



**AGENDA
GREER CITY COUNCIL**

September 12, 2017

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

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Councilman Wayne Griffin

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. August 22, 2017
(Action Required)**

VI. SPECIAL RECOGNITION

A. Lt. Jimmy Holcombe in recognition of his Retirement

VII. PRESENTATION

A. Skipper Burns, Director of Public Services will present his 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
12/13/2018. (Action Required)**

X. NEW BUSINESS

A. Kids Planet I Equipment Purchase/Installation Proposal

Seeking Council's approval to purchase and contract the installation of playground equipment from Leathers and Associates of Ithaca, New York, the creator of the custom-designed community playground. (Action Required)

Ann Cunningham, Director of Parks and Recreation.

B. First Reading of Ordinance Number 28-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES LOCATED ON BRUSHY CREEK ROAD AND KINGS CREEK DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Ordinance #28-2017 is a rezoning request for property located at the corner of Brushy Creek Road and Kings Creek Drive requesting a rezoning from C-2, Commercial District, to DRD, Design Review District. The Planning Commission conducted a public hearing on August 21, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve with conditions.

Kelli McCormick, Planning Manager

C. First Reading of Ordinance Number 29-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY WILLIAM BRADLEY MCABEE LOCATED ON CAMPBELL AVENUE FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

Ordinance #29-2017 is a rezoning request for property located on Campbell Avenue requesting a rezoning from R-12, Single-Family Residential to R-7.5, Single-Family Residential. The Planning Commission conducted a public hearing on August 21, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.

Kelli McCormick, Planning Manager

D. First Reading of Ordinance Number 30-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ROBERT JULIAN LOCATED AT 211 ARLINGTON ROAD FROM R-M1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO C-2 (COMMERCIAL DISTRICT). (Action Required)

Ordinance #30-2017 is a rezoning request for property located at 211 Arlington Road requesting a rezoning from R-M1, Multifamily Residential to C-2, Commercial. The Planning Commission conducted a public hearing on August 21, 2017 for the rezoning of this parcel. The Planning Commission

motioned to approve.

Kelli McCormick, Planning Manager

E. First Reading of Ordinance Number 31-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) D & D CONSTRUCTION AND INVESTMENT LLC AND (2) DORRIS PROPERTIES LLC LOCATED AT 306 SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES (Action Required)

Ordinance #31-2017 is an annexation and zoning request for property located at 306 S. Buncombe Road (corner of Suber Mill Road and Buncombe Road) in Greenville County. The parcels for annexation are 9.63 acres. The property is proposed for industrial development. The Planning Commission will conduct a public hearing on September 18, 2017 for the zoning of these parcels.

Kelli McCormick, Planning Manager

F. First Reading of Ordinance Number 32-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY TREE FARM, INC. LOCATED ON ROBINSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY (Action Required)

Ordinance #32-2017 is an annexation and zoning request for property located on Robinson Road in Spartanburg County. The parcel for annexation is 84.49 acres. The property is proposed for industrial development. The Planning Commission will conduct a public hearing on September 18, 2017 for the zoning of these parcels.

Kelli McCormick, Planning Manager

G. Intermodal Containers

For discussion.

Requested by Kelli McCormick, Planning Manager.

XI. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

XII. 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
9/12/2017

Councilman Wayne Griffin

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	8/15/2017	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
9/12/2017

August 22, 2017

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ August 22, 2017 Council Meeting Minutes	8/31/2017	Exhibit

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL August 22, 2017

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

I. CALL TO ORDER OF REGULAR MEETING

Mayor Rick Danner - 6:34 P.M.

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

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

II. PLEDGE OF ALLEGIANCE

Councilman Jay Arrowood

III. INVOCATION

Councilman Jay Arrowood

IV. PUBLIC FORUM

No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING

August 8, 2017

ACTION - Councilman Wryley Bettis made a motion that the minutes of August 8, 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 **July 2017** were included in the packet for informational purposes.

Finance

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

General Fund Cash Balance: \$13,237,178.

General Fund Revenue: \$813,461.

General Fund Expenditures: \$1,116,251.

Revenue Benchmark Variance: \$302,148. Expenditure Benchmark Variance: \$226,882.
Overall Benchmark Variance: \$529,030.

The City is 3% under budget during this time period.

Hospitality Fund Cash Balance: \$1,381,083.
Storm Water Fund Cash Balance: \$1,188,063.

B. Police Chief Matt Hamby provided highlights from the Police Departments Activity Report.

VII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

Items:

Total Eclipse Party – event was yesterday, Monday, August 21st at City Park from Noon until 3:00 pm. We estimate approximately 4000 people attended. Viewing glasses were be provided along with many other events including a food truck and events for children. The event was free. I personally spoke with people from Amsterdam, Boston, New Jersey and Virginia. I also received an email from a Dr. Susan Kirk from the University of Virginia who traveled to Greer for the event. (email was read aloud to Council)

Benefits Fair – will be held Thursday, September 14th more information will be forth coming from our Human Resources Department.

Election – The filing deadline ended August 15th currently Wayne B. Griffin is the only candidate in District 2, M. Lee Dumas is the only candidate in District 4 and Perry J. Williams is the only candidate for Commissioner of Public Works. District 6 candidates are Dexter L. Reaves and Judy P. Albert. Write-In Candidates have until Tuesday August 29th until Noon to notify the Municipal Clerk of their intent to become a write in candidate. The only candidate names that will appear on the ballot will be District 6 candidates. New election laws will take effect January 1, 2018.

Executive Session – we will share information with you during the next meeting on updates to the methodology and processes used for Councils discussion of items in Executive Session. These will be reviewed with the Mayor prior to the next meeting. We are working with our City Attorneys and Municipal Association of South Carolina on the updates.

Wellness Program – we are evaluating our Wellness Program and have made a few tweaks to the current program. We are continuing with our 10-point program. We require 6 points to be obtained for us to be able to provide a full discount on both the employee and dependent coverage for spouses. We are making a minor change to the premium. Last year is was a \$50.00 surcharge to our employees that did not meet the 6 points. This year it will be \$60.00, \$10.00 for each point. Last year we made a change and will continue that this year that if the employee is working toward one of the areas but may have not completely obtained everything that is necessary for credit for the program we want to make sure that the effort is being recognized. Our nurse will have the discretion

to award that point if in her communications with our employee that is was demonstrated that effort was being made in that area or the that the desire or intent for effort to be made in that area as well. We are giving a great degree of latitude to the nurse in making sure that that award of the point could continue. It is our intent to continue that and we will communicate that clearly in our program guidelines that we administer and provide to our employees when they come to the health fair. This was a recommendation made to us from Council last year. The program is an all or nothing type program in that you have the October, November and December period to demonstrate you have either obtained those points or you are working toward those points with the discretion the nurse would have. As a reminder, we have 10-point areas those are A1C (AMA Guidelines), Blood Pressure (AMA Guidelines), Cholesterol levels (AMA Guidelines), Annual Physical, Routine Eye or Dental Exam, BMI at 29 or less, meeting with the wellness nurse to review the completed risk assessments and measurements, completing the tobacco use affidavit and a cancer screening in the areas of skin, breast, colorectal, prostate and cervical and oral. 6 of the 10 points are required to receive full credit. It is our desire to see 100% participation. Our Employee Wellness Committee has put 19 scheduled events in place so folks can get the 1 required point under public Education. The program continues to move forward and we believe we've had success with the program. We do review it annually with Council as well. This applies to our employees and spouses. Greer Development Corporation and the Greer Housing Authority participates in our program as well. They voluntarily participated in the past but this year we are notifying them is it required.

Executive Session

Mr. Driggers stated he had one (1) Legal item (receive legal advice from Counsel for the City concerning a pending legal matter pertaining to the sale of the Allen Bennett Hospital property) for consideration during Executive Session.

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 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).

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

ACTION - Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 25-2017. Councilwoman Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final 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).

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

ACTION - Councilman Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 26-2017. Councilwoman Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

X. NEW BUSINESS

A. First and Final Reading of Resolution Number 12-2017

A RESOLUTION AUTHORIZING A LEASE/PURCHASE AGREEMENT, SERIES 2017 IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$2,424,747 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND OTHER RELATED MATTERS

David Seifert, Chief Financial Officer presented the request.

ACTION - Councilman Wayne Griffin made a motion to approve First and Final Reading of Resolution Number 12-2017. Councilman Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

XI. EXECUTIVE SESSION

Mayor Rick Danner stated an Executive Session was needed to receive information on (1) Legal matter (receive legal advice from Counsel for the City concerning a pending legal matter pertaining to the sale of the Allen Bennett Hospital property).

ACTION - In (7:13 p.m.) - Councilman Wryley Bettis made a motion to go into Executive Session to receive information as stated by the Mayor. Councilwoman Kimberly Bookert seconded the motion. Motion carried unanimously.

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

ACTION - Out (8:24 p.m.) – Councilman Wayne Griffin made a motion to come out of Executive Session. Councilman Lee Dumas seconded the motion. Motion carried unanimously.

XII. ADJOURNMENT

8:25 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications:

Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, August 18, 2017.

Category Number: IX.
Item Number: A.



AGENDA
GREER CITY COUNCIL
9/12/2017

Election Commission

Summary:

Mark Turnbull has resigned effective immediately. His term expires 12/13/2018. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Election Commission Members	9/7/2017	Backup Material



CITY OF GREER ELECTIONS COMMISSION

Six Year Terms

	Date of Appointment	Term Expiration
Mark Turnbull 258 Cornelson Drive Greer, SC 29651 Residence 864-469-6770 Cell 905-0807 E-Mail rhondabrian@yahoo.com	November 13, 2012 November 28, 2006	December 31, 2018 December 31, 2012
Paul Lamb 119 Cotter Lane Greer, SC 29650 Cell 905-0882 E-mail paulhlamb@gmail.com	November 25, 2014 January 13, 2009	December 31, 2020 December 31, 2014
Joseph R. Baldwin 10 Duer Way Greer, SC 29651 Home (864) 877-7841 Work Cell E-mail greersclaw@yahoo.com	March 14, 2017	December 31, 2022

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

Category Number: X.
Item Number: A.



AGENDA
GREER CITY COUNCIL
9/12/2017

Kids Planet I Equipment Purchase/Installation Proposal

Summary:

Seeking Council's approval to purchase and contract the installation of playground equipment from Leathers and Associates of Ithaca, New York, the creator of the custom-designed community playground. (Action Required)

Ann Cunningham, Director of Parks and Recreation.



