



**AGENDA  
GREER CITY COUNCIL**

**November 13, 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 Judy Albert**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. October 23, 2018  
(Action Required)**

**VI. SPECIAL RECOGNITION**

**A. Giving Thanks Arts Show Winners**

**VII. PRESENTATION**

**A. Cyber Security Report  
Presented by Jim Ridgill, IT Manager**

**VIII. ADMINISTRATOR'S REPORT**

**A. Ed Driggers, City Administrator**

**IX. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**A. The Housing Authority of the City of Greer  
Sarrell Strange's term expired 10/31/2018. (Action Required)  
Greer Housing Authority's Commissioner Sarrell Strange (resident**

commissioner) term will expire Oct. 31, 2018 and I wanted to inform the Mayor and council that Mr. Strange and GHA is requesting that he be reappointed to another term.

Janice Fowler  
Executive Director  
Greer Housing Authority

## **X. OLD BUSINESS**

### **A. Second and Final Reading of Ordinance Number 23-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) LOLA M. CRAWFORD, (2A/B) JAMES E. WRIGHT, SR. AND (3) JAMES E. WRIGHT, JR. LOCATED AT (1) 936 SOUTH SUBER ROAD, 2(A/B) 938 SOUTH SUBER ROAD AND (3) 942 SOUTH SUBER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M1, (RESIDENTIAL MULTI-FAMILY) FOR SAID PROPERTIES. (Action Required)**

### **B. Second and Final Reading of Ordinance Number 35-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY WILLIAM B. MCABEE LOCATED AT 214 CENTER STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE-FAMILY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)**

## **XI. NEW BUSINESS**

### **A. Center for the Arts - Playground Equipment Purchase**

**Approval is requested to purchase playground equipment for the Center for the Arts Park from Landscape Structures through HGAC, a Nationwide, Government Procurement Service.**

**Presented by Red Watson, Assistant Director of Parks and Recreation  
(Action Required)**

### **B. First Reading of Ordinance Number 29-2018**

**AN ORDINANCE TO AMEND THE CITY OF GREER HISTORIC OVERLAY DISTRICT ZONING MAP AS ALLOWED BY CHAPTER 38, ARTICLE IV OF THE CITY OF GREER CODE OF ORDINANCES. (Action Required)**

**Ordinance #29-2018 is a zoning overlay map amendment to remove G021000101900 (Tire Exchange) from the Downtown Historic Overlay District. This building was approved by the Board of Architectural Review for demolition. Therefore, this property would no longer contain a**

contributing building to the National Historic District as designated. Removing it from the district maintains the current percentage of contributing buildings to meet federal guidelines. The Planning Commission conducted a public hearing on July 16, 2018 and recommended approval of the amendment.

Kelli McCormick, Planning Manager

**C. First Reading of Ordinance Number 30-2018**

**AN ORDINANCE TO AMEND THE CITY OF GREER HISTORIC OVERLAY DISTRICT ZONING MAP AS ALLOWED BY CHAPTER 38, ARTICLE IV OF THE CITY OF GREER CODE OF ORDINANCES. (Action Required)**

Ordinance #30-2018 is a zoning overlay map amendment to add G021000101200 (Grace Church) to the Downtown Historic Overlay District. This building was reviewed by the Board of Architectural Review for inclusion in the district. Adding it to the district adds to the current percentage of contributing buildings to meet federal guidelines for a National Historic District. The Planning Commission conducted a public hearing on July 16, 2018 and recommended approval of the amendment.

Kelli McCormick, Planning Manager

**D. First Reading of Ordinance Number 37-2018**

**AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY ADDING TO ARTICLE 5 DISTRICT REGULATIONS TO INCORPORATE HOTELS WITHIN THE CITY OF GREER'S (C-1) CENTRAL BUSINESS DISTRICT. (Action Required)**

Ordinance #37-2018 is a text amendment to allow hotels in the C-1, Central Business District. The Planning Commission conducted a public hearing on September 17, 2018 and recommended approval of the amendment.

Brandon McMahan, Zoning Coordinator

**E. First Reading of Ordinance Number 38-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY WASHINGTON BAPTIST CHURCH LOCATED AT 2308 EAST GAP CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (SINGLE-FAMILY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)**

Ordinance #38-2018 is an annexation and zoning request for property located at 2308 E. Gap Creek Road. This is two parcels. One of the parcels is split between Greenville and Spartanburg Counties and one is fully in Spartanburg County. The parcels for annexation are 29.25 acres. The property is proposed for future development with R-10, Single-Family Residential, zoning. The Planning Commission will conduct a public hearing

**on November 19, 2018 for the zoning of these parcels.  
Kelli McCormick, Planning Manager**

**F. First Reading of Ordinance Number 39-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY PLASTIC OMNIUM EXTERIOR, LLC LOCATED AT 871 AND 875 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)**

**Ordinance #39-2018 is an annexation and zoning request for two parcels located at 871 and 875 Victor Hill Rd in Spartanburg County. The property for annexation totals 10 acres. The property is proposed for I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on November 19, 2018 for the zoning of this parcel.**

**Kelli McCormick, Planning Manager**

**G. Greer City Council 2019 Meeting Schedule**

**For approval. (Action Required)**

**XII.EXECUTIVE SESSION**

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

**A. Contractual Matter**

**Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to the Downtown Streetscape Project; as allowed by State Statute 30-4-70(a)(2).**

**XIIIADJOURNMENT**

**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**  
**11/13/2018**

**Councilmember Judy Albert**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Invocation Schedule	10/12/2018	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**  
**11/13/2018**

**October 23, 2018**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
▣ October 23, 2018 Council Meeting Minutes	11/1/2018	Backup Material

# CITY OF GREER, SOUTH CAROLINA

## MINUTES of the FORMAL MEETING of GREER CITY COUNCIL October 23, 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, Kimberly Bookert, Lee Dumas, Wryley Bettis and Judy Albert. Councilmember Wayne Griffin arrived at 6:38.

Others present: Ed Driggers, City Administrator, Mike Sell, Assistant City Administrator, Elizabeth Adams, Executive Administrative Assistant, Steve Owens, Communications Manager and various other staff and media.

**II. PLEDGE OF ALLEGIANCE** Will Sullivan, Boy Scout

**III. INVOCATION** Councilmember Wryley Bettis

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

**V. MINUTES OF THE COUNCIL MEETING** October 9, 2018

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of October 9, 2018 be received as written. Councilmember Judy Albert 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 **September 2018** were included in the packet for informational purposes.

**Finance**

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

General Fund Cash Balance: \$13,647,899.

General Fund Revenue: \$1,754,924.

General Fund Expenditures: \$4,633,708.

Revenue Benchmark Variance: \$6,998. Expenditure Benchmark Variance: \$393,132.  
Overall Benchmark Variance: \$400,130.

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

Hospitality Fund Cash Balance: \$1,699,771.  
Storm Water Fund Cash Balance: \$1,045,930.

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

Ed Driggers presented the following:

**Farmer's Market** – is continuing to have success and will continue here in City Park every Saturday morning from 8:30 am until noon through November 17<sup>th</sup>.

**Halloween Hoopla** – will be held this Saturday, October 27<sup>th</sup> from 4:00pm until 8:00pm here at City Park.

**GSA (Greer Station Association) Chili Cookoff** – Will be held downtown Thursday, November 8<sup>th</sup>.

**Walk with your Elected Official** – the final "Walk with your Elected Official" will take place Saturday, November 10<sup>th</sup>. We will gather at 9:45 am and the walk will begin at 10:00 am around the fountain in City Park.

**Employee Appreciation Breakfast** – will be held Friday, December 14<sup>th</sup>, more information will follow.

**KnowBe4 Training (Phishing Education Campaign)** – 89% of our employees have completed the training. If you not yet had and opportunity to participate I encourage you to check it out. It will remain open until November 30<sup>th</sup>. We are striving for 100% participation in the program.

**Leaf Pick-Up** – will begin Monday, November 5<sup>th</sup> the brochures will be mailed this week.

**Center for the Arts Renovations** – we are moving forward; staff and artists have been relocated out of the facility. The general contractor has mobilized on the site and they are conducting interior demolition now.

**Street Scape Project** – We held the pre-bid conference Monday, October 15, 2018. We had six (6) general contractors present for the meeting. We have requested additional information from each of the six (6) relative to their qualifications for a project of this type. We will move into bid opening November 8<sup>th</sup>. We have finalized the participation agreement with the Greenville Legislative Delegation Transportation Committee.

Mayor Danner introduced Rosalin Weston with RA Weston Communications. She is assisting with communications related to the Street Scape Project. The Street Scape PR Team consists of Katie Howell with Greer Development Corporation, Nikki Crabtree with Greer Chamber of Commerce, Steve Owens with the City of Greer, Allison Rauch with

Greer Commission of Public Works and Rosalin Weston. Ms. Weston spoke regarding the project.

## **VIII. OLD BUSINESS**

### **A. Bid Summary – Greer Police Department Range**

Mr. Driggers stated he met with Chief Hamby and Captain Pressley regarding the range. They discussed the path forward with the range and they requested we not proceed with the bid approval at this point. They are asking for additional time to do additional evaluation, more specifically to the long-term use of the site. Chief Hamby asked that we not proceed with the bids at this time and remove the item from the agenda.

No action was taken.

### **B. Second and Final Reading of Ordinance Number 34-2018**

**AN ORDINANCE RELATING TO THE RECOVERY OF COLLECTION COSTS AS A PART OF DELINQUENT DEBTS COLLECTED PURSUANT TO THE SETOFF DEBT COLLECTION ACT.**

Ed Driggers, City Administrator stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 34-2018. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

### **C. Second and Final Reading of Ordinance Number 36-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JOHN W. BEESON, JR. LOCATED ON ANSEL SCHOOL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (SINGLE-FAMILY RESIDENTIAL) FOR SAID PROPERTY.**

Kelli McCormick, Planning Manager updated Council on the project. She stated the subdivision will have internal sidewalks but no external sidewalks.

Lengthy discussion held.

**ACTION** – Councilmember Lee Dumas made a motion to approve Second and Final Reading of Ordinance Number 36-2018. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried 6-1 with Councilmember Albert voting in opposition.

**IX. EXECUTIVE SESSION**

Mayor Danner stated an Executive Session was not needed.

**X. ADJOURNMENT**

7:06 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, October 19, 2018.

DRAFT

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



**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**Giving Thanks Arts Show Winners**





**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**The Housing Authority of the City of Greer**

**Summary:**

Sarrell Strange' s term expired 10/31/2018. (Action Required)

**Executive Summary:**

Greer Housing Authority's Commissioner Sarrell Strange (resident commissioner) term will expire Oct. 31, 2018 and I wanted to inform the Mayor and council that Mr. Strange and GHA is requesting that he be reappointed to another term.

Janice Fowler  
Executive Director  
Greer Housing Authority

**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣	The Housing Authority of the City of Greer	10/30/2018	Backup Material
▣	Janice Fowler recommendation	10/30/2018	Backup Material



**THE HOUSING AUTHORITY OF  
THE CITY OF GREER  
Board of Commissioners**

**Five Year Terms**

	<b>Date of Appointment</b>	<b>Term Expiration</b>
<b>Mayor Rick Danner</b> 108 Davenport Avenue Greer, SC 29650 Residence 879-4026 Business 848-5140		
<b>Harold Powers, Chairperson</b> 107 Woodland Drive Greer, SC 29651 Residence 877-5202	September 23, 2014	<b>October 31, 2019</b> October 31, 2014 October 31, 2009
<b>Perry Dennis</b> 108 Aster Drive Greer, SC 29651 Residence 879-4402	October 13, 2015 November 22, 2011	<b>October 31, 2020</b> October 31, 2015
<b>Sarrell Strange</b> 306 Snow Street, Apt. #19 Greer, SC 29650 Residence 877-5033	December 10, 2013 September 9, 2008	<b>October 31, 2018</b> October 31, 2013 October 31, 2008
<b>Flora Jones</b> 8 Mary Street Greer, SC 29651 Residence 848-4314 Business 486-1805	September 27, 2016 February 13, 2013	<b>October 31, 2021</b> October 31, 2016
<b>Julie Barnes</b> 104 Roe Street Greer, SC 29651 Residence 505-6947 Business 879-7833	October 24, 2017 October 23, 2012 November 8, 2011	<b>October 31, 2022</b> October 31, 2017 October 31, 2012

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

October 29, 2018

Greer Housing Authority's Commissioner Sarrell Strange (resident commissioner) term will expire Oct. 31, 2018 and I wanted to inform the Mayor and council that Mr. Strange and GHA is requesting that he be reappointed to another term. Please consider this request to be added to the agenda of the next council meeting. I have attached the Certificate of Appointment/Reappointment. Please contact me if any further action or information is needed.

Thanks,

Janice Fowler  
Executive Director  
Greer Housing Authority  
103 School St.  
Greer S C 29651  
864-877-5471  
864-848-1331 fax



**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**Second and Final Reading of Ordinance Number 23-2018**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) LOLA M. CRAWFORD, (2A/B) JAMES E. WRIGHT, SR. AND (3) JAMES E. WRIGHT, JR. LOCATED AT (1) 936 SOUTH SUBER ROAD, 2(A/B) 938 SOUTH SUBER ROAD AND (3) 942 SOUTH SUBER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M1, (RESIDENTIAL MULTI-FAMILY) FOR SAID PROPERTIES. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 23-2018	11/7/2018	Ordinance
▣ Ord 23-2018 Exhibit A1 Deed	11/7/2018	Exhibit
▣ Ord 23-2018 Exhibit A2a Deed	11/7/2018	Exhibit
▣ Ord 23-2018 Exhibit A2b Deed	11/7/2018	Exhibit
▣ Ord 23-2018 Exhibit A3 Deed	11/7/2018	Exhibit
▣ Ord 23-2018 Exhibit B1 Plat	11/7/2018	Exhibit
▣ Ord 23-2018 Exhibit B2b Plat	11/7/2018	Exhibit
▣ Ord 23-2018 Exhibit B3 Plat	11/7/2018	Exhibit
▣ Ord 23-2018 Exhibit C Map	11/7/2018	Exhibit
▣ Ord 23-2018 Exhibit D Flood Map	11/7/2018	Exhibit
▣ Ord 23-2018 Personal Representative Paperwork	11/7/2018	Backup Material
▣ Ord 23-2018 Petition for Annexation	11/7/2018	Backup Material
▣ Ord 23-2018 Planning Commission Minutes	11/7/2018	Backup Material

**ORDINANCE NUMBER 23-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) LOLA M. CRAWFORD, (2A/B) JAMES E. WRIGHT, SR. AND (3) JAMES E. WRIGHT, JR. LOCATED AT (1) 936 SOUTH SUBER ROAD, 2(A/B) 938 SOUTH SUBER ROAD AND (3) 942 SOUTH SUBER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M1, (RESIDENTIAL MULTI-FAMILY) FOR SAID PROPERTIES.**

**WHEREAS**, (1) Lola M. Crawford, (2 a/b) James E. Wright, Sr. and (3) James E. Wright, Jr. are the owners of properties located at (1) 936 South Suber Road, (2 a/b) 938 South Suber Road and (3) 942 South Suber Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Numbers (1) 0535030100302, (2 a/b) 0535030100200 and (3) 0535030100300 containing approximately (1) 0.76 +/- acres, (2 a/b) 1.0 +/- acres and (3) 7.786 +/- acres attached hereto marked as Exhibit C and the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0342E attached hereto marked as Exhibit D; and

**WHEREAS**, the properties currently have two (2) occupants; and

**WHEREAS**, (1) Lola M. Crawford, (2 a/b) James E. Wright, Sr. and (3) James E. Wright, Jr. 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 R-M1, Residential Multi-Family; 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) 0.76 +/- acres, (2 a/b) 1.0 +/- acres and (3) 7.786 +/- acres of property shown in red on the attached map owned by (1) Lola M. Crawford, (2 a/b) James E. Wright, Sr. and (3) James E. Wright, Jr. located at (1) 936 South Suber Road, (2 a/b) 938 South Suber Road and (3) 942 South Suber Road more particularly described on the attached map as Greenville County Parcel Numbers (1) 0535030100302, (2 a/b) 0535030100200 and (3) 0535030100300 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned R-M1, Residential Multi-Family pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E.

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: June 12, 2018

Second and  
Final Reading: November 13, 2018

Approved as to Form:

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Daniel R. Hughes, Esquire  
City Attorney

EXHIBIT

A-1

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

IN THE MATTER OF Walter Andrew Crawford

CASE NUMBER 92ES2300563

FILED  
APR 20 1993

PROBATE COURT

4 30 PM '93  
R.M.C.

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 10th day of April 1993 and.

WHEREAS, The estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina in File # 92ES2300563 and.

WHEREAS, The grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent, and.

WHEREAS, The undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter, and.

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to

Name Lola Miller Crawford  
Address: 936 S. Suber Road  
Greer, SC 29650-9506

the following described property:

11-195-535.3-1-3.2

All that certain piece, parcel or lot of land, situate, lying and being in the State and county aforesaid, Chick Springs Township, lying on the eastern side of the Suber Road and to the rear of lot, now or formerly owned by James Wright, and being a part of the same property conveyed to H.E. Miller by deed of Mrs. L.E. Miller, et al recorded in Deed Book 206 at page 174, and having the following courses and distances, to wit:

BEGINNING on a point in the center of the said Suber Road, joint corner of the James Wright lot, and runs thence with the southern line of the said lot, N.74-45E., 210 feet to an iron pin, the southeast corner of the Wright lot; thence with the rear line of the said lot, N.25-20W., 159 feet to an iron pin on the Wright line and being the joint corner of the J.C. Miller property; thence with the Miller line, N.70-10E., 182 feet to an iron pin on the said line; thence with a new line, S.25-20E., 159 feet to an iron pin; thence S.54-15W., 184.3 feet to an iron pin; thence S.74-45W., 210 feet to a point in the center of the said Suber Road; thence with the said road, N.25-20W., 50 feet to the beginning corner, containing one and no/100 (1.00) acres, more or less.

