

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF YORK )  
 )  
TOWN OF CLOVER )

**ORDINANCE 20-09**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY DEEP GEET, LLC, LOCATED AT 1140 HIGHWAY 55 EAST, WITH YORK COUNTY TAX MAP NUMBER 379-00-00-056; TO ESTABLISH A ZONING CLASSIFICATION OF B-2 HIGHWAY COMMERCIAL FOR SAID PROPERTY; AND TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN 2022 5-YEAR UPDATE TO PROVIDE FOR COMMERCIAL USE OF LAND AT THIS LOCATION.**

WHEREAS, Petition on the part of Deep Geet, LLC, the owner(s) of the property described below, has been filed with the Town of Clover by which the Town of Clover is requested to annex the tract of land which is located without the corporate limits of the Town of Clover, which is described on the plat attached to said Petition, and

WHEREAS, said Petition sets forth that the area to be annexed is contiguous to the incorporate limits of the Town of Clover or is contiguous to other property being annexed concurrently herewith, and, therefore, an area of land available for annexation, and

WHEREAS, at their July 16, 2020, meeting, the Clover Planning Commission reviewed the applicant's request for B-2 Highway Commercial zoning, found that while the requested zoning classification is not consistent with the Comprehensive Plan's Future Land Use Map, it was appropriate for said property, and

WHEREAS, the Planning Commission recommends that the Future Land Use Map be amended such that the Land Use Type for said property be changed from Suburban Residential to Corridor Commercial and that said property be zoned B-2 Highway Commercial upon annexation, and

WHEREAS, as required by law, a public hearing on the zoning and Future Land Use Map amendment was held on the \_\_\_\_ day of \_\_\_\_\_, 2020.

NOW, THEREFORE, BE IT ORDAINED in Council duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2020, as follows:

Section 1. That the following described platted land adjoining or touching the limits of the Town of Cover, having the address of **1140 HIGHWAY 55 EAST, CLOVER, SOUTH CAROLINA**, and having York County Tax Map No.: **379-00-00-056**, which is located in Kings Mountain Township, York County, South Carolina, is hereby added to, taken into, and made a part of the Town of Clover. Said area hereby annexed is described as follows:

DESCRIPTION

See Attached Exhibit "A."

Section 2. That the property described in Section 1 herein is being annexed pursuant to the authority of Section 5-3-150, Code of Laws of South Carolina for 1976, as amended.

Section 3. That on the taking effect of this ordinance the corporate limits and boundary line of the Town of Clover shall be changed and enlarged to include the area described in Section 1 above and such changes shall be made to the official Zoning Map of the Town of Clover.

Section 4. The above referenced property shall be zoned B-2 Highway Commercial.

Section 5. That this ordinance shall take effect and be in force from and after its final passage by the Town Council.

Section 6. That all ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Section 7. Also included in the territory annexed hereunder are all contiguous portions of all public rights of way, streets, and highways.

Section 8. The Future Land Use Map of the Town of Clover Comprehensive Plan 2022 5-Year Update is hereby amended such that the Land Use Type for the above referenced property be changed from Suburban Residential to Corridor Commercial as set forth on the attached Exhibit B.

\_\_\_\_\_

Mayor

Council:

(Town Seal)

Attest:

