



**AGENDA  
GREER CITY COUNCIL**

**April 10, 2018**

**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. Mayor Rick Danner**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. March 27, 2018  
(Action Required)**

**VI. ADMINISTRATOR'S REPORT**

**A. Ed Driggers, City Administrator**

**VII. NEW BUSINESS**

**A. First Reading of Ordinance Number 12-2018**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY LEON HIX REAL ESTATE LLC. LOCATED AT 304 PELHAM STREET FROM R-12 (RESIDENTIAL SINGLE - FAMILY) TO C-3 (COMMERCIAL DISTRICT). (Action Required)**

**Ordinance #12-2018 is a rezoning request for a parcel located at 304 Pelham Street. The owner is requesting a rezoning from R-12, Single Family Residential, to C-3, Commercial. The purpose of this rezoning is to use the structure as an automotive garage. The Planning Commission conducted a public hearing on March 19, 2018 for the rezoning request. The Planning Commission recommended to deny this request.**

**Kelli McCormick, Planning Manager**

**B. First Reading of Ordinance Number 14-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BILLY RAY HENDERSON JR. LOCATED AT 1000 SOUTH MAIN STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY (Action Required)**

**Ordinance #14-2018 is an annexation and zoning request for property located at the intersection of S. Highway 14 and Mitchell Drive in Greenville County. The parcel for annexation is 1.35 acres. The property is proposed for incorporation into an existing DRD, Design Review District, in the City of Greer that was adopted last year. The Planning Commission will conduct a public hearing on April 16, 2018 for the zoning of this parcel.**

**Kelli McCormick, Planning Manager**

**VIII EXECUTIVE SESSION**

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

**A. Contractual Matter**

**Request: Motion for Council to enter into Executive Session to discuss a potential contract for property purchase as allowed by State Statute 30-4-7(a)(2).**

**B. Contractual Matter**

**Request: Motion for Council to enter into Executive Session to discuss matters relating to Berkshire Place as allowed by State Statute 30-4-7(a)(2).**

**IX. 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**  
**4/10/2018**

**Mayor Rick Danner**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ Invocation Schedule	4/3/2018	Backup Material



**Greer City Council  
2018 Invocation Schedule**

January 9, 2018	Councilman Wayne Griffin
January 23, 2018	Councilwoman Kimberly Bookert
February 27, 2018	Councilman Lee Dumas
March 13, 2018	Councilman Wryley Bettis
March 27, 2018	Councilwoman Judy Albert
April 10, 2018	Mayor Rick Danner
April 24, 2018	Councilman Jay Arrowood
May 8, 2018	Councilman Wayne Griffin
May 22, 2018	Councilwoman Kimberly Bookert
June 12, 2018	Councilman Lee Dumas
June 26, 2018	Councilman Wryley Bettis
July 10, 2018	Councilwoman Judy Albert
July 24, 2018	Mayor Rick Danner
August 14, 2018	Councilman Jay Arrowood
August 28, 2018	Councilman Wayne Griffin
September 11, 2018	Councilwoman Kimberly Bookert
October 9, 2018	Councilman Lee Dumas
October 23, 2018	Councilman Wryley Bettis
November 13, 2018	Councilwoman Judy Albert
November 27, 2018	Mayor Rick Danner
December 11, 2018	Councilman Jay Arrowood

**Category Number: V.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**4/10/2018**

**March 27, 2018**

**Summary:**

(Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ March 27, 2018 Council Meeting Minutes	4/4/2018	Backup Material

# CITY OF GREER, SOUTH CAROLINA

## MINUTES of the FORMAL MEETING of GREER CITY COUNCIL March 27, 2018

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

### I. CALL TO ORDER OF REGULAR MEETING

Mayor Rick Danner – 6:32 P.M.

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

Councilmembers Absent: Jay Arrowood, Kimberly Bookert and Lee Dumas.

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

Councilmember Judy Albert

### III. INVOCATION

Councilmember Judy Albert

### IV. PUBLIC FORUM

**Matt Bowes**, 11 Matlock Circle, spoke in favor of Ordinance Number 11-2018 and shared the benefits of having a brewery in the city.

