



**AGENDA
GREER CITY COUNCIL**

December 11, 2018

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

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Councilmember Jay Arrowood

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

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

VI. SPECIAL RECOGNITION

A. Edgar Atkins in recognition of his Retirement

B. Lt. Marcus Kelley in recognition of his Retirement

VII. PRESENTATION

A. David Seifert, Chief Financial Officer will highlight his monthly activity report

VIII. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

IX. APPOINTMENTS TO BOARDS AND COMMISSIONS

**A. Accommodations Tax Advisory Committee
4 Hospitality Industry Representatives**

Bill Tyler's term expires 12/31/2018
Randy Jones's term expires 12/31/2018
Gary Patel's term expires 12/31/2018
Christina Lewis's term expires 12/31/2018

1 Cultural Organization Representative
Neil Waldrop's term expires 12/31/2018

2 General Public Representatives
Scott Stevens's term expires 12/31/2018
Reno Deaton's term expires 12/31/2018
(Action Required)

- B. Recreation Association Board of Trustees**
District 2 Travis Ware's term expires 12/31/2018.
District 6 Charles Ryan's term expires 12/31/2018.
(Action Required)

X. OLD BUSINESS

- A. Second and Final 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)
- B. Second and Final 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)
- C. Second and Final Reading of Ordinance Number 40-2018**
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION
OF PROPERTY OWNED BY MICHAEL GRASSO, AND ANDREW
AND KATHY JOHNSON LOCATED AT 102 MCDANIEL AVENUE
FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (RESIDENTIAL
SINGLE, FAMILY DISTRICT). (Action Required)
- D. Second and Final Reading of Ordinance Number 41-2018**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HAPPY HOMESTEAD LLC (JEANNIE AND DOUGLAS FOWLER) LOCATED AT 209 SNOW STREET FROM R-12 (RESIDENTIAL, SINGLE FAMILY DISTRICT) TO R-7.5 (RESIDENTIAL, SINGLE, FAMILY DISTRICT). (Action Required)

E. Second and Final Reading of Ordinance Number 42-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARY GREEN LOCATED AT 551 ABNER CREEK ROAD FROM R-S (RESIDENTIAL, SUBURBAN DISTRICT) TO R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT). (Action Required)

F. Second and Final Reading of Ordinance Number 43-2018

AN ORDINANCE TO AMEND THE CITY OF GREER CODE OF ORDINANCES "CHAPTER 14, ARTICLE II, SECTION 14-31 INTERNATIONAL BUILDING CODE ADOPTED; FIRE ZONE DISTRICT; CONFLICTS" BY AMENDING THE BOUNDARIES OF THE FIRE ZONE DISTRICT. (Action Required)

XI. NEW BUSINESS

A. First and Final Reading of Resolution Number 24-2018

A RESOLUTION PURSUANT TO SECTION 4-1-170(C), CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, CONSENTING TO THE PLACEMENT OF CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF GREER IN A JOINT INDUSTRIAL AND BUSINESS PARK OF SPARTANBURG AND UNION COUNTIES. (Action Required)

Requested by Reno Deaton, Executive Director, Greer Development Corporation

B. First and Final Reading of Resolution Number 25-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREER TO AUTHORIZE NOTICE OF TERMINATION OF THE SUPPLEMENTAL POWER SALES AGREEMENT (Action Required)

Requested by Mike Richard, General Manager, Greer Commission of Public Works. Also present will be Marc Regier, Gene Gibson and Attorney Chaplin Spencer.

C. Notice of Termination

Seeking authorization to sign the of Notice of Termination

Requested by Mike Richard, General Manager, Greer Commission of Public Works

D. First Reading of Ordinance Number 44-2018

AN ORDINANCE APPROVING A PROJECT AGREEMENT FOR A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT O'HARE; AUTHORIZING THE EXPENDITURE OF FUNDS; AUTHORIZING THE EXECUTION AND DELIVERY OF ADDITIONAL DOCUMENTS; AND OTHER RELATED MATTERS. In title only no documentation attached. (Action Required)

XII.EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

A. Economic Development Matter

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

B. Economic Development Matter

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

C. Contractual Matter

Request: Motion to enter into Executive Session to discuss a Contractual matter pertaining to Greer Commission of Public Works; as allowed by State Statute Section 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
12/11/2018

Councilmember Jay Arrowood

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	12/4/2018	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
12/11/2018

November 27, 2018

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
▣	November 27, 2018 Council Meeting Minutes	12/5/2018	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL November 27, 2018

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

I. CALL TO ORDER OF THE REGULAR MEETING Mayor Rick Danner – 6:30 P.M.

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

Councilmembers Wayne Griffin and Kimberly Bookert were absent.

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 Mayor Rick Danner

III. INVOCATION Mayor Rick Danner

IV. PUBLIC FORUM No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING November 13, 2018

ACTION – Councilmember Wryley Bettis made a motion that the minutes of November 13, 2018 be received as written. Councilmember Jay Arrowood 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 **October 31, 2018** were included in the packet for informational purposes.

Finance

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

General Fund Cash Balance: \$11,775,045.
General Fund Revenue: \$2,487,264. General Fund Expenditures: \$6,542,191.
Revenue Benchmark Variance: \$(253,055.) Expenditure Benchmark Variance: \$727,836.
Overall Benchmark Variance: \$474,781.

The City is 7% under budget during this time period.

Hospitality Fund Cash Balance: \$1,867,180.
Storm Water Fund Cash Balance: \$1,041,166.

Fire Department

Fire Chief Dorian Flowers presented highlights from his Activity Report.

VII. PETITIONER

- A.** Gloria Holland addressed Council regarding the discharging of fireworks within the city limits of Greer.

VIII. PRESENTATION

- A. Trends and Insights in Economic Development**
Presented by John Lummus, Upstate Alliance

IX. ADMINISTRATOR'S REPORT

Ed Driggers presented the following:

Rockin' Around Trade Street will be held Thursday evening in downtown. Opportunity for folks to visit our businesses downtown as well as an opportunity to visit Santa.

Vintage Market Place will take place the same time as Christmas at Greer Station.

Christmas in Greer Station

Friday, December 7th, Supper with Santa and Tree Lighting.
Saturday, December 8th, Breakfast with Santa at the Cannon Centre.
Sunday, December 9th, Annual Christmas Parade.

Tuesday, December 18th Mr. Driggers will host the annual Holiday Gathering at his home. Invitations will be forthcoming.

Executive Session for Street Scape Project – Mr. Driggers stated he had no new information regarding the downtown Street Scape Project and asked Council to withdraw his request for Executive Session. He reminded Council a decision was made to re-bid that project. A mandatory pre-bid conference has been scheduled for next Tuesday, December 4th and the bid opening is scheduled for December 12th. He then requested Council add an

Economic Development Matter to Executive Session regarding Project O'Hare. No action will be requested.

X. APPOINTMENT TO BOARDS AND COMMISSIONS

A. Accommodations Tax Advisory Committee

4 Hospitality Industry Representatives
Bill Tyler's term expires 12/31/2018
Randy Jones's term expires 12/31/2018
Gary Patel's term expires 12/31/2018
Christina Lewis's term expires 12/31/2018

1 Cultural Organization Representative
Neil Waldrop's term expires 12/31/2018

2 General Public Representatives
Scott Stevens's term expires 12/31/2018
Reno Deaton's term expires 12/31/2018

ACTION - No action was taken.

B. Election Commission

Ana Lucia Davis's term expires 12/31/2018.

ACTION – Councilmember Jay Arrowood made a motion to reappointed Ana Lucia Davis to the Election Commission. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

C. Recreation Association Board of Trustees

District 1 John Bohannon has moved out of district 1 his term expires 12/31/2020.
District 2 Travis Ware's term expires 12/31/2018.
District 4 Wayne Yount's term expires 12/31/2018.
District 6 Charles Ryan's term expires 12/31/2018.

Councilman Arrowood stated he would like for Mr. Bohannon to continue to serve in the District 1 seat on the Recreation Board of Trustees. No vote needed.

ACTION – Councilmember Lee Dumas made a motion to reappointed Wayne Yount to District 4 seats on the Recreation Board of Trustees. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

XI. OLD BUSINESS

A. Second and Final 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.

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

ACTION – Councilmember Judy Albert made a motion to approve Second and Final Reading of Ordinance Number 29-2018. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

B. Second and Final 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.

Brandon McMahan, Zoning Coordinator stated the ordinance has been amended at Council's request to reflect only the rear warehouse building will be added to the Historic Overlay District. Exhibit C was also updated.

ACTION – Councilmember Lee Dumas made a motion to approve Second and Final Reading of Ordinance Number 30-2018. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

C. Second and Final 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.

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

ACTION – Councilmember Judy Albert made a motion to approve Second and Final Reading of Ordinance Number 37-2018. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

XII. NEW BUSINESS

A. First Reading of Ordinance Number 40-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MICHAEL GRASSO, AND ANDREW AND KATHY JOHNSON LOCATED AT 102 MCDANIEL AVENUE FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (RESIDENTIAL SINGLE, FAMILY DISTRICT).

Brandon McMahan, Zoning Coordinator presented the request. The Public Hearing was held November 19, 2018 and the Planning Commission recommended approval. Neither the owner nor a representative was present.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 40-2018. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 41-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HAPPY HOMESTEAD LLC (JEANNIE AND DOUGLAS FOWLER) LOCATED AT 209 SNOW STREET FROM R-12 (RESIDENTIAL, SINGLE FAMILY DISTRICT) TO R-7.5 (RESIDENTIAL, SINGLE, FAMILY DISTRICT).

Brandon McMahan, Zoning Coordinator, presented the request. The Public Hearing was held November 19, 2018 and the Planning Commission recommended approval. Neither the owner nor a representative was present.

ACTION – Councilmember Wryley Bettis made a motion to approve the First Reading of Ordinance Number 41-2018. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

C. First Reading of Ordinance Number 42-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARY GREEN LOCATED AT 551 ABNER CREEK ROAD FROM R-S (RESIDENTIAL, SUBURBAN DISTRICT) TO R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT).

Brandon McMahan, Zoning Coordinator presented the request. The Public Hearing was held November 19, 2018 and the Planning Commission recommended approval. The owner was present but did not speak.

ACTION – Councilmember Wryley Bettis made a motion to approve the First Reading of Ordinance Number 42-2018. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

D. First Reading of Ordinance Number 43-2018

AN ORDINANCE TO AMEND THE CITY OF GREER CODE OF ORDINANCES "CHAPTER 14, ARTICLE II, SECTION 14-31 INTERNATIONAL BUILDING CODE ADOPTED; FIRE ZONE DISTRICT; CONFLICTS" BY AMENDING THE BOUNDARIES OF THE FIRE ZONE DISTRICT.

