



**AGENDA  
GREER CITY COUNCIL**

**September 11, 2018**

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

**6:30 PM**

**COUNCIL REGULAR MEETING**

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**I. CALL TO ORDER OF REGULAR MEETING**

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

**A. Councilmember Kimberly Bookert**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. August 28, 2018  
(Action Required)**

**VI. PETITIONER**

**A. Terry Garrett**

**Mr. Garrett would like to speak to Council regarding the effects of Creekside Manor's storm water runoff to his property.**

**VII. PRESENTATION**

**A. Skipper Burns, Director of Public Services will present his Annual Report**

**B. Kids Planet Master Plan**

**Presented by Ann Cunningham, Director of Parks and Recreation, John Cock, Vice President, Planning/Southeast Region and Emily Condon, Designer Alta Planning + Design**

**VIII. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**A. Board of Zoning Appeals**

**District 1 Allison Ringer has resigned, her term expires 6/30/2020. (Action**

**Required)**

## **IX. OLD BUSINESS**

### **A. Second and Final 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)**

### **B. Second and Final 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)**

## **X. NEW BUSINESS**

### **A. Center for the Arts - Design Review of Preconstruction Phase**

**Proposed design results and Guaranteed Maximum Price (GMP) for the construction of the Center for the Arts and surrounding park will be presented. Approval is requested to enter into a Construction Agreement with Hogan Construction Group. Presented by Ann Cunningham, Director of Parks and Recreation Jennifer Gosnell, SGA Architecture (Action Required)**

### **B. First and Final Reading of Resolution Number 20-2018**

**A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS AN ABANDONED BUILDING SITE (Action Required)**

### **C. First and Final Reading of Resolution Number 21-2018**

**A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS AN ABANDONED BUILDING SITE (Action Required)**

### **D. First Reading of Ordinance Number 33-2018**

**APPROVING A PROJECT AGREEMENT FOR TRIBE513 PROPERTIES E POINSETT, LLC, AND GREER POINSETT PROPERTIES, LLC DOWNTOWN DEVELOPMENT; AUTHORIZING THE ACQUISITION AND DISPOSITION OF REAL PROPERTY; AUTHORIZING THE EXPENDITURE OF FUNDS; AUTHORIZING THE EXECUTION AND DELIVERY OF**

**ADDITIONAL DOCUMENTS; AND OTHER RELATED MATTERS.  
(Action Required)**

**XI. EXECUTIVE SESSION**

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

**A. Economic Development Matter**

**Request: Motion to enter into Executive Session to discuss an Economic Development matter pertaining to Tribe513; as allowed by State Statute 30-4-70(a)(5).**

**B. Personnel Matter**

**Request: Motion to enter into Executive Session to discuss a Personnel Matter pertaining to the Public Services Department; as allowed by State Statute 30-4-70(a)(1).**

**XII. ADJOURNMENT**

**Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled event.**

**Category Number: III.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**9/11/2018**

**Councilmember Kimberly Bookert**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Invocation Schedule	8/30/2018	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**  
**9/11/2018**

**August 28, 2018**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
☐ August 28, 2018 Council Meeting Minutes	8/31/2018	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL August 28, 2018**

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

**I. CALL TO ORDER OF THE REGULAR MEETING** Mayor Rick Danner – 6:36 P.M.

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

Councilmembers Jay Arrowood and Wayne Griffin were absent.

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** Mayor Rick Danner

**III. INVOCATION** Mayor Rick Danner

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

**V. MINUTES OF THE COUNCIL MEETING** August 14, 2018

**ACTION** – Councilmember Judy Albert made a motion that the minutes of August 14, 2018 be received as written. Councilmember Wryley Bettis seconded the motion.

**VOTE** - Motion carried unanimously.

**VI. DEPARTMENTAL REPORTS**

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

**Finance**

David Seifert, Chief Financial Officer presented the Financial Report for the period ending July 31, 2018. (Attached)

General Fund Cash Balance: \$16,447,561.  
General Fund Revenue: \$364,511. General Fund Expenditures: \$983,298.  
Revenue Benchmark Variance: (\$254,531.) Expenditure Benchmark Variance: \$349,194.  
Overall Benchmark Variance: \$94,663.

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

Hospitality Fund Cash Balance: \$1,363,510.  
Storm Water Fund Cash Balance: \$1,144,843.

- F. Police Chief Matt Hamby presented highlights from the Police Departments July Activity Report. Chief Hamby announced Lt. Marcus Kelley will be retiring at the end of the year.

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

Ed Driggers, City Administrator presented the following:

### **Upcoming Events:**

**Farmers Market** – is being held every Saturday from 8:30 am until Noon in City Park.

**3<sup>rd</sup> Annual Railfest** – the 3<sup>rd</sup> Annual Railfest will be held Saturday, September 15<sup>th</sup> from 10:00 am until 2:00 pm here at City Park. This is a great celebration of the history and heritage of the railroad to our community and we take the opportunity to educate our community on safety in and around railroads as well.

**Food Truck Roll Out**– will take place Friday, October 19<sup>th</sup> from 5:00 pm until 8:00 pm in City Park. There will be food trucks, live music and games here on the grounds. This is one of our most popular events this time of year.

**Super Citizen** – Super Citizens stickers are provided for folks who are making a positive difference in our community. This is a fun way for us to promote what we do here at the City and encourage a positive quality of life. Steve Owens, Communications Manager came up with this idea.

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

### **A. Board of Zoning Appeals**

**District 1** Allison Ringer has resigned her term will expire 6/30/2020.  
No nominations were made.

## **IX. OLD BUSINESS**

- A. **Second and Final 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).**

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

**ACTION** – Councilmember Kimberly Bookert made a motion to approve Second and Final Reading of Ordinance Number 31-2018. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

**X. EXECUTIVE SESSION**

**ACTION** – In (7:06 p.m.)

**(A) Economic Development Matter**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project Satellite and Project Maple as allowed by State Statute Section 30-4-70(a)(5). Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

**(B) Economic Development Matter**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project Thunderbolt as allowed by State Statute Section 30-4-70(a)(5). Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

**(C) Economic Development Matter**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project Hot Stove as allowed by State Statute Section 30-4-70(a)(5). Councilmember Judy Albert seconded the motion. Motion carried unanimously.

