



**ORDINANCE NUMBER 27-2016**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY HALPERN PARTNERS, LLC LOCATED AT 1310 AND 1312 WEST WADE HAMPTON BLVD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL) FOR SAID PROPERTY**

**WHEREAS**, Halpern Partners, LLC are the owners of property located at 1310 and 1312 West Wade Hampton Blvd 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 Number T014000101400 containing approximately 1.256 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0334E attached hereto marked as Exhibit D; and

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

**WHEREAS**, Halpern Partners, LLC has petitioned the City of Greer to annex their property by one-hundred percent (100%) petition; and

**WHEREAS**, the property is 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 C-3 (Highway Commercial); 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 property owned by Halpern Partners, LLC located at 1310 and 1312 West Wade Hampton Blvd more particularly described on the attached map as Greenville County Parcel Number T014000101400 containing approximately 1.256 +/- acres is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF A PORTION OF WEST WADE HAMPTON BLVD, NORTH BUNCOMBE ROAD AND SHORT STREET ROADWAY: All of that portion of West Wade Hampton Blvd (US 29) 2,019 feet along the edge of the annexed property owned by Halpern Partners, LLC, North Buncombe Rd (SC 23-136) 411 feet and Short Street 449 feet as 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 C-3 (Highway Commercial) 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 Transit Oriented District Corridor & Community 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 45045C0334E.

6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #5.

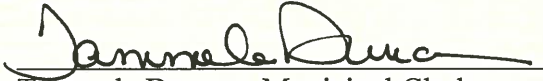
This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**



Richard W. Danner, Mayor

**ATTEST:**



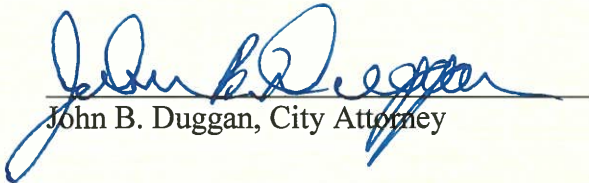
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wayne Griffin

First Reading: July 26, 2016

Second and  
Final Reading: September 13, 2016

Approved as to Form:



John B. Duggan, City Attorney



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

**QUITCLAIM  
DEED OF REAL PROPERTY**

THIS QUITCLAIM DEED, entered into this 23<sup>rd</sup> day of June, 2016 by Jimmy Ray Stowe, Trustee under that certain Trust Agreement between Raymond Haskell Stowe as Settlor and Jimmy Ray Stowe as Trustee, by Tamara Owsley, as Conservator for Jimmie (aka Jimmy) Ray Stowe (hereafter referred to as "Grantor") to **HALPERN PARTNERS, LLC, a Georgia limited liability company** (hereafter referred to as "Grantee"), whose mailing address is 5269 Buford Highway, Atlanta, GA 30340.

WHEREAS, the property described in Exhibit A attached hereto (the "Property") was conveyed to Raymond A. Stowe and Clara H. Stowe by deed recorded in Book 710, page 284 and Book 525, page 443 in the Greenville County Register of Deeds office; and

WHEREAS, Raymond Haskell Stone (aka Randall H. Stowe) died testate and his Will provided that his interest in the Property was devised to Jimmy Ray Stowe as Trustee under that certain Trust Agreement between Raymond Haskell Stowe as Settlor and Jimmy Ray Stowe as Trustee (The "Raymond Haskell Stowe Trust"); and

WHEREAS, it does not appear that the interest in the Property was ever properly conveyed by Jimmy (a/k/a Jimmie) Ray Stowe as Trustee under the Raymond Haskell Trust to Jimmie R. Stowe and Shirley M. Stowe, as Trustees of the Stowe Family Trust u/t/d April 12, 1997 (the "Stowe Family Trust"); and

WHEREAS, Grantee is acquiring the Property from the Stowe Family Trust; and


WHEREAS, Jimmy (aka Jimmie) Ray Stowe as Trustee under the Raymond Haskell Stowe Trust desires to convey any interest said Trust may have in the Property to the Grantee; and

WHEREAS, Tamara Owsley has been duly appointed Conservator for Jimmie Ray Stowe; and is executing this Quitclaim Deed to ensure all interest of the Raymond Haskell Stowe Trust in the Property is conveyed to the Grantee.