Deputy Fire Chief Scott Keeley, presented the request.

ACTION – Councilmember Judy Albert made a motion to approve the First Reading of Ordinance Number 43-2018. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried with Mayor Rick Danner voting in opposition.

XIII. EXECUTIVE SESSION

ACTION – In (7:45 p.m.)

(A) Economic Development Matter

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

ACTION - Out (8:24 p.m.) – Councilmember Wryley Bettis made a motion to come out of Executive Session. Councilmember Judy Albert seconded the motion. Motion carried unanimously.

XIII. ADJOURNMENT

8:24 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, November 21, 2018.

CERTIFICATE OF APPRECIATION

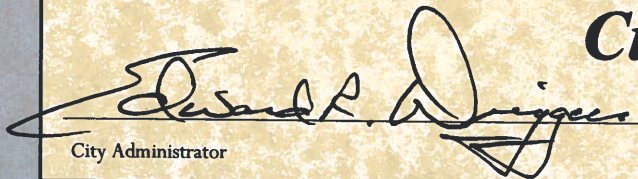
Congratulations upon your retirement from the City of Greer.
Presented In Appreciation of Ten Years of Dedicated Service to the City of Greer

November 3, 2008 to December 31, 2018

EDGAR ATKINS

Given at Greer, South Carolina
this 11th day of December 2018.




City Administrator


Mayor

CERTIFICATE OF APPRECIATION

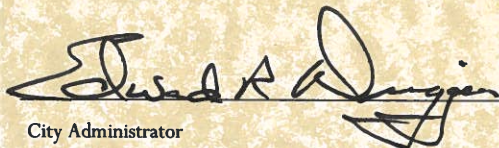
Congratulations upon your retirement from the City of Greer.
Presented In Appreciation of Twenty Three Years of Dedicated Service to the City of Greer

March 23, 1995 to December 28, 2018

MARCUS KELLEY

Given at Greer, South Carolina
this 11th day of December 2018.




City Administrator


Mayor



AGENDA
GREER CITY COUNCIL
12/11/2018

Accommodations Tax Advisory Committee

Summary:

4 Hospitality Industry Representatives
Bill Tyler's term expires 12/31/2018
Randy Jones's term expires 12/31/2018
Gary Patel's term expires 12/31/2018
Christina Lewis's term expires 12/31/2018

1 Cultural Organization Representative
Neil Waldrop's term expires 12/31/2018

2 General Public Representatives
Scott Stevens's term expires 12/31/2018
Reno Deaton's term expires 12/31/2018
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Accommodations Tax Advisory Committee	12/4/2018	Backup Material
☐ PROPOSED Accommodations Tax Advisory Committee	12/7/2018	Backup Material



**CITY OF GREER ACCOMMODATIONS
TAX ADVISORY COMMITTEE
3 Year Terms**

DATE OF APPOINTMENT TERM EXPIRATION

Four (4) appointed hospitality industry representatives

Bill Tyler	November 24, 2015	December 31, 2018
104 Cove Harbor Court		
Taylors, SC 29687 Home 864-895-5262 Business 864-848-5222		Cell 864-525-4428
Email bill.tyler@cfafranchisee.com		

Randy Jones	November 24, 2015	December 31, 2018
Mailing Address – 101 West Road, Greer 29650		
114-B Trade Street		
Greer, SC 29650 Business 864-848-3999 Cell 864-304-5076		
Email randy@muttsbbqgreer.com		

Gary Patel (Lodging Sector)	November 24, 2015	December 31, 2018
825 West Dixon Blvd		
Shelby, NC 28152 Home 864-848-4995 Business 864-848-4995		Cell 704-692-2454
Email garyecono@yahoo.com		

Christina Lewis (Lodging Sector)	November 24, 2015	December 31, 2018
104 Holiday Lane		
Pendleton, SC 29670 Business 864-877-0076		
Email Christina@hiexpressgreer.com		

One (1) appointed cultural organization representative

Neil Waldrop	November 24, 2015	December 31, 2018
408 Meadow Lake Trail		
Greer, SC 29650 Business 864-848-0100 Cell 864-414-0218		
Email neilw@cpandp.com		

Two (2) appointed general public representatives

Scott Stevens	November 24, 2015	December 31, 2018
230 Trade Street		
Greer, SC 29651 Business 864-801-0619 Cell 864-787-5078		
Email scott@davenportgreer.com		

Reno Deaton	November 24, 2015	December 31, 2018
247 Cannon Street		
Greer, SC 29651 Business 864-416-0126		
Email rdeaton@greerdevelopment.com		

*The Committee shall consist of seven members: four of whom shall represent the hospitality industry, with two of those four being from the lodging sector; one shall represent a cultural organization; and two shall represent the general public. All members shall be City of Greer residents or own/operate a business within the corporate limits of the City of Greer



**CITY OF GREER ACCOMMODATIONS
TAX ADVISORY COMMITTEE
3 Year Terms**

	DATE OF APPOINTMENT	TERM EXPIRATION
<u>Four (4) appointed hospitality industry representatives</u>		
Bill Tyler 104 Cove Harbor Court Taylors, SC 29687 Home 864-895-5262 Business 864-848-5222 Email bill.tyler@cfafranchisee.com	December 11, 2018	December 31, 2021
Andrew Carter 125 E. Poinsett Street Greer, SC 29651 Business 864-655-5180 Cell 864-309-9367 Email andrew@baristaalley.com	December 11, 2018	December 31, 2021
Erin Williams (Lodging Sector) 401 West Poinsett Street PO Box 2195 Greer, SC 29652 Greer, SC 29650 Cell 864-982-5300 Email erin@jameshouseinn.com	December 11, 2018	December 31, 2018
Christina Lewis (Lodging Sector) 104 Holiday Lane Pendleton, SC 29670 Business 864-877-0076 Email Christina@hiexpressgreer.com	December 11, 2018	December 31, 2021
<u>One (1) appointed cultural organization representative</u>		
Barbara Bohley 10 Fernwalk Place Taylors, SC 29687 Cell 573-467-0197 Email bbohleyfl@gmail.com	December 11, 2018	December 31, 2021
<u>Two (2) appointed general public representatives</u>		
Scott Stevens 230 Trade Street Greer, SC 29651 Business 864-801-0619 Cell 864-787-5078 Email scott@davenportgreer.com	December 11, 2018	December 31, 2021
Reno Deaton 247 Cannon Street Greer, SC 29651 Business 864-416-0126 Email rdeaton@greerdevelopment.com	December 11, 2018	December 31, 2021

*The Committee shall consist of seven members: four of whom shall represent the hospitality industry, with two of those four

being from the lodging sector; one shall represent a cultural organization; and two shall represent the general public. All members shall be City of Greer residents or own/operate a business within the corporate limits of the City of Greer

December 11, 2018

PROPOSED



AGENDA
GREER CITY COUNCIL
12/11/2018

Recreation Association Board of Trustees

Summary:

District 2 Travis Ware's term expires 12/31/2018.
District 6 Charles Ryan's term expires 12/31/2018.
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Recreation Association Board of Trustees	12/4/2018	Backup Material
▣ Recreation Association Board of Trustees Attendance	12/6/2018	Backup Material



**CITY OF GREER RECREATION ASSOCIATION, INC.
BOARD OF TRUSTEES**

Three Year Terms

		APPOINTMENT DATE	TERM EXPIRATION
DISTRICT 1	John Bohannon 203 Pelham Street Greer, SC 29650 Cell 864-364-9495 Business 864-214-7722 Email jsbohann@gmail.com	January 9, 2018	December 31, 2020
DISTRICT 2	Travis Ware 104 Oakland Ave., Apt. 4 Greer, SC 29650 Cell 864-346-7617 Email	January 26, 2016	December 31, 2018
DISTRICT 3	Amanda Hopper 172 Lemon Creek Drive Lyman, SC 29365 Cell 864-590-4503 Email amanda@hopper-financial.com	December 12, 2017	December 31, 2020
DISTRICT 4	Wayne Yount 705 Austin Woods Court Greer, SC 29651 Residence 801-1164 Cell 275-3306 Email wayneyount@hotmail.com	November 27, 2018 November 24, 2015 November 27, 2012	December 31, 2021 December 31, 2018 December 31, 2015
DISTRICT 5	Pamela G. Taylor 209 Pine Street Greer, SC 29650 Cell 804-317-0657 Email pgtaylor@vcu.edu	December 12, 2017	December 31, 2020
DISTRICT 6	Charles Ryan 41 Meadow Springs Lane Greer, SC 29650 Residence 848-0137 Cell 884-4799 Email ryancf@bellsouth.net	November 24, 2015 November 27, 2012 January 12, 2010	December 31, 2018 December 31, 2015 December 31, 2012
AT LARGE	Marc Metcalf 207 North Miller Street Greer, SC 29650 Cell 864-423-2216 Business 864-283-2312 Email mmecalf@upstatealliance.com	November 15, 2017 November 24, 2015	December 31, 2020 December 31, 2017

GREER RECREATION ASSOCIATION BOARD MEETINGS

DATES

DATE APPOINTED	DISTRICT	NAME	1/21/10	4/15/10	7/22/10	11/11/10 No Mtg	1/20/11	4/24/11	7/14/11	10/6/11	2/16/12	4/26/12	7/26/12	11/1/12	1/22/13	4/18/13	7/18/13	10/17/13
1/25/18	1	John Bohannon																
1/26/16	2	Travis Ware																
1/25/18	3	Amanda Hopper																
11/27/12	4	Wayne Yount													P	A	P	P
1/25/18	5	Pamela Taylor																
1/12/10	6	Charles Ryan	P	P	P	NA	P	P	P	P	P	P	P	P	P	P	P	P
11/24/15	At-Large	Marc Metcalf																

DATES

DATE APPOINTED	DISTRICT	NAME	1/16/14	4/14/14	7/17/14	10/23/14	1/27/15	4/16/15	7/30/15	10/22/15	2/11/16	4/11/16	7/21/16	11/1/16	1/19/17	4/13/17	8/24/17	10/26/17
1/25/18	1	John Bohannon																
1/26/16	2	Travis Ware									A	P	A	A	A	A	A	P
2/10/15	3	Amanda Hopper																
11/27/12	4	Wayne Yount	A	P	P	P	P	P	P	P	A	P	A	A	P	P	P	P
1/13/09	5	Pamela Taylor																
1/12/10	6	Charles Ryan	P	P	P	P	P	P	P	P	P	A	P	P	P	A	P	P
11/24/15	At-Large	Marc Metcalf										P	A	P	P	P	A	P