AGENDA
GREER CITY COUNCIL
9/12/2017

First Reading of Ordinance Number 28-2017

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES LOCATED ON BRUSHY CREEK ROAD AND KINGS CREEK DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).
(Action Required)

Executive Summary:

Ordinance #28-2017 is a rezoning request for property located at the corner of Brushy Creek Road and Kings Creek Drive requesting a rezoning from C-2, Commercial District, to DRD, Design Review District. The Planning Commission conducted a public hearing on August 21, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve with conditions.
Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
❑ Ord 28-2017 Cover Memo	9/7/2017	Cover Memo
❑ Ordinance Number 28-2017	9/7/2017	Ordinance
❑ Ord 28-2017 Exhibit A Map	9/7/2017	Exhibit
❑ Ord 28-2017 Statement of Intent	9/7/2017	Backup Material
❑ ORd 28-2017 PC Minutes	9/7/2017	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #28-2017
Date: September 1, 2017
CC: Tammy Duncan, City Clerk

Ordinance #28-2017 is a rezoning request for property located at the corner of Brushy Creek Road and Kings Creek Drive requesting a rezoning from C-2, Commercial District, to DRD, Design Review District.

The Planning Commission conducted a public hearing on August 21, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve with conditions.

ORDINANCE NUMBER 28-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES LOCATED ON BRUSHY CREEK ROAD AND KINGS CREEK DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Pearce Properties located on Brushy Creek Road and Kings Creek Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing approximately 2.086 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 August 21, 2017.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of the property located on Brushy Creek Road and Kings Creek Drive and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing

approximately 2.086 acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to DRD (Design Review District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 12, 2017

Second and
Final Reading: September 26, 2017

Approved as to Form:

John B. Duggan
City Attorney

EXHIBIT

A

Subject Property
T035000100109
Acres: 2.086

District

1

2

3

4

5

6

Floodplains

Parcels

Streets

VALLEY GLEN

PRINCESS GLEN

GLEN WILLOW

BRUSHY CREEK

KINGS CREEK

LAURELWOOD

S. SUBER RD

Ordinance 28-2017

0 125 250 375 500 Feet

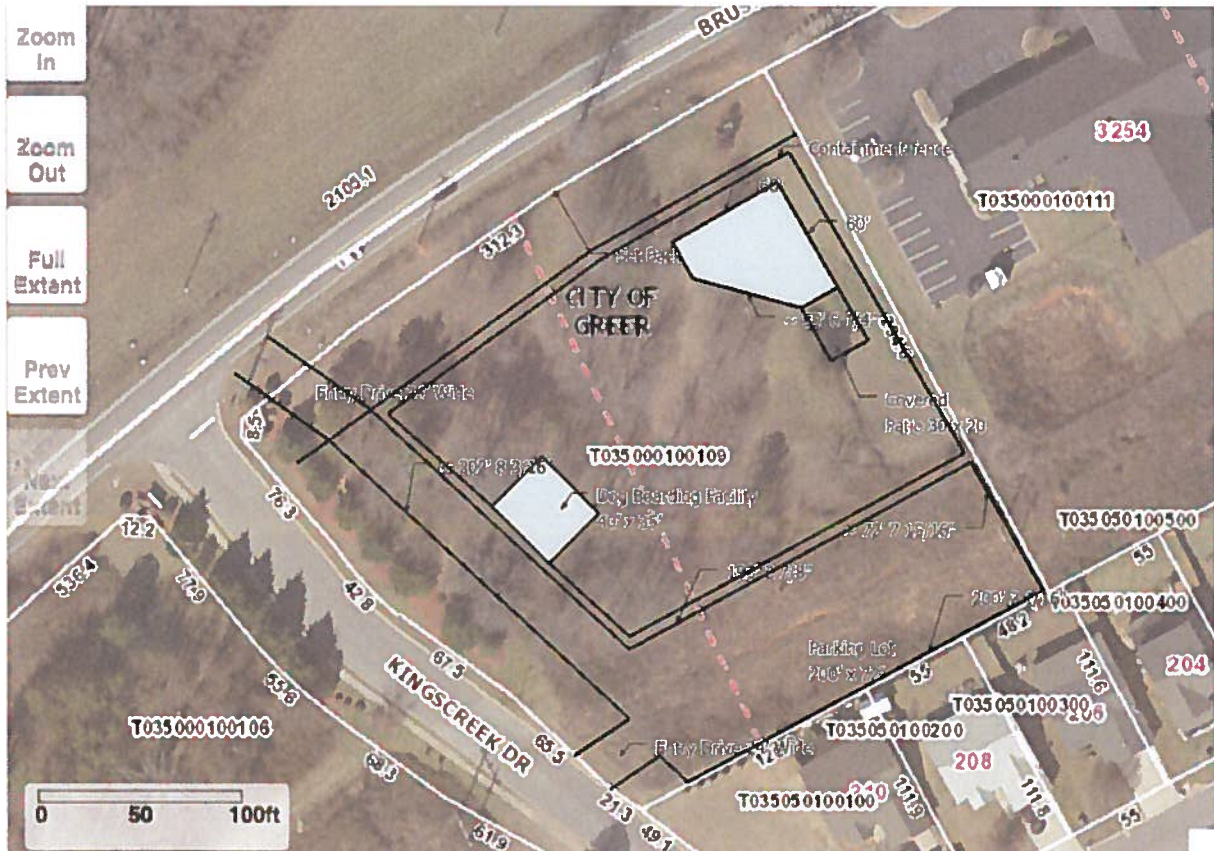
The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983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



Pups and Pints Statement of Intent

Pups and Pints is a concept looking to open its doors in 2017. The property will consist of two buildings that include a bar and grill in one and doggy daycare/ boarding/ grooming in the other. The property will have indoor as well as outdoor seating and lots of activities for people of all ages to enjoy. We plan on being open 7 days a week with the daycare opening at 7AM and closing at 7PM. The entire property will be fenced in with a special area designated for dogs to run leash-free. Services offered in the dog daycare will include daycare, grooming, and overnight boarding. The property will have a walking trail that will extend around the 2+ acres. Part of our plan as well is adopt/foster animals scheduled to be euthanized by Greenville Animal Care. We plan on dedicating up to 5 of our kennels to them at any given time. The hope is that we can find them a forever home but we will keep them until this happens. We are doing this for two reasons: 1) Obviously to save the lives of these animals and 2) To offer our guests and experience with an animal even if they aren't able to have one in their homes. Activities to be offered onsite are expected to include a stage for live music, TVs, cornhole and beach volleyball. The restaurant will offer food and beverage every day with featured items including stuffed burgers, build-your-own mac-n-cheese, vegetarian options and 'pupsicles' for the pooches.

Our Mission is to enrich the lives of the creatures we serve both 2 and 4-legged by offering a place for all to relax and enjoy good food, good music and lots of room to run.



ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 21, 2017

DOCKET: RZ 2017-29

APPLICANT: Michael A. Frazier (Pups and Pints)

PROPERTY LOCATION: Corner of Brushy Creek Road and Kings Creek Drive

TAX MAP NUMBER: T035000100109

EXISTING ZONING: C-2, Commercial

REQUEST: DRD, Design Review District

SIZE: 2.086

COMPREHENSIVE PLAN: Residential Land Use 3 Community along a Neighborhood Corridor (Brushy Creek Road)

ANALYSIS: RZ 2017-29

RZ 2017-29 is a rezoning request for a parcel located at the corner of Brushy Creek Road and Kings Creek Drive. It is currently zoned C-2, Commercial, in the City of Greer and is vacant. The request is for DRD, Design Review District, for future development of this property with a bar and grill and dog daycare, boarding, and grooming facility. The Statement of Intent and Concept Plan for the DRD are attached.

This area contains a combination of residential and commercial land uses in The City of Greer and Greenville County.

Surrounding land uses and zoning include:

North: Railroad Right of Way
East: C-2, Commercial: medical facility
South: PD, Planned Development: Single-family subdivision (Carman Glen)
West: C-2, Commercial: vacant

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 3 on a Neighborhood Corridor. In addition, the property is already zoned C-2, Commercial. The opportunity for DRD, Design Review District, allows the Planning Commission to guide the way the property develops and work with the applicant to create a plan that will be acceptable for the community. The use proposed is commercial in nature, but the intensity and site plan may not be compatible with the neighborhood directly adjacent. Therefore, while Staff does support the concept, several changes would make the development more compatible with the Planned Development to the rear of the site. First, the access point on Brushy Creek Road is likely too close to the entrance to Carman Glen Subdivision. SCDOT should be consulted and the site plan should be amended to reflect their required separation distance. In addition, no driveway should be permitted on Kings Creek Drive. This creates commercial encroachment into a single-family residential development. The Statement of Intent describes overnight boarding. While this is not a permitted use in C-2, Commercial, similar uses are permitted in other districts, including R-S, Residential Suburban, for kennels, and C-3, Commercial, and S-1, Services for animal shelters. The described use is smaller than an animal shelter, but similar to a kennel. Staff would propose that no outside runs are used at night for these animals. However, the use can be deemed acceptable with that parameter. In addition, significant landscaping should be installed as a barrier between the commercial and

residential use, including a buffer for the parking. This landscaping should create an opaque screen within two years and be at least four feet in height at the time of planting. As such, Staff recommends approval of this request with conditions.

STAFF RECOMMENDATION: APPROVAL with CONDITIONS:

- 1. Driveway moved on Brushy Creek Road to acceptable location by SCDOT.**
- 2. No curb cut, except for emergency use as required or requested, on Kings Creek Drive.**
- 3. No outside runs for overnight boarding.**
- 4. Provide a landscape plan to create a screen between the neighborhood and commercial use.**

Mr. Martin asked staff if the Commission was discussing the change in zoning from C-2 to DRD only, and not approving the design elements of this project. Ms. McCormick advised the Commission that when DRD is approved, a concept plan and a bubble diagram that shows entrances and egress/ingress for the property is included in that approval, which in part are design factors. Once this is approved, the applicant will need to submit for advanced engineering for preparation for Final Development Plans, which will be reviewed by the same Commission. Mr. Martin advised there are a lot of changes that would need to be made to the current plans.

The Commission and staff discussed the site plan and location of animals while being boarded.

Mr. Martin asked if a minimum 8ft. screen would be required between the residences and the proposed property. Ms. McCormick stated that it is 6ft. and read the requirement from the ordinance. She advised that one of the conditions staff has recommended is a 4ft. landscape screen, such as shrubs, be planted and reach 6ft. in maturity within 2 years. She stated that a fence would be acceptable if the Commission required it.

Mr. Martin asked if that screening would have to go all the way around the property. She advised no, only a portion would have to be screen but it was certainly in the Planning Commission purview to require it. That as the request is for DRD zoning, it gives the Planning Commission to the ability to require these types of changes to the current plan.

Michael Frazier, applicant, addressed the Commission. He stated he is willing to meet the requirements that have been discussed at this hearing. He stated that he is an active volunteer and has a passion for working with animals and that is why he would like to have a business like the one before the Commission. He plans to do a lot of charity work for Greenville County Human Society.

