



**AGENDA  
GREER CITY COUNCIL**

**August 8, 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. Mayor Rick Danner**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

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

**VI. SPECIAL RECOGNITION**

**A. Employee Recognition**

**VII. PRESENTATION**

**A. Kirsten Pressley, Court Administrator will present her Annual Report**

**VIII. ADMINISTRATOR'S REPORT**

**A. Ed Driggers, City Administrator**

**IX. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**A. Election Commission  
Mark Turnbull has resigned effective immediately. His term expires  
12/31/2018. (Action Required)**

**X. OLD BUSINESS**

**A. Second and Final 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 (Action Required)**

**B. Second and Final 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)~~ R-12 (RESIDENTIAL SINGLE FAMILY CLUSTER) FOR SAID PROPERTY (Action Required)**

**C. Second and Final Reading of Ordinance Number 22-2017**

**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)**

**D. Second and Final 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)**

**E. Second and Final 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)**

**XI. NEW BUSINESS**

**A. First Reading of Ordinance Number 25-2017**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION**

**OF PROPERTY OWNED BY HERMAN E. COX LOCATED AT 401 NORTH MAIN STREET FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (RESIDENTIAL – SINGLE FAMILY). (Action Required)**

**Ordinance #25-2017 is a rezoning request for the property located at 401 N. Main Street requesting a rezoning from C-2, Commercial District, to R-7.5, Single-Family Residential. The Planning Commission conducted a public hearing on July 17, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.**

**Kelli McCormick, Planning Manager**

**B. First Reading of Ordinance Number 26-2017**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY KEN LAVERTU LOCATED AT 200 BUNCOMBE STREET FROM R-12 (RESIDENTIAL - SINGLE FAMILY) TO R-10 (RESIDENTIAL – SINGLE FAMILY). (Action Required)**

**Ordinance #26-2017 is a rezoning request for the property located at 200 Buncombe Street requesting a rezoning from R-12, Single-Family Residential, to R-10, Single-Family Residential. The Planning Commission conducted a public hearing on July 17, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.**

**Kelli McCormick, Planning Manager**

**C. First Reading of Ordinance Number 27-2017**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) WILLIAM C. McCULLOUGH, (2) CHATIM LLC., AND (3) KAREN ROBINSON LOCATED ON GENOBLE ROAD AND ROBINSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES (Action Required)**

**Ordinance #27-2017 is an annexation and zoning request for property located on Genoble and Robinson Roads in Spartanburg County. The parcels for annexation are 229.96 acres. The property is proposed for industrial development. The Planning Commission will conduct a public hearing on August 21, 2017 for the zoning of these parcels.**

**Kelli McCormick, Planning Manager**

## **XII. EXECUTIVE SESSION**

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

## **XIII. 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**  
**8/8/2017**

**Mayor Rick Danner**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Invocation Schedule	7/18/2017	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**  
**8/8/2017**

**July 25, 2017**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
☐ July 25, 2017 Council Meeting Minutes	8/8/2017	Cover Memo

# CITY OF GREER, SOUTH CAROLINA

## MINUTES of the FORMAL MEETING of GREER CITY COUNCIL July 25, 2017

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

**I. CALL TO ORDER OF REGULAR MEETING** Mayor Pro Tempore Wryley Bettis - 6:32 P.M.

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

Councilmembers Jay Arrowood and Rick Danner were absent.

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

Mike Sell, Assistant City Administrator was absent.

**II. PLEDGE OF ALLEGIANCE** Councilwoman Judy Albert

**III. INVOCATION** Councilwoman Judy Albert

**IV. PUBLIC FORUM** No one signed up to speak

**V. MINUTES OF THE COUNCIL MEETING** July 11, 2017

**ACTION** - Councilwoman Judy Albert made a motion that the minutes of July 11, 2017 be received as written. Councilwoman Kimberly Bookert seconded the motion.

**VOTE** - Motion carried unanimously.

**VI. DEPARTMENTAL REPORTS**

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

**Finance**

Susan Howell, Staff Accountant presented the Financial Report for the period ending June 30, 2017. (Attached)

General Fund Cash Balance: \$13,706,119.

General Fund Revenue: \$25,258,515.

General Fund Expenditures: \$21,237,025.

Revenue Benchmark Variance: \$2,536,306. Expenditure Benchmark Variance: \$1,485,185.

Overall Benchmark Variance: \$4,021,491.

The City is 6% under budget during this time period.

Hospitality Fund Cash Balance: \$1,207,608.

Storm Water Fund Cash Balance: \$1,187,928.

Mr. Driggers informed Council their printed copies of the 2017-2018 City of Greer Budget are in their mail boxes.

- B. Red Watson, Assistant Director of Parks and Recreation provided highlights from their Activity Report.

## **VII. ADMINISTRATOR'S REPORT**

Ed Driggers, City Administrator presented the following:

### **Items:**

**MASC (Municipal Association of South Carolina) Annual Meeting** – Council traveled to Hilton Head Island to attend the Municipal Association of South Carolina summer conference last week. Keynote speakers and sessions were great.

**National Night Out** – Tuesday, August 1<sup>st</sup> from 6:00 pm until 8:00 pm in City Park. Community wide celebration.

**Eclipse Party** – we will be participating in an Eclipse Party in City Park on Monday, August 21<sup>st</sup> from 12:00 pm until 3:00 pm. A number of events will take place one of which will be an educational component inside City Hall. We have one thousand (1,000) pairs of glass to view the eclipse and we will provide instructions for viewing. We will also monitor to make sure everyone has safety protection. Information is available on our website.

### **Executive Session**

Mr. Driggers stated he had two items for consideration during Executive Session. One (1) **Contractual** matter (current Contract with ACE Environmental) and One (1) **Economic Development** matter (Development Agreement for a project wanting to locate in our area).

## **VIII. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**A. Election Commission**

**Mark Turnbull** resigned effective immediately his term expires 12/31/2018

No nominations were made.

**IX. OLD BUSINESS**

**A. Second and Final Reading of Ordinance Number 10-2017**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JOHN STEWART, JR. LOCATED ON ANSEL SCHOOL ROAD, NORTH WOOD LANE AND HOLIDAY ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY**

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

Brief discussion held.

**ACTION** - Councilman Lee Dumas made a motion to approve Second and Final Reading of Ordinance Number 10-2017. Councilwoman Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**B. Second and Final 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**

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

**ACTION** - Councilman Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 21-2017. Councilwoman Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**X. NEW BUSINESS**

**A. Bid Summary – Century Park Pedestrian Bridge**

**Bid results will be presented for the installation of a pedestrian bridge at Century Park. Approval is requested to award the project to the lowest bidder. (Attachment)**

Ann Cunningham, Director of Parks and Recreation presented the request. Staff requested Council award the project to Capitol Construction and allow staff to renegotiate the bid amount.

Brief discussion.

**ACTION** - Councilwoman Judy Albert made a motion to award the project to Capitol Construction and allow staff to renegotiate the bid amount. Councilman Lee Dumas seconded the motion.

**VOTE** – Motion carried unanimously.

**B. First and Final Reading of Resolution Number 10-2017**

**A RESOLUTION TO APPROVE A LAW ENFORCEMENT ASSISTANCE, SUPPORT, AND JURISDICTION AGREEMENT BETWEEN THE CITY OF GREER POLICE DEPARTMENT, FOUNTAIN INN POLICE DEPARTMENT, GREENVILLE POLICE DEPARTMENT, MAULDIN POLICE DEPARTMENT, SIMPSONVILLE POLICE DEPARTMENT AND TRAVELERS REST POLICE DEPARTMENT**

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

Discussion held.

**ACTION** - Councilman Wayne Griffin made a motion to approve First and Final Reading of Resolution Number 10-2017. Councilwoman Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**XI. EXECUTIVE SESSION**

Mayor Pro Tempore Wryley Bettis stated an Executive Session was needed to receive information on (1) **Contractual** matter (Current contract with ACE Environmental) and one (1) **Economic Development** matter (Development Agreement for project wanting to locate in our area).

**ACTION** - In (7:03 p.m.) - Councilwoman Judy Albert made a motion to go into Executive Session to receive information as stated by Mayor Pro Tempore Bettis. Councilwoman Kimberly Bookert seconded the motion. Motion carried unanimously.

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

**ACTION** - Out (8:49 p.m.) – Councilman Wayne Griffin made a motion to come out of Executive Session. Councilwoman Judy Albert seconded the motion. Motion carried unanimously.

**XII. ADJOURNMENT**

8:50 P.M.

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Wryley Bettis, Mayor Pro Tempore

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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, July 21, 2017.

DRAFT

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



**AGENDA**  
**GREER CITY COUNCIL**  
**8/8/2017**

**Employee Recognition**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Resolution Number 11-2017	8/3/2017	Resolution

**RESOLUTION NUMBER 11-2017**

**A RESOLUTION RECOGNIZING AND COMMENDING  
CITY OF GREER EMPLOYEES**

**WHEREAS**, the City of Greer endeavors to recognize and reward its dedicated and faithful employees; and

**WHEREAS**, Clayton Anderson has served in the Police Department for 5 years; Daniel Hanson has served in the Fire Department for 5 years; Jonathan McWhite has served in the Police Department for 5 years; Tyler Mitchell has served in the Police Department for 5 years; Mat Tidwell has served in the Fire Department for 5 years; Collette Botelho has served in Municipal Court for 10 years; Richard Bridwell Jr. has served in the Public Services Department for 10 years; Connie Hypes has served in Municipal Court for 10 years; Jason Bash has served in the Police Department for 15 years; Lisa Godfrey has served in the Police Department for 15 years; David Seifert has served in Administration for 20 years and Randall Williams has served in the Fire Department for 20 years; and

**WHEREAS**, these employees have served in a distinguished and professional manner;

**NOW, BE IT THEREFORE RESOLVED**, that the City Council of the City of Greer, South Carolina, in a meeting duly assembled, wishes to officially recognize and commend these employees for the distinguished and dedicated service which they have performed; and

**BE IT FURTHER RESOLVED** that the City of Greer hereby rewards these dedicated employees with a certificate of appreciation and an administrative day off with pay approved this 8<sup>th</sup> day of August 2017.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

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



**AGENDA**  
**GREER CITY COUNCIL**  
**8/8/2017**

**Election Commission**

**Summary:**

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

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Election Commission	7/27/2017	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 <a href="mailto:rhondabrian@yahoo.com">rhondabrian@yahoo.com</a>	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 <a href="mailto:paulhlamb@gmail.com">paulhlamb@gmail.com</a>	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 <a href="mailto:greersclaw@yahoo.com">greersclaw@yahoo.com</a>	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**  
**8/8/2017**

**Second and Final Reading of Ordinance Number 12-2017**

**Summary:**

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 (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 12-2017	8/4/2017	Ordinance
▣ Ord 12-2017 Exhibit A Title	5/2/2017	Exhibit
▣ Ord 12-2017 Exhibit A2 Title	5/2/2017	Exhibit
▣ Ord 12-2017 Exhibit B Plat	5/2/2017	Exhibit
▣ Ord 12-2017 Exhibit B2 Plat	5/2/2017	Exhibit
▣ Ord 12-2017 Exhibit C Map	5/2/2017	Exhibit
▣ ORd 12-2017 Exhibit D Flood Map	5/2/2017	Exhibit
▣ Ord 12-2017 Planning Commission Minutes	8/4/2017	Backup Material

**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**

**WHEREAS**, Burdette & Bruce Properties, LLC are the owners of property located at 519 Milford Church Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Number 0632010100102 containing approximately 3.622 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0331E attached hereto marked as Exhibit D; and

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

**WHEREAS**, Burdette & Bruce Properties, LLC have petitioned the City of Greer to annex their property by one-hundred percent (100%) petition; and

**WHEREAS**, the property is now outside the city limits of Greer but adjoins the city limits; and

**WHEREAS**, the property owners have requested that the subject property be zoned PD (Planned Development); 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 3.622 +/- acres of property shown in red on the attached map owned by Burdette & Bruce Properties, LLC located at 519 Milford Church Road more particularly described on the attached map as Greenville County Parcel Number 0632010100102 is hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced property shall be zoned PD (Planned Development) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. FUTURE LAND USE MAP: The above reference property shall be designated as Residential Land Use 3 Community on the 2010 Future Land Use Map contained within the Comprehensive Plan for the City of Greer.
4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0331E.
5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #4.

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: Councilman Lee Dumas

First Reading: April 25, 2017

Second and  
Final Reading: August 8, 2017

Approved as to Form:

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John B. Duggan, City Attorney

FILED IN GREENVILLE COUNTY, SC

### Exhibit A

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, located on Milford Church Road, being shown and designated as Lot No. 4 on a plat entitled "GEORGE BRIDGES", prepared by James V. Gregory Land Surveying, dated May 4, 1994 and recorded in the ROD Office for Greenville County in Plat Book 27-O at Page 90, reference to said plat is hereby made for a more complete metes and bounds description thereof.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, set back lines, restrictions and protective covenants that may appear of record, on the recorded plat or on the premises.

Being the same property conveyed to Raymond G. Seppala and Marla J. Seppala by deed of Richard Davis Beeco dated February 18, 1997 and recorded February 19, 1997 in the ROD Office for Greenville County in Deed Book 1672 at Page 499.

WITNESS, the grantor's(s') hand(s) and seal(s) this 15th day of November, 2006.

SIGNED, sealed and delivered  
in the presence of:

Angela A. Sirci  
WITNESS

J. H. Heller  
WITNESS

Raymond G. Seppala (SEAL)  
Raymond G. Seppala

Marla J. Seppala (SEAL)  
Marla J. Seppala

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

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 deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this  
15th day of November, 2006.

Angela A. Sirci  
WITNESS

J. H. Heller (SEAL)  
Notary Public for South Carolina  
Commission Expires 12/09/06

R06/2199

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2006112184 Book: DE 2237 Page: 1243-1245  
November 16, 2006 04:45:12 PM

Timothy J. Hanney

Grantee Mailing Address: 221 W. Main St., Taylors, SC 29687  
TAX MAP P/O 0632.01-01-001.02

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that BURDETTE & BRUCE PROPERTIES, LLC in consideration of ONE DOLLAR AND PARTITION OF PROPERTY, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release to

BLUE RIDGE PLANTATION DEVELOPMENT, LLC

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, LOCATED ON MILFORD CHURCH ROAD, BEING SHOWN AND DESIGNATED AS A PORTION OF LOT NO. 4, ON A PLAT ENTITLED "GEORGE BRIDGES", PREPARED BY JAMES V. GREGORY LAND SURVEYING, DATED MAY 4, 1994 AND RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 27-O AT PAGE 90; AND BEING MORE SPECIFICALLY SHOWN AS PT. TRACT "B" ON A MORE RECENT SURVEY ENTITLED, "DELPHIN A. BURDETTE", PREPARED BY WALLACE & ASSOCIATES DATED DECEMBER 13, 2012 AND RECORDED HERewith IN THE ROD OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_, AND ACCORDING TO SAID SURVEY, SAID TRACT CONTAINS 3.62 ACRES, MORE OR LESS. REFERENCE BEING MADE TO SAID LATTER SURVEY FOR A MORE COMPLETE DESCRIPTION.

THIS BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO BURDETTE & BRUCE PROPERTIES, LLC, BY DEED OF RAYMOND G. SEPPALA AND MARLA J. SEPPALA DATED NOVEMBER 15, 2006 AND RECORDED NOVEMBER 26, 2006 IN THE ROD OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 2237 AT PAGE 1243.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat(s) or on the premises.

Together with all and singular the rights, members, hereditament 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 the Grantee's(s') heirs or successors and assigns, forever. And, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantors(s') successors or assigns to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee(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 \_\_\_\_ day of April 2017

BURDETTE & BRUCE PROPERTIES, LLC

\_\_\_\_\_  
Witness

\_\_\_\_\_  
BY: D.A. BURDETTE, MEMBER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
BY: S. MICHAEL BRUCE, MEMBER

State of South Carolina )

Acknowledgement

County of Greenville )

The undersigned Notary Public for the State of South Carolina, does hereby certify that D.A. Burdette AND S. Michael Bruce personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this \_\_\_\_ day of April 2017.

\_\_\_\_\_  
Notary Public for South Carolina  
My commission expires: 7-10-2017

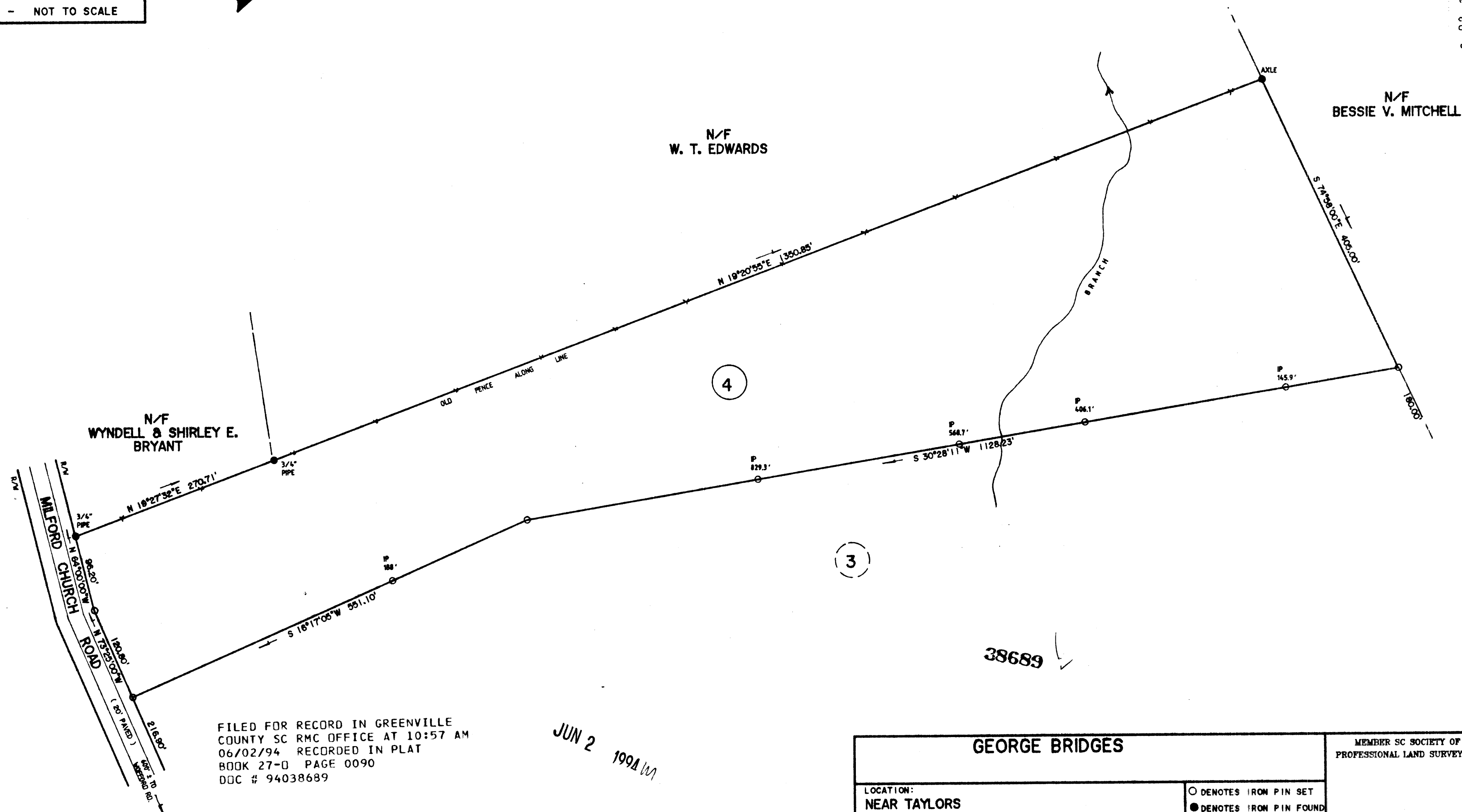
EXHIBIT

B

6-02, 1202 5 1000

THIS BEING LOT NO. 4, JOHN B. BEECO BY  
DALTON & NEVES ENGINEERS, MAY 1968.

VICINITY MAP - NOT TO SCALE

FILED  
GREENVILLE CO., S.C.  
JUN 2 10 57 AM '94  
DONNIE S. TANKERSLEY  
R.M.C.FILED FOR RECORD IN GREENVILLE  
COUNTY SC RMC OFFICE AT 10:57 AM  
06/02/94 RECORDED IN PLAT  
BOOK 27-0 PAGE 0090  
DOC # 94038689

JUN 2 1994

NOTE: ALL PINS ARE 1/2" RODS  
UNLESS OTHERWISE SHOWN.

27-0-90

TOTAL : 9.91 AC.

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 STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH  
CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS  
SPECIFIED THEREIN.

