



**AGENDA
GREER CITY COUNCIL**

February 14, 2017

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Councilman Wayne Griffin

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. January 24, 2017
(Action Required)**

VI. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

VII. APPOINTMENTS TO BOARDS AND COMMISSIONS

**A. Elections Commission
Alvetia Williams term expired 12/31/2016 (Action Required)**

VIII. NEW BUSINESS

**A. First Reading of Ordinance Number 2-2017
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF
PROPERTY OWNED BY ELLS HOLDINGS, LLC LOCATED ON WADE
HAMPTON BOULEVARD AND TRYON STREET FROM C-3 (HIGHWAY
COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).
(Action Required)
Ordinance #02-2017 is a rezoning request for the property located at Wade**

Hampton and Tryon Street requesting a rezoning from C-3, Highway Commercial District, to DRD, Design Review District. The Planning Commission conducted a public hearing on January 30, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.
Kelli McCormick, AICP, Planner

B. First Reading of Ordinance Number 3-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY SRMC VENTURES LLC LOCATED AT 311 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RS (RESIDENTIAL SUBURBAN) FOR SAID PROPERTY (Action Required)

Ordinance #03-2017 is an annexation and zoning request for property located at 311 B Street that is requesting a zoning classification RS, Residential Suburban containing 0.26 portion of 9.69 acres. The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

Glenn M. Pace, Planning & Zoning Coordinator

C. First Reading of Ordinance Number 4-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK, LLC LOCATED AT 140 OAK SPRINGS DRIVE, 220 J STREET, 240 J STREET, PART OF LOT 122 J STREET, 150 J STREET, AND LOT 8 J STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY (Action Required)

Ordinance #04-2017 is an annexation and zoning request for property located at J Street that is requesting a zoning classification DRD< Design Review District containing 36.97 acres, for the proposed construction of 65 single family dwelling. The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

Glenn M. Pace, Planning & Zoning Coordinator

D. First Reading of Ordinance Number 5-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JONES AVENUE PARTNERS, LLC LOCATED ON JONES AVENUE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY) FOR SAID PROPERTY (Action Required)

Ordinance #05-2017 is an annexation and zoning request for property located at Jones Avenue that is requesting a zoning classification RM-2, Residential Multi-Family containing 1.2 acres, for the proposed construction of storm water detention for townhome project to the south. The Planning Commission will conduct a public hearing on February 20, 2017 for the

zoning of this parcel.

Glenn M. Pace, Planning & Zoning Coordinator

E. First Reading of Ordinance Number 6-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERN T. MILLER, DARLENE T. DOCKINS, JEFFERY WADE THOMPSON AND DENISE THOMPSON BARRETT LOCATED AT 3006 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY (Action Required)

Ordinance #06-2017 is an annexation and zoning request for property located at 3006 Brushy Creek Road that is requesting a zoning classification DRD, Design Review District containing 14.5 acres, for the proposed construction of 40 townhome units The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

Glenn M. Pace, Planning & Zoning Coordinator

F. First Reading of Ordinance Number 7-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY HUONG T. TRAN AND MAI THO P. TRAN LOCATED AT 813 NORTH MAIN STREET FROM R-12 (RESIDENTIAL DISTRICT - SINGLE FAMILY) TO C-2 (COMMERCIAL DISTRICT). (Action Required)

Ordinance Number 7-2017 is a rezoning request for the property located at 813 North Main Street requesting a zoning classification of C2, Commercial District. The Planning Commission conducted a public hearing on November 21, 2016 for the zoning of this parcel. The Planning Commission motioned to approve.

Kelli McCormick, AICP, Planner

IX. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

X. ADJOURNMENT

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number: III.
Item Number: A.



AGENDA
GREER CITY COUNCIL
2/14/2017

Councilman Wayne Griffin

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	1/27/2017	Exhibit



**Greer City Council
2017 Invocation Schedule**

January 10, 2017	Mayor Rick Danner
January 24, 2017	Councilman Jay Arrowood
February 14, 2017	Councilman Wayne Griffin
February 28, 2017	Councilwoman Kimberly Bookert
March 14, 2017	Councilman Lee Dumas
March 28, 2017	Councilman Wryley Bettis
April 11, 2017	Councilwoman Judy Albert
April 25, 2017	Mayor Rick Danner
May 9, 2017	Councilman Jay Arrowood
May 23, 2017	Councilman Wayne Griffin
June 13, 2017	Councilwoman Kimberly Bookert
June 27, 2017	Councilman Lee Dumas
July 11, 2017	Councilman Wryley Bettis
July 25, 2017	Councilwoman Judy Albert
August 8, 2017	Mayor Rick Danner
August 22, 2017	Councilman Jay Arrowood
September 12, 2017	Councilman Wayne Griffin
September 26, 2017	Councilwoman Kimberly Bookert
October 10, 2017	Councilman Lee Dumas
October 24, 2017	Councilman Wryley Bettis
November 14, 2017	Councilwoman Judy Albert
November 28, 2017	Mayor Rick Danner
December 12, 2017	Councilman Jay Arrowood

Category Number: V.
Item Number: A.



AGENDA
GREER CITY COUNCIL
2/14/2017

January 24, 2017

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ January 24, 2017 Council Meeting Minutes	1/27/2017	Exhibit

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL January 24, 2017

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

I. CALL TO ORDER OF REGULAR MEETING

Mayor Rick Danner - 6:34 P.M.

The following members of Council were in attendance:
Jay Arrowood, Wayne Griffin, Kimberly Bookert, Lee Dumas, Wryley Bettis and Judy Albert.

Others present: Ed Driggers, City Administrator, Mike Sell, Assistant City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media.

II. PLEDGE OF ALLEGIANCE

Councilman Jay Arrowood

III. INVOCATION

Councilman Jay Arrowood

IV. PUBLIC FORUM

Kris Cato, 700 Huger Street, Columbia Attorney for JBM Leasing LLC stated I was asked to be here tonight to express any interest JBM has in purchasing the Allen Bennett property. As you know Ordinance Number 34-2016 up for second reading tonight provides for the sale of the Allen Bennett property at 313 Memorial Drive according to its November 22nd contract terms which was for approximately one point eight million dollars (\$1,800,000.) and offered at the November 22nd Council meeting. At that same meeting, JBM made a cash offer of 2 point one million dollars (\$2,100,000.). Three hundred thousand dollars (\$300,000.) more. The following day JBM increased its offer to two point two million dollars (\$2,200,000.) cash, four hundred thousand (\$400,000.) more. Surprisingly, unbelievably, and without reasonable explanation all of JBM's offers were rejected and JBM was told that the Council had accepted the significantly lower one point eight million dollars (\$1,800,000.) offer. All this even though the city's attorneys concede in legal documents they filed that the city is under no legal obligation and is not legally bound by that one point eight million dollars (\$1,800,000.) contract. We now encourage the city to table the second reading of and the vote on this ordinance or in the alternative to vote to reject the ordinance. JBM has been provided documents which evidence that the prior process to sell the property and which resulted in the one point eight million dollars (\$1,800,000.) offer and our two point two million dollars (\$2,200,000.) was not conducted

in a fair and equitable manner. At this point, JBM reiterates its November 23rd offer in the amount of two point two million dollars (\$2,200,000.) and encourages the Council to accept this offer as it is the highest and best offer by a significant amount, almost half a million dollars. If you reject JBM's offer, we protest the acceptance of the other offer and we protest the implementation of any process tonight to auction off or bid on the property as without appropriate notice. JBM encourages the Council to implement a fair and equitable process for the sale of the property which it will participate in and urges the Council to give adequate advanced notice of the process to enter, to all interested properties. Implementing such a process will result in the city realizing the greatest purchase price for the property and the greatest benefit for the citizens and tax payers of Greer.

Brian Martin, 3 Meadow Breeze Ct. – I am here on behalf of 313 Memorial Drive LLC, Mr. Jim Benson. As you guys know we've been dealing with this issue on the Allen Bennett Hospital property for some time, we gone through process that despite the claims was inequitable and fair I believe you guys are very aware of that process and not going to go through that, that at the time that on November 22nd when you passed first reading that the offer from Mr. Benson for one point eight million dollars (\$1,800,000.) as purchase price for the real estate was the highest offer you had in front of you and there's no requirement by law with regard to accepting a higher offer or doing anything in that process. I once again stand before you to ask you to stand behind your commitment to sell the property under the purchase price that was agreed to back in November. Despite the claims of the other parties I will remind you that that offer was accepted was the highest offer and you moved forward on that basis to pass this ordinance at a first reading and we ask you to do that again, passing it with a second reading. Although, I understand pressure is being applied through legal action, threats and intimidations from other parties encouraging you to go back on your word an emphasis that you have no legal obligation you guys know what's right and I believe in you and doing the right thing with regard to this and that you all understand if you allow the tactics and threats of lawsuit to derail the process that we have that you know you are gonna be able to expect those tactics to be used in every economic development project in the future. If anybody can just file a lawsuit to change your mind you gonna be dealing with that lawsuit situation every time a project comes in there is a disgruntled competitor involved. We have a process in place for project that are designed to protect the interest of people just like my client from their plans being made public and their plans being undermined by a competitor. That's exactly why the information on economic development projects exempted from the Freedom of Information Act until its projects are made public. There's a reason for maintaining that confidentiality. We've respected this process the entire way from Mr. Benson and our submission we've only release his involvement in naming this project because it seemed like the right thing to do. But the terms and the conditions with regard to that project are still hopefully confidential from our side understanding that our competitors would like to make that information public and would like to undermine the process through that. I'm here asking you to hold true to the process because if you don't do it now you won't be able to do it in the future. Again, I'm asking you to stand behind the existing the agreed

purchase price for the real estate and your commitment to my client and pass second reading of Ordinance Number 34-2016. I do have some additional information regarding the project, as project "Forest" that includes information more specifics on the planned development of the property and job creation that I would like to pass out to you. (Envelopes given to all Councilmembers, Mr. Driggers and Ms. Duncan) Again, I ask your consideration ..inaudible.. your decision tonight but I most definitely ask you to stand behind your original commitment and the purchase price that was agreed upon back in November.

V. MINUTES OF THE COUNCIL MEETING

January 10, 2017

ACTION - Councilwoman Kimberly Bookert made a motion that the minutes of January 10, 2017 be received as written. Councilman Wryley Bettis seconded the motion.

VOTE - Motion carried unanimously.

VI. DEPARTMENTAL REPORTS

- A.** Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Report for **December 2016** were included in the packet for informational purposes.

Finance

David Seifert, Chief Financial Officer presented the Financial Report for the period ending November 30, 2016. (Attached)

General Fund Cash Balance: \$6,247,394.

General Fund Revenue: \$5,592,657.

Revenue Benchmark Variance: \$938,438.

Overall Benchmark Variance: \$1,708,542.

General Fund Expenditures: \$9,341,968.

Expenditure Benchmark Variance: \$770,104.

The City is 8% under budget during this time period.

Hospitality Fund Cash Balance: \$1,767,391.

Storm Water Fund Cash Balance: \$943,677.

Finance and Information Technology

Chief Financial Officer David Seifert provided highlights from his December 2016 Activity Report.

VII. PETITIONER

A. Leadership Greer Project "Play it Forward"

Allison Rauch with Leadership Greer provided Council with information regarding their Biblebrook Drive (Northgate Manor) playground project. They hope to revitalize the playground and are seeking donations from the community. They are planning an

oyster roast to benefit the project February 24th from 6:00 pm until 9:00 pm, location unknown at this time. Tickets are available for \$40.00. You can check with the Chamber of Commerce for more information.

VIII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

Activity Items:

Hometown Legislative Action Day – we are looking forward to traveling to Columbia next week to participate in the Municipal Elected Officials Advanced Institute scheduled for Tuesday, January 31st and HLAD scheduled for Wednesday, February 1st.

Greater Greer Chamber of Commerce Annual Meeting – is scheduled for Thursday, February 16th. We are a table sponsor. If you would like to join us, please let me know. I will send an email out that you can respond to.

Council Planning Retreat – is scheduled for March 7th (Tuesday) & 8th (Wednesday). We are soliciting input from you on the format and topics to discuss.

Play it Forward – we will have additional information for you on the oyster roast that will support "Play it Forward" project. We are working with our Recreation Department on how we can partner with those folks as well to make that project successful. As you are aware it is not a designated City park, it is a private playground area through the Greer Housing Authority. They are a great partner of ours, we certainly support Leadership Greer and we want that project to be successful.

Brushy Creek Demonstration Sidewalk Project – we are moving forward and have now received final plans on the Brushy Creek Demonstration Sidewalk project. We will be submitting those to bid. We are hopeful it will be a late spring early summer project to go to construction.

Leaf Pick Up – according to our schedule we are in our last three (3) weeks of that program. If there is an area, we need to provide extra attention to please let us know.

Police Department – Mr. Driggers stated we had fifty (50) applications for Chief of Police position. Those were narrowed down to twenty-five (25) more highly qualified candidates, of this group we identified eight (8) individuals with background and experience that really shined. Through the process, we discovered that one of our own kept rising to the top in the process. It is my pleasure to introduce Captain Matt Hamby who very shortly will be designated as Chief of Police for the Greer Police Department.

Captain Matt Hamby spoke briefly.

Executive Session

Mr. Driggers stated he had one (1) Legal matter (receive legal advice regarding Allen Bennett Memorial Hospital property) for consideration during Executive Session.

IX. APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Elections Commission

Alvetia Williams term expired 12/31/2016

No nominations were made.

X. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 34-2016

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (ten (10) acres located at the intersections of Wade Hampton Boulevard, Memorial Drive, Spring Street, and Forest Street and identified as Tax Map No. G014000300400, G014000300101, G014000300100, and, G014000305608)

ACTION - Councilman Wryley Bettis made a motion to hold Second and Final Reading of Ordinance Number 34-2016 over until after Executive Session. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 1-2017

AN ORDINANCE AMENDING THE CITY OF GREER CODE OF ORDINANCE CHAPTER 2 ADMINISTRATION, ARTICLE V PURCHASING RULES AND PROCEDURES, SECTION 2-293 SMALL PURCHASES, SECTION 2-294 REGULAR PURCHASES, SECTION 2-295 EMERGENCY PURCHASES, SECTION 2-296 CENTRAL STOREHOUSE AND SECTION 2-297 OTHER GENERAL RULES

ACTION - Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 1-2017. Councilwoman Judy Albert seconded the motion.