**(D) Contractual Matter**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Contractual Matter pertaining to Fire Services as allowed by State Statute Section 30-4-70(a)(2). Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

**ACTION** – In (7:07 p.m.)

**(E) Legal Matter**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Legal Matter pertaining to Public Infrastructure as allowed by State Statute Section 30-4-70(a)(2). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

**(F) Personnel Matter**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Personnel Matter pertaining to Salary Reviews as allowed by State Statute Section 30-4-70(a)(1). Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

**ACTION – In (7:08 p.m.)**

**(G) Personnel Matter**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Personnel Matter pertaining to Court Administration as allowed by State Statute Section 30-4-70(a)(1). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

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

**ACTION - Out (8:34 p.m.) –** Councilmember Judy Albert made a motion to come out of Executive Session. Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

**XI. ADJOURNMENT**

8:35 P.M.

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Richard W. Danner, Mayor

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Tammela Duncan, Municipal Clerk

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, August 24, 2018.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/11/2018**

**Board of Zoning Appeals**

**Summary:**

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

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ A. Ringer resignation	8/30/2018	Backup Material
☐ Board of Zoning Appeals Members	8/30/2018	Backup Material

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

From: Allison Ringer <[allisonringer@gmail.com](mailto:allisonringer@gmail.com)>

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

To: Kelli McCormick <[kmccormick@cityofgreer.org](mailto:kmccormick@cityofgreer.org)>; Jay Arrowood <[jarrowood@cityofgreer.org](mailto: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
<b>DISTRICT 1</b>	<b>Allison Ringer</b>	6/27/17	<b>June 30, 2020</b>	
	105 Albert Street, 29651	7/8/14	June 30, 2017	
	Cell 864-640-0086			
	Email <a href="mailto:allisonringer@gmail.com">allisonringer@gmail.com</a>			
<b>DISTRICT 2</b>	<b>Glendora Massey</b>	6/12/18	<b>June 30, 2021</b>	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 <a href="mailto:glendoramassey@charter.net">glendoramassey@charter.net</a>		June 30, 2009	
<b>DISTRICT 3</b>	<b>Thomas McAbee</b>	11/28/2017	<b>December 31, 2020</b>	
	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 <a href="mailto:tmcabee@scvrd.state.sc.us">tmcabee@scvrd.state.sc.us</a>			
<b>DISTRICT 4</b>	<b>Robbie Septon</b>	6/12/2018	<b>June 30, 2021</b>	
	408 Chestnut Woods Court	11/14/2017	June 30, 2018	
	Greer, SC 29651			
	Phone 864-430-4515			
	Email <a href="mailto:ersepton@gmail.com">ersepton@gmail.com</a>			
<b>DISTRICT 5</b>	<b>Lisa H. Lynn</b>	6/12/18	<b>June 30, 2021</b>	
	113 West Church Street, 29650	7/26/16	June 30, 2018	
	Cell 864-431-4425			
	Email <a href="mailto:lisahlynn@gmail.com">lisahlynn@gmail.com</a>			
<b>DISTRICT 6</b>	<b>Steve Griffin</b>	1/9/2018	<b>December 31, 2020</b>	
	207 Brushy Meadows Drive, 29650			
	Residence 877-1190			
	Cell 864-901-2310			
	Email <a href="mailto:stevegriffin1@hotmail.com">stevegriffin1@hotmail.com</a>			
<b>AT LARGE</b>	<b>Monica Y. Ragin</b>	6/12/18	<b>June 30, 2021</b>	
	111 Meritage Street, 29651	7/14/15	June 30, 2018	
	Cell 864-907-8124			
	Email <a href="mailto:monicayragin@gmail.com">monicayragin@gmail.com</a>			



**AGENDA**  
**GREER CITY COUNCIL**  
**9/11/2018**

**Second and Final 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)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Ordinance Number 25-2018	8/31/2018	Ordinance
☐ Ord 25-2018 Exhibit A Map	8/31/2018	Exhibit
☐ Ord 25-2018 Exhibit B Statement of Intent	8/31/2018	Exhibit
☐ Ord 25-2018 Exhibit C Concept Plan	8/31/2018	Exhibit

**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**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: August 14, 2018

Second and  
Final Reading: September 11, 2018

Approved as to Form:

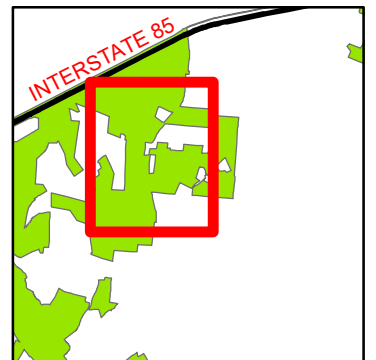
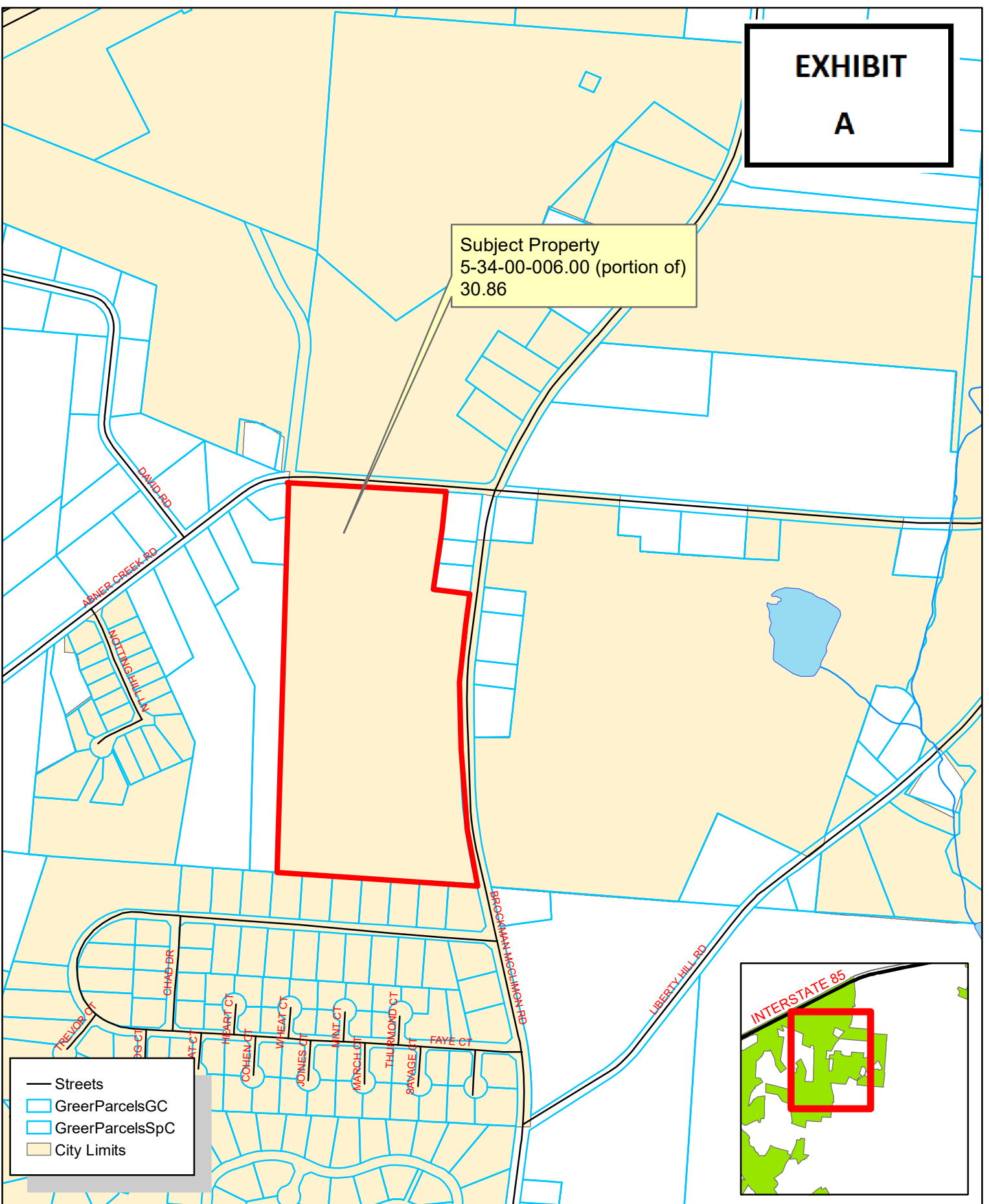
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John B. Duggan, Esquire  
City Attorney



# 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 14<sup>th</sup>, 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)

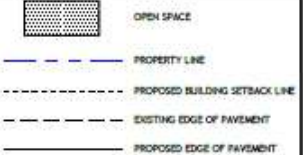
SINGLE-FAMILY PORTION: ±22.705 ACRES  
69 SFR LOTS (55' X 120' TYP.)  
(2.91 UNITS/ACRE)

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'

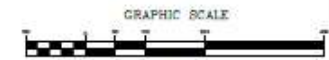


## SITE PLAN LEGEND



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: B&B RIVER SOUTH, LLC  
ADDRESS: 206 E. BRAND STREET - UNIT A  
GREENVILLE, SC 29607  
PHONE: 216-543-1676  
CONTACT: SCOTT GALLAGHER  
EMAIL: SCOTT@B&BSOUTH.COM

**CIVIL ENGINEER**

COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LINDSEY 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: 864-270-0000  
CONTACT: JASON HUNTER, P.L.S.  
EMAIL: JHUNTER@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  
bluewater civil design, llc  
718 Lindsey Hill Road • Greenville, SC 29607  
www.BluewaterCivil.com • info@BluewaterCivil.com

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

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

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

**COLTS NECK**  
**Preliminary Development Plan**  
Abner Creek Road & Brockman McClellon Road  
Greer, SC 29651

DATE	REVISION	BY	APP'D
03/01/2018	1	PAUL HARRISON	PAUL HARRISON
03/01/2018	2	PAUL HARRISON	PAUL HARRISON
03/01/2018	3	PAUL HARRISON	PAUL HARRISON
03/01/2018	4	PAUL HARRISON	PAUL HARRISON
03/01/2018	5	PAUL HARRISON	PAUL HARRISON
03/01/2018	6	PAUL HARRISON	PAUL HARRISON
03/01/2018	7	PAUL HARRISON	PAUL HARRISON
03/01/2018	8	PAUL HARRISON	PAUL HARRISON
03/01/2018	9	PAUL HARRISON	PAUL HARRISON
03/01/2018	10	PAUL HARRISON	PAUL HARRISON

PRELIMINARY  
DEVELOPMENT PLAN

PDP-1



**AGENDA**  
**GREER CITY COUNCIL**  
**9/11/2018**

**Second and Final 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)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 32-2018	8/30/2018	Ordinance
▣ Ord 32-2018 Exhibit A1 Title	8/30/2018	Exhibit
▣ Ord 32-2018 Exhibit A2 Title	8/30/2018	Exhibit
▣ Ord 32-2018 Exhibit B Plat	8/30/2018	Exhibit
▣ Ord 32-2018 Exhibit C Map	8/30/2018	Exhibit
▣ Ord 32-2018 Exhibit D Flood Map	8/30/2018	Exhibit
▣ Ord 32-2018 Petitions for Annexation	8/30/2018	Exhibit
▣ Ord 32-2018 Planning Commission Minutes	9/6/2018	Backup Material



**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: Councilmember Wayne Griffin

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 7<sup>th</sup> 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 7<sup>th</sup> 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

(Decedent)

SPECIAL CERTIFICATE

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.