### V. MINUTES OF THE COUNCIL MEETING

March 13, 2018

**ACTION** - Councilman Wryley Bettis made a motion that the minutes of March 13, 2018 be received as written. Councilwoman Judy Albert seconded the motion.

**VOTE** - Motion carried unanimously.

### VI. SPECIAL RECOGNITION

#### A. Employee Recognition

Mayor Rick Danner read Resolution Number 10-2018 recognizing and commending the following City of Greer Employees for their dedicated and faithful service:

Ashley Guinn has served in the Police Department for 5 years;  
Ruthie Helms has served in the Building and Development Standards Department for 5 years;  
Angel Santana has served in the Police Department for 5 years;  
Heather Smith has served in Administration for 5 years;  
Ashlyn Stone has served in the Parks and Recreation Department for 5 years;  
Nicholas "Jordan" Williams has served in Police Department for 5 years and  
Willis "Lamar" Whitman has served in the Parks and Recreation Department for 25 years.

## **VII. DEPARTMENTAL REPORT**

- A.** Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **February 2018** were included in the packet for informational purposes.

### **Finance**

David Seifert, Chief Financial Officer presented the Financial Report for the period ending February 28, 2018. (Attached)

General Fund Cash Balance: \$18,235,330.

General Fund Revenue: \$18,135,497. General Fund Expenditures: \$13,798,208.

Revenue Benchmark Variance: \$3,124,204. Expenditure Benchmark Variance: \$746,269.

Overall Benchmark Variance: \$3,870,473.

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

Hospitality Fund Cash Balance: \$956,535.

Storm Water Fund Cash Balance: \$1,270,471.

## **VIII. PRESENTATION**

- A.** Steve Grant, Director of the Building and Development Standards Department presented his annual report.

## **IX. ADMINISTRATOR'S REPORT**

Ed Driggers, City Administrator presented the following:

### **Calendar Items:**

**International Festival** – Saturday, April 14<sup>th</sup> at City Park.

**Council Planning Retreat** – has been scheduled for Tuesday, May 8<sup>th</sup> and Wednesday, May 9<sup>th</sup>. Both days will be half days. Additional information will be forthcoming.

**Freedom Blast** – is scheduled for Saturday, June 30<sup>th</sup> at City Park.

**Juried Art Show** – is currently on exhibit in the lobby of City Hall.

**Eggtastic** – (Parks and Recreation) was held this past Saturday and it was a great success.

**Turner Field** – we are applying for a grant in the amount of \$75,000.00. This is a 50/50 match grant. We will place the 50/50 match in the upcoming budget. It will be used to place permanent restroom facilities at this location.

**Statement of Economic Interest (Ethics Report)** – Due March 30<sup>th</sup>.

## **X. OLD BUSINESS**

### **A. Second and Final Reading of Ordinance Number 8-2018**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY WILLIAM D. GRADY LOCATED AT 124 AND 126 GILBERT STREET FROM RM-1 (RESIDENTIAL MULTI - FAMILY) TO DRD (DESIGN REVIEW DISTRICT).**

Brandon McMahan, Zoning Coordinator stated there was no new or additional information.

**ACTION** - Councilman Wryley Bettis made a motion to receive Second and Final Reading of Ordinance Number 8-2018. Councilman Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

### **B. Second and Final Reading of Ordinance Number 11-2018**

**AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY ADDING TO ARTICLE 4, DEFINITIONS AND ARTICLE 5, ZONING DISTRICT REGULATIONS TO INCORPORATE BREWPUBS, MICRO BREWERIES, BREWERIES, MICRO DISTILLERIES, AND DISTILLERIES WITHIN THE CITY OF GREER.**

Brandon McMahan, Zoning Coordinator stated there was no new or additional information.