ACTION - Councilman Wryley Bettis made a motion to amend Section 2-294 subsection (7) to add "Except in an emergency situation in the event that there is only one (1) bidder the City Administrator will bring the bid to Council for final approval or denial." Councilwoman Judy Albert amended her second.

VOTE – Motion carried unanimously.

XI. EXECUTIVE SESSION

Mayor Rick Danner stated an Executive Session was needed to receive information on (1) Contractual matter pertaining to the sale of Allen Bennett property located on the corner of Wade Hampton Blvd and Memorial Drive and to receive Legal advice concerning a potential lawsuit involving the sale of the Allen Bennett property.

ACTION - In (7:26 p.m.) - Councilman Wayne Griffin made a motion to go into Executive Session to receive information as stated by the Mayor. Councilman Lee Dumas seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they received the information as stated above.

ACTION - Out (8:50 p.m.) – Councilwoman Kimberly Bookert made a motion to come out of Executive Session. Councilman Wryley Bettis seconded the motion. Motion carried unanimously.

A. Second and Final Reading of Ordinance Number 34-2016

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (ten (10) acres located at the intersections of Wade Hampton Boulevard, Memorial Drive, Spring Street, and Forest Street and identified as Tax Map No. G014000300400, G014000300101, G014000300100, and, G014000305608)

ACTION - Councilman Jay Arrowood made a motion to accept Second and Final Reading of Ordinance Number 34-2016 under the amended terms provided to us tonight by 313 Memorial Drive LLC as part of Project Forest. Councilman Wayne Griffin seconded the motion with the amendments.

Discussion followed.

Councilman Griffin stated "From the very start we tried to be fair with this process and we've tried to do what's right for the citizens of Greer".

Councilman Bettis stated "I'd like to echo Councilman Griffin's comments and say we've been very diligent about the process and I'm very confident about our process".

Councilwoman Bookert stated "I think that we were definitely fair in our process for, during the contractual process".

Councilman Arrowood stated "It has been said we had an offer forced upon us and I think that is furthest from the truth, nothing has ever been forced on this Council. I will stand by that."

VOTE – Motion carried 6-1 with Councilmember Albert voting in opposition.

XII. ADJOURNMENT

8:53 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications:

Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, January 20, 2017.

DRAFT

Category Number: VII.
Item Number: A.



AGENDA
GREER CITY COUNCIL
2/14/2017

Elections Commission

Summary:

Alvetia Williams term expired 12/31/2016 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Elections Commission	1/27/2017	Cover Memo



CITY OF GREER ELECTIONS COMMISSION

Six Year Terms

	Date of Appointment	Term Expiration
Alvetia Williams (Chairman) 11 Seventh Street Greer, SC 29651 Work 308-7429 Cell 434-6210 E-mail vitiawilliams@yahoo.com ***Mailing address: P. O. Box 1871, Greer, SC 29652	November 23, 2010 October 12, 2004	December 31, 2016 December 31, 2010
Mark Turnbull 258 Cornelson Drive Greer, SC 29651 Residence 864-469-6770 Cell 905-0807 E-Mail rhondabrian@yahoo.com	November 13, 2012 November 28, 2006	December 31, 2018 December 31, 2012
Paul Lamb 119 Cotter Lane Greer, SC 29650 Cell 905-0882 E-mail paulhlamb@gmail.com	November 25, 2014 January 13, 2009	December 31, 2020 December 31, 2014

Sec. 2-188. The election commission is specifically exempted from the provisions of this article in view of the requirements as to membership and appointment established by state statutes. (Not subject to seven member appointment ordinance)



AGENDA
GREER CITY COUNCIL
2/14/2017

First Reading of Ordinance Number 2-2017

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ELLS HOLDINGS, LLC LOCATED ON WADE HAMPTON BOULEVARD AND TRYON STREET FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Executive Summary:

Ordinance #02-2017 is a rezoning request for the property located at Wade Hampton and Tryon Street requesting a rezoning from C-3, Highway Commercial District, to DRD, Design Review District. The Planning Commission conducted a public hearing on January 30, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.
Kelli McCormick, AICP, Planner

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 2-2017 Cover Memo	2/8/2017	Cover Memo
▣ Ordinance Number 2-2017	2/8/2017	Ordinance
▣ Ord 2-2017 Exhibit A Map	2/8/2017	Exhibit
▣ Ord 2-2017 Planning Commission Minutes	2/10/2017	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Kelli McCormick, AICP, Planner
Subject: Ordinance #02-2017
Date: February 6, 2017
CC: Tammy Duncan, City Clerk

Ordinance #02-2017 is a rezoning request for the property located at Wade Hampton and Tryon Street requesting a rezoning from C-3, Highway Commercial District, to DRD, Design Review District.

The Planning Commission conducted a public hearing on January 30, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.

ORDINANCE NUMBER 2-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ELLS HOLDINGS, LLC LOCATED ON WADE HAMPTON BOULEVARD AND TRYON STREET FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Ells Holdings, LLC located on Wade Hampton Blvd at Tryon Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G013000102203 containing approximately 7.6 of 8.74 acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of the property and has shown the need for such use to the Greer Planning Commission at a public hearing held on January 30, 2017.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located on Wade Hampton Boulevard and Tryon Street more particularly identified by the attached City of Greer Map specifying

Greenville County Parcel Number G013000102203 containing approximately 7.6 acres attached hereto marked as Exhibit A shall be changed from C-3 (Highway Commercial District) to DRD (Design Review District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: February 14, 2017

Second and
Final Reading: February 28, 2017

Approved as to Form:

John B. Duggan
City Attorney

EXHIBIT

A

To Remain O-D Office District

Subject Property
G013000102203
Acres: 7.6 of 8.74 total

District

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

Ordinance 02-2017

0 125 250 375 500 Feet

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.

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JANUARY 30, 2017**

DOCKET: RZ 2017-01

APPLICANT: Ells Holdings, LLC

PROPERTY LOCATION: Wade Hampton Boulevard at Tryon Street

TAX MAP NUMBER: G013000102203 (portion)

EXISTING ZONING: C-3, Highway Commercial District

REQUEST: DRD, Design Review District

SIZE: 7.6 acres

COMPREHENSIVE PLAN: Transit Oriented District Corridor and Residential Land Use 3

ANALYSIS: RZ 2017-01

RZ 2017-01 is a rezoning request for a portion of one parcel located on Tryon Street with additional frontage on Wade Hampton Boulevard. This property is presently vacant and the request is to rezone the portion of the property on the east side of Tryon Street from C-3, Highway Commercial, to DRD, Design Review District, in order to construct a 48-unit multi-family development. The remainder of the property on the west side of Tryon Street is not part of this rezoning request. That portion of this parcel is zoned O-D, Office District. This section of Tryon Street contains a combination of commercial land uses with commercial zoning fronting Wade Hampton Boulevard, as well as single-family dwellings zoned R-M1, Multi-family Residential, along Tryon Street. There is also property zoned C-2, Commercial, directly south of this site, currently owned by the City of Greer, used for recreation (tennis courts).

Surrounding land uses and zoning include:

North: C-3, Highway Commercial: SunTrust Bank and vacant Office Depot
East: R-M1, Multi-family Residential: Recreation (Greer Recreation Center and tennis courts), multi-family residential housing, and a single-family residence on Canteen Avenue
South: C-2, Commercial: Recreation (tennis courts)
West: O-D, Office District: Remainder of parcel (vacant)

The future land use map in the City's Comprehensive Plan defines Wade Hampton Boulevard in this area as a Transit Oriented Corridor. The parcel itself is also defined as part of the Residential Land Use 3. As such, looking at the request for multi-family at a density of 6.3 units per acre is slightly higher than this community type's recommended minimum density. In addition, being close to and having frontage on a transit corridor would allow the residents access to future transit. The subject parcel is surrounded by commercial and multi-family uses with the exception of several single-family residences, which are zoned for multi-family. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request. A Final Development Plan must also be submitted, reviewed, and approved prior to obtaining any permits for this property to include a detailed landscape plan. The property will have to be subdivided from the portion across Tryon Street before a Final Development Plan can be approved.

STAFF RECOMMENDATION: APPROVAL

ACTION – RZ 2017-01

Motion made by Mr. Martin to approve, seconded by Mr. Hopper
Motion carried 6-0



AGENDA
GREER CITY COUNCIL
2/14/2017

First Reading of Ordinance Number 3-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY SRMC VENTURES LLC LOCATED AT 311 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RS (RESIDENTIAL SUBURBAN) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance #03-2017 is an annexation and zoning request for property located at 311 B Street that is requesting a zoning classification RS, Residential Suburban containing 0.26 portion of 9.69 acres. The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel. Glenn M. Pace, Planning & Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 3-2017 Cover Memo	2/8/2017	Cover Memo
▣ Ordinance Number 3-2017	2/8/2017	Ordinance
▣ Ord 3-2017 Exhibit A Deed	2/8/2017	Exhibit
▣ Ord 3-2017 Exhibit B Plat	2/8/2017	Exhibit
▣ Ord 3-2017 Exhibit C Map	2/8/2017	Exhibit
▣ Ord 3-2017 Exhibit D Flood Map	2/8/2017	Exhibit

Memorandum

To: Mr. Driggers, City Administrator
From: Glenn M. Pace, Planning & Zoning Coordinator
Subject: Ordinance # 03-2017
Date: February 2, 2017
CC: Tammy Duncan, City Clerk

Ordinance #03-2017 is an annexation and zoning request for property located at 311 B Street that is requesting a zoning classification RS, Residential Suburban containing 0.26 portion of 9.69 acres.

The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

ORDINANCE NUMBER 3-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY SRMC VENTURES LLC LOCATED AT 311 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RS (RESIDENTIAL SUBURBAN) FOR SAID PROPERTY

WHEREAS, SRMC Ventures LLC are the owners of property located at 311 B Street, more particularly described in the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto identified as Spartanburg County Parcel No. 9-07-00-058.01 containing approximately .26+/- acres marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0326D attached hereto marked as Exhibit D; and

WHEREAS, the property is currently occupied by zero (0) individuals; and

WHEREAS, SRMC Ventures LLC has petitioned the City of Greer by one hundred percent (100%) petition to annex a 25-foot portion of its property shown in red and gold on the attached map; 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 RS (Residential Suburban); 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 25-foot portion of property shown in red and gold on the attached map owned by SRMC Ventures LLC located at 311 B Street, more particular described on the attached Map as a portion of Spartanburg County Parcel No. 9-07-00-058.01 containing approximately 0.26 +/- acres is hereby annexed into the corporation city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned RS (Residential Suburban) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0326D.

5. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #3.

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:

First Reading: February 14, 2017

Second and
Final Reading: March 14, 2017

Approved as to Form:

John B. Duggan, City Attorney

Block Map No: 9-07-00-058.01

Grantee's Address: 101 E. Wood St.
Spartanburg, SC 29303

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that, **Frank McCleer** for and in consideration of Two hundred ninety-nine thousand four hundred twenty-one and no/100 (\$299,421.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **SRMC Ventures, LLC**:

All that lot, tract or parcel of land located in the County and State aforesaid, on the west side of Westmoreland Road, near intersection with Abner Creek Road, being shown and designated as Tract A, containing 9.69 acres, more or less, as shown on plat of survey made for SRMC Ventures, LLC by B. C. Barber and Associates, Inc., dated November 19, 2003 recorded in Plat Book 156 at Page 186 in the Office of the Register of Deeds for Spartanburg County, to which plat reference is hereby made for a more complete and perfect description.

This being a portion of the property conveyed to Grantor by deed of Frankie Ray McCleer recorded January 5, 1999 in Deed Book 69-D at Page 664 in said Register's Office.

ADDITIONALLY AND ALSO, Grantor intends all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantor of, in, and to the aforescribed property, including without limitation, all right, title and interest, if any, of Grantor, of, in and to any strips or gores of land and any streets or any roads abutting the aforescribed property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining; TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to conditions, covenants, right of ways, easements and restrictions of record.

WITNESS the grantor's(s') hand(s) and seal(s) this 25 day of Nov, 2003.

SIGNED, sealed and delivered
in the presence of:

Mary B. Oleynik
Mary B. Oleynik

Frank McCleer (SEAL)
Frank McCleer

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF SPARTANBURG)

I, Mary B. Oleynik, the undersigned Notary Public, do hereby certify that Frank McCleer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 25 day of Nov, 2003.