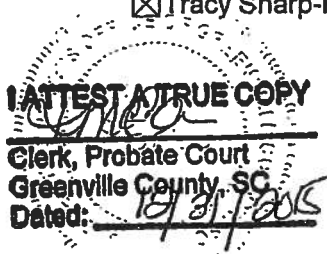
Therefore, said appointment is now in full force and effect for this purpose only.

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.

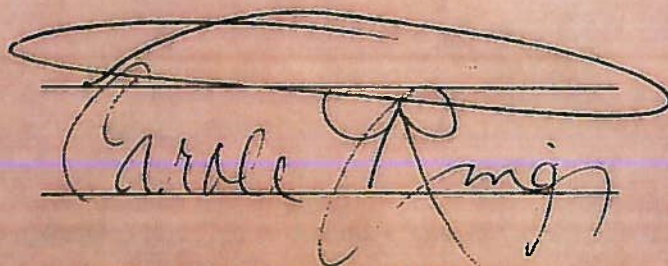


This General, Durable Power of Attorney was prepared and executed in accordance with the provisions of the *Code of Laws of South Carolina*, (1976), as amended, Title 62-5-501, and this Power of Attorney is not affected by physical disability or mental incompetence of the principal which renders the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

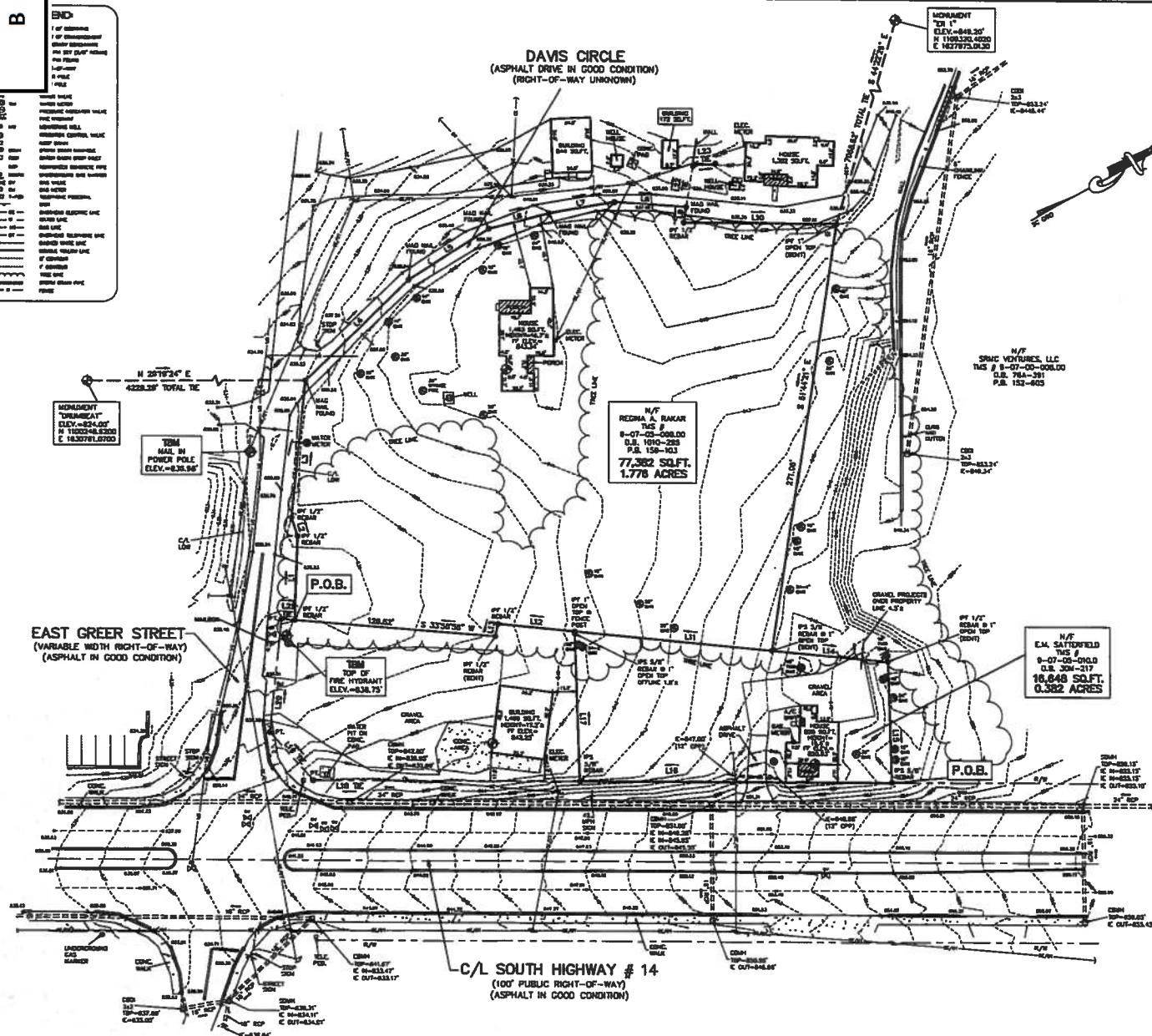
Notary Public for South Carolina  
My Commission Expires 11/14

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"  
(AREA OF MINOR FLOODING)

FOR NFP FIRM COMMUNITY  
PANEL NO. 43083C83280  
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**  
**301 N. GALL STREET**  
**PHOENIX, AZ 85003**  
**PHONE: 864-643-8898**

**POWER:**  
**ELITE ENERGY**  
**NEW CONSTRUCTION**  
**PHONE: 1-800-434-3611**

**CABLE:**  
**CHARTER COMMUNICATION**  
**ENGINEERING**  
**PHONE: 864-234-7260**

**PHONE:**  
**SPORT COMMUNICATIONS**  
**PHONE: 1-800-471-8737**

[illegible]

GRAVEL DRIVE PROJECTS OVER  
PROPERTY LINE.  
SEE DRAWING.