Mr. Foster asked Mr. Frazier if he has spoken with DHEC. Mr. Frazier stated he has not at this time but has tried and left several messages for someone to contact him.

Mr. Foster asked Mr. Frazier if the building for the dogs would have sound suppression. Mr. Frazier advised that it is and the dogs would not be outside after 7pm. He also stated that the building the dogs would be housed in is about 150ft away from the residences and he felt it would not be an issue for the residences.

Mr. Hopper asked what the capacity of the building would be. Mr. Frazier stated the capacity for the animals would be 20 to 25 max.

Mr. Martin stated that he agrees with staff, that SCDOT may not allow the drive to be in the current proposed location and he should speak with the owner of the dialysis center about easement or shared parking situation that may assist him.

There being no other questions, Mr. Frazier had a seat.

Mr. Martin advised that he thinks screening needs to be along the commercial side as well as the residential side and a higher screen be required, at least 8ft, to screen the parking and help with the residential neighborhood.

Action – RZ 2017-29

Vote – Don Foster made a motion to approve case RZ 2017-29 with the additional comments made by the Commission to include the 8ft. screening requirement and the additional restrictions from staff as follows:

- 1. Driveway moved on Brushy Creek Road to acceptable location by SCDOT.**
- 2. No curb cut, except for emergency use as required or requested, on Kings Creek Drive.**
- 3. No outside runs for overnight boarding.**
- 4. Provide a landscape plan.**
- 5. 8' screening along rear property line and side next to dialysis center up to the point of the developed area of the dialysis property.**

Brian Martin seconded the motion. The motion carried with a vote of 7 to 0.



AGENDA
GREER CITY COUNCIL
9/12/2017

First Reading of Ordinance Number 29-2017

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY WILLIAM BRADLEY MCABEE LOCATED ON CAMPBELL AVENUE FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

Executive Summary:

Ordinance #29-2017 is a rezoning request for property located on Campbell Avenue requesting a rezoning from R-12, Single-Family Residential to R-7.5, Single-Family Residential. The Planning Commission conducted a public hearing on August 21, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.

Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 29-2017 Cover Memo	9/7/2017	Cover Memo
▣ Ordinance Number 29-2017	9/7/2017	Ordinance
▣ Ord 29-2017 Exhibit A Map	9/7/2017	Exhibit
▣ Ord 29-2017 PC Minutes	9/7/2017	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #29-2017
Date: September 1, 2017
CC: Tammy Duncan, City Clerk

Ordinance #29-2017 is a rezoning request for property located on Campbell Avenue requesting a rezoning from R-12, Single-Family Residential to R-7.5, Single-Family Residential.

The Planning Commission conducted a public hearing on August 21, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.

ORDINANCE NUMBER 29-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY WILLIAM BRADLEY MCABEE LOCATED ON CAMPBELL AVENUE FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by William Bradley McAbee located on Campbell Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000322000 containing approximately 0.381 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 August 21, 2017.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to R-7.5 (Single Family Residential District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of the property located on Campbell Avenue and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000322000 containing approximately 0.381 acres attached hereto

marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to R-7.5 (Single Family Residential District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 12, 2017

Second and
Final Reading: September 26, 2017

Approved as to Form:

John B. Duggan
City Attorney

EXHIBIT

A

Subject Property
G002000322000
Acres: 0.381

District

1

2

3

4

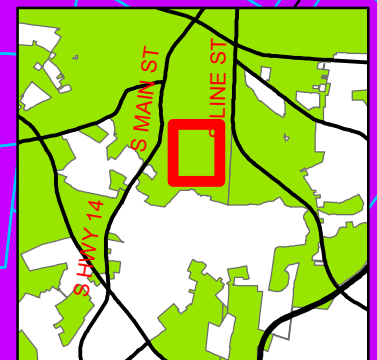
5

6

Parcels

Streets

Ordinance 29-2017



**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 21, 2017**

DOCKET: RZ 2017-30

APPLICANT: William Bradley McAbee

PROPERTY LOCATION: Campbell Avenue

TAX MAP NUMBER: G002000322000

EXISTING ZONING: R-12, Single-Family Residential

REQUEST: R-7.5, Single-Family Residential

SIZE: 0.381 acres

COMPREHENSIVE PLAN: Residential Land Use 2 Community

ANALYSIS: RZ 2017-30

RZ 2017-30 is a rezoning request for a parcel located on Campbell Avenue. It is currently zoned R-12, Single-Family Residential, and the goal is for this parcel to be subdivided. The property is currently vacant. The request is for R-7.5, 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 single-family and multifamily residential 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-7.5, Single-Family Residential, is an appropriate in this area. The reason for the request is to allow this parcel to be subdivided. There is a mixture of lot sizes in this area, including some lots that meet the R-12 zoning. There are lots in this area that are also smaller and do not meet the current zoning. As such, Staff recommends approval of this request as the new zoning does conform to parts of the development pattern in the area.

STAFF RECOMMENDATION: APPROVAL

William Bradley McAbee, applicant and local builder with Apex Development, stated he currently owns the lot and the goal is to split the lot and create two lots with approximately 50ft of road frontage each, and build two single-family residences.

Mr. Foster stated for the record, that he has sold lots to this developer in the past.

Mr. Martin asked staff to read emails that staff had available from people who were not able to attend the meeting due to the eclipse.

Mrs. McCormick read the email she received from concerned neighbors in the area.

Mr. Martin asked Mr. McAbee what the size of the home he build that is adjacent to the lot in questions today. Mr. Bradley replied about 1350st. and stated that the houses he intends to build will be approximately 1400sq and meet the required setbacks of the City.

There being no other questions or comments the applicant returned to their seat.

Action – RZ 2017-30

Vote – Mr. Montgomery made a motion to approve RZ 2017-30. Ms. Traenkle seconded the motion. The motion carried with a vote of 7 to 0.



AGENDA
GREER CITY COUNCIL
9/12/2017

First Reading of Ordinance Number 30-2017

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ROBERT JULIAN LOCATED AT 211 ARLINGTON ROAD FROM R-M1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO C-2 (COMMERCIAL DISTRICT). (Action Required)

Executive Summary:

Ordinance #30-2017 is a rezoning request for property located at 211 Arlington Road requesting a rezoning from R-M1, Multifamily Residential to C-2, Commercial. The Planning Commission conducted a public hearing on August 21, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve. Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 30-2017 Cover Memo	9/7/2017	Cover Memo
▣ Ordinance Number 30-2017	9/7/2017	Ordinance
▣ Ord 30-2017 Exhibit A Map	9/7/2017	Exhibit
▣ Ord 30-2017 PC Minutes	9/7/2017	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #30-2017
Date: September 1, 2017
CC: Tammy Duncan, City Clerk

Ordinance #30-2017 is a rezoning request for property located at 211 Arlington Road requesting a rezoning from R-M1, Multifamily Residential to C-2, Commercial.

The Planning Commission conducted a public hearing on August 21, 2017 for the rezoning of this parcel. The Planning Commission motioned to approve.

ORDINANCE NUMBER 30-2017

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ROBERT JULIAN LOCATED AT 211 ARLINGTON ROAD FROM R-M1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO C-2 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Robert Julian located at 211 Arlington Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-13-021.00 containing approximately 0.63 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 August 21, 2017.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to C-2 (Commercial District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of the property located at 211 Arlington Road and more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-13-021.00 containing approximately 0.63 acres attached

hereto marked as Exhibit A shall be changed from R-M1 (Multi-Family Residential District) to C-2 (Commercial District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 12, 2017

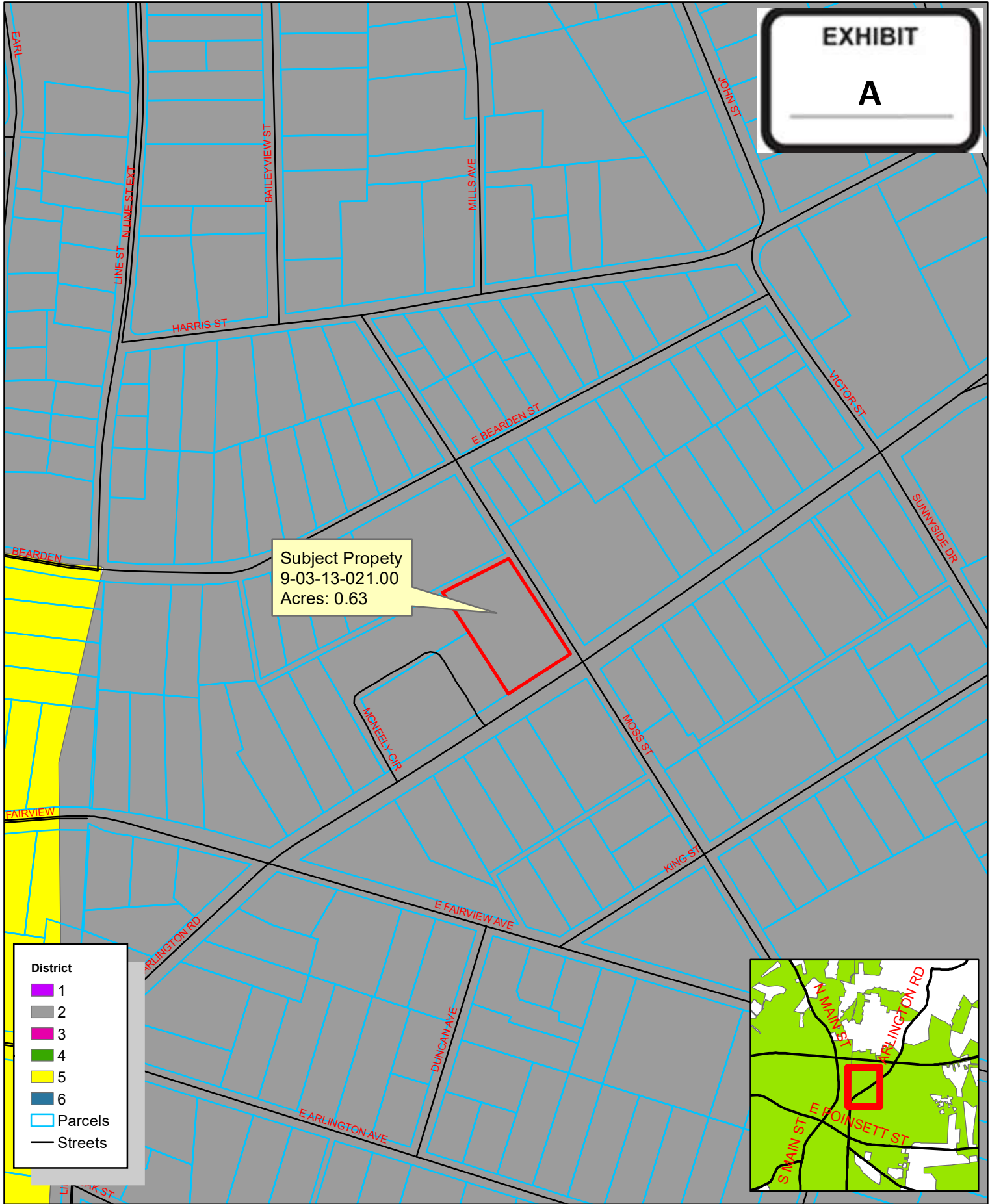
Second and
Final Reading: September 26, 2017

Approved as to Form:

John B. Duggan
City Attorney

EXHIBIT

A



**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 21, 2017**

DOCKET: RZ 2017-31
APPLICANT: Robert Julian

PROPERTY LOCATION: 211 Arlington Road

TAX MAP NUMBER: 9-03-13-021.00

EXISTING ZONING: R-M1, Multifamily Residential

REQUEST: C-2, Commercial

SIZE: 0.63 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community

ANALYSIS: RZ 2017-31

RZ 2017-31 is a rezoning request for a parcel located at 211 Arlington Road. This property is presently occupied by a duplex in a home constructed in 1922. The request is to rezone the property from R-M1, Multifamily Residential to C-2, Commercial, in order to turn the property into a commercial use. This area contains a combination of commercial land uses with commercial zoning fronting Arlington Road, as well as single-family dwellings zoned R-M1, Multi-family Residential.