Mary B. Oleynik (SEAL)
Notary Public for South Carolina
My commission expires: 5-4-2009



EXHIBIT

C

Subject Property
9-07-00-058.01
25' Strip
Length: 595'
Acres: 0.26

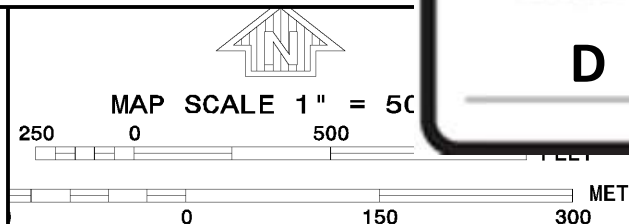
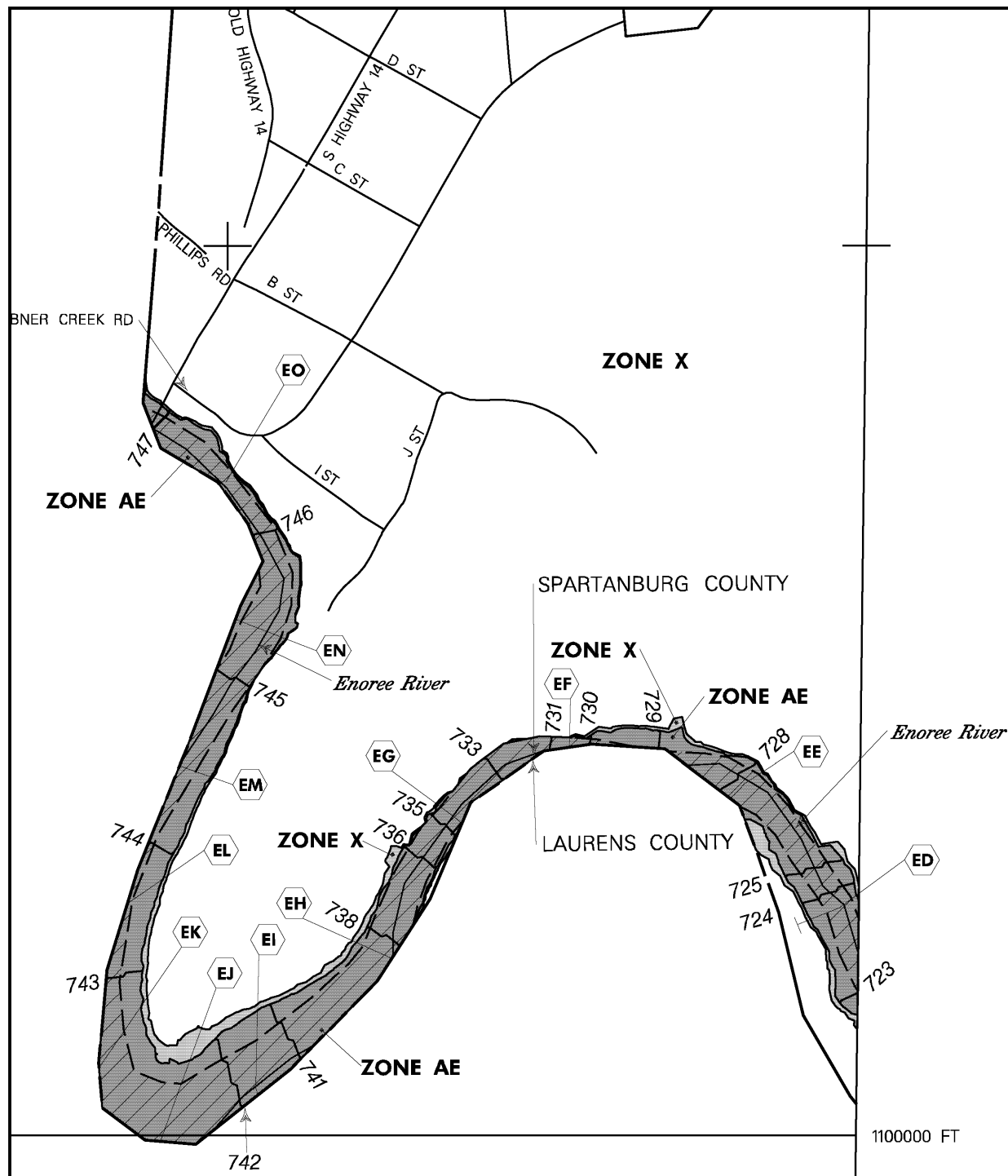
District

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

Ordinance 03-2017

0 125 250 375 500 Feet

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.



NFIP

PANEL 0326D

FIRM **FLOOD INSURANCE RATE MAP**

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 326 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0326	D

Notice to User: The **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
45083C0326D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



AGENDA
GREER CITY COUNCIL
2/14/2017

First Reading of Ordinance Number 4-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK, LLC LOCATED AT 140 OAK SPRINGS DRIVE, 220 J STREET, 240 J STREET, PART OF LOT 122 J STREET, 150 J STREET, AND LOT 8 J STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance #04-2017 is an annexation and zoning request for property located at J Street that is requesting a zoning classification DRD< Design Review District containing 36.97 acres, for the proposed construction of 65 single family dwelling. The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

Glenn M. Pace, Planning & Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 4-2017 Cover Memo	2/8/2017	Cover Memo
▣ Ordinance Number 4-2017	2/10/2017	Ordinance
▣ Ord 4-2017 Exhibit A Title	2/8/2017	Exhibit
▣ Ord 4-2017 Exhibit B-1 Plat	2/8/2017	Exhibit
▣ Ord 4-2017 Exhibit B-2 Plat	2/8/2017	Exhibit
▣ Ord 4-2017 Exhibit B-3 Plat	2/8/2017	Exhibit
▣ Ord 4-2017 Exhibit B-4 Plat	2/8/2017	Exhibit
▣ Ord 4-2017 Exhibit B-5 Plat	2/8/2017	Exhibit
▣ Ord 4-2017 Exhibit B-6 Plat	2/8/2017	Exhibit
▣ Ord 4-2017 Exhibit C	2/10/2017	Exhibit
▣ Ord 4-2017 Exhibit D Flood Map	2/8/2017	Exhibit

Memorandum

To: Mr. Driggers, City Administrator
From: Glenn M. Pace, Planning & Zoning Coordinator
Subject: Ordinance # 04-2017
Date: February 2, 2017
CC: Tammy Duncan, City Clerk

Ordinance #04-2017 is an annexation and zoning request for property located at J Street that is requesting a zoning classification DRD< Design Review District containing 36.97 acres, for the proposed construction of 65 single family dwelling.

The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

ORDINANCE NUMBER 4-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK, LLC LOCATED AT 140 OAK SPRINGS DRIVE, 220 J STREET, 240 J STREET, PART OF LOT 122 J STREET, 150 J STREET, AND LOT 8 J STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, Greenville Office Park, LLC is the owner of properties located at 140 Oak Springs Drive (3.12 acres), 220 J Street (2.45 acres), 240 J Street (0.26 acres), part of lot 122 J Street (4.39 acres), 150 J Street (26.32 acres) and Lot 8 J Street (0.44 acres) 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 Spartanburg County Parcel Numbers 9-07-00-058.03, 9-07-09-100.00, 9-07-09-102.00, 9-07-13-014.01, 9-07-13-015.00 and 9-07-13-005.01 containing approximately 36.97 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0326D attached hereto marked as Exhibit D; and

WHEREAS, the properties currently have three (3) occupants; and

WHEREAS, Greenville Office Park, LLC has petitioned the City of Greer to annex their property 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 owner has 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 36.97 +/- acres of property shown in red on the attached map owned by Greenville Office Park, LLC located at 140 Oak Springs Drive (3.12 acres), 220 J Street (2.45 acres), 240 J Street (0.26 acres), part of lot 122 J Street (4.39 acres), 150 J Street (26.32 acres) and Lot 8 J Street (0.44 acres) more particularly described on the attached map as Spartanburg County Parcel Numbers 9-07-00-058.03, 9-07-09-100.00, 9-07-09-102.00, 9-07-13-014.01, 9-07-13-015.00 and 9-07-13-005.01 are hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF 540 FEET OF B STREET ROADWAY:** 540 feet including entire width of B Street along the edge of the annexed property owned by Greenville Office Parks, LLC as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

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 2 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 45083C0326D.

6. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #3.

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:

First Reading: February 14, 2017

Second and
Final Reading: March 14, 2017

Approved as to Form:

John B. Duggan, City Attorney

Prepared by:
Keable & Brown, PA
109 Laurens Road, Bld. 2, Suite A
Greenville, SC 29607

DEE-2016-52492



DEE BK 113-Z PG 975-979

Recorded 5 Pages on 11/22/2016 11:28:47 AM
Recording Fee: \$12.00 County Taxes: \$1,430.00 State Taxes: \$3,380.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

GRANTEE ADDRESS: 4113 E. North Street, Greenville, SC 29615

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF SPARTANBURG)	

KNOW ALL MEN BY THESE PRESENTS, that **RICK A. SETZER AND SUE LYNN SETZER**, in consideration of One Million Three Hundred Thousand and 00/100 Dollars (\$1,300,000.00) and as part of a 1031 Tax-Free Exchange, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **GREENVILLE OFFICE PARK, LLC**, its successors and assigns, forever, Grantor's Entire Right, Title and Interest in and to the following described property:

SEE EXHIBIT A ATTACHED HERETO

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of way, if any, affecting the above-described property.

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

WITNESS the grantor's hand and seal this 21st day of November, 2016.

SIGNED, sealed and delivered
in the presence of:

Vickie R. Little
Witness 1

Rick A. Setzer
Rick A. Setzer

[Signature]
Witness 2/Notary

Sue Lynn Setzer
Sue Lynn Setzer

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned notary public, hereby certify that **Rick A. Setzer and Sue Lynn Setzer** personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 21st day of November, 2016.

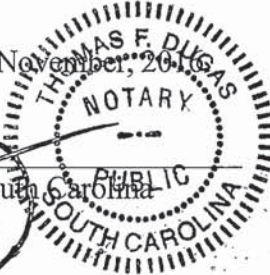
[Signature]
NOTARY PUBLIC for South Carolina
My Commission Expires: _____


EXHIBIT A

Parcel 1: Lot 121, 150 J. Street, Greer, SC, 26.32 acres, more or less

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot 121, containing 26.32 acres, more or less, on "J" Street on a plat entitled "Plat for Rick A. Setzer and Sue Lynn Setzer," dated December 19, 2002 and recorded in Plat Book 153 at Page 472 in the Office of the Register of Deeds for Spartanburg County, SC. Reference to said plat is hereby made for a more complete metes and bounds description.

This being the same property conveyed to Rick A. Setzer and Sue Lynn Setzer by deed of Tommy M. Ward, Lois W. Reid and Linda W. Wood dated December 20, 2002 and recorded December 23, 2002 in Deed Book 77-A at Page 45 in the Office of the Register of Deeds for Spartanburg County, SC.

TMS# 9-07-13-015.00

Parcel 2: J. Street, Greer, SC containing 0.44 acres, more or less

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as a portion of Lot 8, Pelham Mills Village, containing 0.44 acres, more or less, as shown on a plat entitled "Plat for Rick A. Setzer and Sue Lynn Setzer," dated February 13, 2003 and recorded in Plat Book 153 at Page 875 in the Office of the Register of Deeds for Spartanburg County, SC. Reference to said plat is hereby made for a more complete metes and bounds description.

This being the same property conveyed to Rick A. Setzer and Sue Lynn Setzer by deed of Marion Ralph Ward dated March 13, 2003 and recorded March 17, 2003 in Deed Book 77-N at Page 196 in the Office of the Register of Deeds for Spartanburg County, SC.

TMS# 9-07-13-005.01

Parcel 3: p\o Lot 122 J. Street, Greer, SC containing 4.39 acres, more or less

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as 4.39 acres, more or less, part of Lot 122, Pelham Mills Village, shown on a plat entitled "Survey for Rick A. Setzer and Sue Lynn Setzer," dated August 26, 2004 and recorded in Plat Book 156 at Page 767 in the Office of the Register of Deeds for Spartanburg County, SC. Reference to said plat is hereby made for a more complete metes and bounds description.

This being the same property conveyed to Rick A. Setzer and Sue Lynn Setzer by deed of Douglas Edwards and Alicia Edwards dated September 9, 2004 and recorded September 17, 2004 in Deed Book 81-F at Page 147 in the Office of the Register of Deeds for Spartanburg County, SC.

TMS# 9-07-13-014.01

Parcel 4: Lot H, Greer, SC containing 3.70 acres, more or less

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot H, containing 4.3 acres, more or less, on a plat entitled "Survey for Pelham Falls Partnership," dated December 18, 1985 and recorded in Plat Book 95 at Page 760 in the Office of the Register of Deeds for Spartanburg County, SC. Reference to said plat is hereby made for a more complete metes and bounds description.

This being a portion of the property conveyed to Rick A. Setzer and Sue Lynn Setzer by deed of Louise Coker Smith dated June 2, 1981 and recorded June 3, 1981 in Deed Book 48-F at Page 319 in the Office of the Register of Deeds for Spartanburg County, SC.

TMS# 9-08-00-001.00

Parcel 5: Lot 17, 240 J. Street, Greer, SC

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot 17 on a plat of Pelham Mills Village dated October 1939 and having the following metes and bounds:

Beginning at an iron pin on the east side of J Street at the corner of Lot No. 16 and running N. 17-35 E. 64 feet to an iron pin at the corner of J and B Streets; thence with B Street, S. 81-06 E. 161.7 feet to an iron pin; thence S. 17-35 W. 91 feet to an iron pin at the corner of Lot No. 16; thence N. 72-25 W. 160 feet to the beginning corner.

This being the same property conveyed to Rick A. Setzer and Sue Lynn Setzer by deed of Moyses Landeros dated June 28, 2005 and recorded June 29, 2005 in Deed Book 83-J at Page 216 in the Office of the Register of Deeds for Spartanburg County, SC.

TMS# 9-07-09-102.00

Parcel 6: p\o Lot 4, 150 I. Street, Greer, SC, 0.42 acres, more or less

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Part of Lot 4, Pelham Mills Village, containing 0.42 acres, more or less, on a plat entitled "Survey for Rick A. Setzer and Sue Lynn Setzer," dated February 24, 2004 and recorded in Plat Book 155 at Page 680 in the Office of the Register of Deeds for Spartanburg County, SC. Reference to said plat is hereby made for a more complete metes and bounds description.

This being the same property conveyed to Rick A. Setzer and Sue Lynn Setzer by deed of Norma Jean George dated March 4, 2004 and recorded March 9, 2004 in Deed Book 79-W at Page 390 in the Office of the Register of Deeds for Spartanburg County, SC.

TMS# 9-07-13-001.00

PARCELS 7 and 8: Lot 19, 210 B. Street, Greer, SC and p\o Lot 20, 200 B. Street, Greer, SC

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot 19, containing 0.35 acres, more or less, and a portion of Lot 20, containing 0.16 acres, more or less, on "B" Street of Pelham Mill Village Subdivision on a plat entitled "Retracement Plat for Rick A. Setzer and Sue Lynn Setzer," dated August 6, 2012 and recorded in Plat Book 166 at Page 951 in the Office of the Register of Deeds for Spartanburg County, SC. Reference to said plat is hereby made for a more complete metes and bounds description.

This being the same property conveyed to Rick A. Setzer and Sue Lynn Setzer by deed of Jackie R. West dated August 21, 2012 and recorded August 23, 2012 in Deed Book 101-L at Page 340 in the Office of the Register of Deeds for Spartanburg County, SC.

TMS# 9-07-09-091.00 and TMS# 9-07-09-090.00

Parcel 9: 220 J. Street, Greer, SC, 2.45 acres, more or less

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as 2.45 acres, more or less, at the corner of J Street and B Street on a plat prepared for Phil Norris, Dean Norris, Tony Norris, Dale Norris and Tijuana Davis dated February 28, 2012 and recorded in Plat Book 166 at Page 555 in the Office of the Register of Deeds for Spartanburg County, SC. Reference to said plat is hereby made for a more complete metes and bounds description.

This being the same property conveyed to Rick A. Setzer and Sue Lynn Setzer by deed of Phil Norris, Dean Norris, Tony Norris, Dale Norris and Tijuana Davis dated March 21, 2012 and recorded March 22, 2012 in Deed Book 100-J at Page 937 in the Office of the Register of Deeds for Spartanburg County, SC.

