



**AGENDA  
GREER CITY COUNCIL**

**May 9, 2017**

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

**6:30 PM**

**COUNCIL REGULAR MEETING**

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**I. CALL TO ORDER OF REGULAR MEETING**

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

**A. Councilman Jay Arrowood**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. April 25, 2017  
(Action Required)**

**VI. SPECIAL RECOGNITION**

**A. David Scott, Zachary Pearce, Donald Thomas, Kyle Underwood**

**B. Building Safety Month**

**VII. PRESENTATION**

**A. Dorian Flowers, Fire Chief will present his annual report**

**VIII. ADMINISTRATOR'S REPORT**

**A. Ed Driggers, City Administrator**

**IX. NEW BUSINESS**

**A. Bid Summary - Playground Mulch  
Bid results will be presented for Playground Mulch for Eight (8) Play  
Structure Locations. Approval is requested to award the bid. (Action**

**Required)**

**Ann Cunningham, Director of Parks and Recreation.**

**B. First Reading of Ordinance Number 13-2017**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY JEFFREY SNOW AND KRISTA TERRY LOCATED ON SUBER MILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-5 (GARDEN HOMES) FOR SAID PROPERTY (Action Required)**

**Ordinance #13-2017 is an annexation and zoning request for property located on Suber Mill Road requesting a zoning classification of R-5, Garden Homes containing 15.46 acres. The property is currently vacant and is proposed to become a single-family residential subdivision. The Planning Commission will conduct a public hearing on May 15, 2017 for the zoning of this parcel. Kelli McCormick, Planner**

**C. First Reading of Ordinance Number 14-2017**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY HER WILL, LLC. LOCATED ON HIGHWAY 14 AND MITCHELL DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY (Action Required)**

**Ordinance #14-2017 is an annexation and zoning request for property located on S Highway 14 and Mitchell Drive requesting a zoning classification of DRD, Design Review District. The parcel for annexation is 7.19 acres. The entire property for development is 7.85 acres, but it includes a parcel that is already in the City of Greer. This parcel is being rezoned as well. The property is currently vacant and is proposed to become a single-family attached residential townhome subdivision. The Planning Commission will conduct a public hearing on May 15, 2017 for the zoning of this parcel. Kelli McCormick, Planner**

**X. EXECUTIVE SESSION**

**Council may take action on matters discussed in executive session.**

**XI. 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**  
5/9/2017

**Councilman Jay Arrowood**

**ATTACHMENTS:**

Description	Upload Date	Type
□ Invocation Schedule	4/26/2017	Backup Material



**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**  
**5/9/2017**

**April 25, 2017**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
☐ April 25, 2017 Council Meeting Minutes	5/5/2017	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL April 25, 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**

Mayor Rick Danner

### **III. INVOCATION**

Mayor Rick Danner

### **IV. PUBLIC FORUM**

No one signed up to speak

### **V. MINUTES OF THE COUNCIL MEETING**

April 11, 2017

**ACTION** - Councilman Wryley Bettis made a motion that the minutes of April 11, 2017 be received as written. Councilwoman Judy Albert seconded the motion.

**VOTE** - Motion carried unanimously.

### **VI. SPECIAL RECOGNITION**

- A.** In recognition of eleven years of dedicated service to the City of Greer Mayor Rick Danner and Greer City Council presented Hazel Poston with a Certificate of Appreciation and a gift upon her retirement May 1, 2017.
- B.** Mayor Rick Danner and Greer City Council presented Officer Sarah Anderson with a gift in recognition of her receipt of the J. P. Strom Awards from the South Carolina Criminal Justice Academy. Officer Anderson graduated first in her class.

### **VII. DEPARTMENTAL REPORTS**

- A.** Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Report for **March 2017** were included in the packet for informational purposes.

**Finance**

David Seifert, Chief Financial Officer presented the Financial Report for the period ending March 31, 2017. (Attached)

General Fund Cash Balance: \$12,986,177.

General Fund Revenue: \$16,550,824.

General Fund Expenditures: \$14,030,028.

Revenue Benchmark Variance: \$1,717,577.

Expenditure Benchmark Variance: \$1,143,095.

Overall Benchmark Variance: \$2,860,672.

The City is 13% under budget during this time period.

Hospitality Fund Cash Balance: \$1,980,509.

Storm Water Fund Cash Balance: \$1,151,922.

**Public Services**

John (Skipper) Burns, Director of Public Services provided highlights from his March 2017 Activity Report.

**VIII. ADMINISTRATOR'S REPORT**

Ed Driggers, City Administrator presented the following:

**Hail Storm** – to date we have issued 995 repair permits. We are working diligently making sure we have licensed contractors in our community who provide fair service to the residents of our community.

**International Festival** – was held Saturday, April 22<sup>nd</sup> in City Park. We estimate approximately four thousand (4000) people were in attendance. Twenty (20) vendors participated as well as twenty (20) performers.

**Tube Dude** – will be here this week to deliver the first eight (8) commissioned pieces. Installation will begin next week. You will see those appear in the community next week. We have the option to commission eight (8) more pieces of we choose.

**Sidewalk Project** – we have approximately seventy (70) feet of sidewalk on Moore Street to finish. Brushy Creek Road sidewalk project should be finished this week as well.

**Fire Department** – is engaging in a strategic planning process for their department.

**Police Department** – Citizens Police Academy graduated a class last week. This program continues to grow and thrive in the community.

**Caliber Ridge** – is 100% occupied.

**Spartanburg Police Officer** – a Spartanburg Police Officer lost his life last week in a traffic accident. Our Police Department donated \$5000.00 to the Officer's family from the Softball Tournament they hold every year to assist families of fallen officers.