DATES

DATE APPOINTED	DISTRICT	NAME	1/25/18	4/26/18	7/26/18	10/25/18					RATIO	YEARS
1/25/18	1	John Bohannon	P	P	P	P					4/4	1
1/26/16	2	Travis Ware	A	A	P	A					3/12	2
2/10/15	3	Amanda Hopper	A	P	P	P					3/4	1
11/27/12	4	Wayne Yount	P	P	A	P					14/19	6
1/13/09	5	Pamela Taylor	P	P	P	A					3/4	1
1/12/10	6	Charles Ryan	P	P	P	P					29/30	9
11/24/15	At-Large	Marc Metcalf	A	P	A	P					7/11	3

**SERVED 3 CONSECUTIVE TERMS
(REQUIRES CHANGING
TRUSTEE)
TERM EXPIRING 12/18**



AGENDA
GREER CITY COUNCIL
12/11/2018

Second and Final 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)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 38-2018	12/4/2018	Ordinance
▣ Ord 38-2018 Exhibit A Deed	12/4/2018	Exhibit
▣ Ord 38-2018 Exhibit B Plat	12/4/2018	Exhibit
▣ Ord 38-2018 Exhibit C Map	12/4/2018	Exhibit
▣ Ord 38-2018 Exhibit D1 Flood Map	12/4/2018	Exhibit
▣ Ord 38-2018 Exhibit D2 Flood Map	12/4/2018	Exhibit
▣ Ord 38-2018 Petition for Annexation	12/4/2018	Backup Material
▣ Ord 38-2018 Planning Commission Minutes	12/6/2018	Backup Material

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: Councilmember Jay Arrowood

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. Hammy

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, 2014.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Witness: _____

Print Name: John M. Rollins Jr

Witness: Judy M. Barnes

Print Name: Judy M. Barnes

Estate of: NELLE LISTER FEW

Signature of Personal

Representative: _____

Print Name: DARREN ARMSTRONG

Estate of: NELLE LISTER FEW

Signature of

Personal Representative: _____

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, 2014.

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 10th 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 10th 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

VPG 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

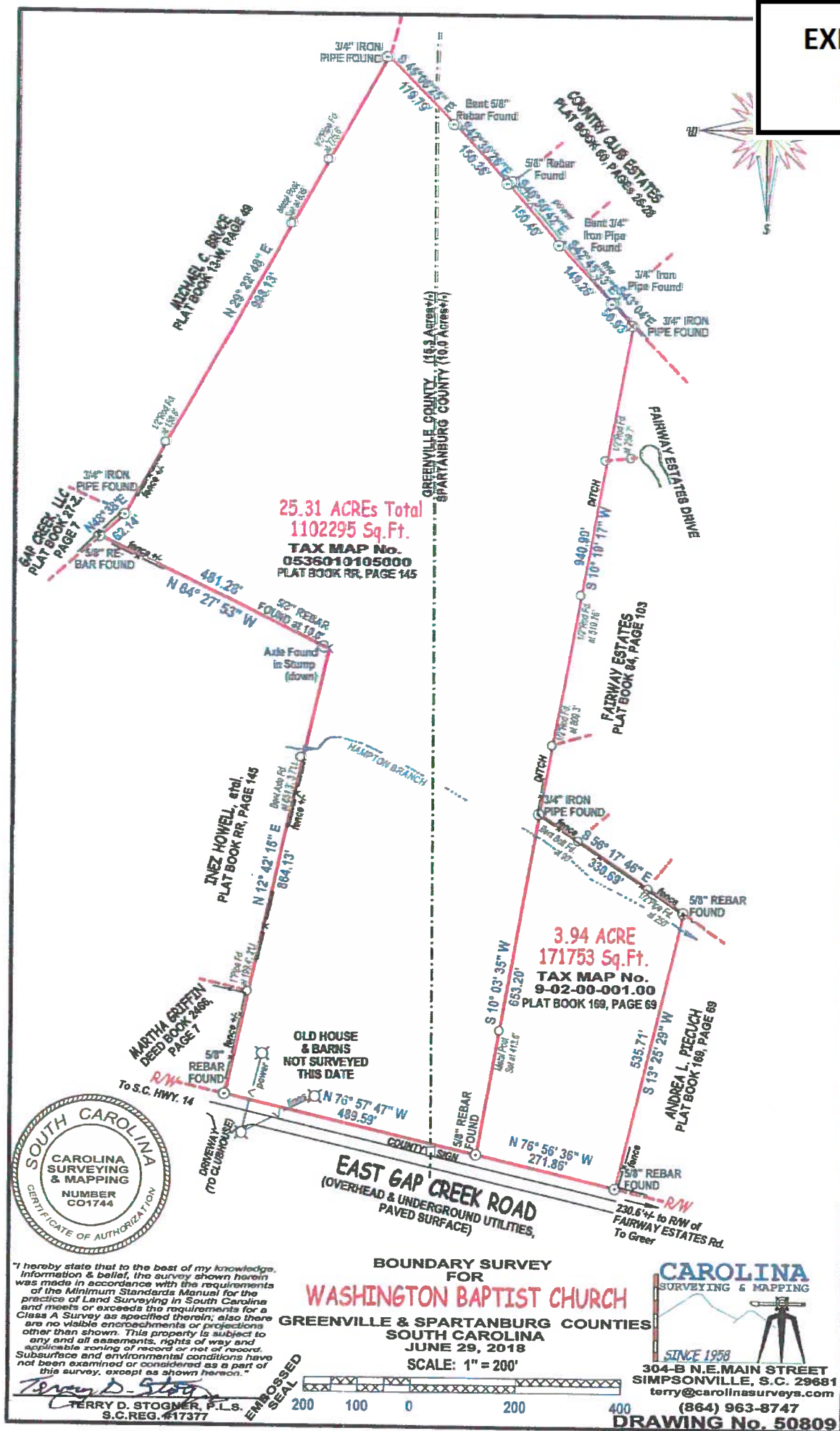
I, LuAnn Mason, Notary Public, a notary for the State of South Carolina do hereby certify that DARREN ARMSTRONG AND LARRY ARMSTRONG, as Personal Representative of the Estate of NELLE LISTER FEW, DECEASED, personally appeared before me this day and acknowledged the due execution of the foregoing Deed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

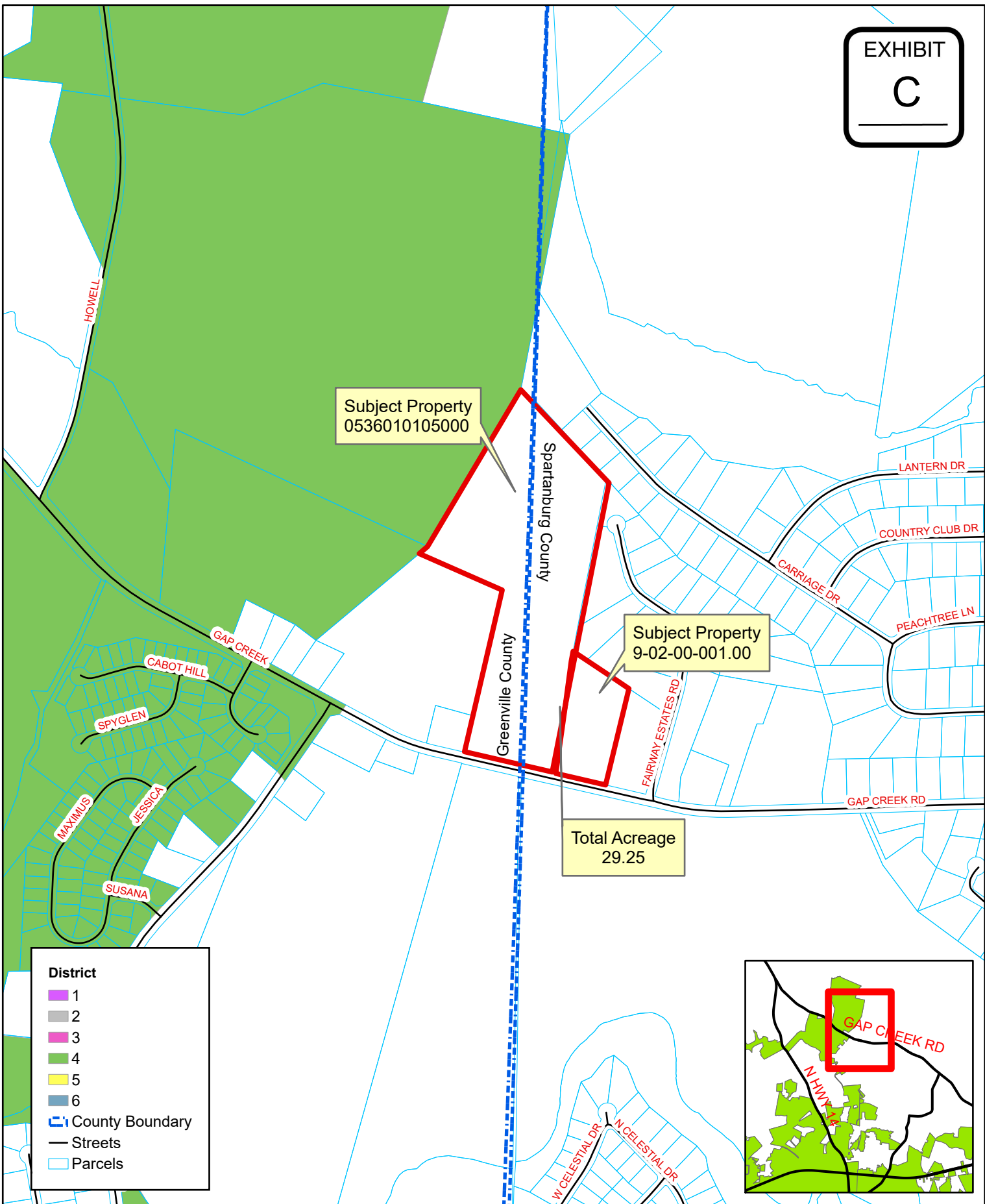
Witness my hand and seal this the 9TH day of APRIL, 20 14.