Surrounding land uses and zoning include:

North: R-M1, Multi-family Residential: Public Park
East: C-2, Commercial: vacant
South: C-2, Commercial: multifamily residences
West: R-M1, Multi-family Residential: multifamily residences

Currently, this property is being used for multifamily residential with a variety of uses in the immediate area. As stated in the above section, this property is located in a Residential Land Use 3 Community. Multifamily zoning is certainly appropriate at this location. However, this is also located on a transitional corridor. While not classified in the comprehensive plan, this road is a mixture of residential and non-residential uses and serves as a gateway from Highway 29 to downtown Greer. As this property is requested for C-2, Commercial, improvements to the structure will have to be made and parking will have to be installed. These requirements will include screening to soften the impacts on surrounding residential areas and the park to the rear of the site. After a detailed study of the area, Staff can support the proposed rezoning request.

STAFF RECOMMENDATION: APPROVAL

Robert Julian, applicant, advised the Commission that this building is a historic building and in disarray. He stated his intent is to bring it back to its original historical state and then turn it into a professional business like an attorney's office or medical office.

Mr. Julian presented the Commission with a conceptual site plan, now listed as Exhibit A, and a layout for the business, now listed as Exhibit B.

Mr. Martin asked Mr. Julian if the house is on the Historic Registry. Mr. Julian stated not that he was aware of this. Mrs. McCormick stated that the City just had a historical survey done of the entire City and she believes that this house will be on the list as a potential nominee. Mr. Martin advised him to do so because there are considerable tax breaks for renovating historic buildings.

Mr. Julian described the Exhibits to the Commission and staff.

There being no other questions or discussion, Mr. Julian returned to his seat.

Action – RZ 2017-31

Vote – Mr. Martin made a motion to approve RZ 2017-31. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.



AGENDA
GREER CITY COUNCIL
9/12/2017

First Reading of Ordinance Number 31-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) D & D CONSTRUCTION AND INVESTMENT LLC AND (2) DORRIS PROPERTIES LLC LOCATED AT 306 SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES (Action Required)

Executive Summary:

Ordinance #31-2017 is an annexation and zoning request for property located at 306 S. Buncombe Road (corner of Suber Mill Road and Buncombe Road) in Greenville County. The parcels for annexation are 9.63 acres. The property is proposed for industrial development. The Planning Commission will conduct a public hearing on September 18, 2017 for the zoning of these parcels.
Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
☐ Ord 31-2017 Cover Memo	9/7/2017	Cover Memo
☐ Ordinance Number 31-2017	9/7/2017	Ordinance
☐ Ord 31-2017 Exhibit A1 Title	9/7/2017	Exhibit
☐ Ord 31-2017 Exhibit A2 Title	9/7/2017	Exhibit
☐ Ord 31-2017 Exhibit B1 Plat	9/7/2017	Exhibit
☐ Ord 31-2017 Exhibit B2 Plat	9/7/2017	Exhibit
☐ Ord 31-2017 Exhibit C Map	9/7/2017	Exhibit
☐ Ord 31-2017 Exhibit D Flood Map	9/7/2017	Exhibit

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #31-2017
Date: September 1, 2017
CC: Tammy Duncan, City Clerk

Ordinance #31-2017 is an annexation and zoning request for property located at 306 S. Buncombe Road (corner of Suber Mill Road and Buncombe Road) in Greenville County. The parcels for annexation are 9.63 acres. The property is proposed for industrial development.

The Planning Commission will conduct a public hearing on September 18, 2017 for the zoning of these parcels.

ORDINANCE NUMBER 31-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) D & D CONSTRUCTION AND INVESTMENT LLC AND (2) DORRIS PROPERTIES LLC LOCATED AT 306 SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL) FOR SAID PROPERTIES

WHEREAS, (1) D & D Construction and Investment LLC and (2) Dorris Properties LLC are the owners of properties located at 306 South Buncombe Road more particularly described on the legal descriptions attached hereto marked as Exhibits A1, A2 the plats attached hereto marked as Exhibits B1, B2 the map attached hereto marked as Greenville County Parcel Numbers (1) G006000300204 (1.41 acres) and (2) G006000300205 (8.22 acres) containing approximately 9.63 +/- 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, (1) D & D Construction and Investments LLC and (2) Dorris Properties LLC 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 9.63 +/- acres of properties shown in red on the attached map owned by (1) D & D Construction and Investment LLC and (2) Dorris Properties LLC located at 306 South Buncombe Road more particularly described on the attached map as Greenville County Parcel Numbers (1) G006000300204 (1.41 acres) and G006000300205 (8.22 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 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 45045C0342E.

5. 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:

First Reading: September 12, 2017

Second and
Final Reading: October 10, 2017

Approved as to Form:

John B. Duggan, City Attorney



2014078192

2 Pgs

DEED Book: DE 2453 Page: 5958 - 5959

October 28, 2014 11:51:41 AM Cons: \$243,000.00

Rec: \$10.00 Cnty Tax: \$267.30 State Tax: \$631.80

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Ramsey

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT, **BUNCOMBE SUBER MILL, LLC**, herein referred to as Grantor, for and in consideration of the sum of **TWO HUNDRED FORTY THREE THOUSAND AND 00/100 DOLLARS (\$243,000.00)** to me paid by **D & D INVESTMENTS & CONSTRUCTION, LLC**, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said

D & D INVESTMENTS & CONSTRUCTION, LLC

All that certain piece, parcel or lot of land situate, lying and being on the northern side of Suber Mill Road and the western side of Buncombe Road, being shown and designated as 1.41 acres, more or less, on a plat of Survey for Dorris Properties, LLC, Buncombe Suber Mill, LLC, dated March 31, 2004 last revised September 18, 2006, prepared by W.R. Williams, Jr., L.S., and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1037 at Page 24, reference to said plat of survey being made for the metes and bounds as shown thereon.

This being the same property conveyed unto Buncombe Suber Mill, LLC by deed of Retlaw, Inc., dated January 3, 2006 and recorded January 9, 2006 in Deed Book 2183 at Page 1729 in the Register of Deeds Office for Greenville County, South Carolina.

ALSO:

All that parcel or tract of land situate and being in the County of Greenville, State of South Carolina, shown and designated as 0.10 acres (4,565 square feet) and more fully described by metes and bounds on plat of survey entitled Survey for Dorris Properties, LLC, Buncombe Suber Mill, LLC, dated March 31, 2004, last revised September 18, 2006, prepared by W.R. Williams, Jr., L.S., and recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Plat Book 1037 at Page 24, which plat, and the courses and distances shown therein, are incorporated by reference herein.

This being the same property conveyed unto Buncombe Suber Mill, LLC by deed of Dorris Properties, LLC dated April 18, 2007 and recorded June 1, 2007 in Deed Book 2270 at Page 1430 in the Register of Deeds Office for Greenville County, South Carolina

The above described property is conveyed subject to all easements, restrictive covenants and rights of way of record, those easements, restrictive covenants and rights of way actually existing on the ground and affecting said property, such matters as would be revealed by a current survey and inspection of the property; and any applicable building and zoning laws and ordinances.

Grantees Address:

P.O. Box 1428

Greer, SC 29652

TMS: G006000300204

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.


TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs, and assigns forever.

AND THE GRANTORS do hereby bind Grantors, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs, and assigns, against Grantors and Grantors heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my Hand and Seal this 27th day of October, in the year of our Lord 2014.

Signed, Sealed and Delivered
in the Presence of:

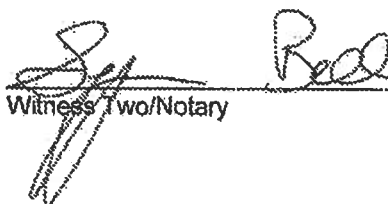
BUNCOMBE SUBER MILL, LLC



Witness One



BY:




Witness Two/Notary


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me the undersigned and made oath that she saw the within named Grantors sign, seal and as her act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that she with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this
27th day of October, 2014.



Notary Public for the State of
My Commission Expires: 4-7-2015



Witness One

Prepared by:
Bell Carrington, LLC
870 Cleveland St, Unit 1B
Greenville, SC 29601
(864) 272.0556

Grantee's Address: PO Box 1428, Greer, SC 29652



2006067952

DEED
2 PGS

Book: DE 2216 Page: 1195-1196

July 17, 2006 03:13:06 PM

Cons: \$2,800,000.00

Rec: \$10.00

Cnty Tax: \$3,080.00 State Tax: \$7,280.00

FILED IN GREENVILLE COUNTY, SC

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that Retlaw, Inc., a South Carolina Corporation ("Grantor") in consideration of the sum of One Million and No/100 (\$1,000,000.00) Dollars and the exchange of property valued at One Million Eight Hundred and No/100 (\$1,800,000.00) Dollars, to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Dorris Properties, LLC, a South Carolina limited liability company ("Grantee"), its successors and assigns forever, the following described property:

All that certain piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Buncombe Road, containing 23.01 acres, more or less, as shown on plat entitled "Survey for Retlaw, Inc." dated March 31, 2004, prepared by W. R. Williams, Jr., Surveyor, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 50-T at page 85, reference to which is hereby made for the metes and bounds thereof.

