



**AGENDA
GREER CITY COUNCIL**

July 11, 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 Wryley Bettis

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. June 27, 2017
(Action Required)**

VI. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

VII. APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Board of Architectural Review

**Linda Woods term expired 6/30/2017
Marney Hannon's term expired 6/30/2017
(Action Required)**

B. Election Commission

**Mark Turnbull has resigned effective immediately his term expires
12/31/2018 (Action Required)**

C. Municipal Judge Appointment

Henry (Hank) J. Mims term expired 6/30/2017 (Action Required)

D. Planning Commission

**District 2 Judy O. Jones term expired 6/30/2017
District 3 Mark Hopper's term expired 6/30/2017
(Action Required)**

VIII OLD BUSINESS

A. Second and Final Reading of Ordinance Number 20-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HER WILL, LLC LOCATED ON SOUTH HIGHWAY 14 FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

IX. NEW BUSINESS

A. Suber Road Park Master Plan Presentation

Seeking Council's approval of the Suber Road Park Master Plan. Presented by Ann Cunningham, Director of Parks and Recreation (Action Required)

B. First Reading of Ordinance Number 21-2017

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY ADDING TO ARTICLE 4, DEFINITIONS, ARTICLE 5 ZONING DISTRICT REGULATIONS AND ARTICLE 6 GENERAL PROVISIONS (Action Required)

Ordinance #21-2017 is text amendment request to add 'Health Care Facility' as a permitted use and use by special exception to the City of Greer Zoning Ordinance. The Planning Commission conducted a public hearing on June 19, 2017. No one spoke in favor or against this proposal.

Kelli McCormick, Planning Manager

C. First Reading of Ordinance Number 22-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY HELEN E. ATKINS (ALSO KNOWN AS HELEN E. WESTMORELAND) LOCATED ON BURNS ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY (Action Required)

Ordinance #22-2017 is an annexation and zoning request for property located on Burns Road in Spartanburg County. The parcels for annexation are 60.206 acres. The property is currently agricultural with a single-family residence and is proposed to become a single-family subdivision. The Planning Commission will conduct a public hearing on July 17, 2017 for the zoning of this parcel.

Kelli McCormick, Planning Manager

D. First Reading of Ordinance Number 23-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY FCR ESTATE PARTNERSHIP LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY (Action Required)

Ordinance #23-2017 is an annexation and zoning request for property located on Old Jones Road in Spartanburg County. The parcel for annexation is a portion of a larger tract. The portion for annexation is 38.259 acres. The property is currently vacant. The Planning Commission will conduct a public hearing on July 17, 2017 for the zoning of this parcel.

Kelli McCormick, Planning Manager

E. First Reading of Ordinance Number 24-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARSCO, LLC LOCATED ON INGLESBY STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY (Action Required)

Ordinance #24-2017 is an annexation and zoning request for property located on Inglesby Street in Greenville County. The parcel for annexation is 0.24 acres. The property is currently vacant. The Planning Commission will conduct a public hearing on July 17, 2017 for the zoning of this parcel.

Kelli McCormick, Planning Manager

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
7/11/2017

Councilman Wryley Bettis

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	6/19/2017	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
7/11/2017

June 27, 2017

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ June 27, 2017 Council Meeting minutes	6/30/2017	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL June 27, 2017

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

I. CALL TO ORDER OF PUBLIC HEARING

Mayor Rick Danner - 6:36 P.M.

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

Councilmembers Kimberly Bookert and Lee Dumas were absent.

Others present: Ed Driggers, City Administrator, Mike Sell, Assistant City Administrator, Elizabeth Adams, Executive Administrative Assistant, Steve Owens, Communications Manager and various other staff and media.

**Subject: Ordinance Number 18-2017
CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2017 - 2018
AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY OF
GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS THEREFORE,
LEVYING TAXES, AND TO PROVIDE FOR AN EFFECTIVE DATE.**

The public was invited on three (3) occasions to speak and no one chose to do so.

The Public Hearing was adjourned at 6:39 P.M.

II. CALL TO ORDER OF REGULAR MEETING

Mayor Rick Danner - 6:39 P.M.

The following members of Council were in attendance:
Jay Arrowood, Wayne Griffin, Kimberly Bookert arrived at 6:41 p.m., Wryley Bettis and Judy Albert.

Councilmember Lee Dumas was absent.

Others present: Ed Driggers, City Administrator, Mike Sell, Assistant City Administrator, Elizabeth Adams, Executive Administrative Assistant, Steve Owens,

Communications Manager and various other staff and media.

III. PLEDGE OF ALLEGIANCE

Mayor Rick Danner

IV. INVOCATION

Mayor Rick Danner

V. PUBLIC FORUM

Mark Clayton, 717 East Poinsett Street (business address) spoke regarding the Net Zero Project on Inglesby Street.

VI. MINUTES OF THE COUNCIL MEETING

June 13, 2017

ACTION - Councilman Wryley Bettis made a motion that the minutes of June 13, 2017 be received as written. Councilwoman Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

VII. DEPARTMENTAL REPORTS

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

Finance

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

General Fund Cash Balance: \$12,927,775.

General Fund Revenue: \$21,737,542.

Revenue Benchmark Variance: \$2,613,037.

Overall Benchmark Variance: \$3,737,155.

General Fund Expenditures: \$18,803,161.

Expenditure Benchmark Variance: \$1,124,118.

The City is 9% under budget during this time period.

Hospitality Fund Cash Balance: \$1,056,270.

Storm Water Fund Cash Balance: \$1,579,751.

- B.** Steve Owens, Communications Manager provided highlights from the Website Activity Report.

VIII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

Calendar Items:

Public Office Filing – Council Districts 2, 4, and 6, these are four (4) year terms with a filing fee of seventy dollars (\$70.00) and a Commissioner of Public Works which is a six (6) year term with a filing fee of one-hundred twenty-five dollars (\$125.00). Filing will begin July 17th at Noon and end August 15th at Noon. Filing will take place at City Hall with Tammy Duncan Monday through Friday from 8:30 until 4:30.

Walk with your Elected Official – will be held July 11th at 5:15 pm at City Hall. This event will be held before the council meeting and we invite each of you to attend if you can make it and walk with our community and employees before enjoying light refreshments back at City Hall. We plan to offer this walk to our employees, spouses and families as a credit toward the wellness program. Registration will be held for participants between 4:30pm-5:15pm and the walk will start at City Hall at 5:15pm. The walk will be 1.5 miles through downtown and return to City Hall. Please be reminded of your HC50 Healthy Community T-Shirts if you plan to attend and would like to wear those for the walk.

Freedom Blast – was held Saturday, June 24th in City Park. The rain subsided and the sun came out and we had a wonderful turnout for the event. The fireworks show was spectacular, it is one of the best shows you will see in upstate South Carolina. This event takes place the last weekend of June every year.

Executive Session

Mr. Driggers stated he had two (2) items for consideration during Executive Session. One (1) **Contractual** matter (offer to purchase property) and One (1) **Personnel** matter (appointment of municipal judge).

IX. APPOINTMENT TO BOARDS AND COMMISSIONS

A. Greenville Spartanburg International Airport Environ Planning Commission

Greenville County Representative William A. (Andy) Burleigh's term expires 6/30/2017

ACTION – Mayor Rick Danner made a motion to re-appoint William A. (Andy) Burleigh as the Greenville County Representative on the Greenville Spartanburg International Airport Environ Planning Commission. Councilwoman Kimberly Bookert seconded the motion.

VOTE - Motion carried unanimously.

B. Board of Architectural Review

Linda Woods term will expire 6/30/2017
Marney Hannon's term will expire 6/30/2017
No nominations were made.

C. Board of Zoning Appeals

District 1 Allison Ringer's term will expire 6/30/2017

ACTION – Councilman Jay Arrowood made a motion to re-appoint Allison Ringer to the District 1 Seat on the Board of Zoning Appeals. Councilwoman Kimberly Bookert seconded the motion.

VOTE - Motion carried unanimously.

D. Municipal Judge Appointment

Henry Hank Mims term will expire 6/30/2017
No nominations were made.

E. Planning Commission

District 2 Judy O. Jones term will expire 6/30/2017
District 3 Mark Hopper's term will expire 6/30/2017
District 6 Brian Martin's term will expire 6/30/2017

ACTION – Councilwoman Judy Albert made a motion to re-appoint Brian Martin to the District 6 Seat on the Planning Commission. Councilwoman Kimberly Bookert seconded the motion.

VOTE - Motion carried unanimously.

X. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 15-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES AND A PORTION OF PROPERTY OWNED BY GREENVILLE SPARTANBURG AIRPORT DISTRICT LOCATED ON J. VERNE SMITH PARKWAY AND VICTOR HILL ROAD, VICTOR AVENUE EXTENSION AND MCEL RATH ROAD, J. VERNE SMITH PARKWAY AND VICTOR AVENUE EXTENSION BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES

Kelli McCormick, Planning Manager stated there was no new or additional information.

ACTION - Councilwoman Judy Albert made a motion to approve Second and Final Reading of Ordinance Number 15-2017. Councilman Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 16-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY HER WILL, LLC LOCATED ON PALMER STREET FROM R-M1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO C-2 (COMMERCIAL DISTRICT).

Kelli McCormick, Planning Manager stated there was no new or additional information.

ACTION - Councilman Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 16-2017. Councilman Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

C. Second and Final Reading of Ordinance Number 17-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY STEVE SANDLIN LOCATED AT 9 INGLESBY STREET FROM PD (PLANNED DEVELOPMENT) TO DRD (DESIGN REVIEW DISTRICT).

Kelli McCormick, Planning Manager stated there was no new or additional information.

ACTION - Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 17-2017. Councilwoman Kimberly Bookert seconded the motion.

Lengthy Discussion held.

VOTE – Motion carried 4-2 with Councilmembers Jay Arrowood and Judy Albert voting in opposition.

D. Second and Final Reading of Ordinance Number 18-2017

**CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2017 - 2018
AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY OF GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS THEREFORE, LEVYING TAXES, AND TO PROVIDE FOR AN EFFECTIVE DATE.**

ACTION - Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 18-2017. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried 5-1 with Councilman Jay Arrowood voting in opposition.

E. Second and Final Reading of Ordinance Number 19-2017

AN ORDINANCE AMENDING CHAPTER 18 BUSINESS LICENSE, ARTICLE II LICENSING, SECTION 18-52 TO REFLECT CHANGES ON THE NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) NUMERICAL INDEX

ACTION - Councilwoman Kimberly Bookert made a motion to approve Second and Final Reading of Ordinance Number 19-2017. Councilman Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

XI. NEW BUSINESS

A. First Reading of Ordinance Number 20-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HER WILL, LLC LOCATED ON SOUTH HIGHWAY 14 FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Kelli McCormick, Planning Manager presented the ordinance. The owner of the property was present but did not speak.

ACTION - Councilman Wryley Bettis made a motion to approve First Reading of Ordinance Number 20-2017. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

B. City of Greer Policy and Procedures Manual

Request for changes to be made to Holiday Pay and Bereavement Leave in the City of Greer Policy and Procedures Manual. (attachment)

Ed Driggers, City Administrator presented the request and recommended approval.

ACTION - Councilman Wayne Griffin made a motion to approve the requested changes. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

XII. EXECUTIVE SESSION

Mayor Rick Danner stated an Executive Session was needed to receive information on (1) Contractual matter (offer to purchase property) and one (1) Personnel matter (appointment of municipal judge).

ACTION - In (8:18 p.m.) - Councilman Wryley Bettis made a motion to go into Executive Session to receive information as stated by the Mayor. Councilwoman Judy Albert seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they received information as stated above and no action will be needed.