GEORGE BRIDGES

MEMBER SC SOCIETY OF  
PROFESSIONAL LAND SURVEYORS

LOCATION: NEAR TAYLORS		O DENOTES IRON PIN SET ● DENOTES IRON PIN FOUND	
COUNTY: GREENVILLE	STATE: SC	DRAWN BY: M. WHITE	FIELD BY: A. FRANK
CO. BLK. REF.: 632.1-01-01.2	DEED BOOK REF.: 1055 .p. 940, 960, 971	PLAT BOOK REF.:	
DATE: MAY 4, 1994	SCALE: 0 100 200 300		

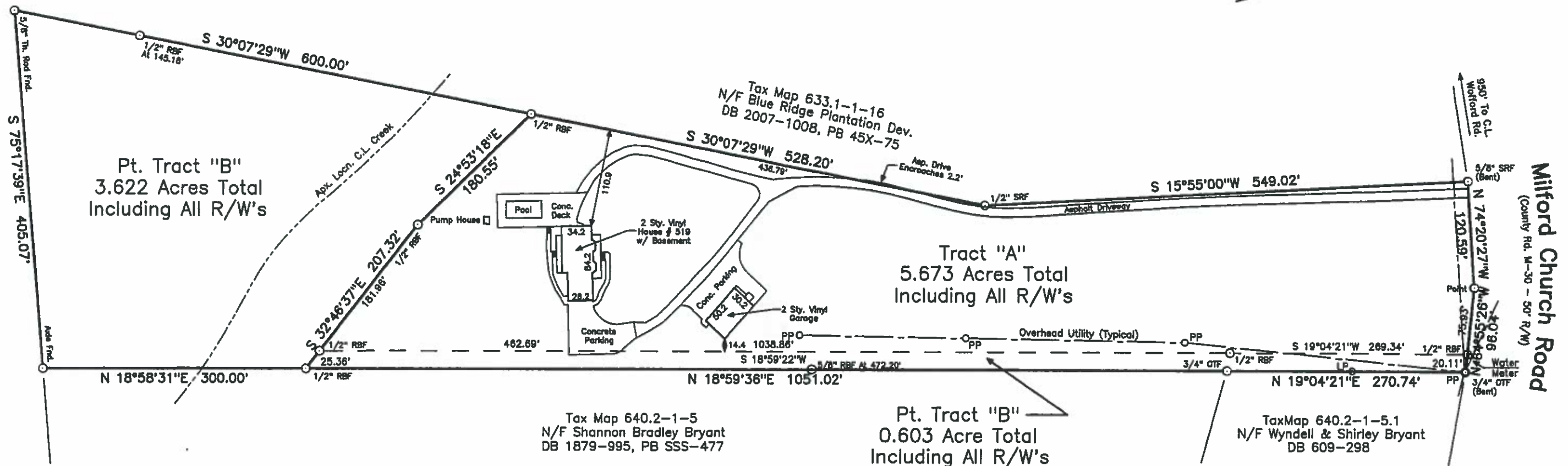
JAMES V. GREGORY LAND SURVEYING  
P.O. BOX 188, CAMPOBELLO, SC 29322REGISTRATION # 6329  
PLAT NO.

James V. Gregory

MICROFILMED

Note: It is the intent of this survey that the parcel shown as Pt. Tract "B"—0.603 Acre Total be combined with and made a part of Tract "A" and that the parcel shown as Pt. Tract "B"—3.622 Acres Total be combined with and made a part of Tax Map 633.1-1-16.

## Proposed Subdivision



Plat revised Feb. 06, 2017 to show division of Tract "B".

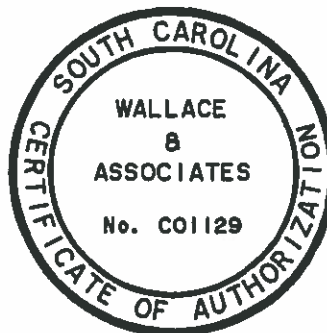
This property is subject to any and all easements and/or rights-of-way of record or not of record.

"I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein 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.

Except as specifically shown or stated on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision regulations; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. This survey does not constitute a title search by the Surveyor.

Wallace & Associates does not warrant the existence or nonexistence of Jurisdictional Wetlands or areas that may be affected by hazardous materials on the survey site.

This survey is not a true and valid print of the original document unless it bears an original signature and raised embossed seal of the Surveyor.



**Wallace & Associates**  
Complete Surveying Services

Jeffery M. Wallace (864) 297-6989  
P.O. Box 903, Taylors, S.C. 29687

60 0 60 120  
1" = 120'

Date: Dec. 13, 2012

Field Book: Ranger, Page 3517

Tax Map: 632.1-1-1.2

Field Crew: JW,MJ,BW

State Of South Carolina  
County Of Greenville  
Site Surveyed For

**Delphin A. Burdette**

9.897 Acres Total  
Near Taylors, S.C.



Jeffery M. Wallace SCRLS 12251

Drawn By: JMW

Project # 263517A

Reference Deed: 2237-1243

Reference Plat: 27"0"-90

EXHIBIT

C

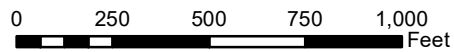
Subject Property  
0632010100102 (portion)  
Acres: 3.622

District

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

Parcels  
Streets

Ordinance 12-2017



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.

EXHIBIT

D

e Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

3872000m N

JOINS PANEL 03

DURMAST CT

RIDGE CROSSING DR

ROBOR RD

MOSSYCUP RD

SHUMARD LN

CHERRYBARK LN

MILFORD CHURCH

Clear Creek

ZONE AE

903

902

901

900

190

185

180

899

898

896

894

180

175

892

889

169

164

160

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0331E

**FIRM**

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

**PANEL 331 OF 625**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0331	E
GREER, CITY OF	450200	0331	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**  
**45045C0331E**

**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)

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, JULY 17, 2017**

---

**DOCKET:** AN 2017-14

**APPLICANT:** Burdette & Bruce Properties, LLC

**PROPERTY LOCATION:** 519 Milford Church Road  
**TAX MAP NUMBER:** 0632010100102 (portion)

**EXISTING ZONING:** Unzoned (Greenville County)  
**REQUEST:** PD, Planned Development  
**SIZE:** 3.622 acres

**COMPREHENSIVE PLAN:** Adjacent to Residential Land Use 3 Community

---

**ANALYSIS:** AN 2017-14

---

AN 2017-14 is a zoning and annexation request for a parcel currently located in the unincorporated area of Greenville County. This property is vacant and the request is to zone and annex it into the City of Greer with the PD, Planned Development, zoning classification. This property is adjacent to Blue Ridge Plantation, a PD, Planned Development, in the City of Greer. This parcel will be combined with a property currently in the City limits and will become a part of the undeveloped portion of Blue Ridge Plantation.

Surrounding land uses and zoning include:

North: PD, Planned Development: Undeveloped  
East: PD, Planned Development: Undeveloped  
South: Unzoned (Greenville County): Single-family residential  
West: Unzoned (Greenville County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel (Blue Ridge Plantation) as a Residential Land Use 3 Community, which calls for a density of 4.6 units per acre and greater. There is no development planned currently for this property.

As such, looking at the request for PD, Planned Development, zoning is compatible with this classification. In addition, the subject parcel is surrounded by single-family residences. Blue Ridge Plantation is a planned mixed-use community. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION: APPROVAL**

Mike Bruce, applicant, spoke in favor of case AN 2017-14. Mr. Brue stated that the main purpose of needing this property annexed is for access to sewer.

**Action – AN 2017-14**

**Vote – Mr. Martin made a motion to approve AN 2017-14. Mr. Montgomery seconded the motion. The motion carried with a vote of 7 to 0.**



**AGENDA**  
**GREER CITY COUNCIL**  
**8/8/2017**

**Second and Final 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) R-12 (RESIDENTIAL SINGLE FAMILY CLUSTER) FOR SAID PROPERTY (Action Required)**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 13-2017	8/3/2017	Ordinance
▣ Ord 13-2017 Exhibit A Title	5/23/2017	Exhibit
▣ Ord 13-2017 Exhibit B Plat	5/23/2017	Exhibit
▣ Ord 13-2017 Exhibit B-2 Plat	5/23/2017	Exhibit
▣ Ord 13-2017 Exhibit C Map	5/23/2017	Exhibit
▣ Ord 13-2017 Exhibit D Flood Map	5/23/2017	Exhibit
▣ Ord 13-2017 Site Plan	5/23/2017	Backup Material
▣ Ord 13-2017 Planning Commission Minutes	8/4/2017	Backup Material

**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)~~ R-12 (RESIDENTIAL SINGLE FAMILY CLUSTER) 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)~~ R-12 (Residential Single Family Cluster); 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)~~ **R-12 (Residential Single Family Cluster)** 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**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: May 9, 2017

Second and  
Final Reading: August 8, 2017

Approved as to Form:

---

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*

"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."

*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.

TAX MAP G6-3-2.3

TRACT F  
4.00 ACRES

TRACT E  
3.10 ACRES

TRACT C  
11.09 ACRES

TRACT D  
3.99 ACRES

19-Z-84

PROPERTY OF  
HETTIE B. WOOD ESTATE

Located approx. 2 miles Northwest from Greer

APR 25 1991

GREENVILLE COUNTY,

SOUTH CAROLINA.

SCALE : 1" = 100 FEET

APRIL 25, 1991

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

TRACT B  
1.61 ACRES

TRACT A  
1.61 ACRES

TAX MAP G6-3-9

TAX MAP G6-3-9.6

**EXHIBIT**

**B**

**MICROFILMED**

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 co ordinate method calculation; and corners are as shown.

10.00  
Terry L. Mosley  
TERRY L. MOSLEY Registered Surveyor No. 11067

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*

EXHIBIT  
B-2

VICINITY MAP (NTS)

LEGEND

BEARING & DISTANCE (BEARING & DISTANCE) (BY DEED OR PLAT)	LINE SURVEYED LINE NOT SURVEYED
R/W	R/W (RIGHT-OF-WAY)
⊙	SANITARY MANHOLE
—O—	POWER OR UTILITY POLE
—O—	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.	POINT OF BEGINNING
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
RCP	REINFORCED CONCRETE PIPE
△	TRAVERSE NAIL
—	GUY ANCHOR

SURVEY F  
BEECO PROPE

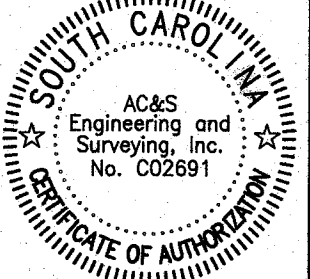
CERTIFICATE OF ACCURACY

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:



THOMAS D. LINDSEY  
Type or Print Name  
SC 6949 09/09/15

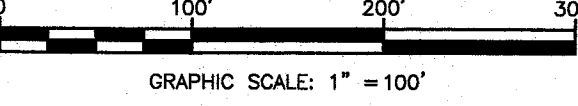


before any land disturbing activities occur on any parcel, all applicable grading, encroachment, and building permits must be obtained from Greenville County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.

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 *Timothy J. Lindsey*  
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



GRAPHIC SCALE: 1" = 100'

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

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□



0                  250                  500                  750                  1,000      FEET

**Greeny  
Unincorp**

NFIR

# NATIONAL FLOOD INSURANCE PROGRAM

PANEL 342 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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

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



MAP NUMBER  
45045C0342E

MAP REVISED  
AUGUST 18, 2014

**Federal Emergency Management Agency**

the Program at 1-800-638-6620.

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)

SITE DATA

TAX MAP NO.:

G006000300500  
G006000300901

TOTAL AREA:

±15.46-ACRES

ZONING:

\*R-5

TOTAL LOTS:

44 LOTS (50' X 120' TYP.)

PROPOSED ROADWAY:

±1,310 LF (22' PAVED W/  
44' R.O.W.)

SETBACKS

SUBER MILL ROAD:

30'

FRONT SETBACK:

20'

SIDE SETBACK:

5'

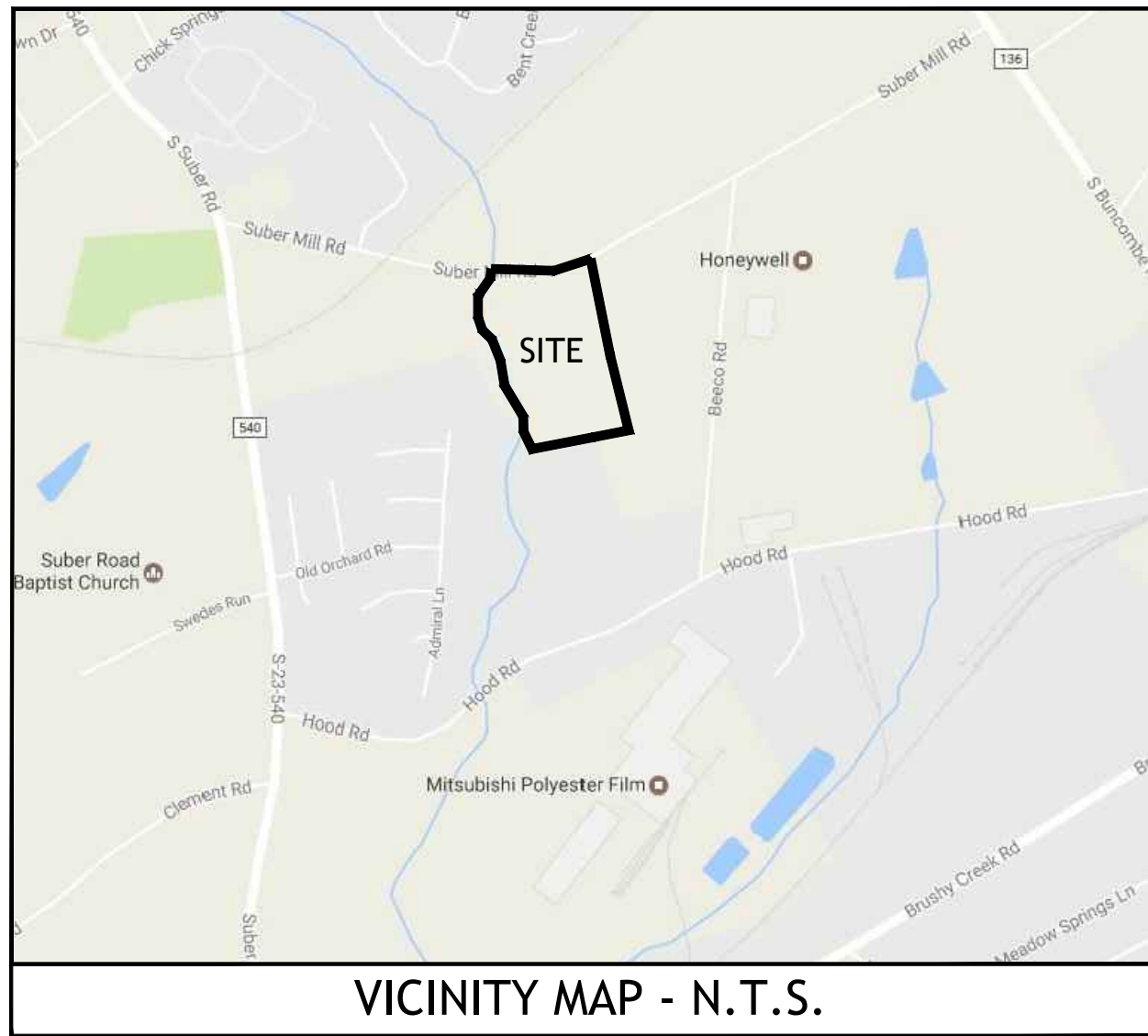
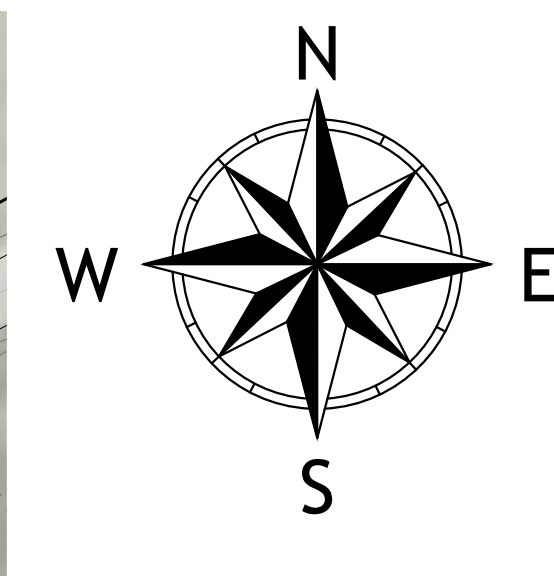
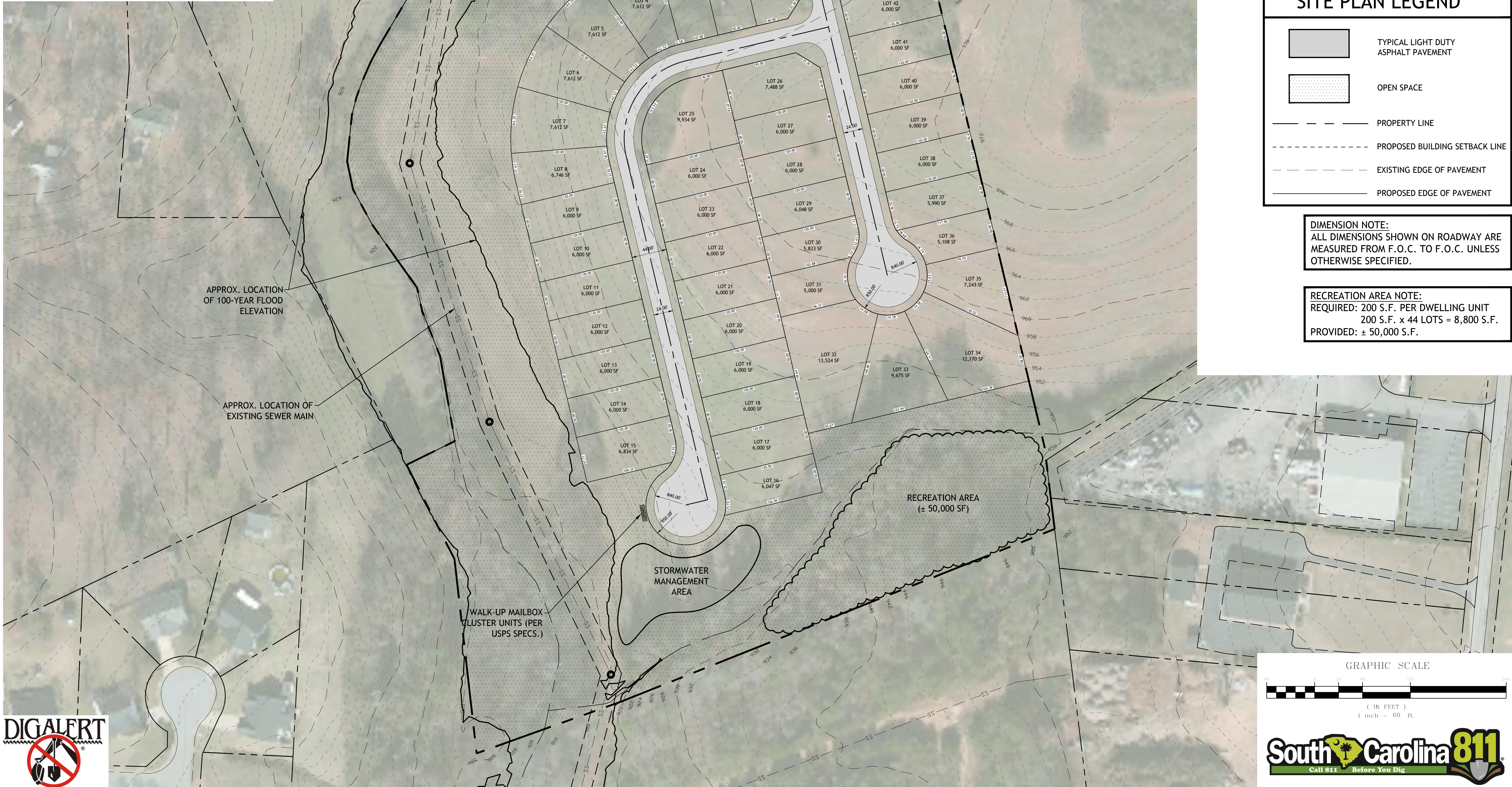
SECONDARY SIDE:

20'

REAR SETBACK:

5'

\*LAYOUT ASSUMES THAT THE PROPERTY WILL BE  
ANNEXED AND REZONED TO R-5. LAYOUT SUBJECT TO  
P.C. APPROVAL.