TMS#G6-3-2.1

This being a portion of the property conveyed to the Grantor herein by Deed of Deere & Company, recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2018 at page 487 on November 27, 2002.

The above described property is conveyed subject to all easements, restrictive covenants and rights-of-way of record and actually existing on the ground affecting said property.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee/grantees, and the grantee's/grantees' heirs or successors and assigns, forever. And, the grantor/grantors do/does hereby bind the grantor/grantors and the grantor's/grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee/grantees and the grantee's/grantees' heirs or successors, and assigns against the grantor/grantors' and the grantor's/grantors' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 14th day of July, 2006.

SIGNED, sealed and delivered
in the presence of:

Retlaw, Inc., a South Carolina corporation

By Walter Brasher Pres
its:

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Retlaw, Inc., by its duly authorized officer, sign, seal and as its act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Harvey B. Sanders, Jr.

SWORN to before me this 14th day
of July, 2006.

James G. Yelley (SEAL)
Notary Public for South Carolina
My commission expires: 2/8/25

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2006067952 Book: DE 2216 Page: 1195-1196
July 17, 2006 03:13:06 PM

Timothy J. Hanney

EXHIBIT

B-1

2007040216 PLAT/LG
1 PG
Book: PLL 1037 Page: 24-24
April 25, 2007 02:19:44 PM
Rec: \$10.00 Cnty Tax: \$0.00 State Tax: \$0.00

FILED IN GREENVILLE COUNTY, SC

N/F
RETLAW, INC.
TM # G6-3-2.1 PART

1.875 SF
0.04 AC.
TM # G6-3-2.4 PART

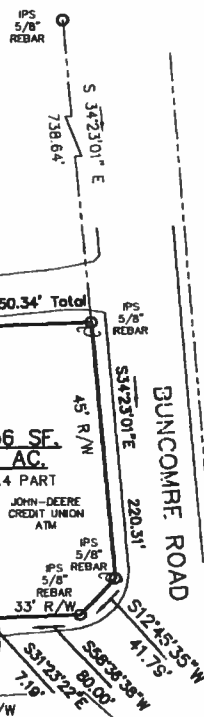
4.565 SQ. FT.
0.10 AC.
TM # G6-3-2.1 PART

61,256 SF
1.41 AC.
TM # G6-3-2.4 PART

THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE GREENVILLE
COUNTY LAND DEVELOPMENT REGULATIONS
4/24/07 *W.R. Williams, Jr.*
DATE AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY PLANNING COMMISSION

NOTE: NO EXISTING UTILITIES LOCATED OTHER THAN SHOWN

SCALE 1" = 100'
0' 100' 200' 300'



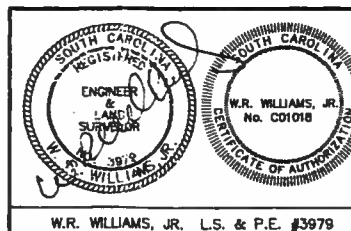
FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2007040216 Book: PLL 1037 Page: 24-24
April 25, 2007 02:19:44 PM
Timothy J. Hannon

NOTE:

- 0.04 AC. TRACT IS TO COMBINED WITH AND MADE PART OF PROPERTY OF TAX MAP # G6-3-2.1
- 0.10 AC. TRACT IS TO COMBINED WITH AND MADE PART OF PROPERTY OF TAX MAP # G6-3-2.4

REVISED JULY 9, 2006 - NAME CHANGE & SOUTHERN PROPERTY LINES
REVISED SEPTEMBER 18, 2006 - SOUTHERN PROPERTY LINES

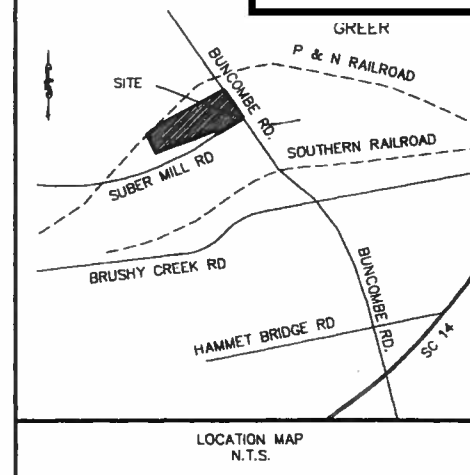
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED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



SURVEY FOR
DORRIS PROPERTIES, LLC
BUNCOMBE SUBER MILL, LLC

CITY OF GREER
GREENVILLE COUNTY
STATE OF SOUTH CAROLINA
MARCH 31, 2004

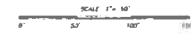
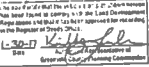
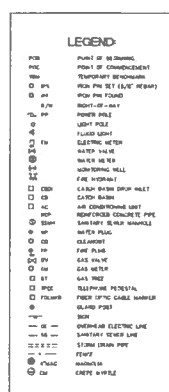
WRW
W.R. WILLIAMS, JR.
ENGR./SURVEYOR, INC.
15 S. MAIN STREET
TRAVELERS REST, S.C.
29690
(864) 834-7955
DWG.NO: 040026-1



B-2



LOCATION MAP (N.T.S.)



Before any land disturbing activities begin 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.

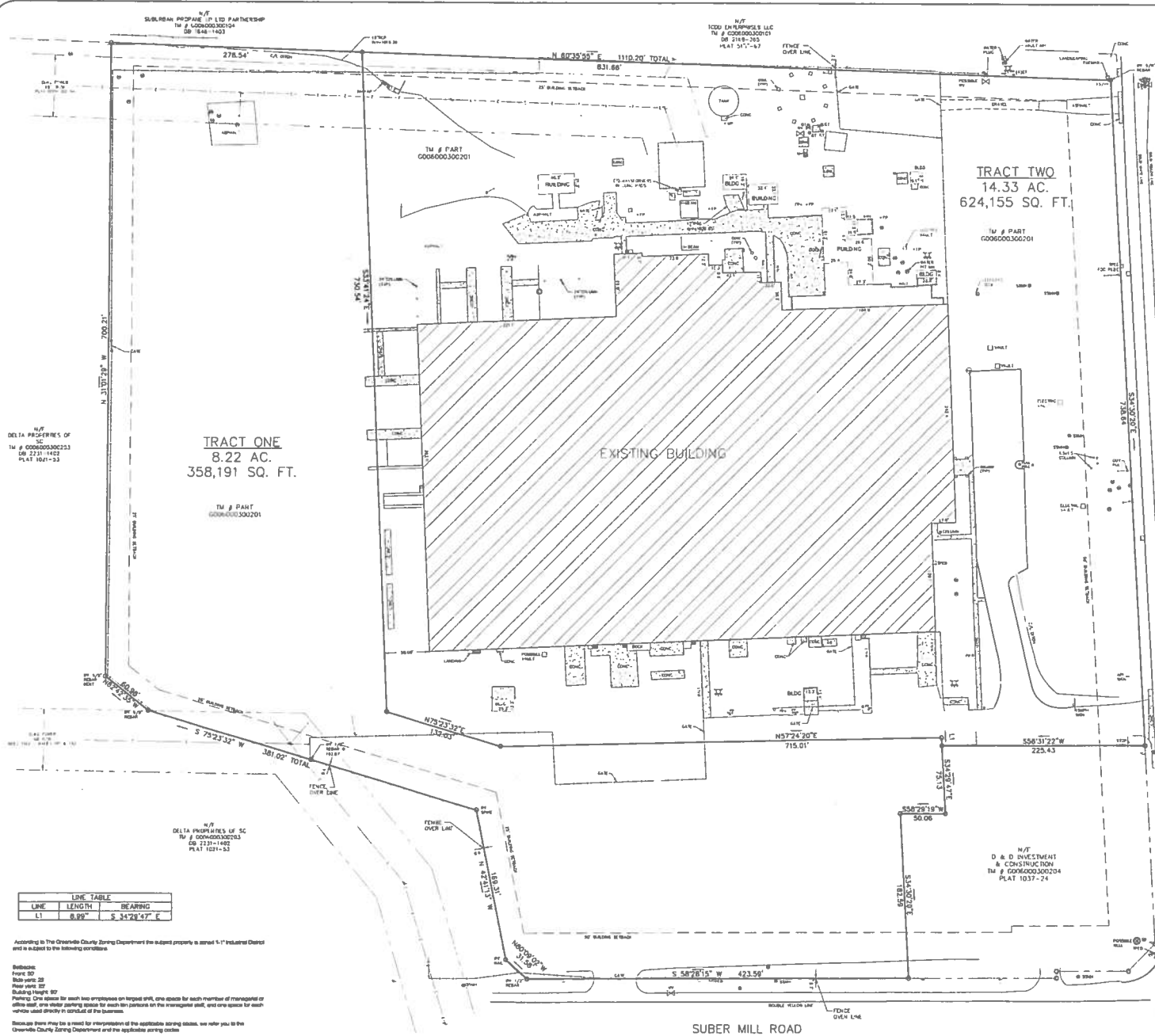
Greenville County Planning Department
1-30-17
Date

[illegible]

