



**AGENDA
GREER CITY COUNCIL**

August 14, 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. Councilman Jay Arrowood

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. July 24, 2018
(Action Required)**

VI. DEPARTMENTAL REPORTS

**A. Website Activity Report Highlights and Site Redesign
Steve Owens, Communications Manager will present.**

VII. PRESENTATION

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

VIII. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

IX. APPOINTMENTS TO BOARDS AND COMMISSIONS

**A. Board of Zoning Appeals
District 1 Allison Ringer has resigned her term expires 6/30/2020 (Action Required)**

B. Planning Commission

**District 4 Mickey Montgomery has resigned his term expires June 30, 2019
(Action Required)**

X. NEW BUSINESS

A. First Reading of Ordinance Number 25-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY REBA C. AND NELSON R. GREENE, TRUSTEES LOCATED AT 851 BROCKMAN McCLIMON ROAD FROM R-S (RESIDENTIAL SUBURBAN) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Ordinance #25-2018 is a rezoning request for a portion of a parcel located at the corner of Abner Creek Road and Brockman McClimon Road. The owner is requesting a rezoning from R-S, Residential Suburban, to DRD, Design Review District. The purpose of this rezoning is to develop a mixed use community with 60 townhomes and 70 single-family residences. The Planning Commission conducted a public hearing on June 18, 2018. The Planning Commission recommended approval of the development.

Brandon McMahan, Zoning Coordinator

B. First Reading of Ordinance Number 31-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY WILENE B. MASON LOCATED AT 180 VANITY WAY AND 220 LISTER ROAD FROM R-12 (RESIDENTIAL SINGLE FAMILY) AND C-3 (COMMERCIAL) TO I-1 (INDUSTRIAL). (Action Required)

Ordinance #31-2018 is a rezoning request for two parcels located 180 Vanity Way and 220 Lister Rd. The owner is requesting rezoning from R-12, Single-Family Residential and C-3, Commercial, to I-1, Industrial. The purpose of this rezoning is to future industrial development. The Planning Commission conducted a public hearing on July 16, 2018. The Planning Commission recommended approval of the rezoning.

Brandon McMahan, Zoning Coordinator

C. First Reading of Ordinance Number 32-2018

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) JOHN MATTHEW BOLTIN AND MELISSA TATUM LOCATED AT 120 DAVIS CIRCLE AND (2) LOIS SATTERFIELD LOCATED AT 2782 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF S-1 (SERVICE DISTRICT) FOR SAID PROPERTIES. (Action Required)

Ordinance #32-2018 is an annexation and zoning request for two parcels

located at 2782 S. Hwy 14 and 120 Davis Circle in Spartanburg County. The property for annexation totals 2.158 acres and includes 200 feet of ROW. The property is proposed for S-1, Services, zoning. The Planning Commission will conduct a public hearing on August 20, 2018 for the zoning of this parcel.
Kelli McCormick, Planning Manager

D. First and Final Reading of Resolution 19-2018

AUTHORIZING A LEASE/PURCHASE AGREEMENT, SERIES 2018 IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$3,000,000 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND OTHER RELATED MATTERS

E. Quote Summary - Electric Vehicles

Ed Driggers, City Administrator will present. (Action Required)

XI. 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 contractual matter regarding ARC grant as allowed by State Statute 30-4-70(a)(2).

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
8/14/2018

Councilman Jay Arrowood

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	8/3/2018	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
8/14/2018

July 24, 2018

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ July 24, 2018 Council Meeting Minutes	8/7/2018	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL July 24, 2018

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

I. CALL TO ORDER OF THE REGULAR MEETING Mayor Rick Danner – 6:34 P.M.

The following members of Council were in attendance:
Jay Arrowood, Lee Dumas, Wryley Bettis and Judy Albert. Wayne Griffin arrived at 6:41 P.M.

Councilmember Kimberly Bookert was absent.

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

II. PLEDGE OF ALLEGIANCE Mayor Rick Danner

III. INVOCATION Mayor Rick Danner

IV. PUBLIC FORUM No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING July 10, 2018

ACTION – Councilmember Wryley Bettis made a motion that the minutes of July 10, 2018 be received as written. Councilmember Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

VI. SPECIAL RECOGNITION

A. Employee Recognition

Mayor Rick Danner read Resolution Number 18-2018 recognizing and commending the following City of Greer Employees for their dedicated and faithful service:

Brian Collins has served in the Fire Department for 5 years;

Curtis Marant has served in the Parks and Recreation Department for 5 years;

Eric Herman has served in the Public Services Department for 10 years;
Diane Moore has served in the Public Services Department for 20 years;
Cris Varner has served in the Police Department for 25 years; and
Mary Jane Grimes has served in the Police Department for 30 years.

VII. DEPARTMENTAL REPORTS

- A.** Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **June 30, 2018** were included in the packet for informational purposes.

Finance

Susan Howell, Staff Accountant presented the Financial Report for the period ending June 30, 2018. (Attached)

General Fund Cash Balance: \$17,155,809.

General Fund Revenue: \$27,118,964.

General Fund Expenditures: \$23,863,901.

Revenue Benchmark Variance: \$2,809,433. Expenditure Benchmark Variance: \$445,630.

Overall Benchmark Variance: \$3,255,063.

The City is 1% under budget during this time period.

Hospitality Fund Cash Balance: \$1,176,237.

Storm Water Fund Cash Balance: \$1,250,033.

VIII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

MASC (Municipal Association of South Carolina) Annual Conference – It was a great opportunity to travel with several of you last week to the Annual Municipal Association Annual Conference. We participated in three primary areas of training, one of those being police liability another on financial challenges and grant opportunities available to municipalities across South Carolina and also technology use in modern cities. Thank you to those who were able participate and attend that meeting.

Cannon Centre – We are working with our Building Maintenance Manager reviewing a water leak issue that we are having at the Cannon Centre. We are not in the position to report what we believe those remedies will be. We are getting some water intrusion from the roof areas particularly in the corners of the building along the seams. It appears to be rather extensive damage. We started treating the building this week and will conclude next week. We are treating the exterior of the building (brick) so that we stop the water intrusion and we are investigating what remedies may need to occur inside the building. We are having the building inspected by a structural engineer to make sure the building is safe and it is. The building is safe for occupancy no issue or concerns relative to that. A building that age we certainly recognize water damage could be significant for us so we are trying to review that. This is just to advise you we have it under control and we are

investigating what remediations we may need to do moving forward. We will bring that information to you.

Brief discussion held.

Fountain / City Park – Week after next we will close the fountain in City Park for about a week, we are performing annual maintenance. (Replacing mortar and brick restoration)

IX. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 17-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY TI HUD INVESTMENTS, LLC AND VICTORIA INTERESTS, LLC LOCATED AT 3325, 3331, 3337 BRUSHY CREEK ROAD FROM O-D (OFFICE DISTRICT) AND C-2 (COMMERCIAL) TO DRD (DESIGN REVIEW DISTRICT).

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

ACTION - Councilmember Wryley Bettis made a motion to receive Second and Final Reading of Ordinance Number 17-2018. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final Reading of Ordinance Number 27-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY BEN P. DILLARD III LOCATED AT 531 ABNER CREEK ROAD FROM PD (PLANNED DEVELOPMENT) TO R-12 (RESIDENTIAL SINGLE – FAMILY).

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

ACTION – Councilmember Wayne Griffin made a motion to receive Second and Final Reading of Ordinance Number 27-2018. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

C. Second and Final Reading of Ordinance Number 28-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HESTER PLUS LLC LOCATED AT 309 PELHAM STREET FROM R-12 (RESIDENTIAL SINGLE – FAMILY) TO O-D (OFFICE DISTRICT).

ACTION – Councilmember Jay Arrowood made a motion to receive Second and Final Reading of Ordinance Number 28-2018. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

X. EXECUTIVE SESSION

ACTION – In (6:50 p.m.)

(A) Legal Matter

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Legal Matter pertaining to a lawsuit involving the sale of Allen Bennett Memorial Hospital property as allowed by SC Code of Laws Section 30-4-70(a)(2). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

(B) Economic Development

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss Tribe513 Project as allowed by SC Code of Laws Section 30-4-70(a)(5). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they discussed the above matters and no action was taken.

ACTION - Out (7:35 p.m.) – Councilmember Wryley Bettis made a motion to come out of Executive Session. Councilmember Jay Arrowood seconded the motion. Motion carried unanimously.

ACTION TAKEN AFTER EXECUTIVE SESSION

ACTION – (A) Legal Matter

Councilmember Lee Dumas made a motion to allow the Mayor and City Administrator to execute a settlement agreement and release of claims with JBM Leasing, LLC for the lawsuit from the sale of the former Allen Bennett Memorial Hospital property. Councilmember Wryley Bettis seconded the motion. Motion unanimously carried.

ACTION – (B) Economic Development Matter

Councilmember Lee Dumas made a motion to allow the City Administrator to provide a Letter of Intent to Tribe513 Properties to approve an ordinance to accept and convey property adjacent to an existing public right-of-way. Councilmember Wryley Bettis seconded the motion. Motion unanimously carried.

XI. ADJOURNMENT

7:38 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, July 20, 2018.

DRAFT



AGENDA
GREER CITY COUNCIL
8/14/2018

Board of Zoning Appeals

Summary:

District 1 Allison Ringer has resigned her term expires 6/30/2020 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Allison Ringer Resignation	8/9/2018	Backup Material
☐ Board of Zoning Appeals Members	8/9/2018	Backup Material

-----Original Message-----

From: Allison Ringer <allisonringer@gmail.com>

Sent: Monday, August 6, 2018 4:20 PM

To: Kelli McCormick <kmccormick@cityofgreer.org>; Jay Arrowood <jarrowood@cityofgreer.org>

Subject: Resignation

Dear Ms. McCormick and Mr. Arrowood,

I am writing to inform you of my resignation from the BZA, effective today, August 6th, 2018. I have moved out of city limits, and unfortunately cannot serve any longer.