SITE PLAN LEGEND

TYPICAL LIGHT DUTY ASPHALT PAVEMENT

OPEN SPACE

PROPERTY LINE

PROPOSED BUILDING SETBACK LINE

EXISTING EDGE OF PAVEMENT

PROPOSED EDGE OF PAVEMENT

DIMENSION NOTE:  
ALL DIMENSIONS SHOWN ON ROADWAY ARE  
MEASURED FROM F.O.C. TO F.O.C. UNLESS  
OTHERWISE SPECIFIED.

RECREATION AREA NOTE:  
REQUIRED: 200 S.F. PER DWELLING UNIT  
200 S.F. x 44 LOTS = 8,800 S.F.  
PROVIDED: ± 50,000 S.F.

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Project Number: 2017-042  
DWG Name: Suber Mill Road Tract  
Drawing Scale: AS NOTED  
Date of Project: 03/2017  
Engineer of Record:  
Paul J. Harrison, P.E.  
South Carolina P.E. 24224  
North Carolina P.E. 038371

bluewater civil design

bluewater civil design, llc  
19 Washington Park Suite 100 • Greenville, SC 29601  
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

SUBER MILL ROAD TRACT  
SUBER MILL ROAD & BEECO ROAD  
GREER, SC

SOUTH CAROLINA  
BLUEWATER CIVIL DESIGN, LLC  
No. C04212  
STATE OF AUTHORITY

SOUTH CAROLINA  
PAUL J. HARRISON  
No. 24224  
Professional Engineer

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	03-20-2017	ISSUED TO OWNER FOR REVIEW
B	03-30-2017	REVISED LAYOUT TO REMOVE (1) PARCEL
C	04-04-2017	REVISED LAYOUT
D	04-10-2017	REVISED LAYOUT
E	4-12-2017	ADD MAILBOXES AND REC. AREA
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

PRELIMINARY LAYOUT PLAN

SP-3

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, MAY 15, 2017**

---

**DOCKET:** AN 2017-17

**APPLICANT:** Jeffrey Snow and Krista Terry

**PROPERTY LOCATION:** Suber Mill Road

**TAX MAP NUMBER:** G006000300500 and G006000300901

**EXISTING ZONING:** R-S, Residential Suburban (Greenville County)

**REQUEST:** R-12, Single-Family Residential

**SIZE:** 15.46 acres

**COMPREHENSIVE PLAN:** Adjacent to Residential Land Use 2 Community

---

**ANALYSIS:** AN 2017-17

---

AN 2017-17 is a zoning and annexation request for parcels currently located in the unincorporated area of Greenville County. This property is vacant and the request is to zone and annex it into the City of Greer with the R-12, Single-Family Residential, zoning classification.

Surrounding land uses and zoning include:

North: R-S, Residential Suburban (Greenville County): Single-family residential  
East: R-S, Residential Suburban (Greenville County): Single-family residential  
South: R-12, Single-family residential: Undeveloped  
West: R-S, Residential Suburban, and S-1, Services (Greenville County): Single-family residential

The future land use map in the City's Comprehensive Plan defines the area directly adjacent to this parcel to the south as a Residential Land Use 2 Community, which calls for a density of 2.6 to 4.5 units per acre. R-12, Single-Family Residential, zoning is 3.6 units per acre.

As such, looking at the request for R-12, Single-Family Residential, zoning is compatible with this classification. In addition, the subject parcel is surrounded by single-family residences and undeveloped land. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION: APPROVAL**

**ACTION- AN 2017-17**

Mr. Foster made a motion to approve case AN 2017-17. Mr. Montgomery seconded the motion. The motion carried with a vote of 7-0.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/8/2017**

**Second and Final 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)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 22-2017	7/18/2017	Ordinance
▣ Ord 22-2017 Exhibit A Title	7/18/2017	Exhibit
▣ Ord 22-2017 Exhibit A2 Title	7/18/2017	Exhibit
▣ Ord 22-2017 Exhibit B Plat	7/18/2017	Exhibit
▣ Ord 22-2017 Exhibit B2 Plat	7/18/2017	Exhibit
▣ Ord 22-2017 Exhibit C Map	7/18/2017	Exhibit
▣ Ord 22-2017 Exhibit D Flood Map	7/18/2017	Exhibit
▣ Ord 22-2017 PC Minutes	8/4/2017	Backup Material

**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: Councilman Wryley Bettis

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 <sup>OF</sup> 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. <sup>CARROLL M. PITTMAN</sup>

**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 )

NO TITLE SEARCH )  
PERFORMED ON BELOW )  
STATED PROPERTY )

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



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.



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

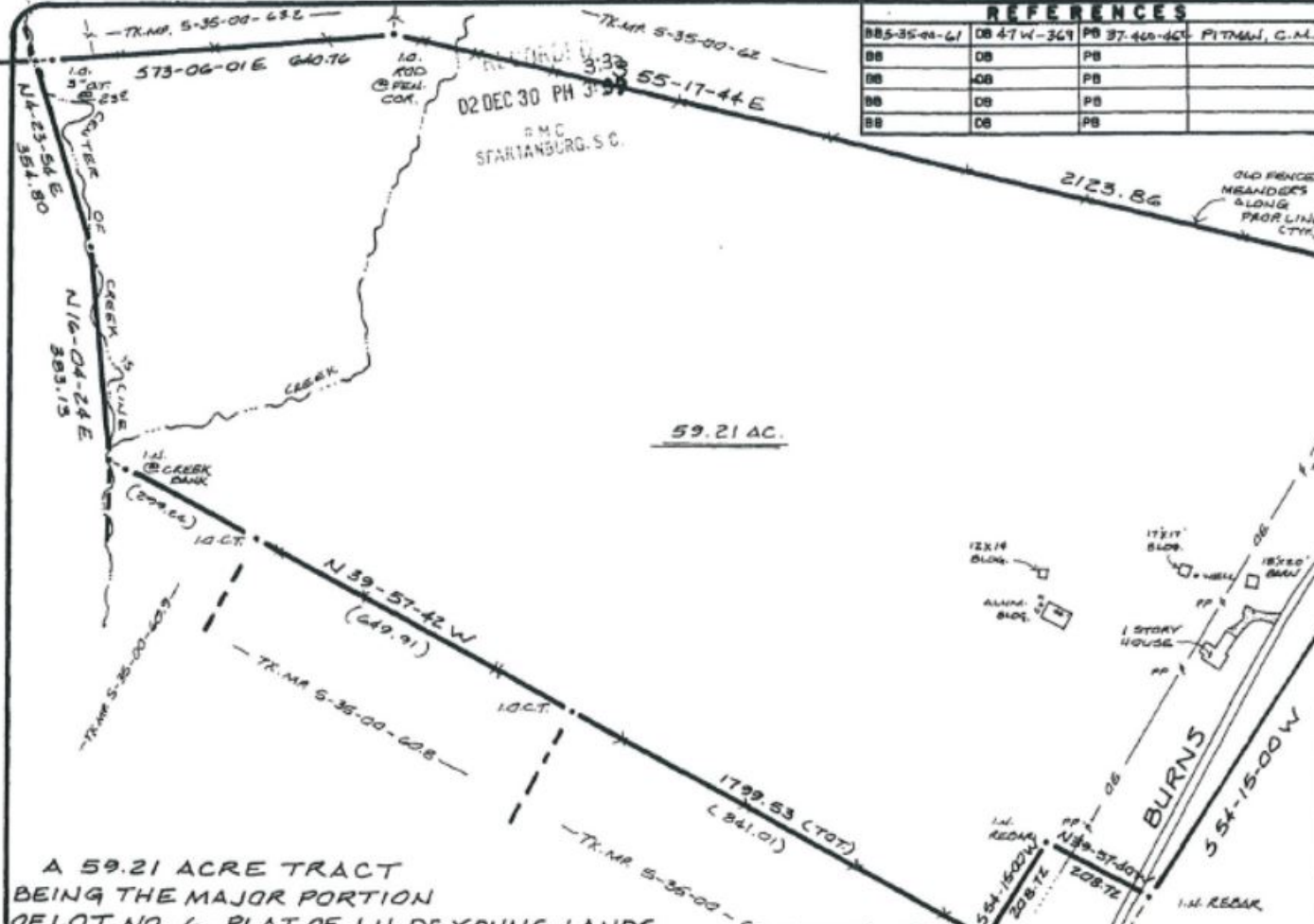
THERE IS A \_\_\_\_\_ UTILITY ALIGNMENT ALONG EACH SIDE OF ALL LINES, AND A \_\_\_\_\_ EASEMENT SIDE OF REAR PROPERTY LINE

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	DB	DB	DB	DB	DB
1"=200'	FIELD WORK BY	DB, TR	DATE	12-20-02	JOB NO. 021155

I. A. ROMO, PLS

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

864-467-9918



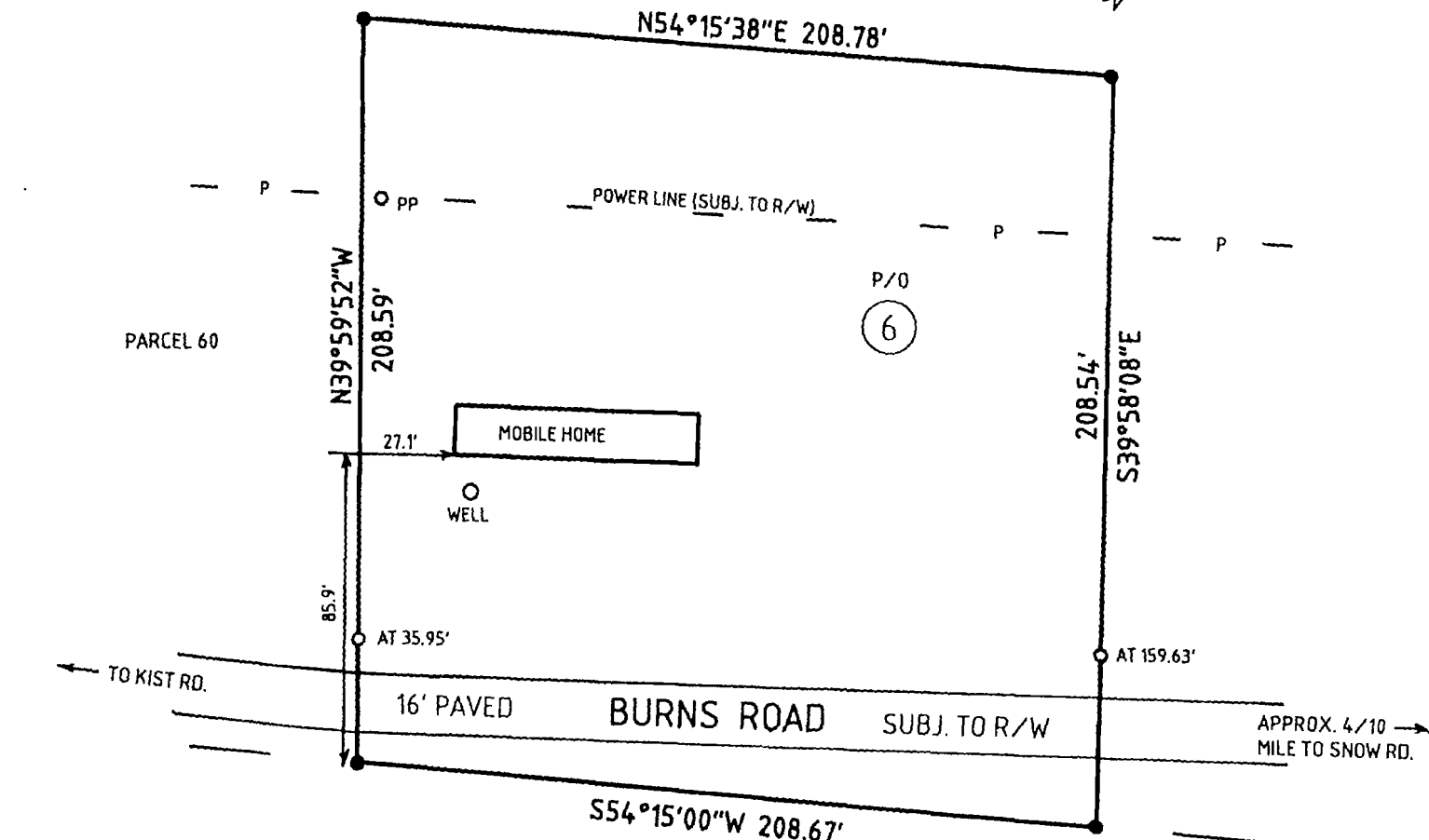
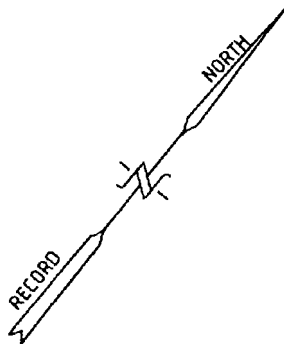
- DENOTES IRON FOUND (1/2" REBAR)
- DENOTES IRON SET (1/2" REBAR)

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

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:

MICHAEL W. ATKINS & HELEN B. ATKINS  
BEING P/O TRACT 6 OF THE J. N. DEYOUNG LANDS SUBD.

260 BURNS ROAD  
GREER

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'



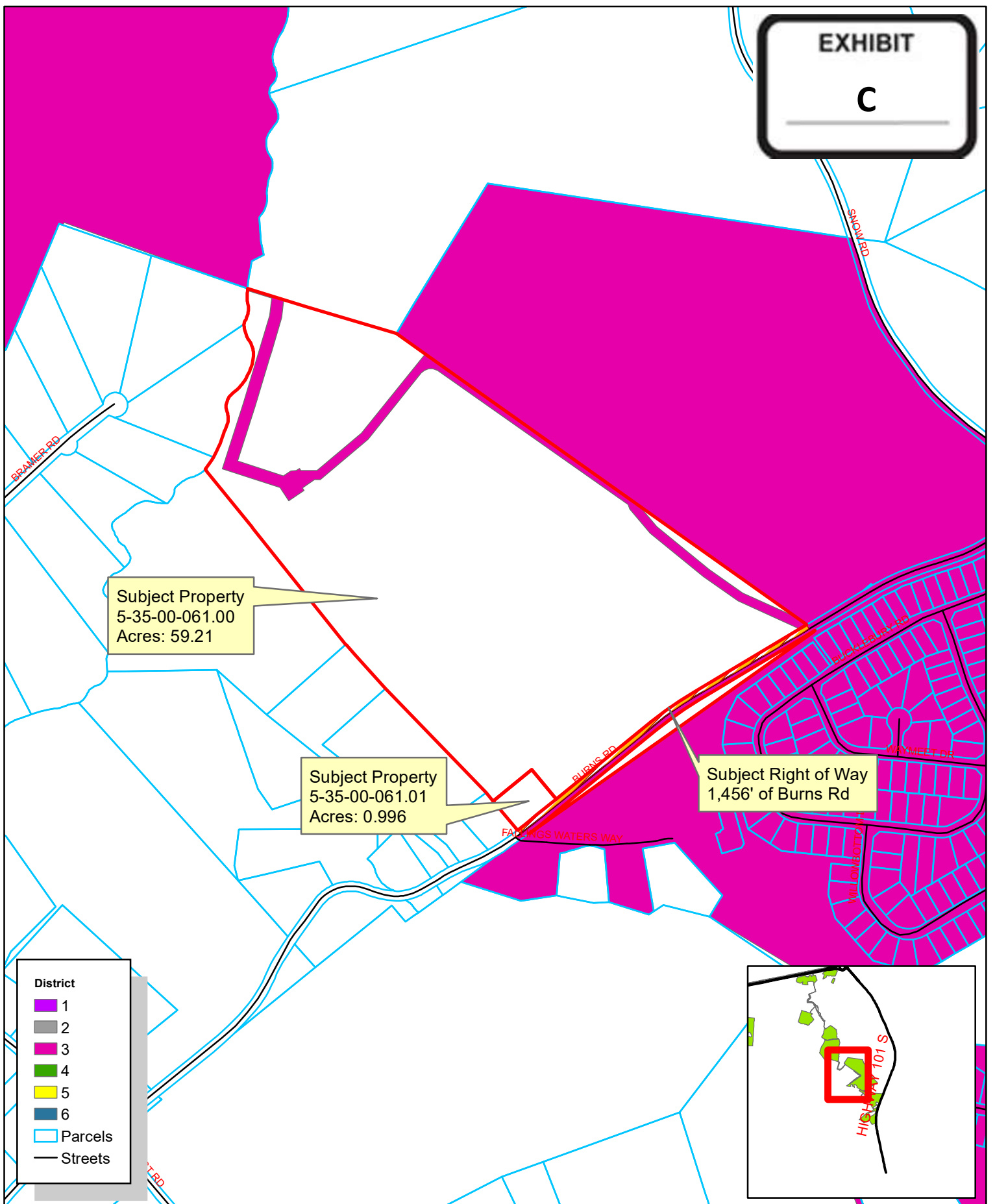
BLOCK MAP SHEET 5-35-00	PARCEL 61.01	DEED BOOK P/O 47W/369	PLAY BOOK 37/460-462	FIELD CHIEF S. W. DONALD	DRAWN BY L.D.	DATE AUGUST 22, 2006
LOCATION SOUTHEAST OF GREER, NORTH OF SC HWY 296, WEST OF SC HWY 101				COUNTY SPARTANBURG	STATE SOUTH CAROLINA	

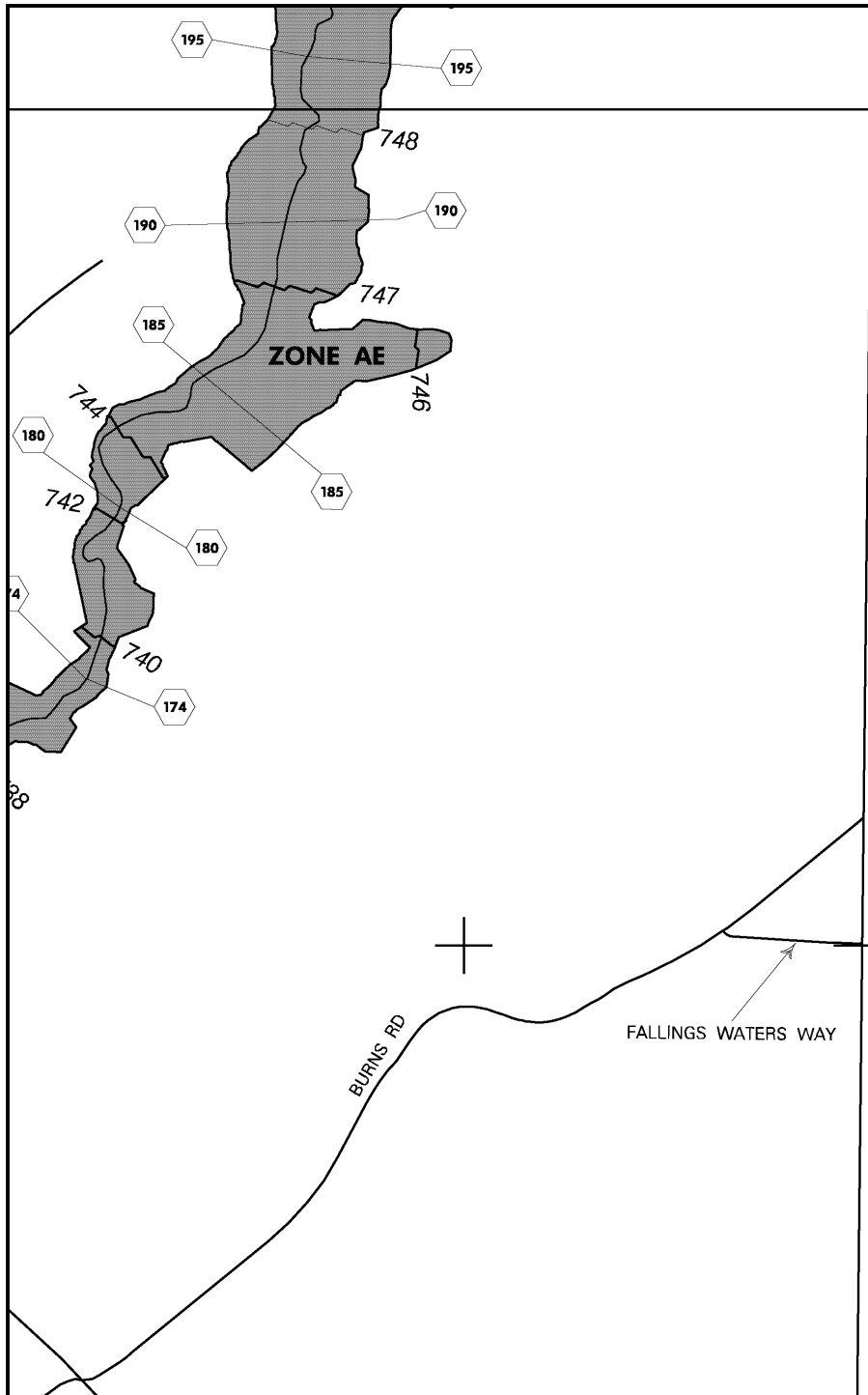
S. W. DONALD LAND SURVEYING  
POST OFFICE BOX 160472  
BOILING SPRINGS, SC 29316

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**

**NATIONAL FLOOD INSURANCE PROGRAM**

**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](http://www.msc.fema.gov)

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

---

**DOCKET:** AN 2017-22  
**APPLICANT:** Mark III Properties

**PROPERTY LOCATION:** Burns Road

**TAX MAP NUMBER:** 5-35-00-061.00 and 5-35-00-061.01

**EXISTING ZONING:** Unzoned (Spartanburg County)

**REQUEST:** Annexation and Zoning to R-12, Single-Family Residential

**SIZE:** 60.206

**LAND USE MAP:** Adjacent to RLU2

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**ANALYSIS:** AN 2017-22

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AN 2017-22 is a zoning/annexation and rezoning request for two parcels located on Burns Road. They are currently unzoned in Spartanburg County. The request is for R-12, Single-Family Residential, for future development of this property.