SUBDIVISION SURVEY FOR
DORRIS PROPERTIES, LLC
GREER GREENVILLE COUNTY
SOUTH CAROLINA
DECEMBER 14, 2016

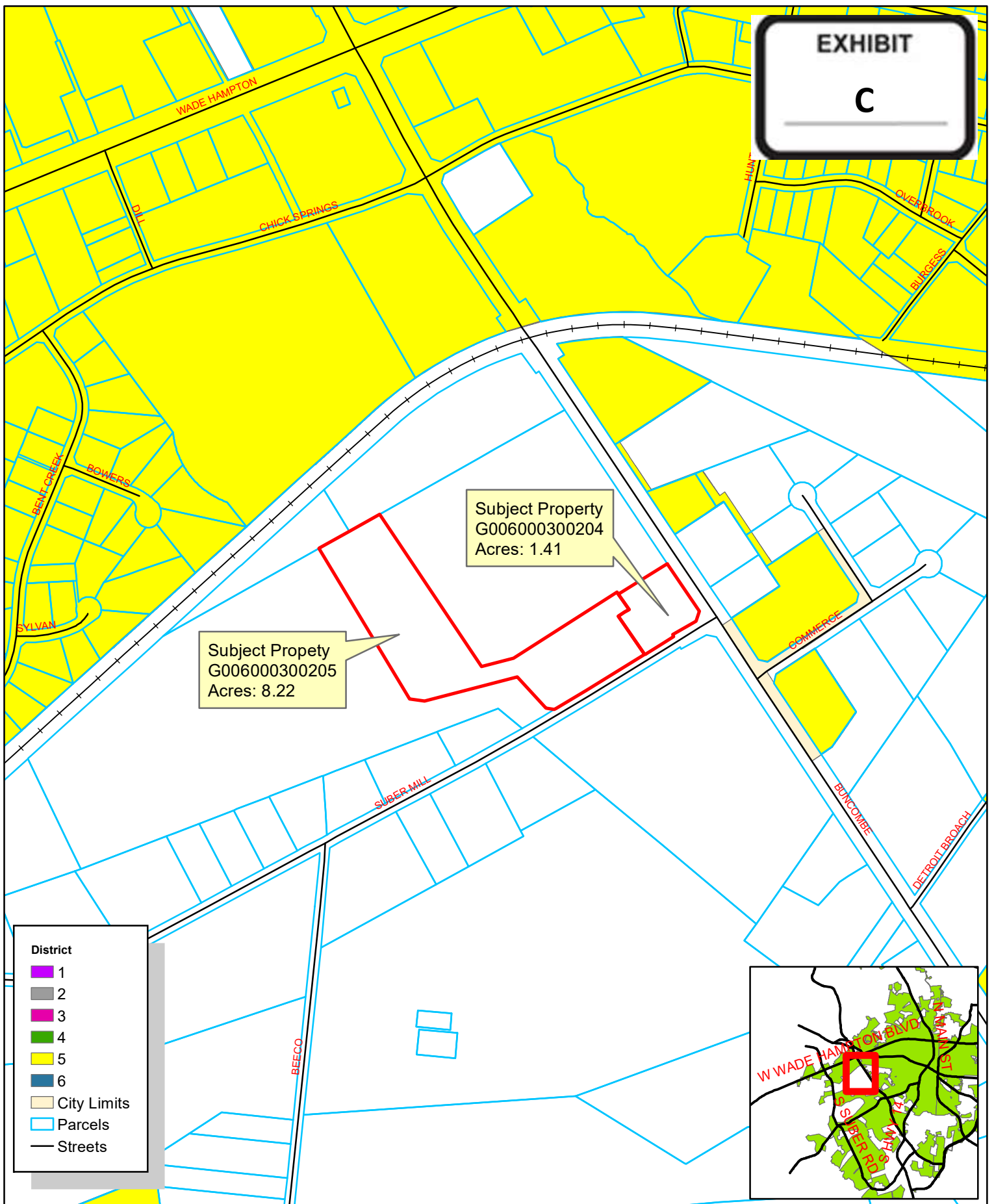
W. R. WILLIAMS, JR.
ENGR./SURVEYOR INC
15 S MAIN STREET
TRAVELLERS REST, S.C.
29680
(864) 874-7855

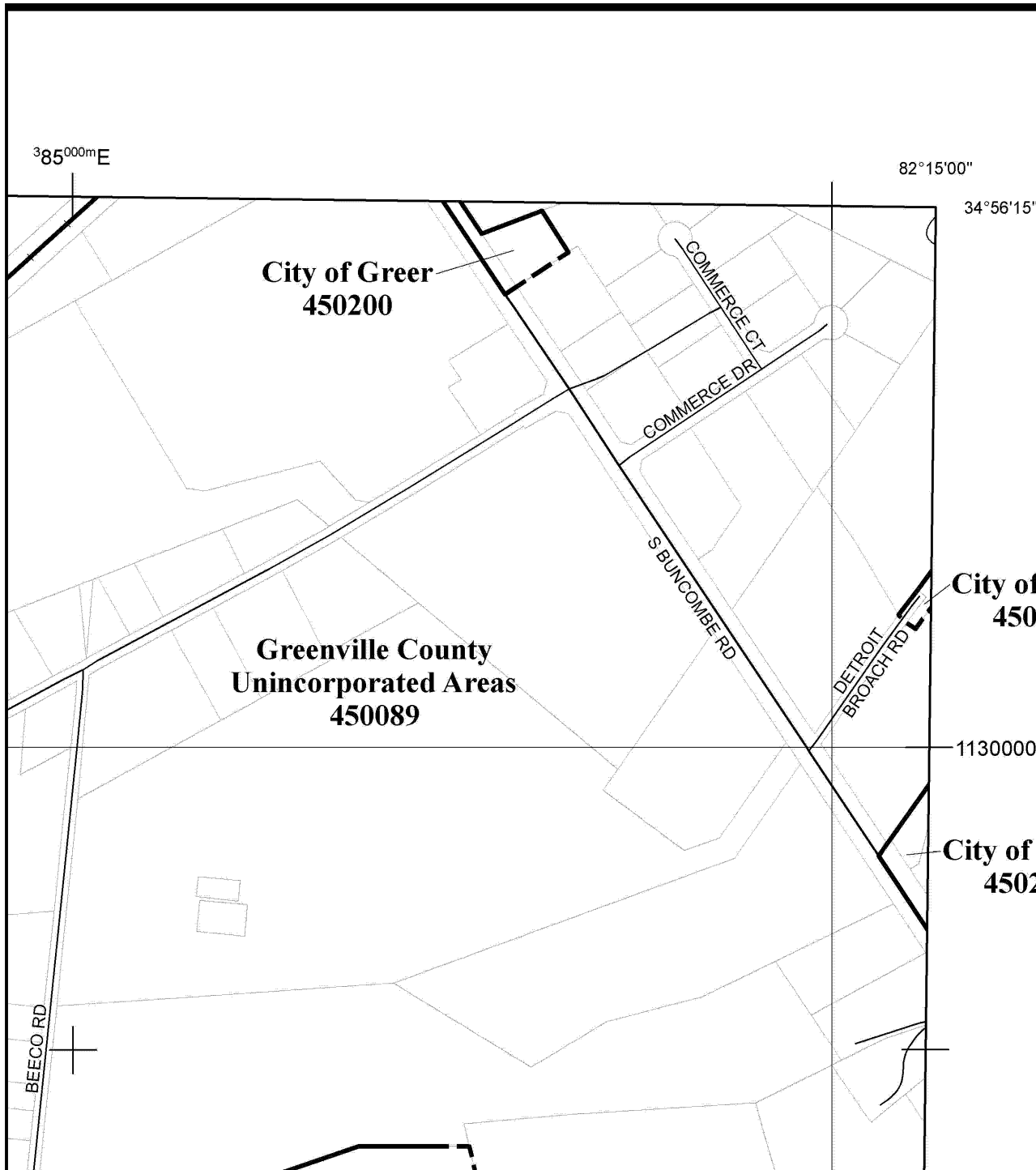
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EXHIBIT

C





Program at 1-800-638-662



MAP SCALE

0 250 500

EXHIBIT

D

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342E

FIRM

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

PANEL 342 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0342	E
GREER, CITY OF	450200	0342	E

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



**MAP NUMBER
45045C0342E**

**MAP REVISED
AUGUST 18, 2014**

Federal Emergency Management Agency

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



AGENDA
GREER CITY COUNCIL
9/12/2017

First Reading of Ordinance Number 32-2017

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY TREE FARM, INC. LOCATED ON ROBINSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance #32-2017 is an annexation and zoning request for property located on Robinson Road in Spartanburg County. The parcel for annexation is 84.49 acres. The property is proposed for industrial development. The Planning Commission will conduct a public hearing on September 18, 2017 for the zoning of these parcels.

Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 32-2017 Cover Memo	9/7/2017	Cover Memo
▣ Ordinance Number 32-2017	9/7/2017	Ordinance
▣ Ord 32-2017 Exhibit A Title	9/7/2017	Exhibit
▣ Ord 32-2017 Exhibit B Plat	9/7/2017	Exhibit
▣ Ord 32-2017 Exhibit C Map	9/7/2017	Exhibit
▣ Ord 32-2017 Exhibit D Flood Map	9/7/2017	Exhibit

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #32-2017
Date: September 1, 2017
CC: Tammy Duncan, City Clerk

Ordinance #32-2017 is an annexation and zoning request for property located on Robinson Road in Spartanburg County. The parcel for annexation is 84.49 acres. The property is proposed for industrial development.

The Planning Commission will conduct a public hearing on September 18, 2017 for the zoning of these parcels.

ORDINANCE NUMBER 32-2017

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY TREE FARM, INC. LOCATED ON ROBINSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY

WHEREAS, Tree Farm, Inc. is the owner of property located on Robinson 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 5-19-00-117.00 containing approximately 84.49 +/- 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 property currently has zero (0) occupants; and

WHEREAS, Tree Farm, Inc. 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 owner has requested that the subject property be zoned I-1 (Industrial 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 84.49 +/- acres of property shown in red on the attached map owned by Tree Farm, Inc. located on Robinson Road more particularly described on the attached map as Spartanburg County Parcel Number 5-19-00-117.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned I-1 (Industrial 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 Employment 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 property shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 12, 2017

Second and
Final Reading: October 10, 2017

Approved as to Form:

John B. Duggan, City Attorney

Exhibit A

EXHIBIT

A

DEE 916 PG 483

RECEIVED AUG 14 2017

Prepared by:
BROWN, MASSEY, EVANS, MCLEOD & HAYNSWORTH, LLC
Attorneys at Law

Grantee's Address: 1320 Abner Creek Road
Greer, SC 29651

DEE-2008-21813
Recorded 3 Pages on 5/5/2008 10:42:02 AM
Recording Fee: \$10.00 Documentary Stamps: \$3,909.05
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that T. Walter Brashier as Trustee of T. Walter Brashier Revocable Trust Agreement dated February 19, 2004 in consideration of the sum of One Million Fifty Six Thousand One Hundred Thirty Seven and 50/100 (\$1,056,137.50) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and release Tree Farm, Inc., its successors and assigns forever:

See Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to all restrictions, reservations, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, that may appear of record on the recorded plat(s), or on the premises, affecting the above described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in anywise incident or appertaining.

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

AND THE GRANTORS do hereby bind the Grantors and Grantors' heirs, assigns, successors, executors and/or administrators to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs, successors and assigns, against the Grantors, their heirs and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.

DEED 916 PG 484

WITNESS, the Grantors' hands and seals this 1st day of May, 2008.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Doris D. Hollyfield T. Walter Brashier Trustee (SEAL)
T. Walter Brashier as Trustee of T. Walter Brashier
Revocable Trust Agreement dated February 19, 2004.

Doris D. Hollyfield

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROBATE

PERSONALLY APPEARED before me the undersigned witness who, on oath, states that (s)he saw **T. Walter Brashier as Trustee of T. Walter Brashier Revocable Trust Agreement dated February 19, 2004**, sign, seal and as its act and deed deliver the within Title to Real Estate and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Doris D. Hollyfield

SWORN TO before me this
1st day of May, 2008.