This is the same property as conveyed to the deceased and the Grantee by deed of H.E. Miller dated July 5, 1973 and recorded July 5, 1973 in Deed Book 978 at page 361.

REC FEE 10.00

3724 000001 OPER.2

4-20-93 3:23PM

4328 1423



EXHIBIT

A-1

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining

BOOK 1512 PAGE 562

TO HAVE AND TO HOLD, all and singular, the said Premises Property unto the said  
Lola Miller Crawford

their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed.  
this 8th day of April, 1993

The Estate of Walter Andrew Crawford

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Signature:

*Lola Miller Crawford*  
Lola Miller Crawford  
Personal Representative

Witness:

Witness:

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PROBATE

PERSONALLY appeared before me the undersigned witness

and made oath that he/she saw the within named

Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with  
the other witness

witnessed the execution thereof.

SWORN to before me this 8th day of  
April, 1993

Witness Signature

*James H. Hines*

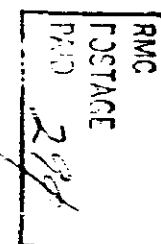
Notary Public for South Carolina  
9/30/97

My Commission Expires:

FILED FOR RECORD IN GREENVILLE  
COUNTY SC RMC OFFICE AT 04:30 PM  
04/20/93 RECORDED IN DEED  
BOOK 1512 PAGE 0561  
DCC # 93024157

*James H. Hines*

24157



APR 20 1993

PAGE 2 OF 2

24157

4328 822

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE COURT

IN THE MATTER OF: DOROTHY NELL MILLER WRIGHT - DECEASED

CASE NUMBER: 06ES2301770

DEED OF DISTRIBUTION

WHEREAS, the decedent died on 09/04/06; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina in File # 06ES2301770; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent;

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: JAMES E WRIGHT SR  
Address: 938 S. Suber Rd  
GREEN SC 29650

the following described property:

MHP# 0535.03-01-002.00  
938 S. Suber Rd.  
GREEN SC 29650



2006121410

DEED/DIST  
3 PGS

Book DE 2242

Page: 371-373

December 15, 2006 10:26:03 AM

Rec: \$10.00

Cnty Tax: \$0.00

State Tax: \$0.00

FILED IN GREENVILLE COUNTY, SC

EXHIBIT

A-2a

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the  
 \_\_\_\_\_  
 their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 15 day of December, 2006

SIGNED, SEALED AND DELIVERED  
 IN THE PRESENCE OF

Estate of: DOROTHY NELL MILLER WRIGHT

PR Signature: \_\_\_\_\_

James Edwin Wright  
 JAMES EDWIN WRIGHT

2<sup>ND</sup> PR signature: \_\_\_\_\_  
 (if applicable)

Witness: Lydia P. Bonnell

Witness: Patricia J. Warren

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with the other witness above witnessed the execution thereof.

SWORN to before me this 15 day of

December, 2006.

Witness Signature: \_\_\_\_\_

Lydia P. Bonnell

Patricia J. Warren

Notary Public for South Carolina

My Commission Expires: 3-30-2010

EXHIBIT

A-2a

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that

I, James E. Wright, FILLED

BOOK 1455 PAGE 377

in consideration of One and No/100 (\$1.00)-----  
Love and Affection

NOV 22 1991

Dollars.

the receipt of which is hereby acknowledged have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Dorothy M. Wright, her heirs and assigns forever:

AN undivided one-half (1/2) interest in and to the following described property:

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, located about three and one-half miles southwest from Greer, lying on the eastern side of the Suber Road, being a part of Tract No. 2 as shown on Plat of Property of Charles Miller Estate made by H. S. Brockman, Surveyor, September 10, 1938, and having the following courses and distances, to wit:

11 - 196 - 535.3 - 1 - 2

BEGINNING on an iron pin in the center of the Suber Road, joint corner of the J. T. Hamby lot, and running thence with the Hamby line N. 74-45 E. 210 feet to an iron pin on the Hamby line; thence a new line S. 25-30 E. 210 feet to an iron pin, new corner; thence another new line S. 74-45 W. 210 feet to an iron pin in the center of the said Suber Road (iron pin also back on line at 17 feet on the bank of the road); thence with the center of the said road N. 25-30 W. 210 feet to the beginning corner, and containing one (1) acre, more or less.

THIS is the same property conveyed to the Grantor hereby by deed of Henry E. Miller dated April 17, 1950, and recorded on May 3, 1950, in Deed Book 408, Page 395.

**NO FURTHER SEARCH**  
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's heirs or successors and assigns, forever. And the grantor(s) do hereby bind the grantor(s) and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's heirs or successors and against every person whomsoever lawfully claimed or to claim the same or any part thereof.

WITNESS the grantor(s) hand(s) and seal(s) this 18<sup>th</sup> day of November 1991.

SIGNED, sealed and delivered in the presence of

*Lynnda B. Mayfield*  
*Judy M. Jeffers*

*James E. Wright* (SEAL)  
James E. Wright (SEAL)  
(SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 18<sup>th</sup> day of November 1991.

*Lynnda B. Mayfield* (SEAL)  
Notary Public for South Carolina

My commission expires

11/21/2000

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2006121410 Book: DE 2242 Page: 371-373  
December 15, 2006 10:26:03 AM

*Timothy J. Manning*

1000

938 E. Suber Rd.  
Greensc 29650

GRANTEE'S ADDRESS:

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

EXHIBIT

A-2b

KNOW ALL MEN BY THESE PRESENTS, that JAMES E. WRIGHT, JR.

in consideration of FIVE AND NO/100 (\$5.00), Love and Affection Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JAMES E. WRIGHT, SR., HIS HEIRS AND ASSIGNS FOREVER,

SEE EXHIBIT A, ATTACHED



2009062922

DEED  
2 PGS

Book: DE 2360 Page: 2973-2974

August 06, 2009 01:00:42 PM Cons: \$5.00  
Rec: \$10.00 Cnty Tax: EXEMPT State Tax: EXEMPT

FILED IN GREENVILLE COUNTY, SC

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

WITNESS the Grantor's(s') hand(s) and seal(s) this 3rd. day of August, 2009

SIGNED, sealed and delivered in the presence of:

James E. Wright, Jr.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's (s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3rd. day of August, 2009

Notary Public for South Carolina

My commission expires 8-31-14

EXHIBIT

A-2b

EXHIBIT A

ALL that piece, parcel or lot of land, located in Greenville County, State of South Carolina, and being shown as 5257 Sq. Ft., 0.121 acre, on a survey for James E. Wright, Sr., dated July 22, 2009, by AC&S Engineering and Surveying, Inc., to be recorded herewith.

Plat: BK:1091 PG:6

This is a part of the same property conveyed to James E. Wright, Jr., by Deed of Joan M. Harbin, Dorothy M. Wright and Lola M. Crawford, recorded in the ROD Office for Greenville County on November 7, 2003, in Deed Book 2062 at Page 1827 and subject to all restrictions, easements, rights-of-way and roadways of record, on the recorded plats or on the premises.

TMS # 0535.03-01-00-300

This Conveyance is made subject to all easements, conditions, covenants, rights-of-ways, if any, appearing of record on the premises or on the recorded plat which may affect the property herein above described.

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2009062922 Book: DE 2360 Page: 2973-2974  
August 06, 2009 01:00:42 PM

*Timothy L. Harney*

EXHIBIT

A-3

BOOK 2062 PAGE 1827

FILED  
GREENVILLE

2003 NOV -7 P 4: 02

JUDY C. LEE  
REGISTER OF DEEDS

NO TITLE EXAMINATION OR CERTIFICATION BY  
REESE & MCKINNEY LAW FIRM  
304 North Main Street, Greer, SC 29650

**GRANTEE'S ADDRESS:**

11 Meadow Springs Lane  
Greer, SC 29650

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) **WARRANTY DEED**

**KNOW ALL MEN** by these presents, that **Joan M. Harbin, Dorothy M. Wright, and Lola M. Crawford**, in consideration of the sum of One Hundred Eighty Thousand and no/100th (\$180,000.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **James E. Wright, Jr.**, His Heirs and Assigns Forever:

ALL that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, fronting on the northeasterly side of South Suber Road a distance of 279.34 feet, containing 7.672 acres in accordance with plat entitled SURVEY FOR DOROTHY M. WRIGHT, JOAN M. HARBIN & LOLA M. CRAWFORD, prepared by Chapman Surveying Co., Inc., dated July 23, 1997 and recorded on October 1, 2003 in Plat Book 47-L at Page 78 in the Office of the Register of Deeds for Greenville County. Reference is made to said plat for a more complete property description.

(11) 195 - 535.3 - 1 - 3

This is a portion of the property devised to the Grantors by the Will of their late father Henry E. Miller who died testate on February 15, 1980 as appears by reference to Greenville County Probate Apartment 1339, File 1. Reference is also made to a deed from Nell S. Miller recorded on March 3, 1993 in Deed Book 1507 at Page 220. Reference is also made to a Corrective Deed from Nell S. Miller recorded on March 31, 1995 in Deed Book 1608 at Page 477.

STATE	468.00
OCT 31 2003	
COUNTY	198.00

1

131973

10-31-2003 10:00 AM

10-31-2003 10:00 AM



BOOK 2062 PAGE 1828

This conveyance is subject to all restrictions, easements, rights-of-way, roadways and zoning ordinances of record affecting the above described property and to such matters as would appear from a current resurvey of the property.

TAX MAP REFERENCE: 0535.03-01-003.00

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

WITNESS the Grantors' hands and seals this 22<sup>nd</sup> day of October, 2003.

Signed, sealed and delivered  
in the presence of:

Willie S. Mize

Dorothy M. Wright (SEAL)  
DOROTHY M. WRIGHT

Joan M. Harbin

Joan M. Harbin (SEAL)  
JOAN M. HARBIN

Lola M. Crawford (SEAL)  
LOLA M. CRAWFORD

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Grantors sign, seal and as their act and deed, deliver the within written Deed; and that the undersigned witness, with the other witness subscribed above, witnessed the execution hereof.

Willie S. Mize  
Witness


Sworn to before me, this  
22<sup>ND</sup> day of October, 2003.



EXHIBIT

A-3

BOOK 2062 PAGE 1829

 Mary Manauls (SEAL)  
Notary Public for South Carolina  
My Commission Expires: Sept. 3, 2012

FILED FOR RECORD IN GREENVILLE  
COUNTY SC R.O.D. OFFICE AT 04:02 PM  
11 07 03 RECORDED IN DEED  
BOOK 2062 PAGE 1827 THRU 1829  
DOC # 2003131973

Judy A. Hiv

EXHIBIT

B-1

PROPERTY OF  
WALTER A. CRAWFORD

AND

LOLA M. CRAWFORD

LOCATED 3 MILES WEST OF GREER  
CHICKSPRINGS TOWNSHIP - GREENVILLE CO.

SOUTH CAROLINA

SCALE: 1"=40 FEET - JUNE 30 1973

H.S. BROCKMAN, RLS #959  
GREER, S.C.

JAMES WRIGHT

N. 74-45 E. → 210'

← S. 74-45 W. 210'

H. E. MILLER

J. C. MILLER

I.P. N. 70-10 E. → 182' I.P.

N. 25-20 W. → 159'

1.00 ACRE.

← S. 25-20 E. 159'

H. E. MILLER

I.P.

N. E.

← S. 54-15 W. 184.3'

I.P.

MICROFILMED

NOV 9 1973

18-0-4

FILED  
GREENVILLE CO. S.C.  
NOV 9 9 07 AM '73  
DONNIE S. TANKERSLEY  
R.M.C.

NOV 9, 1973

12680

RECORDING FEE  
PAID \$ 125

POSTAGE  
PAID \$ 00

Plat recorded November 9, 1973 at 9:07 A.M. #12680

EXHIBIT

B-2b



ETX BRIDGE RD.



August 06, 2009 01:00:41 PM  
Rec:\$10.00 Cnty Tax:\$0.00 State Tax:\$0.00

FILED IN GREENVILLE COUNTY, SC

2009062921 PLAT/LG  
1 PG  
Book:PLL 1091 Page:6-6

### LEGEND

BEARING & DISTANCE	LINE SURVEYED
(BEARING & DISTANCE)	LINE NOT SURVEYED
(BY DEED OR PLAT)	
R/W	RIGHT-OF-WAY
	WATER METER
	WATER VALVE
	LIGHT POLE
	POWER OR UTILITY POLE
OHE	OVERHEAD ELECTRIC LINE
	IRON PIN SET (5/8" REBAR)
	IRON PIN FOUND
	UNMARKED POINT
	TREE
CT	CRIMPED TOP
P.O.B.	POINT OF BEGINNING
N/F	NOW OR FORMERLY
TM	TAX MAP
DB	DEED BOOK
PB	PLAT BOOK

THIS PLAT IS NOT A SUBDIVISION  
AS DEFINED BY THE GREENVILLE  
COUNTY LAND DEVELOPMENT REGULATIONS  
8.6.09  
Date  
Authorized Representative of  
Greenville County Planning Commission

SOUTH SUBER ROAD  
(50' RIGHT-OF-WAY)

N/F  
JAMES E. WRIGHT SR.  
TM# 0535030100200

N74°49'52"E 210.39  
5257 SQ. FT.  
0.121 ACRES  
TO BE COMBINED WITH TM#0535030100200  
N74°49'52"E 210.20

N25°18'17"W  
25.40  
R/W

1/2" REBAR  
IP

1/2" REBAR  
IP  
IP AT 25.0  
1/2" REBAR

N25°18'17"W  
304.35  
R/W

OLD NAIL

ALEXANDER ROAD

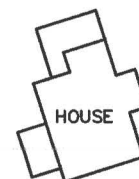
N/F  
LOLA CRAWFORD  
DB 1512/PG 561

IPO  
1/2" REBAR

N/F  
JAMES E. WRIGHT JR.  
TM# 0535030100300  
DB 2062 / PG 1827  
PB 47L / PG 78

339,152 SQ. FT.  
7.786 ACRES

N54°19'52"E  
184.30



WELL



BARN

IPO  
2" OPEN TOP

N/F  
NAOMI K. GREEN  
DB 958/PG 211

S45°21'53"W  
214.45

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2009062921 Book:PLL 1091 Page:6-6  
August 06, 2009 01:00:41 PM

Timothy J. Manning

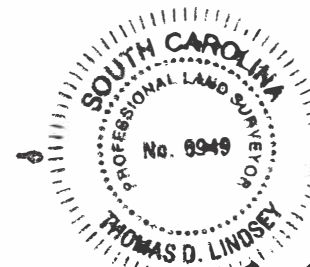


ENGINEERING AND SURVEYING, INC.  
3 Marcus Drive, Greenville, SC 29615  
Ph (864) 286-0553, Fax (864) 288-0559

### CERTIFICATE OF ACCURACY

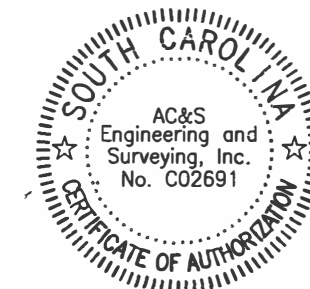
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

This plat was prepared by, or under supervision of:



THOMAS D. LINDSEY

THOMAS D. LINDSEY



### SURVEY FOR JAMES E. WRIGHT, SR

GREER  
GREENVILLE COUNTY, SC

AC&S JOB NO:

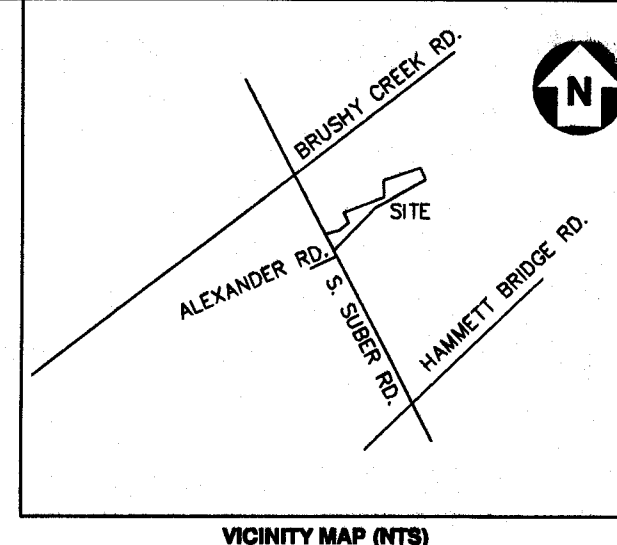
DATE SURVEYED:  
07-22-09


PARTY CHIEF: D. LINDSEY  
DRAWN BY: B. FITZMORRIS  
TAX MAP # 0535030100200



**EXHIBIT**  
**B-3**

2009062920 PLAT/LG  
1 PG  
Book: PLL 1091 Page: 5-5  
August 06, 2009 01:00:40 PM  
Rec:\$10.00 Cnty Tax:\$0.00 State Tax:\$0.00  
FILED IN GREENVILLE COUNTY, SC





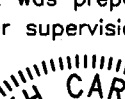
**ENGINEERING AND SURVEYING, INC.**  
3 Marcus Drive, Greenville, SC 29615  
Ph: (864) 286-0553, Fax: (864) 286-0559

---

**CERTIFICATE OF ACCURACY**

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA CONSTITUTION AND THE SURVEYING ACTS OF THE LEGISLATURE OF THE STATE OF SOUTH CAROLINA AND DOES NOT EXCEED THE REQUIREMENTS OF A CLASS B SURVEY AS SPECIFIED THEREIN.