ACTION - Out (8:37 p.m.) – Councilman Wryley Bettis made a motion to come out of Executive Session. Councilwoman Judy Albert seconded the motion. Motion carried unanimously.

XIII. ADJOURNMENT

8:38 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, June 23, 2017.



AGENDA
GREER CITY COUNCIL
7/11/2017

Board of Architectural Review

Summary:

Linda Woods term expired 6/30/2017
Marney Hannon's term expired 6/30/2017
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❑ Board of Architectural Review Members	6/30/2017	Backup Material
❑ Board of Architectural Review Attendance	6/30/2017	Backup Material



**CITY OF GREER BOARD OF
ARCHITECTURAL REVIEW
3 Year Terms**

	DATE OF APPOINTMENT	TERM EXPIRATION
David Langley 106 Sandy Creek Court Greer, SC 29650 Residence 244-6899	June 28, 2016 June 11, 2013 April 13, 2010 Business 968-0224	June 30, 2019 June 30, 2016 June 30, 2013 Email dlangley@la-architects.com
Joada Hiatt 509 Tryon Street Greer, SC 29651 Residence 877-4626	June 9, 2015 June 12, 2012 Business 877-3377	June 30, 2018 June 30, 2015 Email joadahiatt@bellsouth.net
Brandon Price 124 Vandiventer Drive Greer, SC 29650 Residence 877-7341	June 9, 2015 June 26, 2012 Business 877-6525	June 30, 2018 June 30, 2015 Email Brandon@smithandjames.com
Linda Wood 243 Cannon Street Greer, SC 29651 Residence 877-9463	June 24, 2014 June 14, 2011 Business 905-5244	June 30, 2017 June 30, 2014 Email Lwood9@aol.com
Marney Hannon 304 N. Miller Street Greer, SC 29650 Residence 877-2644	June 24, 2014 June 14, 2011 Cell 420-7202	June 30, 2017 June 30, 2014 Email marney.hannon@holcim.com

Sec. 2-188. The Board of Architectural Review shall be subject to all provision of this article except for the seven member requirement.

City of Greer Board of Architectural Review

3 YR. TERM 2014 THROUGH 2017			
MEMBER / Month of Appointment	BOARD	NUMBER OF MEETINGS	NUMBER ATTENDED
Linda Wood	BAR	19	18
Marney Hannon	BAR	19	17



AGENDA
GREER CITY COUNCIL
7/11/2017

Election Commission

Summary:

Mark Turnbull has resigned effective immediately his term expires 12/31/2018 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Election Commission	7/5/2017	Backup Material



CITY OF GREER ELECTIONS COMMISSION

Six Year Terms

	Date of Appointment	Term Expiration
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
Joseph R. Baldwin 10 Duer Way Greer, SC 29651 Home (864) 877-7841 Work Cell E-mail greersclaw@yahoo.com	March 14, 2017	December 31, 2022

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
7/11/2017

Municipal Judge Appointment

Summary:

Henry (Hank) J. Mims term expired 6/30/2017 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Municipal Judge Appointment	6/30/2017	Backup Material



**CITY OF GREER
MUNICIPAL JUDGE APPOINTMENT**

Four Year Term

		Date of Appointment	Term Expiration
Name	Judge Henry (Hank) J. Mims	June 11, 2013 June 9, 2009 August 9, 2005	June 30, 2017 June 30, 2013 June 30, 2009
Address	209 Mill Estates Taylors, SC 29687		
Residence	292-1537		
Work	877-0463		
E-mail			



AGENDA
GREER CITY COUNCIL
7/11/2017

Planning Commission

Summary:

District 2 Judy O. Jones term expired 6/30/2017
District 3 Mark Hopper's term expired 6/30/2017
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
□ Planning Commission Members	6/30/2017	Backup Material
□ Planning Commission Attendance	6/30/2017	Backup Material



CITY OF GREER PLANNING COMMISSION

Four Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Don Foster	6/28/16	June 30, 2020	
	721A South Main Street, 29650	6/12/12	June 30, 2016	6/5/08 (6 Hour)
	Residence 879-3413	5/13/08	June 30, 2012	7/20/09 (1Hour)
	E-mail allstarstoragesc@aol.com	2/26/08	June 30, 2008	
DISTRICT 2	Judy O. Jones	6/25/13	June 30, 2017	
	305 Canteen Avenue, 29650	7/14/09	June 30, 2013	03/06/06 & 10/26/06(6 Hrs)
	Residence 877-0440	7/12/05	June 30, 2009	10/8/07 (3 Hours)
	Business 234-6310			10/27/08 (3 Hours)
	Fax			7/20/09 (1 Hour)
	E-mail jojones@mindspring.com			
DISTRICT 3	Mark Hopper	10/14/14	June 30, 2017	
	172 Lemon Creek Drive			
	Lyman 29365			
	Phone 901-0453			
	E-Mail mark.a.hopper@hotmail.com			
DISTRICT 4	Micky Montgomery	5/26/15	June 30, 2019	
	100 Laurel Road, Greer SC 29651	7/8/14	June 30, 2015	
	Mobile 864-325-9941 (preferred)			
	Office 864-416-1031			
	Fax 864-349-2011			
	Email micky@mrgsc.com			
DISTRICT 5	Suzanne Traenkle	6/9/15	June 30, 2019	
	117 Pine Street, 29650	6/14/11	June 30, 2015	
	Res/Bus 877-8697	6/8/10	June 30, 2011	
	Mobile 905-0394			
	E-mail suetraenkle@bellsouth.net			
DISTRICT 6	Brian Martin	6/25/13	June 30, 2017	7/20/09 (1 Hour)
	3 Meadow Breeze Ct.	6/9/09	June 30, 2013	
	Greer, SC 29650			
	Residence 848-3385			
	Business 334-1986			
	Fax 334-1987			
	E-mail Brian@MartinandDavis.com			
AT LARGE	Kevin Tumblin	6/28/16	June 30, 2020	
	102 Meadow Lake Trail, 29650	7/8/14	June 30, 2016	
	Cell 864-918-9874			
	E-mail ktumblin@freeland-associates.com			

City of Greer Planning Commission

4 YR. TERM 2013 THROUGH 2017			
MEMBER / Month of Appointment	BOARD	NUMBER OF MEETINGS	NUMBER ATTENDED
Judy O. Jones / June	GPC	40	40
Mark Hopper / Oct	GPC	28	22
Brian Martin / June	GPC	40	30



AGENDA
GREER CITY COUNCIL
7/11/2017

Second and Final Reading of Ordinance Number 20-2017

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HER WILL, LLC LOCATED ON SOUTH HIGHWAY 14 FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance Number 20-2017	6/28/2017	Ordinance
☐ Ord 20-2017 Exhibit A Map	6/28/2017	Exhibit

ORDINANCE NUMBER 20-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HER WILL, LLC LOCATED ON SOUTH HIGHWAY 14 FROM C-2 (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 Her Will, LLC located on South Highway 14 and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G004000100500 containing approximately 0.66 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 May 15, 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 the property located on South Highway 14 and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G004000100500 containing approximately 0.66 acres attached hereto

marked as Exhibit A shall be changed from C-2 (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: Councilman Wryley Bettis

First Reading: June 27, 2017

Second and
Final Reading: July 11, 2017

Approved as to Form:

John B. Duggan
City Attorney

EXHIBIT

A

Subject Property
G004000100500
Acres: 0.66

District

1

2

3

4

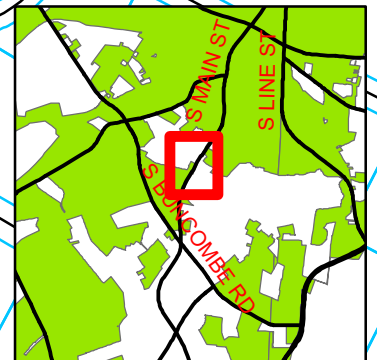
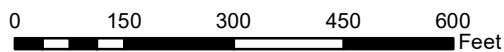
5

6

Parcels

Streets

Ordinance 20-2017



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.

Category Number: IX.
Item Number: A.



AGENDA
GREER CITY COUNCIL
7/11/2017

Suber Road Park Master Plan Presentation

Summary:

Seeking Council's approval of the Suber Road Park Master Plan.
Presented by Ann Cunningham, Director of Parks and Recreation
(Action Required)



AGENDA
GREER CITY COUNCIL
7/11/2017

First Reading of Ordinance Number 21-2017

Summary:

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY ADDING TO ARTICLE 4, DEFINITIONS, ARTICLE 5 ZONING DISTRICT REGULATIONS AND ARTICLE 6 GENERAL PROVISIONS (Action Required)

Executive Summary:

Ordinance #21-2017 is text amendment request to add 'Health Care Facility' as a permitted use and use by special exception to the City of Greer Zoning Ordinance. The Planning Commission conducted a public hearing on June 19, 2017. No one spoke in favor or against this proposal.
Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
☐ Ord 21-2017 Cover Memo	7/6/2017	Cover Memo
☐ Ordinance Number 21-2017	7/6/2017	Ordinance
☐ Ord 21-2017 Planning Commission Minutes	7/6/2017	Backup Material

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #21-2017
Date: July 5, 2017
CC: Tammy Duncan, City Clerk

Ordinance #21-2017 is text amendment request to add 'Health Care Facility' as a permitted use and use by special exception to the City of Greer Zoning Ordinance.

The Planning Commission conducted a public hearing on June 19, 2017. No one spoke in favor or against this proposal.

ORDINANCE NUMBER 21-2017

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY ADDING TO ARTICLE 4, DEFINITIONS, ARTICLE 5 ZONING DISTRICT REGULATIONS AND ARTICLE 6 GENERAL PROVISIONS

WHEREAS, the City of Greer has determined there is a need to permit a new medical use in the C-2 Commercial zoning classification for placement of facilities that are essential for the growing Greer population, health care and the proximity thereof to subdivisions and multifamily development; and,

WHEREAS, the addition of ‘Health Care Facility’ to the list of uses therein would provide the opportunity for citizens to have greater access to healthcare without having to travel to a high intensity corridors; and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, the City of Greer Zoning Code of Ordinance Article 4, Definitions, Article 5 Zoning District Regulations Section 5:8.1, Section 5:8.2 and Article 6 General Provisions Section 6:7.1 is amended to include the following provisions:

Amend Article 4 of the City of Greer, SC Zoning Ordinance to add the following definition:

Health Care Facility – A facility providing one or more of the following medical services: emergency care, urgent care, medical imaging, medical clinic, laboratory, and other similar medical services

Amend Article § 5:8.1 of the City of Greer, SC Zoning Ordinance to add the following permitted uses to the C-2 district:

Ambulance service without vehicle storage
Health Care Facility (up to 75,000 square feet)

Amend Article § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following use as a use permitted by Special Exception in the C-2 district:

Health Care Facility (over 75,000 square feet)

Amend Article § 6:7.1 of the City of Greer, SC Zoning Ordinance to add the following to the list of buildings that may exceed the height limitations of the district if they meet the increased rear and side yard requirements as currently set forth in § 6:7.1:

Health Care Facilities

This Ordinance shall become effective immediately upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: July 11, 2017

Second Reading
And Final Approval: July 25, 2017

Approved as to Form:

John B. Duggan
City Attorney

**STAFF REPORT
Planning Commission
TUESDAY, JULY 11, 2017**

ORDINANCE: 21-2017

DOCKET: TX 2017-01

APPLICANT: City of Greer

Zoning Text Amendment: Article 4 (Definitions), Article 5 (C-2, Commercial District), and Section 6:7 (Height)

Purpose: To add 'Health Care Facility' and the parameters for use to C-2, Commercial

ANALYSIS:

TX 2017-01

When reviewing the zoning ordinance and looking at placement of facilities that are essential for the growing Greer population, health care and the proximity thereof to subdivisions and multifamily development is an identified market need. Therefore, Staff recommends a text amendment to the City of Greer Zoning Ordinance to permit a new medical use in the C-2, Commercial, zoning classification. Currently, the Zoning Ordinance allows certain medical uses in certain zones, including hospitals in O-D, Office District, and C-3, Highway Commercial, by Special Exception, but there are no provisions for a larger medical use in C-2, Commercial. Therefore, the addition of 'Health Care Facility' to the list of uses therein would provide the opportunity for citizens to have greater access to healthcare without having to travel to a high intensity corridor in many cases.