\_\_\_\_\_

Town Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

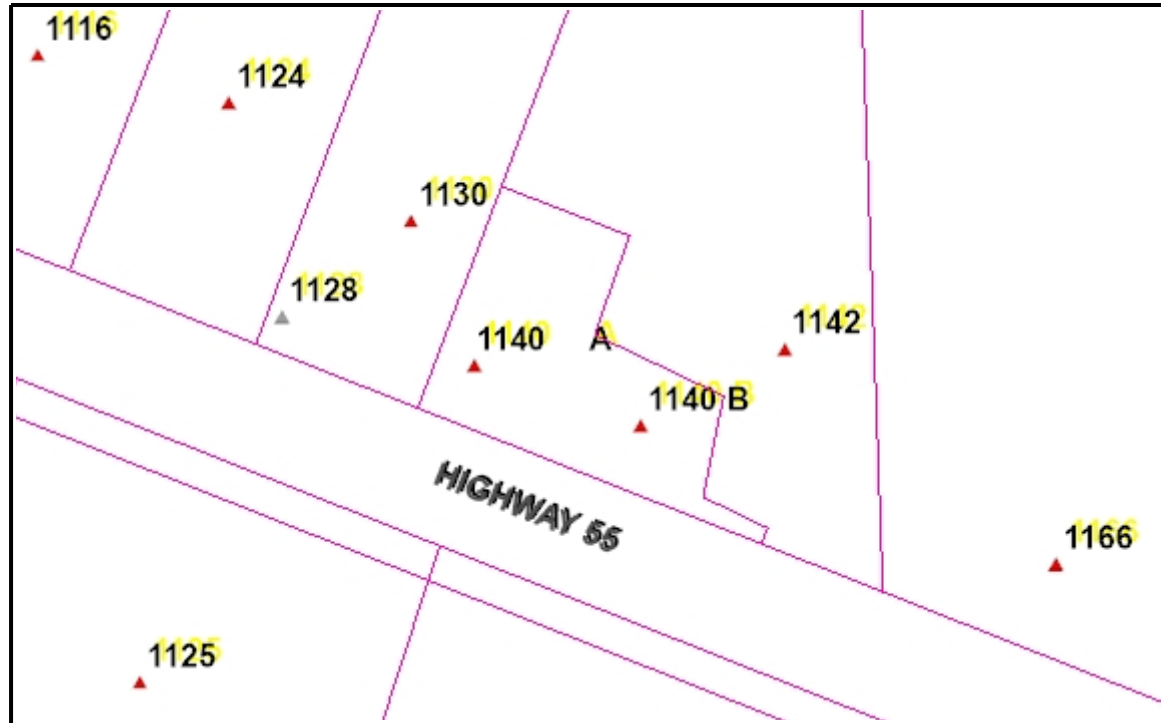
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Parcel Number: 3790000056

Lot #:

# York County Government, SC Property Report

Report generated 7/24/2020 2:09:34 PM



## Property Information

<b>Parcel Number:</b>	3790000056	<b>Land Value:</b>	\$100,000
<b>Total Lots:</b>		<b>Sales Price:</b>	\$191,000
<b>Total Acres:</b>	1	<b>Sales Date:</b>	12 / 31 / 2013
<b>Deed Book/Page:</b>	13906 / 274	<b>School District:</b>	2
<b>Plat Book/Page:</b>	/	<b>Municipality:</b>	
<b>Owner(s):</b>	DEEP GEET LLC		
<b>Mailing Address:</b>	1911 E HUDSON BLVD, GASTONIA, NC, 28054		
<b>Previous Grantor:</b>	ROBINSON JAMES B		
<b>Property Location:</b>	HWY 55		

## Assessment

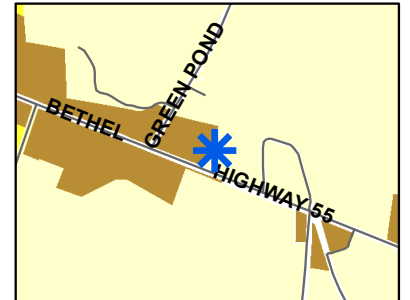
<b>Total Assessed Value:</b>	\$10,860	<b>Total Market Value:</b>	\$181,000
<b>Total Tax Value:</b>	\$181,000	<b>Building Value:</b>	\$4,860