**ACTION** - Councilman Wryley Bettis made a motion to receive Second and Final Reading of Ordinance Number 11-2018. Councilwoman Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

## **XI. NEW BUSINESS**

### **A. Greer Commission of Public Works Letter of Intent**

Ed Driggers, City Administrator presented the request. (attached)

No one from Greer Commission of Public Works was present. Mike Richard, General Manager of Greer Commission of Public Works provided an email stating "the Non-Binding Letter of Intent between PMPA and the City of Greer states; "PMPA and the Participant agree that they will work in good faith to finalize the terms and conditions of a renewal or extension of the Power Sales Agreement on or prior to October 1, 2018."

**ACTION** - Councilman Wayne Griffin made a motion to approve the request from Greer Commission of Public Works. Councilman Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

**B. First and Final Reading of Resolution Number 9-2018  
ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR  
PROGRAM YEAR 2018**

Mike Sell, Assistant City Administrator updated Council regarding Resolution Number 9-2018.

Discussion held.

**ACTION** - Councilman Wayne Griffin made a motion to approve First and Final Reading of Resolution Number 9-2018. Councilwoman Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**C. First and Final Reading of Resolution Number 11-2018  
A RESOLUTION ADOPTING THE CITY OF GREER FRAUD RISK MANAGEMENT  
POLICY**

David Seifert, Chief Financial Officer presented Resolution Number 11-2018.

**ACTION** - Councilman Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 11-2018. Councilwoman Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**D. First and Final Reading of Resolution Number 12-2018  
A RESOLUTION ADOPTING THE CITY OF GREER PURCHASING CARD /  
CREDIT CARD POLICY**

David Seifert, Chief Financial Officer presented Resolution Number 12-2018.

**ACTION** - Councilman Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 12-2018. Councilman Wayne Griffin seconded the motion.

Brief discussion held.

**VOTE** – Motion carried unanimously.

**XII. EXECUTIVE SESSION**

Mayor Danner stated an Executive Session was not needed.

**XIII. ADJOURNMENT**

7:43 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, March 23, 2018.

DRAFT



**AGENDA**  
**GREER CITY COUNCIL**  
**4/10/2018**

**First Reading of Ordinance Number 12-2018**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY LEON HIX REAL ESTATE LLC. LOCATED AT 304 PELHAM STREET FROM R-12 (RESIDENTIAL SINGLE - FAMILY) TO C-3 (COMMERCIAL DISTRICT). (Action Required)

**Executive Summary:**

Ordinance #12-2018 is a rezoning request for a parcel located at 304 Pelham Street. The owner is requesting a rezoning from R-12, Single Family Residential, to C-3, Commercial. The purpose of this rezoning is to use the structure as an automotive garage. The Planning Commission conducted a public hearing on March 19, 2018 for the rezoning request. The Planning Commission recommended to deny this request.  
Kelli McCormick, Planning Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 12-2018 Memo to Council	4/5/2018	Cover Memo
▣ Ordinance Number 12-2018	4/5/2018	Ordinance
▣ Ord 12-2018 Exhibit A Map	4/5/2018	Exhibit
▣ Ord 12-2018 Planning Commission Minutes	4/5/2018	Backup Material

# Memorandum

**To:** Mr. Driggers, City Administrator  
**From:** Kelli McCormick, AICP, Planning Manager  
**Subject:** Ordinance #12-2018  
**Date:** April 2, 2018  
**CC:** Tammy Duncan, City Clerk

---

Ordinance #12-2018 is a rezoning request for a parcel located at 304 Pelham Street. The owner is requesting a rezoning from R-12, Single Family Residential, to C-3, Commercial. The purpose of this rezoning is to use the structure as an automotive garage.

The Planning Commission conducted a public hearing on March 19, 2018 for the rezoning request. The Planning Commission recommended to deny this request.