As such, Staff proposes the following text amendment:

Amend Article 4 of the City of Greer, SC Zoning Ordinance to add the following definition:

- **Health Care Facility – A facility providing one or more of the following medical services: emergency care, urgent care, medical imaging, medical clinic, laboratory, and other similar medical services**

Amend Article § 5:8.1 of the City of Greer, SC Zoning Ordinance to add the following permitted uses to the C-2 district:

- **Ambulance service without vehicle storage**
- **Health Care Facility (up to 75,000 square feet)**

Amend Article § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following use as a use permitted by Special Exception in the C-2 district:

- **Health Care Facility (over 75,000 square feet)**

and

Amend Article § 6:7.1 of the City of Greer, SC Zoning Ordinance to add the following to the list of buildings that may exceed the height limitations of the district if they meet the increased rear and side yard requirements as currently set forth in § 6:7.1:

- **Health Care Facilities**

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL



AGENDA
GREER CITY COUNCIL
7/11/2017

First Reading of Ordinance Number 22-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY HELEN E. ATKINS (ALSO KNOW AS HELEN E. WESTMORELAND) LOCATED ON BURNS ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance #22-2017 is an annexation and zoning request for property located on Burns Road in Spartanburg County. The parcels for annexation are 60.206 acres. The property is currently agricultural with a single-family residence and is proposed to become a single-family subdivision. The Planning Commission will conduct a public hearing on July 17, 2017 for the zoning of this parcel.

Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 22-2017 Cover Memo	7/6/2017	Cover Memo
▣ Ordinance Number 22-2017	7/6/2017	Ordinance
▣ Ord 22-2017 Exhibit A Title	7/6/2017	Exhibit
▣ Ord 22-2017 Exhibit A2 Title	7/6/2017	Exhibit
▣ Ord 22-2017 Exhibit B Plat	7/6/2017	Exhibit
▣ Ord 22-2017 Exhibit B2 Plat	7/6/2017	Exhibit
▣ Ord 22-2017 Exhibit C Map	7/6/2017	Exhibit
▣ Ord 22-2017 Exhibit D Flood Map	7/6/2017	Exhibit

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #22-2017
Date: July 5, 2017
CC: Tammy Duncan, City Clerk

Ordinance #22-2017 is an annexation and zoning request for property located on Burns Road in Spartanburg County. The parcels for annexation are 60.206 acres. The property is currently agricultural with a single-family residence and is proposed to become a single-family subdivision.

The Planning Commission will conduct a public hearing on July 17, 2017 for the zoning of this parcel.

ORDINANCE NUMBER 22-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY HELEN E. ATKINS (ALSO KNOWN AS HELEN E. WESTMORELAND) LOCATED ON BURNS ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY

WHEREAS, Helen E. Atkins (also known as Helen E. Westmoreland) is the owner of properties located on Burns 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 Spartanburg County Parcel Numbers 5-35-00-061.00 and 5-35-00-061.01 containing approximately 60.206 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0331D attached hereto marked as Exhibit D; and

WHEREAS, the properties currently have zero (0) occupants; and

WHEREAS, Helen E. Atkins (also known as Helen E. Westmoreland) has petitioned the City of Greer to annex her 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 owner has requested the subject property be zoned R-12 (Single Family Residential); 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 60.206 +/- acres of properties shown in red on the attached map owned by Helen E. Atkins (also known as Helen E. Westmoreland) located on Burns Road more particularly described on the attached map as Spartanburg County Parcel Numbers 5-35-00-061.00 and 5-35-00-061.01 are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 1,456 FEET OF BURNS ROAD ROADWAY: 1,456 feet of Burns Road along the edge of the annexed property owned by Helen E. Atkins (also known as Helen E. Westmoreland) 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-12 (Single Family Residential) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference properties shall be designated as Residential Land Use 2 Community on the Land Use Map contained within the 2010 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 45083C0331D.

6. 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: July 11, 2017

Second and
Final Reading: August 8, 2017

Approved as to Form:

John B. Duggan, City Attorney

EXHIBIT

A

TITLE TO REAL ESTATE)

DEE-2012-47282

Recorded 2 Pages on 10/25/2012 1:31:16 PM

Recording Fee: \$10.00 Documentary Stamps: \$0.00

Office of Register of Deeds, Spartanburg, S.C.

Dorothy Earle, Register

NO TITLE SEARCH)

PERFORMED ON BELOW)

STATED PROPERTY)



STATE OF SOUTH CAROLINA)

Adams Law Firm

COUNTY OF SPARTANBURG)

1082 Boiling Springs Road

REF FILE # D-12-218

Spartanburg SC 29303

Address of Grantee: 252 BURNS RD

Greer SC 29651

Tax Map Number: 5 35-00 061.00

KNOW ALL MEN BY THESE PRESENTS, that I, **MICHAEL W. ATKINS**, in
Spartanburg County State of South Carolina in consideration of **TEN DOLLARS AND ZERO CENTS (\$10.00) LOVE AND AFFECTION**, to me in hand paid at and before the sealing of these presents by **HELEN E. ATKINS, her heirs, successors and assigns forever**, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said **HELEN E. ATKINS, her heirs, successors and assigns forever** subject to the below stated Exceptions, the following described real estate, to wit:

All his interest in all that certain piece, parcel or lot of land, with all improvements thereon, situate lying and being in the State of South Carolina, County of Spartanburg being shown and designated as **containing 59.21 acres, more or less** on a plat for **MICHAEL W. ATKINS AND HELEN B. ATKINS** prepared by I.A. Romo, PLS, dated December 20, 2002 and recorded December 30, 2002 in **Plat Book 153** at Page **492**, in the Office of the Register of Deeds for Spartanburg County. For a more complete and accurate description reference is hereby made to the aforementioned plat.

This being the same property conveyed to **MICHAEL W. ATKINS and HELEN E. ATKINS** by deed ^{OF} dated August 28, 2006 and recorded December 30, 2002 in Deed Book 77-A at Page 780 in the Office of the Register of Deeds for Spartanburg County. ^{CARROLL M. PITTMAN}

This conveyance is subject to easements and restrictions affecting the subject property.

Together with all and singular Rights, Members, Hereditaments and Appurtenances to 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 **HELEN E. ATKINS, her heirs, successors and assigns forever.**

And I do hereby bind **myself and my Heirs, Executors and Administrators** to warrant and forever defend all and singular the said Premises unto the said **HELEN E. ATKINS, her heirs, successors and assigns forever** against **myself and my Heirs**, and against all persons whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS our hands and seals this 22 day of October, 2012

SIGNED, sealed and delivered in the presence of:

Wendell H. Owens
Witness #1

Michael W. Atkins
MICHAEL W. ATKINS

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)	ACKNOWLEDGEMENT
COUNTY OF SPARTANBURG)	S.C. Code 30-5-30
	(Effective January 1, 1995)

I, S. Frank Adams, a Notary Public for the State of South Carolina, do hereby certify that **MICHAEL W. ATKINS** who personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 22 day of October, 2012

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: October 4, 2017

TITLE TO REAL ESTATE)

DEE-2012-47283

Recorded 2 Pages on 10/25/2012 1:31:26 PM

Recording Fee: \$10.00 Documentary Stamps: \$0.00

Office of Register of Deeds, Spartanburg, S.C.

Dorothy Earle, Register

NO TITLE SEARCH)

PERFORMED ON BELOW)

STATED PROPERTY)



STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

REF FILE # D-12-218

Adams Law Firm

1082 Boiling Springs Road

Spartanburg SC 29303

Address of Grantee: *252 BURNS RD*
GREER, SC 29651

Tax Map Number: 5 35-00 061.01

KNOW ALL MEN BY THESE PRESENTS, that I, **MICHAEL W. ATKINS**, in

Spartanburg County State of South Carolina in consideration of **TEN DOLLARS AND ZERO**

CENTS (\$10.00) LOVE AND AFFECTION, to me in hand paid at and before the sealing of these

presents by **HELEN E. ATKINS, her heirs, successors and assigns forever**, the receipt and

sufficiency of which are hereby acknowledged, have granted, bargained, sold and released, and by

these Presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and

conditions ("Exceptions") set forth below unto the said **HELEN E. ATKINS, her heirs, successors**

and assigns forever subject to the below stated Exceptions, the following described real estate, to wit:

All his interest in all that certain piece, parcel or tract of land, together with any improvements thereto, situate, lying and being known and designated as **containing .996 acres, more or less** on a plat for **MICHAEL W. ATKINS AND HELEN E. ATKINS** prepared by S.W. Donald Land Surveying, dated August 22, 2006 and recorded September 14, 2006 in **Plat Book 160** at Page **418**, in the Office of the Register of Deeds for Spartanburg County. For a more complete and accurate description reference is hereby made to the aforementioned plat.

This being the same property conveyed to **MICHAEL W. ATKINS and HELEN E. ATKINS** by deed dated August 28, 2006 and recorded September 14, 2006 in Deed Book **86-S** at Page **508** in the Office of the Register of Deeds for Spartanburg County.

This conveyance is subject to easements and restrictions affecting the subject property.

Together with all and singular Rights, Members, Hereditaments and Appurtenances to 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 **HELEN E. ATKINS, her heirs, successors and assigns forever.**

And I do hereby bind **myself and my Heirs, Executors and Administrators** to warrant and forever defend all and singular the said Premises unto the said **HELEN E. ATKINS, her heirs, successors and assigns forever** against **myself and my Heirs**, and against all persons whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS our hands and seals this 22 day of October, 2012

SIGNED, sealed and delivered in the presence of:

Walter H. Owens
Witness #1

Michael W. Atkins
MICHAEL W. ATKINS

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)
ACKNOWLEDGEMENT
S.C. Code 30-5-30
(Effective January 1, 1995)

I, S. Frank Adams, a Notary Public for the State of South Carolina, do hereby certify that **MICHAEL W. ATKINS** who personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 22 day of October, 2012

[Signature]
(SEAL)