TMS# 9-07-09-100.00

Parcel 10: 140 Oaks Springs Dr., Greer, SC, 3.12 acres, more or less

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as 3.12 acres, more or less, on "B" Street Extension on a plat entitled "Plat for Rick A. Setzer and Sue Lynn Setzer," dated July 25, 2006 and recorded in Plat Book 160 at Page 300 in the Office of the Register of Deeds for Spartanburg County, SC. Reference to said plat is hereby made for a more complete metes and bounds description.

This being the same property conveyed to Rick A. Setzer and Sue Lynn Setzer by deed of Douglas Edwards and Alicia Edwards dated August 18, 2006 and recorded August 22, 2006 in Deed Book 86-N at Page 337 in the Office of the Register of Deeds for Spartanburg County, SC.

TMS# 9-07-00-058.03



TMS # 9-07-09-103.00
N/F
BRUCE H. NORRIS ET AL
DB 79X-454

TMS # 9-07-13-014.00
N/F
BRUCE H. NORRIS ET AL
DB 899-837

TMS # 9-07-13-014.01
RICK A & SUE LYNN SETZER
PB 156-127
DB 81F-147

PLAT-1606300

LINE	LENGTH	BEARING
L1	32.58	S54°07'58"E
L2	46.09	S46°46'09"E
L3	25.37	S35°28'39"E
L4	7.43	N79°03'36"W
L5	9.36	S85°11'48"W
L6	9.45	N02°54'00"W
L7	9.46	N31°07'18"E
L8	8.43	N32°34'11"E
L9	8.78	N03°09'10"E
L10	13.05	N25°59'24"W
L11	12.34	N73°42'32"E
L12	24.42	N04°03'34"E
L13	22.49	N07°57'30"E
L14	14.80	N61°48'40"W
L15	8.12	S82°15'26"W
L16	7.68	N17°23'12"W
L17	8.00	N14°00'00"W
L18	13.50	N13°15'00"E
L19	12.35	N31°00'00"E
L20	17.16	N51°00'00"E
L21	54.64	N21°03'35"E
L22	14.62	N08°53'53"E
L23	2.43	N18°56'00"E
L24	21.60	N07°20'00"E



LOCATION MAP (NOT-TO-SCALE)

EXHIBIT

B-1

To Whom It may Concern: Plat as shown is exempt from the Subdivision approval process. It does not guarantee the right of future permits or future subdividing. All other requirements of the Spartanburg County Unified Land Management Ordinance (especially Table 3) and requirements of the Storm Water Management and Sediment Reduction Regulations (#497) of date must be met.

John E. Abell
AUG 22 2006

LEGEND

IPF = Iron pin Found, IPS = Iron Pin Set, RR = Railroad Spike,
N/C = Not a Cap, P/K = P/K or Mag. Nail, OT = Open Top Pipe,
Crimp = Crimped Top Pipe, UP = Utility Pole, LP = Light Pole, WM =
Water Meter, MHT = Manhole, SD = Storm Drain, RCP = Reinforced
Concrete Pipe, CMP = Corrugated Metal Pipe, GV = Gas Valve, WY =
Water Valve, CO = Sanitary Sewer Cleanout

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN
ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS
MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH
CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A
CLASS "1" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY DOES
NOT ENCRUMBER OR ADJOINING PROPERTY AND ADJOINING PROPERTY
DOES NOT ENCRUMBER ON THIS PROPERTY (EXCEPT AS SHOWN) AND
THIS PARCEL IS NOT LOCATED IN A CURRENT DESIGNATED FLOOD
HAZARD AREA. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS &
RESTRICTIONS ON RECORD.

THOMAS P. DOWLING S.C. PLS # 14808

TMS 9-07-00-058.03 & 058.10

3.12 AC. (GROSS INCL. ALL R/W's)

PLAT FOR
**RICK A. SETZER
SUE LYNN SETZER**

NEAR PELHAM COMMUNITY
SPARTANBURG COUNTY, SOUTH CAROLINA

THOMAS P. DOWLING 210 E. PARK AVENUE, GREENVILLE, SC 29601 (864) 370-1556	
PB REF 127-363	
DB REF 899-342	
TMS # 9-07-00-058.03 & 058.10	
DATED 7-25-06	
DRAWN BY SDK	
DWG. # 92-18213	

NOTES:

- ALL IPS AND IPF ARE 5/8" REBAR W/ CAP UNLESS OTHERWISE NOTED.
- REMAINDER TMS 9-07-00-058.03 TO BE COMBINED WITH AND MADE A PART OF TMS 9-07-00-058.06.

TMS # 9-08-00-001.01
N/F
PELHAM FALLS CORP.
PB 95-760
DB 53F-142

1 inch = 50 ft.

PLAT-166 PG 555

PLT-2012-12687
Recorded 1 Pages on 3/22/2012 10:35:01 AM
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register

B-2

NOT TO SCALE

BLUE RIDGE LAND SURVEYING, LLC



N/F
NORMAN D. NORRIS
DB-53-E-371
PB-M-58/59
TAX MAP NO.
9-07-13-009.00

[illegible]

N/F
RICK A. SETZER & SUE LYNN SETZER
DB-81-F-147
DB-60-C-118
PB-74-467
PB-156-767
TAX MAP NO.
9-07-13-014.01

2.45 ACRES
106,683 SQ. FT.
(SUBJECT TO ROAD R/W)

To Nelson & my Concern: Please advise if exempt from the Subdivision approval process. It does not guarantee the right of future permits or future subdividing. All other requirements of the Spartanburg County Unified Land Management Ordinance (especially Table S) and requirements of the Storm Water Management and Sediment Reduction Regulations (#477) of date must be met.

MAR 22 2012

NOTES:
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ORDINANCES, RIGHTS-OF-WAY, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY.
2. ALL IFF/IPS ARE NO. 4 REDAR UNLESS OTHERWISE NOTED.

THIS IS A PLAT SHOWING THE COMBINATION OF TAX MAP NUMBERS 9-07-09-100.00, 9-07-09-101.00, 9-07-09-103.00, AND 9-07-13-014.00. THIS SURVEY WAS REQUESTED BY:

REQUESTED BY: PHIL NORRIS, DEAN NORRIS,
TONY NORRIS, DALE NORRIS AND TIJUANA DAVIS

SCALE: 1" = 40'

TAX MAP	AS SHOWN ABOVE	NEAR PELHAM	SPARTANBURG COUNTY	SOUTH CAROLINA
---------	----------------	-------------	--------------------	----------------

THEIRBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANN M STANDARD

MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY. AS ORDERED BY THE BOARD OF SURVEYING AND MAPPING, 2000.

VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

BLUE RIDGE

LAND SURVEYING, LLC

PO BOX 267

GREER, S.C. 29652

(864) 879-2554

ARNOLD DELL MURPHEY, S.C.P.I.S. NO. 13853 FEB 1961

[illegible]

HERSHEY STATE THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY. THEREIN, ALSO, THERE ARE NO
VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

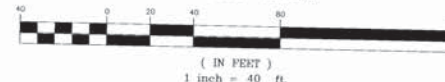
**BLUE RIDGE
LAND SURVEYING, LLC**
PO BOX 267
GREER, S.C. 29652
(864) 879-2554

**BLUE RIDGE
LAND SURVEYING, LLC**
PO BOX 267
GREER, S.C. 29652
(864) 879-2554

ARNOLD DELL MURPHEY, S.C.P.L.S. NO 13853

THIS PROPERTY N/A	
A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. NO. N/A	
BOOK DC	DWG# DM
PROJECT 12004-NORRIS	
DATE FEBRUARY 28, 2005	

GRAPHIC SCALE



LEGEND

[illegible]

DATE AUG 29 2008
CERTIFIED TO BE A TRUE AND CORRECT COPY
OF DOCUMENT ON FILE IN THIS OFFICE
T. J. HARRIS
REGISTER OF DEEDS, GREENVILLE COUNTY

AUG 29 2008

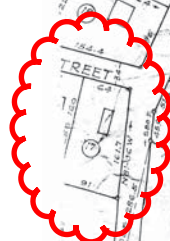
Historical Plat Record
This is a copy of an original, hist
does not exempt the owner from
with the regulations of Sparta

EXHIBIT

B-3

THIS DOCUMENT
MARGINAL
FOR IMAGING

John F. Harris



MAP OF PELHAM MILLS VILLAGE PELHAM S. C.

SCALE OF FEET
0 100 200 300 400

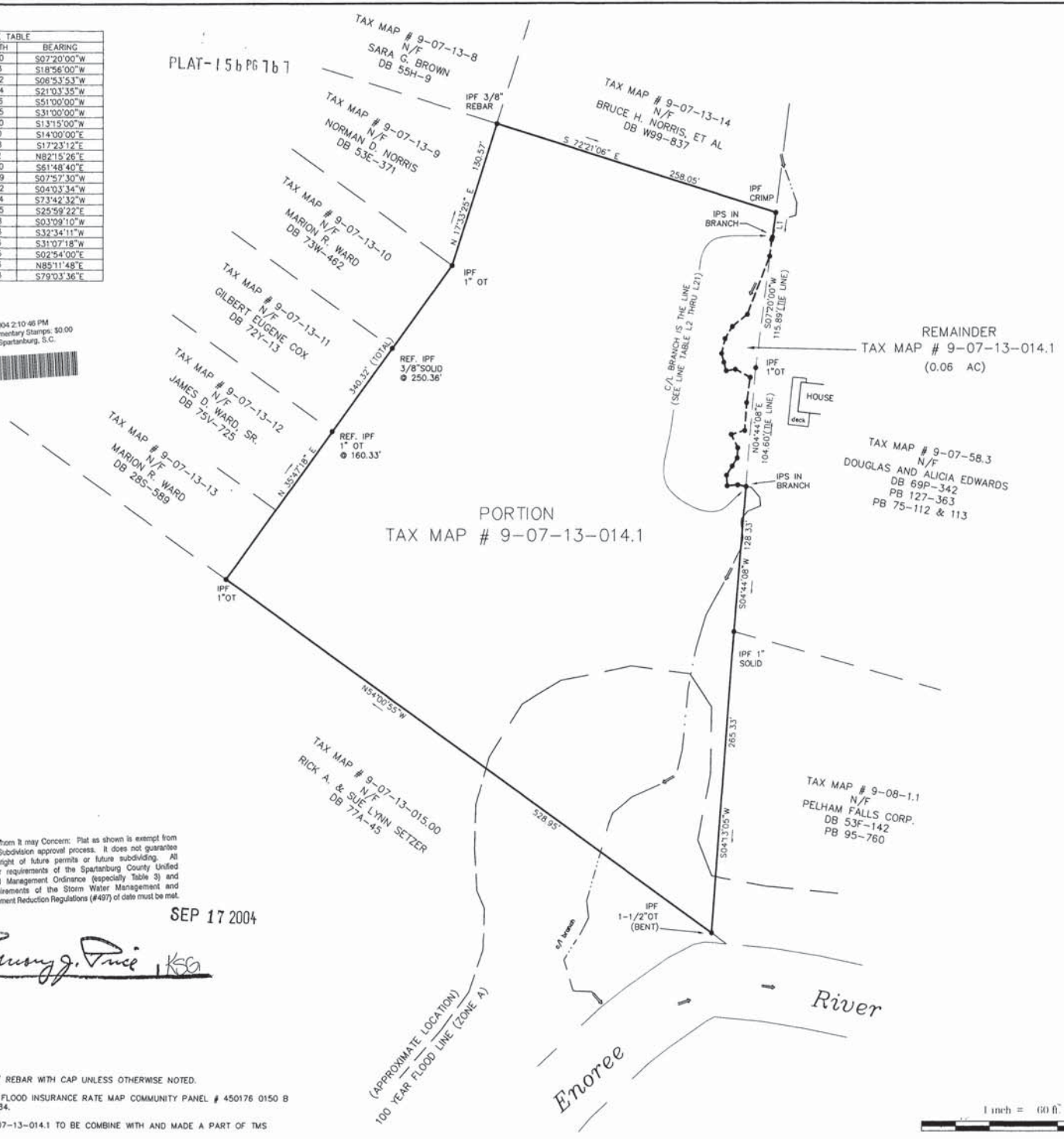
OCT 1939

DALTON & HENRY
GREENVILLE S.C.

Filed for Record of 7/29/1940
And Recorded in Vol. 11, Page 282
J. M. Davis
Register & Co. Greenville County, S.C.
#11547

LINE LABEL	LENGTH	BEARING
L1	21.60	S07°20'00"W
L2	2.43	S18°56'00"W
L3	14.62	S06°53'53"W
L4	54.64	S21°03'35"W
L5	17.16	S51°00'00"W
L6	12.35	S31°00'00"W
L7	13.50	S13°15'00"W
L8	8.00	S14°00'00"E
L9	7.68	S17°23'12"E
L10	8.12	N82°15'26"E
L11	14.80	S61°48'40"E
L12	22.49	S07°57'30"W
L13	24.42	S04°03'34"W
L14	12.34	S73°42'32"W
L15	13.05	S25°59'22"E
L16	8.78	S03°09'10"W
L17	8.43	S32°34'11"W
L18	9.46	S31°07'18"W
L19	9.45	S02°54'00"E
L20	9.36	N85°11'48"E
L21	7.43	S79°03'36"E

PLT-2004-46742
Recorded 1 Pages on 9/17/2004 2:10:46 PM
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



To Whom It May Concern: Plat as shown is exempt from the Subdivision approval process. It does not guarantee the right of future permits or future subdividing. All other requirements of the Spartanburg County Unified Land Management Ordinance (especially Table 3) and requirements of the Storm Water Management and Sediment Reduction Regulations (#497) of date must be met.

SEP 17 2004

Ernst J. Price, KSG

NOTES:

1. ALL IPS ARE 5/8" REBAR WITH CAP UNLESS OTHERWISE NOTED.
2. REFERENCE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 450176 0150 B DATED AUGUST 1 1984.
3. PORTION TMS 9-07-13-014.1 TO BE COMBINE WITH AND MADE A PART OF TMS 9-07-13-015.00

LOCATION MAP (NOT-TO-SCALE)

EXHIBIT

B-4

LEGEND

IPF = Iron pin Found, IPS = Iron Pin Set, RR = Railroad Spike, N/C = Not & Cap, P/A = P/A or Map, Hst. = Open Top Pipe, Crimp = Crimped Top Pipe, LP = Utility Pole, UP = Light Pole, WM = Water Meter, MM = Manhole, SD = Storm Drain, RCP = Reinforced Concrete Pipe, CUP = Corrugated Metal Pipe, CV = Gate Valve, WV = Water Valve, CO = Sanitary Sewer Cleanout

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY DOES NOT ENCRUMBER OR ADJOINING PROPERTY AND ADJOINING PROPERTY DOES NOT ENCRUMBER ON THIS PROPERTY (EXCEPT AS SHOWN) AND THIS PARCEL IS LOCATED IN A CURRENT DESIGNATED FLOOD HAZARD AREA. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS & RESTRICTIONS ON RECORD.