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

BEARINGS AND ELEVATIONS BASED ON GPS  
"DRUMBEAT" AND "ERI"  
NAD 83 - NAVD 80



FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
CREDNAPLE S.C. 29000  
CL (204) 271-0824 FAX (204) 233-0315

DETAILS: <a href="mailto:info@redwood-consulting.com">info@redwood-consulting.com</a>			
DRWG#	OF	PARTY (C/D/P)	BO C-DEEDS JCC
REF. PLAT BOOK#	130-103		
REF. DEED BOOK#	N90-390 AND 306-217		
TAX MAP :	0-07-03-01610 AND 0-07-03-008-0		
DATE OF SURVEY:	1-28-2008		
DATE DRAWN:	2-1-2018		
DRAWING NO:	00762		
DATE OF LAST REVISION			

LINE	LONGITUDE	BEARING
L1	92.81°	N 50°01'52" W
L2	12.45°	N 78°01'52" W
L3	15.76°	N 54°01'54" W
L4	39.37°	N 52°01'54" W
L5	39.70°	N 52°01'54" W
L6	39.08°	N 18°03'18" W
L7	41.88°	N 18°01'11" W
L8	48.07°	N 34°01'11" W
L9	1.88°	S 10°01'11" W
L10	95.81°	N 20°02'22" W
L11	124.38°	S 35°01'32" W
L12	48.55°	S 30°01'37" W
L13	1.07°	S 47°02'11" W
L14	73.08°	N 30°02'11" W
L15	75.73°	S 83°02'14" E
L16	188.05°	S 28°02'14" W
L17	95.25°	S 28°02'14" W
L18	97.07°	S 27°02'14" W
L19	40.25°	S 77°03'03" W
L20	71.85°	N 54°04'54" W
L21	8.35°	S 33°05'56" E
L22	28.52°	N 30°15'45" W
L23	16.77°	N 22°02'07" E



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

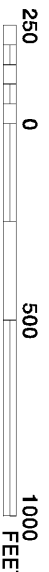
ROBINSON ST

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

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)



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 9<sup>TH</sup> 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

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, AUGUST 20, 2018**

---

**DOCKET:** AN 2018-14

**APPLICANT:** CCAD, LLC

**PROPERTY LOCATION:** 2782 S. Hwy 14 and 120 Davis Cir

**TAX MAP NUMBER:** 9-07-05-009.00 and 9-07-05-010.00

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

**REQUEST:** S-1, Services

**SIZE:** 2.158 acres

**COMPREHENSIVE PLAN:** Adjacent to an Employment Center Community, along a Regional Corridor

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**ANALYSIS:** AN 2018-14

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**AN 2018-14** is an annexation and zoning request for two parcels located 2782 S. Hwy 14 and 120 Davis Circle. The request is to zone the property from Unzoned (Spartanburg County), to S-1, Services, for the development of car wash.

Surrounding zoning and land uses include:

North: C-2, Commercial (City of Greer), Business Park (mostly undeveloped)  
East: Unzoned (Spartanburg County), Pelham Batesville Fire Department  
South: Unzoned (Spartanburg County), Dollar General and Used Car Sales  
West: Unzoned (Spartanburg County), Single-family residences

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as a Employment Center Community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Most of the city's zoning district allowed land uses are permitted with the land use balance about 10% residential and 90% nonresidential. In addition, the subject parcel is near a Regional Corridor. Land uses identified within the regional corridor are equivalent to the higher density residential zoning classifications, O-D, C-2, C-3, and S-1. The land use balance is about 20% residential and 80% non-residential. 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.

**STAFF RECOMMENDATION: Approval**

**ACTION:** Mr. Hopper opened the public hearing for AN 2018-14 then Ms. McCormick gave the basic information for the request. Harry and Monika Johnson, residents at 160 Robinson Street, Greer, asked the Commission if the request was for a business and how this would affect their property. Mr. Hopper asked staff to address their question.

Ms. McCormick stated that the request was for S-1, services district and currently the applicants are proposing a car wash for that location. She advised that the City could not require the use of a car wash, only the business permitted with the Services District zoning designation. She stated she could



not speak to how their property would be affected but that the proposed request was the only property being annexed into the City at this time and that their property would not be unless it became contiguous and they requested it to be.

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

Mr. Hopper read a brief statement about conducting the business meeting and opened the business meeting for AN 2018-14.

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

Jamie McCutchen, applicant with CCAD Engineering, stated that the intended business is a car wash and they are working on getting sewer to the property.

Mr. Holland asked how long before the business will be open. Mr. McCutchen stated approximately 1 year.

**ACTION** – Ms. Jones made a motion to approve AN 2018-14. Ms. Traenkle seconded the motion. The motion carried with a vote of 5 to 0.