**ORDINANCE NUMBER 12-2018**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY LEON HIX REAL ESTATE LLC. LOCATED AT 304 PELHAM STREET FROM R-12 (RESIDENTIAL SINGLE - FAMILY) TO C-3 (COMMERCIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Leon Hix Real Estate LLC. located at 304 Pelham Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G003000201200 containing approximately .72 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 March 19, 2018.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to C-3 (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 304 Pelham Street and more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G003000201200 containing approximately .72 acres attached hereto

marked as Exhibit A shall be changed from R-12 (Residential Single-Family) to C-3 (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: April 10, 2018

Second and  
Final Reading: April 24, 2018

Approved as to Form:

---

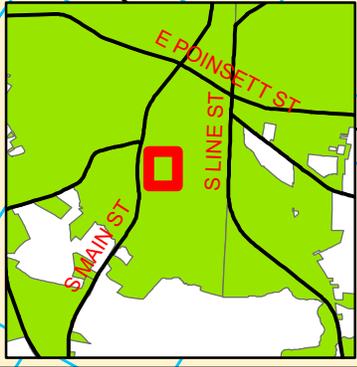
Daniel R. Hughes, Esquire  
City Attorney

**EXHIBIT**  
**A**



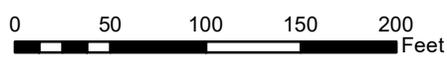
Subject Property  
G003000201200  
Acres: 0.72

- Streets
- ▭ Parcels
- ▭ City Limits



# Ordinance 12-2018

Created 4/4/2018 by City of Greer GIS



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

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, MARCH 19, 2017**

---

**DOCKET:** RZ 2018-06

**APPLICANT:** Leon Hix Real Estate

**PROPERTY LOCATION:** 304 Pelham Street

**TAX MAP NUMBER:** G003000201200

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

**REQUEST:** C-3, Commercial

**SIZE:** 0.72 acres

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

---

**ANALYSIS:** **RZ 2018-06**

---

**RZ 2018-06** is a rezoning request for a parcel located at 304 Pelham Street. This property is currently occupied with a single-family residence. The request is to rezone the property from R-12, Single-Family Residential, to C-3, Commercial. This area contains mostly residential land uses fronting Pelham Street.

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 and vacant

Currently, this property is occupied with a single-family residence. The proposed use is for a garage and rental house; however, C-3, Commercial, zoning does not permit both uses. As this property is located in a Residential Land Use 2 Community and the majority of the zoning on this street is residential, commercial is not appropriate at this location. In addition, C-3, Commercial, is generally regarded as a high intensity commercial zoning that is most appropriate on high intensity transportation corridors. Due to these reasons, Staff cannot support the proposed rezoning request.

**STAFF RECOMMENDATION:** DENIAL

**ACTION** - Mr. Lavendar made a motion to deny RZ 2018-06. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. Mr. Martin recused himself from the vote.



**AGENDA**  
**GREER CITY COUNCIL**  
**4/10/2018**

**First Reading of Ordinance Number 14-2018**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BILLY RAY HENDERSON JR. LOCATED AT 1000 SOUTH MAIN STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY (Action Required)

**Executive Summary:**

Ordinance #14-2018 is an annexation and zoning request for property located at the intersection of S. Highway 14 and Mitchell Drive in Greenville County. The parcel for annexation is 1.35 acres. The property is proposed for incorporation into an existing DRD, Design Review District, in the City of Greer that was adopted last year. The Planning Commission will conduct a public hearing on April 16, 2018 for the zoning of this parcel.

Kelli McCormick, Planning Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 14-2018 Memo to Council	4/5/2018	Cover Memo
▣ Ordinance Number 14-2018	4/5/2018	Ordinance
▣ Ord 14-2018 Exhibit A Deed	4/5/2018	Exhibit
▣ Ord 14-2018 Exhibit B Plat	4/5/2018	Exhibit
▣ Ord 14-2018 Exhibit C Map	4/5/2018	Exhibit
▣ Ord 14-2018 Exhibit D Flood Map	4/5/2018	Exhibit
▣ Ord 14-2018 Petition	4/5/2018	Backup Material

# Memorandum

**To:** Mr. Ed Driggers, City Administrator  
**From:** Kelli McCormick, AICP, Planning Manager  
**Subject:** Ordinance #14-2018  
**Date:** April 4, 2018  
**CC:** Tammy Duncan, Clerk to City Council

---

Ordinance #14-2018 is an annexation and zoning request for property located at the intersection of S. Highway 14 and Mitchell Drive in Greenville County. The parcel for annexation is 1.35 acres. The property is proposed for incorporation into an existing DRD, Design Review District, in the City of Greer that was adopted last year.