This plot was prepared by, or under supervision of:



**THOMAS D. LINDSEY**


Type or Print Name

SC 6949      06/11/08

A circular professional engineer seal for the State of South Carolina. The outer ring contains the text "SOUTH CAROLINA" at the top and "CERTIFICATE OF AUTHORIZATION" at the bottom, separated by two five-pointed stars. The center of the seal contains the text "AC&S Engineering and Surveying, Inc." and "No. C02691".

**SURVEY FOR  
JAMES E. WRIGHT JR.**

PROPERTY ADDRESS:  
942 SOUTH SUBER ROAD  
GREER  
GREENVILLE COUNTY, SC

ISSUES/REVISIONS:  
 REVISED BOUNDARY 07-22-00

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ACAS JOB NUMBER:

DATE SURVEYED:  
**06-18-08**

PARTY CHIEF: D. LINDSEY  
 DRAWN BY: B. FITZMORRIS  
 DATE SURVEYED: 06-18-08  
 TAX MAP # 0832030110000  
 DEED BOOK 2082 PAGE 1827  
 PLAT BOOK 47L PAGE 78

THIS PLAT IS NOT A SUBDIVISION  
AS DEFINED BY THE GREENVILLE  
COUNTY LAND DEVELOPMENT REGULATIONS

3-6-09 P. L. L. L.  
Date Authorized Representative of  
Greenville County Planning Commission

N/F  
CARLOS & AMELIA JIMENEZ  
DB 1688/PG 950

N/F  
JAMES E. WRIGHT JR  
TM# 0535030100300  
DB 2062 / PG 1827  
PB 47L / PG 78

N/F  
MARVIN G. SATTERFIELD  
DB 1317/PG 1

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2009062920 Book: PLL 1091 Page: 5-5  
August 06, 2009 01:00:40 PM

LEGEND

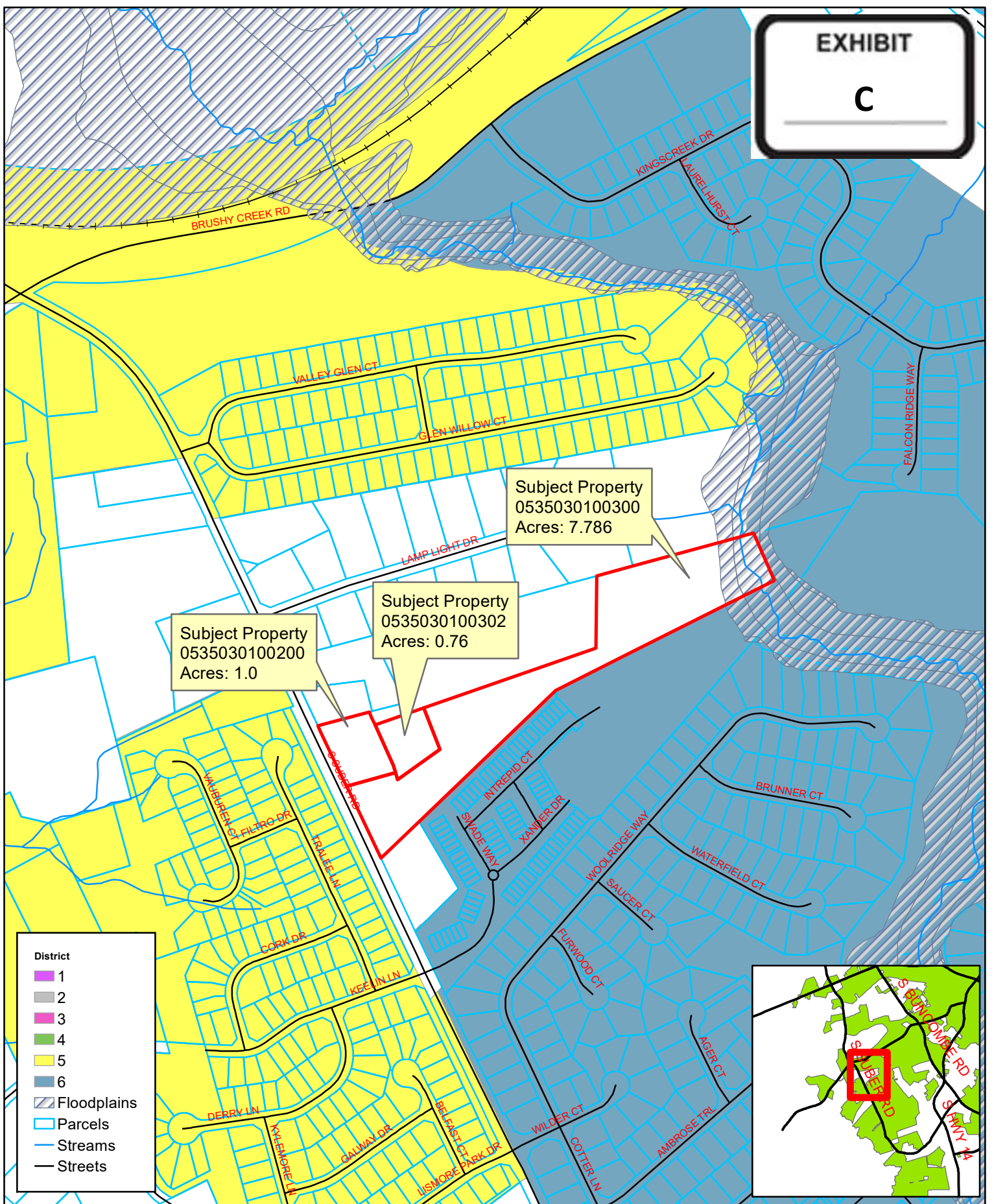
READING & DISTANCE	
(READING & DISTANCE)	LINE SURVEYED
(OF DEED OR PLAT)	LINE NOT SURVEYED
N/W	RIGHT-OF-WAY
	WATER
—O—H—	POWER OR UTILITY POLE
	OVERHEAD ELECTRIC LINE
	GAS METER
1" = 100'	
— — — — —	STORM DRAIN LINE
○	IRON PIN SET (5/8" REBAR)
○	IRON PIN FOUND
⊙	RR SPIKE FOUND
○	UNMARKED POINT
—	CONCRETE MONUMENT FOUND
—	TEMPORARY BENCH MARK
+	SIGN
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N/Y	NOW OR FORMERLY
TM	TAX MAP
DB	DEED BOOK
PB	PLAT BOOK
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
R/W	RIGHT-OF-WAY

0 60' 120' 180'

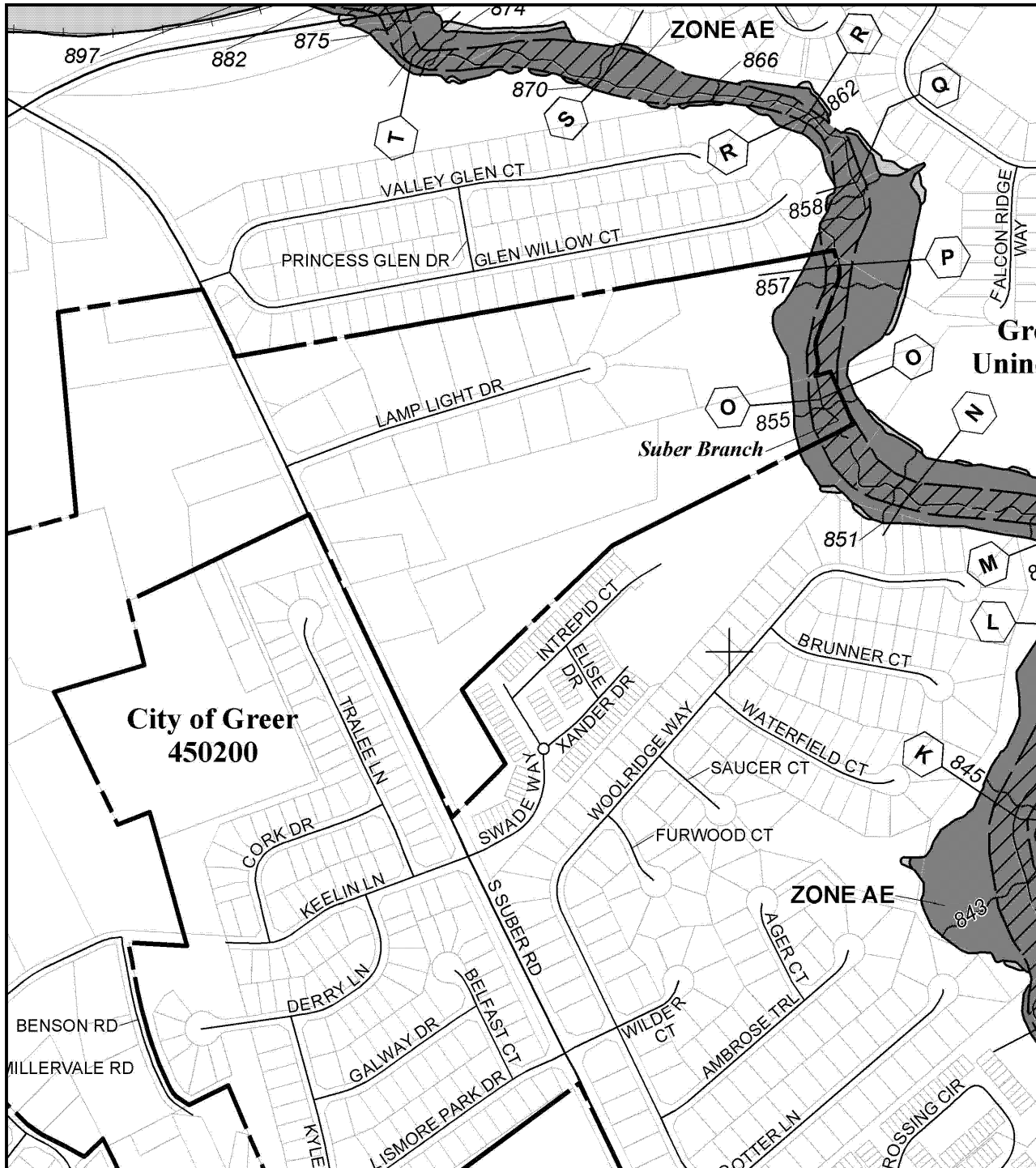
1" = 60'

EXHIBIT

C







Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342E

## FIRM

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

PANEL 342 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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

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



MAP NUMBER  
45045C0342E

MAP REVISED  
AUGUST 18, 2014

Federal Emergency Management Agency

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

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF GREENVILLE

FIDUCIARY LETTERS

IN THE MATTER OF:

JAMES WRIGHT

CASE NUMBER: 2018ES2300121

(Decedent)

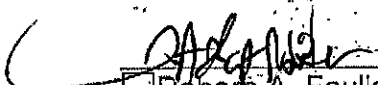
- ☒ PERSONAL REPRESENTATIVE  
☐ SUCCESSOR PERSONAL REPRESENTATIVE  
☐ SPECIAL ADMINISTRATOR

On the 20th day of February 2018, **JAMES EDWIN WRIGHT JR** was appointed and qualified as Fiduciary of the above matter by this Court, with all the authority granted to a fiduciary by law.

NOW, THEREFORE, LETTERS are issued as evidence of such appointment, qualification, and authority of the above fiduciary to do and to perform all acts, which may be authorized by law.

RESTRICTIONS

Executed the 20th day of February 2018

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



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 936 S Suber Rd. Greer 29650 more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0535030100302 attached hereto marked as Exhibit C containing approximately 0.76 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 15 day of May, 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: Crawford Lola Miller

Signature: Lola M. Crawford

Address: 936 S Suber Rd. Greer 29650

Witness: [Signature]

Date: 5/24/18

Parcel Address: 936 S Suber Rd.

Tax Map Number: 0535030100302

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 938 S Suber Road 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 0535030100200 attached hereto marked as Exhibit C containing approximately 1 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ 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: <u>JAMES F WRIGHT JR</u>	Print Name: _____
Signature: <u>[Signature]</u> Personal Representative	Signature: _____
Address: <u>11 Meadow Springs Lane</u>	Address: _____
Witness: <u>Chad Leight</u>	Witness: _____
Date: <u>5-25-2018</u>	Date: _____
Parcel Address: <u>938 S. Suber Rd</u>	Parcel Address: _____
Tax Map Number: <u>0535030100200</u>	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 942 S. Suber Rd. 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 0535030100300 attached hereto marked as Exhibit C containing approximately 7.7 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ 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: <u>JAMES F. WRIGHT JR</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>11 Meadows Springs Lane Greer, SC 29650</u>	Address: _____
Witness: <u>Church Kuyper</u>	Witness: _____
Date: <u>5-25-2018</u>	Date: _____
Parcel Address: <u>942 S. Suber</u>	Parcel Address: _____
Tax Map Number: <u>0535030100300</u>	Tax Map Number: _____

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

---

**DOCKET:** AN 2018-12

**APPLICANT:** CCAD, LLC

**PROPERTY LOCATION:** 936,938, and 942 S. Suber Rd

**TAX MAP NUMBER:** 0535030100200, 300, and 302

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

**REQUEST:** R-M1, Multi-Family Residential

**SIZE:** 9.46 acres

**COMPREHENSIVE PLAN:** Adjacent to Residential Land Use 2 and 3 Communities

---

**ANALYSIS:** AN 2018-12

---

AN 2018-12 is an annexation and zoning request for three parcels located on S. Suber Rd. The request is to annex and zoning of the property from R-S, Residential Suburban (Greenville County), R-M1, Multi-Family Residential, for future development. This area contains a mix of various types of residential uses.

Surrounding land uses and zoning include:

North: R-S, Residential Suburban (Greenville County)  
East: R-15, Single Family Residential (City of Greer)  
South: R-M1, Multi-Family Residential (City of Greer)  
West: R-12, Single Family Residential (City of Greer)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as a Residential Land Use 2 and 3 Communities. 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 4.6+ units per acre. As this property is located adjacent to Residential Land Use 2 and 3 Communities and the majority of the zoning on this street is residential, R-M1, Multi-Family Residential, is appropriate at this location. 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. Lavender made a motion to approve AN 2018-12. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. Mr. Martin recused himself from the vote.



**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**Second and Final Reading of Ordinance Number 35-2018**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY WILLIAM B. MCABEE LOCATED AT 214 CENTER STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE-FAMILY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 35-2018	10/12/2018	Ordinance
▣ Ord 35-2018 Exhibit A Title	10/12/2018	Exhibit
▣ Ord 35-2018 Exhibit B Plat	10/12/2018	Exhibit
▣ Ord 35-2018 Exhibit C Map	10/12/2018	Exhibit
▣ Ord 35-2018 Exhibit D Flood Map	10/12/2018	Exhibit
▣ Ord 35-2018 Petition for Annexation	10/12/2018	Exhibit
▣ Ord 35-2018 Planning Commission Minutes	11/7/2018	Backup Material

**ORDINANCE NUMBER 35-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY WILLIAM B. MCABEE LOCATED AT 214 CENTER STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE-FAMILY RESIDENTIAL) FOR SAID PROPERTY.**

**WHEREAS**, William B. McAbee is the owner of property located at 214 Center Street more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Number 9-03-05-014.00 containing approximately 0.436 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map No. 45045C0353E attached hereto marked as Exhibit D; and

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

**WHEREAS**, William B. McAbee has petitioned the City of Greer to annex his property by one-hundred percent (100%) petition; and

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

**WHEREAS**, the property owner has requested that the subject property be zoned R-7.5 (Single-Family Residential); and

**WHEREAS**, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

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

1. ANNEXATION: The 0.436 acre +/- property shown in red on the attached map owned by William B. McAbee located at 214 Center Street as described on the attached map as Spartanburg County Parcel Number 9-03-05-014.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned R-7.5 (Single-Family Residential) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0353E.

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

This ordinance shall be effective upon second reading approval thereof.

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

---

Richard W. Danner, Mayor

### **ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading:           October 9, 2018

Second and  
Final Reading:       November 13, 2018

Approved as to Form:

---

John B. Duggan, Esquire  
City Attorney

## Prepared By:

Shannon T. Epps  
 Attorney At Law  
 4 McKenna Commons Court  
 Greenville, SC 29615  
 Telephone: (864) 331-3154  
 Fax: (864) 268-7815  
 File: 18-0062

DEE-2018-14075



DEE BK 119-D PG 289-290

Recorded 2 Pages on 04/02/2018 01:38:10 PM  
 Recording Fee: \$10.00 County Taxes: \$5.50 State Taxes: \$13.00  
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
 Dorothy Earle, Register Of Deeds

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF SPARTANBURG )

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that **TSS Property, LLC** in consideration of **Five Thousand and 00/100 (\$5,000.00) Dollars** have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto **William B. McAbee** her/his/their heirs and/or assigns, forever:

**ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND IN SPARTANBURG COUNTY STATE OF SOUTH CAROLINA BEING DESIGNATED AS 0.436 ACRES ON A SURVEY FOR APEX DEVELOPMET SC LLC PREPARED BY EAS PROFESSIONALS DATED 2/20/2018 AND RECORDED ON**  
April 2, 2018 **IN PLAT BOOK** 173 **AT PAGE** 905  
**IN THE SPARTANBURG COUNTY ROD OFFICE.**

**THIS BEING THE SAME PROPERTY CONVEYED UNTO TSS PROPERTY, LLC BY DEED OF SANDRA S. KNIGHT DATED 4/17/2000 AND RECORDED ON 6/20/2000 IN DEED BOOK 72-E AT PAGE 286 IN THE SPARTANBURG COUNTY ROD OFFICE.**

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

Grantee's Address: 313 Russell Ave.  
 Greenville, SC 29609

Property Address: 00 Center Street  
 Greer, SC 29651

Block Map Reference: 9-03-05-014.00



**TOGETHER** with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular the premises before mentioned unto the Grantee, his Heirs, Successors and Assigns forever.