**Category Number: X.**  
**Item Number: B.**



**AGENDA**  
**GREER CITY COUNCIL**  
**9/11/2018**

**First and Final Reading of Resolution Number 20-2018**

**Summary:**

A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS AN ABANDONED BUILDING SITE (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ Resolution Number 20-2018	9/7/2018	Resolution

**RESOLUTION NUMBER 20-2018**

**A RESOLUTION CERTIFYING  
CERTAIN REAL PROPERTY IN THE CITY OF GREER  
AS AN ABANDONED BUILDING SITE**

WHEREAS, the City of Greer, South Carolina (“City”), acting by and through its City Council (“Council”), is authorized and empowered to certify real property as an “abandoned building site” according to South Carolina Code Annotated 12-67-100, *et seq.*, as amended (“Act”);

WHEREAS, according to section 12-67-120(1) of the Act, an “Abandoned Building” means, among other things, “a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a ‘Notice of Intent to Rehabilitate’;”

WHEREAS, according to section 12-67-120(2) of the Act, a “Building Site” means “the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use”;

WHEREAS, Tribe513 Properties E Poinsett, LLC (“TPEP”) has informed the City that TPEP owns the property described and approximately depicted (heavy-lined area) on Exhibit A to this Resolution (“Property”);

WHEREAS, TPEP seeks to receive the income tax credit provided by the Act and has filed a Notice of Intent to Rehabilitate, as defined in section 12-67-120(7), a copy of which is attached as Exhibit B to this Resolution (“Notice”), with the South Carolina Department of Revenue;

WHEREAS, TPEP has provided the City with an affidavit (“Affidavit”) regarding the Property, a copy of which is attached as Exhibit C to this Resolution;

WHEREAS, Exhibit A and Exhibit B, collectively, identify the Property, the building site, and the estimated rehabilitation expenses, and Exhibit C provides substantive information regarding the timing of the Property’s prior use; and

WHEREAS, according to section 12-67-140(C) of the Act, TPEP has requested the City to determine the eligibility of the building site and the proposed rehabilitation expenses for the income tax credit.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, in Council Assembled that:

Section 1. Based solely on the information provided by TPEP in Exhibit A, Exhibit B, and Exhibit C:

- (a) The site located on the Property contains an “Abandoned Building” as provided in section 12-67-120(1) of the Act;
- (b) The Property qualifies as a “Building Site” as provided in section 12-67-120(2) of the Act; and
- (c) The estimated Rehabilitation Expense, as defined in section 12-67-120(6) of the Act, is \$1,868,000.00.

Adopted: September 11, 2018.

CITY OF GREER, SOUTH CAROLINA

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Richard W. Danner, Mayor

(SEAL)

ATTEST:

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Tammela Duncan, Municipal Clerk

Approved as to Form:

---

John B. Duggan, City Attorney



**EXHIBIT B**  
**NOTICE OF INTENT**

Tribe513 Properties E. Poinsett, LLC  
525 Verdae Boulevard  
Greenville, South Carolina 29607

April 30, 2018

Abandoned Building Credit Notice  
Research and Forms Development  
South Carolina Department of Revenue  
Columbia, SC 29214-0019

Re: Tribe513 Properties E. Poinsett, LLC- Notice of Intent to  
Rehabilitate-139 E. Poinsett Street, Greer, South Carolina

To Whom It May Concern:

Pursuant to Section 12-67-140(B)(1) of the South Carolina Code of Laws, 1976, as amended (the "Code"), this Notice of Intent to Rehabilitate (this "Notice") is hereby submitted to the Department in order for Tribe513 Properties E. Poinsett, LLC (the "Company") to claim certain state income tax credits under Section 12-67-140(A) of the Code for proposed rehabilitation expenses to be incurred in connection with the Company's acquisition and redevelopment of the real property and improvements located at 139 E. Poinsett Street in Greer, Greenville County, South Carolina (the "Property"). As required by Section 12-67-120(7) of the Code, the Company hereby provides the following information in this Notice:

1. Location. As indicated above, the proposed building site has a physical street address of 139 E Poinsett Street located in the City of Greer, South Carolina. The property consists four tax parcels bearing Greenville County Tax Map Numbers G021.00-01-010.00, G021.00-01-011.01, G021.00-01-011.02 and Part of G021.00-01-011.00.
2. Acreage. The Property, in the aggregate, contains .888 acres.
3. Existing Building Square Footage. There is two buildings plus a portion of a third building in existence on the Property as of the date of this Notice which contain 14,542 square feet.
4. Estimated Expenses. The Company estimates that its rehabilitation expenses for redevelopment of the building site will be \$1,868,000.
5. New Construction. The existing building will remain intact and will be renovated as part of the rehabilitation. No additional square footage will be added to the building, so no new construction will be involved. There will be improvements made to the parking areas serving the building.

If you have any questions concerning the foregoing or need additional information, please contact the undersigned at 864-720-1400 or [dmartin@tribe513.org](mailto:dmartin@tribe513.org).

Yours very truly,

A handwritten signature in black ink, appearing to read 'D. Martin', with a large, stylized loop at the end.

David Martin  
Managing Member

**EXHIBIT C**  
**AFFIDAVIT**

[AFFIDAVIT]



Category Number: X.  
Item Number: C.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/11/2018**

**First and Final Reading of Resolution Number 21-2018**

**Summary:**

A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS AN ABANDONED BUILDING SITE (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ Resolution Number 21-2018	9/7/2018	Resolution

**RESOLUTION NUMBER 21-2018**

**A RESOLUTION CERTIFYING  
CERTAIN REAL PROPERTY IN THE CITY OF GREER  
AS AN ABANDONED BUILDING SITE**

WHEREAS, the City of Greer, South Carolina (“City”), acting by and through its City Council (“Council”), is authorized and empowered to certify real property as an “abandoned building site” according to South Carolina Code Annotated 12-67-100, *et seq.*, as amended (“Act”);

WHEREAS, according to section 12-67-120(1) of the Act, an “Abandoned Building” means, among other things, “a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a ‘Notice of Intent to Rehabilitate’;”

WHEREAS, according to section 12-67-120(2) of the Act, a “Building Site” means “the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use”;

WHEREAS, Greer Poinsett Properties, LLC (“GPP”) has informed the City that GPP owns the property described and approximately depicted (heavy-lined area) on Exhibit A to this Resolution (“Property”);

WHEREAS, GPP seeks to receive the income tax credit provided by the Act and has filed a Notice of Intent to Rehabilitate, as defined in section 12-67-120(7), a copy of which is attached as Exhibit B to this Resolution (“Notice”), with the South Carolina Department of Revenue;