Notary Public for South Carolina
My commission expires: October 4, 2017

REFERENCES			
BB 5-35-00-61	DB 47 W-367	PB 37-40-40	PITMAN, C.M.
DB	DB	PB	
DB	DB	PB	
DB	DB	PB	
DB	DB	PB	

NOTES

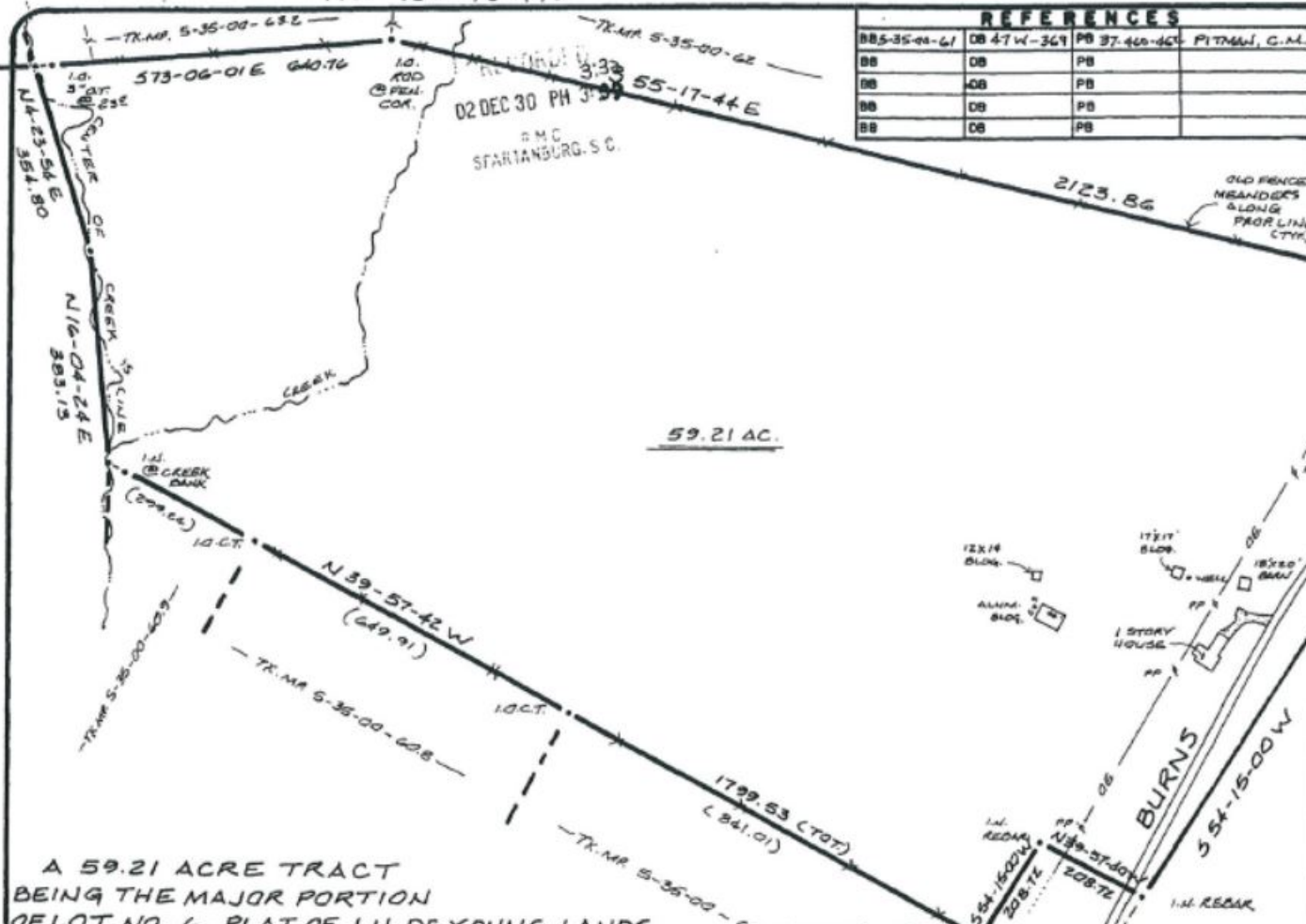
THERE IS A _____ UTILITY ALIGNMENT ALONG EACH SIDE OF ALL LINES, AND A _____ EASEMENT SIDE OF REAR PROPERTY LINE.

3/4" IRON PIPE AT EACH CORNER UNLESS NOTED OTHERWISE.

PROPERTY IS IN A ZONE "X" ACCORDING TO FEMA MAP DESIGNATION.

Exhibit

B



A 59.21 ACRE TRACT BEING THE MAJOR PORTION OF LOT NO. 6, PLAT OF J.N. DE YOUNG LANDS 252 BURNS ROAD GREER, S.C. 29651 SPARTANBURG COUNTY

Plat as shown exempt from approval process. However, all other requirements of the Spartanburg County Unified Land Management Ordinance and requirements of the Storm Water Management and Sediment Reduction Regulations (#497) of date must be met.

DEC 30 2002

Erving J. Price

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

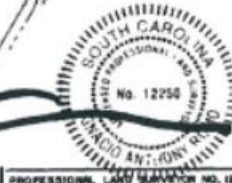
PROPERTY SURVEY FOR
MICHAEL W. ATKINS
AND
HELEN B. ATKINS

SCALE	200	100	0	200	400
RESEARCH	BW	TR	TR	TR	TR
1"=200'	FIELD WORK BY	BW, TR	TR	TR	TR

I. A. ROMO, PLS

217 E. STONE AVE., SUITE 2
GREENVILLE, SOUTH CAROLINA 29609

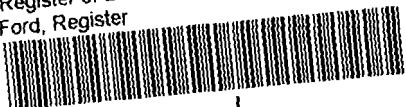
864-467-9918



- DENOTES IRON FOUND (1/2" REBAR)
- DENOTES IRON SET (1/2" REBAR)

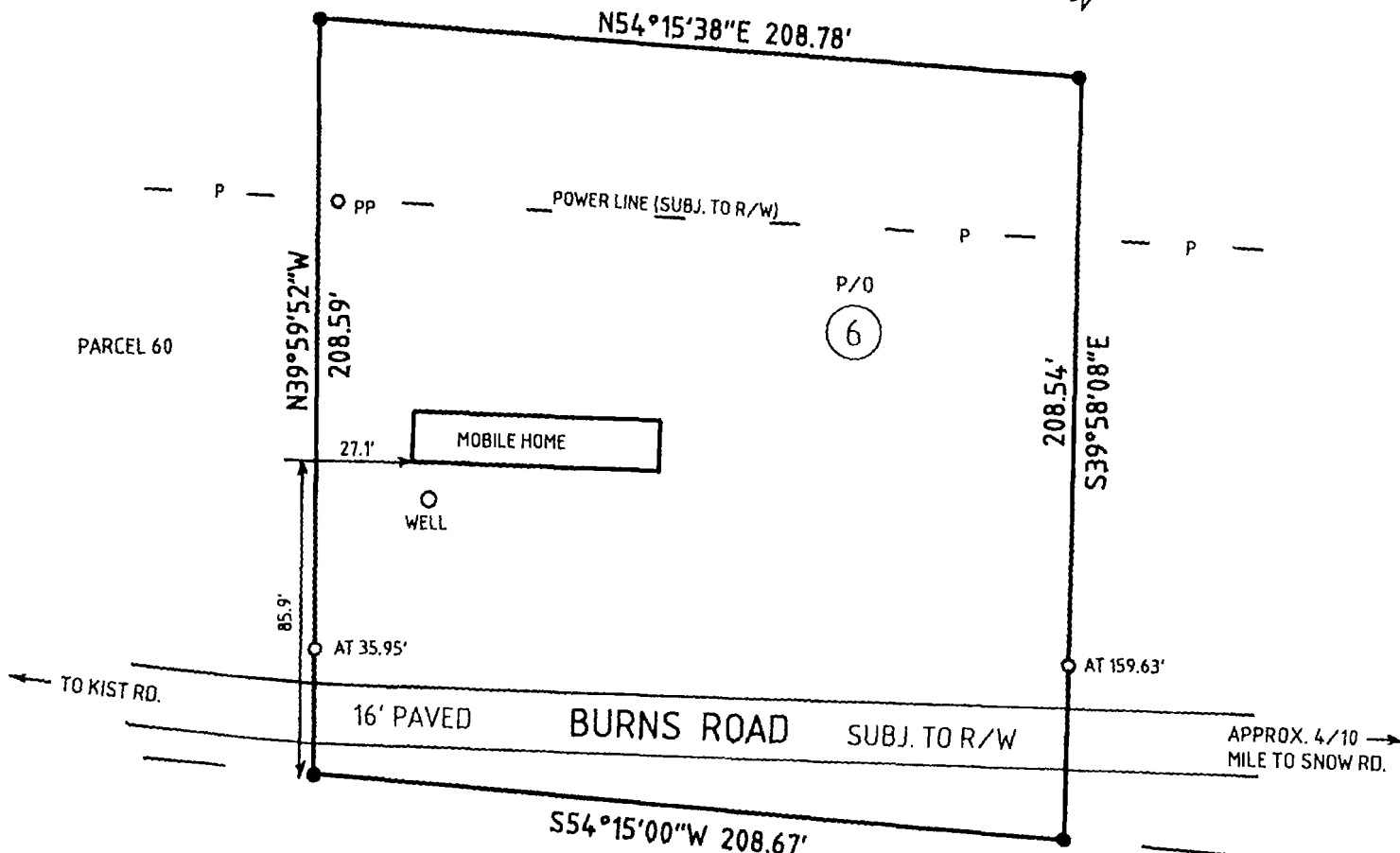
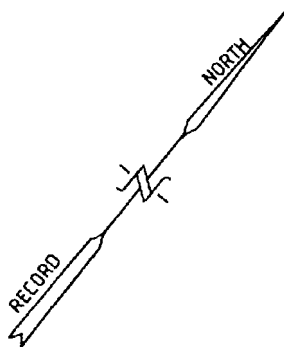
PLAT-160 PG 418

PLT-2006-49925
Recorded 1 Pages on 9/14/2006 9 03 22 AM
Recording Fee: \$5 00 Documentary Stamps \$0 00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



6

PARCEL 61
P/B 153/492



OR RECORDATION PURPOSES ONLY

SEP 13 2006

PARCEL 73

Joan E. Holliday

UNDERGROUND UTILITIES

THIS PROPERTY IS SUBJECT TO ANY AND ALL
OTHER EASEMENTS, ZONING ORDINANCES, AND
R/W'S OF RECORD OR NOT OF RECORD.

TOTAL AREA
0.996 ACRES

(SUBJ. TO ROAD & POWER LINE R/W'S)

CLOSING SURVEY FOR:

260 BURNS ROAD
GREER

MICHAEL W. ATKINS & HELEN B. ATKINS

BEING P/O TRACT 6 OF THE J. N. DEYOUNG LANDS SUBD.

MEMBER S.C. SOCIETY OF
PROFESSIONAL LAND SURVEYORS
REGISTRATION NO: 16500

S. W. Donald

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND
BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH 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 VISIBLE ENCROACHMENTS
OR PROJECTIONS OTHER THAN SHOWN."

THE PROPERTY SHOWN HEREIN IS NOT LOCATED WITHIN THE 100 YEAR FLOOD
PLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP OF AUG. 1984.