This area contains a combination of land uses in the unincorporated area of Spartanburg County, as well as property in the City of Greer.

Surrounding land uses and zoning include:

North: R-10, Single-Family Residential: Subdivision (City of Greer)  
East: R-12, Single-Family Residential: Subdivision (City of Greer)  
South: R-12, Single-Family Residential: Subdivision (City of Greer)  
West: Unzoned (Spartanburg County): single-family residences/farms

The land use map for the City of Greer defines the area adjacent to these parcels as a Residential Land Use 2 Community. Therefore, the request for R-12, Single-Family Residential, is an appropriate density in this area in accordance with the development pattern preceding it. It is also close to a major corridor.

**STAFF RECOMMENDATION: APPROVAL**

Micah Fraley, Blue Water Civil Design, spoke in favor of case AN 2017-22.

Ms. McCormick advised the Commission that when the preliminary plat comes into the Planning office for review, there is a sliver of land across Burns Road that will need to be addressed. She stated that the City intends on taking all of Burns Road in for maintenance.

**Action** – AN 2017-22

**Vote** – Mr. Hopper made a motion to approve AN 2017-22. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/8/2017**

**Second and Final 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)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 23-2017	7/18/2017	Ordinance
▣ Ord 23-2017 Exhibit A Title	7/18/2017	Exhibit
▣ Ord 23-2017 Exhibit A2 Title	7/18/2017	Exhibit
▣ Ord 23-2017 Exhibit B Plat	7/18/2017	Exhibit
▣ Ord 23-2017 Exhibit B2 Plat	7/18/2017	Exhibit
▣ Ord 23-2017 Exhibit C Map	7/18/2017	Exhibit
▣ Ord 23-2017 Exhibit D Flood Map	7/18/2017	Exhibit
▣ Ord 23-2017 PC Minutes	8/4/2017	Backup Material

**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: Councilman Jay Arrowood

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. Cobb* *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. Cobb* (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

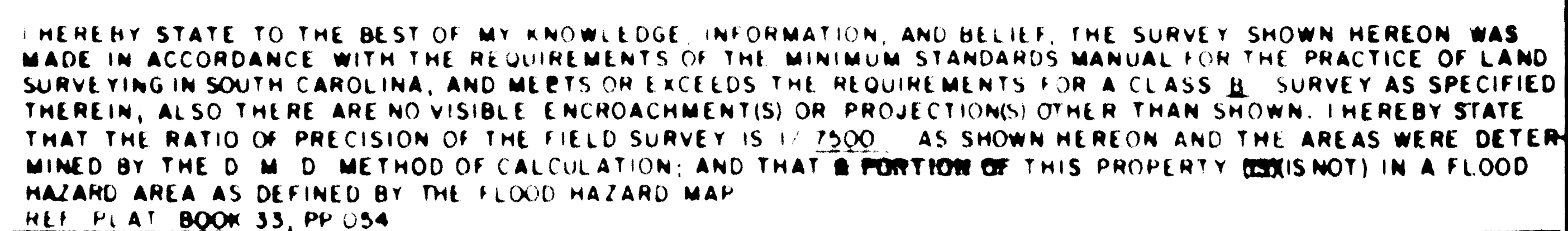
## A-2

Lot 1 Freeman Farm Road Spartanburg County

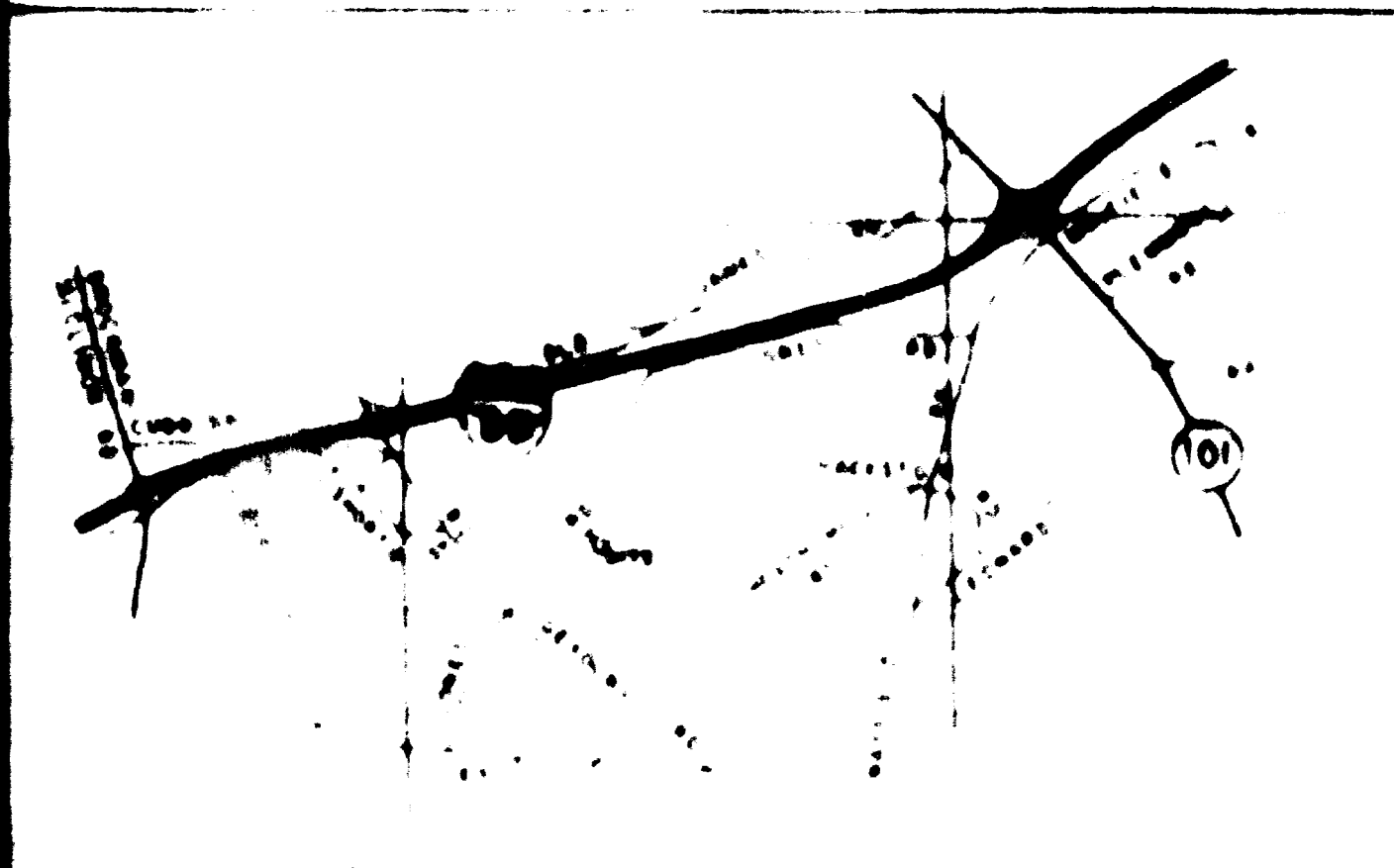
Commencing at the intersection of the southern right of way of Freeman Farm Road and the western right of way of Mayfield Road thence proceeding westward along the southern right of way of Freeman Farm Road approximately 2240 feet to an iron pin on the southern right of way of Freeman Farm Road; thence 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**



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

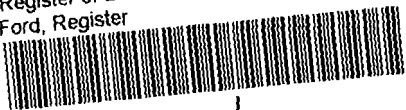


VICINITY	MAP	N/S
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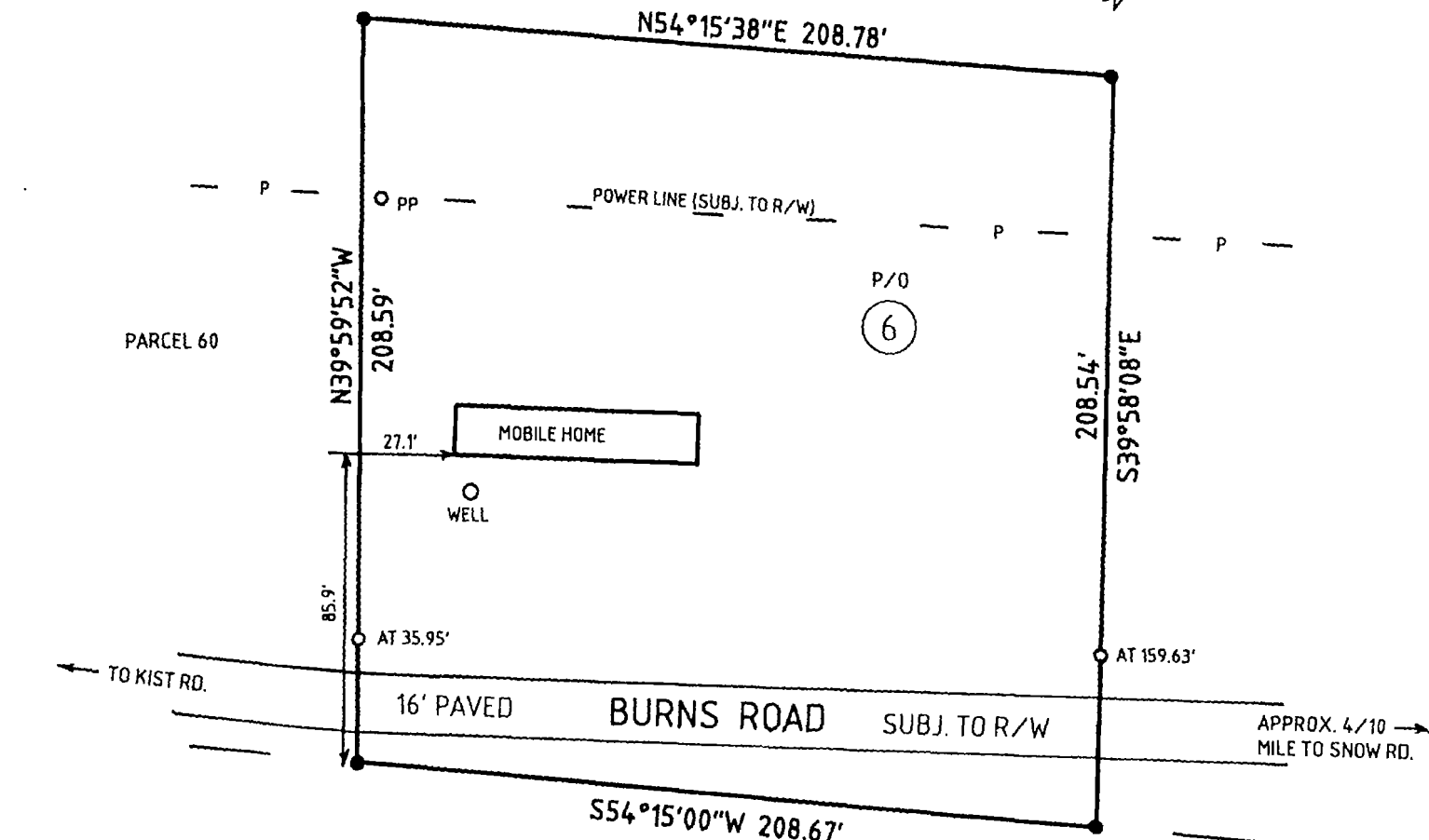
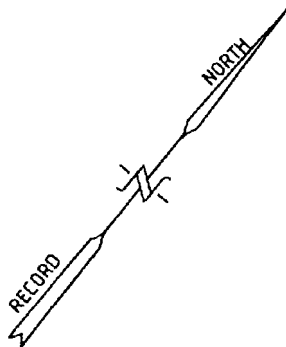
- DENOTES IRON FOUND (1/2" REBAR)
- DENOTES IRON SET (1/2" REBAR)

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

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:

MICHAEL W. ATKINS & HELEN B. ATKINS  
BEING P/O TRACT 6 OF THE J. N. DEYOUNG LANDS SUBD.

260 BURNS ROAD  
GREER

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

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

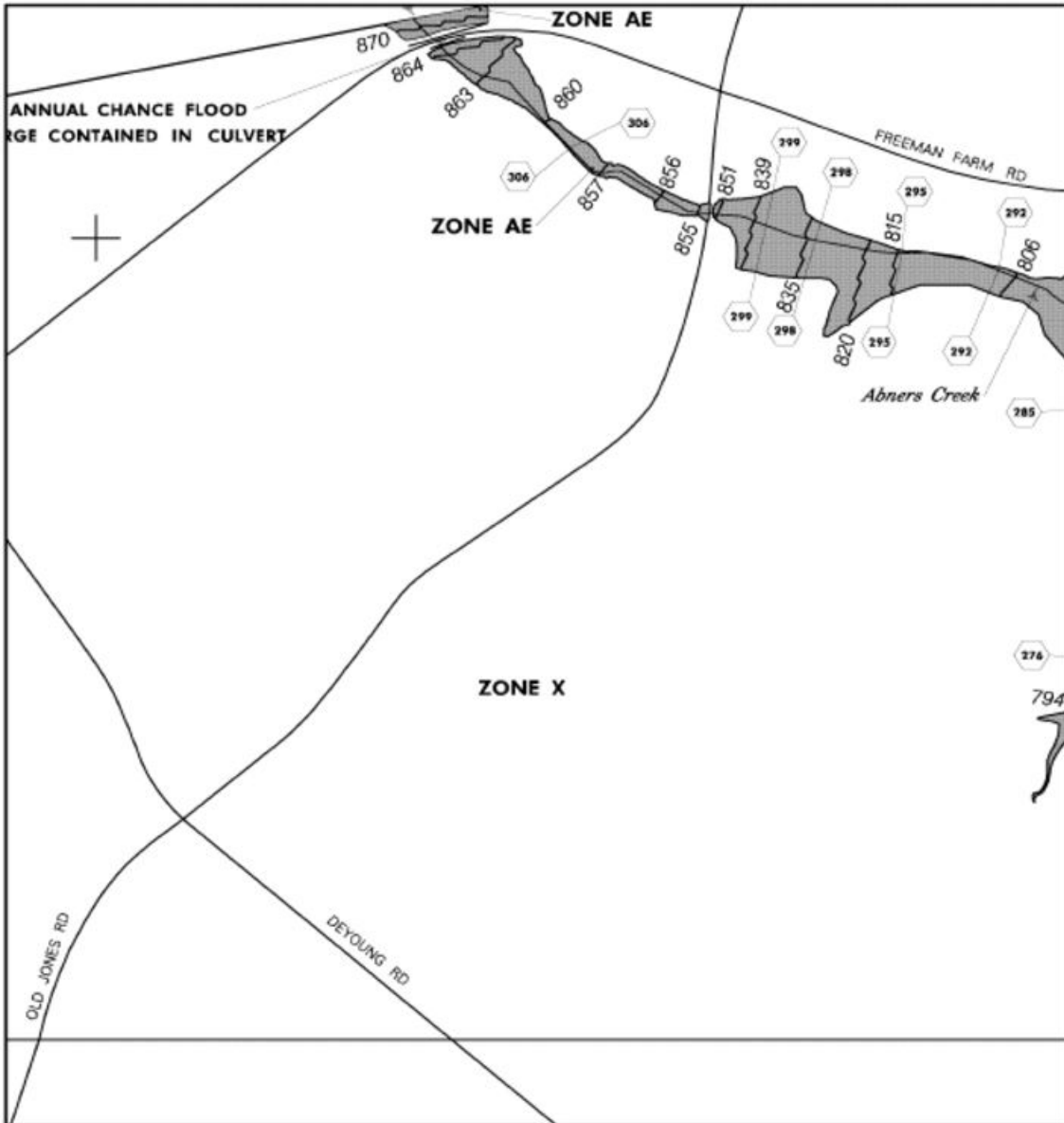
Parcels

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	450776	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](http://www.msc.fema.gov)

Kevin Tumblin, Chairman, stepped down from the dais, recusing himself from the following case. Mark Hopper, Vice Chairman, presided over the following case.

**3. AN 2017-23**

**Freeman Farms/Old Jones Rd**

**5-39-00-083.01 p/o**

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

---

**DOCKET:** AN 2017-23

**APPLICANT:** Mark III Properties

**PROPERTY LOCATION:** Old Jones Road

**TAX MAP NUMBER:** 5-29-00-083.01 (portion)

**EXISTING ZONING:** Unzoned (Spartanburg County)

**REQUEST:** Annexation and Zoning to R-12, Single-Family Residential

**SIZE:** 38.259

**LAND USE MAP:** Adjacent to RLU3 and Employment Center Community

**ANALYSIS:** AN 2017-23

---

AN 2017-23 is a zoning/annexation and rezoning request for a portion of a parcel located on Old Jones Road. They are currently unzoned in Spartanburg County. The request is for R-12, Single-Family Residential, for future development of this property.

This area contains a combination of land uses in the unincorporated area of Spartanburg County, as well as property in the City of Greer.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg County): single-family residences/vacant  
East: Unzoned (Spartanburg County): single-family residences/vacant  
South: Unzoned (Spartanburg County): single-family residences/vacant  
West: Unzoned (Spartanburg County): single-family residences/vacant

The land use map for the City of Greer defines the area adjacent to these parcels as a Residential Land Use 3 Community and as an Employment Center Community. Therefore, the request for R-12, Single-Family Residential, is an appropriate density in this area in accordance with the development pattern preceding it. It is also close to major corridors and employment opportunities, which support dense residential development in close proximity.

**STAFF RECOMMENDATION: APPROVAL**

Bradley Smith, Freeland and Associates Engineering, spoke in favor of case AN 2017-23.

Mr. Foster asked Mr. Smith is there are any design concepts for the property. Mr. Smith advised that Residential Single Family would be the design for the property.

Ms. McCormick stated that this project had already been to PAC with a proposed site layout but could not formally submit the project until this property was annexed into the city.

Angie Henderson, resident of Old Jones Rd, spoke and asked how many homes would be in the proposed development. Mr. Bradley advised, approx. 128 lots. Ms. Henderson asked how many entrances would be in this development. Ms. McCormick stated that the Fire Marshal would require this development to have two entrances.

Ms. Henderson stated that there are pink markers on her father's property adjacent to the property in this case, and asked what they were for. The Commission and Staff advised Ms. Henderson that those markers could be survey pins, to contact a surveyor to confirm the boarders of her father's property. Mr. Foster stated that the pink markers she's inquiring about could be topo markers and may not be survey pins, but he would still advise to confirm this with a surveyor.

**Action** – AN 2017-23

**Vote** – Mr. Montgomery made a motion to approve AN 2017-23. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. Mr. Tumblin recused himself from the vote.

Category Number: X.  
Item Number: E.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/8/2017**

**Second and Final 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)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 24-2017	7/18/2017	Ordinance
▣ Ord 24-2017 Exhibit A Title	7/18/2017	Exhibit
▣ Ord 24-2017 Exhibit B Plat	7/18/2017	Exhibit
▣ Ord 24-2017 Exhibit C Map	7/18/2017	Exhibit
▣ Ord 24-2017 Exhibit D Flood Map	7/18/2017	Exhibit
▣ Ord 24-2017 Site Plan	7/18/2017	Exhibit
▣ Ord 24-2017 PC Minutes	8/4/2017	Backup Material

**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: Councilman Wryley Bettis

First Reading: July 11, 2017

Second and  
Final Reading: August 8, 2017

Approved as to Form:

---

John B. Duggan, City Attorney

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:

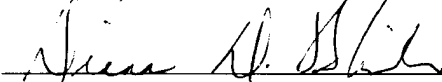
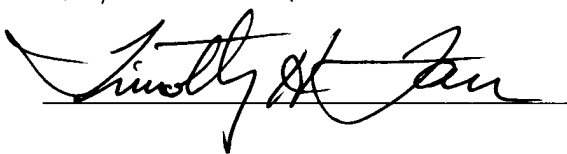
THE PROPERTY DESCRIBED ON EXHIBIT 'A'  
ATTACHED HERETO AND MADE A PART HEREOF.

