



**AGENDA
GREER CITY COUNCIL**

January 8, 2019

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 Wayne Griffin

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. December 11, 2018
(Action Required)**

VI. DEPARTMENTAL REPORTS

A. Building and Development Standards Activity Report - November 2018

**B. Financial Activity Report - November 2018
Link to Detail Financial Statements**

C. Fire Department Activity Report - November 2018

D. Municipal Court Activity Report - November 2018

E. Parks and Recreation Activity Report - November 2018

F. Police Department Activity Report - November 2018

G. Public Services Activity Report - November 2018

H. Website Activity Report - November 2018

VII. PRESENTATION

- A. City of Greer Audit July 1, 2017 - June 30, 2018**
Presented by David Phillips, Partner, Greene Finney, LLP
Link to Comprehensive Annual Financial Reports

VIIIADMINISTRATOR'S REPORT

- A. Assistant City Administrator Mike Sell**

IX. APPOINTMENTS TO BOARDS AND COMMISSIONS

- A. Recreation Association Board of Trustees**
District 6 Charles Ryan's term expired 12/31/2018 (Action Required)

X. NEW BUSINESS

- A. Bid Summary - Cannon Centre**
Presented by Steve Grant, City Engineer
- B. First Reading of Ordinance Number 1-2019**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY WILLIAM AND MARSHA JOHNSON AND ELLA SUDDUTH NICHOLS LOCATED AT 1689 GIBB SHOALS ROAD AND 122 NICHOLS DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY. (Action Required)

Ordinance #01-2019 is an annexation and zoning request for property located on Gibb Shoals Road in Greenville County. The parcels for annexation consist of 21.48 acres. The property is proposed for residential development with a Design Review District zoning. The development will contain 85 units comprised of 47 single-family lots and 38 townhome units. The Planning Commission will conduct a public hearing on January 14, 2019 for the zoning of these parcels.

Kelli McCormick, Planning Manager

- C. First Reading of Ordinance Number 2-2019**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY MICHAEL G. (MIKE) FROST LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

Ordinance #02-2019 is an annexation and zoning request for property located on Lister Road in Spartanburg County. The parcels for annexation consist of 10.17 acres. The property is proposed for industrial development with an I-1, Industrial, zoning. The Planning Commission will conduct a public hearing

on January 14, 2019 for the zoning of these parcels.

Kelli McCormick, Planning Manager

D. First Reading of Ordinance Number 3-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ELIZABETH GLENN STATON LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Ordinance #03-2019 is an annexation and zoning request for property located on Lister Road in Spartanburg County. The parcel for annexation consists of 1.25 acres. The property is proposed for industrial development with an I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on January 14, 2019 for the zoning of this parcel.

Kelli McCormick, Planning Manager

E. First Reading of Ordinance Number 4-2019

APPROVING AN AGREEMENT AMONG THE CITY AND BMW MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, AND SB ACQUISITIONS, LLC (COLLECTIVELY, "BMW") REGARDING THE CITY'S BUSINESS LICENSE FEE AND THE INCLUSION OF REAL PROPERTY IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK; AND OTHER RELATED MATTERS. (Action Required)

Presented by Michael E. Kozlarek, Esq., Kozlarek Law LLC

XI. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

A. Economic Development Matter

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

XII. ADJOURNMENT

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

Category Number: III.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/8/2019

Councilmember Wayne Griffin

ATTACHMENTS:

Description	Upload Date	Type
▣ 2019 Invocation Schedule	12/13/2018	Backup Material



**Greer City Council
2019 Invocation Schedule**

January 8, 2019	Councilmember Wayne Griffin
January 22, 2019	Councilmember Kimberly Bookert
February 12, 2019	Councilmember Lee Dumas
February 26, 2019	Councilmember Wryley Bettis
March 12, 2019	Councilmember Judy Albert
March 26, 2019	Mayor Rick Danner
April 9, 2019	Councilmember Jay Arrowood
April 23, 2019	Councilmember Wayne Griffin
May 14, 2019	Councilmember Kimberly Bookert
May 28, 2019	Councilmember Lee Dumas
June 11, 2019	Councilmember Wryley Bettis
June 25, 2019	Councilmember Judy Albert
July 9, 2019	Mayor Rick Danner
July 23, 2019	Councilmember Jay Arrowood
August 13, 2019	Councilmember Wayne Griffin
August 27, 2019	Councilmember Kimberly Bookert
September 10, 2019	Councilmember Lee Dumas
September 24, 2019	Councilmember Wryley Bettis
October 8, 2019	Councilmember Judy Albert
October 29, 2019	Mayor Rick Danner
November 12, 2019	Councilmember Jay Arrowood
November 26, 2019	Councilmember Wayne Griffin
December 10, 2019	Councilmember Kimberly Bookert