SCALE: 1" = 50'



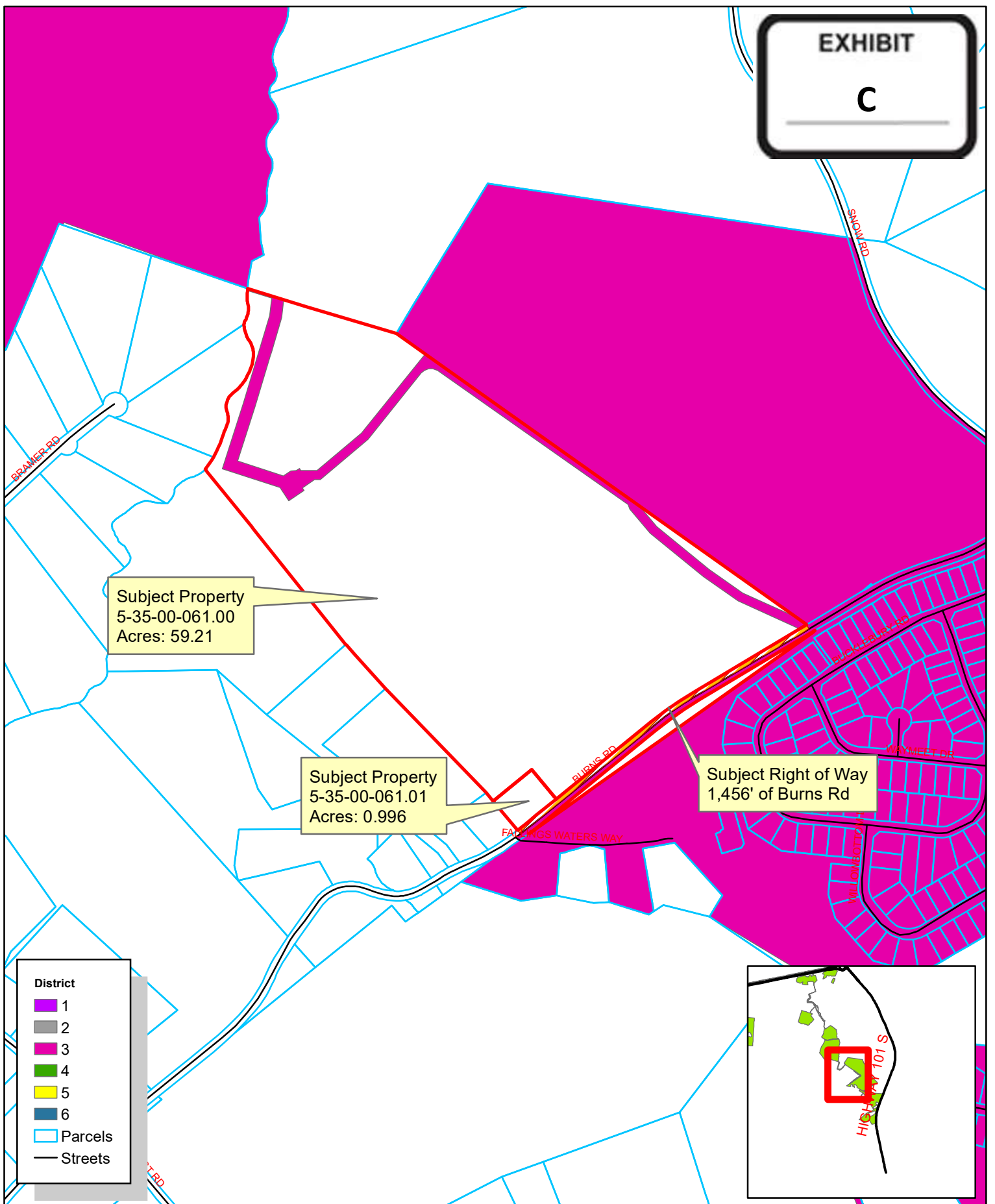
BLOCK MAP SHEET 5-35-00	PARCEL 61.01	DEED BOOK P/O 47W/369	PLAY BOOK 37/460-462	FIELD CHIEF S. W. DONALD	DRAWN BY L.D.	DATE AUGUST 22, 2006
LOCATION SOUTHEAST OF GREER, NORTH OF SC HWY 296, WEST OF SC HWY 101				COUNTY SPARTANBURG	STATE SOUTH CAROLINA	

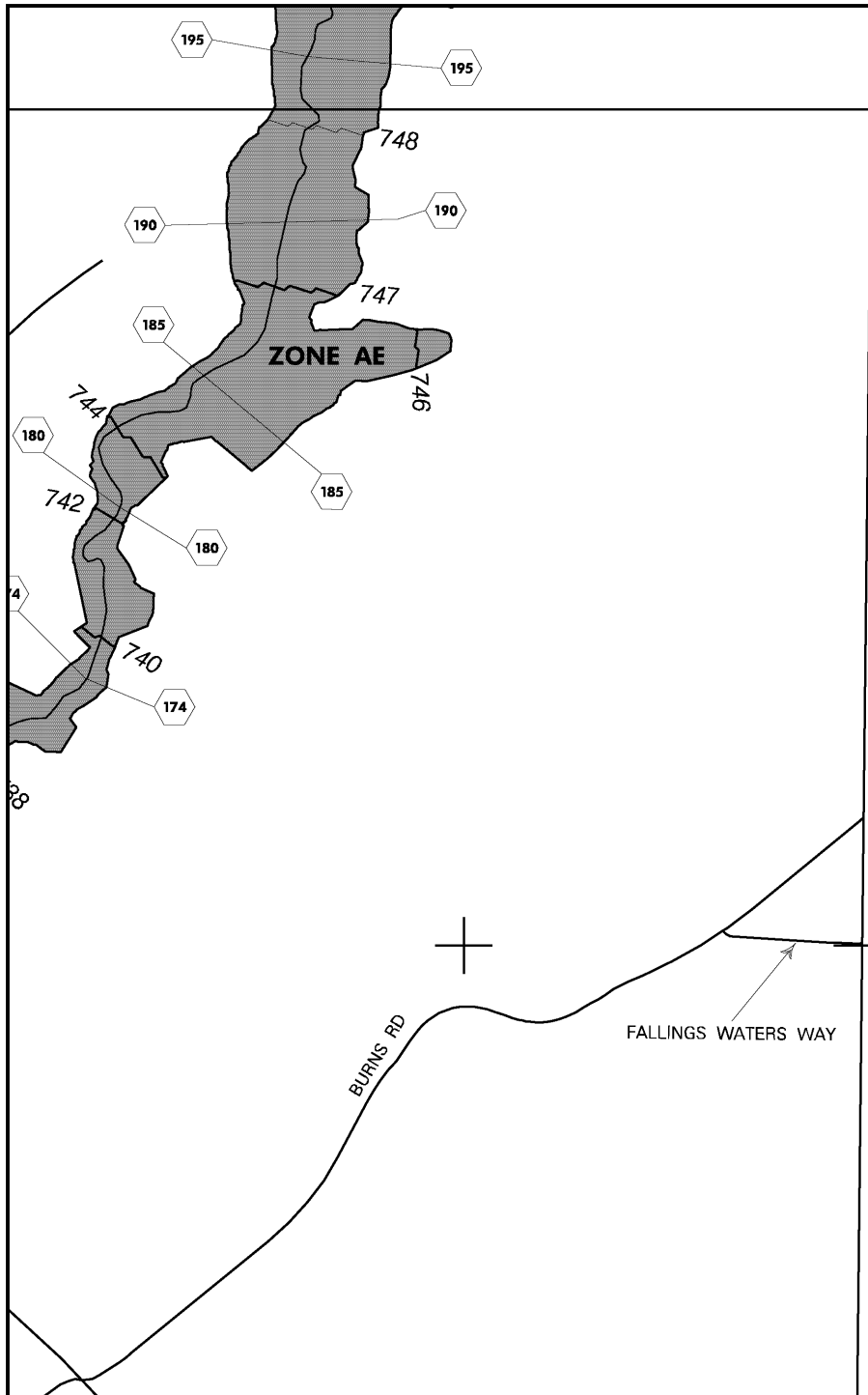
S. W. DONALD LAND SURVEYING
POST OFFICE BOX 160472
BOILING SPRINGS, SC 29316

PHONE: (864) 599-0192
FAX: (864) 599-0192

EXHIBIT

C





1105000 FT

JOINS PANEL 0332

Flood insurance is available
National Flood Insurance Pro

EXHIBIT

D

MAP SCALE

250 0 500 1000
FFFT

NFIP

PANEL 0331D

**FIRM
FLOOD INSURANCE RATE MAP**

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 331 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0331	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
45083C0331D**

**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
7/11/2017

First Reading of Ordinance Number 23-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY FCR ESTATE PARTNERSHIP LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance #23-2017 is an annexation and zoning request for property located on Old Jones Road in Spartanburg County. The parcel for annexation is a portion of a larger tract. The portion for annexation is 38.259 acres. The property is currently vacant. The Planning Commission will conduct a public hearing on July 17, 2017 for the zoning of this parcel.

Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 23-2017 Cover Memo	7/6/2017	Cover Memo
▣ Ordinance Number 23-2017	7/6/2017	Ordinance
▣ Ord 23-2017 Exhibit A Title	7/6/2017	Exhibit
▣ Ord 23-2017 Exhibit A2 Title	7/6/2017	Exhibit
▣ Ord 23-2017 Exhibit B Plat	7/6/2017	Exhibit
▣ Ord 23-2017 Exhibit B2 Plat	7/6/2017	Exhibit
▣ Ord 23-2017 Exhibit C Map	7/6/2017	Exhibit
▣ Ord 23-2017 Exhibit D Flood Map	7/6/2017	Exhibit

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #23-2017
Date: July 5, 2017
CC: Tammy Duncan, City Clerk

Ordinance #23-2017 is an annexation and zoning request for property located on Old Jones Road in Spartanburg County. The parcel for annexation is a portion of a larger tract. The portion for annexation is 38.259 acres. The property is currently vacant.

The Planning Commission will conduct a public hearing on July 17, 2017 for the zoning of this parcel.

ORDINANCE NUMBER 23-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY FCR ESTATE PARTNERSHIP LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY

WHEREAS, FCR Estate Partnership are the owners of property located on Burns 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 Spartanburg County Parcel Number 5-29-00-83.01 containing approximately 38.259 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0218D attached hereto marked as Exhibit D; and

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

WHEREAS, FCR Estate Partnership 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 R-12 (Single Family Residential); 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 38.259 +/- acres of property shown in red on the attached map owned by FCR Estate Partnership located on Old Jones Road more particularly described on the attached map as Spartanburg County Parcel Number 5-29-00-83.01 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 146 FEET OF OLD JONES ROAD ROADWAY: 146 feet of Old Jones Road along the edge of the annexed property owned by FCR Estate Partnership 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 R-12 (Single Family Residential) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference property shall be designated as Residential Land Use 2 Community on the Land Use Map contained within the 2010 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 45083C0218D.

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: July 11, 2017

Second and
Final Reading: August 8, 2017

Approved as to Form:

John B. Duggan, City Attorney

EXHIBIT
A

THIS DOCUMENT
MARGINAL
FOR IMAGING

5-29-00-83.00

Grantee's Address: 777 Old Jones Road, Greer, SC 29651
STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)
DEED 60 W PG 254
NO TITLE EXAM

KNOW ALL MEN BY THESE PRESENTS, that **Nellie T. Rumsey** in consideration of \$1.00, love and affection, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **F C R Estate Partnership, a South Carolina General Partnership, its successors and assigns forever;**

All that certain piece and parcel of land with improvements thereon located in Reidville, Spartanburg County, South Carolina, containing 55.19 acres more or less, and having the metes and bounds described on that certain Boundary/Closing Survey for F C R Estate Partnership, which survey was done by Wolfe & Huskey, Inc. and which is dated February 19, 1993, and which survey is recorded herewith in Book 123, Page 6-10 and to which reference is hereby made for a full and complete description of the parcel herein conveyed.

THIS conveyance is made subject to any easements, rights of way, zoning ordinances, restrictions or protective covenants appearing of record or on the premises affecting subject property.

DERIVATION: This is a portion of the property conveyed to Freeman C. Rumsey and Nellie T. Rumsey by deed from R. A. Coggins dated April 6, 1961 and recorded on April 7, 1961 at Book 26V, Page 465, these records. Freeman C. Rumsey died intestate a resident of this County survived by Nellie T. Rumsey, who was his wife and is the within grantor, and three adult children; no child predeceased him. Reference Probate Court File No. 37723, Spartanburg County, for file of Freeman C. Rumsey. Mr. Rumsey's surviving three adult children, Phillip C. Rumsey, Patricia C. Rumsey Sutton, and Elizabeth Diane Rumsey conveyed their interest in the within property to Nellie T. Rumsey in a deed dated July 23, 1982 and recorded August 20, 1982, at Book 49A, Page 498, these records.

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 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, executors and administrators to warrant and forever defend all and singular said premises unto grantee(s) and grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 27 day of December, 1993.