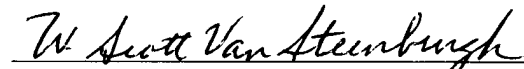
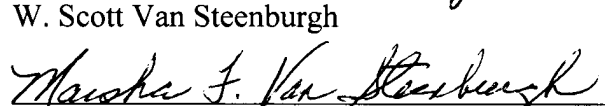
Grantee's Address: 9 Mauldin Circle, Greenville, SC 29609

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 5<sup>th</sup> day of February, 2016.

SIGNED, sealed and delivered in the presence of:

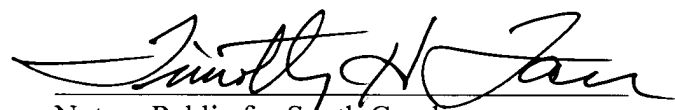
  
W. Scott Van Steenburgh  
  
Marsha F. Van Steenburgh

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 5<sup>th</sup> 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, Stat 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 )

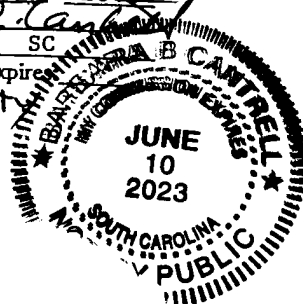
Affidavit - Parcel A

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 23<sup>rd</sup>  
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 23<sup>rd</sup>  
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

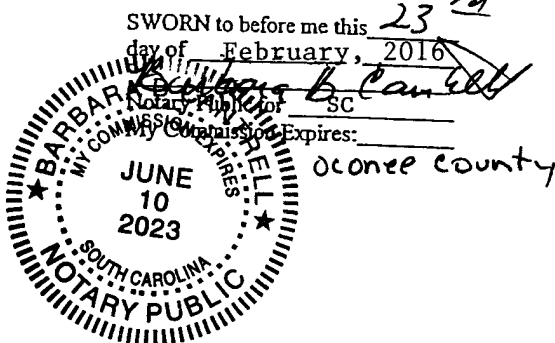
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STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

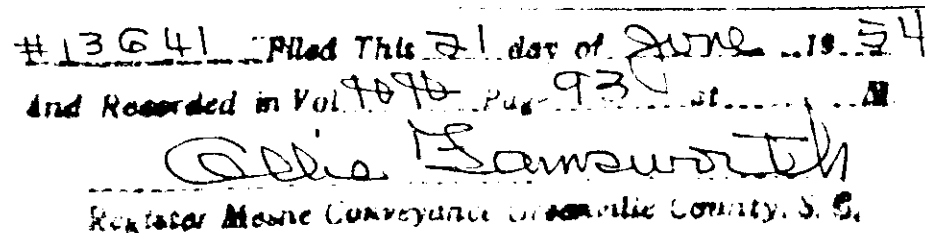
Affidavit - Parcel C

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.

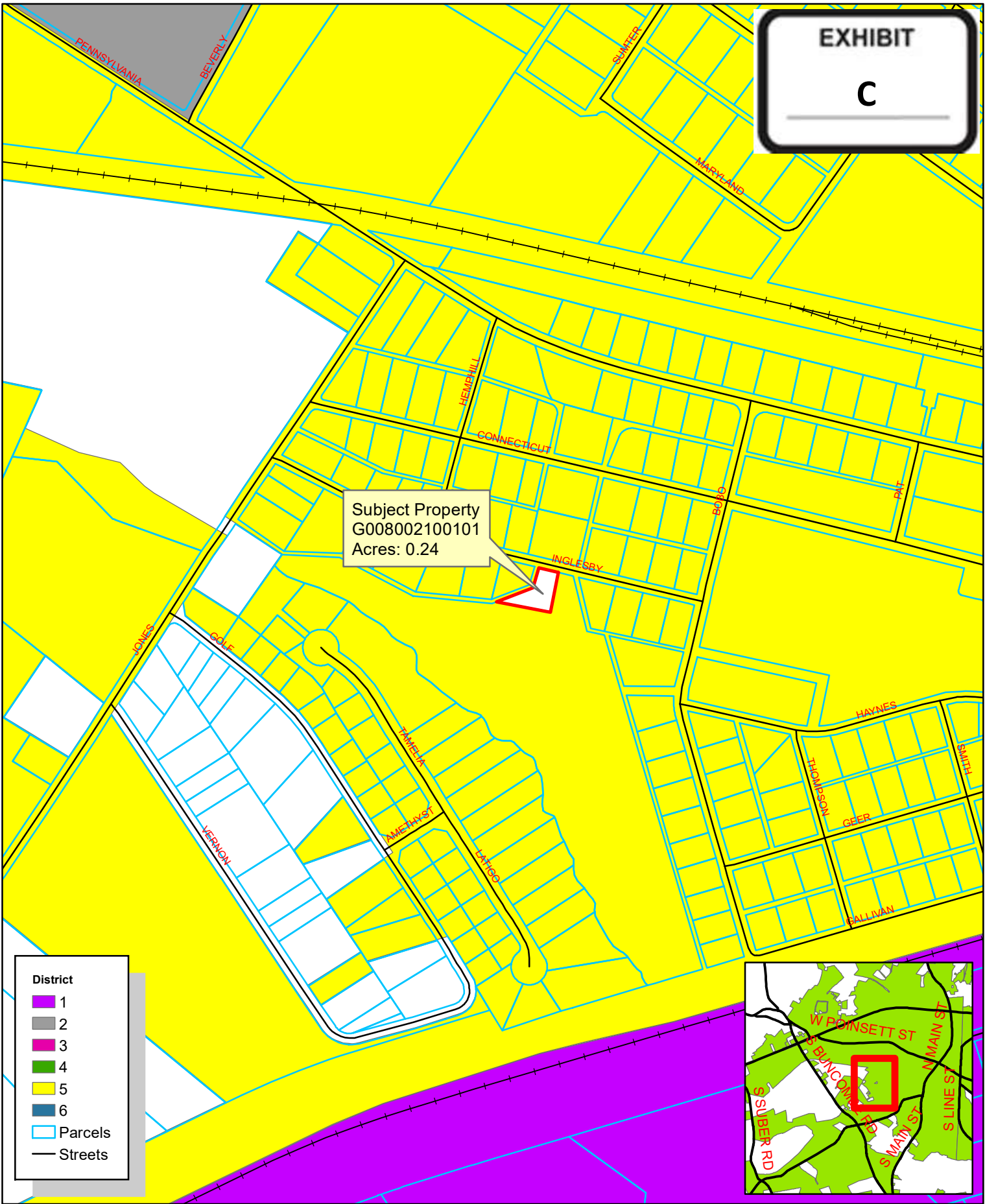


Timothy H. Farr  
Responsible Person Connected with the Transaction  
Timothy H. Farr  
Print or Type Name Here



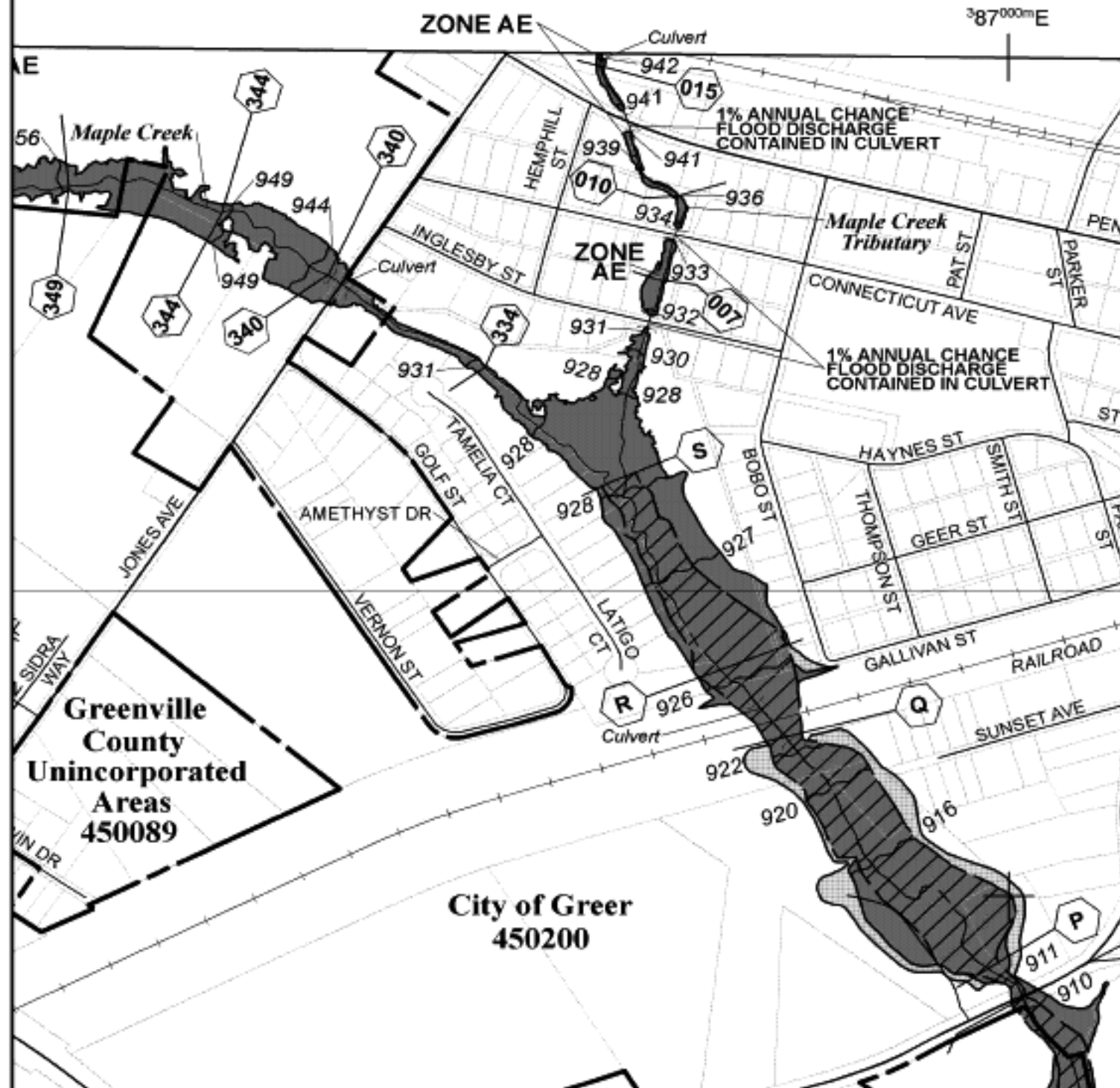
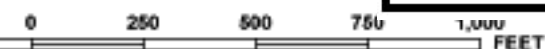
EXHIBIT

C





MAP SCALE 1" = 500'



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	450068	0361	E
GREEN, 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.

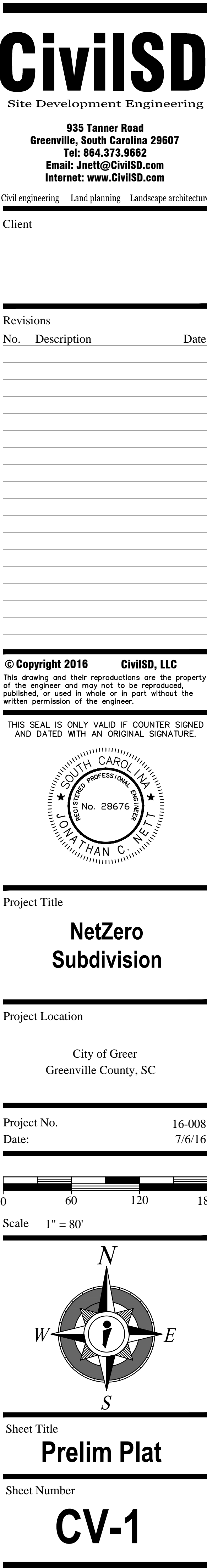


MAP NUMBER  
45045C0361E

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](http://www.msc.fema.gov)



**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, JULY 17, 2017**

---

**DOCKET:** AN 2017-24

**APPLICANT:** Mark Clayton

**PROPERTY LOCATION:** Inglesby Street

**TAX MAP NUMBER:** G008002100101

**EXISTING ZONING:** Unzoned (Greenville County)

**REQUEST:** DRD, Design Review District

**SIZE:** 0.24 acres

**COMPREHENSIVE PLAN:** Residential Land Use 3 Community

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**ANALYSIS:** AN 2017-24

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AN 2017-24 is a request for a parcel located on Inglesby Street. This property is presently vacant and the request is to zone the property DRD, Design Review District, in order to construct a 19 lot development. Inglesby Street and this area contains a combination of residential land uses with the majority of those being single-family. A previous request for rezoning from PD to DRD on the adjacent and larger parcel of this development came through Planning Commission and City Council starting in May.

Surrounding land uses and zoning include:

North:	R-M1, Multi-family Residential: Single-Family residential
East:	R-M1, Multi-family Residential: Single-Family residential
South:	PD, Planned Development: Single-Family residential
West:	R-M2, Multi-family Residential: undeveloped

The land use map in the City's Comprehensive Plan defines this property as part of a Residential Land Use 3 community. As such, looking at the request for this density of 1.72 units per acre is much lower than the community type's recommended density. This is mainly in part to the property having a vast portion covered in floodplain. The applicant is proposing to create a low impact development with gravel roads, raised bed gardens, and solar energy sources. Several non-typical design features are part of this development that require approval as part of the DRD, Design Review District, zoning, including gravel roads, lighting alterations, and no sidewalks. In accordance with the guidelines set forth in the comprehensive plan and after a detailed study of the area, Staff can support the proposed rezoning request with the exception of the lack of sidewalks. A Final Development Plan must also be submitted, reviewed, and approved prior to obtaining any permits for this property to include a detailed landscape plan.

**STAFF RECOMMENDATION:** APPROVAL with sidewalks on Inglesby

Mark Clayton, applicant, spoke in favor of case AN 2017-24 and advised the Commission that the property he is requesting to be annexed in this case is needed for a second entryway only to the new proposed development.

Mr. Tumblin asked staff to verify the previous request for this property regarding sidewalks.

Ms. McCormick asked for the Commission to help with clarity in that matter. Mr. Martin stated that the previous approval was for no sidewalks due to the short nature of the area. Ms. McCormick advised that as such, staff recommends they do the same for this request.

Mr. Martin asked Mr. Clayton if the roads in this development would be gravel. Mr. Clayton replied, yes. Mr. Martin asked if there would be a way to meet the requirements of sidewalks by using a substance such as gravel. Mr. Clayton advised that the creek in between would be an issue unless they install a bridge. Mr. Clayton stated that they could use a combination of mulch and sand near the entrance way, similar to the rest of the walking paths along the main creek. Mr. Martin stated that anything that could help meet the intention of the sidewalk ordinance would be appreciated.

Mr. Foster asked Mr. Clayton to explain the utilities for the homes Mr. Clayton explained how the homes would receive the utilities for this development.

**Action** – AN 2017-24

**Vote** – Mr. Martin made a motion to approve AN 2017-24. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 1. Mr. Foster voted in opposition.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/8/2017**

**First Reading of Ordinance Number 25-2017**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HERMAN E. COX LOCATED AT 401 NORTH MAIN STREET FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (RESIDENTIAL – SINGLE FAMILY). (Action Required)

**Executive Summary:**

Ordinance #25-2017 is a rezoning request for the property located at 401 N. Main Street requesting a rezoning from C-2, Commercial District, to R-7.5, Single-Family Residential. The Planning Commission conducted a public hearing on July 17, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.

Kelli McCormick, Planning Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 25-2017 Cover Memo	8/3/2017	Cover Memo
▣ Ordinance Number 25-2017	8/3/2017	Ordinance
▣ Ord 25-2017 Exhibit A Map	8/3/2017	Exhibit
▣ Ord 25-2017 PC Minutes	8/4/2017	Backup Material

# Memorandum

**To:** Mr. Driggers, City Administrator  
**From:** Kelli McCormick, AICP, Planning Manager  
**Subject:** Ordinance #25-2017  
**Date:** August 2, 2017  
**CC:** Tammy Duncan, City Clerk

Ordinance #25-2017 is a rezoning request for the property located at 401 N. Main Street requesting a rezoning from C-2, Commercial District, to R-7.5, Single-Family Residential.

The Planning Commission conducted a public hearing on July 17, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.

**ORDINANCE NUMBER 25-2017**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HERMAN E. COX LOCATED AT 401 NORTH MAIN STREET FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (RESIDENTIAL – SINGLE FAMILY).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Herman E. Cox located at 401 North Main Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000200500 containing approximately 0.21 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 July 17, 2017.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to R-7.5 (Residential – Single Family).
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 at 401 North Main Street and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000200500 containing approximately 0.21 acres attached

hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to R-7.5 (Residential – Single Family).

This ordinance shall be effective immediately upon second reading approval.

**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: August 8, 2017

Second and  
Final Reading: August 22, 2017

Approved as to Form:

---

John B. Duggan  
City Attorney

EXHIBIT

A

Subject Property  
G022000200500  
Acres: 0.21

District

1

2

3

4

5

6

Parcels

Streets

Ordinance 25-2017

0 125 250 375 500 Feet

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

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

---

**DOCKET:** RZ 2017-25

**APPLICANT:** Herman E. Cox

**PROPERTY LOCATION:** 401 N. Main Street

**TAX MAP NUMBER:** G022000200500

**EXISTING ZONING:** C-2, Commercial

**REQUEST:** R-7.5, Single-Family Residential

**SIZE:** 0.19 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community along a Community Corridor (S. Main Street)

**ANALYSIS:** RZ 2017-25

---

**RZ 2017-25** is a rezoning request for a parcel located on N. Main Street. It is currently zoned C-2, Commercial, in the City of Greer and is vacant. The request is for R-7.5, Single-Family Residential, for future development of this property with a single-family residence.

This area contains a combination of residential and commercial land uses all in the City of Greer.

Surrounding land uses and zoning include:

North: C-2, Commercial: single-family residence  
East: C-2, Commercial: single-family residence  
South: R-12, Single-Family Residential: single-family residence  
West: R-12, Single-Family Residential: single-family residence

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 2 Community. Therefore, the request for R-7.5, Single-Family Residential, is an appropriate in this area. The reason the request is not for R-12, Single-Family Residential, is because the lot is too small for that zoning district. There are numerous lots in this area that do not meet the R-12 size requirements. As such, Staff recommends approval of this request.

**STAFF RECOMMENDATION: APPROVAL**

Tom Mills, applicant, spoke in favor of case RZ 2017-25 and stated that he liked Greer and wants to use this property and make it his home.

**Action** – RZ 2017-25

**Vote** – Ms. Jones made a motion to approve RZ 2017-25. Mr. Foster seconded the motion. The motion carried with a vote of 7 to 0.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/8/2017**

**First Reading of Ordinance Number 26-2017**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY KEN LAVERTU LOCATED AT 200 BUNCOMBE STREET FROM R-12 (RESIDENTIAL - SINGLE FAMILY) TO R-10 (RESIDENTIAL – SINGLE FAMILY). (Action Required)

**Executive Summary:**

Ordinance #26-2017 is a rezoning request for the property located at 200 Buncombe Street requesting a rezoning from R-12, Single-Family Residential, to R-10, Single-Family Residential. The Planning Commission conducted a public hearing on July 17, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.  
Kelli McCormick, Planning Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 26-2017 Cover Memo	8/3/2017	Cover Memo
▣ Ordinance Number 26-2017	8/3/2017	Ordinance
▣ Ord 26-2017 Exhibit A Map	8/4/2017	Exhibit
▣ Ord 26-2017 PC Minutes	8/4/2017	Backup Material

# Memorandum

**To:** Mr. Driggers, City Administrator  
**From:** Kelli McCormick, AICP, Planning Manager  
**Subject:** Ordinance #26-2017  
**Date:** August 2, 2017  
**CC:** Tammy Duncan, City Clerk

Ordinance #26-2017 is a rezoning request for the property located at 200 Buncombe Street requesting a rezoning from R-12, Single-Family Residential, to R-10, Single-Family Residential.

The Planning Commission conducted a public hearing on July 17, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.