WHEREAS, GPP has provided the City with an affidavit (“Affidavit”) regarding the Property, a copy of which is attached as Exhibit C to this Resolution;

WHEREAS, Exhibit A and Exhibit B, collectively, identify the Property, the building site, and the estimated rehabilitation expenses, and Exhibit C provides substantive information regarding the timing of the Property’s prior use; and

WHEREAS, according to section 12-67-140(C) of the Act, GPP has requested the City to determine the eligibility of the building site and the proposed rehabilitation expenses for the income tax credit.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, in Council Assembled that:

Section 1. Based solely on the information provided by GPP in Exhibit A, Exhibit B, and Exhibit C:

- (a) The site located on the Property contains an “Abandoned Building” as provided in section 12-67-120(1) of the Act;
- (b) The Property qualifies as a “Building Site” as provided in section 12-67-120(2) of the Act; and
- (c) The estimated Rehabilitation Expense, as defined in section 12-67-120(6) of the Act, is \$2,000,000.00.

Adopted: September 11, 2018.

CITY OF GREER, SOUTH CAROLINA

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Richard W. Danner, Mayor

(SEAL)

ATTEST:

---

Tammela Duncan, Municipal Clerk

Approved as to Form:

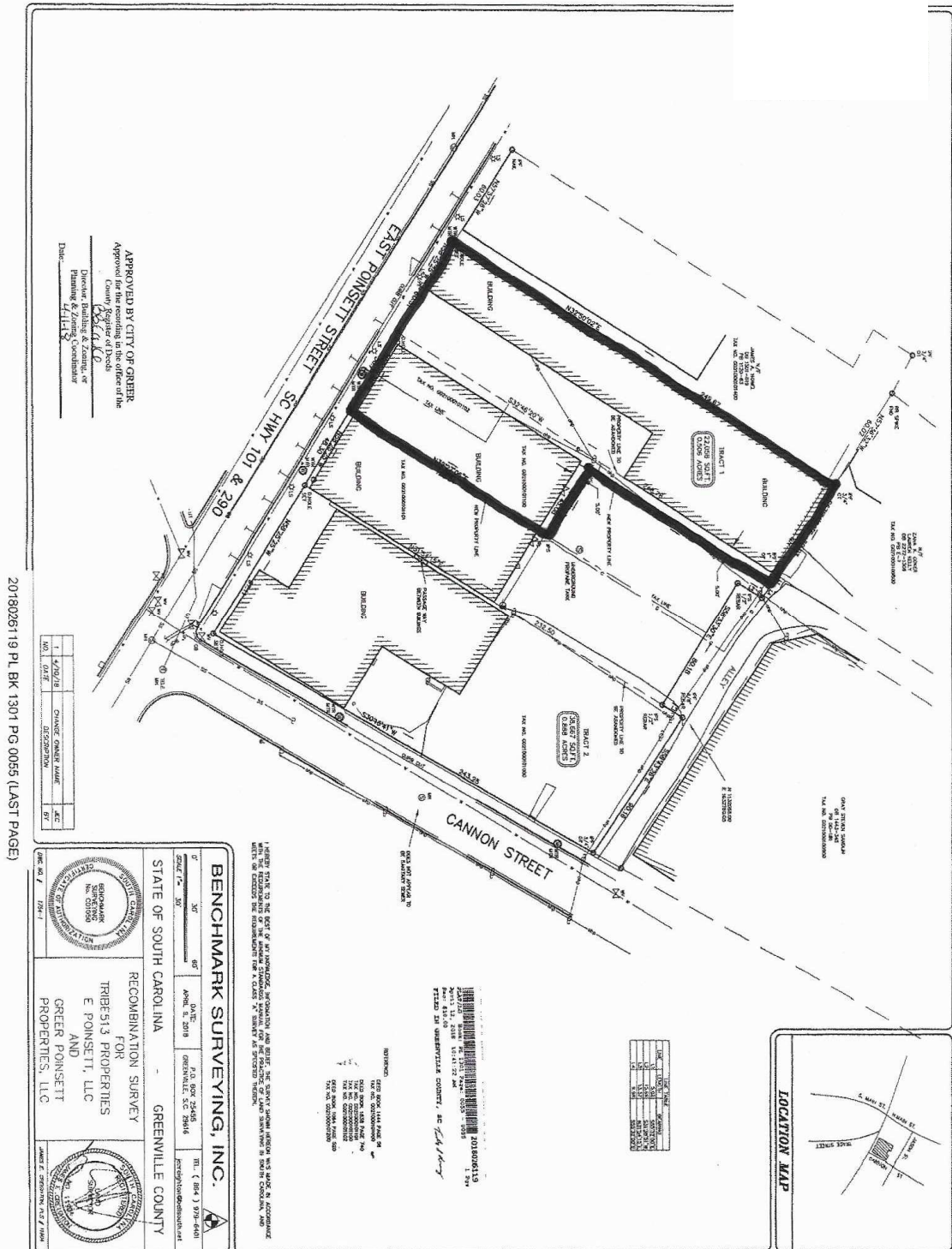
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John B. Duggan, City Attorney

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Tract 1, containing approximately 0.506 acres, and approximately 22,058 Ft<sup>2</sup> in improved building, further identified as Greenville County Tax Map No. G021.00-01-012.00.