THOMAS P. DOWLING S.C. PLS # 14808

PORTION TMS 9-07-13-014.1
PART LOT 122
PELHAM MILLS VILLAGE

4.39 AC. (GROSS INCL. ALL R/W's)

PLAT FOR

**RICK A. SETZER
SUE LYNN SETZER**

NEAR PELHAM COMMUNITY
SPARTANBURG COUNTY
SOUTH CAROLINA

THOMAS P. DOWLING
210 E. PARK AVENUE
GREENVILLE, SC 29601
(864) 370-1556

PB REF 74-467
DB REF 69P-34
TMS # PT. 9-07-13-14.1
DATED 8-26-04
DRAWN BY SCK
DWG. # 80-77468

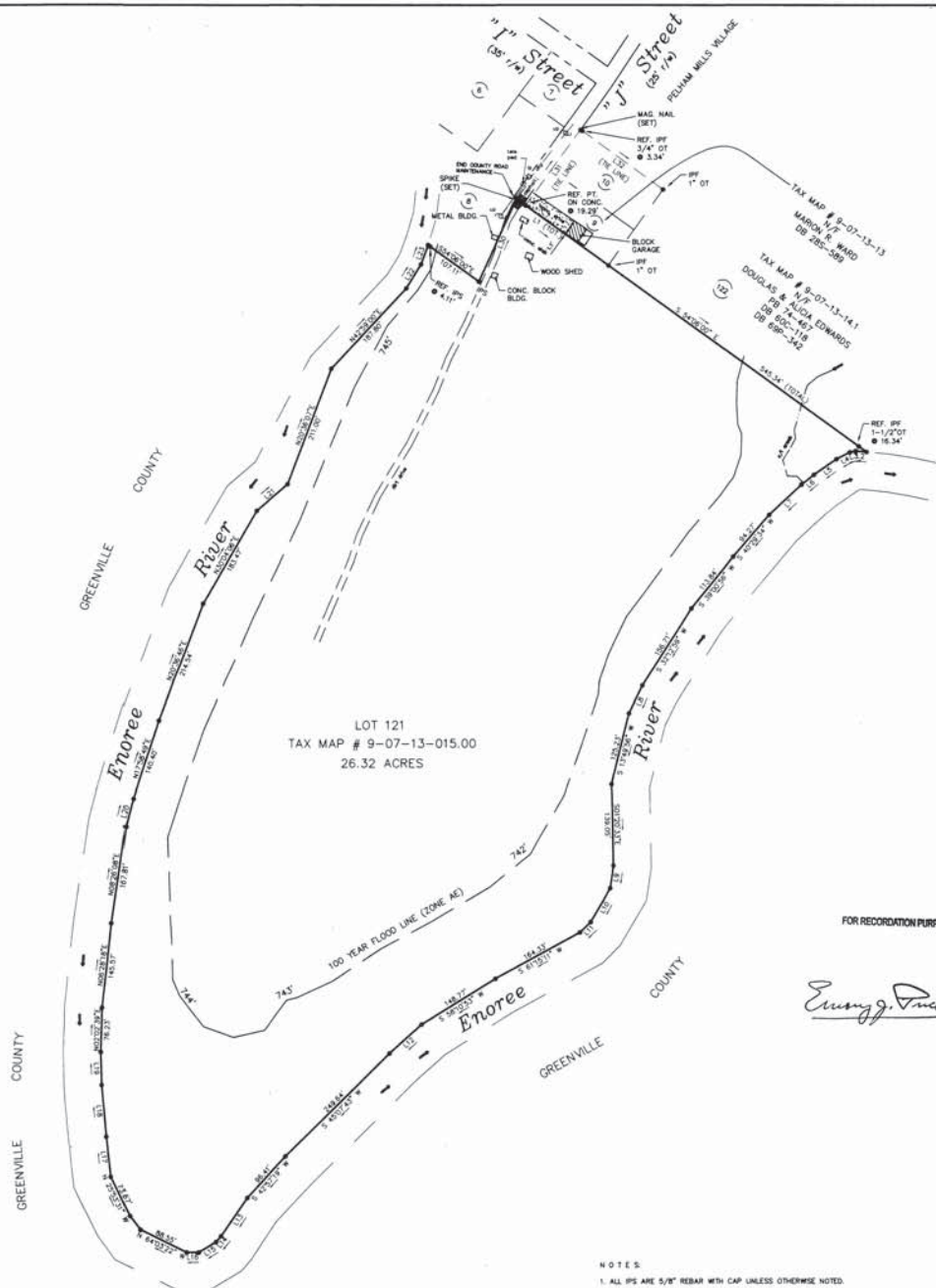


PLAT-153 PG 472

LINE	LENGTH	BEARING
1	194.79	S44°58'00"E
2	18.76	S89°41'36"W
3	10.02	S77°58'40"W
4	25.79	S62°40'39"W
5	47.55	S54°59'36"W
6	27.16	S51°28'52"W
7	25.75	S45°28'36"W
8	52.75	S42°48'15"W
9	39.02	S68°40'40"W
10	17.39	S30°29'44"W
11	25.43	S45°23'03"W
12	71.58	S45°00'18"W
13	79.89	S45°06'21"W
14	12.82	S40°27'47"W
15	14.14	S58°24'21"W
16	20.43	S89°29'32"W
17	19.22	S68°33'06"W
18	89.35	S65°18'15"W
19	56.32	N01°26'20"W
20	49.22	N14°17'56"E
21	89.79	N49°10'44"E
22	48.12	N31°17'16"E
23	35.45	N20°41'25"E
24	155.45	N24°14'00"E
25	165.39	S35°14'00"E
26	174.36	S04°28'30"E

RECORDED
02 DEC 23 AM 11:18
S.M.C.
SPARTANBURG, S.C.

EXHIBIT B-5



FOR RECORDATION PURPOSES ONLY
DEC 23 2002
Erving Price

- NOTES
1. ALL IPS ARE 5/8" REBAR WITH CAP UNLESS OTHERWISE NOTED.
 2. REFERENCE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 45008 D170 B DATED JANUARY 16, 1992.
 3. ALL PROPERTY CORNERS ALONG ENOREE RIVER ARE POINTS ON TOP OF THE RIVER BANK.

SPARTANBURG COUNTY
RECEIVED
DEC 23 2002
PLANNING DEPARTMENT

1 inch = 100 ft

THOMAS P. DOWLING
S.C. PLS # 14888

TMS 9-07-13-015.00
LOT 121
PELHAM MILLS VILLAGE
26.32 AC. (GROSS INCL. ALL R/W's)
PLAT FOR
RICK A. SETZER
SUE LYNN SETZER

NEAR PELHAM COMMUNITY
SPARTANBURG COUNTY, SOUTH CAROLINA

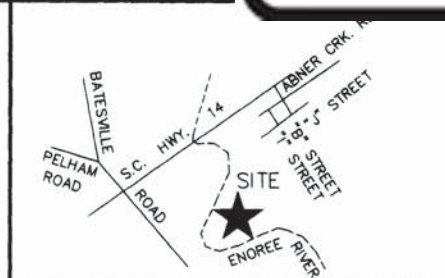
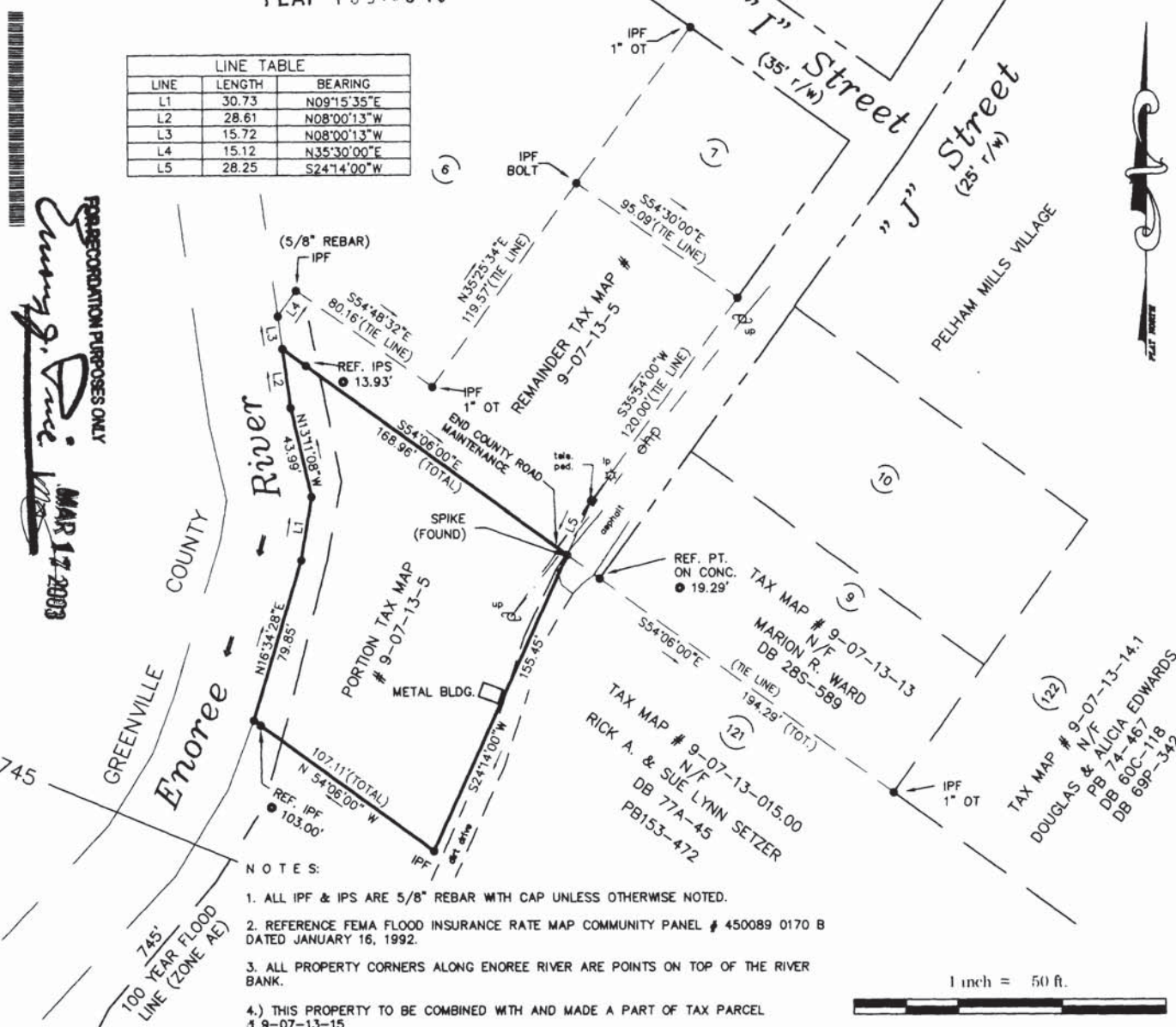
THOMAS P. DOWLING
210 E. PARK AVENUE
GREENVILLE, SC 29601
(864) 370-1506

PLAT # 9-07-13-015.00
DATE 12-19-02
DRAWN BY SKA
CHK. # 88-10864

EXHIBIT

B-6

PLT-2003-11895
Recorded 1 Pages on 3/17/2003 11:15:26 AM
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



LEGEND

IPF = Iron pin Found, IPS = Iron Pin Set, RR = Railroad Spike, N/C = Nail & Cap, P/K = P/K or Mag. Nail, OT = Open Top Pipe, Crimp = Crimped Top Pipe, UP = Utility Pole, LP = Light Pole, WM = Water Meter, MH = Manhole, SD = Storm Drain, RCP = Reinforced Concrete Pipe, CMP = Corrugated Metal Pipe, GV = Gas Valve, WV = Water Valve, CO = Sanitary Sewer Cleanout

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY DOES NOT ENCRONCH ON ADJOINING PROPERTY AND ADJOINING PROPERTY DOES NOT ENCRONCH ON THIS PROPERTY (EXCEPT AS SHOWN) AND THIS PARCEL IS LOCATED IN A CURRENT DESIGNATED FLOOD HAZARD AREA. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS & RESTRICTIONS ON RECORD.