**ORDINANCE NUMBER 26-2017**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY KEN LAVERTU LOCATED AT 200 BUNCOMBE STREET FROM R-12 (RESIDENTIAL - SINGLE FAMILY) TO R-10 (RESIDENTIAL – SINGLE FAMILY).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Ken Lavertu located at 200 Buncombe Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G003001001000 containing approximately 0.55 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 July 17, 2017.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to R-10 (Residential – Single Family).
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 at 200 Buncombe Street and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G003001001000 containing approximately 0.55 acres attached

hereto marked as Exhibit A shall be changed from R-12 (Residential - Single Family) to R-10 (Residential – Single Family).

This ordinance shall be effective immediately upon second reading approval.

**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: August 8, 2017

Second and  
Final Reading: August 22, 2017

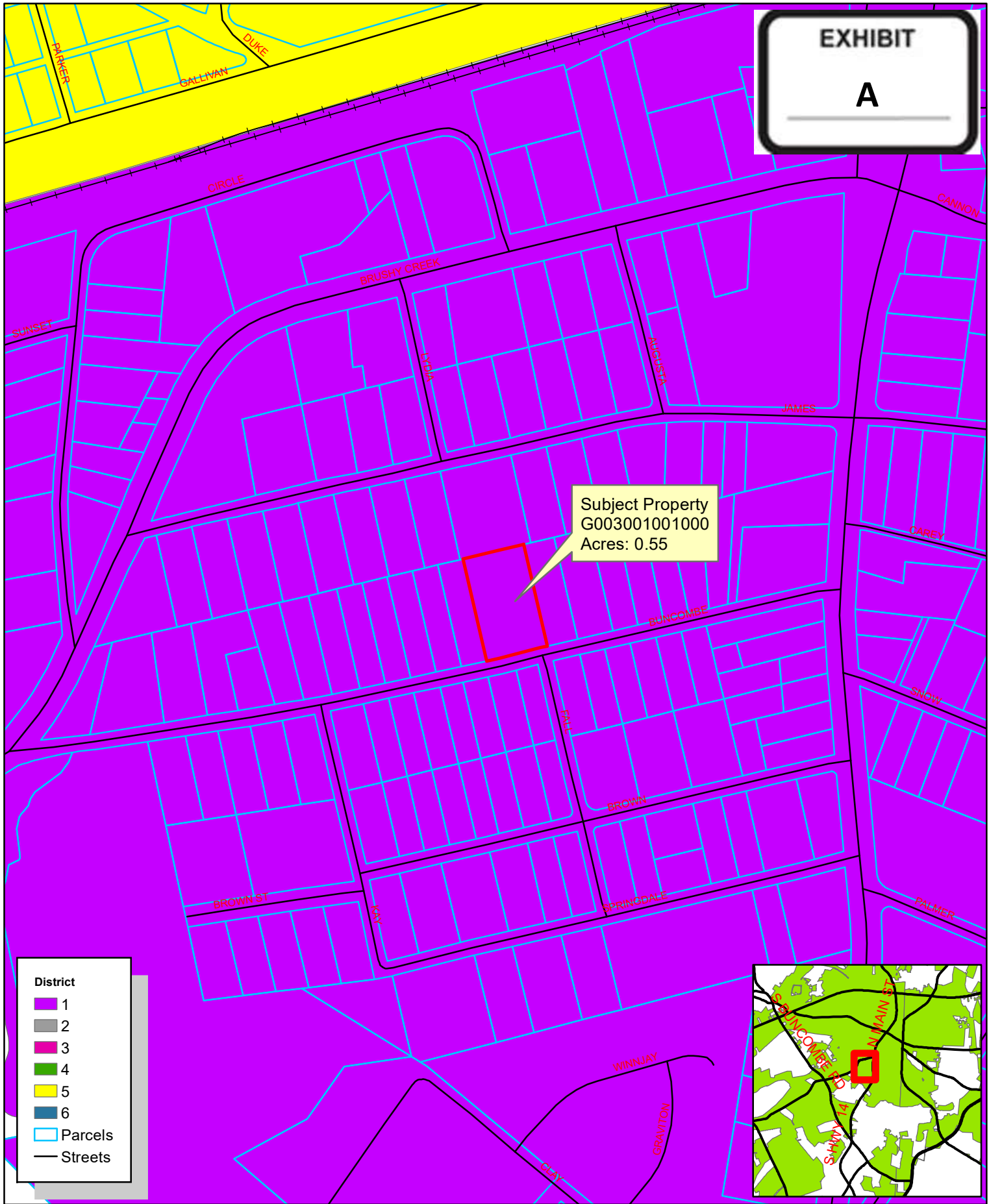
Approved as to Form:

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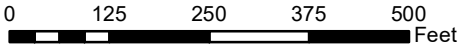
John B. Duggan  
City Attorney

EXHIBIT

A



# Ordinance 26-2017



**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 17, 2017**

---

**DOCKET:** RZ 2017-26

**APPLICANT:** Ken Lavertu

**PROPERTY LOCATION:** 200 Buncombe Street

**TAX MAP NUMBER:** G003001001000

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUEST:** R-10, Single-Family Residential

**SIZE:** 0.54 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community

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**ANALYSIS:** RZ 2017-26

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**RZ 2017-26** is a rezoning request for a parcel located on Buncombe Street. It is currently zoned R-12, Single-Family Residential, and the goal is for this parcel to be subdivided. There is one single-family residence on the property. The request is for R-10, Single-Family Residential, to allow the parcel to be subdivided. It currently does not have enough square footage to be subdivided in the R-12 district.

This area contains a combination of residential and commercial land uses all in the City of Greer.

Surrounding land uses and zoning include:

North: R-12, Single-Family Residential: single-family residence  
East: R-12, Single-Family Residential: single-family residence  
South: R-12, Single-Family Residential: single-family residence  
West: R-12, Single-Family Residential: single-family residence

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 2 Community. Therefore, the request for R-10, Single-Family Residential, is an appropriate in this area. The reason for the request is to allow this parcel to be subdivided. Most of the parcels in this area are nonconforming and do not meet the R-12 size requirements. As such, Staff recommends approval of this request as the new zoning will be more in line with the development pattern in the area.

**STAFF RECOMMENDATION: APPROVAL**

Ken Lavertu, applicant, spoke in favor of RZ 2017-26 and stated that the best use for the property was to subdivide.

Mr. Lavertu and the Commission had a brief discussion of the neighboring lots and Mr. Lavertu stated that the new lots, if approved for rezoning, would be conforming and any homes on the lots would meet setbacks.

**Action** – RZ 2017-26

**Vote** – Mr. Martin made a motion to approve RZ 2017-26. Mr. Montgomery seconded the motion. The motion carried with a vote of 7 to 0.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/8/2017**

**First Reading of Ordinance Number 27-2017**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) WILLIAM C. McCULLOUGH, (2) CHATIM LLC., AND (3) KAREN ROBINSON LOCATED ON GENOBLE ROAD AND ROBINSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES (Action Required)

**Executive Summary:**

Ordinance #27-2017 is an annexation and zoning request for property located on Genoble and Robinson Roads in Spartanburg County. The parcels for annexation are 229.96 acres. The property is proposed for industrial development. The Planning Commission will conduct a public hearing on August 21, 2017 for the zoning of these parcels.

Kelli McCormick, Planning Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 27-2017 Cover Memo	8/4/2017	Cover Memo
▣ Ordinance Number 27-2017	8/4/2017	Ordinance
▣ Ord 27-2017 Exhibit A1 A2 A3 Titles	8/4/2017	Exhibit
▣ Ord 27-2017 Exhibit B1 B2 B3 Plats	8/4/2017	Exhibit
▣ Ord 27-2017 Exhibit C Map	8/4/2017	Exhibit
▣ Ord 27-2017 Exhibit D Flood Map	8/4/2017	Exhibit

# Memorandum

**To:** Mr. Ed Driggers, City Administrator  
**From:** Kelli McCormick, AICP, Planning Manager  
**Subject:** Ordinance #27-2017  
**Date:** August 2, 2017  
**CC:** Tammy Duncan, City Clerk

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Ordinance #27-2017 is an annexation and zoning request for property located on Genoble and Robinson Roads in Spartanburg County. The parcels for annexation are 229.96 acres. The property is proposed for industrial development.

The Planning Commission will conduct a public hearing on August 21, 2017 for the zoning of these parcels.

## **ORDINANCE NUMBER 27-2017**

### **AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) WILLIAM C. McCULLOUGH, (2) CHATIM LLC., AND (3) KAREN ROBINSON LOCATED ON GENOBLE ROAD AND ROBINSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES**

**WHEREAS**, (1) William C. McCullough, (2) Chatim LLC, and (3) Karen Robinson are the owners of properties located on Genoble Road and Robinson Road more particularly described on the legal descriptions attached hereto marked as Exhibits A1, A2, A3, the plats attached hereto marked as Exhibits B1, B2, B3, the map attached hereto marked as Spartanburg County Parcel Numbers (1) 5-24-00-034.01 (2.79 acres), 5-24-00-035.00 (0.57 acres), 5-24-00-035.03, (1.42 acres) (2) 5-19-00-117.01 (2.00 acres), 5-19-00-121.00 (3.16 acres), 5-19-00-121.01 (53.71 acres), 5-19-00-208.00 (161.47 acres), (3) 5-19-00-121.02 (4.84 acres) containing approximately 229.96 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0216D attached hereto marked as Exhibit D; and

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

**WHEREAS**, (1) William C. McCullough, (2) Chatim LLC, and (3) Karen Robinson 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 properties be zoned I-1 (Industrial); 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 229.96 +/- acres of property shown in red on the attached map owned by (1) William C. McCullough, (2) Chatim LLC, and (3) Karen Robinson located on Genoble Road and Robinson Road more particularly described on the attached map as Spartanburg County Parcel Numbers (1) 5-24-00-034.01 (2.79 acres), 5-24-00-035.00 (0.57 acres), 5-24-00-035.03, (1.42 acres) (2) 5-19-00-117.01 (2.00 acres), 5-19-00-121.00 (3.16 acres), 5-19-00-121.01 (53.71 acres), 5-19-00-208.00 (161.47 acres), (3) 5-19-00-121.02 (4.84 acres) are hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced properties shall be zoned I-1 (Industrial) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. **LAND USE MAP:** The above reference properties shall be designated as Employment and Community Center 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 45083C0216D.

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

This ordinance shall be effective upon second reading approval thereof.

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

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: August 8, 2017

Second and  
Final Reading: September 12, 2017

Approved as to Form:

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John B. Duggan, City Attorney

DEE-2015-24542



DEE BK 109-E PG 883-893

Recorded 11 Pages on 06/09/2015 01:05:01 PM

Recording Fee: \$17.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

GRANTEES ADDRESS: PO BOX 101, GREER, SC 29652

TMS#: 2-44-10-029.15; 2-44-10-036.00; 2-44-10-035.00; 5-13-12-045.00; 9-03-00-058.00;  
5-19-00-025.00; 9-03-00-057.00; 5-20-00-014.02; 5-24-00-034.01; 5-24-00-035.00;  
5-24-00-035.03; AND 9-03-10-020.00.

KNOW ALL MEN BY THESE PRESENTS, that

**WILLIAM E. MCCULLOUGH, A/K/A W. E. MCCULLOUGH**, in consideration of **Ten and No/100ths (\$10.00) DOLLARS, AN NO OTHER CONSIDERATION**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

**WILLIAM E. MCCULLOUGH AS TRUSTEE OF THE WILLIAM E. MCCULLOUGH REVOCABLE TRUST AGREEMENT DATED JANUARY 17, 2002 AS AMENDED**, its successors and assigns forever;

SEE ATTACHED EXHIBIT A

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 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 the 8<sup>th</sup> day of June, 2015.

SIGNED, sealed and delivered  
in the presence of:

Mary Satterly  
Witness

William E. McCullough  
WILLIAM E. MCCULLOUGH A/K/A  
W.E. MCCULLOUGH

B. A. Martin  
Witness

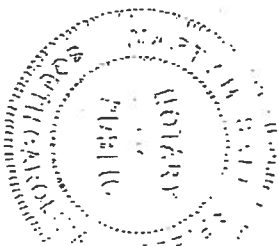
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

## ACKNOWLEDGEMENT

I, Mary M. Satterly a Notary Public of the County and State  
aforesaid, certify that the Grantor(s), personally appeared before me this day and acknowledged  
the execution of the foregoing instrument.

Witness my hand and official stamp this 8<sup>th</sup> day of June, 2015.

Mary M. Satterly  
Notary Public for South Carolina  
My commission expires: July 25, 2021



## EXHIBIT A

(Tract 1, Giles Dr.)

All that lot, piece, or parcel of land, located in the County and State aforesaid, located on the South Side of Giles Drive, and being more particularly shown as Lot 4, containing .67 acres, more or less, on a plat of survey made for Subdivision for R.D. Giles, Section C, recorded in Pat Book 106, Page 200 in the ROD Office for Spartanburg County, to which plat reference is hereby made for a more complete and perfection description.

This being the same property conveyed to William E. McCullough by Deed of Winston Giles recorded July 29, 1994 in Deed Book 61-R at Page 0734, Spartanburg County ROD.

Tax Map No. 2-44-10-029.15

AND ALSO,(Tract 2, 3067 Boiling Springs Rd.)

All that lot or parcel of land in the County of Spartanburg, State of South Carolina, in Boiling Springs School District, lying, situate and being on the north side of an alley or driveway running west from Highway leading from Spartanburg to Boiling Springs (Highway No. 9), shown and designated as "E.G. McCullough to Mrs. J. L. Blackwood" on Plat "by D. N. Loftis, Inman, S. C., Surveyor, Reg. in S.C, Blackwood lot, surveyed Nov. 1 48", said lot or parcel of land being described according to said plat as follows: Beginning at a pin on the north side of said alley or driveway, said pin being 200 feet from the intersection of said alley or driveway with said Highway No. 9, and running thence S. 53-15 W. 200 feet to a point; thence N. 31-15 W. 90 feet to a pin; thence N. 53-15 E. 200 feet to a pin; thence S. 31-15 E. 90 feet to the beginning corner.

This being the same property conveyed to William E. McCullough by Deed of Lucille Blackwood recorded August 30, 2001 in Deed Book 74-K at Page 0462, Spartanburg County ROD.

Tax Map. No. 2-44-10-036.00

AND ALSO,(Tract 3, 3069 Boiling Springs Rd.)

All that certain lot or parcel of land in Boiling Springs School District, above county and state, and being on west side of Boiling Springs-Spartanburg Road about ½ mile below Boiling Springs, and being a lot in northeast corner of E.G. McCullough farm, said lot facing surface treated road for a distance of 90 feet on Highway No. 9.B.

BEGINNING at a pin on highway and running thence with Highway S. 31-21 E. 90 feet to stake; thence new line S. 53-15 W. 200 feet to a stake in field; thence N. 31-21 W. 90 feet to a stake in old line; thence with old line N. 53-15 E. 200 feet to pin and beginning corner, and containing 41/100 of an acre, more or less.

ALSO: All that certain lot, parcel or strip of land known and designated as Lot 5-A on a plat of property of R.D. Giles as surveyed by D.N. Loftis, Surveyor, March 2<sup>nd</sup>, 1955, and being Development No. 1 on Lot 31 of the Cleveland Land to which specific reference is made for a more particular description.

BEGINNING at the intersection of said lot with U.S. Highway No. 9, thence South 55-14 West 196.5 feet to an iron pin; thence North 33-15 West 5.5 feet to a stake; thence North 56-15 East 196.5 feet to a stake on U.S. Highway No. 9; thence South 33-45 East a distance of 2 feet to a stake, the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

This being the same property conveyed to William E. McCullough by Deed of Sarah M. Bradley recorded March 12, 2001 in Deed Book 73-N at Page 0179, Spartanburg County ROD.

Tax Map No. 2-44-10-035.00

AND ALSO,

(Tract 4, 13585 W. Wade Hampton Blvd.)

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, lying between the Hampton Road and U.S. Highway 29, about two and one-half miles east from the City of Greer, being all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 45 of Plat No. 1 on the D.C. Bailey Property made by H.S. Brockman, Surveyor, dated April 17, 1947 and recorded in Plat Book 21 at Page 358 in the Office of the Register of Deeds for Spartanburg County and on a more recent plat entitled "Survey for Harry Yearick d/b/a Kings Mobile Home" prepared by Chapman Surveying Co., Inc. dated December 23, 1997 to be recorded herewith in Plat Book 140 at Page 381, reference to said plat hereby made for a more complete property description.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

This being the same property conveyed to William E. McCullough by Deed of Yearick Properties, LLC recorded September 6, 2006 in Deed Book 86-R at Page 383, Spartanburg County ROD.

Tax Map No. 5-13-12-045.00

AND ALSO,(Tract 5, 658 Arlington Rd.)

All that piece, parcel or lot of land in Beech Springs Township County of Spartanburg, State of South Carolina, located near the City of Greer, on the Southeast side of Arlington or Apalache Road and being shown on plat of property of Jack W. Wilson, made by John A. Simmons, Surveyor, dated January 26, 1965 and recorded in Plat Book 49, Page 445, Spartanburg County ROD Office and having the following metes and bounds, to wit:

BEGINNING on a nail in the center of said road at corner of C.A. Bruce property (formerly) and running thence therewith N. 69-28 E. 242.1 feet to an iron pin on said line; thence still with the former C. A. Bruce line S. 85-00 E., 118.7 feet to corner of lot now or formerly of William F. Richards et al; thence with Richards' line N. 31-22 E. 292.3 feet to an iron pin; thence S. 76-34 E., 88 feet to a nail in the center of Dobson-Gin Road; thence with said road N. 5-04 W., 155 feet to corner of Lot No. 8; thence S. 89-46 W., 210.6 feet to nail in the Arlington Road; thence with Arlington Road the following courses and distances S. 26-31 W., 100 feet, S. 35-51 W., 100 feet, S. 40-46 W., 100 feet and S. 42-02 W., 284 feet to the beginning corner.

This being the same property conveyed to William E. McCullough by Deed of William T. McCullough recorded October 16, 1978 in Deed Book 45-Z at Page 0229 Spartanburg County ROD. See also Deed to William T. McCullough and William E. McCullough from C.A. Bruce dated January 27, 1970 and recorded June 25, 1970 in Deed Book 36-Z at Page 623, Spartanburg County ROD.

Tax Map No. 9-03-00-058.00

AND ALSO,(Tract 6, 1810 E. Poinsett St. Ext.)

All those certain parcels or lots of land situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, being known and designated as Lots Nos. 6, 7, 8 and 9 on a plat of property for the R.C. Cudd Estate prepared by Wolfe and Huskey, Inc., Surveyors, dated July 31, 1973, recorded in Plat Book 71 at pages 818 & 819, ROD Office for Spartanburg County, and having such metes and bounds as is thereby shown.

The above described property is conveyed subject to easements, rights-of-ways, if any, of record and as shown on the above mentioned plat.

This being the same property conveyed to William E. McCullough by deed of William T. McCullough recorded October 18, 1978 in Deed Book 45-Z at Page 0221, Spartanburg County ROD. See also Deed to W.E. McCullough and W.T. McCullough from Sam R. Cudd recorded February 19, 1974 in Deed Book 41-R at Page 0851, Spartanburg County ROD.

Tax Map No. 5-19-00-025.00

AND ALSO,(Tract 7, 660 Arlington Rd.)

All that piece, parcel or lot of land situate, lying and being on the eastern side of the Greer-Apalache Road on the western side of Dobson's Apalache Mills Road, near the Town of Greer, in the County of Spartanburg, State of South Carolina, and being known and designated as a portion of Tract No. 8 on a plat of property of J.F. Henderson, also known as the property of Roger Lee Burrell and Patti K. Burrell, recorded in the ROD Office for Spartanburg County, in Plat Book 55 at Page 475, said lot having such metes and bounds as shown on said plat.

This being the same property conveyed to William E. McCullough by Deed of Roger Lee Burrell, recorded April 12, 1971 in Deed Book 37-Y at Page 0113, Spartanburg County ROD.

Tax Map No. 9-03-00-057.00

AND ALSO,(Tract 8, 796 W. Bright Rd.)

All that certain parcel of land located near Greer, County and State aforesaid being designated as tract ten (10), containing 6.26 on survey prepared for Melvin R. Robison and J.B. Robison Farms, Inc. by Joe E. Mitchell, RLS, dated April 2, 1986 and recorded in Plat Book 97 at Page 717 in the ROD Office for Spartanburg County, South Carolina, to which reference is made for a more perfect description.

This property is conveyed subject to road and utility rights of way and easements of record, if any, and those shown in the above mentioned plat.

This being the same property conveyed to William E. McCullough by Deed of J.B. Robinson Farms, Inc., recorded July 30, 1986 in Deed Book 52-L at Page 0390, Spartanburg County ROD.

Tax Map No. 5-20-00-014.02

AND ALSO,(Tract 9, 223 Genoble Rd.)