Category Number: V.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/8/2019

December 11, 2018

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ December 11, 2018 Council Meeting Minutes	12/14/2018	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL December 11, 2018

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

I. CALL TO ORDER OF THE REGULAR MEETING Mayor Rick Danner – 6:33 P.M.

The following members of Council were in attendance:
Jay Arrowood, Wayne Griffin arrived at 639, Lee Dumas, Wryley Bettis and Judy Albert.

Councilmember Kimberly Bookert was absent.

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

II. PLEDGE OF ALLEGIANCE Councilmember Jay Arrowood

III. INVOCATION Councilmember Jay Arrowood

IV. PUBLIC FORUM

Sondra O'Shea, 213 Fairway Estates Rd spoke in opposition to Ordinance Number 38-2018.

Mr. Vanbeek, 122 Ashlan Woods Court spoke in opposition to Ordinance Number 38-2018.

V. MINUTES OF THE COUNCIL MEETING November 27, 2018

ACTION – Councilmember Wryley Bettis made a motion that the minutes of November 27, 2018 be received as written. Councilmember Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

VI. SPECIAL RECOGNITION

- A.** Edgar Atkins was recognized upon retirement for his ten years of dedicated service to the City of Greer from November 3, 2008 until December 31, 2018.
- B.** Lt. Marcus Kelley was recognized upon his retirement for his twenty-three years of dedicated service to the City of Greer from March 23, 1995 until December 28, 2018.

VII. DEPARTMENTAL REPORTS

A. Finance

David Seifert, Chief Financial Officer highlighted his monthly activity report.

VIII. ADMINISTRATOR'S REPORT

Ed Driggers presented the following:

Christmas in Greer Station

Friday, December 7th, Kicked off Supper with Santa and Tree Lighting. The Tree Lighting ceremony was one of our largest attended events.

Saturday, December 8th, Breakfast with Santa at the Cannon Centre.

Sunday, December 9th, Annual Christmas Parade unfortunately we had to cancel this event in the best interest of our community from a safety perspective.

Employee Appreciation Breakfast – will be held this Friday, December 15th with Coffee and Conversation at 7:00 and Breakfast at 7:30 at City Hall.

Police Department – will host a reception for Lt. Marcus Kelley Tuesday, December 18th in the second-floor lobby of City Hall from 4:00 until 6:00.

Tuesday, December 18th Mr. Driggers and his wife Christy will host the annual Holiday Gathering at their home. It will begin at 6:30. Invitations have been emailed.

Snow Storm – we did a two-hour delay for opening of our office facility Monday and Tuesday. Snow was the cause for Monday, this morning was more related to the black ice. We do not take those types of decisions lightly we gather as a team and evaluate our forecast. We receive information from our two counties emergency operations centers relative to weather reports. We also monitor the National Weather Service. This only effects about one-third of our employees, please know that two-thirds of our employees are not on any type of delay. Our Public Safety Police and Fire and also those folks on storm management involving those in Public Services as well as those in our Recreations Department. Those employees are reporting on schedule and to their assigned duties and areas for storm management. We will have a complete report for you at your next meeting. Outlining the specifics.

Steve Owens, Communications Manager presented a video to visibly demonstrate what it takes for our Public Services Department to prepare for the work involving a storm.

Street Scape Project – Mr. Driggers stated because of the storm we have made a temporary delay in our bid opening for our Street Scape Project that was scheduled to be at 11:00 am tomorrow we received a phone call from one of the parties that attended the mandatory pre-bid conference, we had good participation and we do not know how many will bid but we extended the date of the bid until Friday, December 15th at 2:00 pm. We wanted to make sure everyone as they are working through the storm has ample time to get their information prepared. Once the information is in hand we will begin to negotiate with the low bidder. There will be a 14-day challenge period. Once we are at that stage,

I will communicate with you directly and let you know where we are and how we are moving forward.

IX. 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

David Seifert, Chief Financial Officer recommended the following to Council:

4 Hospitality Industry Representatives
Bill Tyler term expiring 12/31/2021
Andrew Carter term expiring 12/31/2021
Erin Williams term expiring 12/31/2021
Christina Lewis term expiring 12/31/2021

1 Cultural Organization Representative
Barbara Bohley term expiring 12/31/2021

2 General Public Representatives
Scott Stevens term expiring 12/31/2021
Reno Deaton term expiring 12/31/2021

ACTION – Councilmember Wryley Bettis made a motion to accept the recommendations as stated above. Councilmember Jay Arrowood seconded the motion

VOTE – Motion carried unanimously.