**Family Fest** – will be held Friday and Saturday, May 5<sup>th</sup> and 6<sup>th</sup> in downtown Greer. We are a sponsor of this event. Additional information will be forthcoming.

### **Executive Session**

Mr. Driggers stated he had no items for consideration during Executive Session.

Mayor Danner thanked the Events Staff for their efforts during the International Festival.

## **IX. NEW BUSINESS**

### **A. First and Final Reading of Resolution Number 6-2017**

**A RESOLUTION PURSUANT TO SECTION 4-1-170(C), CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, CONSENTING TO THE PLACEMENT OF CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF GREER IN A JOINT INDUSTRIAL AND BUSINESS PARK OF SPARTANBURG AND CHEROKEE COUNTIES.**

Reno Deaton, Executive Director of Greer Development Corporation presented the request.

**ACTION** - Councilman Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 6-2017. Councilman Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

### **B. First and Final Reading of Resolution Number 7-2017**

**A RESOLUTION CERTIFYING 1316 WEST WADE HAMPTON BOULEVARD AS AN ABANDONED BUILDING SITE IN CITY OF GREER, SOUTH CAROLINA**

Reno Deaton, Executive Director of Greer Development Corporation presented the request.

**ACTION** - Councilman Wayne Griffin made a motion to approve First and Final Reading of Resolution Number 7-2017. Councilman Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

### **C. First Reading of Ordinance Number 12-2017**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY BURDETTE & BRUCE PROPERTIES, LLC LOCATED AT 519 MILFORD CHURCH ROAD BY ONE HUNDRED PERCENT PETITION; AND**



**TO ESTABLISH A ZONING CLASSIFICATION OF PD (PLANNED DEVELOPMENT) FOR SAID PROPERTY**

Kelli W. McCormick, AICP presented the request.

**ACTION** - Councilman Lee Dumas made a motion approve First Reading of Ordinance Number 12-2017. Councilwoman Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**D. Review and Approval of Accommodations Tax Advisory Committee Recommendations**

David Seifert, Chief Financial Officer presented the request. The committee recommended approving the following projects: HereInGreer.com in the amount \$10,000.00, Greer Children's Theater/Greer Cultural Arts in the amount of \$4000.00 and Continued Renovation of Center for the Arts in the amount of \$11,250.00. (attachment)

**ACTION** - Councilwoman Judy Albert made a motion to approve HereInGreer.com in the amount \$10,000.00, Greer Children's Theater/Greer Cultural Arts in the amount of \$4000.00 and Continued Renovation of Center for the Arts in the amount of \$11,250.00. Councilwoman Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**X. EXECUTIVE SESSION**

Mayor Rick Danner stated an Executive Session was not needed.

**XI. ADJOURNMENT**

7:13 P.M.

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Richard W. Danner, Mayor

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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, April 21, 2017.

**Category Number: VI.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**5/9/2017**

**David Scott, Zachary Pearce, Donald Thomus, Kyle Underwood**

**Category Number: IX.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**5/9/2017**

**Bid Summary - Playground Mulch**

**Summary:**

Bid results will be presented for Playground Mulch for Eight (8) Play Structure Locations. Approval is requested to award the bid. (Action Required)  
Ann Cunningham, Director of Parks and Recreation.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Bid Summary - Playground Mulch	5/5/2017	Backup Material

**CITY OF GREER – 2017 Mulch for the City of Greer  
Opening at 11:30A.M., April 26, 2017**

<b>Bid No.</b>	<b>Contractor Name</b>	<b>Paperwork y/n</b>	<b>Bid Bond y/n</b>	<b>Business License y/n</b>	<b>Liability Insurance</b>	<b>Bid Amount</b>
<b>1</b>	Bliss Products & Services, Inc.	Y	N/A	N	N	\$16,313.20
<b>2</b>						
<b>3</b>						
<b>4</b>						
<b>5</b>						
<b>6</b>						
<b>7</b>						
<b>8</b>						
<b>9</b>						



**AGENDA**  
**GREER CITY COUNCIL**  
**5/9/2017**

**First Reading of Ordinance Number 13-2017**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY JEFFREY SNOW AND KRISTA TERRY LOCATED ON SUBER MILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-5 (GARDEN HOMES) FOR SAID PROPERTY (Action Required)

**Executive Summary:**

Ordinance #13-2017 is an annexation and zoning request for property located on Suber Mill Road requesting a zoning classification of R-5, Garden Homes containing 15.46 acres. The property is currently vacant and is proposed to become a single-family residential subdivision. The Planning Commission will conduct a public hearing on May 15, 2017 for the zoning of this parcel.

Kelli McCormick, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 13-2017 Cover Memo	5/5/2017	Cover Memo
▣ Ordinance Number 13-2017	5/5/2017	Ordinance
▣ Exhibit A Title	5/5/2017	Exhibit
▣ Exhibit B Plat	5/5/2017	Exhibit
▣ Exhibit B-2 Plat	5/5/2017	Exhibit
▣ Exhibit C Map	5/5/2017	Exhibit
▣ Exhibit D Flood Map	5/5/2017	Exhibit

# Memorandum

**To:** Mr. Ed Driggers, City Administrator

**From:** Kelli McCormick, AICP, Planner

**Subject:** Ordinance #13-2017

**Date:** May 3, 2017

**CC:** Tammy Duncan, City Clerk

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Ordinance #13-2017 is an annexation and zoning request for property located on Suber Mill Road requesting a zoning classification of R-5, Garden Homes containing 15.46 acres. The property is currently vacant and is proposed to become a single-family residential subdivision.

The Planning Commission will conduct a public hearing on May 15, 2017 for the zoning of this parcel.