SIGNED, sealed and delivered in the presence of:

Don D. Cole *Nellie T. Rumsey* (SEAL)
Margaret M. Goddard (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27 day of December, 1993.

Don D. Cole (SEAL) *Margaret M. Goddard*
Notary Public for South Carolina.
My commission expires 6/20/99

RECORDED this _____ day of _____, 19____ at _____ M., No. _____

500 1021122993#064 \$10.00M4

RECORDED
93 DEC 29 AM 10:28
R.M.C.
SPARTANBURG, S.C.

EXHIBIT

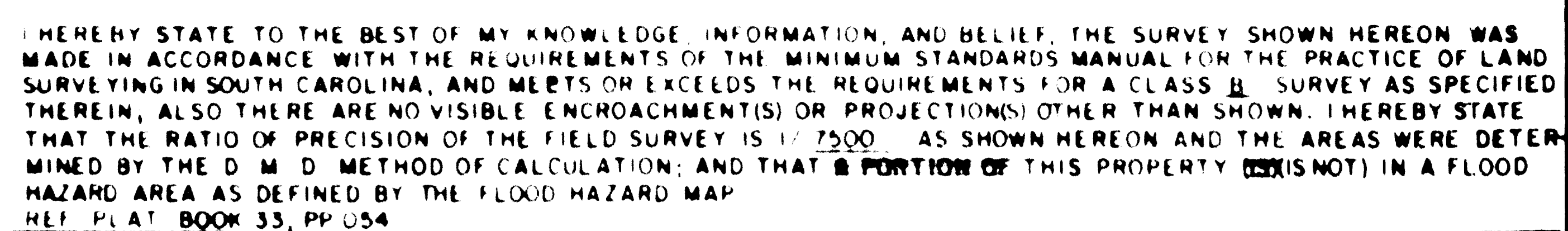
A-2

Lot 1 Freeman Farm Road Spartanburg County

Commencing at the intersection of the southern right of way of Freeman Farm Road and the western right of way of Mayfield Road thence proceeding westward along the southern right of way of Freeman Farm Road approximately 2240 feet to an iron pin on the southern right of way of Freeman Farm Road; thence leaving said right of way along a bearing and distance of S18°02'11"E for 741.17 feet to an iron pin; thence S67°59'31"W 752.11 feet to an iron pin; thence S04°42'38"E for 1.83 feet to a point in the centerline of the creek being the true Point of Beginning; thence meandering with the creek the following bearings and distances; S02°53'31"E for 99.44 feet to a point; thence S26°04'30"E for 178.26 feet to a point; thence S03°00'19"W for 116.55 feet to a point; thence S42°07'56"W for 94.71 feet to a point; thence S49°17'56"W for 56.31 feet to a point; thence S41°61'16"W for 46.25 feet to a point; thence S47°20'26"W for 89.73 feet to a point; thence S38°47'21"W for 145.73 feet to a point; thence S23°55'55"W for 47.56 feet to a point; thence S11°07'30"W for 3.57 feet to a point; thence leaving the centerline of the creek along a bearing of S72°28'13"W for a distance of 568.05 feet to an iron pin; thence N79°47'17"W for 113.66 feet to an iron pin; thence N54°27'15"W for 524.22 feet to an iron pin; thence N67°22'13"W for 602.53 feet to an iron pin; thence N23°45'10"E for 231.89 feet to an iron pin; thence N42°08'28"W for 184.34 feet to an point on the eastern right of way of Old Jones Road; thence along said right of way in a northerly direction N53°30'45"E for 43.68 feet to a point; thence along a curve concave to the west having a curve length of 106.98 feet, a radius of 461.59 feet, and a chord bearing and distance of N46°54'34"E for 106.74 feet to a point; thence leaving said right of way along a bearing and distance of S69°24'14"E for 371.09 feet to an iron pin; thence N30°32'41"E for 638.50 feet to a stone; thence M88°58'52"E for 129.11 feet to a stone; thence S88°29'02"E for 331.52 feet to an iron pin; thence N37°10'13"E for 88.39 feet a point in the centerline of the creek; thence meandering with the centerline of the creek the following bearings and distances S63°04'19"E for 57.45 feet to a point; thence S59°34'29"E for 81.22 feet to a point; thence S68°21'47"E for a 26.79 feet to a point; thence S85°31'59"E for 28.09 feet to a point; thence S25°57'38"E for 37.72 feet to a point; thence S57°25'46"E for 37.28 feet to a point; thence S17°11'56"E for 54.82 feet to a point; thence N27°42'16"E for 28.75 feet to a point; thence N81°10'46"E for 33.46 feet to a point; thence S18°35'08"W for 71.54 feet to a point; thence S87°08'34"E for 25.53 feet to a point; thence N34°00'05"E for 34.08 feet to a point; thence S23°49'01"E for 48.02 feet to a point; thence S09°53'12"E for 75.78 feet to a point; thence S22°26'37"E for 75.88 feet to a point; thence S26°34'57"E for 49.79 feet to a point; thence S02°55'44"E for 29.24 feet to a point; thence S23°09'11"W for 20.02 feet to a point; thence S14°22'30"E for 66.96 feet to a point; thence S04°41'57"W for 20.31 feet to a point; thence S14°39'36"W for 39.23 feet to a point; thence S19°02'56"E for 58.34 feet to a point being the Point of Beginning.

The above described tract contains 38.259 acres more or less.

B



Savage

REG NO (2509) ~~(2509)~~



VICINITY	MAF	N/S
----------	-----	-----

EXHIBIT

B-2

EXHIBIT B

FLOOD INFORMATION
This map is a Flood Hazard Map showing the extent of flood hazards in the area of the proposed project. The map is based on the Flood Insurance Rate Map (FIRM) for the area, which is a map of the United States showing the extent of flood hazards in the area of the proposed project. The map is based on the Flood Insurance Rate Map (FIRM) for the area, which is a map of the United States showing the extent of flood hazards in the area of the proposed project.

LEGEND

1. Flood Hazard Area
2. Flood Hazard Area
3. Flood Hazard Area



SURVEY NOTES
1. The survey was conducted on the 15th day of May, 2011, at the location of the proposed project. The survey was conducted by the Surveyor General of the State of New York, who is a duly qualified and licensed surveyor. The survey was conducted in accordance with the laws and regulations of the State of New York, and the results of the survey are shown on this map.

POSSIBLE PROJECTIONS
NAD 83

LAND AREA
2,201,870 SQ. FT.
50.548 ACRES

BASES OF RECORD
1. The survey was conducted on the 15th day of May, 2011, at the location of the proposed project. The survey was conducted by the Surveyor General of the State of New York, who is a duly qualified and licensed surveyor. The survey was conducted in accordance with the laws and regulations of the State of New York, and the results of the survey are shown on this map.

FREELAND
1611 AND A COMPANY, INC.
1611 AND A COMPANY, INC.
1611 AND A COMPANY, INC.

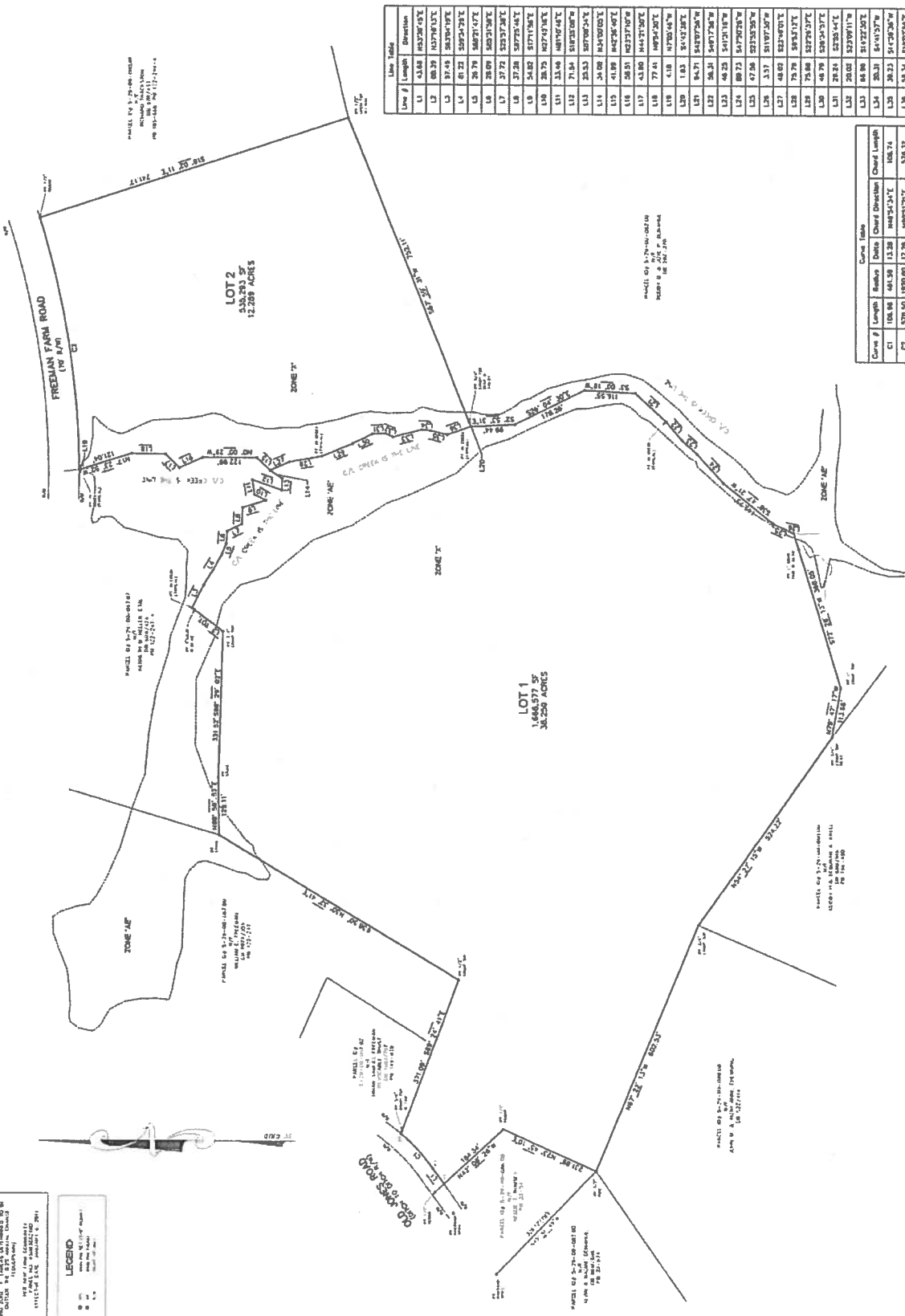
STATISTICAL DATA
1. The survey was conducted on the 15th day of May, 2011, at the location of the proposed project. The survey was conducted by the Surveyor General of the State of New York, who is a duly qualified and licensed surveyor. The survey was conducted in accordance with the laws and regulations of the State of New York, and the results of the survey are shown on this map.

THE DRAWING REPRESENTS A
1. The survey was conducted on the 15th day of May, 2011, at the location of the proposed project. The survey was conducted by the Surveyor General of the State of New York, who is a duly qualified and licensed surveyor. The survey was conducted in accordance with the laws and regulations of the State of New York, and the results of the survey are shown on this map.