And the Grantors do hereby bind themselves and their heirs, to warrant and forever defend all and singular premises unto the Grantee, his Heirs and Assigns against themselves and their heirs, and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

**IN WITNESS WHEREOF**, THE GRANTORS have set their hands and seals this the 29th day of March, 2018.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:

<p><u>LT. Epps</u> Shannon T. Epps</p>	<p>TSS Property, LLC <u>Sandra S. Knight</u> (SEAL) By: Sandra S. Knight Its: Member</p>
<p><u>[Signature]</u></p>	<p>_____(SEAL)</p>

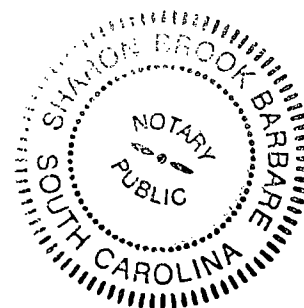
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

**ACKNOWLEDGMENT**

I, a Notary Public of the County and State aforesaid, certify that Sandra S. Knight for TSS Property, LLC appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of March, 2018

[Signature] (SEAL)  
My Commission Expires: 2/22/28





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

SPARTANBURG COUNTY PLANNING DEPARTMENT  
**APR 02 2018**  
 DATE

**FOR RECORDATION PURPOSES ONLY**  
 This plat is not a subdivision as defined by Spartanburg County.

**APR 02 2018**  
 DATE

AUTHORIZED REPRESENTATIVE OF  
 SPARTANBURG COUNTY PLANNING DEPARTMENT

TMS G016000200801  
 N/F Christopher Yonkin

TMS 9-03-09-001  
 N/F Patricia Leblanc

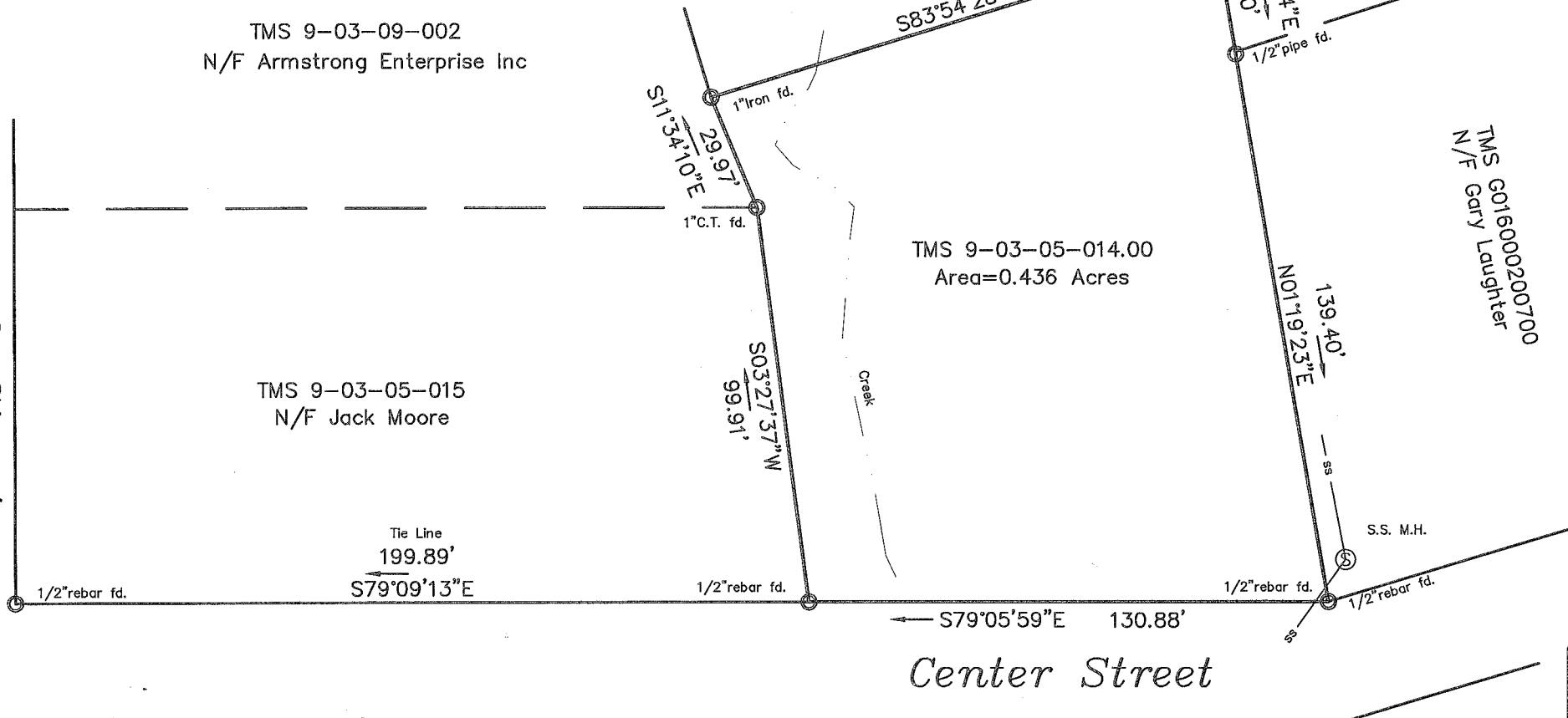
TMS G016000200700  
 N/F Garry Laughter

TMS 9-03-05-014.00  
 Area=0.436 Acres

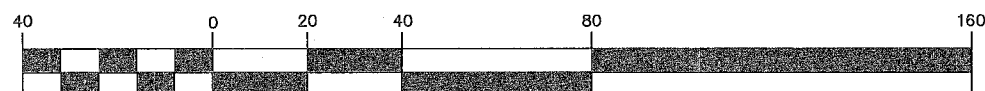
TMS 9-03-09-002  
 N/F Armstrong Enterprise Inc

TMS 9-03-05-015  
 N/F Jack Moore

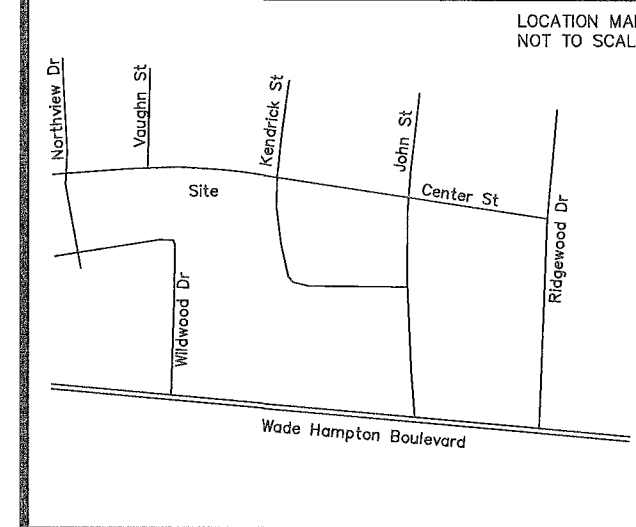
Kendrick Street



GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.



"I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN."

SPARTANBURG COUNTY, S.C.

DATE: 2-20-18 SCALE: 1" = 40'

*D.J.P.*

S.C. REG. NO.  
 17933

*Survey For*  
*William Bradley McAbee*

**EAS**  
 PROFESSIONALS

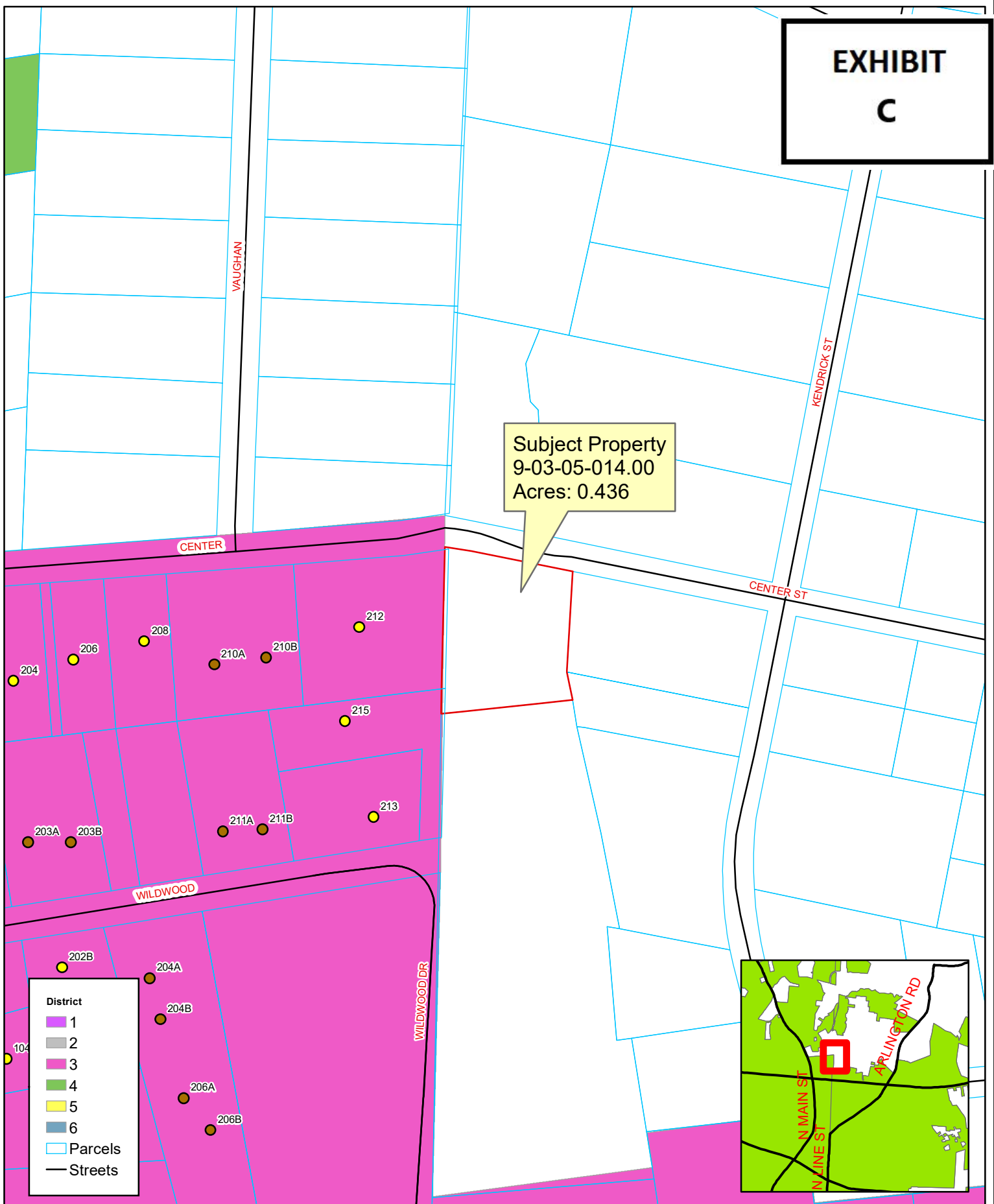
GEOTECHNICAL, ENVIRONMENTAL,  
 CONSTRUCTION MATERIALS, AND FORENSIC ENGINEERING  
 CONSTRUCTION MATERIALS TESTING | LABORATORY TESTING  
 LAND SURVEYING | SPECIAL INSPECTIONS

9 Pilgrim Road, Greenville, South Carolina 29607  
 Phone (864) 234-7368 | Fax (864) 234-7369 | www.eas-pro.com

188048

# EXHIBIT C

Subject Property  
9-03-05-014.00  
Acres: 0.436



## Ordinance 35-2018

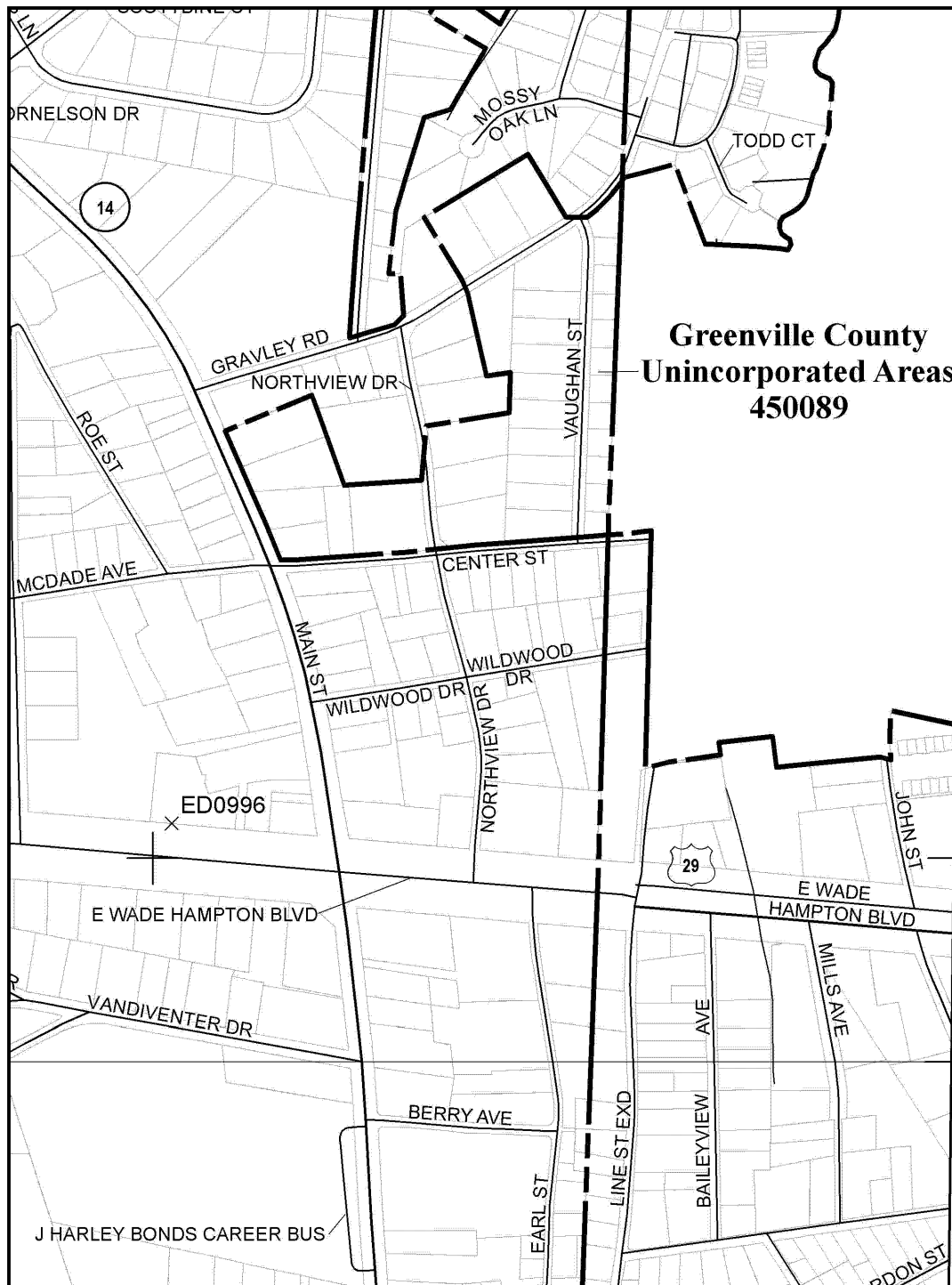


0 40 80 120 160  
Feet

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**

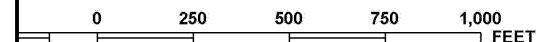
**D**



Program at 1-800-638-6620.



**MAP SCALE 1" = 500'**



**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0353E**

**FIRM**

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

**PANEL 353 OF 625**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0353	E
GREER, CITY OF	450200	0353	E

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



**MAP NUMBER  
45045C0353E**

**MAP REVISED  
AUGUST 18, 2014**

**Federal Emergency Management Agency**

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



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 214 Center St. 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 9-03-05-014.00 attached hereto marked as Exhibit C containing approximately .44 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 21 day of 2018 august, 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: William McAbee  
Signature: William McAbee  
Address: 313 Russell Ave. 29609  
Witness: Ronna Kennedy  
Date: 8/21/18  
Parcel Address: 214 Center St.  
Tax Map Number: 9-03-05-014.00

Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
Witness: \_\_\_\_\_  
Date: \_\_\_\_\_  
Parcel Address: \_\_\_\_\_  
Tax Map Number: \_\_\_\_\_

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, OCTOBER 15, 2018**

---

**DOCKET:** AN 2018-16

**APPLICANT:** William McAbee

**PROPERTY LOCATION:** 214 Center Street

**TAX MAP NUMBER:** 9-03-05-014.00

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

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

**SIZE:** 0.44 acres

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

---

**ANALYSIS:** AN 2018-16

---

AN 2018-16 is an annexation and zoning request for property located at 214 Center Street. The property is currently undeveloped. The request is to zone the property from Unzoned (Spartanburg County), to R-7.5, Single-Family Residential, for future development. Surrounding land uses and zoning include:

North: Unzoned (Spartanburg County)  
East: Unzoned (Spartanburg County)  
South: Unzoned (Spartanburg County)  
West: R-M1, Multifamily Residential (City of Greer)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as a Residential Land Use 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for R-7.5, Single-Family Residential, is appropriate at this location. 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. Lavender made a motion to approve AN 2018-16. Ms. Traenkle seconded the motion. The motion carried with a vote of 6 to 0.