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 – Councilmember Wayne Griffin made a motion to reappointed Travis Ware to District 2 seats on the Recreation Board of Trustees. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

No other nominations were made.

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.

Brandon McMahan, Zoning Coordinator stated the Public Hearing was held November 19, 2018 and the Planning Commission recommended R-12 Single Family Residential zoning.

ACTION – Councilmember Jay Arrowood made a motion to amend the zoning to R-12 Single Family Residential zoning and approve Second and Final Reading of Ordinance Number 38-2018. Councilmember Lee Dumas seconded the motion.

Discussion was held.

VOTE – Motion carried unanimously.

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

Brandon McMahan, Zoning Coordinator stated the Public Hearing was held November 19, 2018 and the Planning Commission recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 39-2018. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

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).

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

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 40-2018. Councilmember Wayne Griffin seconded the motion.

Brief discussion.

VOTE – Motion carried unanimously.

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).

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

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 41-2018. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

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).

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

ACTION – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 42-2018. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

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.

Scott Keeley, Deputy Chief of the Fire Department stated there was no new or additional information.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 43-2018. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

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.

Reno Deaton, Executive Director of Greer Development Corporation presented the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 24-2018. Councilmember Judy Albert seconded the motion.

Brief discussion.

VOTE – Motion carried unanimously.

Mr. Driggers stated items B. C. and D. are items we will have discussion on during Executive Session, with Council's permission he requested Council defer any action on items B. C. and D. until after Executive Session.

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

C. NOTICE OF TERMINATION

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.

XII. EXECUTIVE SESSION

ACTION – In (7:34 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 Jay Arrowood seconded the motion. Motion carried unanimously.

(B) Economic Development Matter

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

(C) Contractual Matter

Councilmember Lee Dumas made a 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). Councilmember Jay Arrowood seconded the motion. Motion carried unanimously.

ACTION - Out (9:27 p.m.) – Councilmember Wryley Bettis made a motion to come out of Executive Session. Councilmember Jay Arrowood seconded the motion. Motion carried unanimously.

Items of New Business B. C. and D. were considered.

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 – Councilmember Jay Arrowood made a motion to approve the First and Final Reading of Resolution Number 25-2018. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

C. NOTICE OF TERMINATION

ACTION – Councilmember Wayne Griffin made a motion to authorize a signature for the Notice of Termination. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

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)

ACTION – Councilmember Wryley Bettis made a motion to approve the First Reading of Ordinance Number 44-2018. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

XIII. ADJOURNMENT

9:31 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, December 7, 2018.

Category Number: VI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/8/2019

Building and Development Standards Activity Report - November 2018

ATTACHMENTS:

Description	Upload Date	Type
▣ Building and Development Standards Activity Report - November 2018	1/3/2019	Backup Material



City of Greer

Building & Development Standards

Monthly Report

November 2018

This is the monthly activity report of the Building and Development Standards department. It tracks the activities of three divisions: Planning & Zoning, Engineering & Stormwater, and Building Inspections & Code Enforcement. More information about each of these divisions is located on the City of Greer's website at www.cityofgreer.org.



Planning & Zoning

Planning Commission

The Planning Commission reviewed **eight** cases in November:

AN 2018-13	Gap Creek Rd	Annex and Zone to R-10
AN 2018-17	871 & 875 Victor Hill Rd	Annex and Zone to I-1
RZ 2018-15	102 McDaniel Ave	Rezone to R-7.5
RZ 2018-16	209 Snow St	Rezone to R-7.5
RZ 2018-17	Abner Creek / Courtyards at Greer	Rezone to R-12 cluster
SUB 2018-29 (PP)	The Courtyards at Greer	Preliminary Plat
SUB 2018-18 (FDP)	Colts Neck	Final Development Plan
SUB 2018-30 (PP)	Suber Branch	Preliminary Plat

Board of Zoning Appeals

The Board of Zoning Appeals reviewed **five** case in November:

BZA 2018-15 (SE)	Brushy Creek and S Buncombe / Senior Living	Allow Senior Living in C-2
BZA 2018-16 (V)	Brushy Creek and S Buncombe / Senior Living	Variance for Building Height
BZA 2018-17 (V)	Wade Hampton Blvd	Variance for Setbacks
BZA 2018-18 (V)	221 GSP Logistics Pkwy	Variance to number of parking spaces
BZA 2018-10 (SE)	GSSA / 1198 Abner Creek Rd	School in R-S

Board of Architectural Review

The Board of Architectural Review did not review any cases in November.