**WITNESSETH:**

IN CONSIDERATION of the sum of Five and no/100 Dollars (\$5.00) and no other consideration, the receipt and sufficiency of which is acknowledged by Grantor, Grantor has quitclaimed granted, bargained, sold and released, and by this Deed quitclaims, grants, bargains, sells and releases to Grantee, its successors and assigns, all right, title and interest, if any in the following real property:

**SEE ATTACHED EXHIBIT "A"**

 **2016047310**  
QCD Book: DE 2491 Page: 0405 - 0408 4 Pgs  
June 28, 2016 03:20:16 PM Cons: \$5.00  
Rec: \$10.00 Cnty Tax: EXEMPT State Tax: EXEMPT  
**FILED IN GREENVILLE COUNTY, SC** *Trinity J. Ramsey*



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto;

TO HAVE AND TO HOLD all and singular said property unto Grantee, its successors and assigns forever without warranty.

IN WITNESS WHEREOF, Grantor has caused this QuitClaim Deed of Real Property to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of.

[Signature]

Witness #1

Rene A. Horton

Tamara Owsley (SEAL)

Jimmy Ray Stowe, Trustee under that certain Trust Agreement between Raymond Haskell Stowe as Settlor and Jimmy Ray Stowe as Trustee, by Tamara Owsley, as Conservator for Jimmie (aka Jimmy) Ray Stowe

[Signature]

Witness #2

Jessica C. Harper

STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON )

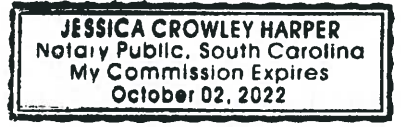
I, Jessica C. Harper, Notary Public for the State of South Carolina, do hereby certify that Tamara Owsley for Jimmy Ray Stowe, Trustee under that certain Trust Agreement between Raymond Haskell Stowe as Settlor and Jimmy Ray Stowe as Trustee, by Tamara Owsley, as Conservator for Jimmie (aka Jimmy) Ray Stowe personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 23<sup>rd</sup> day of JUNE, 2016.

[Signature] (L.S.)  
Notary Public

Print Name: Jessica C. Harper

My Commission Expires: 10/2/2022



## Exhibit A

All that piece, parcel, or lot of land known as Lots Nos. one (1) and two (2) on a plat of property of the W.E. Dill Estate by S.C. Moore, surveyor, dated April 1940 and recorded in plat book J page 99, Chick Springs Township, lying on the North side of Super Highway No. 29, about two (2) miles West of Greer, S. C. Reference is made to said plat for a more complete and accurate description..

AND

All that piece, parcel, or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located just West of Greer, on the North side of Super Highway No. 29 and being shown as lots numbers Three (3) and Four (4) and part of lot number Twenty Six (26) on a plat made for N.W. Frady by H.S. Brockman, surveyor, dated October 18, 1962, which plat is recorded in Book CCC page 19. Reference is made to said plat for a more complete and accurate description.

