



**ORDINANCE NUMBER 26-2016**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY BCB AND PRB 2, LLC LOCATED AT 307 HAMMETT BRIDGE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY**

**WHEREAS**, BCB and PRB 2, LLC are the owners of properties located at 307 Hammett Bridge Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Numbers 0535010200800 and 0535010200801 containing approximately 3.6 and 2.0 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0361E attached hereto marked as Exhibit D; and

**WHEREAS**, the property currently has zero (0) occupants; and

**WHEREAS**, BCB and PRB 2, LLC has petitioned the City of Greer to annex their properties by one-hundred percent (100%) petition; and

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

**WHEREAS**, the property owners have requested that the subject property be zoned DRD (Design Review District); 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 following properties owned by BCB and PRB 2, LLC located at 307 Hammett Bridge Road more particularly described on the attached map as Greenville County Parcel Numbers 0535010200800 and 0535010200801 containing approximately 3.6 and 2.0 +/- acres are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF A PORTION OF HAMMETT BRIDGE ROAD ROADWAY:  
All of that portion of Hammett Bridge Road (S-23-94) 846 feet along the edge of the annexed property owned by BCB and PRB 2, LLC defined in Exhibit A and Exhibit B which adjoins said annexed property is also hereby annexed into the corporate limits of the City of Greer effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned DRD (Design Review District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.


4. FUTURE LAND USE MAP: The above reference property shall be designated as Residential Land Use 3 Community & Community Center on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361E.

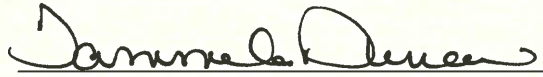
6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #1.

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**ATTEST:**

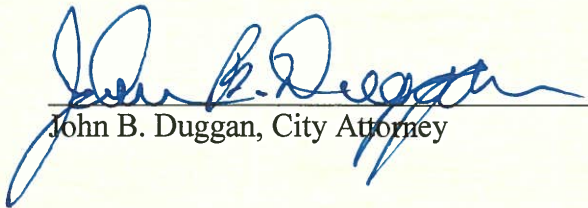
  
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: July 26, 2016

Second and  
Final Reading: September 13, 2016

Approved as to Form:

  
John B. Duggan, City Attorney

Prepared By:

Bell Carrington & Price, LLC  
408 East North Street  
Greenville, SC 29601



2016053123

DEED Book: DE 2492 Page: 2795 - 2796  
July 19, 2016 04:21:43 PM Cons: \$275,000.00  
Rec: \$10.00 Cnty Tax: \$302.50 State Tax: \$715.00  
E-FILED IN GREENVILLE COUNTY, SC

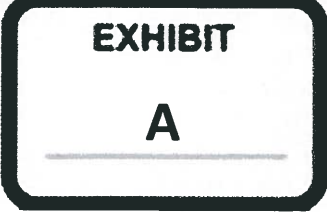
2 Pgs

*Trinity J. Manning*

Space above this line reserved for Recording Information

THE STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE



**KNOW ALL MEN BY THESE PRESENTS**, That, **AMERICAN IRA, LLC FBO MICHAEL VAN GIESON IRA**, herein referred to as the Grantor, for and in consideration of the sum of **TWO HUNDRED SEVENTY-FIVE THOUSAND Dollars (\$275,000.00)** to it paid by **BCB & PRB 2, LLC**, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

ALL that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, shown as Tract A, known as 2.0 acres, more or less, as shown on a survey for Patrick O. Culbertson and Myra P. Culbertson as recorded in the Office of the Register of Deeds for Greenville County, in Plat Book 11-K at Page 96, as shown on plat entitled "Property of Charles Elmer McNeill, III and Judith L. McNeill" by Carolina Surveying Company, dated August 1, 1988, as recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 15-X at Page 39. Reference being craved hereto to said later plat for exact metes and bounds.

ALSO, ALL that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, shown as Tract B, known as 3.6 acres, more or less, as shown on plat entitled "Property of Charles Elmer McNeill, III and Judith L. McNeill" by Carolina Surveying Company dated August 1, 1988, showing both Tract A & B as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 15-X at Page 89, reference being craved hereto to said later plat for exact metes and bounds.

This being the same property conveyed to AMERICAN IRA, LLC FBO MICHAEL VAN GIESON IRA by Deed of Charles Elmer McNeill, III recorded in the office of the ROD for Greenville County on 6/17/16 in Book 2490 at page 2014.

**TAX MAP NUMBER: 0535010200801 & 0535010200800**

**PROPERTY ADDRESS: 307 Hammett Bridge Road, Greer, SC 29650**

**GRANTEE'S ADDRESS: 3425 East Thousand Oaks Blvd, Ste 6876, Thousand Oaks, CA 91359**

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever.

AND THE GRANTOR does hereby bind its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS My Hand and Seal this 13 day of July, 2016.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Witness

Trace M. Murdock  
Witness

AMERICAN IRA, LLC FBO MICHAEL  
VAN GIESON IRA

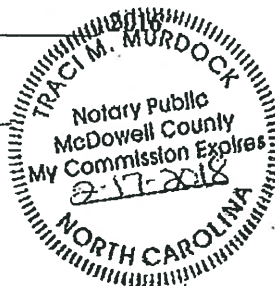
BY: James C. Hitt  
Its: Member Manager

North  
THE STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE McDowell )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 13 day of July, 2016, by the Grantor(s), AMERICAN IRA, LLC FBO MICHAEL VAN GIESON IRA, by James C. Hitt, its Member Manager

SWORN to before me this 13 day of July  
Trace M. Murdock (L.S.)  
Notary Public for South Carolina North Carolina  
Commission Expires: 2-17-2018



Mpvg



EXHIBIT

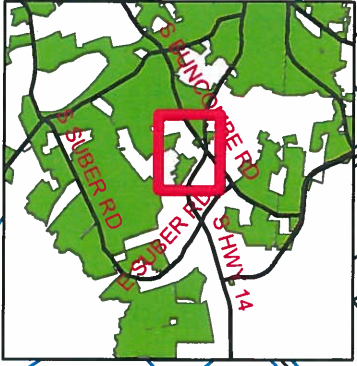
C

Subject Right of Way  
846' of S-23-94

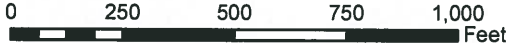
Subject Property  
0535010200800 (3.6 acres)  
0535010200801 (2.0 acres)  
Acres: 5.6

**District**

- 1
- 2
- 3
- 4
- 5
- 6
- Parcels
- Streets



# Ordinance 26-2016



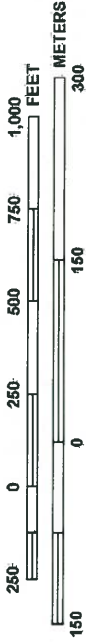
The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 adjustment of the North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

EXHIBIT

D



MAP SCALE 1" = 50'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0361E

# FIRM

FLOOD INSURANCE RATE MAP  
GREENVILLE COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

PANEL 361 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0361	E
GREER, CITY OF	450200	0361	E

Notice to User: This Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
45045C0361E

MAP REVISED  
AUGUST 18, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMette - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.msc.fema.gov/>.