THOMAS P. DOWLING S.C. PLS # 14808

PORTION TMS 9-07-13-5
LOT 8
PELHAM MILLS VILLAGE

0.44 AC. (GROSS INCL. ALL R/W's)

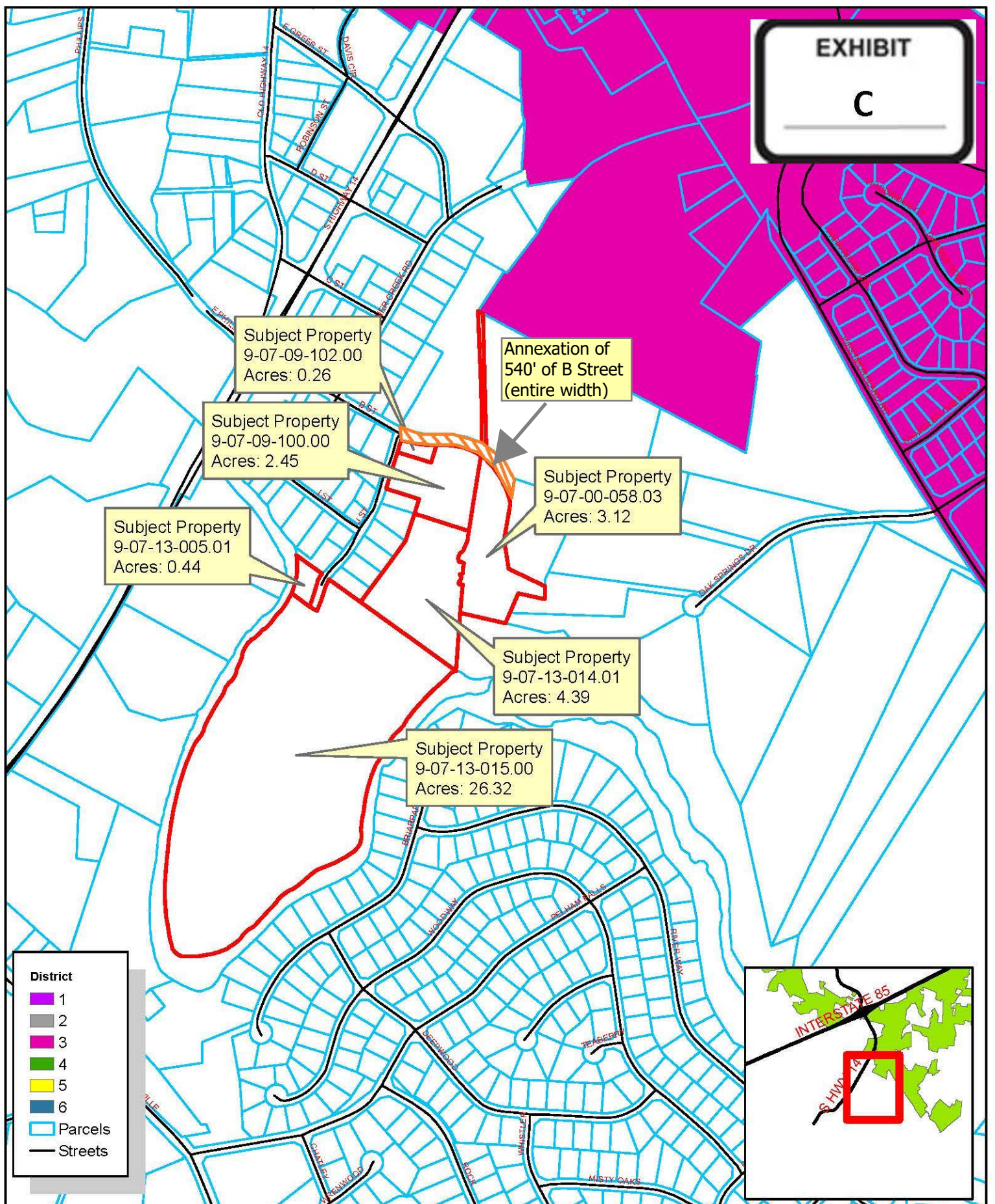
PLAT FOR
RICK A. SETZER
SUE LYNN SETZER

NEAR PELHAM COMMUNITY
SPARTANBURG COUNTY, SOUTH CAROLINA

THOMAS P. DOWLING 210 E. PARK AVENUE GREENVILLE, SC 29601 (864) 370-1556	
PB REF	M-58859 (G'VILLE CO.)
DB REF	684-284
TMS # PART	9-07-13-5
DATED	2-13-03
DRAWN BY	SDK
DWG. #	68-70964

EXHIBIT

C



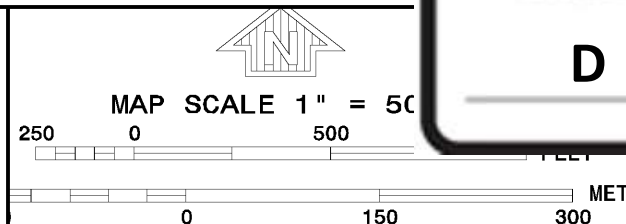
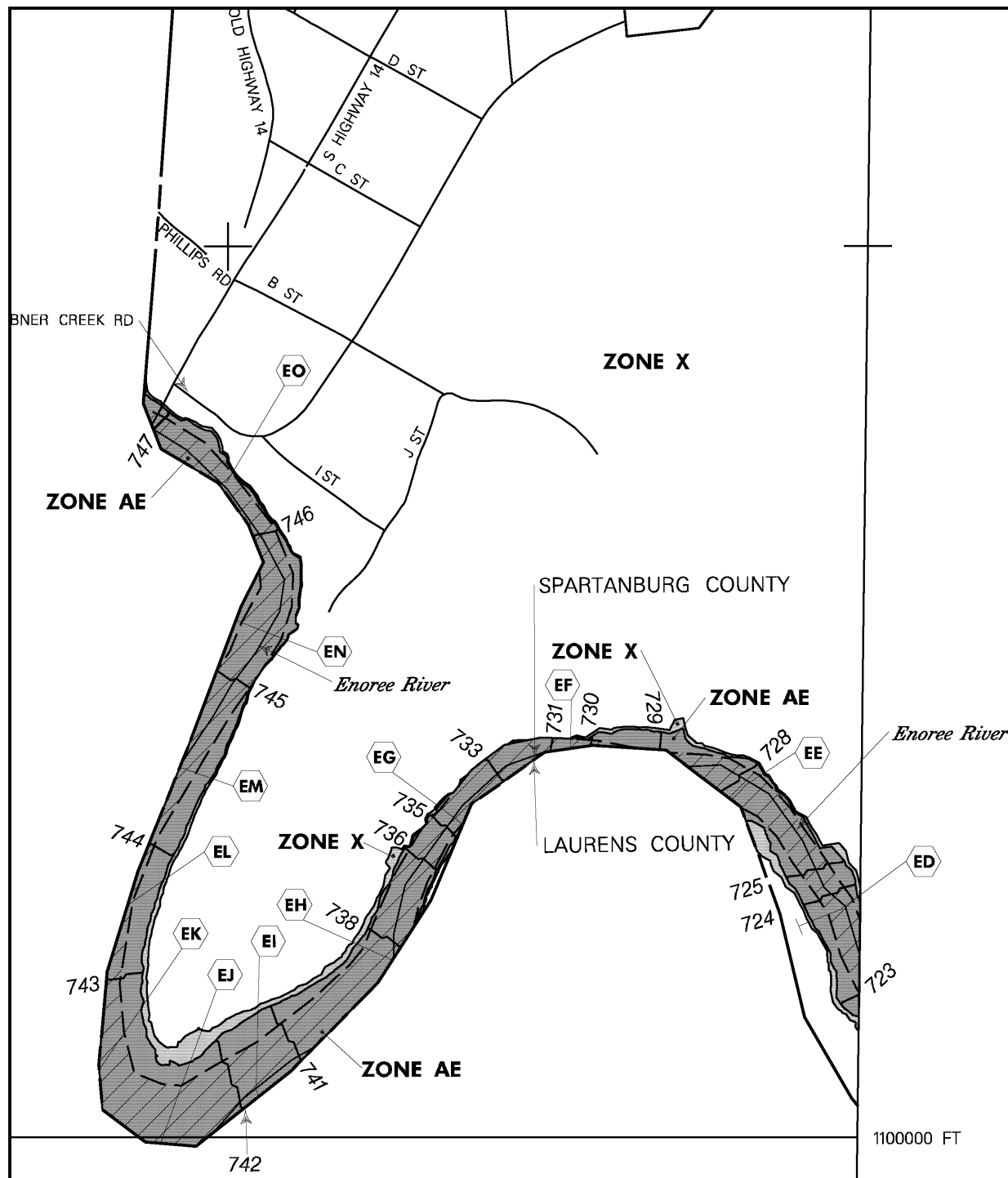
Ordinance 04-2017



0 250 500 750 1,000 Feet

Created 2/3/2017 by City of Greer GIS

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.



NFIP

PANEL 0326D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 326 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0326	D

Notice to User: The 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
45083C0326D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



AGENDA
GREER CITY COUNCIL
2/14/2017

First Reading of Ordinance Number 5-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JONES AVENUE PARTNERS, LLC LOCATED ON JONES AVENUE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance #05-2017 is an annexation and zoning request for property located at Jones Avenue that is requesting a zoning classification RM-2, Residential Multi-Family containing 1.2 acres, for the proposed construction of storm water detention for townhome project to the south. The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

Glenn M. Pace, Planning & Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 5-2017 Cover Memo	2/8/2017	Cover Memo
▣ Ordinance Number 5-2017	2/8/2017	Ordinance
▣ Ord 5-2017 Exhibit A Deed	2/8/2017	Exhibit
▣ Ord 5-2017 Exhibit B-1 Plat	2/8/2017	Exhibit
▣ Ord 5-2017 Exhibit B-2 Plat	2/8/2017	Exhibit
▣ Ord 5-2017 Exhibit C Map	2/8/2017	Exhibit
▣ Ord 5-2017 Exhibit D Flood Map	2/8/2017	Exhibit

Memorandum

To: Mr. Driggers, City Administrator
From: Glenn M. Pace, Planning & Zoning Coordinator
Subject: Ordinance # 05-2017
Date: February 3, 2017
CC: Tammy Duncan, City Clerk

Ordinance #05-2017 is an annexation and zoning request for property located at Jones Avenue that is requesting a zoning classification RM-2, Residential Multi-Family containing 1.2 acres, for the proposed construction of storm water detention for townhome project to the south.

The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

ORDINANCE NUMBER 5-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JONES AVENUE PARTNERS, LLC LOCATED ON JONES AVENUE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY) FOR SAID PROPERTY

WHEREAS, Jones Avenue Partners, LLC are the owners of property located on Jones Avenue 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 G006000101000 containing approximately 1.2 +/- 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, Jones Avenue 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 RM-2 (Residential Multi-Family); 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 1.2 +/- acres of property shown in red on the attached map owned by Jones Avenue Partners, LLC located on Jones Avenue more particularly described on the attached map as Greenville County Parcel Number G00600010100 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 577.18 FEET AND ENTIRE WIDTH OF 40 FEET OF JONES AVENUE ROADWAY: 577.18 feet and entire width of 40 feet of Jones Avenue along the edge of the annexed property owned by Jones Avenue Partners, LLC as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned RM-2 (Residential Multi-Family) 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 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 #3.

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:

First Reading: February 14, 2017

Second and
Final Reading: March 14, 2017

Approved as to Form:

John B. Duggan, City Attorney

DEED BY A CORPORATION OR PARTNERSHIP

EXHIBIT

A

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS: That "Two B's" & "Three G's" b y J&K, LLC, (Grantor/s) for and in consideration of the sum of **Six Hundred Thousand and No/100 (\$600,000.00) Dollars**, to the Grantor herein paid, the receipt of which is hereby acknowledged has granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto **Jones Avenue Partners, LLC, their heirs and assigns forever**, (Grantee) the following property:

All that certain piece, parcel or lot of land, located in County of Greenville, State of South Carolina, and being known as "25.022 acres on Jones Avenue" as shown on Plat entitled "Survey for Jones Avenue Partners, LLC" prepared by 3D Land Surveying, Inc., on 06/07/07 and recorded in Greenville County on 7-20-07 in Plat Book 1645 at Page 15. Reference to said plat for a metes and bounds description.

For derivation of title see Deed of Jones Avenue Properties Holdings, LLC recorded in County on 11/20/01 in Deed Book 1974 at Page 969.

GRANTEES MAILING ADDRESS: **101-A Regency Commons Dr., Greer, SC 29650**

TMS#: **G006000101000**

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident appertaining.

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

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

Any reference in this instrument to the plural shall include the singular, 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.



2007072425

DEED
2 PGS

Book DE 2279 Page 1652-1653

July 20, 2007 12 38 51

Cons. \$600,000 00

Rec \$10 00

Cnty Tax \$660 00

State Tax \$1,560 00

FILED IN GREENVILLE COUNTY, SC

- **IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in its name by its undersigned officer(s) or partner(s) and its seal to be hereto affixed.

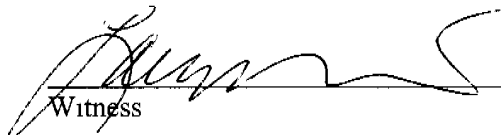
DATE: 07/12/07

Signed, Sealed and Delivered

in the Presence of:

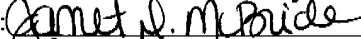


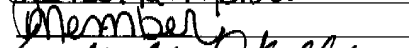

Witness



Witness

"Two B's" & "Three G's" b y J&K, LLC

By: 

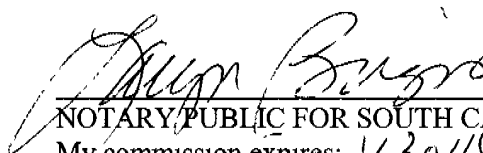
Its: 


STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

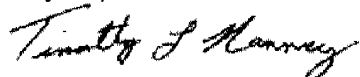
The foregoing instrument was acknowledged by Grantor before me this 12th day of July, 2007.