I would like to thank you both, Ms. Blake, Mr. Macmahon, and the City of Greer for allowing me to serve on the board. I learned a lot about city planning and felt honored to help my community.

I would love for this transition to go as smoothly as possible. I have several people in mind that would serve the city well from District 1. I will forward you their contact information in the next couple of days. Please let me know if there is anything else I can do to assist you.

Sincerely,

Allison Ringer



CITY OF GREER BOARD OF ZONING APPEALS

Three Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Allison Ringer	6/27/17	June 30, 2020	
	105 Albert Street, 29651	7/8/14	June 30, 2017	
	Cell 864-640-0086			
	Email allisonringer@gmail.com			
DISTRICT 2	Glendora Massey	6/12/18	June 30, 2021	05/12/05 & 08/23/05
	206 Spring Street, 29650	6/9/15	June 30, 2018	(6 Hours Completed)
	Residence 848-1119	6/26/12	June 30, 2015	10/8/07 (3 Hours)
	Business 877-7279	6/9/09	June 30, 2012	
	Email glendoramassey@charter.net		June 30, 2009	
DISTRICT 3	Thomas McAbee	11/28/2017	December 31, 2020	
	310 Snow Street, 29650	11/25/2014	December 31, 2017	
	Residence 877-0042	11/22/2011	December 31, 2014	
	Business 864-585-3693	1/13/2009	December 31, 2011	
		4/8/2008	December 31, 2008	
	Email tmcabee@scvrd.state.sc.us			
DISTRICT 4	Robbie Septon	6/12/2018	June 30, 2021	
	408 Chestnut Woods Court	11/14/2017	June 30, 2018	
	Greer, SC 29651			
	Phone 864-430-4515			
	Email ersepton@gmail.com			
DISTRICT 5	Lisa H. Lynn	6/12/18	June 30, 2021	
	113 West Church Street, 29650	7/26/16	June 30, 2018	
	Cell 864-431-4425			
	Email lisahlynn@gmail.com			
DISTRICT 6	Steve Griffin	1/9/2018	December 31, 2020	
	207 Brushy Meadows Drive, 29650			
	Residence 877-1190			
	Cell 864-901-2310			
	Email stevegriffin1@hotmail.com			
AT LARGE	Monica Y. Ragin	6/12/18	June 30, 2021	
	111 Meritage Street, 29651	7/14/15	June 30, 2018	
	Cell 864-907-8124			
	Email monicayragin@gmail.com			

Category Number: IX.
Item Number: B.



AGENDA
GREER CITY COUNCIL
8/14/2018

Planning Commission

Summary:

District 4 Mickey Montgomery has resigned his term expires June 30, 2019 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ M. Montgomery Resignation	8/3/2018	Backup Material
☐ Planning Commission Members	8/3/2018	Backup Material

From: Micky Montgomery <micky@montgomeryrealtysc.com>

Sent: Wednesday, August 1, 2018 4:47 PM

To: Kelli McCormick <kmccormick@cityofgreer.org>

Subject: RE: resignation

Unfortunately due to moving out of the City of Greer I am going to have to resign my position on the planning commission. I will miss all of you. I enjoyed my time serving.

Thanks,
Micky Montgomery
864-325-9941

Sent from my Samsung Galaxy smartphone



CITY OF GREER PLANNING COMMISSION

Four Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	John Holland 405 Oakwind Circle, Greer 29651 Cell 864-420-7175 E-mail jcholland79@gmail.com	3/13/18	June 30, 2020	
DISTRICT 2	Judy O. Jones 305 Canteen Avenue, 29650 Residence 877-0440 Business 234-6310 E-mail jojones@mindspring.com	7/11/2017 6/25/13 7/14/09 7/12/05	June 30, 2021 June 30, 2017 June 30, 2013 June 30, 2009	03/06/06 & 10/26/06(6 Hrs) 10/8/07 (3 Hours) 10/27/08 (3 Hours) 7/20/09 (1 Hour)
DISTRICT 3	Mark Hopper 172 Lemon Creek Drive Lyman 29365 Phone 901-0453 E-Mail mark.a.hopper@hotmail.com	7/11/17 10/14/14	June 30, 2021 June 30, 2017	
DISTRICT 4	Micky Montgomery 100 Laurel Road, Greer SC 29651 Mobile 864-325-9941 (preferred) Office 864-416-1031 Fax 864-349-2011 Email micky@mrgsc.com	5/26/15 7/8/14	June 30, 2019 June 30, 2015	
DISTRICT 5	Suzanne Traenkle 117 Pine Street, 29650 Res/Bus 877-8697 Mobile 905-0394 E-mail suetraenkle@bellsouth.net	6/9/15 6/14/11 6/8/10	June 30, 2019 June 30, 2015 June 30, 2011	
DISTRICT 6	Brian Martin 3 Meadow Breeze Ct. Greer, SC 29650 Residence 848-3385 Business 334-1986 Fax 334-1987 E-mail Brian@MartinandDavis.com	6/27/17 6/25/13 6/9/09	June 30, 2021 June 30, 2017 June 30, 2013	7/20/09 (1 Hour)
AT LARGE	William Lavender 102 Park Hill Drive Greer, SC 29651 Home 864-848-3262 Cell 864-723-1043 Business 864-334-6104 E-mail will@upstatesurveying.com	11/28/17	June 30, 2020	



AGENDA
GREER CITY COUNCIL
8/14/2018

First Reading of Ordinance Number 25-2018

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY REBA C. AND NELSON R. GREENE, TRUSTEES LOCATED AT 851 BROCKMAN McCLIMON ROAD FROM R-S (RESIDENTIAL SUBURBAN) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Executive Summary:

Ordinance #25-2018 is a rezoning request for a portion of a parcel located at the corner of Abner Creek Road and Brockman McClimon Road. The owner is requesting a rezoning from R-S, Residential Suburban, to DRD, Design Review District. The purpose of this rezoning is to develop a mixed use community with 60 townhomes and 70 single-family residences. The Planning Commission conducted a public hearing on June 18, 2018. The Planning Commission recommended approval of the development. Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	8/9/2018	Cover Memo
❑ Ordinance Number 25-2018	8/10/2018	Ordinance
❑ Ord 25-2018 Exhibit A Map	8/9/2018	Exhibit
❑ Ord 25-2018 Exhibit B Statement of Intent	8/9/2018	Exhibit
❑ Ord 25-2018 Exhibit C Concept Plan	8/9/2018	Exhibit
❑ Ord 25-2018 Planning Commission Minutes	8/9/2018	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance # 25-2018
Date: July 5, 2018
CC: Tammy Duncan, City Clerk

Ordinance #25-2018 is a rezoning request for a portion of a parcel located at the corner of Abner Creek Road and Brockman McClimon Road. The owner is requesting a rezoning from R-S, Residential Suburban, to DRD, Design Review District. The purpose of this rezoning is to develop a mixed use community with 60 townhomes and 70 single-family residences.

The Planning Commission conducted a public hearing on June 18, 2018. The Planning Commission recommended approval of the development.

ORDINANCE NUMBER 25-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY REBA C. AND NELSON R. GREENE, TRUSTEES LOCATED AT 851 BROCKMAN McCLIMON ROAD FROM R-S (RESIDENTIAL SUBURBAN) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Reba C. and Nelson R. Greene, Trustees located at 851 Brockman McClimon Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-34-00-006.00 containing approximately 30.86 +/- acres attached hereto marked as Exhibit A, the attached Statement of Intent marked as Exhibit B and the attached Concept Plan marked as Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on June 18, 2018.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications 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 at 851 Brockman McClimon Road and more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-34-00-006.00 containing approximately 30.86 +/- acres attached hereto marked as Exhibit A shall be changed from R-S (Residential Suburban) 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: August 14, 2018

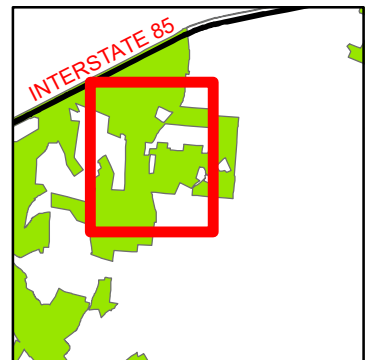
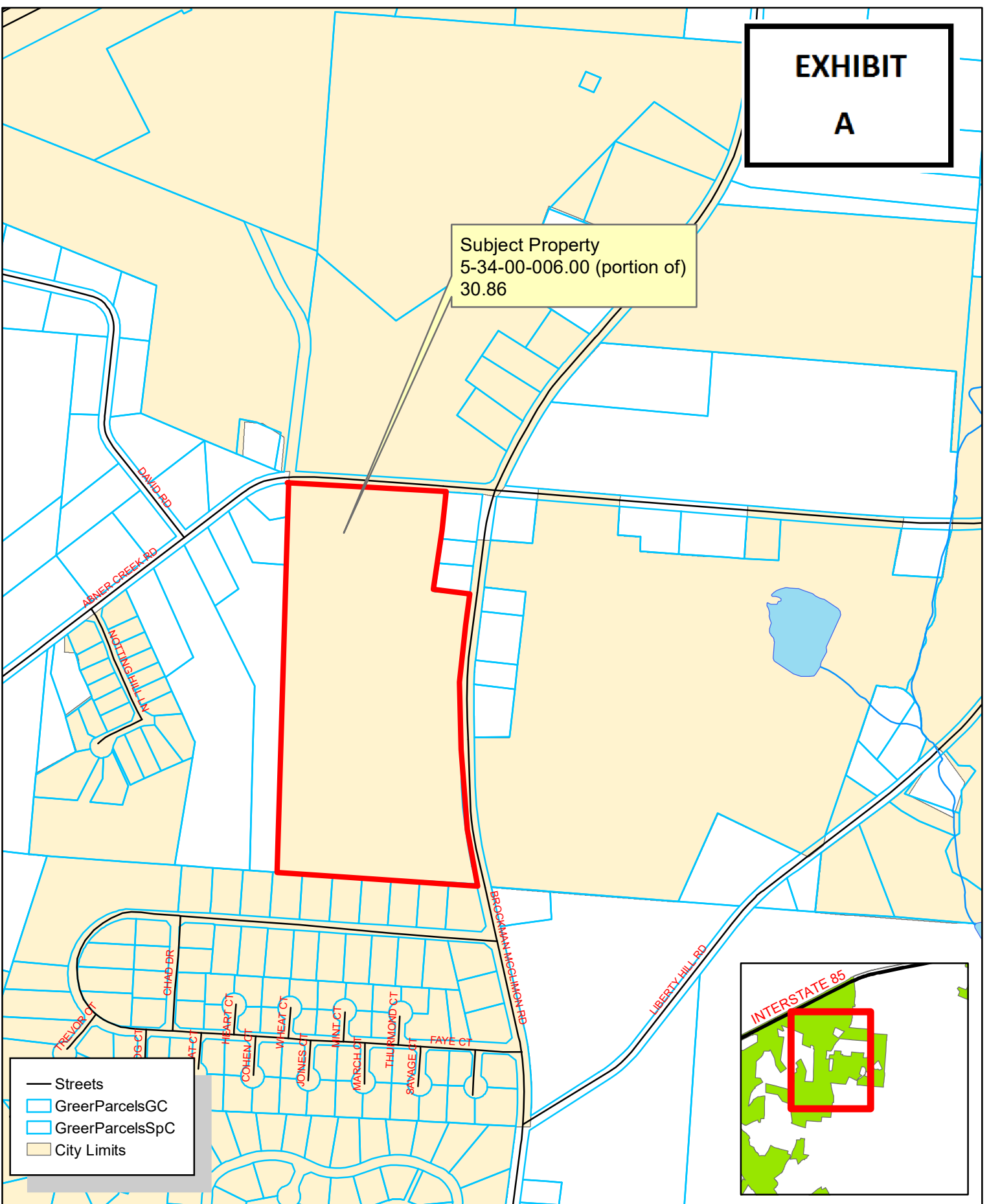
Second and
Final Reading: August 28, 2018