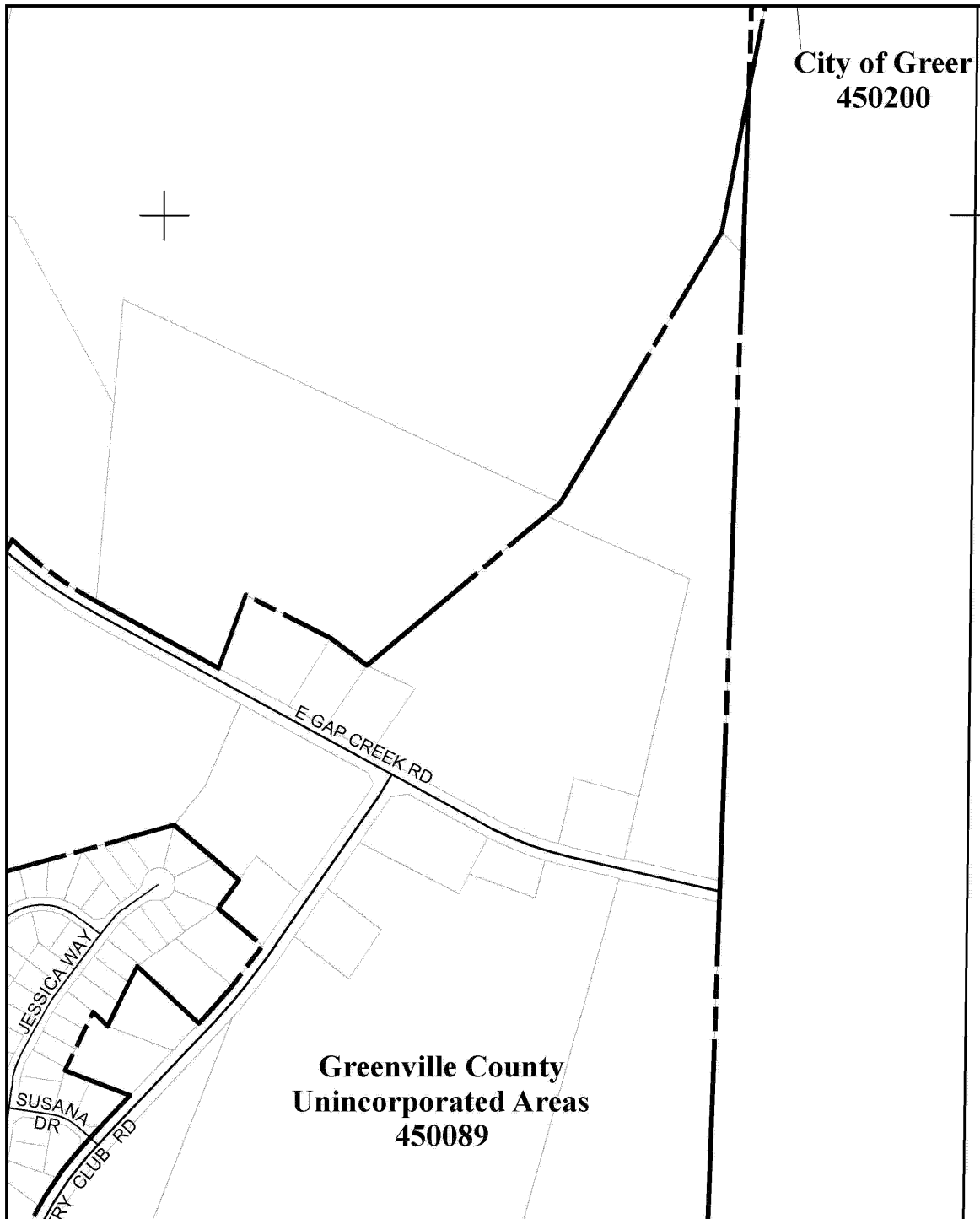
[Signature] (SEAL)
(Signature of Notary Public)
LuAnn Mason
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: 3/19/2019

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

B







e Program at 1-800-638-6620.

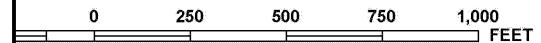
EXHIBIT

D

Greenville Co.



MAP SCALE 1" = 500'



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**

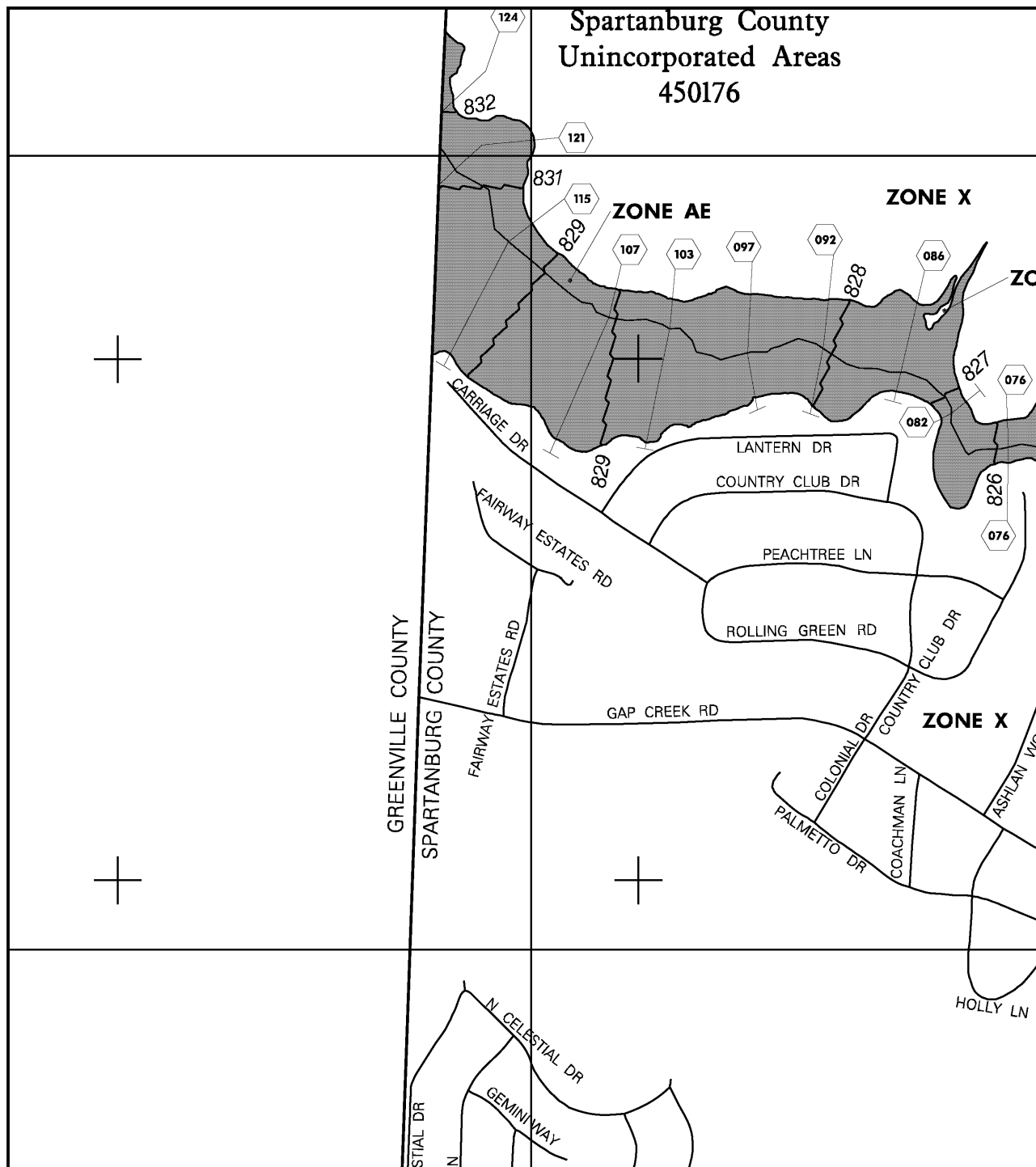
**MAP REVISED
AUGUST 18, 2014**

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

Spartanburg Co

A horizontal scale bar with markings at 500, 0, 1000, and 2000 FEET. The bar is divided into four equal segments, each representing 500 feet. The first segment is labeled 500, the second 0, the third 1000, and the fourth 2000. The word FEET is written at the far right end of the bar.



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:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
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



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 15th 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 & 9-02-00-001.00</u>	Tax Map Number: _____

↑
Greenville
County

↑
Spartanburg
County

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, November 19, 2018

DOCKET: AN 2018-13

APPLICANT: Bluewater Civil Design, Inc.

PROPERTY LOCATION: 2308 E. Gap Creek Road

TAX MAP NUMBER: 053601010500 and 9-02-00-001.00

EXISTING ZONING: Unzoned (Greenville and Spartanburg Counties)

REQUEST: Annex and Zone to R-10, Single-Family Residential

SIZE: 29.25 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 3 Community

ANALYSIS: AN 2018-13

AN 2018-13 is an annexation and zoning request for property located 2308 E. Gap Creek Road. The request is to zone the property, which is currently located in both Greenville and Spartanburg Counties to R-10, Single-Family Residential for future development.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg and Greenville Counties)
East: Unzoned (Spartanburg and Greenville Counties)
South: Unzoned (Spartanburg and Greenville Counties)
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 3 Community, with density appropriate at 4.6 units an acre and greater. As such, looking at the request for R-10, Single-Family Residential, is appropriate at this location as the density proposed is 4.36 units per acre. Therefore, this is a compatible land use with the Comprehensive Plan. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION: After a detailed discussion of density in the area, Mr. Lavender made a motion to amend the request to R-12 zoning classification for AN 2018-13 in order to better fit the surrounding area. Mr. Martin seconded the motion. The motion carried with a vote of 5 to 0.

Mr. Martin made a motion to approve the amended request for AN 2018-13 for R-12 zoning. Mr. Holland seconded the motion. The motion carried with a vote on 5 to 0.



AGENDA
GREER CITY COUNCIL
12/11/2018

Second and Final 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)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 39-2018	12/4/2018	Ordinance
▣ Ord 39-2018 Exhibit A Title	12/4/2018	Exhibit
▣ Ord 39-2018 Exhibit B Plat	12/4/2018	Exhibit
▣ Ord 39-2018 Exhibit C Map	12/4/2018	Exhibit
▣ Ord 39-2018 Exhibit D Flood Map	12/4/2018	Exhibit
▣ Ord 39-2018 Petition for Annexation	12/4/2018	Backup Material
▣ Ord 39-2018 Zonng Application	12/4/2018	Backup Material
▣ Ord 39-2018 Planning Commission Minutes	12/6/2018	Backup Material

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: Councilmember Wryley Bettis

First Reading: November 13, 2018

Second and
Final Reading: December 11, 2018

Approved as to Form:

John B. Duggan, Esquire
City Attorney

A

THE UNIVERSITY OF CHICAGO PRESS

Recorded 2 Pages on 02/21/2017 03:44:17 PM
Recording Fee: \$10.00 County Taxes: \$507.65 State Taxes: \$1,199.90
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

F:\wpdocs\WMS\Plastic Omnium\Purch from Sudduth 783596\deed.docx

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:

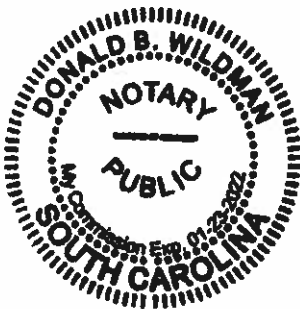
Donald B. Wildman
Donald B. Wildman

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

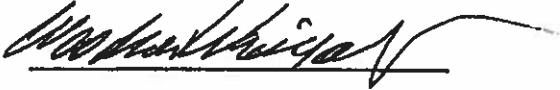
Recorded 2 Pages on 12/30/2016 01:40:33 PM
Recording Fee: \$10.00 County Taxes: \$209.00 State Taxes: \$494.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.