**ORDINANCE NUMBER 13-2017**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY JEFFREY SNOW AND KRISTA TERRY LOCATED ON SUBER MILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-5 (GARDEN HOMES) FOR SAID PROPERTY**

**WHEREAS**, Jeffrey Snow and Krista Terry are the owners of properties located on Suber Mill Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Numbers G006000300500 and G006000300901 containing approximately 15.46 +/- 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 properties currently have zero (0) occupants; and

**WHEREAS**, Jeffrey Snow and Krista Terry have petitioned the City of Greer to annex their properties by one-hundred percent (100%) petition; and

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

**WHEREAS**, the property owners have requested that the subject property be zoned R-5 (Garden Homes); 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 15.46 +/- acres of property shown in red on the attached map owned by Jeffrey Snow and Krista Terry located on Suber Mill Road more particularly described on the attached map as Greenville County Parcel Numbers G006000300500 and G006000300901 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 614 FEET OF SUBER MILL ROAD ROADWAY: 614 feet of Suber Mill Road along the edge of the annexed properties owned by Jeffrey Snow and Krista Terry as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced properties shall be zoned R-5 (Garden Homes) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. FUTURE LAND USE MAP: The above reference properties shall be designated as Residential Land Use 2 and 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 properties shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor



**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: May 9, 2017

Second and  
Final Reading: May 23, 2017

Approved as to Form:

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John B. Duggan, City Attorney



March 12, 2010 11 29:53 AM  
Rec:\$10 00 Cnty Tax:\$0 00 Stat:

201001603

Book:DE 23

FILED IN GREENVILLE COUNT

PROBAT

EXHIBIT

A

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

IN THE MATTER OF ESTATE OF

JAMES PAUL WOOD – DECEASED  
CASE NO. 2009ES2300840

**DEED OF DISTRIBUTION**

**WHEREAS**, the decedent died on 4/16/09 and,

**WHEREAS**, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina, in File 2009ES2300840 and,

**WHEREAS**, The grantee herein is 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:

Name:	Krista W. Terry	and	Jeffrey F. Snow
Address:	1880 Suber Mill Road		207 Colony Road
	Greer, SC 29650		Taylors, SC 29687

all the decedent's interest in the following described property:

See "Exhibit A" attached.

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 said Premises/Property belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular, the said Premises/Property unto the said , his/her heirs and assigns forever.

**Property Can Not Be Transferred**

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent; has executed this Deed, this 10 day of MARCH, 2010

Estate of: JAMES PAUL WOOD

by Signature: Jeffrey F. Snow

Jeffrey F. Snow

Personal Representative

SIGNED, SEALED, PUBLISHED AND DECLARED IN THE PRESENCE OF:

Witness: [Signature]

Witness: [Signature]

STATE OF SOUTH CAROLINA )

PROBATE

COUNTY OF GREENVILLE )

PERSONALLY appeared before me Ronald G. Bruce and made oath that he/she saw the within named Personal Representative sign, seal, and as his act and deed, deliver the within written Deed, and that he/she with JAM BRUCE witnessed the execution thereof.

SWORN to before me this 10 day of MARCH, 2010.

Witness Signature: [Signature]

Notary Public for South Carolina

My Commission Expires: 8-31-14

**EXHIBIT A**

ALL that piece parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract C, 11.09 acres and Tract D, 3.99 acres as shown on a Survey Property of Hettie B. Wood Estate, by Tri-State Surveyors, and recorded in Plat Book 19-Z, Page 84, ROD Office for Greenville County. Reference is made to said plat for the metes and bounds of said property.

TMS # G6-3-5

ALSO:

ALL that piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 1.00 Acre on a Survey for JAMES P. WOOD ESTATE, made by Chapman Surveying Co., Inc., dated February 24, 2010, to be recorded herewith. Reference is made to said Survey for the metes and bounds of said property.

TMS: # G6-3-5.01

Deed Book 1893, Page 486,

Deed Book 854, Page 17

Deed Book 1435, Page 707

Deed Book 522, Page 503

Plat 19-Z, Page 84

ALSO:

ALL that piece parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 15.35 Acres as shown on Survey for JAMES P. WOOD ESTATE, by Chapman Surveying Co., Inc., dated February 24, 2010, to be recorded herewith. Reference is made to said Survey for the metes and bounds of said property.

TMS # Pt. Tax Map G6-3-9.01

Deed Book 1893, Page 486

Deed Book 453, Page 308

Deed Book 854, Page 17

Deed Book 1435, Page 707

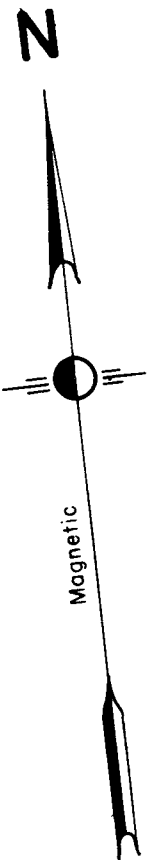
Deed Book 522, Page 503

Plat Book 19-Z, Page 84

This Conveyance is made subject to all easements, conditions, covenants, rights-of-ways, if any, appearing of record on the premises or on the recorded plat which may affect the property herein above described.