All that certain piece, parcel or lot of land, situate, lying and being in the County of Spartanburg, State of South Carolina, Beech Springs Township, about three miles southeast of Greer, South Carolina, lying on the north side of the road that leads off of the Woodschapel Road at or near home of Jack Wood and is known as the Edwards Road, and being a part of tract No. 1 as shown on Plat of Property entitled "Survey for William E. McCullough", prepared by Site Design, Inc., dated October 2, 2002, recorded October 29, 2002 in Plat Book 153 at Page 229, reference to which is hereby craved for a more complete metes and bounds description.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

This being the same property conveyed to William E. McCullough by Deed of Corrie S. Smith, recorded October 29, 2002 in Deed Book 76-T at Page 0009, Spartanburg County ROD.

Tax Map No. 5-24-00-034.01

**AND ALSO,**

**(Tract 10, 209 Genoble Rd.)**

All that certain piece, parcel or lot of land, lying and being in the City of Spartanburg, State of South Carolina, on the northern side of Genoble Road being known and designated as .57 acres more or less containing 24,846 square feet on a survey prepared by Site Design, Inc. for WM E. McCullough dated June 18, 1999, and recorded in the ROD Office for Spartanburg County, SC in Plat Book 145, at Page 0354 and having according to said plat the metes bounds as shown thereon.

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

This being the same property conveyed to William E. McCullough by Deed of Hattie L. Tyler as Personal Representative of the Estate of Dewey J. Jennings, recorded July 23, 1999 in Deed Book 70-H at Page 0127, Spartanburg County ROD.

Tax Map No. 5-24-00-035.00

**AND ALSO,**

**(Tract 11, 211 Genoble Rd.)**

All that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, near the town of Greer, SC, containing 1.42 acres, more or less, and being shown and designated on plat prepared for Billy McCullough by Site Design, Inc., dated April 2, 1999, and recorded in the Office of the Register of Deeds for Spartanburg County, SC in Plat Book 144, at Page 605, and having, according to said plat, the following metes and bounds:

BEGINNING at a nail near the center of Genoble Road (formerly Silver Lake Road Ext.), at the joint front corner of the premises herein described and property now or formerly of Corrie S. Smith, and running thence with a line near the center of Genoble Road (formerly Silver Lake Road Ext.), N. 58-32-53 W. 314.00 feet to a nail at the corner of property now or formerly of

Dewey Jennings; thence turning and running with the line of property now or formerly of Dewey Jennings, N. 18-52-07 E. 160.00 feet to an old stone at the corner of property now or formerly of Twyla D. & Crystal D. Jepsen and property now or formerly of William E. McCullough; thence with the line of property now or formerly of William E. McCullough, S. 76-44-00 E. 271.59 feet to an iron pin on the corner of property now or formerly of Corrie S. Smith; thence with the line of property now or formerly of Corrie S. Smith, the following courses and distances: S. 23-52-53 E. 60.60 feet to an iron pin; thence S. 38-12-07 W. 65.00 feet to an iron pin; thence S. 12-32-07 W. 150 feet to a nail near the center of Genoble Road (formerly Silver Lake Road Ext.) the point of place of beginning.

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

This being the same property conveyed to William E. McCullough by Deed of Ethel Patricia Jennings, Individually and as Personal Representative of the Estate of Dewey J. Jennings, Jr., deceased, recorded May 3, 1999 in Deed Book 69-V, Page 0204, Spartanburg County ROD.

Tax Map No. 5-24-00-035.03

**AND ALSO,**

**(Tract 12, 14370 E. Wade Hampton Blvd.)**

All that piece, parcel or lot of land situate, lying and being in Beech Springs Township, Spartanburg County, South Carolina, near the city of Greer, as set out on a plat of said property made for Bill McCullough by Wolfe & Huskey, Inc. dated August 6, 1984, and recorded in the ROD Office for Spartanburg County in Plat Book 92 at Page 484, with reference being made to said plat for a more complete description of the metes and bounds.

This conveyance is made subject to all easements, restrictions and zoning ordinances of record.

This being the same property conveyed to William E. McCullough by deed of Lewis E. Wilson and Annie W. Wilson recorded October 9, 1984 in Deed Book 50-U at Page 399 and re-recorded to include the Plat Reference on October 29, 1984 in Deed Book 50-V at page 416, Spartanburg County ROD.

Tax Map No. 9-03-10-020.00

STATE OF SOUTH CAROLINA )

COUNTY OF SPARTANBURG )

## AFFIDAVIT

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 following properties being transferred are located:
  - a) at Lot 4, Giles Dr. bearing Spartanburg County Tax Map Number 2-44-10-029.15, was transferred by William E. McCullough, a/k/a. W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015;
  - b) AND ALSO, at 3067 Boiling Springs Rd. bearing Spartanburg County Tax Map Number 2-44-10-036.00, was transferred by William E. McCullough, a/k/a. W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015;
  - c) AND ALSO, at 3069 Boiling Springs Rd. bearing Spartanburg County Tax Map Number 2-44-10-035.00, was transferred by William E. McCullough, a/k/a. W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 ;
  - d) AND ALSO, at 13585 W. Wade Hampton Blvd. bearing Spartanburg County Tax Map Number 5-13-12-045.00, was transferred by William E. McCullough, a/k/a. W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 ;
  - e) AND ALSO, at 658 Arlington Rd. bearing Spartanburg County Tax Map Number 9-03-00-058.00, was transferred by William E. McCullough, a/k/a. W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 ;
  - f) AND ALSO, at 1810 E. Poinsett St. Ext. bearing Spartanburg County Tax Map Number 5-19-00-025.00, was transferred by William E. McCullough, a/k/a. W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 ;

- g) AND ALSO, at 660 Arlington Rd. bearing Spartanburg County Tax Map Number 9-03-00-057.00, was transferred by William E. McCullough, a/k/a, W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 ;
- h) AND ALSO, at 796 W. Bright Rd. bearing Spartanburg County Tax Map Number 5-20-00-014.02, was transferred by William E. McCullough, a/k/a, W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 ;
- i) AND ALSO, at 223 Genoble Rd. bearing Spartanburg County Tax Map Number 5-24-00-034.01, was transferred by William E. McCullough, a/k/a, W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 ;
- j) AND ALSO, at 209 Genoble Rd. bearing Spartanburg County Tax Map Number 5-24-00-035.00, was transferred by William E. McCullough, a/k/a, W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 ;
- k) AND ALSO, at 211 Genoble Rd. bearing Spartanburg County Tax Map Number 5-24-00-035.03, was transferred by William E. McCullough, a/k/a, W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 ;
- l) AND ALSO, at 14370 E. Wade Hampton Blvd. bearing Spartanburg County Tax Map Number 9-03-10-020.00, was transferred by William E. McCullough, a/k/a, W.E. McCullough to William E. McCullough as Trustee of the William E. McCullough Revocable Trust Agreement Dated January 17, 2002, as Amended on June 08, 2015 .
3. The deed is exempt from the deed recording fee because the deed transfers realty to a corporation, 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.
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: closing attorney

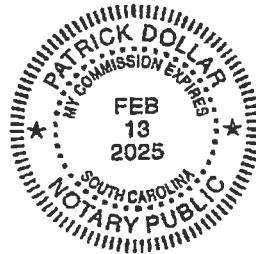
5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Brian A. Martin  
Responsible Person

Brian A. Martin, Attorney

SWORN to before me this 9th  
Day of June, 2015.

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 2/13/25



EXHIBIT

A-2

DEED 75 H PG 404

TITLE NOT EXAMINED

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF SPARTANBURG )

Grantees address:  
P.O. Box 101  
Greer, SC 29652-0101

2002 February 28  
 Documentary Stamps

~~XXXXXX~~

KNOW ALL MEN BY THESE PRESENTS, that William E. McCullough

in consideration of One and No/100 Dollars (\$1 00) and transfer of interest to Chatlm, LLC  
 its successors and assigns forever

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released,  
 and by these presents do grant bargain, sell and release unto Chatlm, LLC, its  
 successors and assigns forever all my right title and interest in and to the within described  
 property

## SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

This conveyance is subject to any and all existing reservations, easements,  
 rights of way, zoning ordinances and restrictive covenants that may appear  
 of record or on the premises

TAX MAP# 5-19-00-117.01  
 710 Robinson Road

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

WITNESS the grantor's(s') hand and seal this 26<sup>th</sup> day of February 2002

SIGNED, sealed and delivered  
 in the presence of

Angela King  
James H. Conway

William E. McCullough (SEAL)  
 William E. McCullough

1116MC 1204 21602W019

\$10.00 +

EXHIBIT

A-2

DEED 75 H PG 405

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof

SWORN to me this 20th  
day of February 2002  
Kenneth L. [Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires 10/31/04

Angela P. King

EXHIBIT

A-2

DEED 75 H PG 406

## EXHIBIT A

ALL that certain piece, parcel or tract of land with all improvements thereon, situate, lying and being in the County of Spartanburg, State of South Carolina, containing 2.000 acres, more or less, being on the western side of Robinson Road, being shown on plat entitled, "Survey for William E. McCullough," prepared by Site Design, Inc., dated February 9, 1998, recorded in the RMC Office for Spartanburg County in Plat Book 140 at Page 738, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail on the western side of Robinson Road at the joint front corner of the within described property and property now or formerly belonging to Melvin Anthony Robinson; thence with the western side of Robinson Road, S 10-23-18 W. 212.88 feet to a new nail at the joint front corner of the within described property and property now or formerly belonging to JB Robison Farms, Inc.; thence with the common line of said properties, N 82-40-40 W. 454.88 feet to an iron pin, thence turning and running N 23-32-52 E 162.29 feet to an iron pin at the joint rear corner of the within described property and property now or formerly belonging to Melvin Anthony Robinson; thence with the common line of said properties, N 81-46-27 E. 249.72 feet to an iron pin; thence continuing S. 79-26-34 E. 180.63 feet to an old nail on the western side of Robinson Road, the point and place of Beginning.

This being the same property conveyed to William E. McCullough by Janice G. McEntire dated May 5, 1998 and recorded May 6, 1998 in the RMC Office for Spartanburg County in Deed Book 67-V at page 174.

Tax Map No.: 5-19-00-117.01  
710 Robinson Road

EXHIBIT

A-2

DEED 75 H PG 407

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

## AFFIDAVIT

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 was transferred by William E. McCullough to Chatim, LLC.
3. Check one of the following. The deed is
  - (A) ☐ SUBJECT to the deed recording fees as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$\_\_\_\_\_.
  - (B) ☐ SUBJECT to the deed recording fees 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. The fee is computed on the fair market value of the realty which is \$\_\_\_\_\_.
  - (C) ☒ EXEMPT from the deed recording fee because of Exemption Number 8.  
(See Exemptions on back)
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as attorney for McCullough.
5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

By James H. Cassidy (SEAL)  
James H. CassidySWORN to before me this 26th  
day of February, 2002  
Cynthia King (SEAL)  
Notary Public for SC  
My Commission Expires: 5/25/2002

[Affix stamp/seal here.]

DEED 75 H PG 408

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, either 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. (GIFT)
- 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. (L.I.C. & CHPT 11)
- 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). (DIVORCE)
- 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 exchanged in order to effect the partition.
- 6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 95 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 as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner or trust beneficiary, as long as 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, except for transfers from one family trust to another family trust without consideration, 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, as long as 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. "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 them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A "family partnership" or "family trust" also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code or d.f.c. in Section 12-6-10(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.
- 12) that constitute a corrective deed or quitclaim deed used to confirm title already vested in the grantee, as long as no consideration 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.

EXHIBIT

A-2

2002 July 3 DEED 76 B PG 009  
 Documentary Stamps  
 \$ 314.50

RECORDED  
 02 JUL -3 AM 11:01

State of South Carolina )  
 )  
 County of Spartanburg )

TITLE TO REAL ESTATE

**KNOW ALL MEN BY THESE PRESENTS**, that Sybil Cooper McLeod and Wachovia Bank of South Carolina, N.A. as and Personal Representatives and Trustees of the Estate of P. Warren McLeod, (hereinafter called "Grantor"), in consideration of Eighty Five Thousand and 00/100 Dollars (\$85,000.00), to the Grantor in hand paid at and before the sealing of these presents, by Chatim, LLC (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

**Chatim, LLC, its successors and assigns forever,**

See Attached Exhibit A

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: Robinson Road  
 Greer, SC 29651

TMS No.: 5-19-00-121.00

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

**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And said Wachovia Bank, N.A., as Personal Representative and Trustee, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Purchaser, and its successors and assigns, against itself and its successors in office lawfully claiming, or to claim, the same or any part thereof.

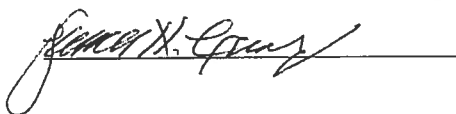
111RMC 1227 74302H002 \$12.00 +

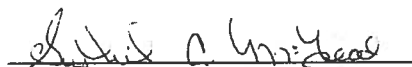
DEED 76-B PG 010

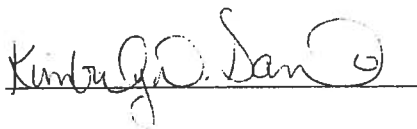
Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS the Grantor's hands and seals this the 2nd day of July, 2002.

**SIGNED, SEALED AND DELIVERED**  
in the presence of:



  
Sybil Cooper McLeod as Personal  
Representative and Trustee for Estate of  
P. Warren McLeod



Wachovia Bank, N.A. as Personal  
Representative and Trustee for Estate of  
P. Warren McLeod

By:   
Roger Haskett Asst Vice President

State of South Carolina )

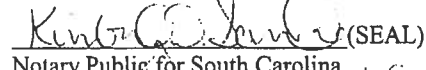
County of Spartanburg )

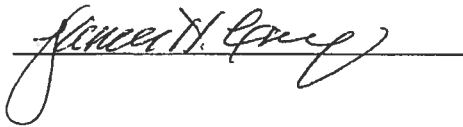
PROBATE

**PERSONALLY APPEARED BEFORE ME** the undersigned witness and made oath that (s)he saw the within-named Wachovia Bank, N.A. as and Personal Representative sign, seal, and, as their act and deed, deliver the within-written Title to Real Estate, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

**SWORN** to before me this 2<sup>nd</sup> day of

July, 2002

 (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 7/26/09



DEED 76-B PG 011

EXHIBIT A

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, with all improvements thereon, being shown and designated as 3.17 acres on a plat prepared by Site Design, Inc., dated June 24, 2002, and entitled "Survey for William E. McCullough", recorded in Plat Book 152, Page 643 on July 9, 2002, in the Office of the Register of Deeds for Spartanburg County.

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 hereinabove described.

This is the same property conveyed to Warren McLeod by deed of McCarter and Robison, Inc., of South Carolina, recorded in the RMC Office for Spartanburg County on August 3, 2000, in Deed Book 72-L at Page 255. Warren McLeod died testate on January 21, 2001 and his Estate is administered in the Probate Court for Greenville County as shown by reference to Probate File No. 01-1769. The Grantor's herein being given the power to sell pursuant to the Last Will and Testament of Paul Warren McLeod dated May 24, 1993.

**A-2**

TITLE NOT EXAMINED

**EXEMPT**

William E. McCullough (SEAL)  
William E. McCullough

EXHIBIT

A-2

DEED 75 H PG 426

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof

SWORN to me this 28th  
day of February, 2002  
[Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires 12/31/04

[Signature: Angela P. King]

EXHIBIT

A-2

DEED 75 H PG 427

## EXHIBIT A

ALL those certain two (2) parcels of land located near Greer, County and State aforesaid being designated as Tract one (1) containing 25.13 acres and tract two (2) containing 28.58 acres as shown on survey prepared for Marvin M. Robison by Joe E. Mitchell, RLS, dated April 25, 1986 marked Exhibit D and recorded in Plat Book 97 at Page 716 in the RMC Office for Spartanburg County, South Carolina, to which reference is specifically made for a more perfect description

## ALSO:

All right of ingress and egress to the subject property over the dirt road shown on abovementioned plat

This being the same property conveyed to William E. McCullough by Marvin M. Robison, dated July 16, 1986 and recorded July 30, 1986 in the RMC Office for Spartanburg County in Deed Book 52-L at page 394.

Tax Map No.: 5-19-00-121.01  
53.71 acres, Genoble Lane

EXHIBIT

A-2

DEED 75 H PG 428

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

## AFFIDAVIT

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 was transferred by William E. McCullough to Chatim, LLC.
3. Check one of the following The deed is
  - (A)        SUBJECT to the deed recording fees as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$
  - (B)        SUBJECT to the deed recording fees 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. The fee is computed on the fair market value of the realty which is \$
  - (C)   X   EXEMPT from the deed recording fee because of Exemption Number   8  .  
(See Exemptions on back)
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as attorney for McCullough
5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

By: James H. Cassidy (SEAL)  
James H. Cassidy

SWORN to before me this 24<sup>th</sup>  
day of February, 2002  
Charles P. Craig (SEAL)  
Notary Public for SC  
My Commission Expires 8/25/2002

[Affix stamp sent here]

DEED 75 H PG 429

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; (OILT)
- 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, (I.L.C. & CIPT 11)
- 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), (DIVORCE)
- 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 exchanged in order to effect the partition,
- 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 as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner or trust beneficiary, as long as 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, except for transfers from one family trust to another family trust without consideration, 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, as long as 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. "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 them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A "family partnership" or "family trust" also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contribution, under Section 170 of the Internal Revenue Code as defined in Section 12-6-10(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,
- 12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, as long as no consideration 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 notarial 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

EXHIBIT

A-2

DEED 75 H PG 389

TITLE NOT EXAMINED2002 February 27  
Documentary Stamps

STATE OF SOUTH CAROLINA	)	Grantees address:
	)	<u>P.O. Box 101</u>
COUNTY OF SPARTANBURG	)	<u>Greer, SC 29652-0101</u>

EXEMPT

KNOW ALL MEN BY THESE PRESENTS, that William E. McCullough

in consideration of One and No/100 Dollars (\$1 00) and transfer of interest to Chatim, LLC  
its successors and assigns foreverthe receipt of which is hereby acknowledged, have granted, bargained, sold, and released,  
and by these presents do grant, bargain, sell and release unto Chatim, LLC, its  
successors and assigns forever, all my right, title and interest in and to the within described  
property

## SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

This conveyance is subject to any and all existing reservations, easements,  
rights of way, zoning ordinances and restrictive covenants that may appear  
of record or on the premises

TAX MAP# 5-19-00-208.01  
7.81 acres, 851 Robinson Road  
5-19-00-208 00  
161.70 acres, Genoble Lane

02 FEB 28 11:05:20

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 the grantee's(s') heirs,  
successors and assigns, forever And, the grantor(s) do(es) hereby bind the grantor(s) and  
the grantor's(s') heirs, successors, executors and administrators to warrant and forever  
defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs,  
successors and assigns against the grantors(s) and the grantor's(s') heirs, successors and  
assigns and against every person whomsoever lawfully claiming or to claim the same or  
any part thereofWITNESS the grantor's(s') hand and seal this 26th day of February 2002SIGNED, sealed and delivered  
in the presence of

Cingela P. King  
James H. Kennedy

William E. McCullough (SEAL)  
William E. McCullough

LITTON 100 2000010

EXHIBIT

A-2

DEED 75 H PG 390

STATE OF SOUTH CAROLINA )  
 ) PROBATE  
COUNTY OF SPARTANBURG )

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof

SWORN to me this 26th  
day of February 2002  
James H. Canfield (SEAL)  
Notary Public for South Carolina  
My commission expires 10/2/04

Angelae P. King

EXHIBIT

A-2

DEED 75 H PG 391

## EXHIBIT A

ALL those certain six (6) tracts of land located near Greer, County and State aforesaid being designated as tract 17 containing 2.56 acres, tract 18 containing 2.69 acres, tract 19 containing 2.56 acres, tract 21 containing 67.66 acres, tract 22 containing 53.47 acres, and tract 23 containing 50.57 acres as shown on survey prepared for J. B. Robison Farms, Inc. by Joe E. Mitchell, RLS, dated April 15, 1986 marked Exhibit C and recorded in Plat Book 97 Page 712 in the RMC Office for Spartanburg County, South Carolina, to which reference is made for a more particular description.

This being the same property conveyed to William E. McCullough by J. B. Robison Farms, Inc. dated July 16, 1986 and recorded July 30, 1986 in the RMC Office for Spartanburg County in Deed Book 52-L at Page 392.