ALSO BEING THE SAME PROPERTY AS FOLLOWS:

All that certain piece parcel or lot of land with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being more particularly shown as that parcel containing approximately 54,708 square feet and 1.256 acres as shown on Plat entitled ALTA/ACSM Land Title Survey prepared for Halpern Partners, LLC. by Site Design, Inc., dated April 13, 2016 as last revised June 17, 2016. Reference is made to said plat for a more complete and accurate description and having the following metes and bounds to wit:

BEGINNING AT AN IRON PIN OLD 1/2" BOLT BENT LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF WEST WADE HAMPTON BOULEVARD (U.S. HWY. 29) AND THE WESTERN RIGHT OF WAY OF SHORT STREET; THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF SAID WEST WADE HAMPTON BOULEVARD (U.S. HWY. 29) S 67-50-47 W 200.30 FEET TO AN IRON PIN OLD 3/4" OPEN TOP LOCATED AT THE COMMON CORNER WITH PASSCO GREER PIEDMONT LLC PROPERTY, NOW OR FORMERLY; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE WITH SAID PASSCO GREER PIEDMONT LLC PROPERTY N 28-23-54 W 225.05 FEET TO AN IRON PIN OLD 1/2" SR(?) BENT ; THENCE CONTINUE RUNNING ALONG THE COMMON LINE WITH SAID PASSCO GREER PIEDMONT LLC PROPERTY N 28-22-02 W 50.09 FEET TO AN IRON PIN OLD 1" OPEN TOP; THENCE N 68-00-47 E 167.42 FEET TO AN IRON PIN OLD 3/4" CRIMP TOP BENT LOCATED AT THE COMMON CORNER WITH LEON HIX PROPERTY, NOW OR FORMERLY; THENCE RUNNING ALONG THE COMMON LINE WITH SAID LEON HIX PROPERTY N 66-41-11 E 32.64 FEET TO AN IRON PIN OLD 3/4" PIPE LOCATED ON THE WESTERN RIGHT OF WAY OF SHORT STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY S 28-26-29 E 275.34 FEET TO THE POINT OF BEGINNING.

Tax Map Number: T014000101400

STATE OF *SOUTH CAROLINA* )  
 )  
COUNTY OF *CHARLESTON* )

**AFFIDAVIT FOR EXEMPT TRANSFERS**

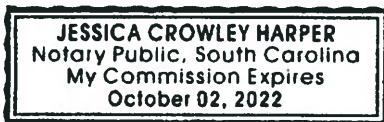
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is bearing Greenville County Tax Map Number T014000101400 being transferred by Jimmy Ray Stowe, Trustee under that certain Trust Agreement between Raymond Haskell Stowe as Settlor and Jimmy Ray Stowe as Trustee to HALPERN PARTNERS, LLC, a Georgia limited liability company on \_\_\_\_\_.
3. The deed is exempt from the deed recording fee because: #12 (Quit Claim Deed, no consideration paid)
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