**PROPERTY DEPICTION**  
[APPROXIMATELY SHOWN AS THE HEAVY-OUTLINED AREA]



**EXHIBIT B**  
**NOTICE OF INTENT**

GREER POINSETT PROPERTIES, LLC  
2801 Pelham Road  
Greenville, South Carolina 29615

June 5, 2018

Abandoned Building Credit Notice  
Research and Forms Development  
South Carolina Department of Revenue  
Columbia, SC 29214-0019

Re: Greer Poinsett Properties, LLC- Notice of Intent to  
Rehabilitate-129, 135 and 137 E. Poinsett Street, Greer, South

Carolina

To Whom It May Concern:

Pursuant to Section 12-67-140(B)(1) of the South Carolina Code of Laws, 1976, as amended (the "Code"), this Notice of Intent to Rehabilitate (this "Notice") is hereby submitted to the Department in order for Greer Poinsett Properties, LLC (the "Company") to claim certain state income tax credits under Section 12-67-140(A) of the Code for proposed rehabilitation expenses to be incurred in connection with the Company's acquisition and redevelopment of the real property and improvements located at 129, 135 and 137 E. Poinsett Street in Greer, Greenville County, South Carolina (the "Property"). As required by Section 12-67-120(7) of the Code, the Company hereby provides the following information in this Notice:

1. Location. As indicated above, the proposed building site has a physical street address of 129, 135 and 137 E. Poinsett Street located in the City of Greer, South Carolina. The property consists four tax parcels bearing Greenville County Tax Map Numbers G021.00-01-012.00, G021.00-01-011.02 and Part of G021.00-01-011.00.

2. Acreage. The Property, in the aggregate, contains 0.58 acres.

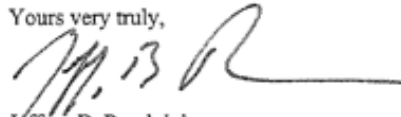
3. Existing Building Square Footage. There are two buildings plus a portion of a third building in existence on the Property as of the date of this Notice which contain 17,000 square feet.

4. Estimated Expenses. The Company estimates that its rehabilitation expenses for redevelopment of the building site will be \$2,000,000.

5. New Construction. For the initial phase of the rehabilitation, the existing building will remain intact and will be renovated as part of the rehabilitation. No additional square footage will be added to the building. For the second phase of the rehabilitation, an additional small one story building, consisting of 6,200 square feet, is contemplated to be constructed in an area adjacent to the existing building and this would be the only new construction will be involved. There will be improvements made to the parking areas serving the building.

If you have any questions concerning the foregoing or need additional information, please contact the undersigned at 864-284-0122 or [jrandolph@gracechurchsc.org](mailto:jrandolph@gracechurchsc.org).

Yours very truly,

A handwritten signature in black ink, appearing to read "J.B. Randolph", followed by a long horizontal flourish line.

Jeffrey B. Randolph  
Manager

**EXHIBIT C**  
**AFFIDAVIT**

[AFFIDAVIT]

Category Number: X.  
Item Number: D.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/11/2018**

**First Reading of Ordinance Number 33-2018**

**Summary:**

APPROVING A PROJECT AGREEMENT FOR TRIBE513 PROPERTIES E POINSETT, LLC, AND GREER POINSETT PROPERTIES, LLC DOWNTOWN DEVELOPMENT; AUTHORIZING THE ACQUISITION AND DISPOSITION OF REAL PROPERTY; AUTHORIZING THE EXPENDITURE OF FUNDS; AUTHORIZING THE EXECUTION AND DELIVERY OF ADDITIONAL DOCUMENTS; AND OTHER RELATED MATTERS. (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
□ Ordinance Number 33-2018	9/7/2018	Ordinance



## **ORDINANCE 33-2018**

### **APPROVING A PROJECT AGREEMENT FOR TRIBE513 PROPERTIES E POINSETT, LLC, AND GREER POINSETT PROPERTIES, LLC DOWNTOWN DEVELOPMENT; AUTHORIZING THE ACQUISITION AND DISPOSITION OF REAL PROPERTY; AUTHORIZING THE EXPENDITURE OF FUNDS; AUTHORIZING THE EXECUTION AND DELIVERY OF ADDITIONAL DOCUMENTS; AND OTHER RELATED MATTERS.**

WHEREAS, South Carolina law authorizes municipalities to take actions not inconsistent with the Constitution and general laws of the State, regarding any subject the municipality finds necessary and proper for the general welfare and convenience of the municipality, including to execute and deliver contracts, to assist in redeveloping blighted areas, and to expend public funds for economic development;

WHEREAS, Tribe513 Properties E Poinsett, LLC and Greer Poinsett Properties, LLC (collectively, “Developer”) each own, or intend to purchase, real property in the City (“Property”);

WHEREAS, on Property, Developer intends to redevelop various parcels in the City to create a corporate headquarters, privately-owned commercial facilities, a publicly-accessible walkway, place of worship, and a publicly-accessible courtyard and related infrastructure (collectively, “Development”);

WHEREAS, the City intends to assist with Development by (a) acquiring and disposing of real property to be used on Development site, (b) making improvements to public infrastructure, (c) providing Developer with development grant funds, and (d) providing other assistance;

WHEREAS, the City and Developer have memorialized each party’s respective commitments in an agreement, the substantially final form of which is attached as Exhibit A (“Project Agreement”).

#### **NOW THEREFORE, CITY COUNCIL ORDAINS:**

1. The Project Agreement, with whatever changes are (a) not adverse to the City and (b) approved by the Mayor or the City Administrator (after advice of City’s project counsel), is approved and is incorporated by reference in this Ordinance as if set forth fully in the Ordinance’s body. The Mayor’s or City Administrator’s execution of the final Project Agreement is conclusive evidence of approval.

2. The Mayor and the City Administrator are, each acting alone or in concert, authorized to take whatever actions and execute and deliver whatever documents (including the Project Agreement) as either of them deems appropriate to effect this Ordinance’s intent.

3. This ordinance is effective after second reading.

*[SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]  
[REMAINDER OF PAGE INTENTIONALLY BLANK]*

**DONE** in meeting duly assembled: October 9, 2018.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**[SEAL]**  
**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 11, 2018  
Second Reading / Final Approval: October 9, 2018

**APPROVED AS TO FORM:**

---

John B. Duggan, City Attorney

**EXHIBIT A**  
**FORM OF PROJECT AGREEMENT**