**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**Center for the Arts - Playground Equipment Purchase**

**Summary:**

Approval is requested to purchase playground equipment for the Center for the Arts Park from Landscape Structures through HGAC, a Nationwide, Government Procurement Service.  
Presented by Red Watson, Assistant Director of Parks and Recreation (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Playground Equipment Photo 1	10/30/2018	Backup Material
▣ Playground Equipment 2	10/30/2018	Backup Material



# Greer - Palette AA, Limon Swing

Greer SC 29365

September 28, 2018

1130230-01-02



  
landscape  
structures®



FOR A BETTER TOMORROW  
**WE PLAY TODAY**

[shapedbyplay.com](http://shapedbyplay.com)



Proudly presented by:

Ryan McDuffee



  
**CAROLINA**  
PARKS & PLAY  
Recreational Products



# Greer - Palette AA, Limon Swing

Greer SC 29365

September 28, 2018

1130230-01-02



landscape  
structures®



FOR A BETTER TOMORROW  
**WE PLAY TODAY**  
shapedbyplay.com



Proudly presented by:  
Ryan McDuffee



CAROLINA  
PARKS & PLAY  
Recreational Products





**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**First Reading of Ordinance Number 29-2018**

**Summary:**

AN ORDINANCE TO AMEND THE CITY OF GREER HISTORIC OVERLAY DISTRICT ZONING MAP AS ALLOWED BY CHAPTER 38, ARTICLE IV OF THE CITY OF GREER CODE OF ORDINANCES. (Action Required)

**Executive Summary:**

Ordinance #29-2018 is a zoning overlay map amendment to remove G021000101900 (Tire Exchange) from the Downtown Historic Overlay District. This building was approved by the Board of Architectural Review for demolition. Therefore, this property would no longer contain a contributing building to the National Historic District as designated. Removing it from the district maintains the current percentage of contributing buildings to meet federal guidelines. The Planning Commission conducted a public hearing on July 16, 2018 and recommended approval of the amendment.

Kelli McCormick, Planning Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Ord 29-2018 Cover Memo	11/1/2018	Cover Memo
❑ Ordinance Number 29-2018	10/30/2018	Ordinance
❑ Ord 29-2018 Exhibit A BAR Report	10/30/2018	Exhibit
❑ Ord 29-2018 Exhibit B Planning Commission Minutes	10/30/2018	Exhibit
❑ Ord 29-2018 Exhibit C Map	10/30/2018	Exhibit

# Memorandum

**To:** Mr. Ed Driggers, City Administrator  
**From:** Kelli McCormick, AICP, Planning Manager  
**Subject:** Ordinance #29-2018  
**Date:** August 8, 2018  
**CC:** Tammy Duncan, City Clerk

---

Ordinance #29-2018 is a zoning overlay map amendment to remove G021000101900 (Tire Exchange) from the Downtown Historic Overlay District.

This building was approved by the Board of Architectural Review for demolition. Therefore, this property would no longer contain a contributing building to the National Historic District as designated. Removing it from the district maintains the current percentage of contributing buildings to meet federal guidelines.

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

**ORDINANCE NUMBER 29-2018**

**AN ORDINANCE TO AMEND THE CITY OF GREER HISTORIC OVERLAY DISTRICT ZONING MAP AS ALLOWED BY CHAPTER 38, ARTICLE IV OF THE CITY OF GREER CODE OF ORDINANCES.**

**WHEREAS**, the City of Greer City Council wishes to amend the City of Greer Historic Overlay District Zoning Map as allowed by Chapter 38, Article IV of the City of Greer Code of Ordinances; and,

**WHEREAS**, the City of Greer Historic District Zoning Map may be amended from time to time as circumstances and the best interests of the community have required; and,

**WHEREAS**, the City of Greer Board of Architectural Review met on June 12, 2018 and recommended the demolition of the building located on Greenville County Parcel Number G021000101900. The Board issued a Certificate of Appropriateness pursuant to Ordinance 38-121, a copy of which is attached hereto as Exhibit A; and,

**WHEREAS**, the City of Greer Planning Commission recommended approval of the Certificate of Appropriateness at a public hearing on July 16, 2018 at 6:30 pm in the Council Chambers of Greer City Hall, Greer, South Carolina after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering proposed amendments to the City of Greer Historic Overlay District Zoning Map. The minutes of said meeting are attached hereto as Exhibit B; and,

**WHEREAS**, the Mayor and City Council, after considering all of the facts and circumstances surrounding the proposed amendments to the City of Greer Historic Overlay District Zoning Map, does hereby find that the Amendment to the City of Greer Historic Overlay District as set forth on the Certificate of Appropriateness attached hereto as Exhibit A is in the best interests of the City of Greer.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer, that the City of Greer Historic Overlay District Zoning Map be amended by allowing the demolition of the building located on the property identified as Greenville County Parcel Number G021000101900 and shown on the map attached hereto as Exhibit C.

This ordinance shall be effective immediately upon second reading approval hereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: November 13, 2018

Second and  
Final Reading: November 27, 2018

**Approved as to Form:**

---

Daniel R. Hughes, City Attorney



**City of Greer  
Board of Architectural Review**

**EXHIBIT**

**A**

**Docket number:** BAR 2018-08

**Meeting Date:** June 12, 2018

**Property address:** Main Street  
Greer, SC 29651

**Tax map Number:** G021000101900  
**County:** Greenville

**Applicant Name:** Sycamore Greer, LLC

**Applicant Address:** 7 Mitchell Spring Ct  
Greer SC 29651

**Request:** Demolition of Building

**Staff Recommendation:** Approval

**Board Decision**

**ACTION** – Ms. Hiatt made a motion to approve BAR 2018-08. Ms. Wood seconded the motion. The motion carried with a vote of 3 to 0.

**Signature:**

Linda Wood, Chairman

**Date:** 7-10-18

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

---

**DOCKET:** **TXT 2018-02**

**APPLICANT:** Board of Architectural Review

**PROPERTY LOCATION:** Main St and E. Poinsett St

**TAX MAP NUMBER:** G021000101900 and G021000101200

**EXISTING ZONING:** C-1, Central Business District

**REQUEST:** Remove G021000101900 from the Historic Overlay District Zoning Map  
Add G021000101200 to the Historic Overlay District Zoning Map

**COMPREHENSIVE PLAN:** **Greer Station Center**

---

**ANALYSIS:** **TXT 2018-02**

---

**TXT 2018-02** is a zoning map amendment to the City of Greer Historic Overlay Zoning Map as allowed by Chapter 38-Historic Preservation, Article 85.-HD, Zoning Procedure. The Board of Architectural Review has request the removal of parcel G021000101900 (The Tire Exchange) from the City of Greer Historic Overlay Zoning Map. The Board has also requested to add the rear warehouse of parcel G021000101200, which is connected to the old D&D building to the City of Greer Historic Overlay Zoning Map.

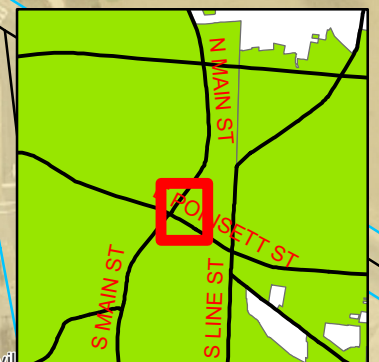
**STAFF RECOMMENDATION: Approval**

**ACTION:** Mr. Hopper made a motion to approve TXT 2018-02. Ms. Traenkle seconded the motion. The motion carried with a vote of 4 to 0.

# EXHIBIT C

Subject Property  
G021000101900  
Acres: 0.07  
Property to be removed from Downtown Historic District

- ▬ Parcels
- ▬ Downtown Historic District
- ▬ City Limits
- ▬ Streets



## Ordinance 29-2018

0 50 100 150 200 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.







**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**First Reading of Ordinance Number 30-2018**

**Summary:**

AN ORDINANCE TO AMEND THE CITY OF GREER HISTORIC OVERLAY DISTRICT ZONING MAP AS ALLOWED BY CHAPTER 38, ARTICLE IV OF THE CITY OF GREER CODE OF ORDINANCES. (Action Required)

**Executive Summary:**

Ordinance #30-2018 is a zoning overlay map amendment to add G021000101200 (Grace Church) to the Downtown Historic Overlay District. This building was reviewed by the Board of Architectural Review for inclusion in the district. Adding it to the district adds to the current percentage of contributing buildings to meet federal guidelines for a National Historic District. The Planning Commission conducted a public hearing on July 16, 2018 and recommended approval of the amendment.

Kelli McCormick, Planning Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 30-2018 Cover Memo	11/1/2018	Cover Memo
▣ Ordinance Number 30-2018	10/30/2018	Ordinance
▣ Ord 30-2018 Exhibit B Planning Commission Minutes	10/30/2018	Exhibit
▣ Ord 30-2018 Exhibit C Map	10/30/2018	Exhibit

# Memorandum

**To:** Mr. Ed Driggers, City Administrator  
**From:** Kelli McCormick, AICP, Planning Manager  
**Subject:** Ordinance #30-2018  
**Date:** August 8, 2018  
**CC:** Tammy Duncan, City Clerk

---

Ordinance #30-2018 is a zoning overlay map amendment to add G021000101200 (Grace Church) to the Downtown Historic Overlay District.

This building was reviewed by the Board of Architectural Review for inclusion in the district. Adding it to the district adds to the current percentage of contributing buildings to meet federal guidelines for a National Historic District.

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

## **ORDINANCE NUMBER 30-2018**

### **AN ORDINANCE TO AMEND THE CITY OF GREER HISTORIC OVERLAY DISTRICT ZONING MAP AS ALLOWED BY CHAPTER 38, ARTICLE IV OF THE CITY OF GREER CODE OF ORDINANCES.**

**WHEREAS**, the City of Greer City Council wishes to amend the City of Greer Historic Overlay District Zoning Map as allowed by Chapter 38, Article IV of the City of Greer Code of Ordinances; and,

**WHEREAS**, the City of Greer Historic Overlay District Zoning Map may be amended from time to time as circumstances and the best interests of the community have required; and,

**WHEREAS**, the City of Greer Architectural Review Board met on May 8, 2018 and a request was made for the rear warehouse located on Greenville County Parcel Number G021000101200 to be added to the City of Greer Historic Overlay District Zoning Map. The minutes of said meeting are attached hereto as Exhibit A; and,

**WHEREAS**, the City of Greer Planning Commission recommended approval of Architectural Review Board's request at a Public Hearing held at 6:30 p.m. on July 16, 2018 in the Council Chambers of Greer City Hall, Greer, South Carolina after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering proposed amendments to the City of Greer Historic Overlay District Zoning Map. The minutes and staff report from said meeting are attached hereto as Exhibit B; and,

**WHEREAS**, the Mayor and City Council, after considering all of the facts and circumstances surrounding the proposed amendments to the City of Greer Historic Overlay District Zoning Map, does hereby find that the proposed Amendment to the Historic Overlay District is in the best interests of the City of Greer.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer, that the City of Greer Historic Overlay District Zoning Map be amended to add the rear warehouse to the City of Greer Historic Overlay District Zoning Map on the property identified by Greenville County Tax Map Parcel G021000101200 as shown on the map attached hereto as Exhibit C.

This ordinance shall be effective immediately upon second reading approval hereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading:      November 13, 2018

Second and  
Final Reading:      November 27, 2018

**Approved as to Form:**

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Daniel R. Hughes, City Attorney

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

---

**DOCKET:** **TXT 2018-02**

**APPLICANT:** Board of Architectural Review

**PROPERTY LOCATION:** Main St and E. Poinsett St

**TAX MAP NUMBER:** G021000101900 and G021000101200

**EXISTING ZONING:** C-1, Central Business District

**REQUEST:** Remove G021000101900 from the Historic Overlay District Zoning Map  
Add G021000101200 to the Historic Overlay District Zoning Map

**COMPREHENSIVE PLAN:** **Greer Station Center**

---

**ANALYSIS:** **TXT 2018-02**

---

**TXT 2018-02** is a zoning map amendment to the City of Greer Historic Overlay Zoning Map as allowed by Chapter 38-Historic Preservation, Article 85.-HD, Zoning Procedure. The Board of Architectural Review has request the removal of parcel G021000101900 (The Tire Exchange) from the City of Greer Historic Overlay Zoning Map. The Board has also requested to add the rear warehouse of parcel G021000101200, which is connected to the old D&D building to the City of Greer Historic Overlay Zoning Map.

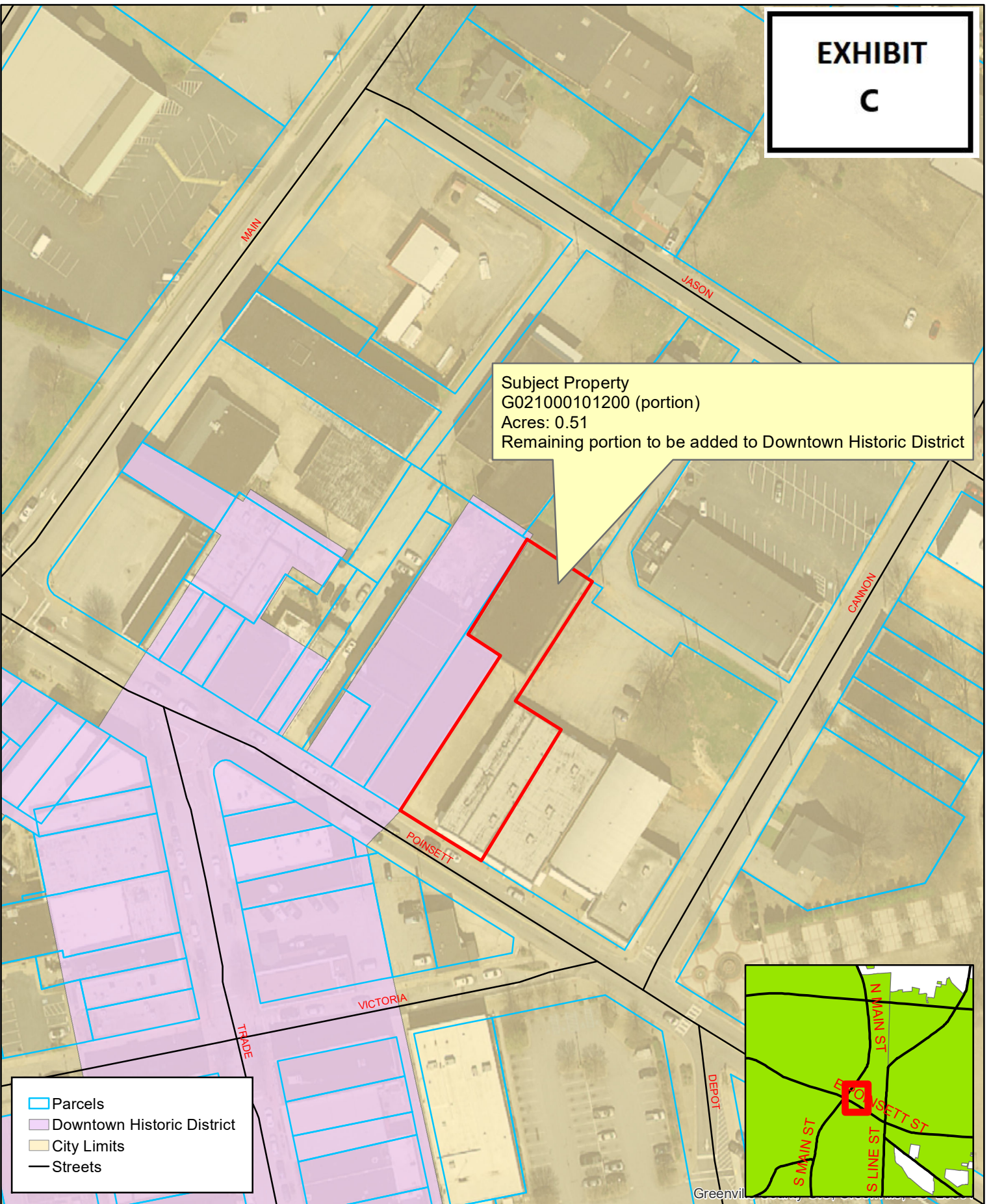
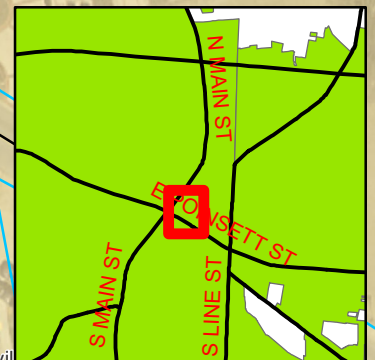
**STAFF RECOMMENDATION: Approval**

**ACTION:** Mr. Hopper made a motion to approve TXT 2018-02. Ms. Traenkle seconded the motion. The motion carried with a vote of 4 to 0.

# EXHIBIT C

Subject Property  
G021000101200 (portion)  
Acres: 0.51  
Remaining portion to be added to Downtown Historic District

-  Parcels
-  Downtown Historic District
-  City Limits
-  Streets





**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**First Reading of Ordinance Number 37-2018**

**Summary:**

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY ADDING TO ARTICLE 5 DISTRICT REGULATIONS TO INCORPORATE HOTELS WITHIN THE CITY OF GREER'S (C-1) CENTRAL BUSINESS DISTRICT. (Action Required)

**Executive Summary:**

Ordinance #37-2018 is a text amendment to allow hotels in the C-1, Central Business District. The Planning Commission conducted a public hearing on September 17, 2018 and recommended approval of the amendment.

Brandon McMahan, Zoning Coordinator

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 37-2018 Cover Memo	11/8/2018	Cover Memo
▣ Ordinance Number 37-2018	11/8/2018	Ordinance
▣ Ord 37-2018 Exhibit A Planning Commission Minutes	11/8/2018	Exhibit

# Memorandum

**To:** Mr. Ed Driggers, City Administrator  
**From:** Brandon McMahan, Zoning Coordinator  
**Subject:** Ordinance #37-2018  
**Date:** November 7, 2018  
**CC:** Tammy Duncan, City Clerk

---

Ordinance #37-2018 is a text amendment to allow hotels in the C-1, Central Business District. The Planning Commission conducted a public hearing on September 17, 2018 and recommended approval of the amendment.