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2010016035 Book: DE 2369 Page: 3029-3031  
March 12, 2010 11:29:53 AM

*Timothy J. Manney*



CERTIFICATE OF APPROVAL FOR RECORDING

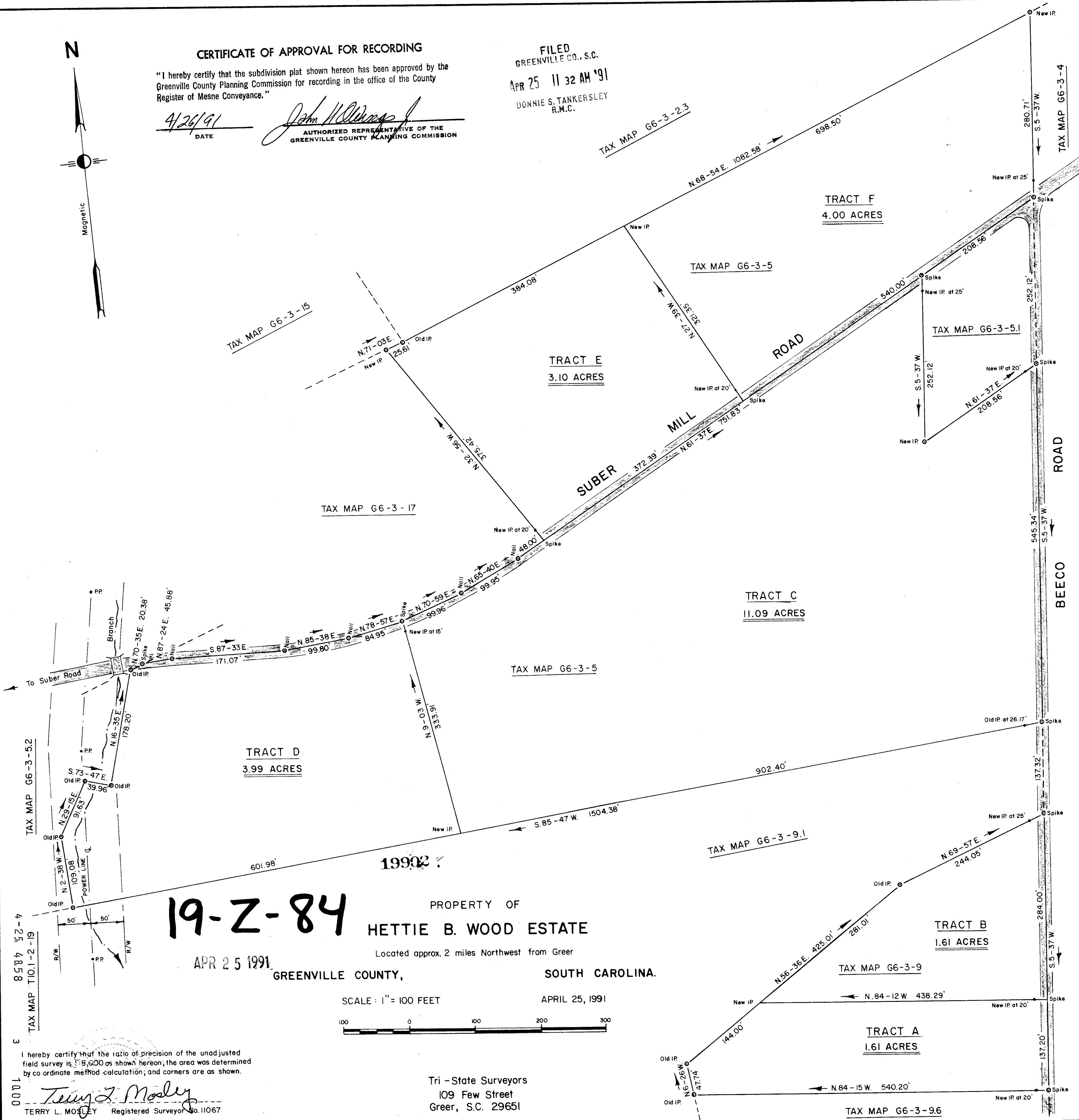
"I hereby certify that the subdivision plat shown hereon has been approved by the Greenville County Planning Commission for recording in the office of the County Register of Mesne Conveyance."

4/26/91  
DATE

*John H. Williams*  
AUTHORIZED REPRESENTATIVE OF THE  
GREENVILLE COUNTY PLANNING COMMISSION

FILED  
GREENVILLE CO., S.C.  
APR 25 11 32 AM '91  
DONNIE S. TANKERSLEY  
R.M.C.

EXHIBIT  
B



I hereby certify that the ratio of precision of the unadjusted field survey is 1:8,000 as shown hereon; the area was determined by coordinate method calculation; and corners are as shown.  
*Terry L. Mosley*  
TERRY L. MOSLEY Registered Surveyor No. 11067