Approved as to Form:

John B. Duggan, Esquire
City Attorney

EXHIBIT A

Subject Property
5-34-00-006.00 (portion of)
30.86



- Streets
- GreerParcelsGC
- GreerParcelsSpC
- City Limits



Ordinance 25-2018

0 0.065 0.13 0.195 0.26 Miles

Created 7/5/2018 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.

Colt's Neck
+/-30.86 Acre Residential Development
(Design Review District)
Brockman McClimon Road & Abner Creek Road – Greer, SC

Statement of Intent
May 14th, 2018

Community Development

The development planned for this +/-30.86-acre tract located at the southwestern quadrant of the intersection of Brockman McClimon Road and Abner Creek Road will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential townhomes and detached single-family residential homes. The roads within the community will be built to private & public road standards. The townhomes will contain private roads which will be turned over to the HOA. The entrance and single-family detached roads will be turned over to the City of Greer once completed and inspected. Infrastructure improvements will consist of rolled curb and gutter along internal roads, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by a newly formed Home Owner's Association (HOA).

The existing topography & terrain will be utilized to maximize open space and common grounds. The common grounds will be a mixture of undisturbed and disturbed open space. To the maximum extent possible, the developer will try to preserve existing vegetation along the exterior property boundary. An entrance monument and landscaping will be installed along our proposed entrance off Brockman McClimon Road. A stormwater management pond will be installed in the middle of the detached single-family home section to address stormwater runoff and water quality treatment for the community. Additionally, the developer plans to construct the proposed pond with desirable slopes for access, a permanent pool elevation, and no proposed fencing so the residents can use the feature as an amenity.

Phasing & Density

The project will not exceed 60 single-family townhome units and 70 detached single-family lots. The overall density of the project will not exceed 130 lots/units or roughly 4.21 lots/units per acre. The project will be phased. Phase I will consist of approximately 29 townhome units and 43 detached single-family homes. Phase II will consist of approximately 29 townhome units and 26 detached single-family homes. If the development proceeds as expected, build-out will be complete within approximately 3 years.

Homes & Materials

The townhomes will have a mixture of sizes and all include a minimum 1-car garage. The minimum square footage per townhome is anticipated to be +/- 1,500 SF with an average of +/- 1,900-2,200 SF. This SF is heated space only. Most townhomes will contain a patio off the rear of the building with end units having the option of fireplaces or a bay window. There is no maximum townhome unit size. The minimum square footage per detached

single-family building is anticipated to be +/- 1,600 SF. The range could be between 1,600 - 3,000 SF. There is no maximum single-family detached home size. Exterior building materials may consist of Hardie Board or equal siding, vinyl and/or shake trim, and stone or brick accents for all buildings. Exteriors may contain (1) specific material or combination of all materials in some cases.

Amenities and Landscaping

The proposed development will include approximately 7.85 acres of common area with maximum efforts to preserve existing vegetation along the exterior property boundaries. This common area will include an approximate 1.0-acre wet stormwater pond w/ aerator. The stormwater management pond will be designed with a permanent pool and will be provided with a secondary well source to ensure it maintains this permanent pool. The side slopes along the stormwater pond will be decreased so that residents can access the pond. The pond will not be fenced so that residents of the community can access the pond. In addition to the wet pond, there will be a contemporary craftsman style Clubhouse with parking, walking trails, a porch, and a patio to include a grill/fireplace. Building materials for the clubhouse will match the building materials of the other buildings as described above. The development will also contain associated guest parking for residents. Our entrance drive located off Brockman McClimon Road will be heavily landscaped and contain an entrance monument for the neighborhood. The developer intends to install a community walking trail within the community to connect the development's common areas. The walking trails will also connect back to the internal sidewalk system provided on one side of all internal roads. A common sidewalk pathway will be provided from Brockman McClimon through the community to connect back to sidewalks provided along Abner Creek in lieu of providing sidewalks all along Brockman McClimon Road. Please refer to the Preliminary Development Plan for further clarification on the sidewalks and walking trails proposed for this community.

Sewer/Water

A sewer easement will provide access to the existing sanitary sewer main located to the South of the project in Faye Court that is owned and maintained by Greer Commission of Public Works. This sewer will serve our site. Public water is available along Abner Creek Road and Brockman McClimon Road to serve the development, and is owned and maintained by Greer Commission of Public Works. The new sewer and water mains will be built to public standards and turned over to Greer Commission of Public Works.

Setbacks/Buffers

All the proposed setbacks for this project are as follows:

- 30' minimum setback along Abner Creek Road and Brockman McClimon Road
- 25' minimum setback from exterior property lines (This is intended to be a building setback only but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 18' of separation will be provided from the front of any garage to the edge of any internal sidewalks.

Other Public Improvements and Facility Impact

This development will contain private roads and public roads. The proposed entrance and roads serving the detached single-family section will be built to public road standards and be turned over to the City of Greer for ownership and maintenance. The roads/drives from the entrance and serving the townhome portion of the project will be built to private road standards and will be maintained by the HOA. Street lighting will be provided along all internal roads supplied by Greer Commission of Public Works. The common grounds (open space & community areas), visitor parking areas, the stormwater pond, and entrance features will be owned and maintained by the established Home Owner's Association (HOA). All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.

EXHIBIT C

PLAN 1000' TYP.

P/O 5-34-00-006.00

TOTAL AREA: ±30.86 ACRES

ZONING: R-5 (PROP. DRD)

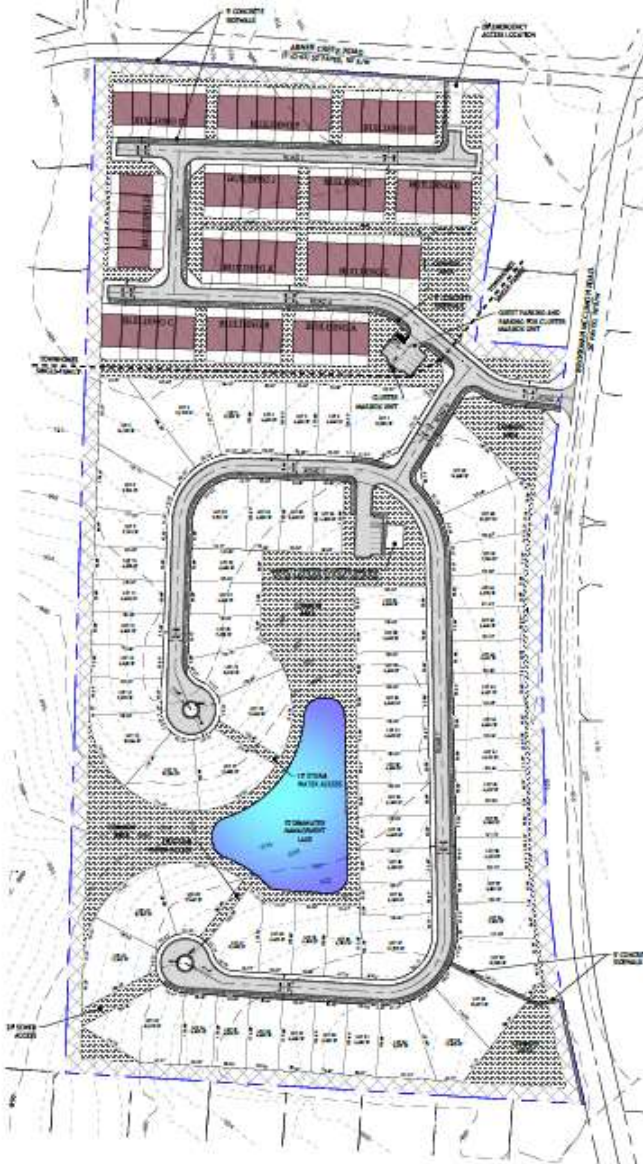
TOWNHOME PORTION: ±8.155 ACRES
58 TOWNHOME UNITS
1,620 SQ.FT. TYP PER UNIT
(30'x54'), END UNITS ARE
1,782 SQ.FT (33'x54')
(7.11 UNITS/ACRE)

TOWNHOME PARKING: 2 PARKING SPACES TO BE
PROVIDED PER TOWNHOME
UNIT. GUEST PARKING TO BE
PROVIDED AT A RATE OF 10%
OF THE UNITS PROPOSED
(6 SPACES REQUIRED, 12
PROVIDED)

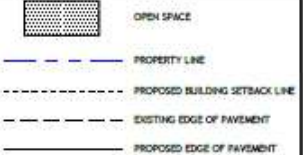
SINGLE-FAMILY PORTION: ±22.705 ACRES
69 SFR LOTS (55' X 120' TYP.)
(2.91 UNITS/ACRE)

PROPOSED ROADWAY: ±1,532 LF (40' R.O.W.) (PRIV.)
±2,020 LF (42' R.O.W.) (PUB.)
±414 LF (44' R.O.W.) (PUB.)
±3,966 LF (TOTAL)

SETBACKS
ABNER CREEK ROAD: 30'
BROCKMAN McCLENNON ROAD: 30'
EXTERIOR SETBACK: 25'



SITE PLAN LEGEND



OPEN SPACE NOTE:
TOTAL PROPERTY AREA: ±29.99 AC.
TOTAL OPEN SPACE PROVIDED: ±7.85 AC.