The Planning Commission will conduct a public hearing on April 16, 2018 for the zoning of this parcel.

**ORDINANCE NUMBER 14-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BILLY RAY HENDERSON JR. LOCATED AT 1000 SOUTH MAIN STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY**

**WHEREAS**, Billy Ray Henderson Jr. is the owner of property located at 1000 South Main 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 G004000108101 containing approximately 1.35 +/- 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 one (1) occupant; and

**WHEREAS**, Billy Ray Henderson Jr. has petitioned the City of Greer to annex his 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 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 1.35 +/- acres property shown in red on the attached map owned by Billy Ray Henderson, Jr. located at 1000 South Main Street as described on the attached map as Greenville County Parcel Number G004000108101 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 200 FEET OF SOUTH MAIN STREET ROADWAY: 200 feet of South Main Street along the edge of the annexed property owned by Billy Ray Henderson Jr. as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned DRD, Design Review District pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference property shall be designated as Residential Land Use 3 on a Community Corridor 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 45045C0361E.

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: April 10, 2018

Second and  
Final Reading: May 8, 2018

Approved as to Form:

---

Daniel R. Hughes, Esquire  
City Attorney

Grantees' address: 1000 South Main St., Greer, S. C. 29651

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

Vol 1053 Page 935

TITLE TO REAL ESTATE

FILED  
GREENVILLE CO. S. C.

FEB 4 11 00 AM '77

DONNIE S. TANKERSLEY  
R.M.C.

01  
02  
03  
04  
05  
06  
07  
08  
09  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
00

53  
M.  
90  
0-

**Know all Men by these Presents,** That I, Robert Gordon Smith, in the State aforesaid, in consideration of the assumption by Billy Ray Henderson, Jr. and Donna G. Henderson of the \$24,585.63 real estate mortgage indebtedness I owe to the Woodruff Federal Savings and Loan Association over the below described property and which indebtedness is secured by my mortgage which was given to the association and recorded in the R. M. C. Office for said County in R. E. Mtg. Book 1226, page 472, and ~~for the further consideration of the sum of Twenty-Four Thousand Three Hundred Sixty-Four and 37/100 (\$24,364.37)-----~~ Dollars

to me in hand paid at and before the sealing of these presents by  
Billy Ray Henderson, Jr. and Donna G. Henderson

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Billy Ray Henderson, Jr. and Donna G. Henderson, their Heirs and Assigns forever,

All that piece, parcel or lot of land lying, being and situate at the Southwest intersection of S. C. Highway no. 14 and Mitchell Drive, in Chick Springs Township, County and State aforesaid, and having the following courses and distances, to-wit: Beginning at an Iron Pin at the Southwest intersection of said highway and Mitchell Drive, and running thence with the West side of S. C. Highway no. 14 S.35-21 W.151.6 feet and S.53-07 W.100 feet to an Iron Pin, thence N.61-34 W. 224 feet to an Iron Pin, thence N.28-26 E.250 feet to an Iron Pin on the South side of Mitchell Drive, thence with the South side of Mitchell Drive S.61-34 E.250 feet to the beginning point. This being the same property which was conveyed to grantor herein by Gordon L. Smith by deed recorded on March 23, 1972 in the R. M. C. Office for said County in Deed Book 939, page 122. For a more particular description see plat prepared for grantor herein by Jones Engineering Service dated March 7, 1972 and which plat has been recorded in said office in Plat Book SSS, page 517.