Tri-State Surveyors  
109 Few Street  
Greer, S.C. 29651

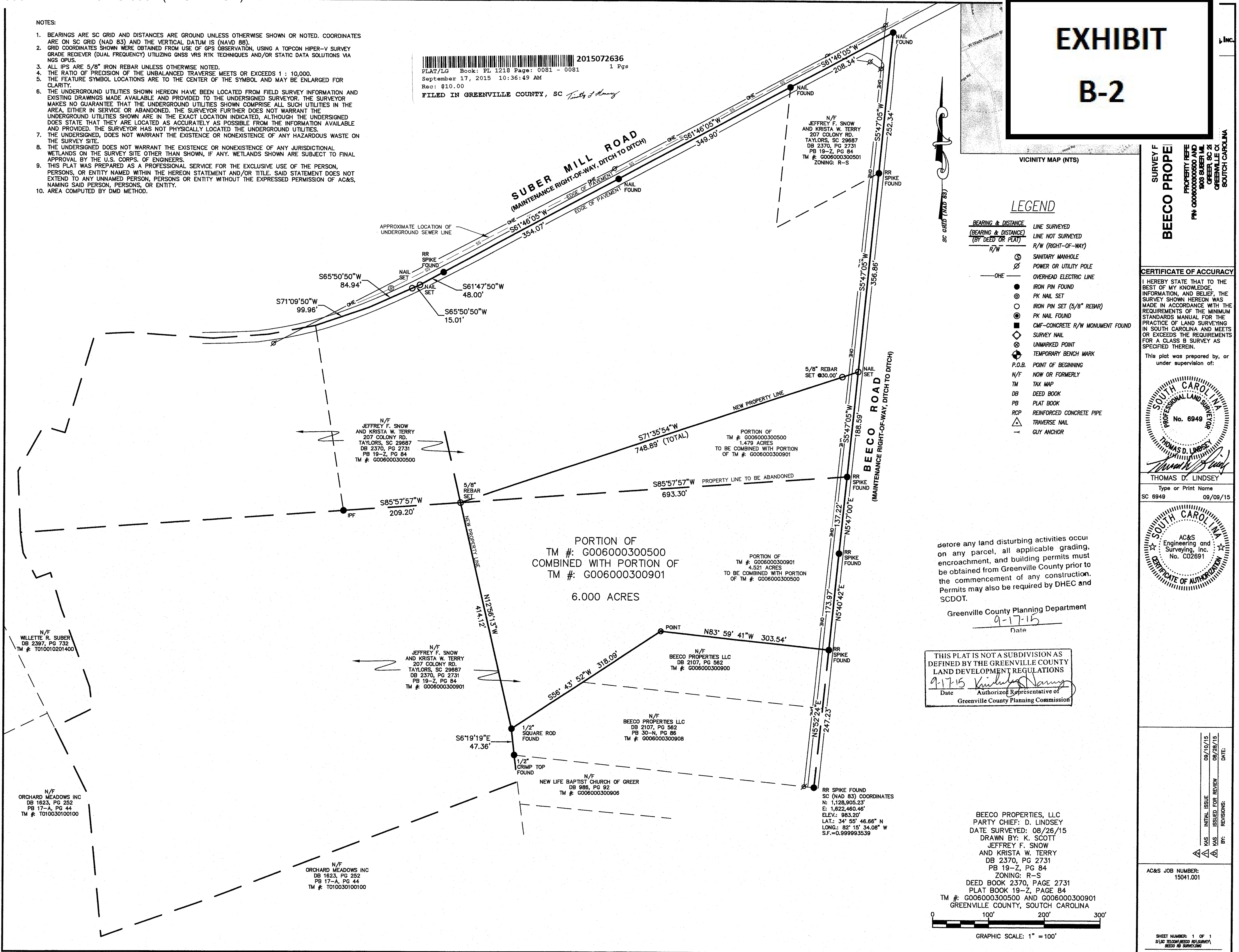
MICROFILMED



NOTES:

1. BEARINGS ARE SC GRID AND DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON SC GRID (NAD 83) AND THE VERTICAL DATUM IS (NAVD 88).
2. GRID COORDINATES SHOWN WERE OBTAINED FROM USE OF GPS OBSERVATION, USING A TOPCON HIPER-V SURVEY GRADE RECEIVER (DUAL FREQUENCY) UTILIZING GNSS VRS RTK TECHNIQUES AND/OR STATIC DATA SOLUTIONS VIA NGS OPUS.
3. ALL IPS ARE 5/8" IRON REBAR UNLESS OTHERWISE NOTED.
4. THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
5. THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
6. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS MADE AVAILABLE AND PROVIDED TO THE UNDERSIGNED SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE UNDERSIGNED DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AND PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.
8. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE OTHER THAN SHOWN, IF ANY. WETLANDS SHOWN ARE SUBJECT TO FINAL APPROVAL BY THE U.S. CORPS OF ENGINEERS.
9. THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF AC&S, NAMING SAID PERSON, PERSONS, OR ENTITY.
10. AREA COMPUTED BY DMD METHOD.

2015072636  
PLAT/LG Book: PL 1218 Page: 0081 - 0081 1 Pgs  
September 17, 2015 10:36:49 AM  
Rec: \$10.00  
FILED IN GREENVILLE COUNTY, SC *Timothy J. Lindsey*



LEGEND

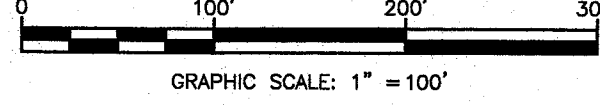
- |                      |                                   |
|----------------------|-----------------------------------|
| BEARING & DISTANCE   | LINE SURVEYED                     |
| (BEARING & DISTANCE) | LINE NOT SURVEYED                 |
| (BY DEED OR PLAT)    | R/W (RIGHT-OF-WAY)                |
| R/W                  | ○ SANITARY MANHOLE                |
| ○                    | ○ POWER OR UTILITY POLE           |
| —OHE—                | —OHE— OVERHEAD ELECTRIC LINE      |
| ●                    | ● IRON PIN FOUND                  |
| ⊙                    | ⊙ PK NAIL SET                     |
| ⊙                    | ⊙ IRON PIN SET (5/8" REBAR)       |
| ⊙                    | ⊙ PK NAIL FOUND                   |
| ⊙                    | ⊙ CMF-CONCRETE R/W MONUMENT FOUND |
| ⊙                    | ⊙ SURVEY NAIL                     |
| ⊙                    | ⊙ UNMARKED POINT                  |
| ⊙                    | ⊙ TEMPORARY BENCH MARK            |
| P.O.B.               | P.O.B. POINT OF BEGINNING         |
| N/F                  | N/F NOW OR FORMERLY               |
| TM                   | TM TAX MAP                        |
| DB                   | DB DEED BOOK                      |
| PB                   | PB PLAT BOOK                      |
| RCP                  | RCP REINFORCED CONCRETE PIPE      |
| △                    | △ TRAVERSE NAIL                   |
| —                    | — GUY ANCHOR                      |

before any land disturbing activities occur on any parcel, all applicable grading, encroachment, and building permits must be obtained from Greenville County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