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:



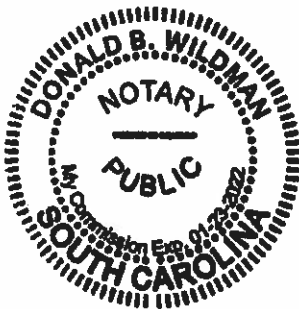
 (SEAL)
Ramon Lozano, Jr.




STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

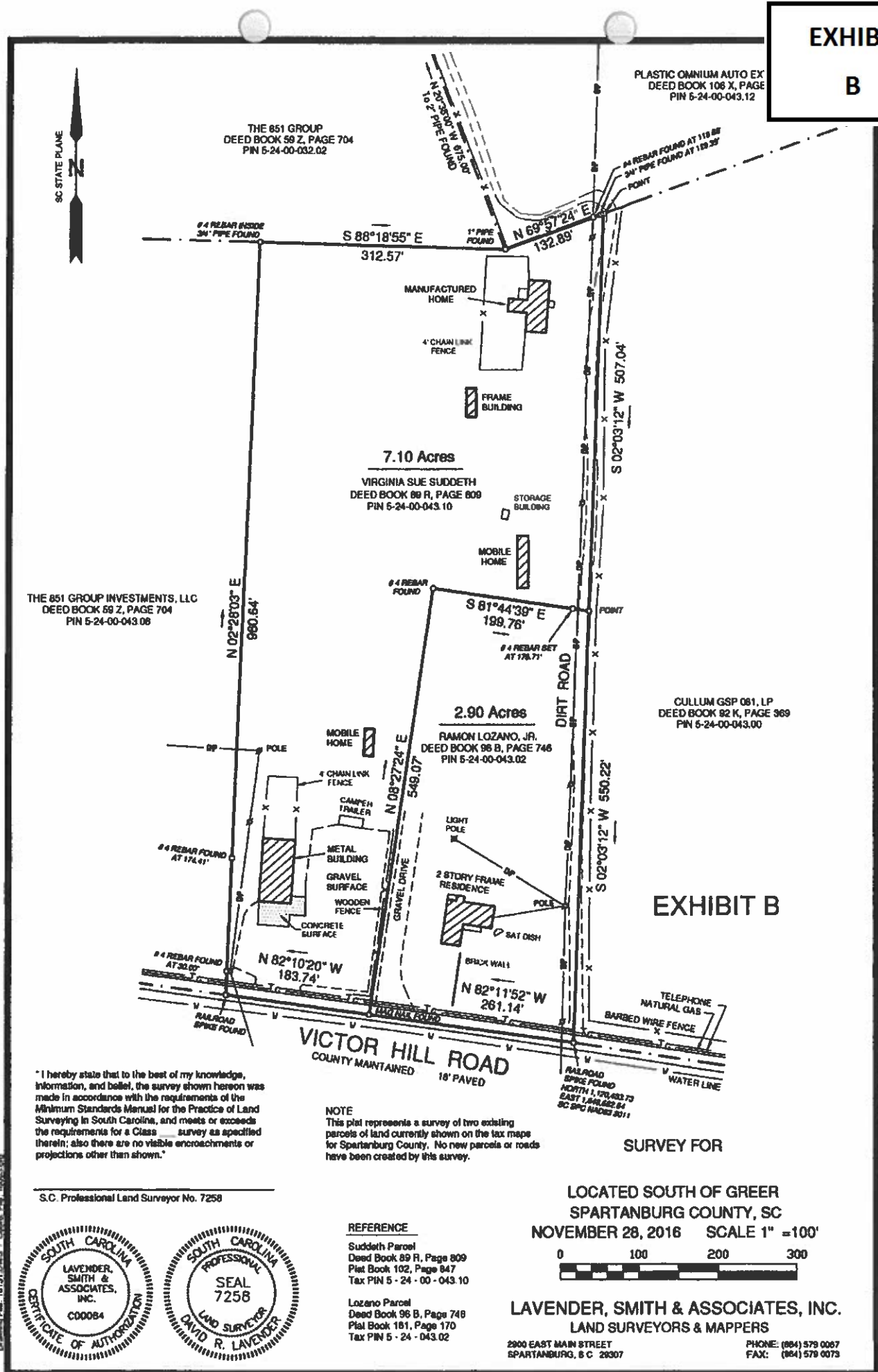
I, Donald B. Wildman, the undersigned Notary Public, do hereby certify that Ramon Lozano, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



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

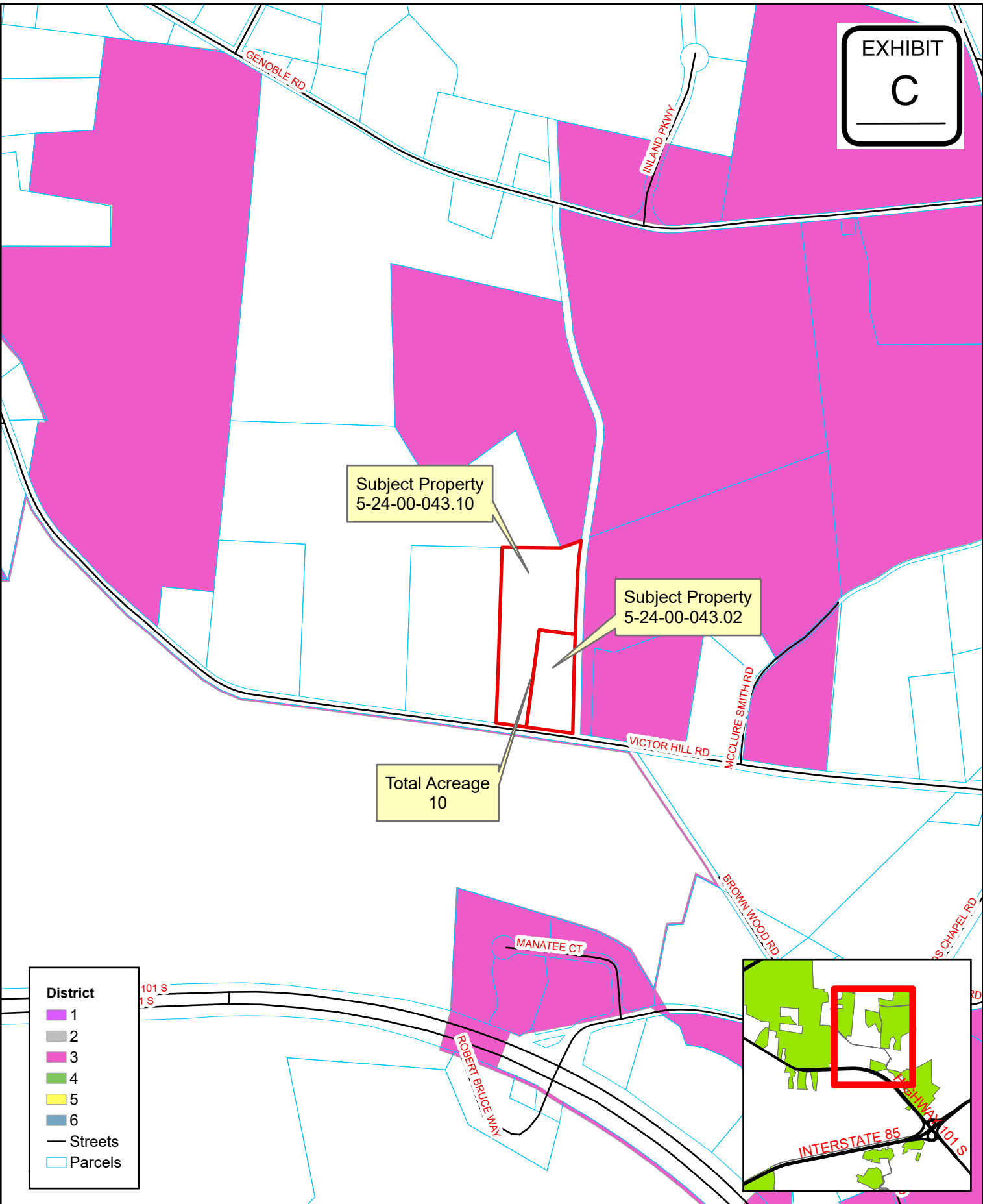
EXHIBIT

B



EXHIBIT

C



Flood insurance is available in this community, contact the 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



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 25th 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>310 Genable Rd Greer, SC 29651</u>
Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>	
Address: <u>310 Genable Rd Greer SC 29651</u>		Address: <u>310 Genable 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

OFFICE USE ONLY

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

Case No. AN 2018-17

See Reverse

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, November 19, 2018**

DOCKET: AN 2018-17

APPLICANT: Plastic Omnium Exterior, LLC

PROPERTY LOCATION: 871 and 875 Victor Hill Road

TAX MAP NUMBER: 5-24-00-043.10 and 5-24-00-043.02

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annex and Zone to I-1, Industrial

SIZE: 10.00 acres

COMPREHENSIVE PLAN: Adjacent to Employment Center Community

ANALYSIS: AN 2018-17

AN 2018-17 is an annexation and zoning request for property located 871 and 875 Victor Hill Road. The request is to zone the property, which is currently located in Spartanburg County, to I-1, Industrial, for an additional phase for Plastic Omnium.

Surrounding land uses and zoning include:

North: I-1, Industrial (City of Greer)
East: I-1, Industrial (City of Greer)
South: Unzoned (Spartanburg County)
West: Unzoned (Spartanburg County)

The future land use map in the City's Comprehensive Plan defines the area adjacent to this parcel as an Employment Center Community with industrial uses allowed therein. As such, this zoning request is an appropriate request at this time for this location. Staff recommends approval.

STAFF RECOMMENDATION: Approval

ACTION: Mr. Lavender made a motion to approve AN 2018-17. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0.

Category Number: X.
Item Number: C.



AGENDA
GREER CITY COUNCIL
12/11/2018

Second and Final Reading of Ordinance Number 40-2018

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MICHAEL GRASSO, AND ANDREW AND KATHY JOHNSON LOCATED AT 102 MCDANIEL AVENUE FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (RESIDENTIAL SINGLE, FAMILY DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance Number 40-2018	12/4/2018	Ordinance
☐ Ord 40-2018 Exhibit A Map	12/4/2018	Exhibit
☐ Zoning Application	12/4/2018	Backup Material

ORDINANCE NUMBER 40-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MICHAEL GRASSO, AND ANDREW AND KATHY JOHNSON LOCATED AT 102 MCDANIEL AVENUE FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (RESIDENTIAL SINGLE, FAMILY DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Michael Grasso, and Andrew and Kathy Johnson located at 102 McDaniel Avenue and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-09-079.00 containing approximately 0.63 +/- acres attached hereto marked as Exhibit A.