DOCUMENTARY STAMP TAX \$42.00

GREENVILLE COUNTY

054677

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ PR. 10311 26.95

4328 RV-2

324-1-111

0 9 3 6

**TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.**

**TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said**

**Billy Ray Henderson, Jr. and Donna G. Henderson, their**

**Heirs and Assigns forever**

4328 RV-2

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

Billy Ray Henderson, Jr. and Donna G. Henderson, their Heirs and Assigns against me and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record if any

Witness my hand and seal this 15th day of March in the year of our Lord One Thousand Nine Hundred and Seventy-seven

Signed, Sealed And Delivered In The Presence Of } Robert Gordon Smith (SEAL)
Stephen R. Scott (SEAL)
Ann L. Jackson (SEAL)

State of South Carolina }
County of Spartanburg }

Personally appeared before me Stephen R. Scott and made oath that he saw the within named Robert Gordon Smith

sign, seal and as his act and deed deliver the within written deed, and that he, with Ann L. Jackson witnessed the execution thereof,

Sworn to before me this 15th day of March, A.D. 19 77
Ann L. Jackson (SEAL)
Notary Public for S. C.
My Commission expires: Feb. 17, 1982
Stephen R. Scott

State of South Carolina }
County of Spartanburg } RENUNCIATION OF DOWER

I, Ann L. Jackson Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Linda K. Smith wife of the within named Robert Gordon Smith did this day appear before me, and, upon being privately and separately examined by me, declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Billy Ray Henderson, Jr. and Donna G. Henderson, their Heirs and Assigns, all her interest and estate, and also all her rights and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 15th day of March, A.D. 19 77
Ann L. Jackson (SEAL)
Notary Public for S. C.
My Commission expires: Feb. 17, 1982
Linda K. Smith

0937

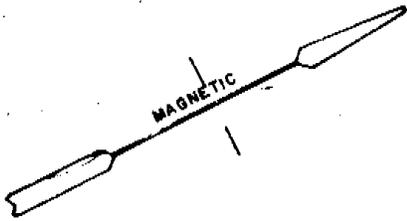
4328 RV-2

555-517

N.B 187

EXHIBIT

B



N 28 - 26 E →

250

IP

IP

N 61 - 34 W →

224

1.35 acres

250  
→ S 61 - 34 E

DR.

MITCHELL

SMITH

100

→ S 33 - 07 W

IP

151.6

→ S 35 - 21 W

IP

30

SIDEWALK

S. C.

HWY

14

PROPERTY OF

**ROBERT GORDON SMITH**

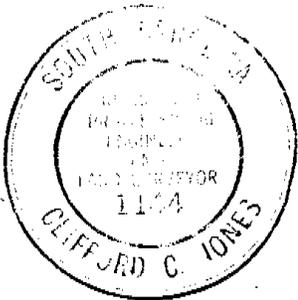
GREENVILLE COUNTY S. C.

MARCH 7, 1972 SCALE 1" = 50'

OLIE FARRINGTON  
R.M.C.

MAR 23 11 30 AM '72

FILED  
GREENVILLE CO. S. C.