Greenville County Planning Department  
9-17-15  
Date

THIS PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS  
9-17-15  
Date  
Authorized Representative of  
Greenville County Planning Commission

BEECO PROPERTIES, LLC  
PARTY CHIEF: D. LINDSEY  
DATE SURVEYED: 08/26/15  
DRAWN BY: K. SCOTT  
JEFFREY F. SNOW  
AND KRISTA W. TERRY  
DB 2370, PG 2731  
PB 19-Z, PG 84  
ZONING: R-S  
DEED BOOK 2370, PAGE 2731  
PLAT BOOK 19-Z, PAGE 84  
TM #: G006000300500 AND G006000300901  
GREENVILLE COUNTY, SOUTH CAROLINA



SURVEY F  
BEECO PROPE  
PROPERTY REF  
PIN G006000300500 AND  
1003 SUBER ML  
GREENVILLE CO  
SOUTH CAROLINA

CERTIFICATE OF ACCURACY

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 plat was prepared by, or under supervision of:

SOUTH CAROLINA  
PROFESSIONAL LAND SURVEYOR  
No. 6949  
THOMAS D. LINDSEY  
THOMAS D. LINDSEY  
Type or Print Name  
SC 6949 09/09/15

SOUTH CAROLINA  
AC&S  
Engineering and  
Surveying, Inc.  
No. C02691  
CERTIFICATE OF AUTHORIZATION

DATE: 09/10/15  
BY: KAS  
REVISIONS: 09/28/15  
KAS  
INITIAL ISSUE  
DATE: 09/28/15

AC&S JOB NUMBER:  
15041.001

SHEET NUMBER: 1 OF 1  
S&S TELECOMBINED SURVEYING  
BEECO NO SURVEYING

EXHIBIT

C

Subject Right of Way  
614' of Suber Mill Rd

Subject Properties  
G006000300500  
G006000300901  
Acres: 15.46

District

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

Ordinance 13-2017

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

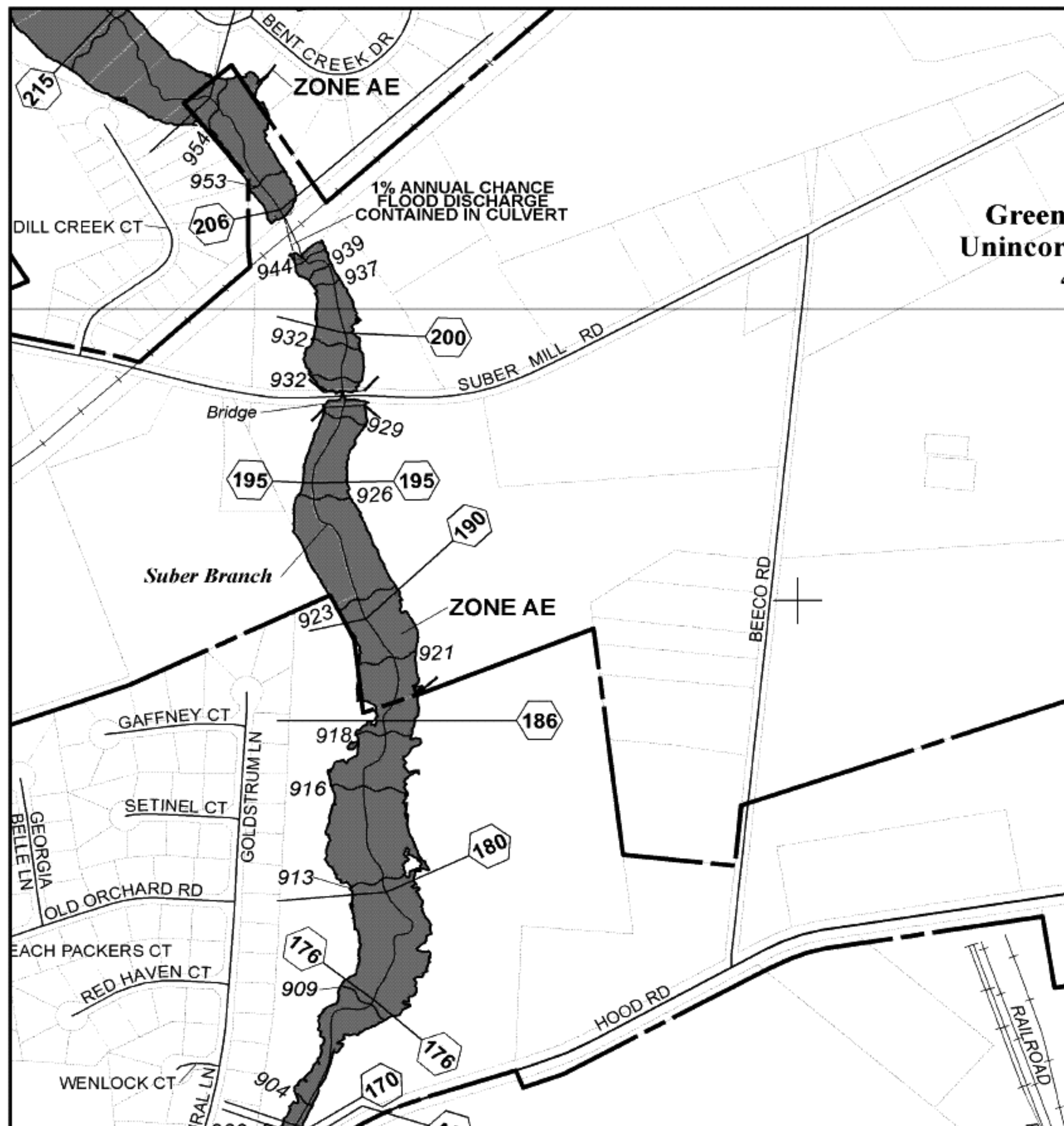
## D

Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET



Green  
Unincorp

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:

COMMUNITY	NUMBER	PANEL	SUFFIX
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 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](http://www.msc.fema.gov)





**AGENDA**  
**GREER CITY COUNCIL**  
**5/9/2017**

**First Reading of Ordinance Number 14-2017**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY HER WILL, LLC. LOCATED ON HIGHWAY 14 AND MITCHELL DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY (Action Required)

**Executive Summary:**

Ordinance #14-2017 is an annexation and zoning request for property located on S Highway 14 and Mitchell Drive requesting a zoning classification of DRD, Design Review District. The parcel for annexation is 7.19 acres. The entire property for development is 7.85 acres, but it includes a parcel that is already in the City of Greer. This parcel is being rezoned as well. The property is currently vacant and is proposed to become a single-family attached residential townhome subdivision. The Planning Commission will conduct a public hearing on May 15, 2017 for the zoning of this parcel.

Kelli McCormick, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Ord 14-2017 Cover Memo	5/5/2017	Cover Memo
☐ Ordinance Number 14-2017	5/5/2017	Ordinance
☐ Ord 14-2017 Exhibit A Title	5/5/2017	Exhibit
☐ Ord 14-2017 Exhibit B Plat	5/5/2017	Exhibit
☐ Ord 14-2017 Exhibit C Map	5/5/2017	Exhibit
☐ Ord 14-2017 Exhibit D Flood Map	5/5/2017	Exhibit

# Memorandum

**To:** Mr. Ed Driggers, City Administrator

**From:** Kelli McCormick, AICP, Planner

**Subject:** Ordinance #14-2017

**Date:** May 3, 2017

**CC:** Tammy Duncan, City Clerk

---

Ordinance #14-2017 is an annexation and zoning request for property located on S Highway 14 and Mitchell Drive requesting a zoning classification of DRD, Design Review District. The parcel for annexation is 7.19 acres. The entire property for development is 7.85 acres, but it includes a parcel that is already in the City of Greer. This parcel is being rezoned as well. The property is currently vacant and is proposed to become a single-family attached residential townhome subdivision.

The Planning Commission will conduct a public hearing on May 15, 2017 for the zoning of this parcel.

**ORDINANCE NUMBER 14-2017**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY HER WILL, LLC. LOCATED ON HIGHWAY 14 AND MITCHELL DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY**

**WHEREAS**, Her Will, LLC. is the owner of property located on Highway 14 and Mitchell Drive 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 G004000108100 containing approximately 7.19 +/- 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**, Her Will, 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 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 7.19 +/- acres of property shown in red on the attached map owned by Her Will, LLC. located on Highway 14 and Mitchell Drive more particularly described on the attached map as Greenville County Parcel Number G004000108100 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 198 FEET OF HIGHWAY 14 (SOUTH MAIN STREET) ROADWAY: 198 feet of Highway 14 (South Main Street) along the edge of the annexed property owned by Her Will, 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 3 Community on Community Corridor on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.

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

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

This ordinance shall be effective upon second reading approval thereof.

## **CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: May 9, 2017

Second and  
Final Reading: May 23, 2017

Approved as to Form:

---

John B. Duggan, City Attorney

201501759  
2  
DEED Book: DE 2461 Page: 2124 - 2125  
March 13, 2015 11:21:54 AM Cons: \$300,000.00  
Rec: \$10.00 Cnty Tax: \$330.00 State Tax: \$780.00  
FILED IN GREENVILLE COUNTY, SC *Timothy J. Haney*

---

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: 721-A S. MAIN STREET, GREER, SOUTH CAROLINA 29651

TMS NO.: G004000101801, G004000108100, G004000100400 and G004000101800  
(TO BE COMBINED); and also: G004000100500

---

KNOW ALL MEN BY THESE PRESENTS, that

**ROBERT GORDON SMITH**, in consideration of **Three Hundred Thousand Dollars and 00/100 (\$300,000.00) Dollars**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

**HER WILL, LLC**, its successors and assigns, forever:

ALL those certain pieces, parcels, or lots of land identified as 7.19 acres and 0.66 acres on a Plat prepared for Don Foster by Blue Ridge Land Surveying, LLC, dated February 16, 2015 and recorded in the Office of the Register of Deeds for Greenville County on March 4, 2015 in Plat Book 1202 at Page 23.

This being the same property conveyed to Robert G. Smith, by Deed of Gordon L. Smith, dated January 26, 1984 and recorded in the Office of the Register of Deeds for Greenville County on January 26, 1984 in Deed Book 1205 at Page 208;


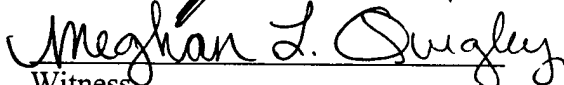
SEE ALSO, Deed from Highway Fourteen Properties, LLC to Robert Gordon Smith, dated June 1, 2012 and recorded in the Office of the Register of Deeds for Greenville County on June 1, 2012 in Deed Book 2405 at Page 3304.