## **ORDINANCE NUMBER 37-2018**

### **AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY ADDING TO ARTICLE 5 DISTRICT REGULATIONS TO INCORPORATE HOTELS WITHIN THE CITY OF GREER'S (C-1) CENTRAL BUSINESS DISTRICT.**

**WHEREAS**, the City of Greer City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and

**WHEREAS**, the City of Greer desires to amend certain sections of its zoning ordinance to create opportunities for hotels in the City, C-1 Central Business District; and

**WHEREAS**, the City of Greer believes that the addition of hotels would be a complement to the City's Central Business District; and

**WHEREAS**, the City of Greer Planning Commission recommended approval of the requested amendment to the zoning ordinance at a Public Hearing held at 6:30 p.m. on September 17, 2018 in the Council Chambers of Greer City Hall, Greer, South Carolina after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering proposed amendment to the City of Greer Zoning Ordinance. The minutes and staff report from said meeting are attached hereto marked as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer that the City of Greer Zoning Code of Ordinance Article 5 Zoning District Regulations Section 5:7.1 is amended to include the following provisions:

Amend Article 5:7.1 of the City of Greer, SC Zoning Ordinance to add Hotel for a permitted use in the (C-1) Central Business District.

This ordinance shall be effective immediately upon second reading approval hereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading:      November 13, 2018

Second and  
Final Reading:      November 27, 2018

**Approved as to Form:**

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John B. Duggan, City Attorney

**TEXT AMENDMENT REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, SEPTEMBER 17, 2018**

---

**EXHIBIT**

**A**

**DOCKET:** TX 2018-03

**APPLICANT:** City of Greer

Zoning Text Amendment: Article 5 (C-1, Central Business Districts,)

Purpose: To add 'Hotels' and the parameters for use to C-1, Central Business District

**ANALYSIS:**

**TX 2018-03**

---

When reviewing the zoning ordinance and based on recent requests for information about this type of business in our downtown district, Staff saw a need to create opportunities for hotels within the C-1, Central Business District. Therefore, Staff recommends a text amendment to the City of Greer Zoning Ordinance to permit these facilities in C-1, Central Business District. Currently, the Zoning Ordinance does not allow this type of facilities within this zoning district.

---

As such, Staff proposes the following text amendments:

**Amend Article 5 of the City of Greer, SC Zoning Ordinance to add Hotel for a permitted use:**

Amend Article § 5:7.1 of the City of Greer, SC Zoning Ordinance to add the following use permitted in the C-1 district.

---

**STAFF RECOMMENDATION:      APPROVAL**

**ACTION** - Mr. Lavender made a motion to approve TXT 2018-03. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0.



**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**First Reading of Ordinance Number 38-2018**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY WASHINGTON BAPTIST CHURCH LOCATED AT 2308 EAST GAP CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (SINGLE-FAMILY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)

**Executive Summary:**

Ordinance #38-2018 is an annexation and zoning request for property located at 2308 E. Gap Creek Road. This is two parcels. One of the parcels is split between Greenville and Spartanburg Counties and one is fully in Spartanburg County. The parcels for annexation are 29.25 acres. The property is proposed for future development with R-10, Single- Family Residential, zoning. The Planning Commission will conduct a public hearing on November 19, 2018 for the zoning of these parcels.

Kelli McCormick, Planning Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Ord 38-2018 Cover Memo	11/8/2018	Cover Memo
☐ Ordinance Number 38-2018	11/8/2018	Ordinance
☐ Ord 38-2018 Exhibit A Deed	11/8/2018	Exhibit
☐ Ord 38-2018 Exhibit B Plat	11/8/2018	Exhibit
☐ Ord 38-2018 Exhibit C Map	11/8/2018	Exhibit
☐ Ord 38-2018 Exhibit D1 Flood Map	11/8/2018	Exhibit
☐ Ord 38-2018 Exhibit D2 Flood Map	11/8/2018	Exhibit
☐ Ord 38-2018 Petition for Annexation	11/8/2018	Exhibit

# Memorandum

**To:** Mr. Ed Driggers, City Administrator  
**From:** Kelli McCormick, AICP, Planning Manager  
**Subject:** Ordinance #38-2018  
**Date:** November 6, 2018  
**CC:** Tammy Duncan, Clerk to City Council

---

Ordinance #38-2018 is an annexation and zoning request for property located at 2308 E. Gap Creek Road. This is two parcels. One of the parcels is split between Greenville and Spartanburg Counties and one is fully in Spartanburg County. The parcels for annexation are 29.25 acres. The property is proposed for future development with R-10, Single-Family Residential, zoning.

The Planning Commission will conduct a public hearing on November 19, 2018 for the zoning of these parcels.

**ORDINANCE NUMBER 38-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY WASHINGTON BAPTIST CHURCH LOCATED AT 2308 EAST GAP CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10 (SINGLE-FAMILY RESIDENTIAL) FOR SAID PROPERTY.**

**WHEREAS**, Washington Baptist Church is the owner of property located at 2308 Est Gap Creek Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Number 536010105000 (portion) and Spartanburg County Parcel Numbers 0536010105000 (portion) and 9-02-00-001.00 containing approximately 29.25 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0351E and 45283C0205D attached hereto marked as Exhibit D; and

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

**WHEREAS**, Washington Baptist Church has petitioned the City of Greer to annex their property by one-hundred percent (100%) petition; and

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

**WHEREAS**, the property owner has requested that the subject property be zoned R-10 (Single-Family Residential); and

**WHEREAS**, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

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

1. ANNEXATION: The 29.25 acres +/- property shown in red on the attached map owned by Washington Baptist Church located at 2308 East Gap Creek Road as described on the attached map as Greenville County Parcel Number 536010105000 (portion) and Spartanburg County Parcel Numbers 0536010105000 (portion) and 9-02-00-001.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned R-10 (Single-Family Residential) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0351E and 45083C0205D.

5. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #4.

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: November 13, 2018

Second and  
Final Reading: December 11, 2018

Approved as to Form:

---

John B. Duggan, Esquire  
City Attorney

**"EXHIBIT A"*****Legal Description – Estate of Nelle Lister Few, Deceased******Greenville County Property******Tax Map No. 0536.01-01-050.00******2308 E. Gap Creek Road, Greer, SC 29651***

All that piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, located on Gap Creek Road, Greer, SC and being shown as tract **No. 2** on a survey entitled, "Plat of SUBDIVISION – A.H. MILLER TRACT" (27.1 acres, more or less) dated December 1918 surveyed and platted by H. S. Brockman, Surveyor and recorded on October 24, 1963 in Plat Book RR at page 145 in the Office of the Register of Deeds for Greenville County, and according to tax map records containing 24.50 acres, more or less.

This is the identical property conveyed to E. M. Lister by deed of E. C. Howell on November 7, 1922 recorded November 18, 1922 in Deed Book 88 at page 13. The said E. M. Lister (also known as Edgar Monroe Lister) died testate on 4-27-65 in Greenville County, see Probate File 903-24, leaving the property to his children, James David Lister, Nelle Lister and Flossie Folsom Lister. The said James David Lister died testate 6-18-86 in Greenville County, see Probate File 86ES230964 leaving his interest in this property to Nelle Lister Few and Flossie Folsome Lister; and Flossie Folsome Lister died testate 6-18-86 in Greenville County, see Probate File 86ES2300965 leaving her interest in this property to Nelle Lister Few, so Nelle Lister Few owned a 100% interest in property at the time of her death. Nelle Lister Few died testate in Greenville County on January 24, 2013 leaving this property to Washington Baptist Church, see Estate File 2013ES2300850, for details.

DEED/DIST Book: DE 2442 Page: 4305 - 4307  
April 17, 2014 03:55:59 PM  
Rec: \$10.00

2014026237

3 Pgs

E-FILED IN GREENVILLE COUNTY, SC

*Timothy L. Hannon*

STATE OF SOUTH CAROLINA )

IN THE PROBATE COURT

COUNTY OF GREENVILLE )

DEED OF DISTRIBUTION

(Real Property Only)

NOT A WARRANTY DEED

IN THE MATTER OF: )

NELLE LISTER FEW )

(Decedent) )

CASE NUMBER: 2014ES4200354

County where property is located If not above County: Greenville

The undersigned states as follows:

Decedent died on JANUARY 24, 2013; and probate of the Estate is being administered in the Probate Court for GREENVILLE County, South Carolina, in File # 2013ES2300850.

I was appointed Personal Representative on APRIL 18, 2013. Decedent owned real property described as follows:

Tax Map Number: 0536.01-01-050.00

Street/Property Address: 2308 E. Gap Creek Road, Greer, SC 29651

Legal Description:

See attached Legal Description, "Exhibit A" for complete description

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 real property to the beneficiaries named below:

Name: Washington Baptist Church  
Address: 3500 N. Highway 14  
Greer SC 29651

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

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

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

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

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution, on this 9th day of April, 20 14.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Witness: [Signature]  
Print Name: John M. Rollins Jr  
Witness: Judy M. Barnes  
Print Name: Judy M. Barnes

Estate of: NELLE LISTER FEW

Signature of Personal

Representative: [Signature]  
Print Name: DARREN ARMSTRONG

Estate of: NELLE LISTER FEW

Signature of

Personal Representative: [Signature]

Print Name: LARRY ARMSTRONG

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ACKNOWLEDGMENT

I, LuAnn Mason, Notary Public, a notary for the State of South Carolina do hereby certify that DARREN ARMSTRONG AND LARRY ARMSTRONG, as Personal Representative of the Estate of NELLE LISTER FEW, DECEASED, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 9TH day of APRIL, 20 14.

LuAnn Mason (SEAL)  
(Signature of Notary Public)  
LuAnn Mason  
(Print name of Notary Public)  
Notary Public for State of South Carolina  
My Commission Expires: 3/19/2019

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

**"EXHIBIT A"*****Legal Description Estate of Nelle Lister Few, Deceased******Spartanburg County Property******Tax Map No. 9-02-00-001.00******Property address: Gap Creek Road, Greer SC 29651***

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, near the Greer Country Club, lying on the north side of the Gap Creek Road, being bounded on the north and east by other lands, now or formerly, of B. C. Crawford, on the south by said road, and on the west by lands, now or formerly of Edd Leister, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the north margin of the said Gap Creek Road and on the Edd Leister line, and runs thence with the said line, N. 10-45 E. crossing the creek 668.7 feet to an iron pin in ditch and on said line; thence a new line, S. 56-01 E. 384 feet to an iron pin north of the said creek; thence S. 13-15 W. crossing the said creek, 532 feet to an iron pin on the north margin of the said Gap Creek Road; thence with the north margin of the said road, N. 76-45 W. 330 feet to the beginning corner, containing ***Four and Seventy Two One-Hundredths (4.72) acres***, more or less.

This is the identical property conveyed to Freleigh Ford Few by deed of B. C. Crawford and Ruby B. Crawford on 10/30/62 recorded 11/3/62 in Deed Book 28-P at page 609 and the said Freleigh Ford Few deeded a one-half undivided interest in said property to Nelle L. Few by deed dated 1/22/69 recorded 2/6/69 in Deed Book 35-L page 612 in the R.O.D. Office for Spartanburg County. The said Freleigh Ford Few died testate on November 19, 1992 see Greenville County Probate File 93ES2300011 and Deed of Distribution recorded on March 9, 1993 in Deed Book 59-V page 566 in the R.O.D. Office for Spartanburg County.

***-CONTINUED-***

**ALSO:*****Legal Description Estate of Nelle Lister Few******Tax Map No. 9-02-01-012.00******Property address: 217 Fairway Estates Road, Greer SC 29651***

All that certain piece, parcel or lot of land, situate lying and being in the State of South Carolina, County of Spartanburg, located near the Greer Country Club and being designated as all of LOT NO. THIRTEEN (13) containing 0.74 acres, more or less, as shown upon survey and plat of "Fairway Estates" prepared by W. N. Willis, Surveyors, dated August 30, 1979 and recorded in Plat Book 84 page 103 in the R.O.D. Office for Spartanburg County. Reference is hereby made to said plat for a more complete legal description thereof.

This is the identical property conveyed to F. F. Few (also known as Freleigh Ford Few) and Nelle L. Few by deed of Alvin G. Revan on November 30, 1982 recorded November 30, 1992 in Deed Book 49-E at page 757 in the R.O.D. Office for Spartanburg County. The said Freleigh Ford Few died testate on November 19, 1992 see Greenville County Probate File 93ES2300011 and Deed of Distribution recorded on March 9, 1993 in Deed Book 59-V page 566, in the R.O.D. Office for Spartanburg County.

(No title certification-preparation of Deed of Distribution only)



DEE-2016-9265



DEE BK 111-N PG 88-90

Recorded 3 Pages on 03/07/2016 03:44:59 PM  
 Recording Fee: \$10.00 County Taxes: \$253.00 State Taxes: \$598.00  
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
 Dorothy Earle, Register Of Deeds

State of South Carolina )

County of Spartanburg )

**TITLE TO REAL ESTATE**

File #: 2016020058

KNOW ALL MEN BY THESE PRESENTS, that, Vincent J. DeMaria and Marguerite R. DeMaria, (hereinafter called "Grantor"), in consideration of Two Hundred Thirty Thousand and 00/100 (\$230,000.00) Dollars, to the Grantor in hand paid at and before the sealing of these presents, by Andrea L. Piecuch, (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Andrea L. Piecuch,

ALL that certain piece, parcel or tract of land together with all building and improvements located thereon, situate, lying and being in the County of Spartanburg, State of South Carolina, in Beech Springs Township, on the northern side of Gap Creek Road and containing 2.16 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center of Gap Creek Road at the southwesternmost corner of the within described property, being the joint front corner of the within described property and property now or formerly belonging to Ford Few and running thence along the line of property now or formerly belonging to Ford Few, N. 13-15 E. 532 feet to an iron pin; thence along the line of property now or formerly belonging to George W. Davenport, S. 56-01 E. 227.5 feet to an iron pin on the west side of a proposed new road being in the line of property now or formerly belonging to Davenport; thence along the Davenport line, S. 19-15 W. 451 feet to the center to Gap Creek Road; thence along the center of Gap Creek Road, N. 76-45 W. 167 feet to a nail and cap, the point of beginning.

THIS is the same property as that conveyed to Marguerite R. DeMaria by deed of Joseph Stanley Foster recorded in the ROD Office for Spartanburg County in Deed Book 47-W at Page 690 on December 16, 1980; Marguerite R. DeMaria conveyed one-half interest to Vincent J. DeMaria by deed recorded in Deed Book 65-N at Page 177 on March 6, 1997; Vincent J. DeMaria conveyed his one-half interest to Marguerite R. DeMaria by deed recorded in Deed Book 74-Y at Page 320 on December 19, 2001; and Marguerite conveyed one-half interest to Vincent J. DeMaria by deed recorded in Deed Book 76-Y at Page 892 on December 16, 2002.

**ALSO:**

All that piece, parcel or strip of land, situate, lying and being in the State of South Carolina, County of Spatanburg, fronting 50' on Gap Creek Road, and being shown on a plat entitled, "Survey for Vincent J. & Marguerite R. DeMaria" prepared by Lindsey & Associates, Inc. dated September 20, 2014 and recorded in the Register of Deeds Office for Spartanburg County in Plat Book 169 at Page 69 and according to said plat containing 0.60 Acre. Reference to said plat is hereby made for a complete legal description thereof.

This being the same property conveyed to Vincent J. DeMaria and Marguerite R. DeMaria by deed of Washington Baptist Church dated November 5, 2014 and recorded November 7, 2014 in the ROD Office for Spartanburg County, SC in Book 107M at Page 432.

TMS No. 9-02-00-002.00

Property Address: 2260 Gap Creek Road, Greer, SC 29651

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

Grantee's Address: 2260 Gap Creek Road, Greer, SC, 29651

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS the Grantor's hands and seals this 10<sup>th</sup> day of MARCH, 2016.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1

Witness #2

[Signature] (Seal)  
Vincent J. DeMaria

[Signature] (Seal)  
Marguerite R. DeMaria

State of South Carolina )

County of Greenville )

ACKNOWLEDGEMENT

I, CRISTINE OYER, a Notary Public, do hereby certify that Vincent J. DeMaria and Marguerite R. DeMaria personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to before me this 10<sup>th</sup> day of MARCH, 2016.

[Signature]  
Notary Public

My Commission Expires: 5/25/17

[SEAL]

Instrument Prepared By:

Cristine Oyer Law Firm LLC  
1154-B Haywood Road  
Greenville, SC 29615



DEED 1065

V PG 947

DEED 1066

PG 892

STATE OF SOUTH CAROLINA )

IN THE PROBATE COURT

COUNTY OF GREENVILLE )

DEED OF DISTRIBUTION

IN THE MATTER OF: )

(Real Property Only)

NELLE LISTER FEW )

NOT A WARRANTY DEED

(Decedent) )

CASE NUMBER: 2014ES4200354County where property is located If not above County: SPARTANBURG

The undersigned states as follows:

Decedent died on JANUARY 24, 2013; and probate of the Estate is being administered in the Probate Court for GREENVILLE County, South Carolina, in File # 2013ES2300850I was appointed Personal Representative on APRIL 18, 2013. Decedent owned real property described as follows:

Tax Map Number: 9-02-00-001.00 AND 9-02-01-012.00

Street/Property Address: GAP CREEK RD GREER AND 217 FAIRWAY ESTATES RD GREER SC 29651

Legal Description:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A" FOR A COMPLETE DESCRIPTION THEREOF.