STAT

OL

MAF



Line	Length	Direction
L1	43.68	S82°28'45"E
L2	88.39	N47°46'15"E
L3	37.45	S63°04'19"E
L4	61.23	S29°24'28"E
L5	26.79	S68°27'47"E
L6	28.09	S63°24'26"E
L7	27.72	S29°24'28"E
L8	37.26	S77°15'41"E
L9	24.82	S77°15'41"E
L10	26.75	S27°47'18"E
L11	33.48	S88°10'46"E
L12	71.84	S19°35'08"W
L13	23.53	S27°00'34"E
L14	24.08	S43°00'00"E
L15	41.89	S42°36'46"E
L16	26.51	S23°27'07"E
L17	43.00	S44°27'30"E
L18	77.41	S87°54'20"E
L19	41.8	S70°04'49"W
L20	18.3	S74°13'28"E
L21	84.71	S43°07'26"W
L22	26.31	S47°12'30"W
L23	48.23	S47°21'18"W
L24	89.73	S47°20'28"W
L25	47.56	S23°35'35"W
L26	3.37	S19°07'30"E
L27	48.02	S22°40'01"E
L28	75.78	S63°11'12"E
L29	48.79	S29°24'28"E
L30	29.34	S23°54'17"E
L31	29.34	S23°54'17"E
L32	20.02	S23°09'11"E
L33	18.98	S13°22'50"E
L34	30.31	S41°17'27"E
L35	26.23	S47°20'28"W
L36	38.34	S19°07'30"E

Curve #	Length	Radius	Delta	Chord Distance	Chord Length
C1	108.96	481.58	13.28	108.96	108.96
C2	578.50	1078.00	17.28	578.50	578.50

EXHIBIT

C

Subject Property
5-29-00-083.01 (portion)
Acres: 38.259

Subject Right of Way
146' of Old Jones Rd

District

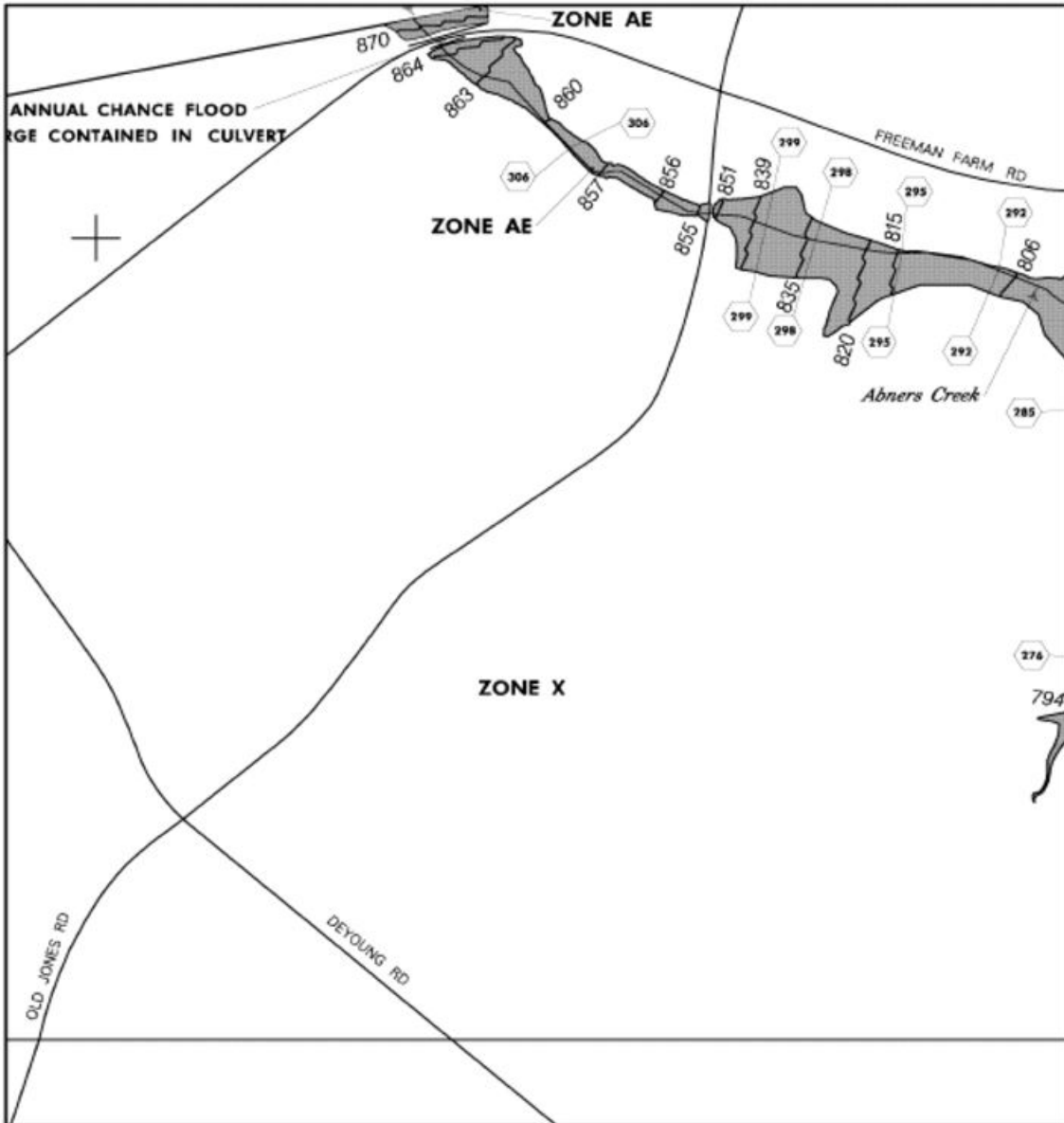
- 1
- 2
- 3
- 4
- 5
- 6

Parcels
Streets

Ordinance 23-2017

0 250 500 750 1,000 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.



flood insurance in
National Flood In

EXHIBIT

D

MAP
250 0

NFIP

PANEL 0218D

FIRM
FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
SPARTANBURG COUNTY	450716	0218	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
45083C0218D

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
7/11/2017

First Reading of Ordinance Number 24-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARSCO, LLC LOCATED ON INGLESBY 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 #24-2017 is an annexation and zoning request for property located on Inglesby Street in Greenville County. The parcel for annexation is 0.24 acres. The property is currently vacant. The Planning Commission will conduct a public hearing on July 17, 2017 for the zoning of this parcel.
Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 24-2017 Cover Memo	7/6/2017	Cover Memo
▣ Ordinance Number 24-2017	7/6/2017	Ordinance
▣ Ord 24-2017 Exhibit A Title	7/6/2017	Exhibit
▣ Ord 24-2017 Exhibit B Plat	7/6/2017	Exhibit
▣ Ord 24-2017 Exhibit C Map	7/6/2017	Exhibit
▣ Ord 24-2017 Exhibit D Flood Map	7/6/2017	Exhibit
▣ Ord 24-2017 Site Plan	7/6/2017	Exhibit

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #24-2017
Date: July 5, 2017
CC: Tammy Duncan, City Clerk

Ordinance #24-2017 is an annexation and zoning request for property located on Inglesby Street in Greenville County. The parcel for annexation is 0.24 acres. The property is currently vacant.

The Planning Commission will conduct a public hearing on July 17, 2017 for the zoning of this parcel.

ORDINANCE NUMBER 24-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARSCO, LLC LOCATED ON INGLESBY STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY

WHEREAS, Marsco, LLC is the owner of property located on Inglesby Street 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 G008002100101 containing approximately 0.24 +/- 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, Marsco, 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 0.24 +/- acres of property shown in red on the attached map owned by Marsco, LLC located on Inglesby Street more particularly described on the attached map as Greenville County Parcel Number G008002100101 is hereby annexed into the corporate city limits of the City of Greer.

2. 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.

3. LAND USE MAP: The above reference property shall be designated as Residential Land Use 3 on the Land Use Map contained within the 2010 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 45045C0361E.

5. 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: July 11, 2017

Second and
Final Reading: August 8, 2017

Approved as to Form:

John B. Duggan, City Attorney

DEED Book: DE 2482 Page: 4075 - 4080
February 23, 2016 04:17:21 PM Cons: \$1
Rec: \$10.00 Cnty Tax: EXEMPT State:
FILED IN GREENVILLE COUNTY, SC

EXHIBIT

A

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **W. SCOTT VAN STEENBURGH AND MARSHA F. VAN STEENBURGH** in consideration of **One Dollar (\$1.00)** the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto, **MARSCO, LLC**, its successors and assigns forever:

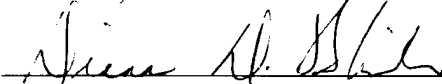
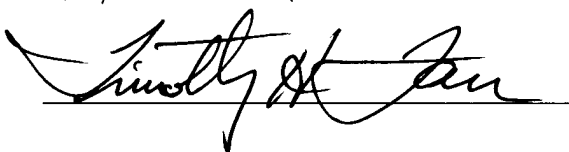
THE PROPERTY DESCRIBED ON EXHIBIT 'A'
ATTACHED HERETO AND MADE A PART HEREOF.


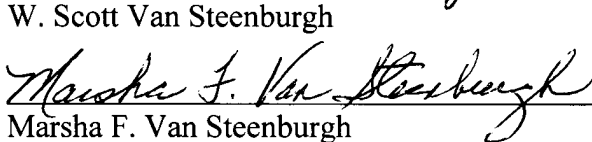
Grantee's Address: 9 Mauldin Circle, Greenville, SC 29609

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

WITNESS the Grantor's(s') hand(s) and seal(s) this 5th day of February, 2016.

SIGNED, sealed and delivered in the presence of:


W. Scott Van Steenburgh

Marsha F. Van Steenburgh

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

Personally appeared before me, W. Scott Van Steenburgh and Marsha F. Van Steenburgh who acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 5th day of February, 2016.

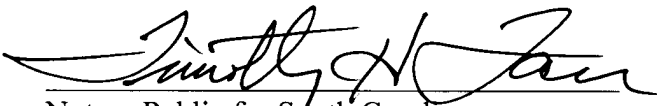

Notary Public for South Carolina
My commission expires: 1/20/2026

EXHIBIT A

The conveyance of the following parcels is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

PARCEL A: Greenville County Tax Map No.: 0148.00-02-005.05

ALL that certain piece, parcel, or lot of land, with any and all improvements thereon, being known and designated as Lot 3 on plat of Cone Heights as prepared by W. R. Williams, Jr., RLS, dated March 25, 1991, recorded in Plat Book 19-T, Page 49, and having the metes and bounds as shown thereon.

DERIVATION: This being the same property conveyed to Grantor herein by deed of Cone Heights, Inc. as recorded in the ROD Office for Greenville County, South Carolina, in Deed Book 2482, Page 4071 on February 23, 2016.

PARCEL B: Greenville County Tax Map No.: G008.00-21-011.00 and G008.00-21-001.01

ALL those pieces, parcels, or lots of land, situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot 84 and 0.24 acres, more or less, as shown on plat entitled "Property of Victor Monaghan Co. Greer Plant" recorded in the ROD Office for Greenville County, South Carolina, in Plat Book HH, Page 93-A, reference being made to said plat for a metes and bounds description thereof.

DERIVATION: This being the same property conveyed to Grantor herein by deed of Joshua David Johnston as recorded in the ROD Office for Greenville County, South Carolina, in Deed Book 2481, Page 4571, on February 5, 2016.

PARCEL C: Greenville County Tax Map No.: P039.01-01-025.00

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being located in the County of Greenville, State of South Carolina, being shown and designated as Lot 25, Townes at Cherrydale, as shown on plat prepared by Freeland & Associates, Inc., dated November 3, 2004, and recorded in the ROD Office for Greenville County, South Carolina, in Plat Book 49-D, Page 26, reference being made to said plat for a metes and bounds

DERIVATION: This being the same property conveyed to Grantor herein by deed of Morgan Brantley McCall, n/k/a Morgan M. Rains, as recorded in the ROD Office for Greenville County, South Carolina, in Deed Book 2481, Page 4575, on February 5, 2016.