By: *Jamara Ashley*

Sworn to before me this 22<sup>nd</sup>  
day of June, 2016

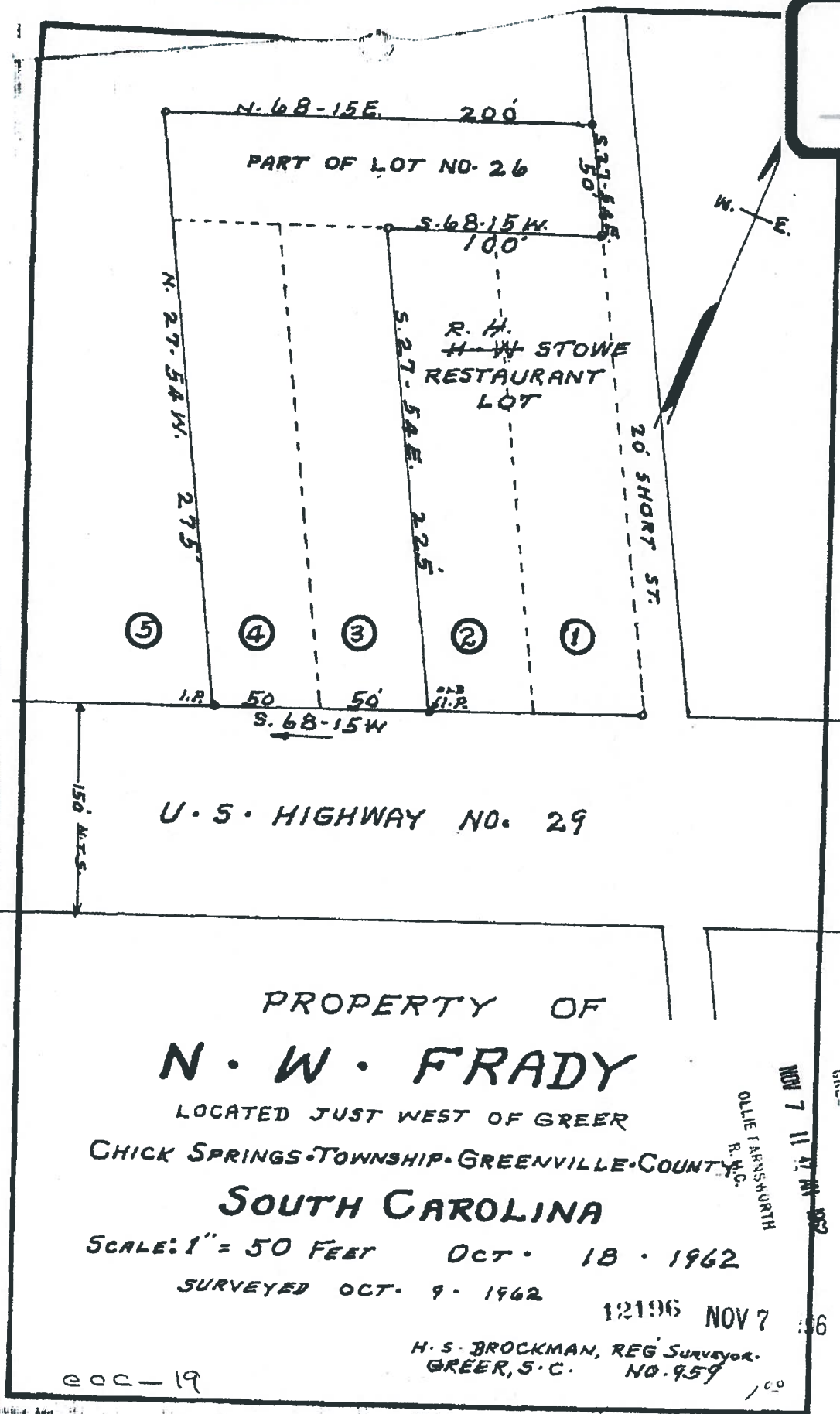
*Jessica Harper*  
Notary Public for *South Carolina*  
Print Name: Jessica Harper  
My Commission Expires 10/2/2022