DEE-2014-15133

Recorded 4 Pages on 4/18/2014 1:02:28 PM

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

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

Dorothy Earle, Register



DEE-2014-20276

Recorded 4 Pages on 5/23/2014 1:26:32 PM

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

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

Dorothy Earle, Register



This transfer is made pursuant to:

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

Re-record to correct File# for Greenville Co

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 real property to the beneficiaries named below:

Name: Washington Baptist Church  
Address: 3500 N. Highway 14  
Greer SC 29651

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

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

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

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

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution, on this 9th day of April, 20 14.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Witness: [Signature]

Print Name: John M. Rollins Jr

Witness: [Signature]

Print Name: Judy M. Barnes

Estate of: NELLE LISTER FEW

Signature of Personal

Representative: [Signature]

Print Name: DARREN ARMSTRONG

Estate of: NELLE LISTER FEW

Signature of

Personal Representative: [Signature]

Print Name: LARRY ARMSTRONG

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ACKNOWLEDGMENT

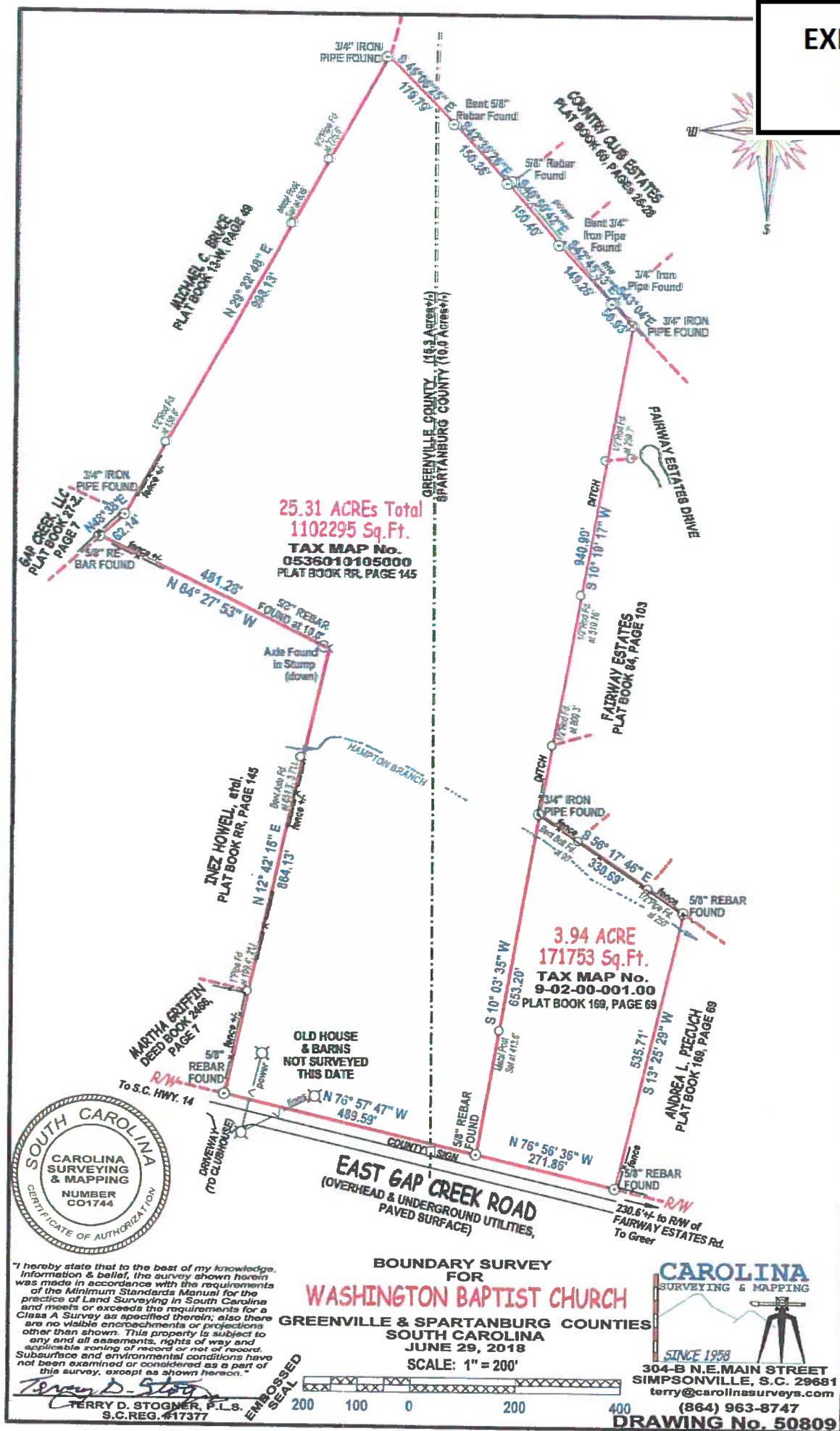
I, LuAnn Mason, Notary Public, a notary for the State of South Carolina do hereby certify that DARREN ARMSTRONG AND LARRY ARMSTRONG, as Personal Representative of the Estate of NELLE LISTER FEW, DECEASED, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 9TH day of APRIL, 20 14.

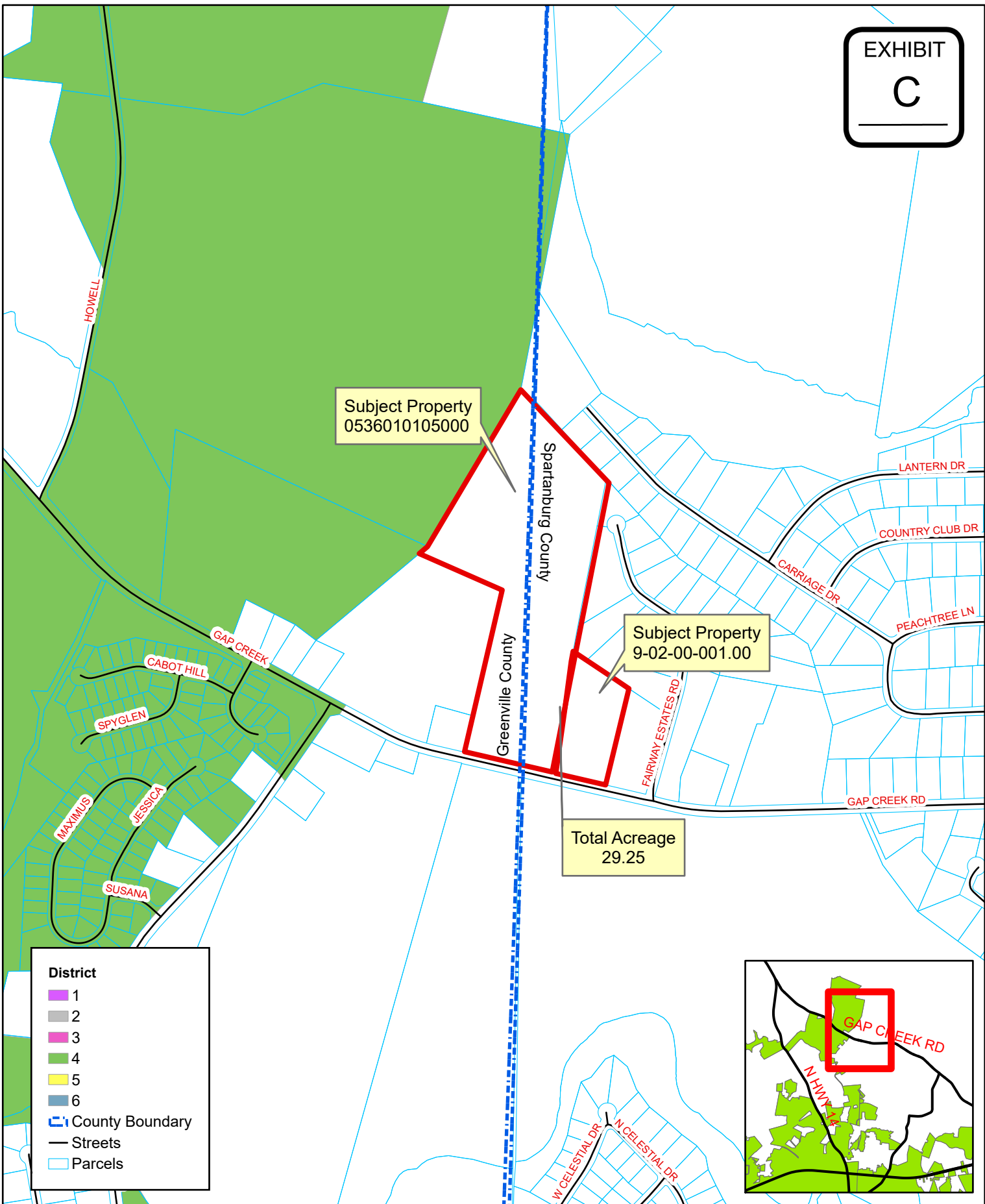
[Signature] (SEAL)  
(Signature of Notary Public)  
LuAnn Mason  
(Print name of Notary Public)  
Notary Public for State of South Carolina  
My Commission Expires: 3/19/2019

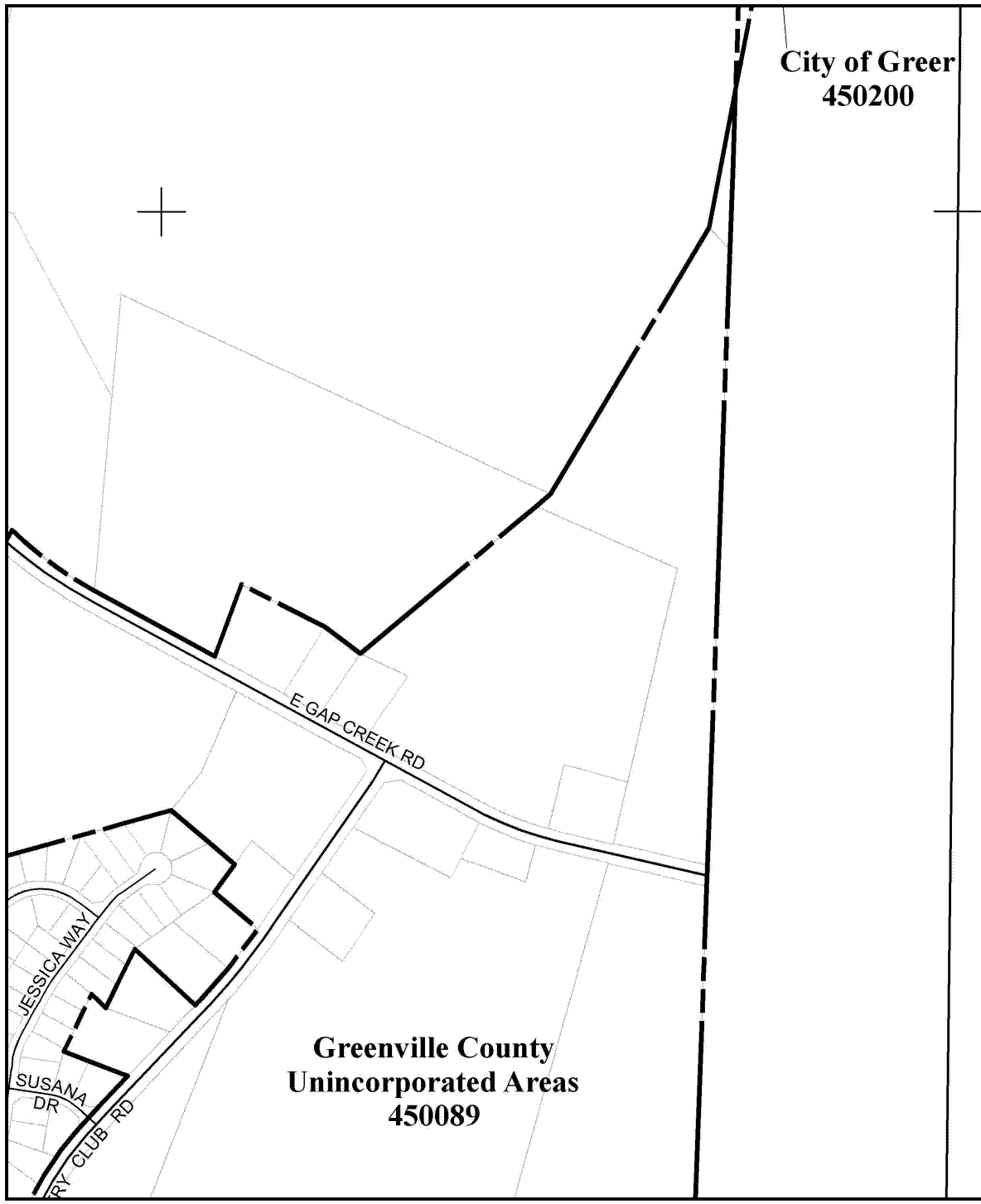
Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

**B**









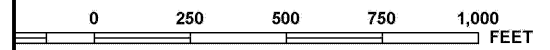
City of Greer  
450200

Greenville County  
Unincorporated Areas  
450089

Program at 1-800-638-6620.



MAP SCALE 1" = 500'



**EXHIBIT**  
**D**  
Greenville Co.

NFIP  
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0351E

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

**PANEL 351 OF 625**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0351	E
GREER, CITY OF	450200	0351	E

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



**MAP NUMBER**  
**45045C0351E**

**MAP REVISED**  
**AUGUST 18, 2014**

Federal Emergency Management Agency

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

**EXHIBIT**

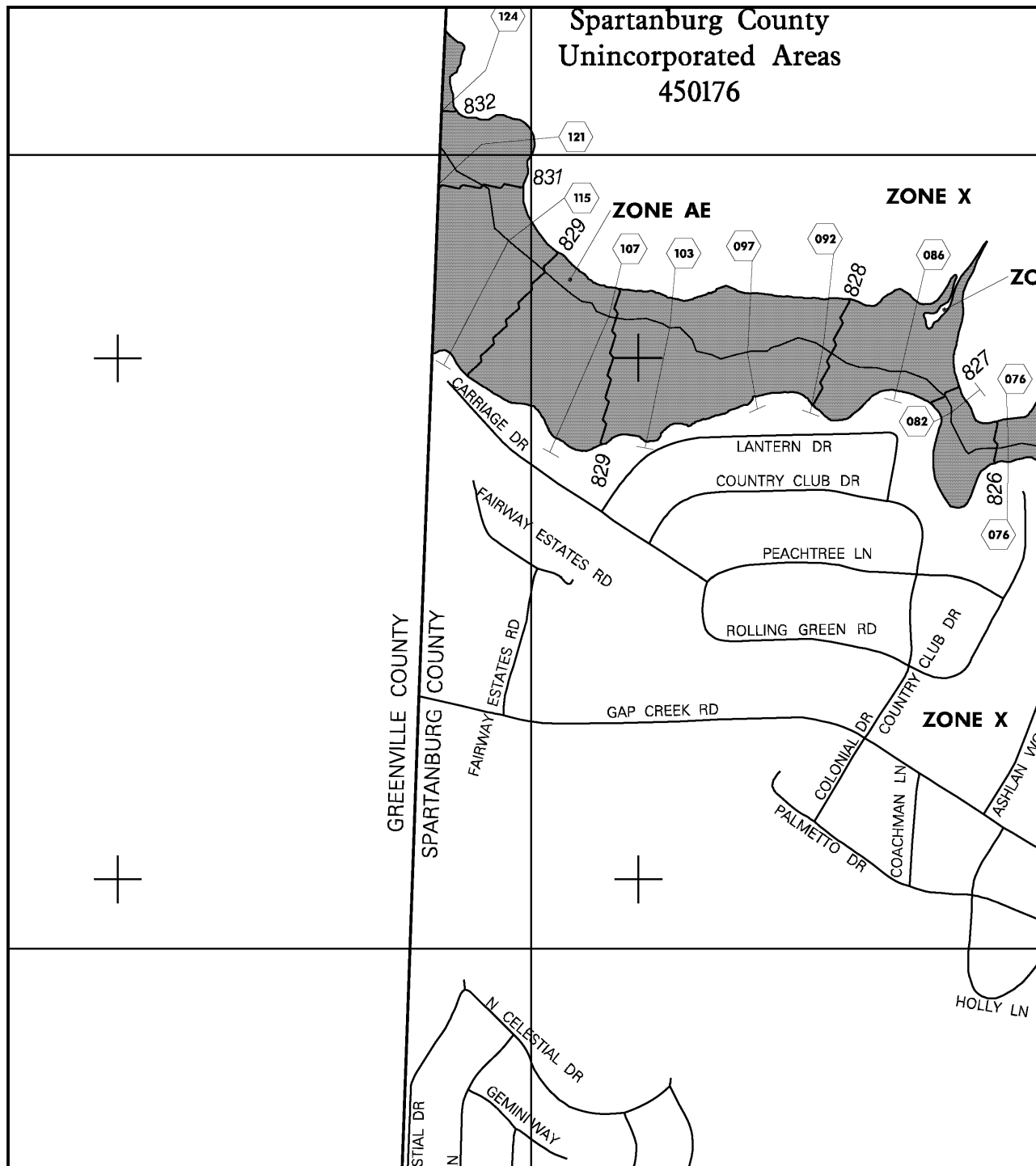
**D**

Spartanburg Co

flood insurance is available in this community through the National Flood Insurance Program at



MAP SCALE 1" = 1000'



**NFIP**

**PANEL 0205D**

**FIRM  
FLOOD INSURANCE RATE MAP**

SPARTANBURG COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

**PANEL 205 OF 555**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0205	D

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



**MAP NUMBER  
45083C0205D**

**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 2308 E. Gap Creek Road 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 \* attached hereto marked as Exhibit C containing approximately 29 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.  
\*Greenville County TM#0536010105000 & Spartanburg County TM#9-02-00-001.00

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 15<sup>th</sup> day of October, 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: <u>Ronnie Knight</u>	Print Name: _____
Signature: <u>Ronnie Knight</u>	Signature: _____
Address: <u>3500 N Highway 14, Greer SC</u>	Address: _____
Witness: <u>Charles W. Hildner</u>	Witness: _____
Date: <u>10-15-2018</u>	Date: _____
Parcel Address: <u>2308 E. Gap Creek Rd.</u>	Parcel Address: _____
Tax Map Number: <u>#0536010105000 &amp; 9-02-00-001.00</u>	Tax Map Number: _____

↑  
Greenville  
County

↑  
Spartanburg  
County



**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**First Reading of Ordinance Number 39-2018**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY PLASTIC OMNIUM EXTERIOR, LLC LOCATED AT 871 AND 875 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

**Executive Summary:**

Ordinance #39-2018 is an annexation and zoning request for two parcels located at 871 and 875 Victor Hill Rd in Spartanburg County. The property for annexation totals 10 acres. The property is proposed for I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on November 19, 2018 for the zoning of this parcel.