1. The owners desire to change the zoning classification of the property and have shown the need for such use to the Greer Planning Commission at a public hearing held on November 19, 2018.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to R-7.5 (Residential, Single Family District).

3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of the property located at 102 McDaniel Avenue and more particularly identified by the attached City of Greer Map specifying Spartanburg

County Parcel Number 9-04-09-079.00 containing approximately 0.63 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to R-7.5 (Residential, Single-Family).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

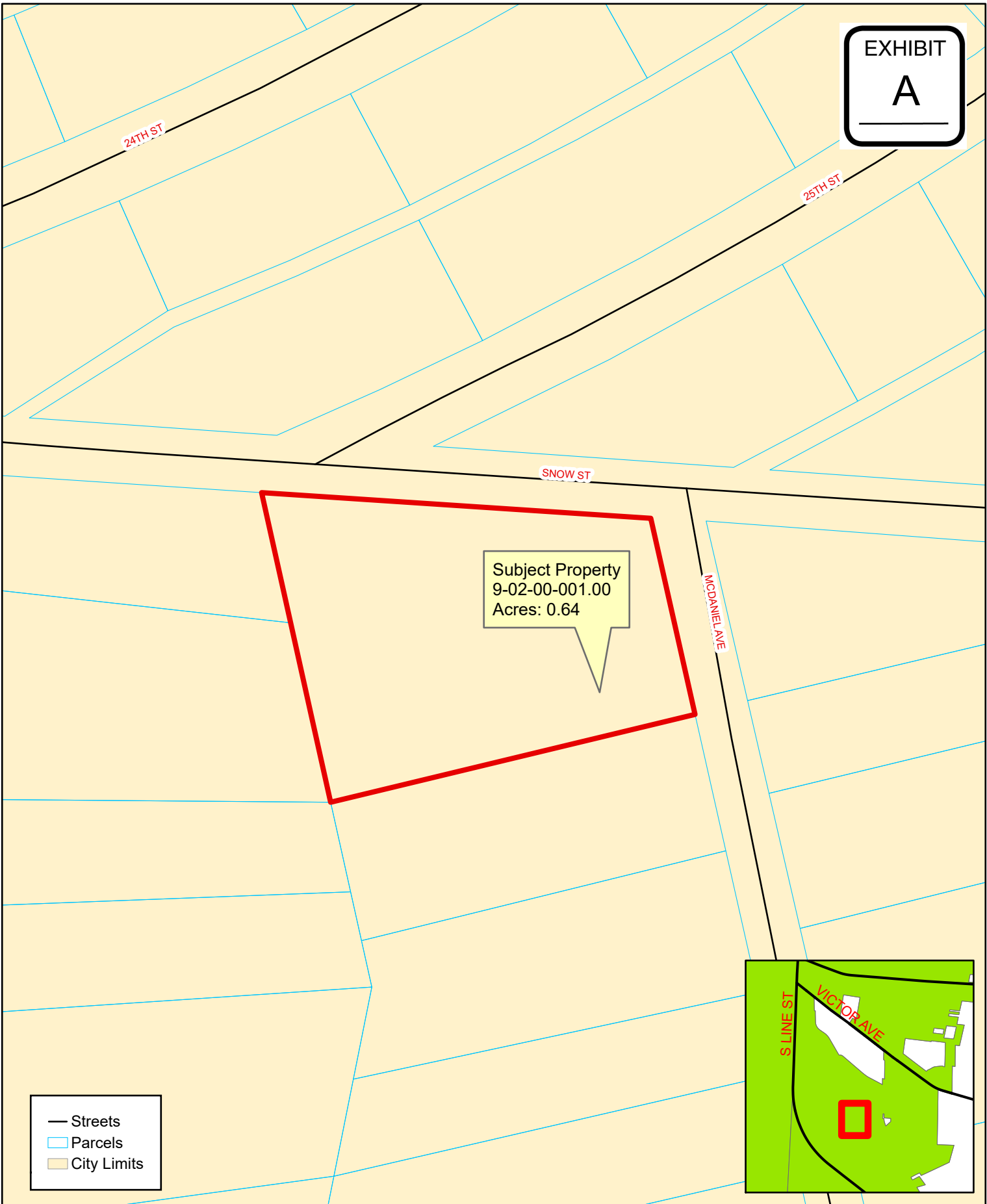
Introduced by: Councilmember Jay Arrowood

First Reading: November 27, 2018

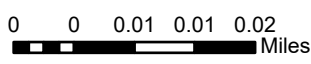
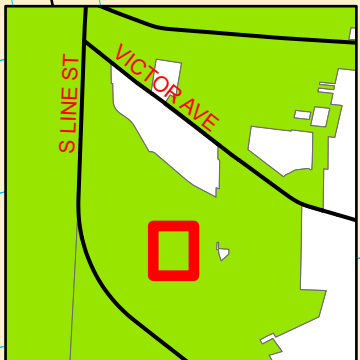
Second and
Final Reading: December 11, 2018

Approved as to Form:

John B. Duggan, Esquire
City Attorney



- Streets
- Parcels
- City Limits





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

Date 10/11/2018

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

Tax Map Number(s) 9-04-09-079.00

Property Address(s) 102 McDaniel Avenue, Greer, SC 29651

Acreage of Properties Less than 1 acre County Spartanburg County

Applicant Information

Name Michael Grasso/Mr. & Mrs. Johnson
Address 835 Coldbrook Drive
Greer, SC 29651
Contact Number 678-552-7872
Email michael@northgeorgialending.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Michael Grasso
Address 835 Coldbrook Drive
Greer, SC 29651
Contact Number 678-552-7872
Email michael@northgeorgialending.com

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 x

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Commercial C-2 to Residential R-7.5.

Existing Use: Vacant business/vacant res rental Proposed Use: Single family residence

Signature(s) Michael Frederick Drane

*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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse



AGENDA
GREER CITY COUNCIL
12/11/2018

Second and Final Reading of Ordinance Number 41-2018

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HAPPY HOMESTEAD LLC (JEANNIE AND DOUGLAS FOWLER) LOCATED AT 209 SNOW STREET FROM R-12 (RESIDENTIAL, SINGLE FAMILY DISTRICT) TO R-7.5 (RESIDENTIAL, SINGLE, FAMILY DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance Number 41-2018	12/4/2018	Ordinance
☐ Ord 41-2018 Exhibit A Map	12/4/2018	Exhibit
☐ Ord 41-2018 Zoning Application	12/4/2018	Backup Material

ORDINANCE NUMBER 41-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HAPPY HOMESTEAD LLC (JEANNIE AND DOUGLAS FOWLER) LOCATED AT 209 SNOW STREET FROM R-12 (RESIDENTIAL, SINGLE FAMILY DISTRICT) TO R-7.5 (RESIDENTIAL, SINGLE, FAMILY DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Happy Homestead LLC (Jeannie and Douglas Fowler) located at 209 Snow Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G001001000900 containing approximately 0.47 +/- acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of the property and has shown the need for such use to the Greer Planning Commission at a public hearing held on November 19, 2018.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to R-7.5 (Residential, Single Family District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 209 Snow Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G001001000900 containing approximately 0.47 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Residential, Single Family District) to R-7.5 (Residential, Single-Family District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

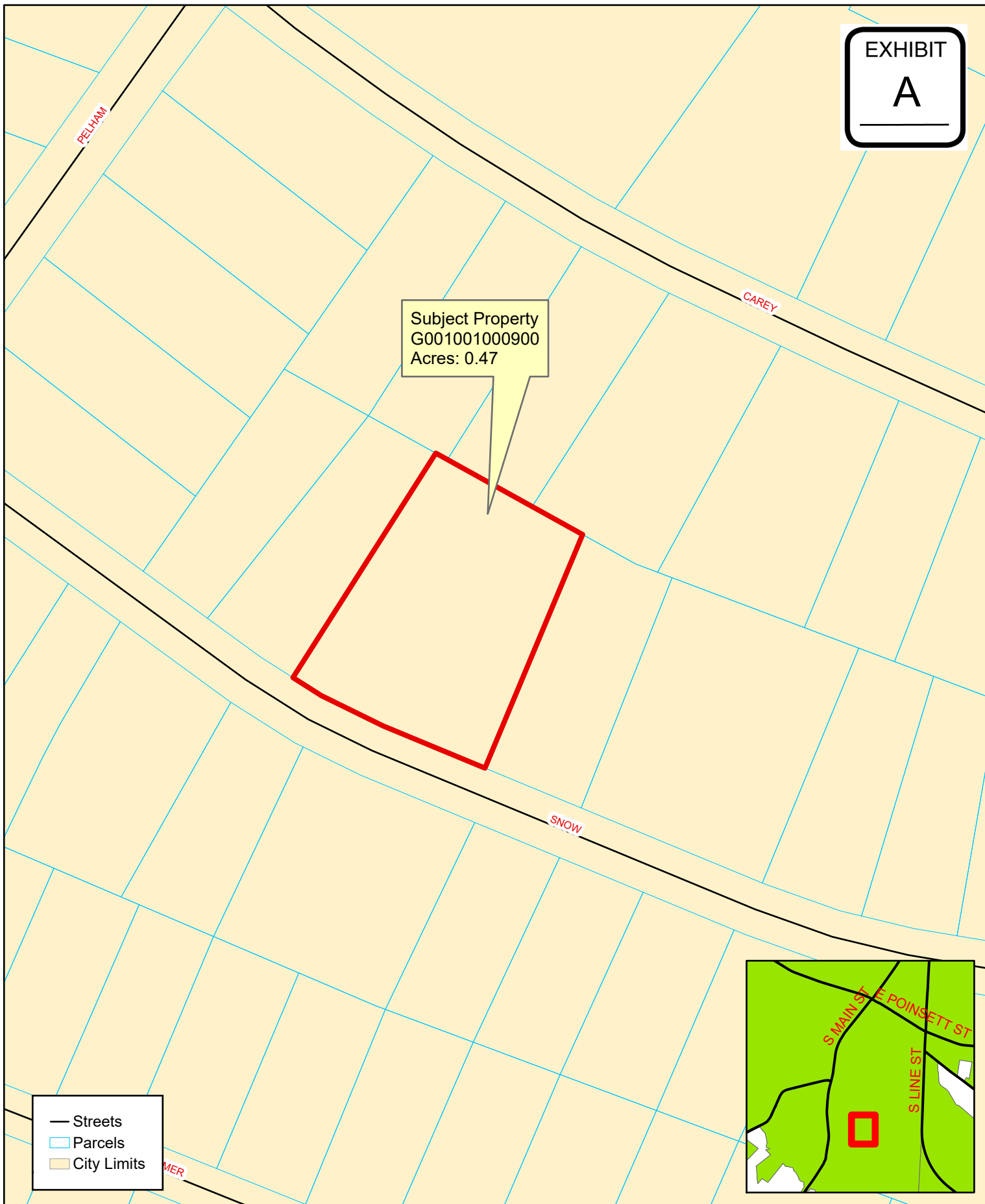
First Reading: November 27, 2018

Second and
Final Reading: December 11, 2018

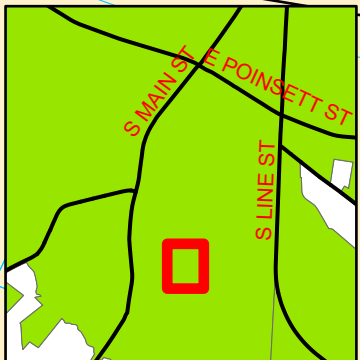
Approved as to Form:

John B. Duggan, Esquire
City Attorney

EXHIBIT
A

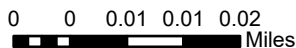


- Streets
- Parcels
- City Limits



Created 10/31/2018 by City of Greer GIS

Ordinance 41-2018



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



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

Permit Process

Received: 10/22/18 @ 12:00

Date 10-18-18

Sent: 11/22/18 @ 12:22

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

Tax Map Number(s) ✓ 6001.00-10-009.00
Property Address(s) ✓ 209 SNOW STREET, GREER SC 29651
Acreage of Properties 0.47 County _____

Applicant Information

"Happy to mask"

Name Jeannie + Douglas Fowler
Address 216 Sugar Creek Rd
Greer SC 29650
Contact Number 864-360-3623
Email jeanniecookfowler@gmail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name _____
Address N/A
Contact Number _____
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 X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-12 to R-7.5.

Existing Use: House x 1 Proposed Use: House x 2

Signature(s) [Signature]
[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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

Category Number: X.
Item Number: E.



AGENDA
GREER CITY COUNCIL
12/11/2018

Second and Final Reading of Ordinance Number 42-2018

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARY GREEN LOCATED AT 551 ABNER CREEK ROAD FROM R-S (RESIDENTIAL, SUBURBAN DISTRICT) TO R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 42-2018	12/4/2018	Ordinance
▣ Ord 42-2018 Exhibit A Map	12/4/2018	Exhibit
▣ Ord 42-2018 Zoning Application	12/4/2018	Backup Material

ORDINANCE NUMBER 42-2018

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARY GREEN LOCATED AT 551 ABNER CREEK ROAD FROM R-S (RESIDENTIAL, SUBURBAN DISTRICT) TO R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Mary Green located at 551 Abner Creek Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-07-00-035.01 containing approximately 18.00 +/- acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of the property and has shown the need for such use to the Greer Planning Commission at a public hearing held on November 19, 2018.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to R-12 (Residential, Single Family District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 551 Abner Creek Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-07-00-035.01 containing approximately 18.00 +/- acres

attached hereto marked as Exhibit A shall be changed from R-S (Residential, Suburban District) to R-12 (Residential, Single-Family District).

This ordinance shall be effective immediately upon second reading approval.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

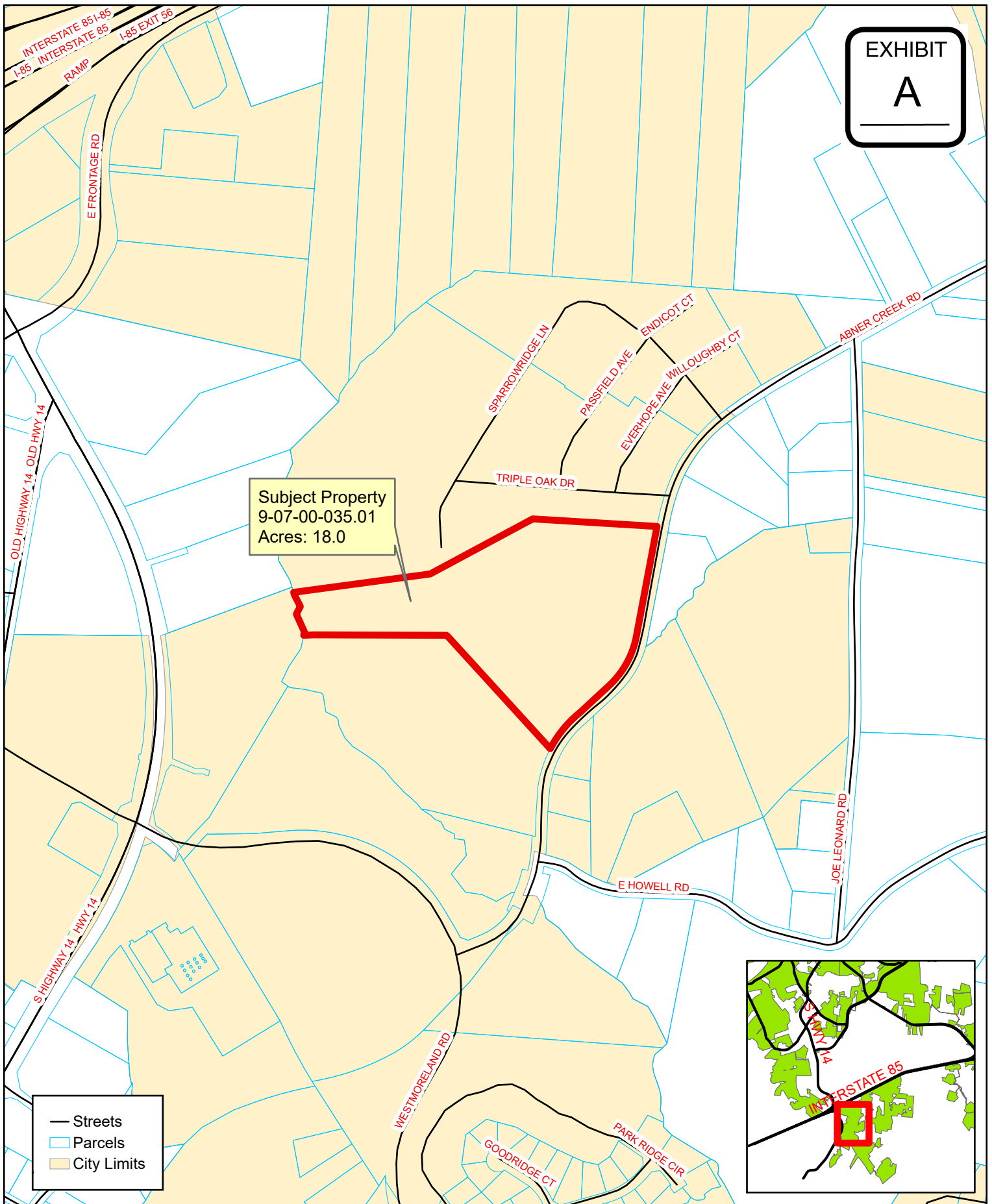
Introduced by: Councilmember Wryley Bettis

First Reading: November 27, 2018

Second and
Final Reading: December 11, 2018

Approved as to Form:

John B. Duggan, Esquire
City Attorney



Ordinance 42-2018

0 0.03 0.06 0.09 0.12
Miles

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



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 10-15-2018

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

Tax Map Number(s) 9-07-00-035.01

Property Address(s) 551 Abner Creek Road, Greer, SC 29651

Acreage of Properties 18 County Spartanburg

Applicant Information

Name New Style Communities, Inc
Address 2125 Southend Drive, Suite 453
Charlotte, NC 28203
Contact Number (704) 622-4524
Email brock@newstylecommunities.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Mary Green
Address 551 Abner Creek Road
Greer, SC 29651
Contact Number _____
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 X

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from R-S Residential Suburban to R-12 (Cluster Development).

Existing Use: Single Family Residential Proposed Use: Cluster Development Single Family Residential

Signature(s) _____

*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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse



AGENDA
GREER CITY COUNCIL
12/11/2018

Second and Final Reading of Ordinance Number 43-2018

Summary:

AN ORDINANCE TO AMEND THE CITY OF GREER CODE OF ORDINANCES “CHAPTER 14, ARTICLE II, SECTION 14-31 INTERNATIONAL BUILDING CODE ADOPTED; FIRE ZONE DISTRICT; CONFLICTS” BY AMENDING THE BOUNDARIES OF THE FIRE ZONE DISTRICT. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance Number 42-2018	12/4/2018	Ordinance
☐ Ord 43-2018 Exhibit A Map	12/4/2018	Exhibit

ORDINANCE NUMBER 43-2018

AN ORDINANCE TO AMEND THE CITY OF GREER CODE OF ORDINANCES “CHAPTER 14, ARTICLE II, SECTION 14-31 INTERNATIONAL BUILDING CODE ADOPTED; FIRE ZONE DISTRICT; CONFLICTS” BY AMENDING THE BOUNDARIES OF THE FIRE ZONE DISTRICT.