NOTARY PUBLIC FOR SOUTH CAROLINA

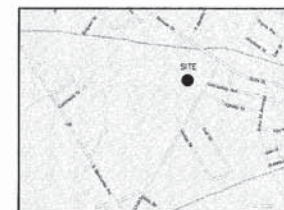
My commission expires: 1/30/16

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
 2007072425 Book: DE 2279 Page: 1652-1653
 July 20, 2007 12 38.51

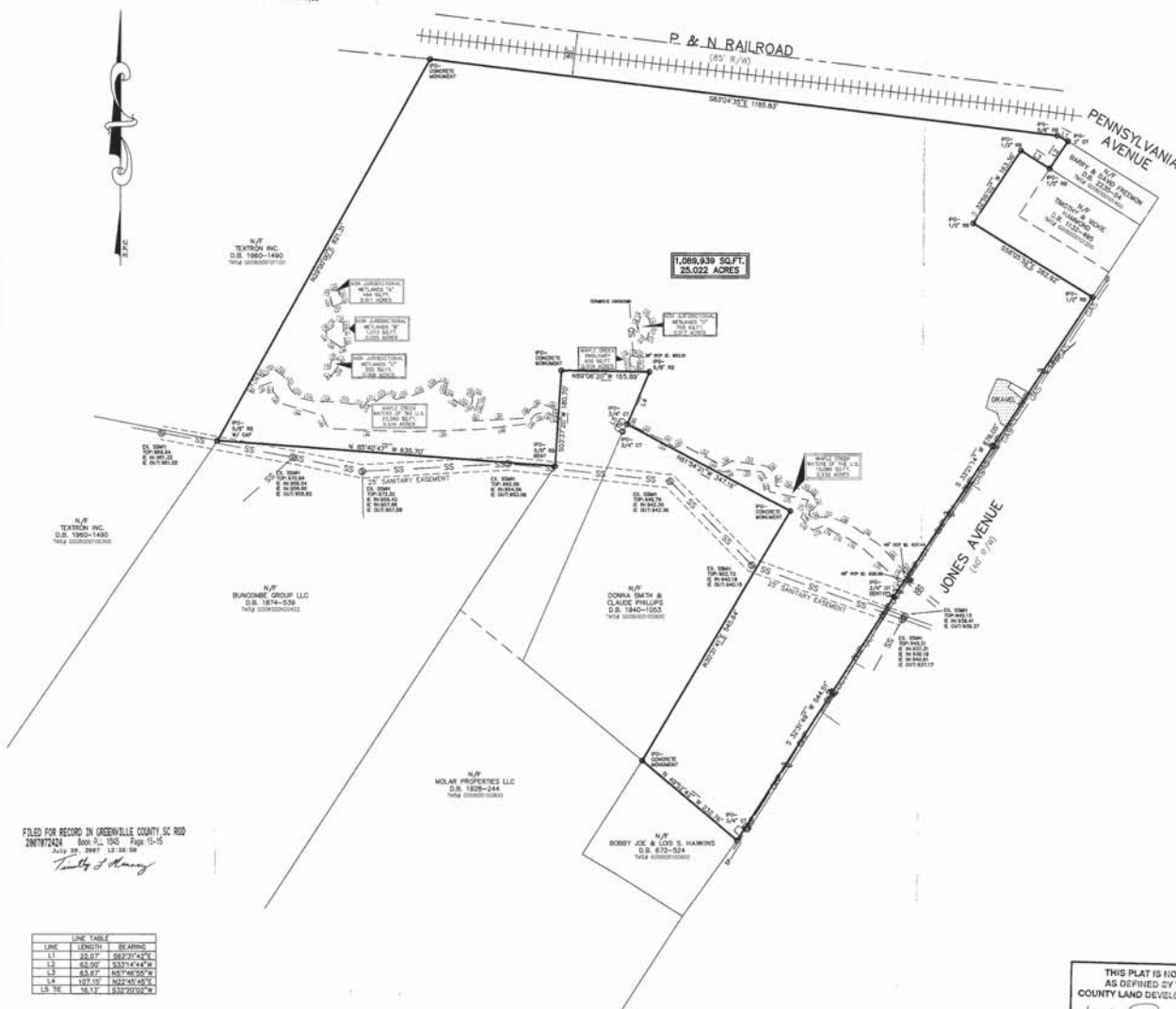


2007072424 PLAT/LI
1 PG
Book P/L 1045 Page 15-15
July 28, 2007 12:35:00
Rec \$10.00 Only Tax \$0.00 State Tax \$0.00
FILED IN GREENVILLE COUNTY, SC

B-1



LOCATION MAP



REF.	BANKING		MORTGAGE LENDING	
	LINE	BARING	LINE	BARING
17	13.01	13.01	13.01	13.01
17	13.10	13.023075	13.1	13.01
18	13.04	13.04	13.04	13.04
18	13.05	13.05	13.05	13.05
18	13.06	13.06	13.06	13.06
18	13.07	13.07	13.07	13.07
18	13.08	13.08	13.08	13.08
18	13.09	13.09	13.09	13.09
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18	14.99	14.99	14.99	14.99
18	15.00	15.00	15.00	15.00

1" = 100'

100 0 100 200

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.

THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE GREENVILLE
COUNTY LAND DEVELOPMENT REGULATIONS

7/20/07 Patricia E. Webb
DATE AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY PLANNING COMMISSION

**3D
LAND
SURVEYING,
INC.**
P.O. BOX 4404
CHESAPEAKE, VA 22024
(864) 275-2027
info@3dswi.net

SEARCHED BY TIPPY	DATE 6-7-07
Reception/Issue	Date

-CIV	-CABLE TV
-X	-CHAIN LINK F
-FOC	-FIBER OPTIC
-GAS	-GAS LINE
-OHP	-OVERHEAD P
-OHT	-OVERHEAD T
-SD	-STORM DRAIN
-SS	-SANITARY SE
-UGP	-UNDERGROUND
-UGT	-UNDERGROUND
-W	-WATER LINE

ND

LECO
INFORMED CONC PIPE
HANT OF WAY
ORM DRAIN
ETARY SENDER
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BL	BULK
CL	CLIN
CM	COMB
CT	CTRM
DE	DEPR
EP	EDGE
IPG	IRON
SPS	IRON
MAL	NAIL
OT	OPEN
RE	RECL

SURVEY FOR
JONES AVENUE PARTNERS, LLC
JONES AVENUE
GREENVILLE COUNTY, SOUTH CAROLINA

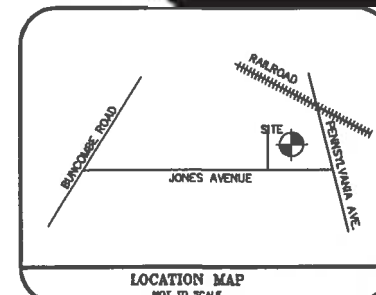
ISSN 0013-7944	1974-696
PLP 0013	39V-20
ISSN 0013-7944	G006000101000

NOTES EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND Delineation OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.



EXHIBIT

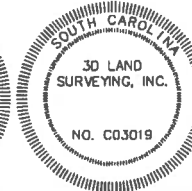
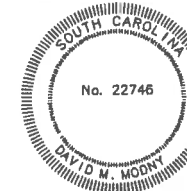
B-2



OWNER: JUSTIN	DATE: 1-16-15	DEED BOOK: 2279-1652
CROSS REF: DMM	DATE: 1-15-16	PLAT BOOK:
FIELD CROSS: N/A	DATE: N/A	DEED PROJECT #: 3D-090216
TAX MAP: G006000101000		
DATE:	DATE:	DATE:
DATE:	DATE:	DATE:

SURVEY FOR
JONES AVENUE PARTNERS, LLC
 JONES AVENUE
 GREENVILLE COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.L.R.M. FLOOD HAZARD AREA.



LEGEND

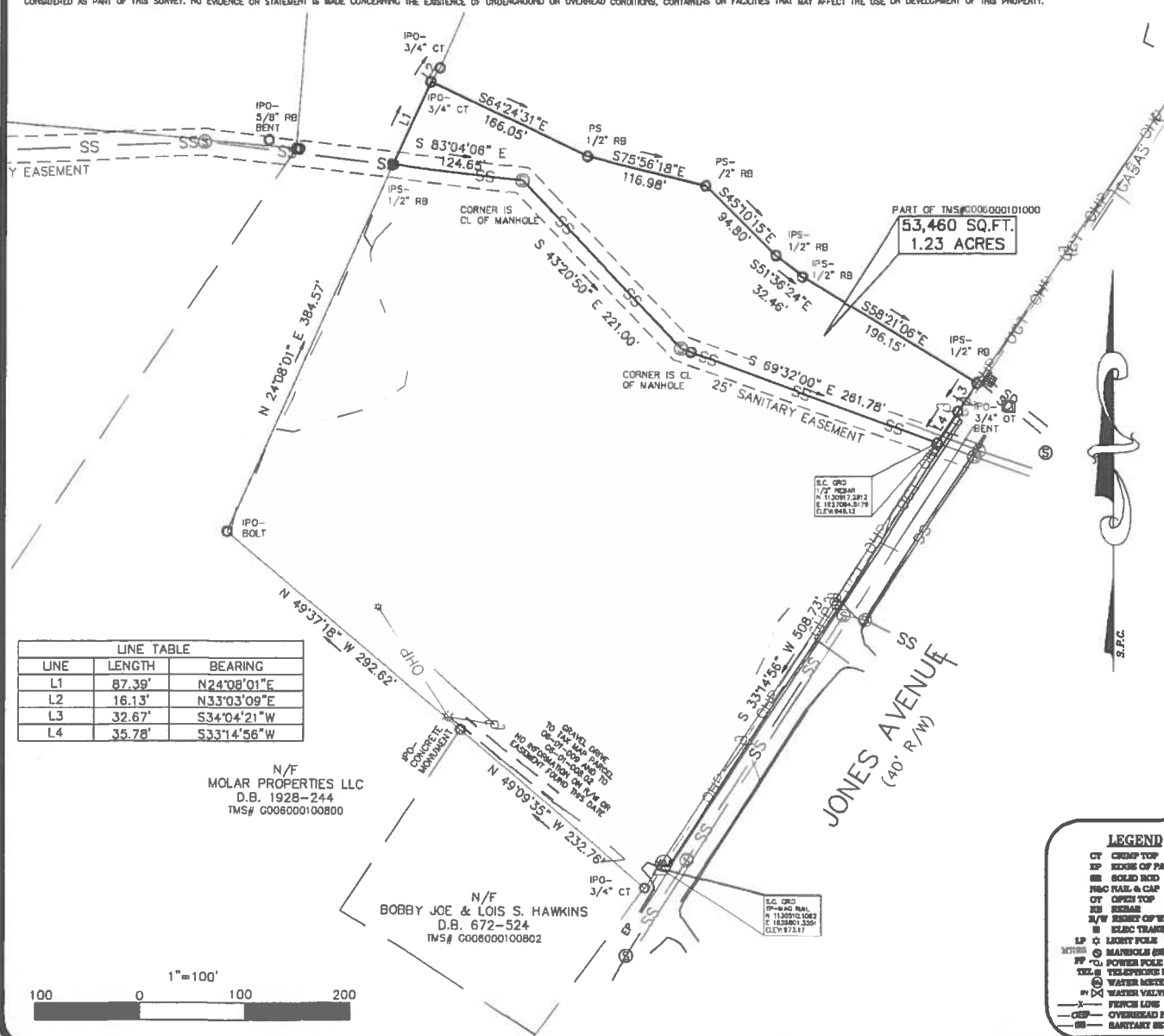
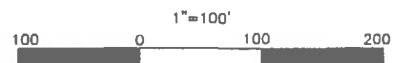
CT	CURB TOP
EP	EDGE OF PAVEMENT
BR	BUILDING
RM	RAILROAD
OT	OPEN TOP
RS	REBAR
R/W	RIGHT-OF-WAY
SS	SEWER
SP	SPRINKLER
PP	POWER POLE
TEL	TELEPHONE
WV	WATER VALVE
W	WATER
CEP	CURB EDGE
SB	SEWER

LINE TABLE

LINE	LENGTH	BEARING
L1	87.39'	N24°08'01"E
L2	16.13'	N33°03'09"E
L3	32.67'	S34°04'21"W
L4	35.78'	S33°14'56"W

N/F
 MOLAR PROPERTIES LLC
 D.B. 1928-244
 TMS# G006000100800

N/F
 BOBBY JOE & LOIS S. HAWKINS
 D.B. 672-524
 TMS# C006000100802



EXHIBIT

C

To Remain In Greenville County
Greenville County Zoning: I-1 Industrial

Subject Property
G006000101000
Acres: 1.2 of 25.002 total

Subject Right of Way
577.18' of Jones Ave

District

- 1
- 2
- 3
- 4
- 5
- 6

Parcels
Streets

Ordinance 05-2017

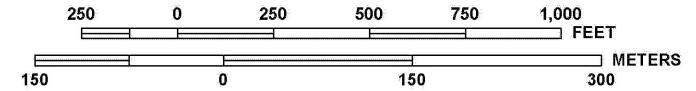
0 125 250 375 500
Feet

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" = 500



NFIP

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:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
GREENVILLE COUNTY	450089	0361	E
GREER, CITY OF	450200	0361	E

Notice to User: The 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.

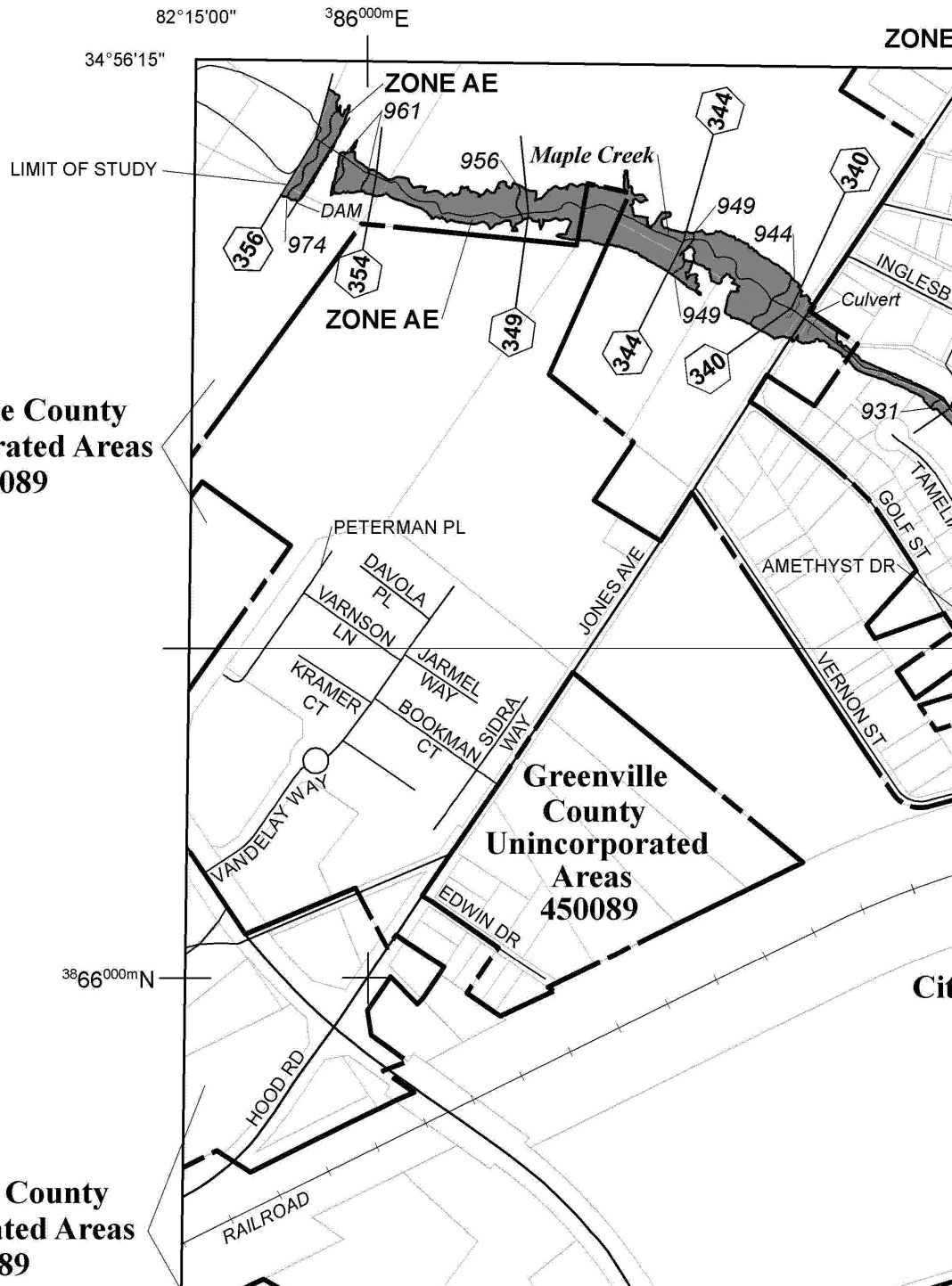


**MAP NUMBER
45045C0361E**

**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/>.



**Greenville County
Unincorporated Areas
450089**

**Greenville County
Unincorporated Areas
450089**



AGENDA
GREER CITY COUNCIL
2/14/2017

First Reading of Ordinance Number 6-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERN T. MILLER, DARLENE T. DOCKINS, JEFFERY WADE THOMPSON AND DENISE THOMPSON BARRETT LOCATED AT 3006 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance #06-2017 is an annexation and zoning request for property located at 3006 Brushy Creek Road that is requesting a zoning classification DRD, Design Review District containing 14.5 acres, for the proposed construction of 40 townhome units The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