Kelli McCormick, Planning Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 39-2018 Cover Memo	11/8/2018	Cover Memo
▣ Ordinance Number 39-2018	11/8/2018	Ordinance
▣ Ord 39-2018 Exhibit A Title	11/8/2018	Exhibit
▣ Ord 39-2018 Exhibit B Plat	11/8/2018	Exhibit
▣ Ord 39-2018 Exhibit C Map	11/8/2018	Exhibit
▣ Ord 39-2018 Exhibit D Flood Map	11/8/2018	Exhibit
▣ Ord 39-2018 Petition for Annexation	11/8/2018	Backup Material
▣ Ord 39-2018 Zoning Application	11/8/2018	Backup Material

# Memorandum

**To:** Mr. Ed Driggers, City Administrator  
**From:** Kelli McCormick, AICP, Planning Manager  
**Subject:** Ordinance #39-2018  
**Date:** November 7, 2018  
**CC:** Tammy Duncan, Clerk to City Council

---

Ordinance #39-2018 is an annexation and zoning request for two parcels located at 871 and 875 Victor Hill Rd in Spartanburg County County. The property for annexation totals 10 acres. The property is proposed for I-1, Industrial, zoning.

The Planning Commission will conduct a public hearing on November 19, 2018 for the zoning of this parcel.



**ORDINANCE NUMBER 39-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY PLASTIC OMNIUM EXTERIOR, LLC LOCATED AT 871 AND 875 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.**

**WHEREAS**, Plastic Omnium Exterior, LLC. is the owner of properties located at 871 and 875 Victor Hill Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Numbers 5-24-00-043.10 and 5-24-00-043.02 containing approximately 10.00 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0216D attached hereto marked as Exhibit D; and

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

**WHEREAS**, Plastic Omnium Exterior, LLC. has 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 owner has requested that the subject properties be zoned I-1 (Industrial District); and

**WHEREAS**, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

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

1. ANNEXATION: The 10.00 acres +/- properties shown in red on the attached map owned by Plastic Omnium Exterior, LLC. located at 871 and 875 Victor Hill Road as described on the attached map as Spartanburg County Parcel Numbers 5-24-00-043.10 and 5-24-00-043.02 are hereby annexed into the corporate city limits of the City of Greer.

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

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0216D.

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: November 13, 2018

Second and  
Final Reading: December 11, 2018

Approved as to Form:

---

John B. Duggan, Esquire  
City Attorney

Grantee's Address: 5100 Old Pearman Dairy Rd.  
Anderson, SC 29625

DEE-2017-7510



DEE BK 114-V PG 579-580

Recorded 2 Pages on 02/21/2017 03:44:17 PM  
Recording Fee: \$10.00 County Taxes: \$507.65 State Taxes: \$1,199.80  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Dorothy Earle, Register Of Deeds

)  
) **TITLE TO REAL ESTATE**  
)

**KNOW ALL MEN BY THESE PRESENTS**, that , **Virginia Sue Sudduth**, for and in consideration of Four hundred sixty-one thousand five hundred and no/100 (\$461,500.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **Plastic Omnium Exterior LLC**:

All that lot, piece or parcel of land, located in the State of South Carolina, County of Spartanburg, approximately 5 miles southeast from the City of Greer on the north side of Woods Chapel Road S-83, containing 10.00 acres, more or less, as shown on plat of survey made for John H. Sudduth by John A. Simmons, RLS dated November 3, 1987 and recorded in Plat Book 102, page 847 in the office of the Register of Deeds for Spartanburg County, to which plat reference is made for a more complete and perfect description.

LESS and EXCEPT: All that lot, piece or parcel of land, located in the State of South Carolina, County of Spartanburg, containing 2.9 acres, more or less as shown on plat of survey made for John H. Sudduth by Chapman Surveying Co., Inc. dated February 5, 2007 and recorded in Plat Book 161, page 170 in the office of the Register of Deeds for Spartanburg County, to which plat reference is made for a more complete and perfect description.

This being the same property conveyed to Grantor by deed of John H. Sudduth recorded in Deed Book 89-R, page 809 on September 28, 2007 in said Register's Office.

TMS# 5-24-00-043.10

ADDITIONALLY AND ALSO, Grantor conveys to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements and rights of way of record.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining; TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

SUBJECT to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 21 day of February, 2017.

SIGNED, sealed and delivered  
in the presence of:

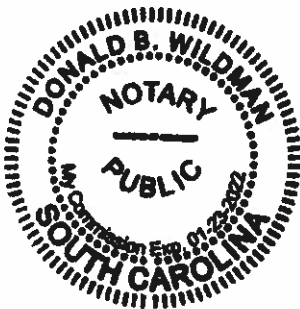
Donald B. Wildman  
Donald B. Wildman

Virginia Sue Sudduth (SEAL)  
Virginia Sue Sudduth

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

## ACKNOWLEDGMENT

I, Donald B. Wildman, the undersigned Notary Public, do hereby certify that Virginia Sue Sudduth personally appeared before me this day and acknowledged the due execution of the foregoing instrument on the 21 day of Feb., 2017.



Donald B. Wildman (SEAL)  
Notary Public for South Carolina  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

EXHIBIT A

Grantee's Address: 5100 Old Pearman Dairy Rd.  
Anderson, SC 29625

STATE OF SOUTH CAROLINA            )  
  )       TITLE TO REAL ESTATE  
COUNTY OF SPARTANBURG            )

**KNOW ALL MEN BY THESE PRESENTS**, that , **Ramon Lozano, Jr.** for and in consideration of One hundred ninety thousand and no/100 (\$190,000.00) Dollars, the receipt of which is hereby acknowledged, and subject to the limiting language contained herein, if any, has granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto **Plastic Omnium Exterior LLC**:

All that lot, piece or parcel of land, located in the State of South Carolina, County of Spartanburg, containing 2.9 acres, more or less as shown on plat of survey made for John H. Sudduth by Chapman Surveying Co., Inc. dated February 5, 2007 and recorded in Plat Book 161, page 170 in the office of the Register of Deeds for Spartanburg County, to which plat reference is made for a more complete and perfect description.

This being the same property conveyed to Ramon Lozano, Jr. by deed of Greer State Bank recorded in Deed Book 96-B, page 746 on April 27, 2010 in the office of the Register of Deeds for Spartanburg County.

TMS# 5-24-00-043.06

**ADDITIONALLY AND ALSO**, Grantors convey to Grantee without warranty of any kind all of the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, of the Grantors of, in, and to the aforescribed property, any strips or gores of land and any streets, roads or alleyways abutting the aforescribed property.

In addition to the reservations, conditions and/or easements contained herein, this conveyance is made subject to all covenants, restrictions, easements and rights of way of record.

**TOGETHER** with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining; **TO HAVE AND TO HOLD**, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

**SUBJECT** to the limiting language contained herein, if any, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all

F:\wpdocs\WMS\Plastic Omnium\Purch from Lozano 783596.001\deed.docx

DEE-2016-58977



DEE BK 114-J PG 822-823

Recorded 2 Pages on 12/30/2016 01:40:33 PM  
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Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

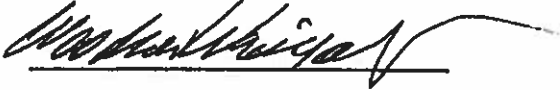



EXHIBIT A

and singular the premises unto the Grantee(s), and the Grantee's('s) heirs (or successors) and assigns against the Grantor(s) and the Grantor's('s) heirs (or successors) and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 30 day of December, 2016.

SIGNED, sealed and delivered  
in the presence of:



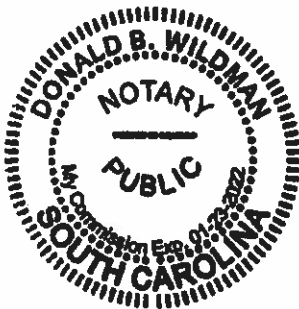
 (SEAL)  
Ramon Lozano, Jr.




STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

ACKNOWLEDGMENT

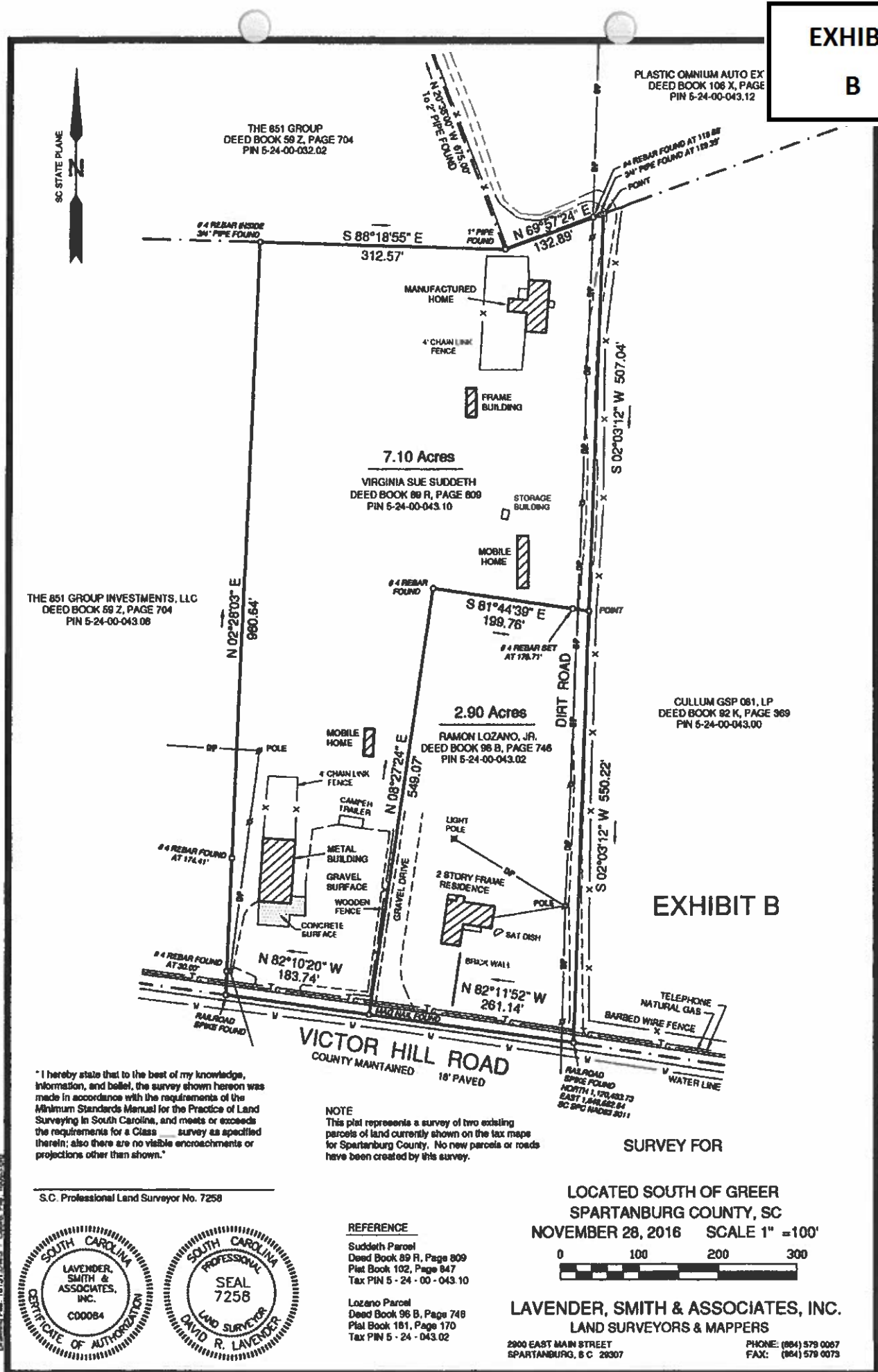
I, Donald B. Wildman, the undersigned Notary Public, do hereby certify that Ramon Lozano, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



 (SEAL)  
Notary Public for South Carolina  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

EXHIBIT

B



EXHIBIT

C

Subject Property

5-24-00-043.10

Subject Property

5-24-00-043.02

Total Acreage

10

District

1

2

3

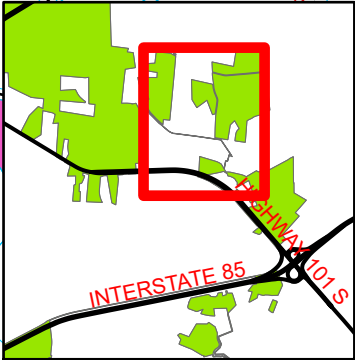
4

5

6

Streets

Parcels



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



MAP SCALE 1" = 500'  
250 0 500 1000 FEET



MCCLURE SMITH RD

WOOD CHAPEL RD

VICTOR HILL RD

JOINS PANEL 0218

1650000 FT

City of Greer

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0216D

## FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

### PANEL 216 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

#### CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0216	D

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



MAP NUMBER  
45083C0216D

EFFECTIVE DATE  
JANUARY 6, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](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 871+875 Victor Hill Road 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 5-24-00-043.10 attached hereto marked as Exhibit C containing approximately 10 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 25<sup>th</sup> day of October, 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: <u>Brian B. Tally</u>	<u>875 Victor Hill Road</u>	Print Name: <u>Brian B. Tally</u>	<u>871 Victor Hill Road</u>
Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>	
Address: <u>310 Genoble Rd Greer SC 29651</u>	<u>5-24-00-043.10</u>	Address: <u>310 Genoble Rd Greer, SC 29651</u>	
Witness: <u>Elizabeth A. Tally</u>		Witness: <u>Elizabeth A. Tally</u>	
Date: <u>10/25/2018</u>		Date: <u>10/25/2018</u>	
Parcel Address: <u>875 VICTOR HILL ROAD</u>		Parcel Address: <u>871 VICTOR HILL ROAD</u>	
Tax Map Number: <u>5-24-00-043.02</u>		Tax Map Number: <u>5-24-00-043.10</u>	



**ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)**

Date 10/25/18

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 5-24-00-043.10 + 5-24-00-043.02

Property Address(s) 871 Victor Hill Road + 875 Victor Hill Road

Acreage of Properties (7.10) + (2.9) = 10Ac County Spartanburg

**Applicant Information**

Name Plastic Omnium Exterior, LLC  
Address 310 Grenoble Road  
Greer, South Carolina 29651  
Contact Number (864) 760-7051  
Email brian.tally@plasticomnium.com

**Property Owner Information**

(If multiple owners, see back of sheet)

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number (SAME)  
Email \_\_\_\_\_

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes \_\_\_\_\_ No ☒

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from OTHER UNDEVELOPED LAND to I-1 INDUSTRIAL.

Existing Use: OTHER / UNDEVELOPED Proposed Use: I-1 INDUSTRIAL

Signature(s) [Signature]

If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

**OFFICE USE ONLY**

Date Filed 10-25-18  
Meeting Date 11-19-18

Case No. AN 2018-17

See Reverse

**Category Number: XI.**  
**Item Number: G.**



**AGENDA**  
**GREER CITY COUNCIL**  
**11/13/2018**

**Greer City Council 2019 Meeting Schedule**

**Summary:**

For approval. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Greer City Council 2019 Meeting Schedule	10/30/2018	Backup Material
☐ 2019 Council Calendar	10/30/2018	Backup Material





## **Greer City Council 2019 Meeting Schedule**

Meeting Location: **City Hall Complex, Hall A  
301 East Poinsett Street**

All regularly scheduled meetings are held at 6:30 pm unless otherwise stated.

**January 8, 2019**

**January 22, 2019**

**July 9, 2019**

**July 23, 2019**

**February 12, 2019**

**February 26, 2019**

**August 13, 2019**

**August 27, 2019**

**March 12, 2019**

**March 26, 2019**

**September 10, 2019**

**September 24, 2019**

**April 9, 2019**

**April 23, 2019**

**October 8, 2019**

**\*October 29, 2019**

**May 14, 2019**

**May 28, 2019**

**November 12, 2019**

**November 26, 2019**

**June 11, 2019**

**June 25, 2019**

**December 10, 2019**

Questions please call Tammy Duncan at 864-801-2027

\*5<sup>th</sup> Tuesday of the Month

## Council Meetings

January						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21		23	24	25	26	27
28	29	30	31			

October						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## City Recognized Holidays

February						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

May						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

## Hometown Legislative Action Day & MASC Annual Meeting

March						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

September						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

# 2019

January						
01: New Year's Day						
21: M L King Day						
February						
14: Valentine's Day						
18: Presidents' Day						
March						
5 & 6: Council Strategic Planning Retreat						
April						
19: Good Friday						
21: Easter Sunday						
May						
12: Mother's Day						
27: Memorial Day						
June						
16: Father's Day						
29: Freedom Blast						
July						
04: Independence Day						
August						
September						
02: Labor Day						
October						
14: Columbus Day						
31: Halloween						
November						
11: Veterans Day						
28: Thanksgiving Day						
December						
25: Christmas Day						