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



OWNER	
COMPANY:	2020 AVENUE SOUTH, LLC
ADDRESS:	2020 AVENUE SOUTH - UNIT A GREENVILLE, SC 29607
PHONE:	216-543-1616
CONTACT:	SCOTT GALLAGHER
EMAIL:	SCOTT@2020AVENUESOUTH.COM
CIVIL ENGINEER	
COMPANY:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	718 LOWDES HILL ROAD GREENVILLE, SC 29607
PHONE:	864-470-0264
CONTACT:	PAUL HARRISON, P.E.
EMAIL:	PAUL@BLUEWATERCIVIL.COM
SURVEYOR	
COMPANY:	30 LANE SURVEYING, INC.
ADDRESS:	10 CENTURY DRIVE GREENVILLE, SC 29607
PHONE:	864-275-0200
CONTACT:	JUSTIN RUPERT, P.L.S.
EMAIL:	JRUPERT@30LANE.COM

Project Number: 2018-024
Contract: COLTS NECK 1-04
Design/Draw: 00-0000
Issue/Revision: 03-0018
Original/Revised:
Paul J. Harrison, P.E.
South Carolina
Professional Engineer
No. 29629
Exp. 12/31/2020
www.BlueWaterCivil.com • info@BlueWaterCivil.com

bluewater
civil design

718 Lowdes Hill Road • Greenville, SC 29607
www.BlueWaterCivil.com • info@BlueWaterCivil.com

South Carolina
Professional Engineer
No. 29629
Exp. 12/31/2020

South Carolina
Professional Engineer
No. 29629
Exp. 12/31/2020

COLTS NECK
Preliminary Development Plan
Abner Creek Road & Brockman McClellon Road
Greer, SC 29615

PRELIMINARY
DEVELOPMENT PLAN

PDP-1

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JUNE 18, 2018**

DOCKET: **RZ 2018-11**

APPLICANT: Deep River South, LLC

PROPERTY LOCATION: **851 Brockman McClimon Rd**

TAX MAP NUMBER: 5-34-00-006.00 – Portion

EXISTING ZONING: R-S, Residential Suburban

REQUEST: **DRD, Design Review District**

SIZE: 30.86 acres

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

ANALYSIS: **RZ 2018-11**

RZ 2018-11 is a rezoning request for a portion of a parcel located 851 Brockman McClimon Rd. The request is to rezone this parcel from R-S, Residential Suburban to DRD, Design Review District. This area contains mainly residential zoned properties.

Surrounding land uses and zoning include:

North: R-S, Residential Suburban: Vacant and Single Family Residences
East: Unzoned (Spartanburg County) and R-S, Residential Suburban:
Single Family Residences
South: PD-R, Planned Development Residential: Single Family Residences
West: Unzoned (Spartanburg County): Single Family Residences

Zoning/Rezoning History:

1995: Annexed and Zoned R-S, Residential Suburban

The land use map in the City's Comprehensive Plan defines these properties as Residential Land Use 2 Community. This Community category is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. The density range of these areas is between 2.6 to 4.5 units per acre. There may also be some of the lower density developments who were at one time considered the more rural parts of the community, included in this category. As such, the request for DRD, Design Review District, is appropriate at this location as the density proposed is 4.2 units per acre. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before construction can commence.

STAFF RECOMMENDATION: Approval

ACTION: Mr. Hopper opened the public hearing for RZ 2018-11.

Ms. McCormick gave the information for the request. She presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property.

Robby Wood, resident at 810 Brockman McClimon Road Greer, stated that the proposed development is directly behind his house. He stated that he thinks the amount of homes requested is too many. He also stated that the traffic on Brockman McClimon was an issue and this development would make it worse. He feels that with the proposed community, the area will be over housed for the area and that Abner Creek Elementary is overcrowded. He stated that the roads cannot handle the increased amount of traffic and he is opposed to this development.

Christy Strickland, resident at 806 Brockman McClimon Road Greer, stated she has the same concerns as Mr. Wood and is also concerned that the only entrance to the proposed development is so close to the four way stop on Brockman McClimon and Abner Creek Road that traffic will be made worse. She stated that she is also concerned with privacy between the townhomes and her lot. She advised she has seen some plans for the proposed development and she sees there is a proposed sidewalk directly behind her property and having 2 small children and a dog, is concerned of noise and privacy. She is interested in what the developer plans to do about separation behind her property and Mr. Wood's property.

Anthony Rivera, resident at 801 Brockman McClimon Road Greer, stated he is also concerned about traffic.

Seeing that there was no one else present to speak for or against this request, Mr. Hopper closed the public hearing.

Mr. Hopper opened the business meeting for RZ 2018-11.

Ms. McCormick presented the staff report and recommendation for the request.

Scott Gillespie, developer, stated that he feels he has useful open space in this development. He advised they are willing to do any additional screening if requested. He stated that he would like to keep a more rural feel for the development and he wanted the wet pond to be an amenity. He stated that he and staff discussed the walking path and felt the design they have is most appropriate.

Mr. Martin asked how the homeowners in the development will know where their property ends and common area begins. Mr. Gillespie stated that he wants the community to all flow together and the homeowners may not know when common area begins and that he thinks this will be visually appealing.

Mr., Marin asked if no fencing would be a restrictive covenant. Mr. Gillespie stated that fencing would be allowed but the HOA would review the materials used to ensure it is rural in feel.

Mr. Martin asked if Mr. Gillespie would be willing to screen the properties along Brockman McClimon Road that are not included in the development. Mr. Gillespie stated yes, with at least 6ft of some kind of combination of fence and evergreen screening would be provided along the rear of their properties.

ACTION – Mr. Lavender made a motion to approve RZ 2018-11 with the following requirements: the developer screen along the 3 single family lots on the northeast corner of the property with a minimum 6ft screening of combination fence, berm, or greenery within the 25ft buffer; screen along the western boundary of the property to fill in with greenery to maintain a consistent screen in the area. Mr. Martin seconded the motion. The motion carried with a vote of 7 to 0.



AGENDA
GREER CITY COUNCIL
8/14/2018

First Reading of Ordinance Number 31-2018

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY WILENE B. MASON LOCATED AT 180 VANITY WAY AND 220 LISTER ROAD FROM R-12 (RESIDENTIAL SINGLE FAMILY) AND C-3 (COMMERCIAL) TO I-1 (INDUSTRIAL). (Action Required)

Executive Summary:

Ordinance #31-2018 is a rezoning request for two parcels located 180 Vanity Way and 220 Lister Rd. The owner is requesting rezoning from R-12, Single-Family Residential and C-3, Commercial, to I-1, Industrial. The purpose of this rezoning is to future industrial development. The Planning Commission conducted a public hearing on July 16, 2018. The Planning Commission recommended approval of the rezoning. Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	8/9/2018	Cover Memo
❑ Ordinance Number 31-2018	8/9/2018	Ordinance
❑ Ord 31-2018 Exhibit A Map	8/9/2018	Exhibit
❑ Ord 31-2018 Planning Commission Minutes	8/9/2018	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance # 31-2018
Date: August 9, 2018
CC: Tammy Duncan, City Clerk

Ordinance #31-2018 is a rezoning request for two parcels located 180 Vanity Way and 220 Lister Rd. The owner is requesting rezoning from R-12, Single-Family Residential and C-3, Commercial, to I-1, Industrial. The purpose of this rezoning is to future industrial development.

The Planning Commission conducted a public hearing on July 16, 2018. The Planning Commission recommended approval of the rezoning.

ORDINANCE NUMBER 31-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY WILENE B. MASON LOCATED AT 180 VANITY WAY AND 220 LISTER ROAD FROM R-12 (RESIDENTIAL SINGLE FAMILY) AND C-3 (COMMERCIAL) TO I-1 (INDUSTRIAL).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Wilene B. Mason located at 180 Vanity Way and 220 Lister Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 5-14-00-042.00 and 5-14-00-048.00 containing approximately 142.53 +/- acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of her properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on July 16, 2018.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to I-1 (Industrial).

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 properties located at 180 Vanity Way and 220 Lister Road and more particularly identified by the attached City of Greer Map

specifying Spartanburg County Parcel Number 5-14-00-042.00 and 5-14-00-048.00 containing approximately 142.53 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Residential Single Family) and C-3 (Commercial) to I-1 (Industrial).