*[Handwritten Signature]*

EXHIBIT

B



12196 Filed This 17 day of Nov. 1962

And Recorded in Vol. 200 Page 19 at M

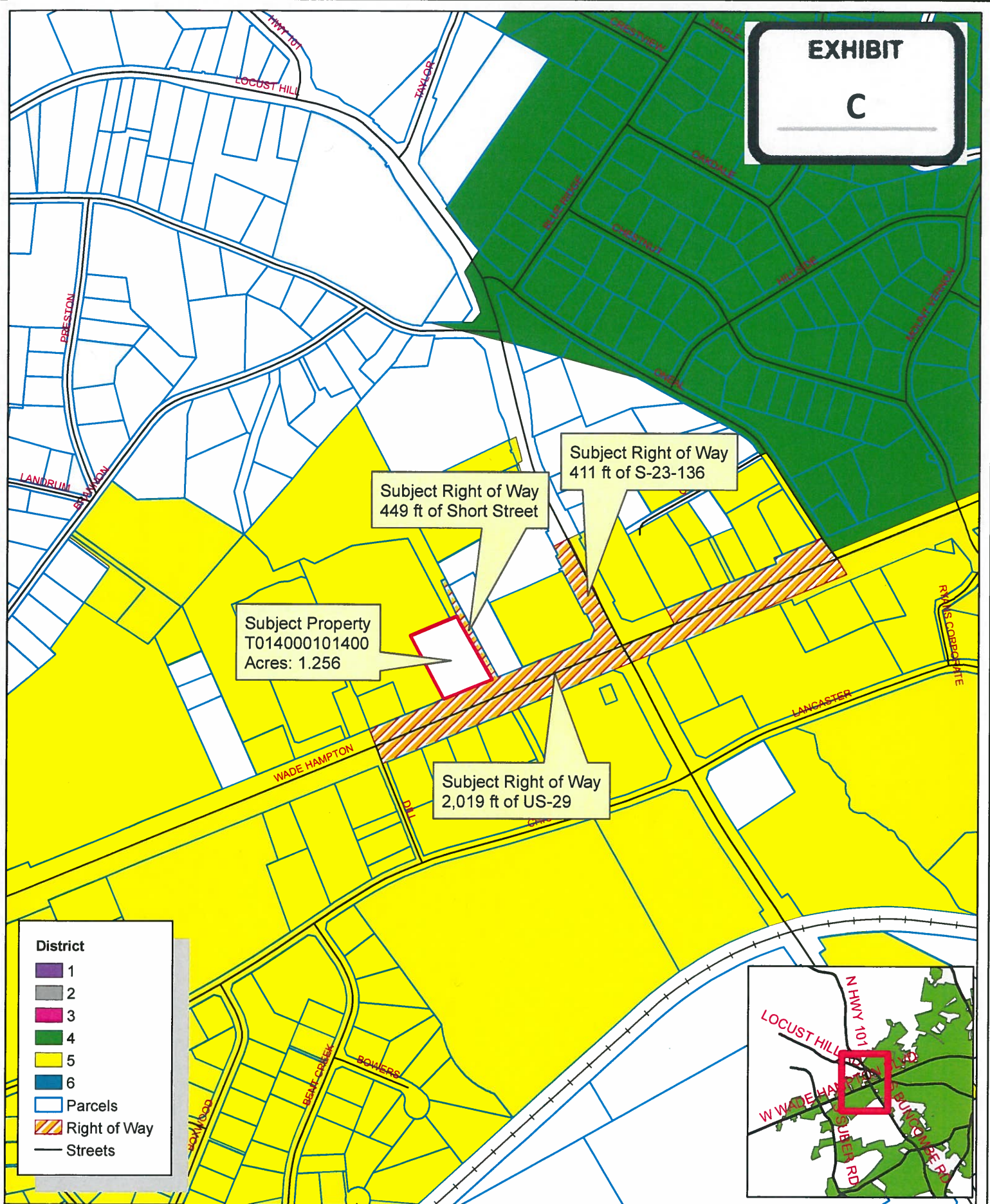
Register Mesne Conveyance Greenville County, S. C.

19



EXHIBIT

C



Subject Property  
T014000101400  
Acres: 1.256

Subject Right of Way  
449 ft of Short Street

Subject Right of Way  
411 ft of S-23-136

Subject Right of Way  
2,019 ft of US-29

- District**
- 1
  - 2
  - 3
  - 4
  - 5
  - 6
- Parcels
- Right of Way
- Streets



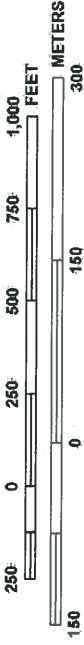
Ordinance 27-2016



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.



