, the Planning Commission, a quorum present, voted unanimously to recommend approval of the change applied for the property owner.</p> <p>_____ Chairperson</p>
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Date: 10/30/08

Add. 08-11-01

## APPLICATION FOR REZONING

Date: 10/13/08

To the Planning Board and the City Council of the City of Laurens:

I (we), the undersigned, do hereby respectfully make application and petition the City Board to amend the Zoning Ordinance and to change the Zoning Map of the City of Laurens as hereinafter requested, and in support of this application, the following facts are shown:

(Please Print)

1. The property sought to be rezoned is located Corner of E. Main & Cambridge St

between Woodrow Street and Cambridge Street

on the North side of E. Main Street and known as lot No. 906-18-05-001

It has a frontage of 220 feet and depth of 420 feet.

906-18-05-020

per  
our Comm  
10/13  
3:05  
P.M.

2. The property is owned by:

FAMILY VIDEO MOVIE CLUB, INC

As evidenced by deed from

Recorded in Book A585 Page 6, Clerk of Court and more particularly described by map drawn on the back of this form.

3. It is desired and requested that the foregoing property be rezoned

From R-3 To B-3

4. It is proposed that the property will be put to the following use.

RETAIL

5. It is proposed that the following buildings will be constructed.

FAMILY VIDEO MOVIE CLUB RETAIL LEASE

6. It is proposed that the following setbacks and off street parking provisions will be made: NONE

7. Attached is a metes and bounds description of my property to be for advertising purposes and a vicinity map which shows my property and other surrounding properties within 150 feet.

8. We the undersigned applicants hereby certify that we actually obtained the signatures of neighboring property owners herein before appearing and that all of the statements herein contained are true to the best of our knowledge.

Ran Williams (Authorized Agent)

Signature of Applicant

5540 GLENWOOD HILLS PARKWAY

Address of Applicant

GRAND RAPIDS

City

MI

State

49512

Zip

PM, ROCKFORD CONSTRUCTION CORP.

629 East No.

COPY

2008010897

DEED  
RECORDING FEES \$10.00  
STATE TAX \$741.00  
COUNTY TAX \$313.60  
PRESENTED & RECORDED:  
10-01-2008 02:39 PM  
LYNN W. LANCASTER  
CLERK OF COURT  
LAURENS COUNTY, SC  
BY: THOMPSON ATTWOOD CLERK  
BK: D 903  
PG: 125 - 129

Prepared by Townsend & Thompson, Attorneys at Law, P. O. Box 215, Laurens, SC 29360

PLEASE DO NOT PUBLISH

STATE OF SOUTH CAROLINA )

COUNTY OF LAURENS )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that

Mack H. Williams,

(hereinafter called "Grantor"), in consideration of Two Hundred Eighty Five Thousand and No/100 Dollars, to the Grantor in hand paid at and before the sealing of these presents, by Family Video Movie Club, Inc. (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Family Video Movie Club, Inc.,

its successors and assigns forever, the following described real property, to wit:

ALL that certain piece, parcel or tract of land, with the improvements thereon, lying, being and situate on the corner of East Main and Garlington Streets, in the City of Laurens, Laurens County, South Carolina, containing 1.863 ACRES, more or less, as shown and delineated on a plat prepared by Richard Brooks, SC Professional Land Surveyor #9466, dated June 2, 2008, recorded in Plat Book 4505 at Page 6, in the office of the Clerk of Court for Laurens County, and more particularly described as follows:

Commencing at a new PK nail set at the intersection of the North edge of East Main Street and the West edge of Garlington Street, said PK nail having S.C. grid coordinates N=971,894.98 E=1,699,933.06 and a combined grid factor of 0.99987186 NAD83 (2007), and running thence N 14° 16' 51" E 420.00' to an existing iron found with a yellow cap on the West edge of Garlington Street, common corner of Lot 60 of TM Properties, LLC (now or formerly) as recorded in Plat Book 2 Page 97 of the Laurens County Registry, said existing iron found having S.C. grid coordinates of N=971,691.95 E=1,699,636.65 NAD83 (2007), thence with the line of Lot 60 N 89° 25' 56" W 193.15' to an existing rebar found, corner of Lot 60 &

THIS BEING the identical property conveyed to Mack E. Williams by Deed of Marie B. Moore Worthington, f/k/a Marie B. Moore, and Agatha Laquita Moore Holland dated April 15, 1987, recorded July 28, 1991, in Deed Book 254 at Page 817, in the office of the Clerk of Court for Laurens County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 2500 Lehigh, Glenview, IL 60026

TMS No.: 906-18-05-001 and 906-18-05-020

**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, and the Grantee's heirs and assigns forever. And the Grantor does hereby bind itself and its heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument in the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

Ord. 08-11-01

Please place the following advertisement in your legal classified sections on  
Oct 15, Oct 22, and Oct 29, \_\_\_\_\_ editions and also  
\_\_\_\_\_, \_\_\_\_\_ editions.

**PUBLIC HEARING  
ZONING AND PLANNING COMMISSION  
CITY OF LAURENS  
126 East Public Square  
LAURENS, SOUTH CAROLINA 29360**

A Public Hearing will be held on Oct. 30, <sup>2008</sup> 5:30 at City Hall, 3rd floor. The purpose of this hearing is to receive information regarding the following.

**REZONING REQUEST**

**LOCATION :** 627 East Main

**FROM:** R3 (Urban Residential District)

**TO:** B3 (Highway Service Center District)

**THE PUBLIC IS INVITED TO ATTEND**