Doris D. Hollyfield (LS)

Notary Public for South Carolina

My Commission Expires: March 23, 2015

EXHIBIT A

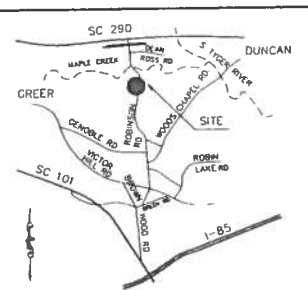
ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Spartanburg, being shown and designated as 84.49 acres, 3,680,478 SF. on Robinson Road (Hwy # 664), upon that certain plat entitled "SURVEY FOR T. WALTER BRASHIER", dated June 20, 2006, prepared by W.R. Williams, Jr., Engr./Surveyor, Inc., recorded in the Register of Deeds Office for Spartanburg County, SC in Plat Book 163 at Page 77, reference to which is hereby craved for a more complete and accurate description.

This being a portion of the same property as conveyed unto the Grantor herein by deed of B. P. Edwards, Inc., a corporation existing under the laws of the State of South Carolina dated August 3, 2006 and recorded in the Register of Deeds Office for Spartanburg County, SC on August 4, 2006 in Deed Book 86-K at Page 296.

TMS# P/O5-19-00-117.00

EXHIBIT

B



LOCATION MAP N.T.S.

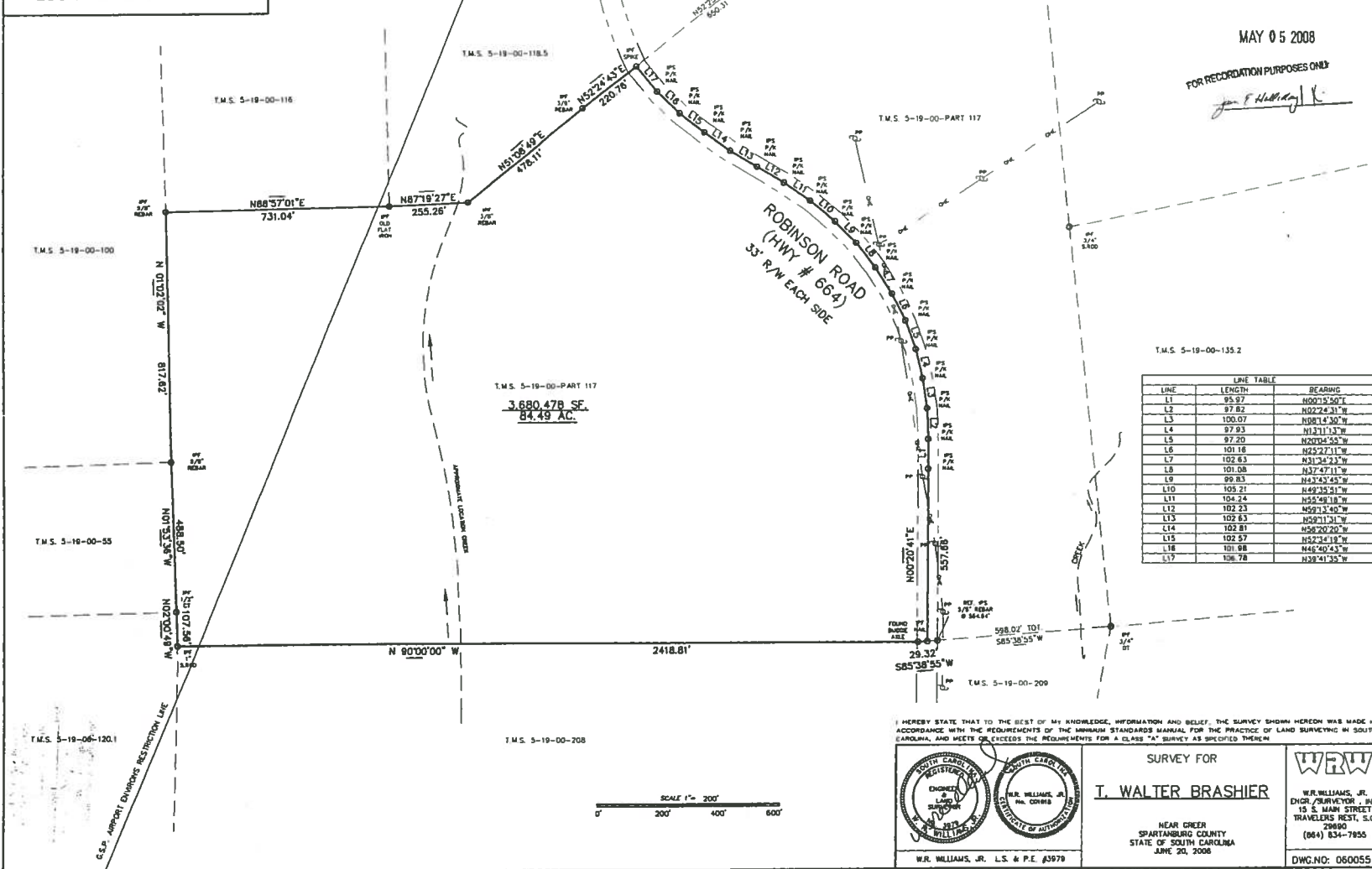
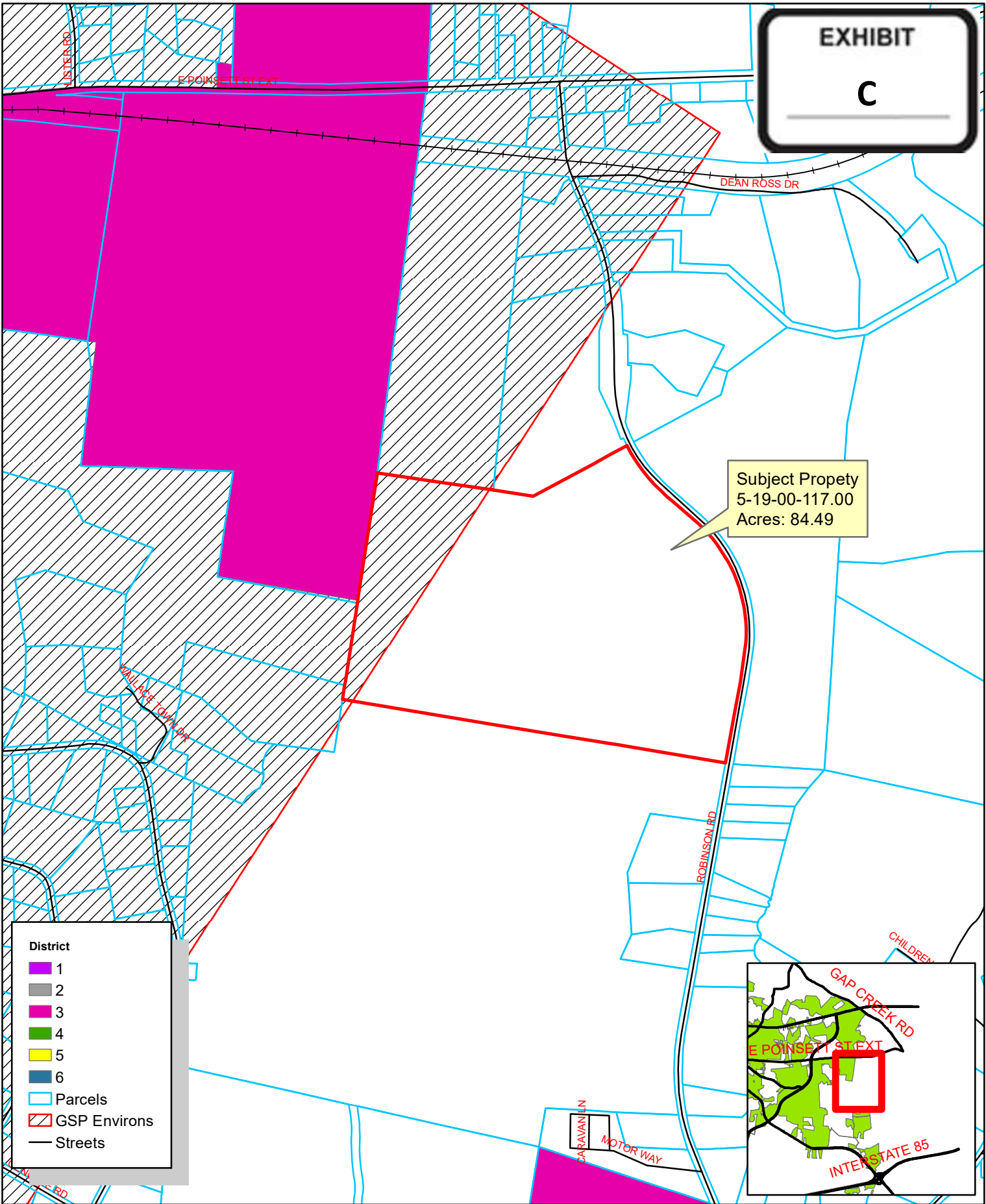