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: August 14, 2018

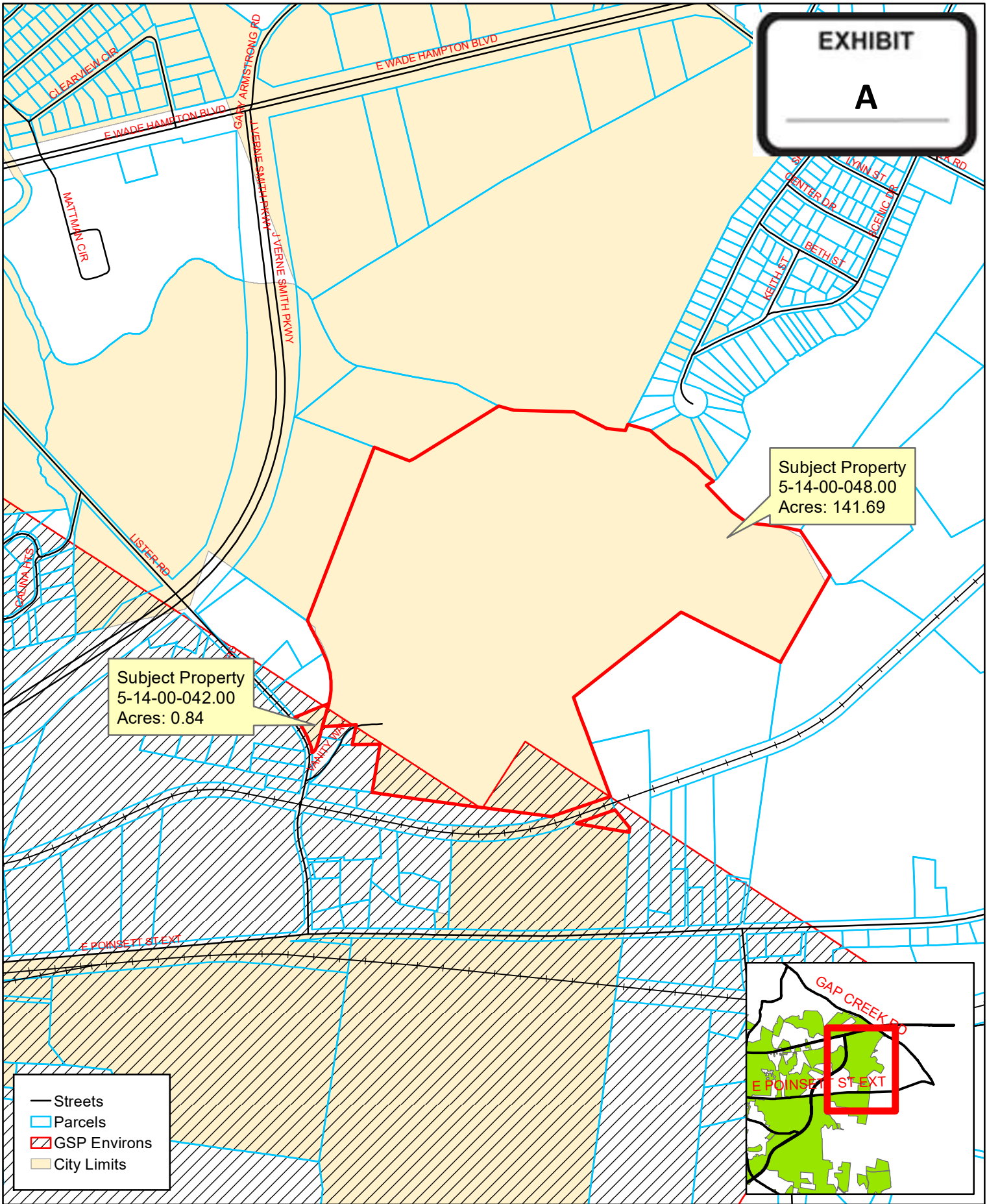
Second and
Final Reading: August 24, 2018

Approved as to Form:

John B. Duggan, Esquire
City Attorney

EXHIBIT

A



**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JULY 16, 2018**

DOCKET: **RZ 2018-14**

APPLICANT: Langston Black

PROPERTY LOCATION: 220 Lister Rd and 180 Vanity Way

TAX MAP NUMBER: 5-14-00-042.00 & 5-14-00-048.00

EXISTING ZONING: R-12, Single-Family Residential and
C-3, Commercial

REQUEST: I-1, Industrial

SIZE: 142.5 acres

COMPREHENSIVE PLAN: Residential Land Use 2 Community near a
Transit Oriented Corridor

ANALYSIS: **RZ 2018-14**

RZ 2018-14 is a rezoning request for two parcels located 220 Lister Rd and 180 Vanity Way. The request is to rezone this parcel from R-12, Single-Family Residential, to I-1, Industrial. This area contains mainly residentially zoned properties.

Surrounding land uses and zoning include:

North: R-12, Single-Family Residential (City of Greer) and Unzoned (Spartanburg County)
East: Unzoned (Spartanburg County)
South: C-3, Commercial (City of Greer) and Unzoned (Spartanburg County)
West: R-12, Single-Family Residential (City of Greer) and Unzoned (Spartanburg County)

Annexation/Zoning/Rezoning History:

1971: Zoned to R-12

The land use map in the Comprehensive Plan defines this property is a Residential Land Use 2 Community near a Transit Oriented Corridor. This Community category is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. In addition, the subject properties are located near a Transit Oriented Corridor. These corridors normally link employment centers with urban areas to include regional and community centers. The land uses along these transit corridors could support a future mass transit system and incorporate a balance of both residential and nonresidential development. There is typically a high traffic volume and speed of traffic as well. The corridor width can vary, but typically will be about 700 feet from the street centerline, for a total of 1,400 feet. This property is also near large employers zoned I-1, Industrial, and is adjacent to major transportation corridors, including SC 80, Highway 29, and SC 290. As such, Staff recommends approval of this rezoning request.

STAFF RECOMMENDATION: Approval

ACTION BY PLANNING COMMISSION:

Mr. Hopper opened the public hearing for RZ 2018-14. Mr. McMahan gave the basic information for the request. He presented an aerial map, zoning & floodplain map, land use map, street view, and site plan for the property. Seeing that there was no one present to speak for or against this request, Mr. Hopper closed the public hearing. Mr. Hopper opened the business meeting for RZ 2018-14. Mr. McMahan presented the staff analysis and recommendation for the request. Chuck Langston, applicant, gave a brief overview of the request. Mr. Holland asked Mr. Langston if the property would have direct access to Highway 80. Mr. Langston advised no. Ms. Traenkle asked Mr. Langston if there were any interested parties in the property. Mr. Langston stated there were but no contracts of the property at that time.

ACTION – Ms. Jones made a motion to approve RZ 2018-14. Mr. Holland seconded the motion. The motion carried with a vote of 4 to 0.



AGENDA
GREER CITY COUNCIL
8/14/2018

First Reading of Ordinance Number 32-2018

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) JOHN MATTHEW BOLTIN AND MELISSA TATUM LOCATED AT 120 DAVIS CIRCLE AND (2) LOIS SATTERFIELD LOCATED AT 2782 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF S-1 (SERVICE DISTRICT) FOR SAID PROPERTIES. (Action Required)

Executive Summary:

Ordinance #32-2018 is an annexation and zoning request for two parcels located at 2782 S. Hwy 14 and 120 Davis Circle in Spartanburg County. The property for annexation totals 2.158 acres and includes 200 feet of ROW. The property is proposed for S-1, Services, zoning. The Planning Commission will conduct a public hearing on August 20, 2018 for the zoning of this parcel.

Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	8/9/2018	Cover Memo
❑ Ordinance Number 32-2018	8/10/2018	Ordinance
❑ Ord 32-2018 Exhibit A1 Title	8/9/2018	Exhibit
❑ Ord 32-2018 Exhibit A2 Title	8/9/2018	Exhibit
❑ Ord 32-2018 Exhibit B Plat	8/9/2018	Exhibit
❑ Ord 32-2018 Exhibit C Map	8/9/2018	Exhibit
❑ Ord 32-2018 Exhibit D Flood Map	8/9/2018	Exhibit
❑ Ord 32-2018 Petitions for Annexation	8/9/2018	Backup Material

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #32-2018
Date: July 26, 2018
CC: Tammy Duncan, Clerk to City Council

Ordinance #32-2018 is an annexation and zoning request for two parcels located at 2782 S. Hwy 14 and 120 Davis Circle in Spartanburg County. The property for annexation totals 2.158 acres and includes 200 feet of ROW. The property is proposed for S-1, Services, zoning.

The Planning Commission will conduct a public hearing on August 20, 2018 for the zoning of this parcel.

ORDINANCE NUMBER 32-2018

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) JOHN MATTHEW BOLTIN AND MELISSA TATUM LOCATED AT 120 DAVIS CIRCLE AND (2) LOIS SATTERFIELD LOCATED AT 2782 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF S-1 (SERVICE DISTRICT) FOR SAID PROPERTIES.

WHEREAS, (1) John Matthew Boltin and Melissa Tatum are the owners of property located at 120 Davis Circle and (2) Lois Satterfield is the owner of property located at 2782 South Highway 14 more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Numbers (1) 9-07-05-009.00 and (2) 9-07-05-010.00 containing approximately (1) 1.776 +/- acres and (2) 0.382 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map No. 45083C0326D attached hereto marked as Exhibit D; and

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

WHEREAS, (1) John Matthew Boltin and Melissa Tatum and (2) Lois Satterfield 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 S-1 (Service 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) 1.776 +/- acres and (2) 0.382 acre +/- properties shown in red on the attached map owned by (1) John Matthew Boltin and Melissa Tatum and (2) Lois Satterfield at (1) 120 Davis Circle and (2) 2782 South Highway 14 as described on the attached map as Spartanburg County Parcel Numbers (1) 9-07-05-009.00 and (2) 9-07-05-010.00 are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 200 FEET OF SOUTH HIGHWAY 14 ROADWAY: 200 feet of South Highway 14 along the edge of the annexed property owned by Lois Satterfield as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced properties shall be zoned S-1, Service District pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference properties shall be designated as Residential Land Use 3 Community on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0326D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: August 14, 2018

Second and
Final Reading: September 11, 2018

Approved as to Form:

John B. Duggan, Esquire
City Attorney

STATE OF SOUTH CAROLINA)

IN THE PROBATE COURT

COUNTY OF SPARTANBURG)

DEED OF DISTRIBUTION

IN THE MATTER OF:)

(Real Property Only)

REGINA RAKAR)

NOT A WARRANTY DEED

AKA REGINA A. BORMAN RAKAR)

(Decedent))

CASE NUMBER: 2016-ES-42-00128

The undersigned states as follows:

Decedent died on December 25, 2015; and probate of the Estate is being administered in the Probate Court for
Spartanburg County, South Carolina, in File # 2016-ES-42-00128.