MAP SCALE 1" = 50'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0334E

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

**PANEL 334 OF 625**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

| COMMUNITY         | NUMBER | PANEL | SUFFIX |
|-------------------|--------|-------|--------|
| GREENVILLE COUNTY | 450089 | 0334  | E      |
| GREER, CITY OF    | 450200 | 0634  | E      |

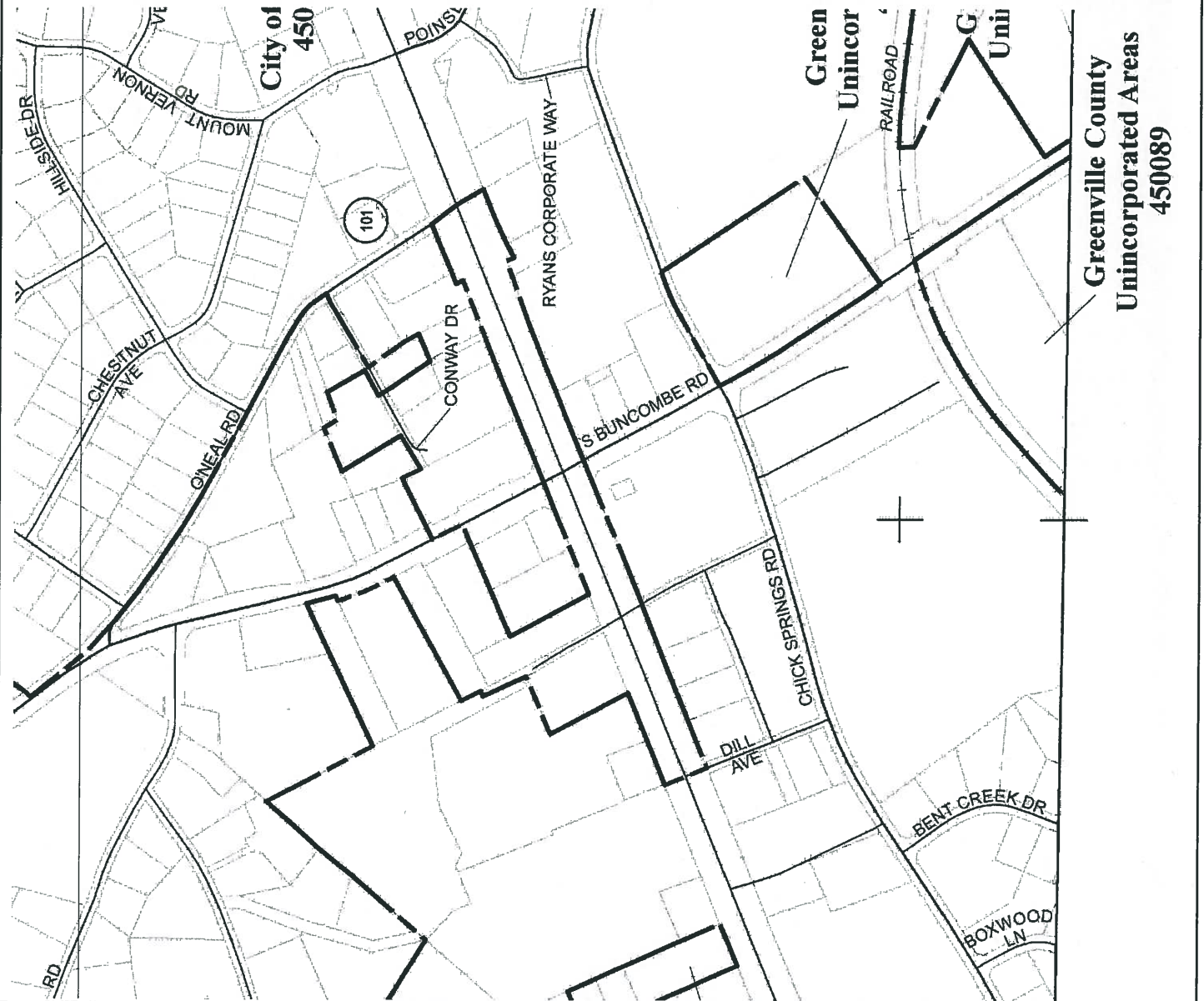
Notice to User: This Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**45045C0334E**

**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/>.