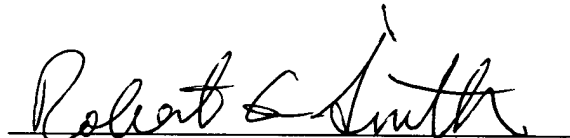
Tax Map No: G004000101801, G004000108100, G004000100400 and  
G004000101800 (TO BE COMBINED); and also: G004000100500

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

WITNESS the Grantor's hand and seal this the 11<sup>th</sup> day of March, 2015.

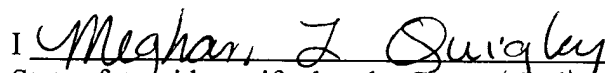
SIGNED, sealed and delivered  
in the presence of:

  
Witness  
  
Witness

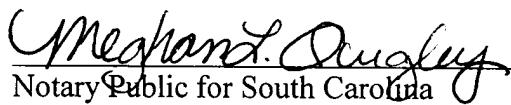
  
Robert Gordon Smith

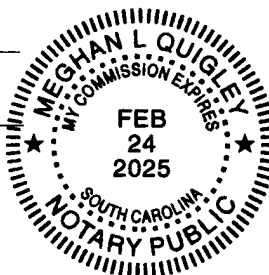
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ACKNOWLEDGEMENT

I , a Notary Public of the County and State aforesaid, certify that the Grantor, Robert Gordon Smith personally appeared before me this day and acknowledged his execution of the foregoing instrument.

Witness my hand and official stamp  
this 11<sup>th</sup> day of March, 2015.

  
Notary Public for South Carolina  
My commission expires: 2/24/25









EXHIBIT

C

Subject Property  
G004000108100  
Acres: 7.19

Subject Right of Way  
198' of Main St

District

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

Ordinance 14-2017

0 125 250 375 500 Feet

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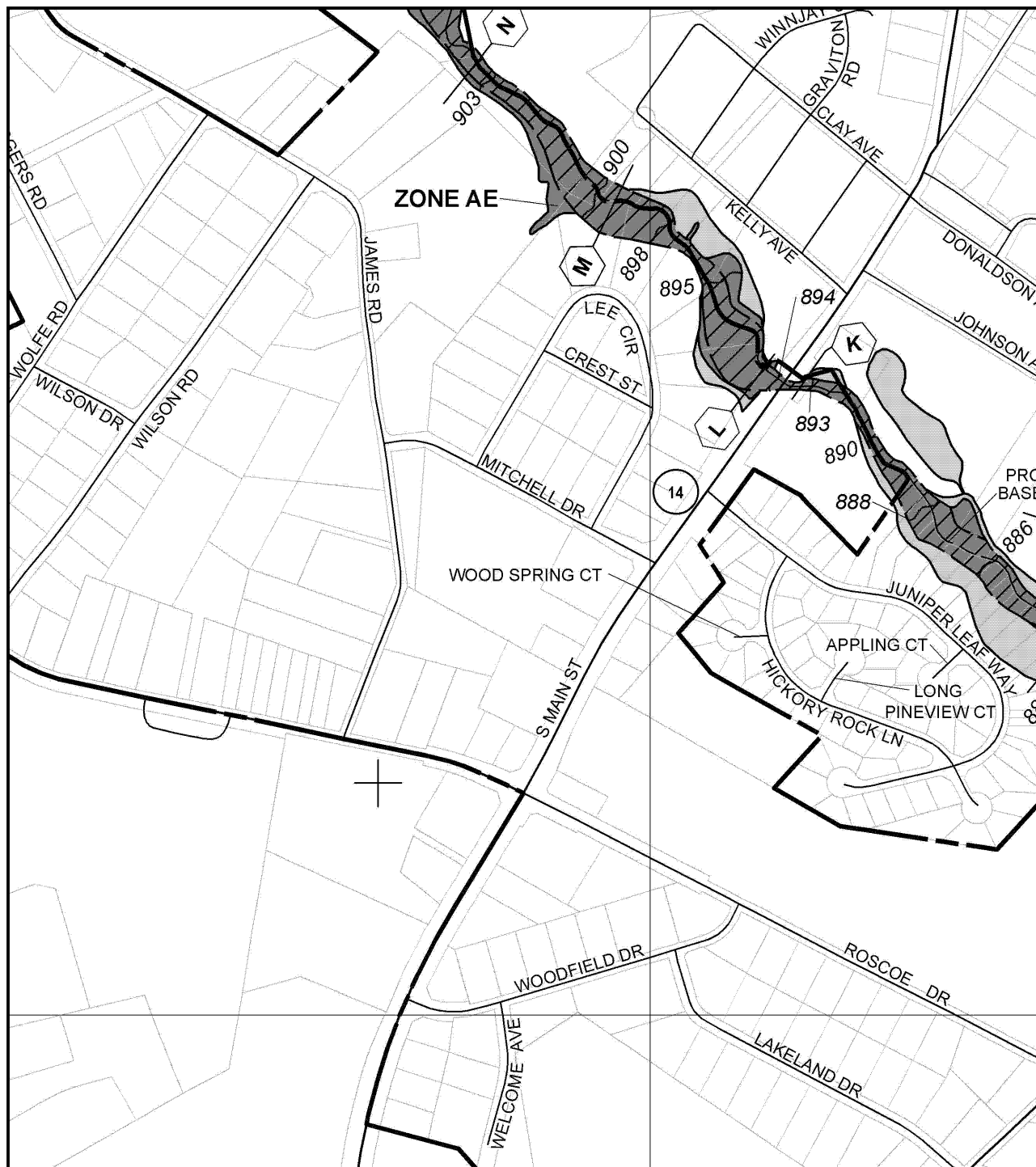
## D

Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET



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:

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GREER, CITY OF	450200	0361	E

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MAP NUMBER  
45045C0361E

MAP REVISED  
AUGUST 18, 2014

Federal Emergency Management Agency

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