Exhibit B  
Ordinance 20-09



Town of Clover








**FUTURE LAND USE  
MAP AMENDMENT**

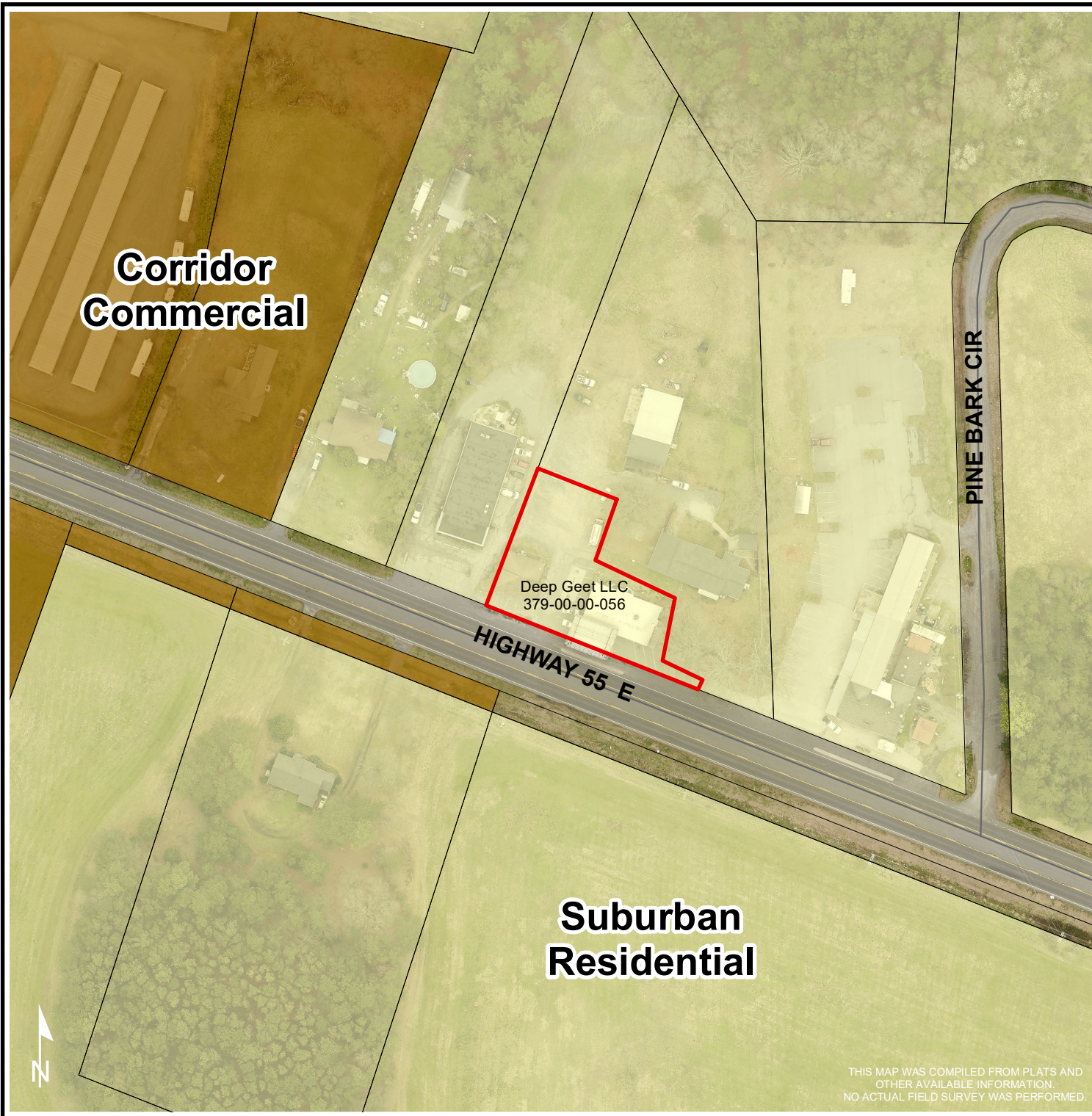
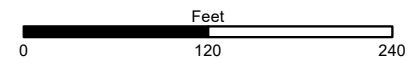


FUTURE LAND USE  
Suburban Residential

PROPOSED FUTURE LAND USE  
Corridor Commercial

**Future Land Use Category**

-  Suburban Residential
-  Traditional Residential
-  General Urban
-  Corridor Commercial
-  Downtown
-  Industrial District
-  Special District



Deep Geet LLC  
379-00-00-056

**Suburban  
Residential**

THIS MAP WAS COMPILED FROM PLATS AND  
OTHER AVAILABLE INFORMATION.  
NO ACTUAL FIELD SURVEY WAS PERFORMED.