I was appointed Personal Representative on March 9, 2016. Decedent owned real property described as follows:

Parcel One:

Tax Map Numbers: 9-07-09-017.00

Street/Property Address: 2765 Old Highway 14, South, Greer, SC 29650

Legal Description:

ALL that certain parcel or lot of land situated in the village of Pelham, School District 9-H, Spartanburg County, State of South Carolina, and being Lot No. 80 on plat of Pelham Mills Village as prepared by Dalton and Neves Engineers October, 1939, lying on the Northeast side of "A" Street and having the following courses and distances.

BEGINNING on an iron pin on Northeast side of "A" Street and running thence N. 3-21 E. 105 feet to an iron pin at corner of "A" Street and county road; thence S. 55-54 E. 232.4 feet to an iron pin on Southside of county road at corner of Lot No. 79; thence N. 82-39 W. with line of Lot No. 79, 200.4 feet to an iron pin at beginning corner.

Parcel Two:

Tax Map Numbers: 9-07-05-009.00

Street/Property Address: 120 Davis Circle, Greer, SC 29650

Legal Description:

ALL that piece, parcel, or lot of land described as 1.78 acres, on a Survey of Property of J. M. Davis Estate, dated July 16, 2003 and recorded on December 29, 2005 in Plat Book 159 at Page 103 in the Register of Deeds Office for Spartanburg County, South Carolina.

DEE-2018-3387



DEE BK 118-J PG 507-509

Recorded 3 Pages on 01/26/2018 08:52:11 AM

Recording Fee: \$10.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

Parcel Three:

Tax Map Numbers: 9-07-05-006.00

Street/Property Address: 2763 Old Highway 14, South, Greer, SC 29650

Legal Description:

ALL that piece, parcel or lot of land described as 1.53 acres, on a Survey of Property of J. M. Davis Estate, dated July 16, 2003 and recorded on December 29, 2005 in Plat Book 159 at Page 103 in the Register of Deeds Office for Spartanburg County, South Carolina.

☐ Additional sheet(s) for additional property(ies) is/are attached (check, if applicable).

This transfer is made pursuant to:

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

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

% of decedent's interest inherited: 50%Name: John Matthew BoltinAddress: 4985 Fairhaven Way
Roswell, GA 30075

% of decedent's interest inherited: _____

Name: _____

Address: _____

% of decedent's interest inherited: 50%Name: Melissa TatumAddress: 511 S. College Street
Auburn, AL 36830

% of decedent's interest inherited: _____

Name: _____

Address: _____

☐ Additional sheet(s) attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution, on this 7th day of DECEMBER, 20 17.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: [Signature]
Print Name: John Warner

Witness: [Signature]
Print Name: John Warner

Estate of: REGINA RAKAR
AKA REGINA A. BORMAN RAKAR

Signature of Personal Representative: [Signature]
Print Name: JOHN MATTHEW BOLTIN

STATE OF GEORGIA

COUNTY OF DeKalb

ACKNOWLEDGMENT

I, SHARON E IRONS, Notary Public, a notary for the State of Georgia do hereby certify that JOHN MATTHEW BOLTIN, as Personal Representative of the Estate of REGINA RAKAR AKA REGINA A. BORMAN RAKAR, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 7th day of December, 20 17.

[Signature] (SEAL)
(Signature of Notary Public)
SHARON E IRONS
(Print name of Notary Public)
Notary Public for State of GEORGIA
My Commission Expires: June 14, 2019

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

STATE OF SOUTH CAROLINA)

IN THE PROBATE COURT

COUNTY OF GREENVILLE)

DEED OF DISTRIBUTION

IN THE MATTER OF: E. M. SATTERFIELD)

(Real Property Only)
NOT A WARRANTY DEED

(Decedent))

CASE NUMBER: 1990ES2300911

County where property is located if not above County: **SPARTANBURG**
NO TITLE EXAMINATION BY TAMMY S. HILL, ATTORNEY

The undersigned states as follows:

Decedent died on APRIL 30, 1990; and probate of the Estate is being administered in the Probate Court for Greenville County, South Carolina, in File # 1990ES2300911- NOTE: **SEE SPECIAL ADMINISTRATIVE CERTIFICATE ATTACHED HERETO**

I/We was/were appointed Personal Representative (s) on JULY 11, 1990

Decedent owned real property described as follows:

Tax Map Number: 9-07-05-010.00

Street/Property Address: 2782 S. HIGHWAY 14, GREER, SC 29650

Legal Description:

SEE ATTACHED EXHIBIT A

DEE-2016-215



DEE BK 110-Z PG 835-838

Recorded 4 Pages on 01/05/2016 12:48:53 PM

Recording Fee: \$10.00

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

Dorothy Earle, Register Of Deeds

This being the same property as conveyed to E.M. Satterfield by deed of J. R. Bogan recorded August 1, 1964 in the ROD Office for Spartanburg County in Deed Book 30-M at Page 217.

LESS ALL PROPERTY PREVIOUS LY CONVEYED OUT.

This transfer is made pursuant to:

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

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

Name: LOIS SATTERFIELD
 Address: 3085 S. Highway 14
 Greer SC 29650

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

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 4th day of January, 2016.

EXHIBIT

A-2

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness:

Jordan Cothran

Print Name: Jordan Cothran

Witness:

Tammy S. Hill

Print Name: Tammy S. Hill

Estate of: E. M. SATTERFIELD

Signature of Personal

Representative:

Tim Satterfield

Print Name: TIM SATTERFIELD

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, TAMMY S. HILL, Notary Public, a notary for the State of South Carolina do hereby certify that Tim Satterfield, Personal Representative(s) of the Estate of Margaret Madeline Waldrop, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 4th day of January, 2016.

Tammy S. Hill (SEAL)
(Signature of Notary Public)
Tammy S. Hill
(Print name of Notary Public)
Notary Public for State of SC
My Commission Expires: 7/10/2017

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

EXHIBIT "A"

ALL those two lots or parcels of land in Reidville Township in the State and County aforesaid, located at Pelham, and more particularly described as follows:

LOT NO. 1: Lying on the western side of a new road (dead end), being bounded on the North by lands of Tom Leonard estate, on the East by the said road, on the South by other property of Esco Eades, and on the West by lands of Dennis Davis, and being a part of the same land that was conveyed to Esco Eades by deed recorded in the RMC Office for Spartanburg County in Deed Book 5-Z at page 668, and having the following courses and distances, to wit: BEGINNING on an iron pin, the northwest corner of the lot being conveyed, and being the joint corner of the Davis land on the Leonard line, and runs thence with the Leonard line S. 63-15 E. 127 feet to a stake on the said line and at the end of the said new road; thence with the western edge of the said new road (also known as Church Street) S. 34-00 W. 100 feet to a stake; thence N. 61-10 W. 119.3 feet to a stake on the Davis line; thence with the Davis line No. 29-45 E. 95 feet to the beginning corner.

LOT NO. 2: Lying on the western side of a new road (also known as Church Street), being bounded on the North by lot conveyed by J. H. Greer to Esco Eades, on the east by the said street, on the south by a lot conveyed by J. H. Greer to J. V. Galloway and on the west by lands of Dennis Davis, and being a part of the same land that was conveyed to J. H. Greer by deed recorded in the RMC Office for Spartanburg County in Deed Book 5-Z at page 668 and having the following courses and distances, to wit: BEGINNING on a stake on the western edge of the said street, joint corner of the Esco Eades lot, and runs thence with the Esco Eades line N. 61-10 W. 119.3 feet to a stake on the Davis line; thence with the said line S. 29-45 W. 100 feet to a stake on the said line and joint corner of the J. V. Galloway lot; thence with the Galloway line S. 61-22 E. 111.9 feet to a stake on the western edge of the said Church Street; thence with western edge of the said street, N. 34-00 E. 100 feet to the beginning corner.

Exhibit B

EXHIBIT

A-2

Greenville County
Probate CourtSTATE OF SOUTH CAROLINA 2015 DEC 31 PM 1:46
COUNTY OF GREENVILLE

IN THE PROBATE COURT

IN THE MATTER OF:
E M SATTERFIELD

SPECIAL CERTIFICATE

(Decedent)


CASE NUMBER: 1990ES2300911

I, Tracy Sharp-Robertson, Deputy Probate Judge for Greenville County, South Carolina, do hereby certify that on July 11, 1990, TIM SATTERFIELD was appointed Personal Representative of the above-named estate and, after administering said estate, was discharged as Fiduciary on 8/6/1996.

It has now been discovered that transfer of house and lot located in Spartanburg County on Highway 14 and Pelham Road was not completed, and reappointment of said TIM SATTERFIELD as Personal Representative is necessary in order to effect said transfer and any related transactions.

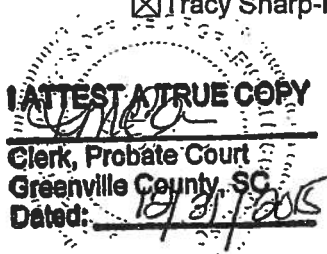
Therefore, said appointment is now in full force and effect for this purpose only.

Given under my hand and seal this date: December 31, 2015.