WHEREAS, from time to time the City of Greer City Council reviews its city ordinances to make necessary improvements and/or changes; and

WHEREAS, the City of Greer desires to amend a section of its Code of Ordinances to better define the boundary of the fire zone district; and

WHEREAS, the City of Greer has determined that having the fire zone district defined by a geographic boundary as shown on the Fire Zone District Map attached hereto as Exhibit “A,” rather than a zoning boundary, is more accurate; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer that the City of Greer Code of Ordinance “Chapter 14 Article II Section 14-31 (b) International Building Code Adopted; Fire Zone District; Conflicts” is amended to read as follows:

(b) *Fire zone district.* For the purpose of the code adopted by section, there shall be established a fire district **identified by the geographic boundaries as shown on the Fire Zone District Map and more particularly described as follows: Beginning at South Main Street and East Poinsett Street; thence South on Main Street to School Street; thence Southeast on School Street to CSX Railroad Right-of-way; thence East along Railroad Right-of-way to Depot Street; thence continuing North on Depot Street to East Poinsett; and thence west on East Poinsett Street to South Main Street.** ~~embrace all property zoned C-1~~ Said fire district shall be in accordance with the **currently adopted edition of the *International Building Code*.** ~~provisions of section 301.4 of such code. All property zoned other than C-1 shall not be within the fire district for the purpose of this article.~~

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

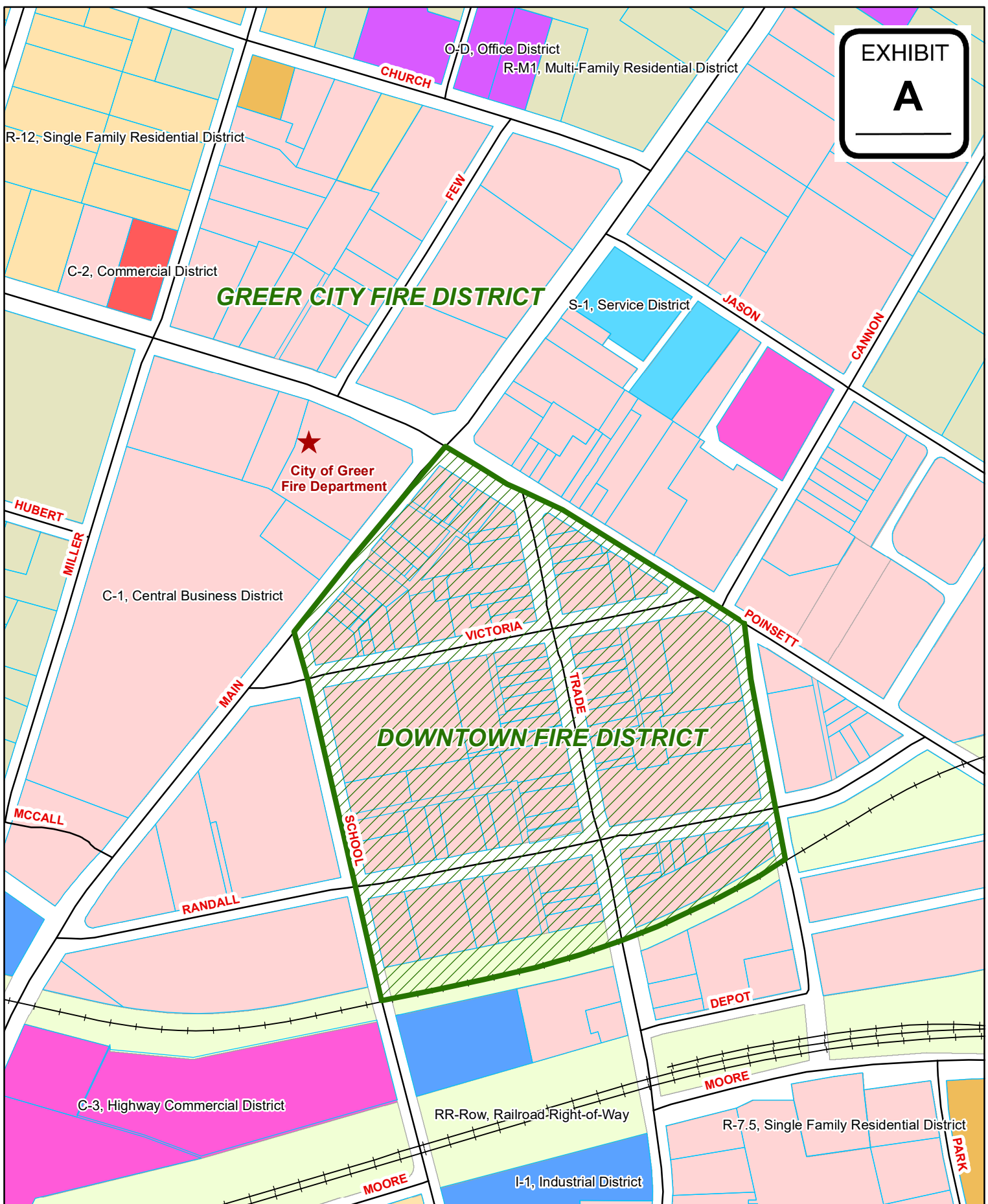
Introduced by: Councilmember Judy Albert

First Reading: November 27, 2018

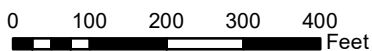
Second and
Final Reading: December 11, 2018

Approved as to Form:

John B. Duggan, City Attorney



Fire Zone District





AGENDA
GREER CITY COUNCIL
12/11/2018

First and Final Reading of Resolution Number 24-2018

Summary:

A RESOLUTION PURSUANT TO SECTION 4-1-170(C), CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, CONSENTING TO THE PLACEMENT OF CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF GREER IN A JOINT INDUSTRIAL AND BUSINESS PARK OF SPARTANBURG AND UNION COUNTIES. (Action Required)

Executive Summary:

Requested by Reno Deaton, Executive Director, Greer Development Corporation

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution Number 24-2018	12/6/2018	Resolution

RESOLUTION NUMBER 24-2018

A RESOLUTION PURSUANT TO SECTION 4-1-170(C), CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, CONSENTING TO THE PLACEMENT OF CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF GREER IN A JOINT INDUSTRIAL AND BUSINESS PARK OF SPARTANBURG AND UNION COUNTIES.

WHEREAS, Spartanburg County desires to enlarge the boundaries of a joint county industrial and business park (the ***“Park”***) of Spartanburg and Union Counties (together, the ***“Counties”***) created pursuant to an Agreement for the Development of Joint Industrial and Business Park dated as of April 20, 2009, as amended, delivered pursuant to Section 4-1-170, Code of Laws of South Carolina 1976, as amended (the ***“Code”***), in order to locate certain parcel(s) of real property in Spartanburg County therein; and

WHEREAS, the parcels described in the attached Exhibit A (the ***“City Parcels”***) are located within the corporate limits of the City of Greer (the ***“City”***) and is among the parcels of land that the Counties desire to include within the Park; and

WHEREAS, pursuant to Section 4-1-170(C) of the Code, the City must consent to the inclusion of the City Parcels in the Park prior to such inclusion;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greer, South Carolina, in meeting duly assembled, that the inclusion of the City Parcels in the Park is hereby consented to by the City pursuant to all requirements of South Carolina law, including Section 4-1-170(C) of the Code.

This Resolution shall become effective immediately. All orders, resolutions and parts thereof in conflict herewith are, to the extent of the conflict, hereby repealed.

Done in meeting duly assembled this ____ day of _____, 2017.

CITY OF GREER, SOUTH CAROLINA

(SEAL)

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approved as to form:

John B. Duggan, City Attorney

EXHIBIT A

TMN 5-28-00-003.02

TMN 5-23-00-040.01

TMN 5-29-00-018.02

TMN 5-23-00-037.00

TMN 5-23-00-038.00

TMN 5-23-00-039.00

TMN 5-23-00-041.00

TMN 5-23-00-043.00

TMN 5-23-00-048.01

TMN 5-23-00-049.02

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, the undersigned City Clerk of the City of Greer, South Carolina, do hereby certify that the foregoing is a true, correct and verbatim copy of resolution duly adopted at a meeting of said City Council held on _____, 2017, at which meeting a quorum was at all times present.

WITNESS MY HAND this ____ day of _____, 2017.

Tammela Duncan, Municipal Clerk,
City of Greer, South Carolina

Category Number: XI.
Item Number: B.



AGENDA
GREER CITY COUNCIL
12/11/2018

First and Final Reading of Resolution Number 25-2018

Summary:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREER TO AUTHORIZE
NOTICE OF TERMINATION OF THE SUPPLEMENTAL POWER SALES AGREEMENT
(Action Required)

Executive Summary:

Requested by Mike Richard, General Manager, Greer Commission of Public Works. Also present will be
Marc Regier, Gene Gibson and Attorney Chaplin Spencer.

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution Number 25-2018	12/5/2018	Resolution

RESOLUTION NUMBER 25-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREER TO AUTHORIZE NOTICE OF TERMINATION OF THE SUPPLEMENTAL POWER SALES AGREEMENT

WHEREAS, the City of Greer (“City”), the Commission of Public Works of the City of Greer (“Greer CPW”) and Piedmont Municipal Power Agency (“PMPA”) executed the Supplemental Power Sales Agreement dated August 1, 1980;

WHEREAS, the Supplemental Power Sales Agreement sets forth terms and conditions for PMPA to sell and the City by and through Greer CPW to purchase, electric supply delivery and supplemental and bulk power as described therein;

WHEREAS, the term of the Supplemental Power Sales Agreement is thirty (30) years from and after the closing under the Sales Agreement¹ with one additional term of twenty (20) years but can be terminated at the end of any Contract Year upon ten (10) years’ written notice to PMPA;

WHEREAS, termination of the Supplemental Power Sales Agreement shall in no way modify the terms and conditions of the Catawba Project Sales Agreement executed by City, Greer CPW and PMPA;

WHEREAS, based upon study and analysis provided by Greer CPW, the City believes that Greer CPW can purchase the delivery and supplemental and bulk power at costs substantially lower than from PMPA under the Supplemental Power Sales Agreement without adversely affecting operations of Greer CPW’s electric utility system; and

WHEREAS, Greer City Council believes that it is in the City’s best interest, to deliver notice of termination of the Supplemental Power Sales Agreement.

NOW THEREFORE, BE IT RESOLVED, by Greer City Council that the Mayor or his designee is authorized (i) to deliver written notice of termination of the Supplemental Power Sales Agreement to PMPA prior to the end of the current Contract Year and (ii) to take any and all such further actions as should be deemed necessary or desirable in order to carry out the provisions of this Resolution.

¹ Capitalized terms not otherwise defined in this Resolution shall have the meanings and definitions set forth in the Supplemental Power Sales Agreement.

Adopted this ____ day of _____ 2018.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner
Mayor

ATTEST:

Tammela Duncan
Municipal Clerk

Category Number: XI.
Item Number: C.



AGENDA
GREER CITY COUNCIL
12/11/2018

Notice of Termination

Summary:

Seeking authorization to sign the of Notice of Termination
Requested by Mike Richard, General Manager, Greer Commission of Public Works

ATTACHMENTS:

Description	Upload Date	Type
☐ Notice of Termination	12/5/2018	Backup Material

NOTICE OF TERMINATION

Pursuant to the provisions of Section 2 of the Supplemental Power Sales Agreement, dated as of the first day of August, 1980, by and between Piedmont Municipal Power Agency and the City of Greer, the City of Greer, pursuant to resolutions adopted by the City Council of the City of Greer and the Commission of Public Works of the City of Greer, hereby gives notice to Piedmont Municipal Power Agency of the City of Greer's termination of the Supplemental Power Sales Agreement effective at 11:59:59 p.m., EST, on December 31, 2018.

City of Greer

City Council

Commission of Public Works
of the City of Greer, South Carolina

Executed: December __, 2018

Executed: December __, 2018

By: _____
Richard W. Danner, Mayor

By: _____
Chairman

(City Seal)

(Public Works Seal)

Attest: _____
Tammela Duncan, Municipal Clerk

Attest: _____
Secretary