MAR 25 1972

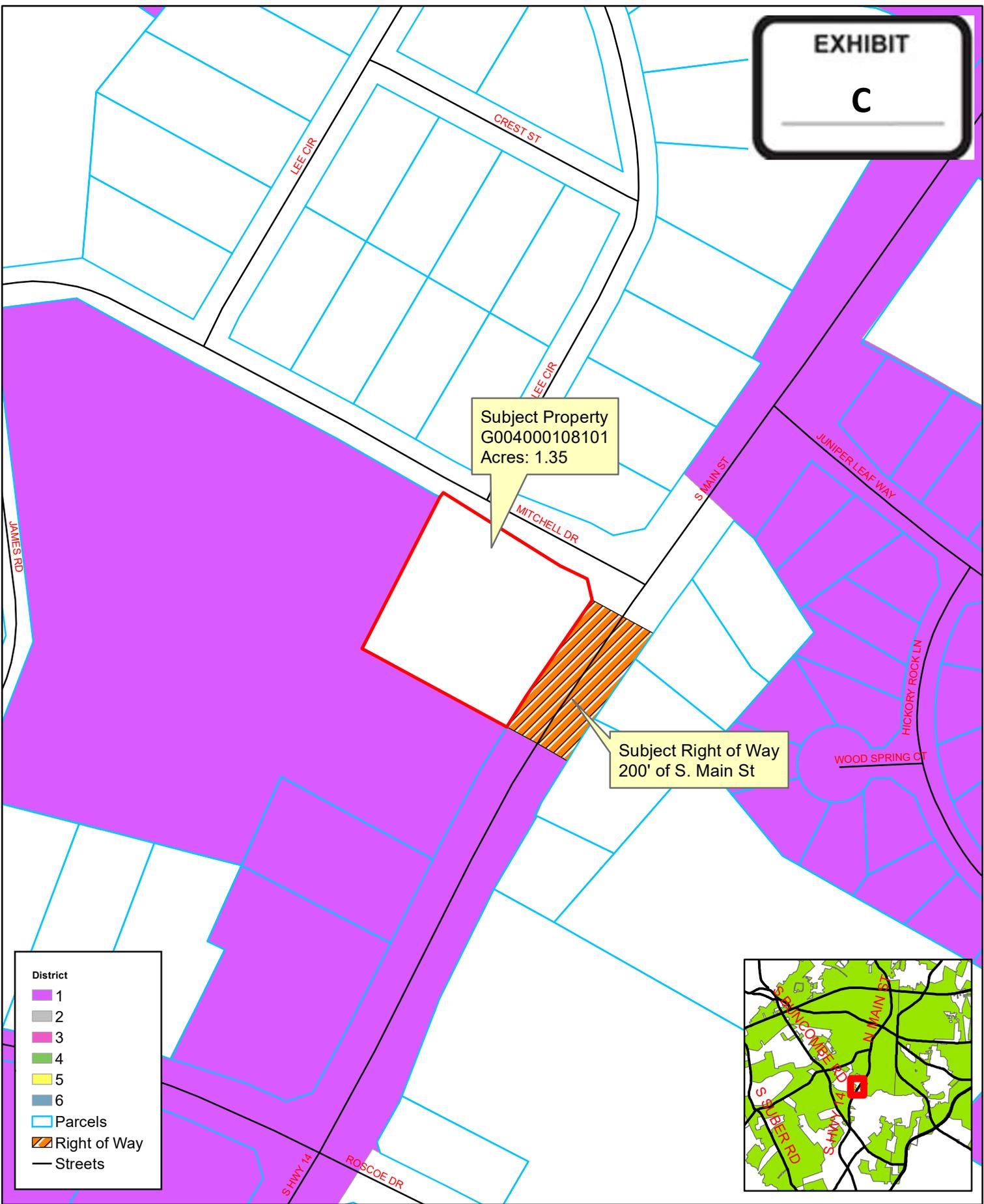
25459

NEAR GREER S.C.

125

Recorded **JONES ENGINEERING SERVICE** 1004. E. PERRY RD.  
March 23, 1972 at 11:30 A.M. #25459

**EXHIBIT**  
**C**



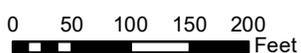
Subject Property  
G004000108101  
Acres: 1.35