Tax Map No.: 5-19-00-208.01  
7.81 acres, 851 Robinson Road  
5-19-00 208.00  
161.70 acres, Genoble Lane

DEED 75 H PG 392

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

## AFFIDAVIT

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 was transferred by William E. McCullough to Chatm, LLC.
3. Check one of the following. The deed is
  - (A) ☐ SUBJECT to the deed recording fees as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_.
  - (B) ☐ SUBJECT to the deed recording fees 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. The fee is computed on the fair market value of the realty which is \$ \_\_\_\_.
  - (C) ☒ EXEMPT from the deed recording fee because of Exemption Number 8.  
(See Exemptions on back)
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as attorney for McCullough.
5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

By: James H. Cassidy (SEAL)  
James H. CassidySWORN to before me this 24th  
day of February, 2002  
Christopher King (SEAL)  
Notary Public for SC  
My Commission Expires: 5/25/2002

[Affix stamp/seal here]

DEED 75 H PG 393

## 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 12-24-10, is equal to or less than one hundred dollars. (GILTY)
- 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, (LLC & CILPT 11)
- 4) transferring realty in which no gain or loss is recognized by reason of Section 1011 of the Internal Revenue Code as defined in Section 12-6-40(A), (DIVORCE)
- 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 exchanged in order to effect the partition,
- 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 as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner or trust beneficiary as long as 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, except for transfers from one family trust to another family trust without consideration, 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, as long as no consideration is paid for the transfer other than a reduction in the grantor'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. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren and the spouses and legal descendants of any of them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A family partnership or family trust also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. 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,
- 12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, as long as no consideration 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

Exhibit

EXHIBIT

A-3

STATE OF SOUTH CAROLINA

DEED 108

ZPG527

IN THE PROBATE COURT

COUNTY OF: SPARTANBURG

DEED OF DISTRIBUTION

(Real Property Only)

NOT A WARRANTY DEED

IN THE MATTER OF:

MELVIN ANTHONY ROBISON

(Decedent)

CASE NUMBER: 2015ES4200275

County where property is located if not above County: \_\_\_\_\_

The undersigned states as follows:

Decedent died on January 16, 2015; and probate of the estate is being administered in the Probate Court for Spartanburg County, South Carolina in File # 2015ES4200275.

I/We was/were appointed Personal Representative(s) on April 2, 2015. Decedent owned real property described as follows:

Tax Map Number:

5-19-00-121-02

Street Address:

6341 Robinson Rd Greer, SC 29615

Legal Description:

see attached

DEE-2015-19977

Recorded 3 Pages on 5/14/2015 11:45:43 AM

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

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

Dorothy Earle, Register



This transfer is made pursuant to:

- ☐ Decedent's Will  
☒ Intestacy Statute: SCPC 62-2-103  
☐ Private Family Agreement: SCPC 62-3-912  
☐ Disclaimer by: \_\_\_\_\_  
☐ Probate Court Order: \_\_\_\_\_  
☐ Other: \_\_\_\_\_

DEED 108 ZPG528

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release the Personal Representative's(s') right, title, and interest, including statutory and/or testamentary powers, over the real property described to the following beneficiaries named below:

Name: Karen Robison  
Address: 634 Robinson Rd Greer, SC 29615

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

☐ An additional sheet is attached for names of additional Beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above estate, has executed this Deed of Distribution, on this 6<sup>th</sup> day of April, 20 15.

Estate of: MELVIN ANTHONY ROBISON

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Witness: Gail Turner  
Print Name: GAIL TURNER

Witness: Holly A. Woodrum  
Print Name: Holly A. Woodrum

Signature of Personal Representative: Karen Robison  
Print Name: KAREN ROBISON

If applicable, Signature of Co-Personal Representative: \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

#### ACKNOWLEDGMENT

I, Terry Frost, Notary Public, a notary for the State of South Carolina do hereby certify that KAREN ROBISON, as Personal Representative(s) of the Estate of Melvin Anthony Robison, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 6<sup>th</sup> day of April, 20 15.

Terry Frost (SEAL)  
(Signature of Notary Public)  
Terry Frost  
(Print name of Notary Public)  
Notary Public for State of South Carolina  
My Commission Expires: 12/11/17

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

DEED 108 7P

All that lot or parcel of land in the County of Spartanburg, State of South Carolina, being known and designated as the Melvin Anthony Robison Tract, Exhibit C, containing 8.00 AC., more or less, as shown on a plat entitled "Survey for J.B. Robison Farms, Inc.," dated April 16, 1986, made by Joe E. Mitchell, RLS, and recorded in Plat Book 97, page 712, RMC Office for Spartanburg County, South Carolina.

LESS: All that 3.16 acres conveyed to McCarter and Robison, Inc. of South Carolina, dated November 1, 1994 and recorded November 4, 1994 in Deed Book 62-A, page 951, RMC Office for Spartanburg County, South Carolina.

This is the same property conveyed by deed from Donald Ray Hinson, Jr. to Melvin Anthony Robison, recorded January 22, 1990 in Deed Book 56-E, page 448, RMC Office for Spartanburg County, South Carolina.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 634 Robison Road, Greer, SC 29651

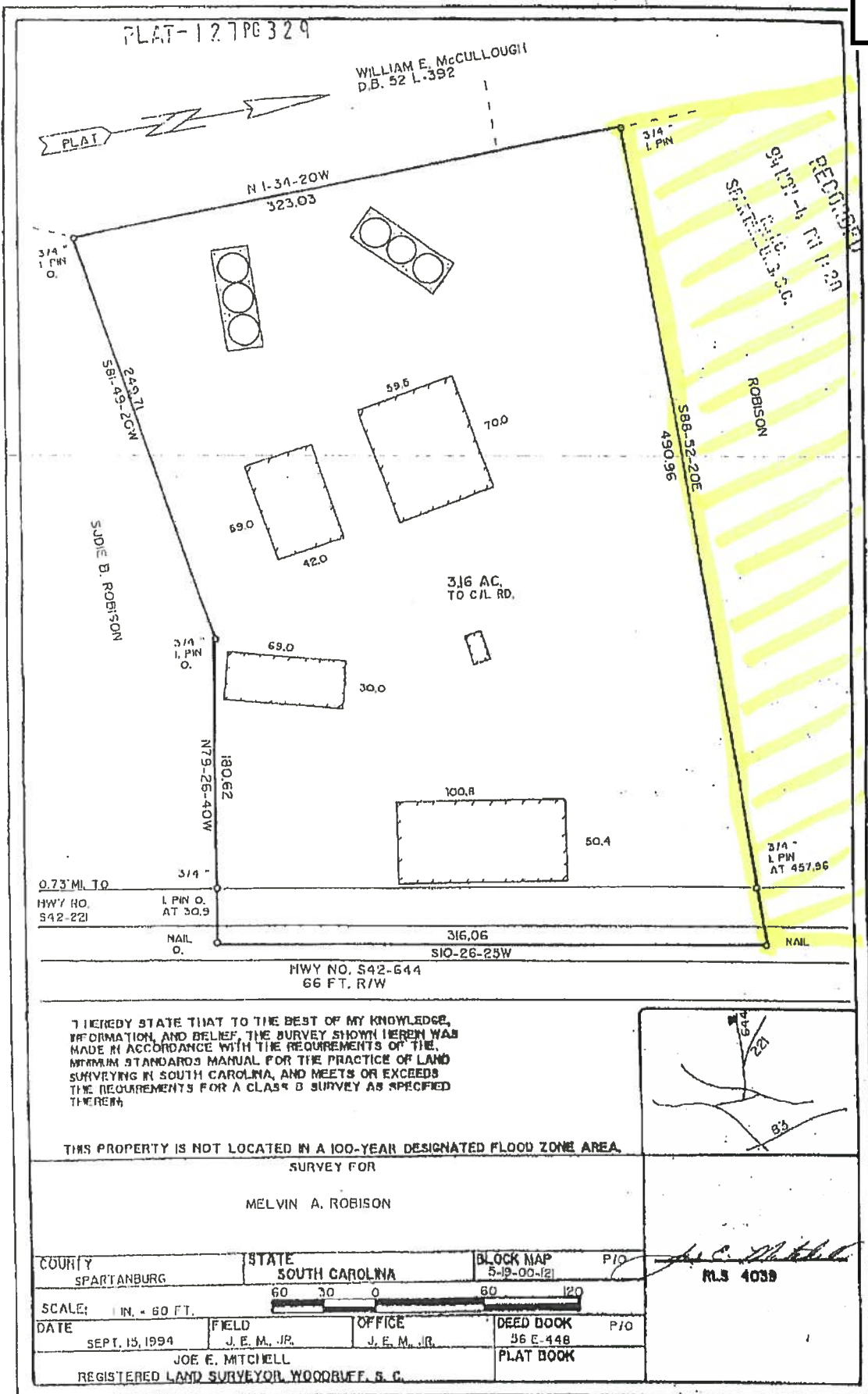
TMS No.: 5 19-00, Parcel 121.02

Office of Register of Deeds  
Spartanburg, South Carolina  
Recorded in Deed  
Book 108-2 Page 327  
*Dorothy Earle*  
Register of Deeds,  
Spartanburg, South Carolina

*Wm. J. Harlan*

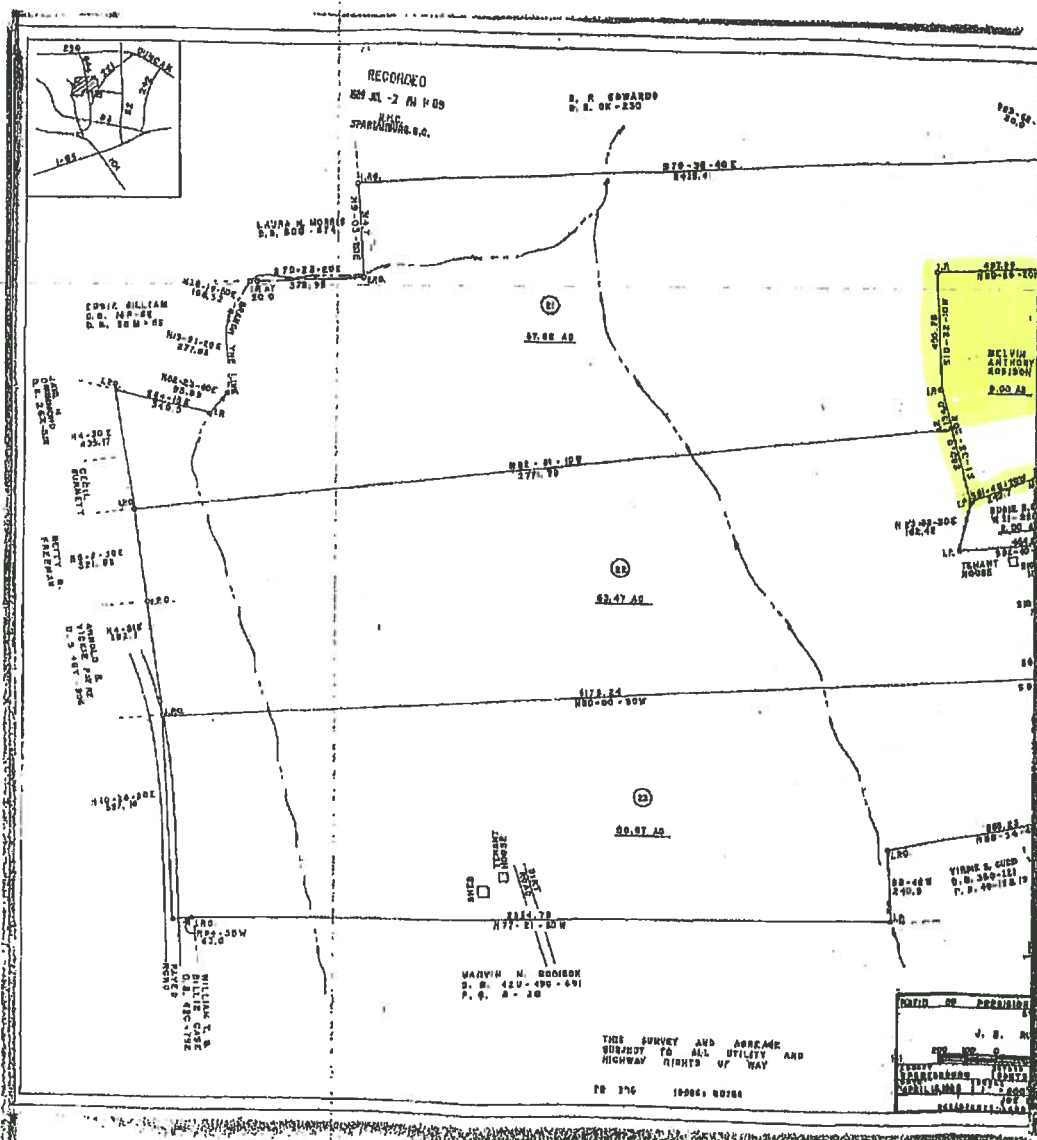




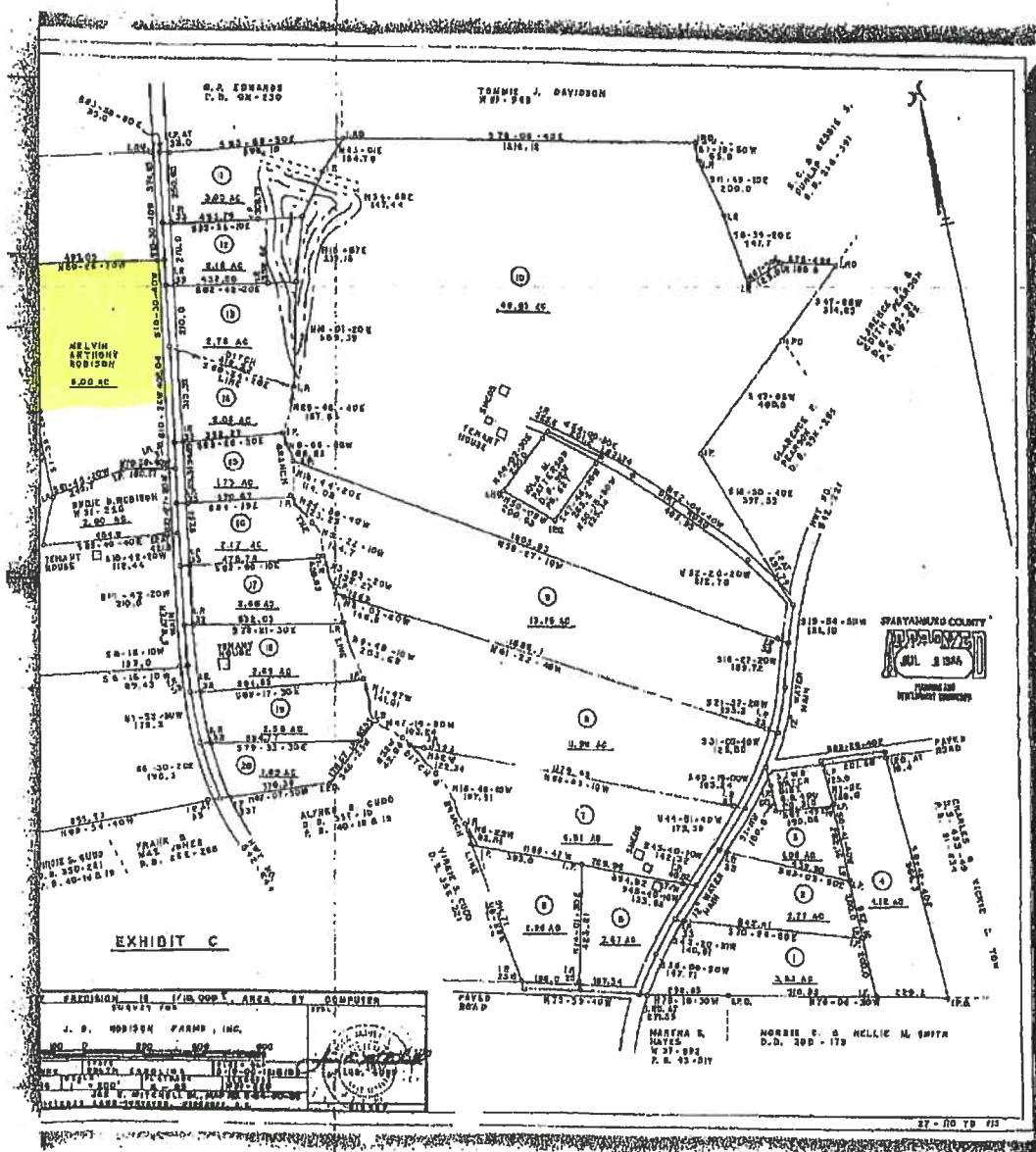


**B-3**

PLAT-09786712

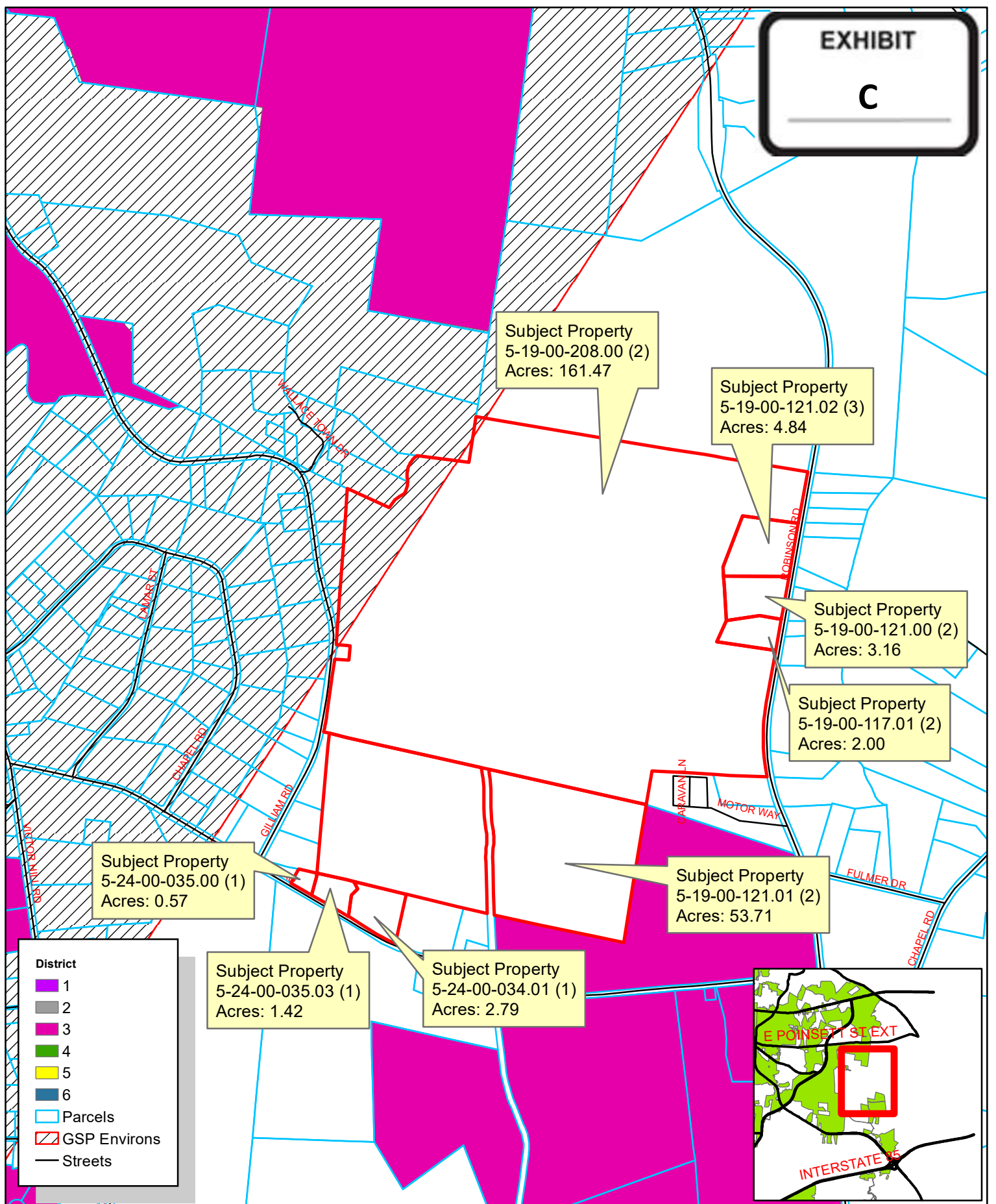


### B-3

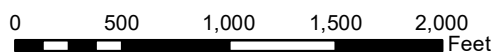


# EXHIBIT

## C



## Ordinance 27-2017



Flood insurance is available in this community. Contact the National Flood Insurance Program at 1-800-638-6620.

**EXHIBIT**

**D**

MAP  
250 0  
000 FEET

**NFIP**

**PANEL 0216D**

**FIRM**  
**FLOOD INSURANCE RATE MAP**

SPARTANBURG COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

**PANEL 216 OF 555**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
SPARTANBURG COUNTY	450076	0216	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**  
**45083C0216D**

**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](http://www.msc.fema.gov)