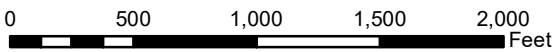
Exhibit B

EXHIBIT

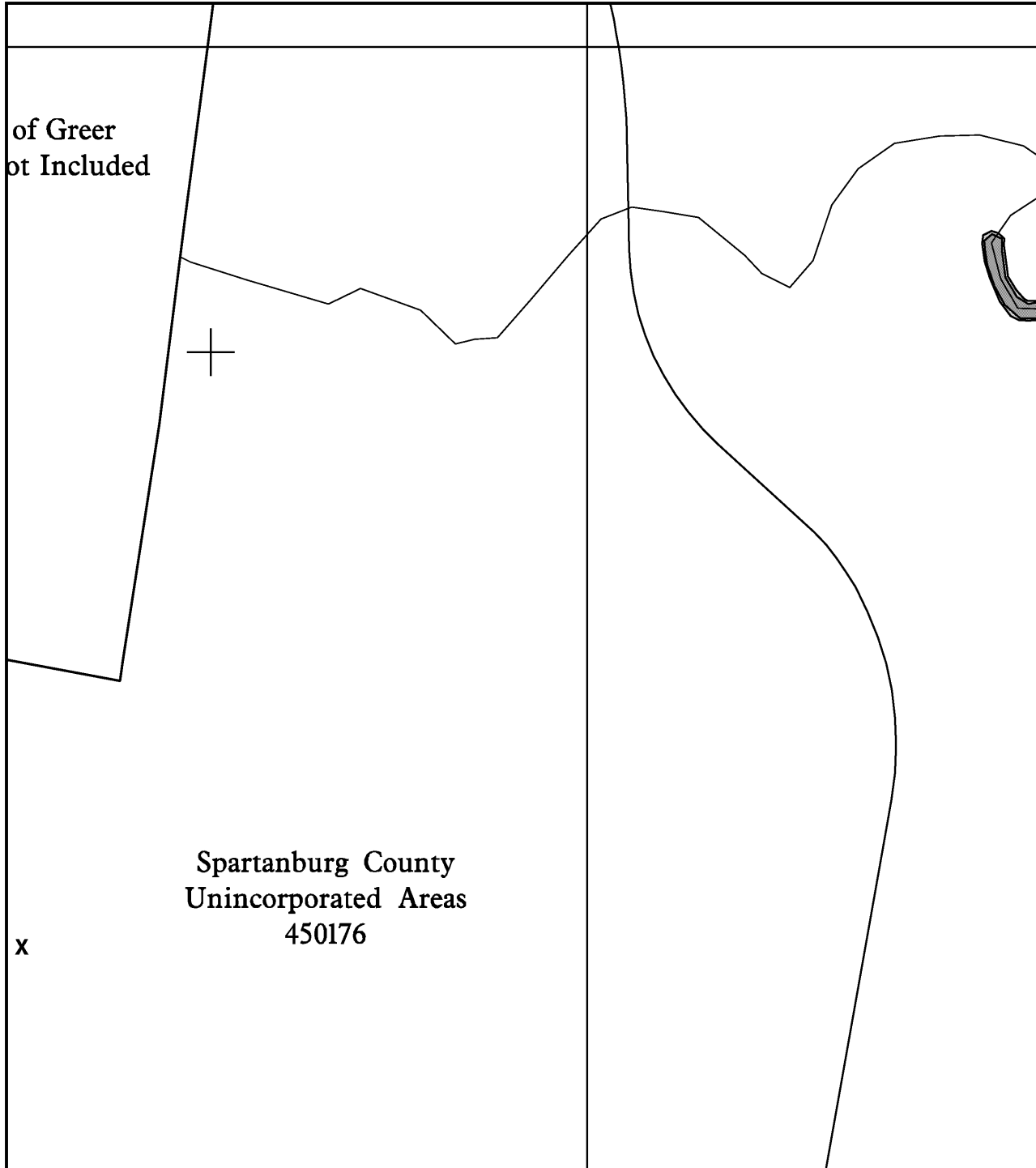
C



Ordinance 32-2017



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.



Flood insurance is available in this area under the National Flood Insurance Program.



MAP SCALE 1" = 500'

250 0 500 1000 FEET

EXHIBIT

D

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

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:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	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



AGENDA
GREER CITY COUNCIL
9/12/2017

Intermodal Containers

Summary:

For discussion.
Requested by Kelli McCormick, Planning Manager.

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance regarding Storage Containers	9/8/2017	Backup Material



ORDINANCE NUMBER 21-2014

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE ARTICLE 6 GENERAL PROVISIONS TO ADD SECTION 6:13 STORAGE INCLUDING THE PURPOSE AND INTENT, DEFINITIONS, CONFLICTS, AND PENALTIES.

WHEREAS, the Council of the City of Greer finds it is necessary to regulate the use of storage containers and buildings on property within the City of Greer; and,

WHEREAS, Greer City Council wishes to amend the City of Greer Zoning Code Article 6 General Provisions by adding Section 6:13 Storage to insure the proper development and use of property within the City of Greer; preserve and protect the visual quality and character of neighborhoods in the City of Greer; and, promote the safety and health among the residents of the City of Greer.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, South Carolina that the Greer City Zoning Code Article 6 General Provisions be amended to add the following:

Section 6:13 Storage

6:13.1 Purpose and Intent

The purpose of the Storage ordinance is to regulate the use of storage containers and buildings on property within the City of Greer. The ordinance will also insure the proper development and use of property within the City of Greer; preserve and protect the visual quality and character of neighborhoods in the City of Greer; and, promote the safety and health among the residents of the City of Greer.

6:13.2 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory Storage Building, an example of which is shown under Figure 1-1, is defined as a building originally constructed for use as an accessory building for the storage of materials and equipment accessory to a primary use located on the property. For the purposes of this section, intermodal containers, railroad cars, trucks, vans, converted mobile homes, trailers, recreational vehicles, bus bodies, and similar prefabricated items and structures originally built for

Accessory Storage Building

Figure 1-1



purposes other than the storage of goods and materials are not accessory storage buildings.

Intermodal Container is defined as a standardized reusable steel box used for the safe, efficient and secure storage and movement of materials and products within a global containerized intermodal freight transport system, an example of which is shown in *Figure 1-2*.

Figure 1-2
Intermodal Container

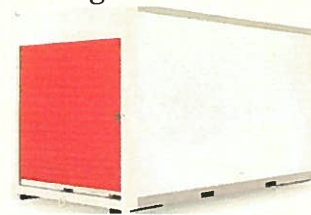


Living Quarters is defined as an area considered being a place of residence, whether permanent or temporary.

Storage Structure is an auxiliary structure located on the same building site, used for storage of belongings, not designed for human habitation and not used for remunerative purposes. An Accessory Storage Building, Intermodal Container, and Temporary Portable Storage Units are considered storage structures for the purpose of this Ordinance.

Temporary Portable Storage Unit
Figure 1-3

Temporary Portable Storage Unit is defined as a temporary, self-contained storage unit, which is intended to be picked up and moved to various locations on demand, an example of which is shown in *Figure 1-3*.



6:13.3 General

- a) A building permit is required prior to placement of a storage structure that is permanent and larger than 199 square feet in area. All such storage structures must comply with the requirements of the most current edition of International Building Code (IBC), to ensure, among other things, proper anchoring and foundation. The building permit application shall show the proposed storage structure is accessory to the permitted use of the property and meets the placement criteria for the zoning designation of the property.
- b) Storage structures shall meet the setback requirements of the underlying zoning designation of the property.
- c) Storage structures shall not occupy off-street parking, loading, or landscaping areas.

- d) Storage structures shall not be used for living quarters and shall not contain plumbing, or heating/cooling systems.
- e) All storage structures must be located outside of floodplains, or comply with Code of Ordinances for the City of Greer, Chapter 35 Flood Damage Prevention, Article 3 Provisions for Flood Hazard Reduction.
- f) Storage structures shall not store materials considered to be hazardous according to the most current edition of the International Fire Code (IFC).
- g) Storage structures shall not possess wheels/axles that could potentially make the container mobile.
- h) Storage structures that are permanent and requiring a permit shall not be used for any advertising purpose.
- i) Existing storage structures defined and described as disallowed by this regulation, shall be made to comply and/or shall be removed from all properties by March 1, 2016.
- j) Licensed and bonded contractors may use intermodal containers for the temporary location of an office and/or a storage structure during construction, which is taking place on the property where the intermodal container is located, if the use of the intermodal container is authorized pursuant to a city building permit. They shall be removed from the premises within 30 working days after the issuance of a Certificate of Occupancy.

6:13.4 Residential Zones

- a) Only accessory storage buildings, as defined in 6:13.2, shall be permitted on property in a residential zone of the city, or on any property within the city with the primary use of which is residential. Intermodal container, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, bus bodies, semi-trailers, PODS, and other similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory storage buildings.
- b) The placement of a Temporary Portable Storage Unit on residentially zoned properties or on properties where the primary uses are residential shall be allowed for the limited purpose of loading and unloading household contents, subject to these additional limitations.
 - 1) A Temporary Portable Storage Unit shall not be allowed for a period of time exceeding 90 days in any consecutive 12 month period. Unless the use of the container is authorized pursuant to a city building permit. They shall be removed from the premises within 30 working days after the issuance of a Certificate of Occupancy.
 - 2) No Temporary Portable Storage Unit shall be placed on any public street or right of way.

6:13.5 Commercial

- a) The only storage structures permitted on property zoned commercial shall be accessory storage buildings and intermodal containers subject to the requirements and/or limitations set forth below.
- b) Intermodal containers are allowed on property zoned commercial if the containers:
 - 1) Do not exceed 20 feet in length and 8 feet 6 inches in height
 - 2) Are screened with sight-obscuring fencing or landscaping approved by the City of Greer Planning & Zoning Coordinator.
 - 3) Are a non-reflective, neutral color.
 - 4) Shall not contain holes, peeling paint, rust, damage or structural modifications.
- c) Intermodal containers shall not be stacked on top of each other
- d) The amount of space allowed for Intermodal container(s) on property zoned commercial shall not exceed 400 square feet regardless of the size of the container(s).

6:13.6 Industrial and Service Zones

- a) The only storage structures permitted on property zoned Industrial and the City service zones shall be accessory storage buildings and intermodal containers that meet the requirements of Sec. 6:13.6(b)(c), and (d). , and subject further to the following conditions and/or limitations.
- b) Intermodal containers shall not exceed a stack height of 2 containers
- c) Placement of an Intermodal Container for permanent use shall require a building permit and an engineered foundation and meet the most current edition of the International Building Code (IBC) and all other codes for placement on the property.
- d) Establishments for the sale of new or used intermodal containers shall only be permitted in industrial zones of the city that meet the definition set forth by NAICS Definition “453998-All Other Miscellaneous Store Retailers.” which comprises establishments primarily engaged in retailing specialized lines of merchandise. Said establishments shall have a maximum stacking height of 3 containers with a 40 foot setback from side and rear property lines and 50 foot from the front.

6:13.7 Conflicts

In the event any conflict exists between the provisions of this section and other currently existing provisions of the City of Greer Zoning Code or other ordinances of the city, the terms and provisions of this section shall take precedence and to the extent of any such conflict, the terms and conditions of any existing provisions of the City of Greer

Zoning Code or other ordinances of the city shall be and hereby are amended insofar as necessary to conform to this section.


- a) This Ordinance shall not be imposed or construed to apply on any establishments for the interchange of freight, such as truck terminals, railroad freight depots and air freight terminals.

6:13.8 Penalties

Violation of this section shall be enforced pursuant to the procedures and penalties set for in City of Greer Zoning Regulations, Article 15 as the same exists now or may hereafter be amended.

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

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

Attest:

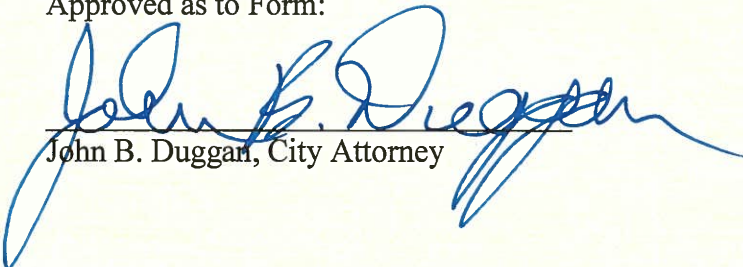

Tammela Duncan, Municipal Clerk

Introduced By: Councilman Wryley Bettis

First Reading: September 9, 2014

Second and
Final Reading: September 23, 2014

Approved as to Form:


John B. Duggan, City Attorney