- ☐ Debora A. Faulkner, Probate Court Judge
☐ Edward M. Sauvain, Associate Probate Court Judge
☒ Tracy Sharp-Robertson, Deputy Probate Court Judge

I ATTEST A TRUE COPY



Clerk, Probate Court
 Greenville County, SC
 Dated: 12/31/2015

COURT USE ONLY

\$10.00 Court Cost Paid 12/31/2015 JA: SS



2008078364

P/HIT

2 PGS

Book: DE 2337 Page: 1314-1315

August 28, 2008 04:21:09 PM

Rec: \$15.00

Cnty Tax: \$0.00

State Tax: \$0.00

FILED IN GREENVILLE COUNTY, SC

GENERAL, DURABLE
POWER OF ATTORNEYSTATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that I, MARY LOIS SATTERFIELD, of 3085 South Highway 14, Greer, South Carolina 29650, in Greenville County, South Carolina, being desirous of appointing an Attorney-In-Fact to act for me in all matters in which I may have an interest, do hereby nominate, constitute, and appoint **TIMOTHY W. SATTERFIELD** of 751 Jenkins Bridge Road, Simpsonville, South Carolina, in Greenville County, South Carolina, as my true and lawful Attorney-in-Fact, with full power to sell, lease, mortgage, transfer, exchange or otherwise dispose of any stock, other securities, or property, real, personal, or mixed, which at the time may belong to me; and to execute and deliver good and sufficient deeds, leases, mortgages, bills of sale, assignments, endorsements or other instruments for the conveyance, lease, mortgage, or transfer of the same; to purchase securities, stocks, or other property for my account; to collect, sue upon, compromise, or otherwise dispose of any claim or debt in which I now or may hereafter have an interest; to pay, compromise, or otherwise discharge and secure releases from any obligations of mine or claims against me; to deposit in my name and for my account with any bank, banker or trust company all monies to which I am entitled or which may come into my said Attorney-in-Fact's hands as such Attorney-in-Fact, and all bills of exchange, drafts, checks, promissory notes and other securities for money payable or belonging to me, and for that purpose to sign my name and endorse each and every such instrument for deposit or collection; and from time to time, or at any time, to withdraw any or all monies deposited to my credit at any bank, trust company, savings and loan association, or any other banking institution having monies belonging to me, and in connection therewith, to draw checks in my name; to make, do, execute, acknowledge, and deliver, for and upon my behalf and in my name, all such checks, notes, contracts, agreements, assignments, endorsements, consents, waivers, proxies, releases, undertakings, receipts, acknowledgments, deeds, leases, mortgages, bills of sale, and all other documents or instruments in writing of every kind and nature which in my said Attorney-in-Fact's judgment may be appropriate or desirable in the conduct of my affairs or the management of my property.

Further, I do authorize my said Attorney-in-Fact to perform all acts appropriate or incident to the execution of the aforesaid powers and authorizations and generally to do any and all acts and things on my behalf and in my name in connection with any matter or thing pertaining or belonging to me with the same validity and effect and as fully as they could be effected or done by me if I were personally present.

The powers herein conferred may be exercised by my said Attorney-in-Fact alone, and his signature or act in my behalf may be accepted by third persons as fully authorized by me with the same force and effect as if done under my hand and seal and as if I were present in person and acting in my own behalf.

And I do hereby ratify and confirm each and every lawful act and thing which my said Attorney-In-Fact shall and may do by virtue hereof.

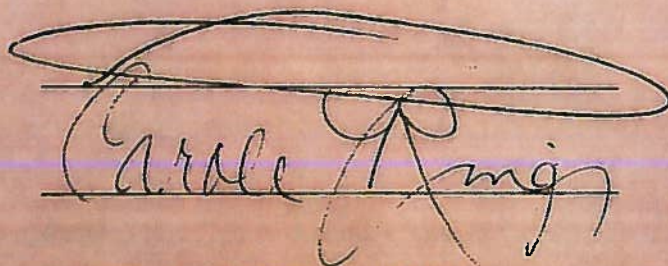
M.L.S.

This General, Durable Power of Attorney was prepared and executed in accordance with the provisions of the *Code of Laws of South Carolina*, (1976), as amended, Title 62-5-501, and this Power of Attorney is not affected by physical disability or mental incompetence of the principal which renders the principal incapable of managing his/her own estate.

This General, Durable Power of Attorney shall remain in full force and effect until my death or until revoked by me by endorsement on the original hereof; and if the original shall at any time be recorded in the office of the Register of Deeds for Greenville County, South Carolina, then by a record of such revocation upon the face of the record of this instrument in the said office of the Register of Deeds for Greenville County, South Carolina.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of August, 2008.

IN THE PRESENCE OF:


Carole R. King


MARY LOIS SATTERFIELD

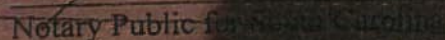
STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE •

PERSONALLY APPEARED before me the undersigned witness, who, on oath, states that (s)he saw the within-named M. L. SATTERFIELD sign, seal and, as his act and deed, deliver the foregoing General, Durable Power of Attorney and that (s)he, with the other witness subscribed above, witnessed the execution thereof.


Carole R. King

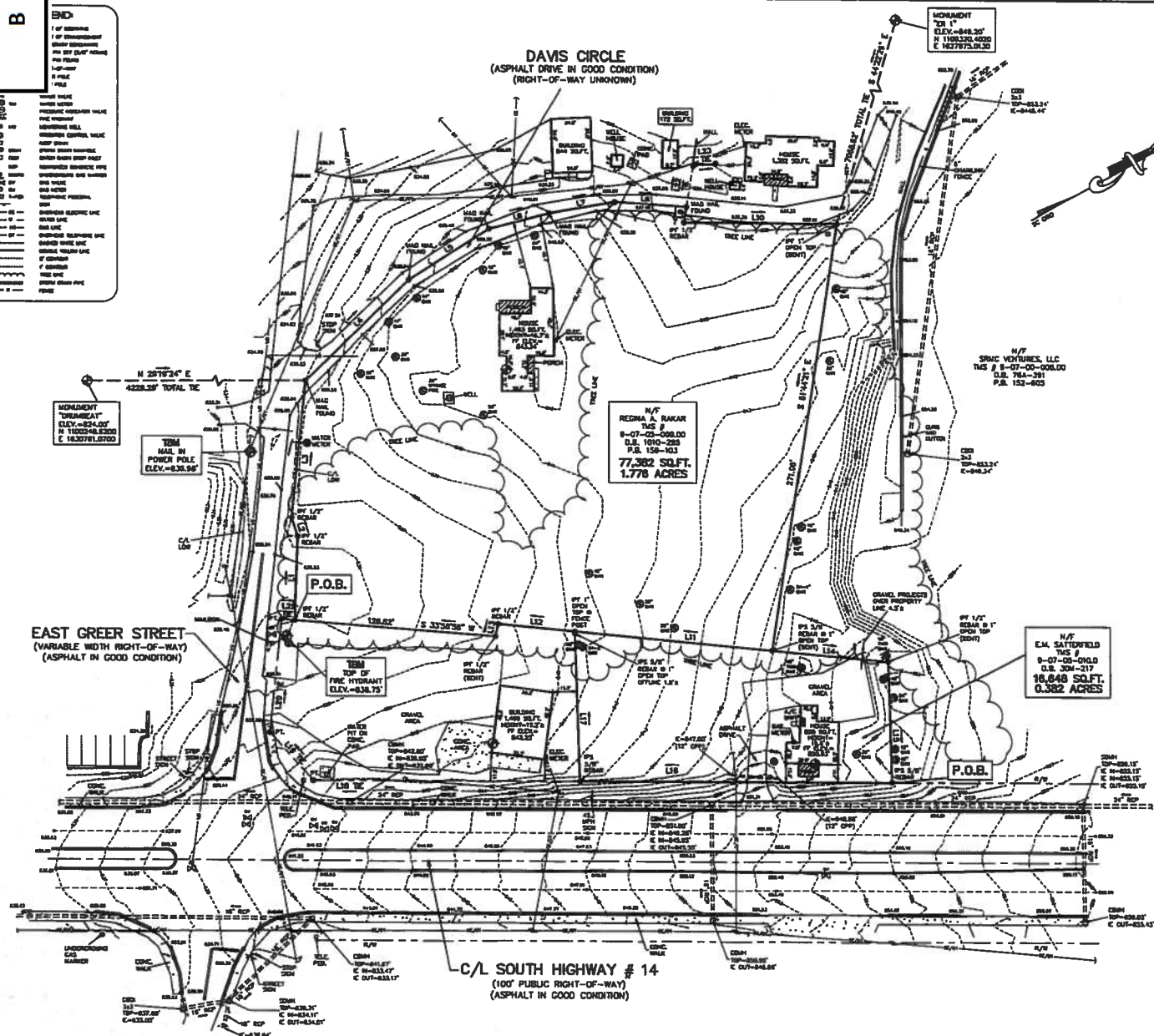
SWORN to before me this 22
day of August, 2008.


Notary Public for South Carolina
My Commission Expires 11/14

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2008078364 Book: DE 2337 Page: 1314-1315
August 25, 2008 04:21:09 PM


Timothy S. Ramsey

END

[illegible]

THE PROPERTY IS LOCATED IN FLOOD
ZONE "X"
(AREAS OF MINOR FLOODING)

FOR NFP FIRM COMMUNITY
PANEL NO. 43083C83380
EFFECTIVE DATE: 1-6-2011

NOTED: NO ZONING IN
SPARTANBURG COUNTY

SETBACKS ARE DETERMINED
ON A CASE BY CASE BASIS

WATER, GAS AND SEWER:
ORDER CIVIL ENGINEERING
10000 S. GALL STREET
DENVER, CO 80231
PHONE: 864-842-8888

POWER:
BURE ENERGY
NEW CONSTRUCTION
PHONE: 1-800-434-3611

CABLE:
CHARTER COMMUNICATION
ENGINEERING
PHONE: 864-254-7260

PHONE:
SPRINT COMMUNICATIONS
PHONE: 1-800-411-8131

1) I HEREBY CERTIFY THAT DATA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS THE PROPERTY OF THE UNITED STATES OF AMERICA, AND THAT THE INFORMATION IS NOT BEING DISCLOSED TO ANY OTHER PERSON OR ENTITY WITHOUT THE AUTHORIZATION OF THE UNITED STATES OF AMERICA. I AM NOT PROVIDING THIS INFORMATION FOR THE PURPOSE OF OBTAINING OR ATTEMPTING TO OBTAIN A CONTRACT OR OTHER BENEFIT FROM ANY ENTITY, INCLUDING THE UNITED STATES OF AMERICA, AND I AM NOT PROVIDING THIS INFORMATION FOR THE PURPOSE OF OBTAINING OR ATTEMPTING TO OBTAIN A CONTRACT OR OTHER BENEFIT FROM ANY ENTITY, INCLUDING THE UNITED STATES OF AMERICA.