Glenn M. Pace, Planning & Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
❑ Ord 6-2017 Cover Memo	2/8/2017	Cover Memo
❑ Ordinance Number 6-2017	2/8/2017	Ordinance
❑ Ord 6-2017 Exhibit A Deed	2/8/2017	Exhibit
❑ Ord 6-2017 Exhibit B Plat	2/8/2017	Exhibit
❑ Ord 6-2017 Exhibit C Map	2/8/2017	Exhibit
❑ Ord 6-2017 Exhibit D Flood Map	2/8/2017	Exhibit

Memorandum

To: Mr. Driggers, City Administrator
From: Glenn M. Pace, Planning & Zoning Coordinator
Subject: Ordinance # 06-2017
Date: February 3, 2017
CC: Tammy Duncan, City Clerk

Ordinance #06-2017 is an annexation and zoning request for property located at 3006 Brushy Creek Road that is requesting a zoning classification DRD, Design Review District containing 14.5 acres, for the proposed construction of 40 townhome units

The Planning Commission will conduct a public hearing on February 20, 2017 for the zoning of this parcel.

ORDINANCE NUMBER 6-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERN T. MILLER, DARLENE T. DOCKINS, JEFFERY WADE THOMPSON AND DENISE THOMPSON BARRETT LOCATED AT 3006 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, LaVern T. Miller, Darlene T. Dockins, Jeffery Wade Thompson and Denise Thompson Barrett are the owners of property located at 3006 Brushy Creek 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 Number T035000101100 containing approximately 14.5 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0342E attached hereto marked as Exhibit D; and

WHEREAS, the property currently has two (2) occupants; and

WHEREAS, LaVern T. Miller, Darlene T. Dockins, Jeffery Wade Thompson and Denise Thompson Barrett have 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 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 14.5 +/- acres of property shown in red on the attached map owned by LaVern T. Miller, Darlene T. Dockins, Jeffery Wade Thompson and Denise Thompson Barrett located at 3006 Brushy Creek Road more particularly described on the attached map as Greenville County Parcel Number T035000101100 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 277 FEET OF BRUSHY CREEK ROAD (S-23-166) ROADWAY: 277 feet of Brushy Creek Road along the edge of the annexed property owned by LaVern T. Miller, Darlene T. Dockins, Jeffery Wade Thompson and Denise Thompson Barrett as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

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 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 45045C0342E.

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:

First Reading: February 14, 2017

Second and
Final Reading: March 14, 2017

Approved as to Form:

John B. Duggan, City Attorney

STATE OF SOUTH CAROLINA

PROBATE COURT

COUNTY OF GREENVILLE

IN THE MATTER OF: CLARA LOUISE THOMPSON, Deceased

CASE NUMBER: 2013ES2301449

DEED OF DISTRIBUTION

WHEREAS, the decedent died on January 5, 2005; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina in File #2013ES2301449; and,

WHEREAS, the grantees herein are either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

LaVerne T. Miller (1/3 interest)
418 Alexander Rd.
Greer, SC 29650

Jeffrey Wade Thompson (1/6 interest)
122 Aristides St.
St. Dunedin, FL 34698

Darlene T. Dockins (1/3 interest)
426 Alexander Rd.
Greer, SC 29650

Denise Thompson Barrett (1/6 interest)
826 Mosteller Dr.
Greer, SC 29651

all the Decedent's right, title, and interest in and to the following described property:

A portion of (14.5 acres, more or less) of ALL that piece, parcel or lot of land lying in the Brushy Creek section and about three miles southwest from the city of Greer, in Chick Springs Township, Greenville County, State of S.C., the same being shown by a plat of the property of Thomas Earl Thompson made by H.S. Brockman and dated July 11, 1950, and recorded in Vol. X Page. 118, RMC Office for Greenville County.

2013100351 DEED/DIST
3 PGS
Book DE 2435 Page 3313-3315
December 02, 2013 10 04 26 AM
Rec \$10 00 Cnty Tax \$0 00 State Tax \$0 00
FILED IN GREENVILLE COUNTY, SC

This is a portion of same property conveyed to Thomas Earl Thompson by deed dated July 11, 1950 and recorded July 17, 1950 in Deed Book 414 at Page 119. Thomas Earl Thompson died testate on October 14, 1984, and by way of his Estate filed in Estate No. 84ES2301362, this same property was conveyed to Clara Louise J. Thompson.

Tax Map No.: T035000101100

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

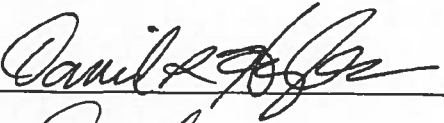
TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the parties named on Page 1, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, on this 22 day of November, 2013.

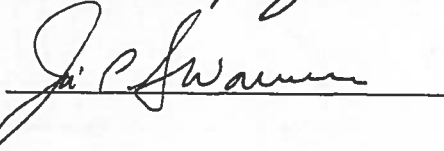
SIGNED, SEALED AND DELIVERD
IN THE PRESENCE OF:

Estate of: CLARA LOUISE THOMPSON

Witness:



Witness:



by Signature:


LaVerne T. Miller

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that s/he with the other witness above witnessed the execution thereof.

Sworn to before me this 22nd day of

November 2013.

J. L. Swann
Notary Public for South Carolina

My Commission Expires: 9-25-2022

Witness Signature:

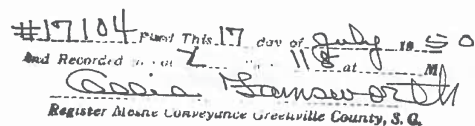
David L. Hylton

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD

2013100351 Book: DE 2435 Page: 3313-3315

December 02, 2013 10 04:25 AM

Timothy J. Hanney



EXHIBIT

C

Subject Right of Way
277' of S-23-166

Subject Property
T035000101100
Acres: 14.5

District

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

Ordinance 06-2017

0 125 250 375 500
Feet

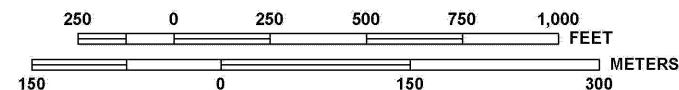
The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983 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" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342E

FIRM

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

PANEL 342 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
GREENVILLE COUNTY	450089	0342	E
GREER, CITY OF	450200	0342	E

Notice to User: The **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.

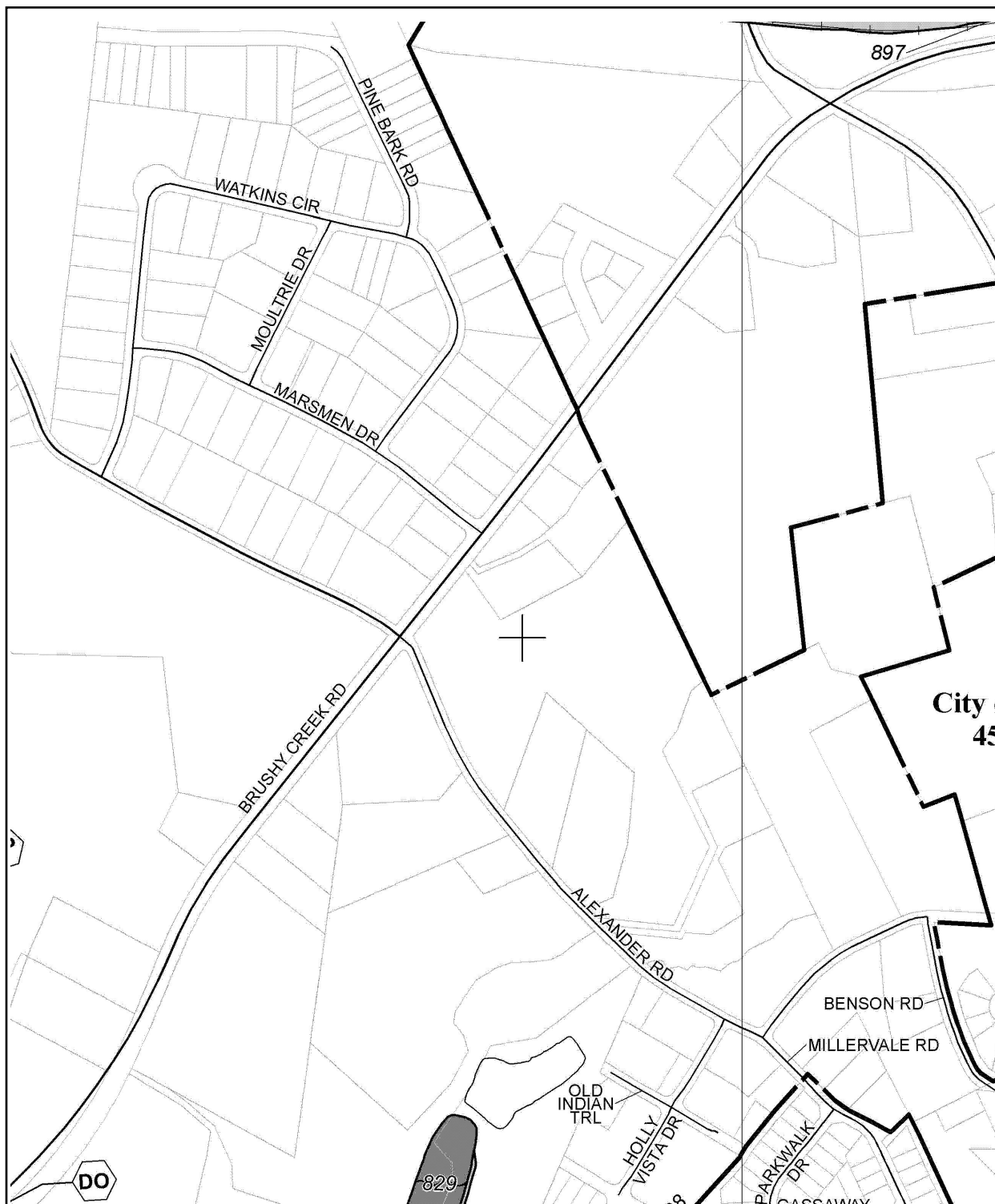


**MAP NUMBER
45045C0342E**

**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/>.





AGENDA
GREER CITY COUNCIL
2/14/2017

First Reading of Ordinance Number 7-2017

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY HUONG T. TRAN AND MAI THO P. TRAN LOCATED AT 813 NORTH MAIN STREET FROM R-12 (RESIDENTIAL DISTRICT - SINGLE FAMILY) TO C-2 (COMMERCIAL DISTRICT). (Action Required)

Executive Summary:

Ordinance Number 7-2017 is a rezoning request for the property located at 813 North Main Street requesting a zoning classification of C2, Commercial District. The Planning Commission conducted a public hearing on November 21, 2016 for the zoning of this parcel. The Planning Commission motioned to approve.
Kelli McCormick, AICP, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Ord 7-2017 Cover Memo	2/8/2017	Cover Memo
❑ Ordinance Number 7-2017	2/8/2017	Ordinance
❑ Ord 7-2017 Exhibit A Map	2/8/2017	Exhibit

Memorandum

To: Mr. Driggers, City Administrator

From: Kelli McCormick, AICP, Planner

Subject: Ordinance #07-2017

Date: February 8, 2017

CC: Tammy Duncan, City Clerk

Ordinance #07-2017 is a rezoning request for the property located at 813 North Main Street requesting a zoning classification of C2, Commercial District.

The Planning Commission conducted a public hearing on November 21, 2016 for the zoning of this parcel. The Planning Commission motioned to approve.

ORDINANCE NUMBER 7-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY HUONG T. TRAN AND MAI THO P. TRAN LOCATED AT 813 NORTH MAIN STREET FROM R-12 (RESIDENTIAL DISTRICT - SINGLE FAMILY) TO C-2 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Huong T. Tran and Mai Tho P. Tran located at 813 North Main Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G018000402200 and G018000402100 containing approximately 0.315 acres attached hereto marked as Exhibit A.

1. The owners desire to change the zoning classification of the properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on November 20, 2016.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to C-2 (Commercial District).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of the properties located at 813 North Main Street and more particularly identified by the attached City of Greer Map specifying Greenville

County Parcel Numbers G018000402200 and G018000402100 containing approximately 0.315 acres attached hereto marked as Exhibit A shall be changed from R-12 (Residential District - Single Family) to C-2 (Commercial District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: February 14, 2017

Second and
Final Reading: February 28, 2017

Approved as to Form:

John B. Duggan
City Attorney

EXHIBIT

A

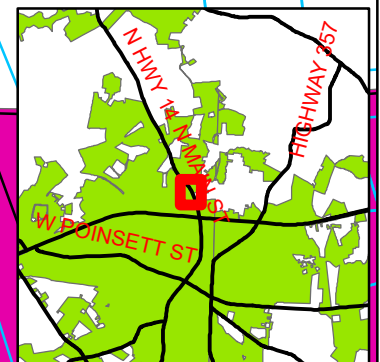
Subject Properties
G018000402200
G018000402100
Acres: 0.315

District

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

Ordinance 07-2017

0 50 100 150 200 Feet



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