Subject Right of Way  
200' of S. Main St

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

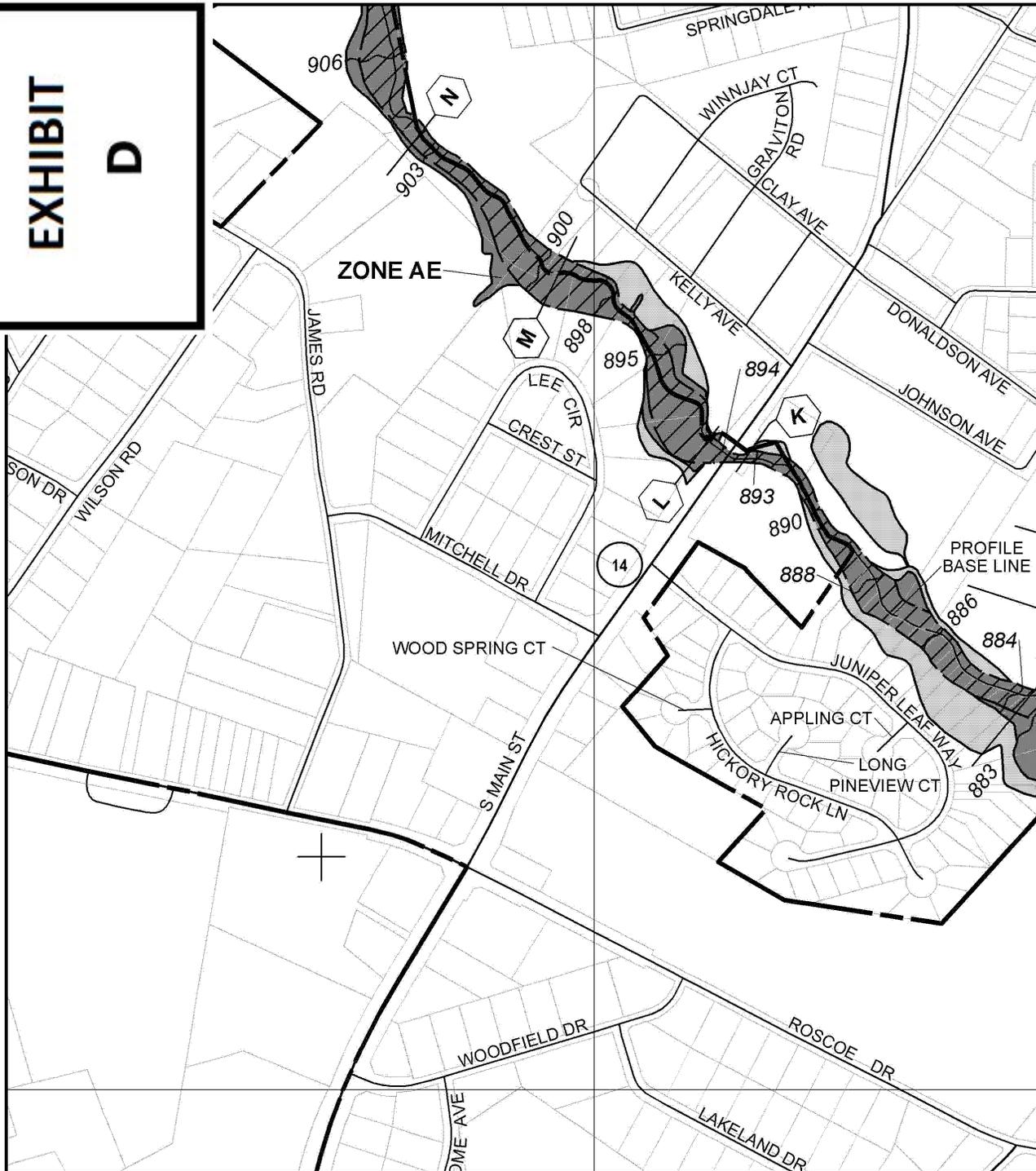


**Ordinance 14-2018**



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

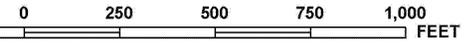
# EXHIBIT D



Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NFIP

PANEL 0361E

## FIRM

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

PANEL 361 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0361	E
GREER, CITY OF	450200	0361	E

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

MAP NUMBER  
45045C0361E

MAP REVISED  
AUGUST 18, 2014



Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

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)



# Greer

## City of Greer, SC

301 East Poinsett Street  
Greer, South Carolina 29651  
(864) 801-2009

### Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 1000 S. Main St. Greer, SC 29650 more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number G004000108101 attached hereto marked as Exhibit C containing approximately 1.23 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 9th day of March, 2018 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

3-10-2018

Print Name: Billy Ray Henderson Print Name: \_\_\_\_\_

Signature: Billy Ray Henderson Signature: \_\_\_\_\_

Address: 870 N. Rutherford Rd., Taylors, SC 29687 Address: \_\_\_\_\_

Witness: Judy M. Hanks Witness: \_\_\_\_\_

Date: 3-10-2018 Date: \_\_\_\_\_

Parcel Address: 1000 S. Main St., Greer, SC 29650 Parcel Address: \_\_\_\_\_

Tax Map Number: G004000108101 Tax Map Number: \_\_\_\_\_