GRAVEL DRIVE PROJECTS OVER
PROPERTY LINE
SEE DRAWING

TOTAL LAND AREA:
94,030 SQ.FT.
2.158 ACRES

REMARKS: BEARING AND ELEVATIONS BASED ON GPS
"DRUMBEAT" AND "ERI"
NAD 83 - NAVD 88



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
DREDDEN S.C. 29600
(204) 371-0824 FAX (864) 233-0

EMAIL: info@redwood-consultants.com	
GRADE: OF PARTY (A-D) GO CHECKED	JCD
REF. PLAT BOOK: 138-103	
REF. DEED BOOK: 1610-280 AND 304-217	
THE MAP: 5-67-03-DIVLSD AND 5-67-03-DIVLSD	
DATE OF SURVEY: 1-29-2018	
DATE DRAWN: 2-1-2018	
DRAWING NO: 00783	
DATE OF LAST REVISION	

LINE TABLE		
LINE	LONGMIN	DEGRAND
L1	92.81	N 50°01'52" W
L2	12.45	N 78°07'45" W
L3	15.70	N 54°34'47" W
L4	39.37	N 62°00'00" W
L5	39.70	N 92°00'00" W
L6	39.08	N 18°00'18" W
L7	41.88	N 18°00'11" E
L8	48.07	N 34°01'11" E
L9	1.88	S 01°00'00" E
L10	95.81	N 20°36'22" E
L11	124.38	S 35°30'37" E
L12	48.55	S 30°18'87" E
L13	1.97	S 47°00'00" E
L14	73.08	N 30°00'00" E
L15	75.73	S 83°00'14" E
L16	188.65	S 28°00'14" E
L17	95.25	S 28°00'14" W
L18	97.67	S 28°00'14" W
L19	40.25	S 77°23'03" W
L20	71.85	N 54°25'45" W
L21	8.35	S 33°38'56" W
L22	28.52	N 30°15'45" W
L23	16.77	N 22°00'00" W
L24	1.75	S 22°00'00" W



STATE OF SOUTH CAROLINA
SPARTANBURG COUNTY

TOPOGRAPHIC
SURVEY FOR
SSOE GROUP

SITE ADDRESS:
2782 S. HIGHWAY 14
CREEK, SC 29631

EXHIBIT

C

Subject Property
9-07-05-009.00
Acres: 1.776

Subject Property
9-07-05-010.00
Acres: 0.382

Subject Right of Way
200' of S Hwy 14

District

1

2

3

4

5

6

Parcels

Right of Way

Streets

Ordinance 32-2018

0 100 200 300 400 Feet

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



**EXHIBIT
D**

GREENVILLE COUNTY
SPARTANBURG COUNTY

PAPA CT

OLD P

14

ZONE X

City of Greer
Area Not Included

JOINS PANEL 0327

1105000 FT

NEAR CREEK RD

PHILLIPS RD

B ST

S C C ST

OLD HIGHWAY 14

D ST

ROBINSON ST

DAVIS CIR

E GREER ST



MAP SCALE 1" = 500'



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

NFIP

PANEL 0326D

FIRM

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

PANEL 326 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	45076	0326	D

Notice to User: The map number shown below should be used to identify the map in the community. The map number shown above should be used on insurance applications for the subject community.



MAP NUMBER
45083C0326D
EFFECTIVE DATE
JANUARY 6, 2011

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



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 2782 S Highway 14 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 9-07-05-010.00 attached hereto marked as Exhibit C containing approximately 0.34 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 10 day of July, 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.

Print Name: Satterfield Lois
Signature: [Signature]
Address: 3085 S Highway 14, Greer SC
Witness: [Signature]
Date: 7/10/2018
Parcel Address: 2782 S Highway 14
Tax Map Number: 9-07-05-010.00

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____



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 120 Davis Cir 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 9-07-05-009.00 attached hereto marked as Exhibit C containing approximately 1.78 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 July, 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.

Print Name: John Matthew Boltin
Signature: J.M. Boltin
Address: 4985 Fairhaven Way, Roswell GA
Witness: Scott F. Raby
Date: 7/9/18
Parcel Address: 120 Davis Cir
Tax Map Number: 9-07-05-009.00

Print Name: Melissa Tatum
Signature: Melissa Tatum
Address: 511 S. College St Auburn, AL 36830
Witness: Whitney Boltin
Date: 7-17-18
Parcel Address: 120 Davis Cir
Tax Map Number: 9-07-05-009.00

Category Number: X.
Item Number: D.



AGENDA
GREER CITY COUNCIL
8/14/2018

First and Final Reading of Resolution 19-2018

Summary:

AUTHORIZING A LEASE/PURCHASE AGREEMENT, SERIES 2018 IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$3,000,000 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND OTHER RELATED MATTERS

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution 19-2018	8/13/2018	Cover Memo

A RESOLUTION 19-2018

AUTHORIZING A LEASE/PURCHASE AGREEMENT, SERIES 2018 IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$3,000,000 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND OTHER RELATED MATTERS

THE CITY COUNCIL (“COUNCIL”) OF THE CITY OF GREER, SOUTH CAROLINA (“CITY”), RESOLVES:

Section 1. The City of Greer, South Carolina, finds:

- (a) the City is a body politic and corporate and a municipal corporation and possesses all powers granted to municipal corporations by the Constitution and general laws of South Carolina;
- (b) the City desires to enter a lease/purchase arrangement (“Lease”) to finance the purchase of equipment (“Equipment”) as more fully described on *Exhibit A* and *Exhibit B*, a copy of each of which is attached to this Resolution; and
- (c) the City’s payments under the Lease are subject to annual appropriation by the Council.

Section 2. The Council authorizes the City Administrator, and his designees, to distribute a request for proposals to various financial institutions, determine the final principal amount (subject to the limit established in the City’s Budget Ordinance for Fiscal Year 2018-2019), the interest rate, and maturity date of the Lease, and to select a financial institution based on a variety of factors, as the City Administrator deems appropriate, all without further action required of the Council.

Section 3. The Council authorizes the Mayor, the City Administrator, the Chief Financial Officer, the City Attorney and the City Clerk, acting jointly or individually, to execute and deliver the Lease and whatever other documents as are necessary to affect the execution and delivery of the Lease.

Section 4. The Lease is designated as a “qualified tax-exempt obligation” within the meaning of and for purposes of Section 265(b) of the Internal Revenue Code of 1986, as amended, provided the Lease is executed and delivered in calendar year 2018.

Section 5. The City intends for this Resolution to constitute the City’s “Official Intent” as that term is described in United States Treasury Regulation Section 1.150-2(e), which authorizes a political subdivision to reimburse itself for expenditures made with respect to projects prior to the issuance of tax-exempt obligations for those projects.

Done in meeting duly assembled: July 24, 2018.

CITY OF GREER, SOUTH CAROLINA

Mayor

ATTEST

Municipal Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A
FIVE-YEAR EQUIPMENT LIST

Air Compressor
Appliances
Baseball Field FF&E
Computers, Equipment, and Software
Fire Hoses & Adapters
Furniture & Furnishings, Fixtures & Equipment
In-Car Camera
In-Car Computer/Modems
Medical Equipment
Mowers / Maintenance Equipment
Network Equipment
Operations Center FF&E
Playground Equipment
Portable Radios
Rescue Equipment
Security System
Smart Sign / Digital Signage
Soccer Goals
Telephone System Equipment
Tennis Center FF&E
Trailer
Utility Vehicle
Vehicles and Equipment
Victor Gym FF&E
Weapons and Weapons Upgrades

EXHIBIT B
TEN-YEAR EQUIPMENT LIST

Baseball Field FF&E
Christmas Decorations
Dump Truck
Fire Apparatus
Knuckleboom Truck
Mowers / Maintenance Equipment
Playground Equipment
Shop Equipment
Snow Removal Equipment
Trackhoe
Victor Gym FF&E

Category Number: X.
Item Number: E.



AGENDA
GREER CITY COUNCIL
8/14/2018

Quote Summary - Electric Vehicles

Summary:

Ed Driggers, City Administrator will present. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	8/9/2018	Cover Memo
▣ Electric Vehcile Comparisons	8/9/2018	Backup Material



MEMORANDUM

To: Mr. Driggers
From: Elizabeth Adams
Date: August 9, 2018
Re: Electric Vehicles

City of Greer staff has obtained three quotes for the purchase of three electric vehicles to use in our downtown during the streetscape construction.

Quote 1: \$62,820
Moto Electric, Atlantic Beach, FL
Quote 2: \$51,747
Franklin Power Sports, Franklin, NC
Quote 3: \$57,403
Star EV/Rogers EV, Simpsonville/Greenville, SC

City staff is recommending the quote of \$57,403 from Star EV/Rogers EV, located in Simpsonville/Greenville. Although it is not the lowest bid, Star EV/Rogers EV has a proven track record of excellent customer service. In addition, their close proximity to Greer will streamline the process and service that may be needed in the future.



Moto Electric

Atlantic Beach, FL

45 days for delivery

9 seats total w bench seats

\$ 62,820.00—includes light bars, steel bumpers on front and back, canvas enclosure for 3 EV's



Franklin Power Sports

Franklin, NC

60-90 days for delivery

6 seats total (bench seating is not available)

\$ 51,747.00- includes beacon light, steel bumpers on front and back, and canvas doors for 3 EV's



Rogers EV/Star EV

Greenville, SC

90 days for delivery

9 seats total w bench seats

\$ 57,403.00- includes hazard switch, strobe light, steel bumpers on front and back, and Sunbrella enclosures for 3 EV's

Category Number: XI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
8/14/2018

Contractual Matter

Summary:

Request: Motion for Council to enter into Executive Session to discuss a contractual matter regarding ARC grant as allowed by State Statute 30-4-70(a)(2).