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

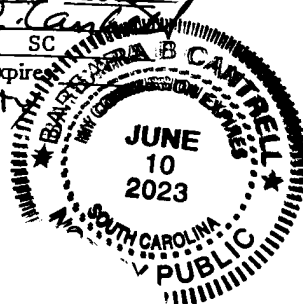
Affidavit - Parcel A

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 2001 Old Buncombe Road, Greenville, bearing Greenville County Tax Map Number 0148.00-02-005.05, was transferred by W. Scott Van Steenburgh and Marsha F. Van Steenburgh to MARSCO LLC on February 5, 2016
3. Check one of the following: The deed is
(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) ☒ exempt from the deed recording fee because (see information section of affidavit):
#8 (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
(b) _____ The fee is computed on the fair market value of the realty which is _____
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: _____
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
(c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: _____
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Attorney
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 23rd
day of February, 2016

Barbara B. Cantrell
Notary Public for SC
My Commission Expires
Oconee Count



Timothy H. Farr

Responsible Person Connected with the Transaction

Timothy H. Farr

Print or Type Name Here

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

Affidavit - Parcel B

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 11 Inglesby Street, Greer,
bearing Greenville County Tax Map Number G008.00-21-011.00 & 001.01, was transferred
by W. Scott Van Steenburgh & Marsha F. Van Steenburgh
to MARSCO LLC on February 5, 2016
3. Check one of the following: The deed is
(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) X #8 exempt from the deed recording fee because (see information section of affidavit):
_____ (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
(b) _____ The fee is computed on the fair market value of the realty which is _____
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: _____
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
(c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: _____
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Attorney
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 23rd
day of February 2016

Barbara B Cantrell
Notary Public for SC

My Commission Expires: _____

Oconee County



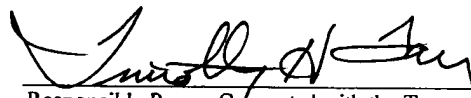
Timothy H. Farr
Responsible Person Connected with the Transaction
Timothy H. Farr
Print or Type Name Here

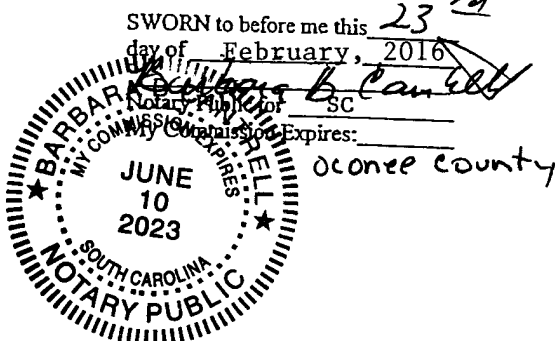
STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

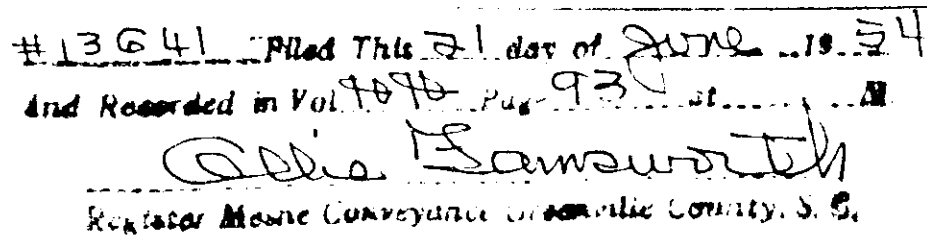
Affidavit - Parcel C

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 112 Bankside Lane, Greenville, bearing Greenville County Tax Map Number P039.01-01-025.00, was transferred by W. Scott Van Steenburgh & Marsha F. Van Steenburgh to MARSCO LLC on February 5, 2016.
3. Check one of the following: The deed is
(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) X exempt from the deed recording fee because (see information section of affidavit):
#8 (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
(b) _____ The fee is computed on the fair market value of the realty which is _____.
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: _____
(b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
(c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

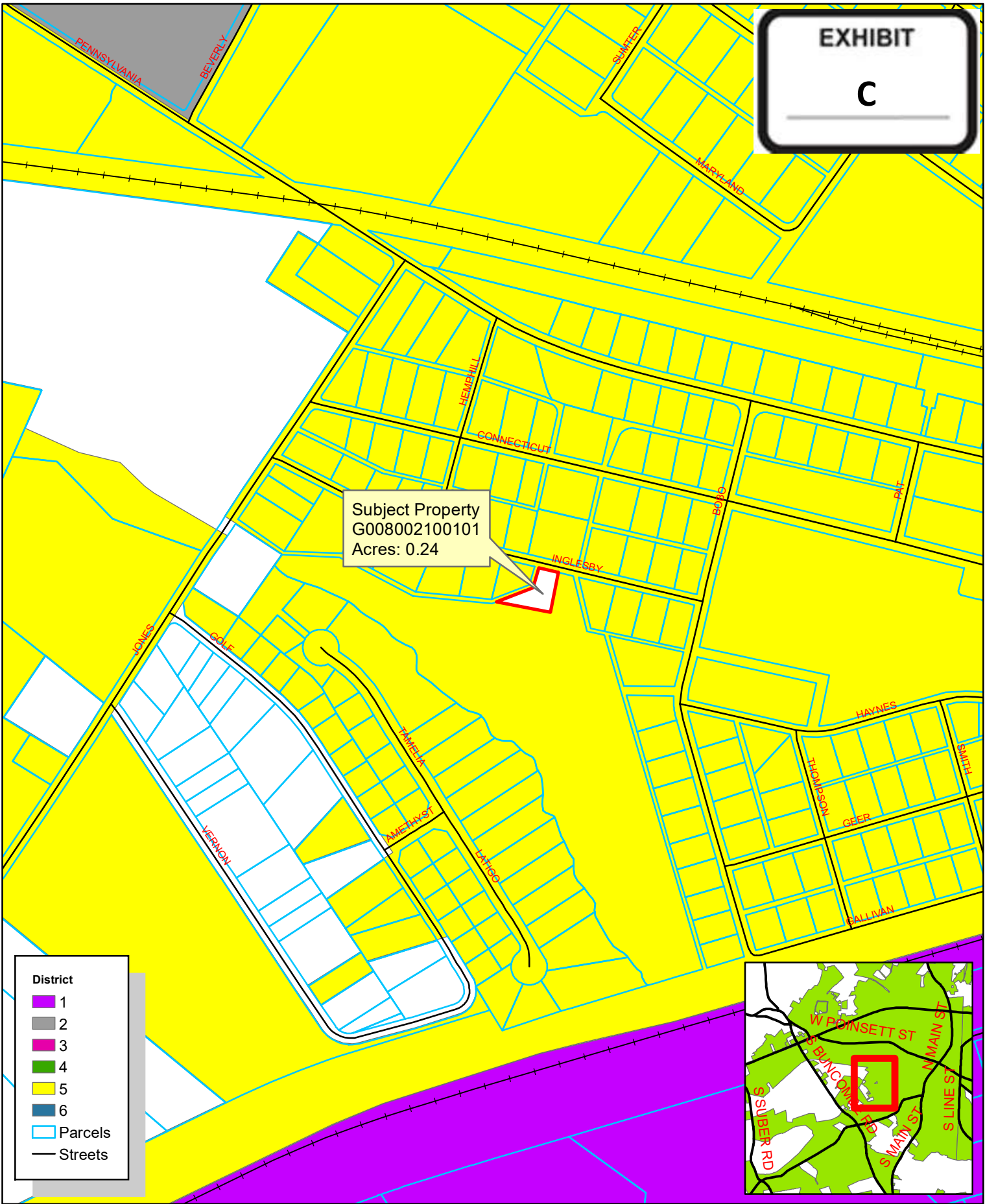

Responsible Person Connected with the Transaction
Timothy H. Farr
Print or Type Name Here

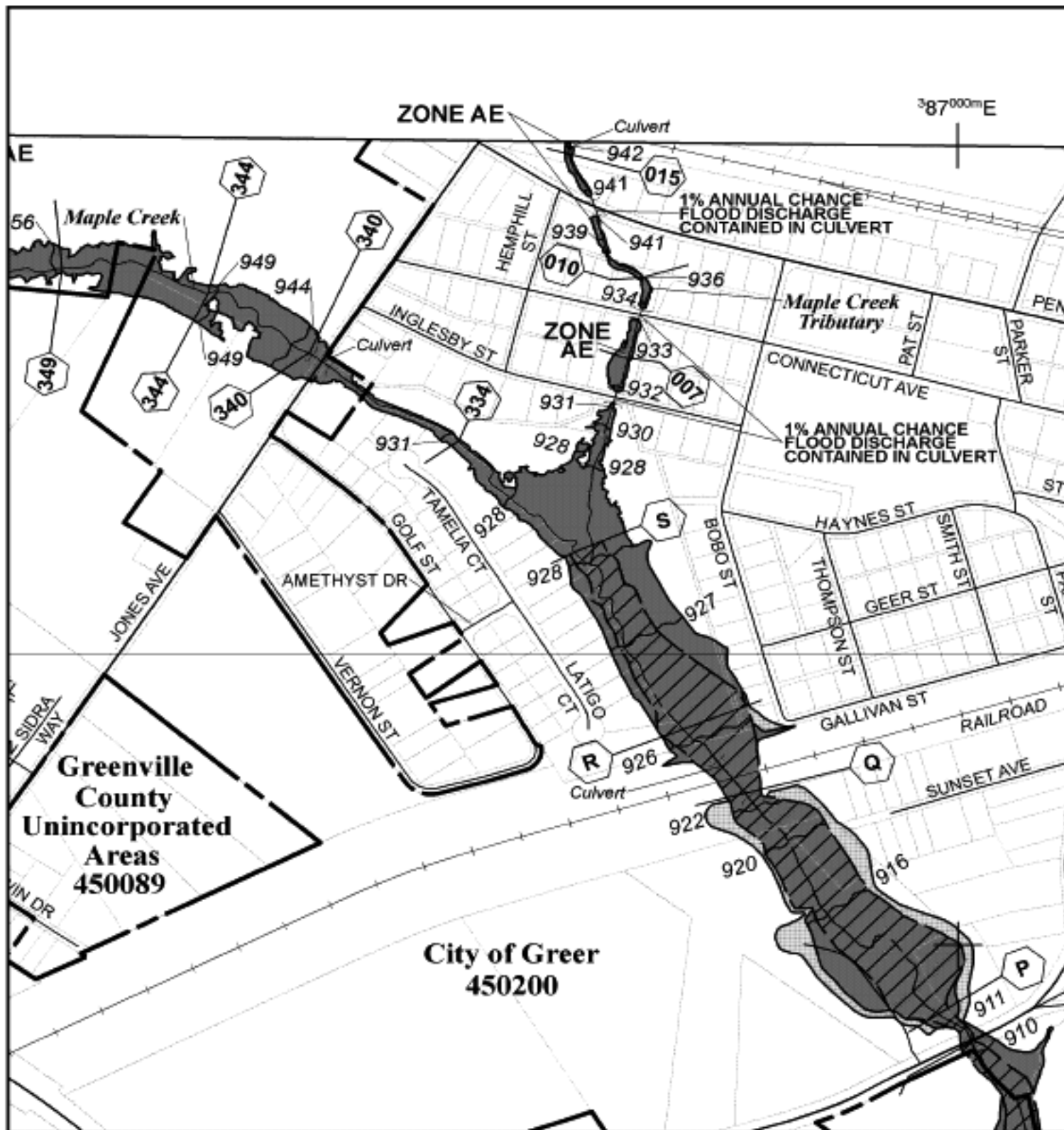




EXHIBIT

C





Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

EXHIBIT

D

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:

COMMUNITY	NUMBER	PANEL	SUFFIX
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 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