Planning Advisory Committee

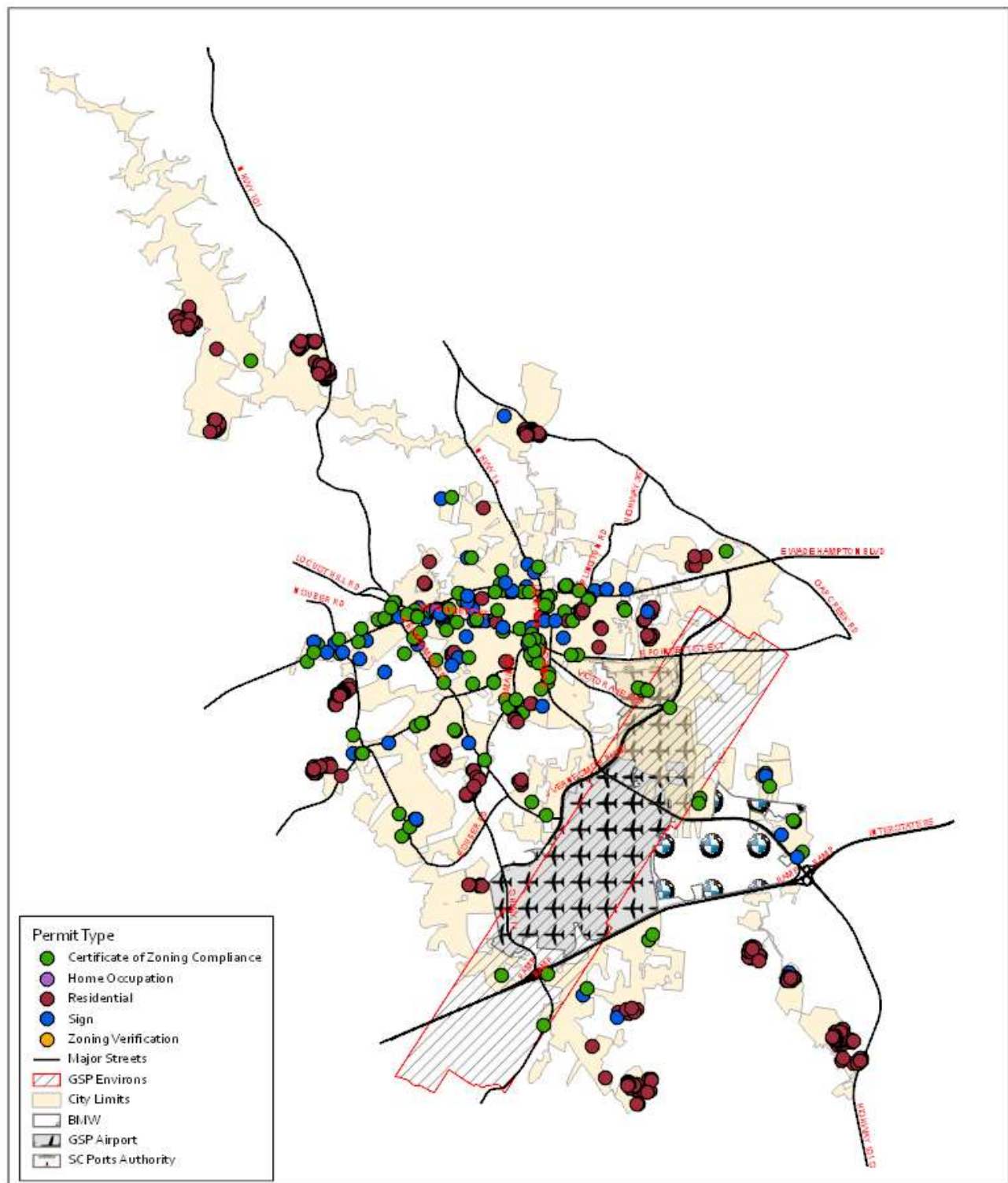
The Planning Advisory Committee reviewed **six** projects in November.

COM 2018-19	Project Star
COM 2018-20	Claiborne at Greer Senior Living
COM 2018-21	Jones Ave Car Lot
SUB 2018-29 (PP)	The Courtyards @ Greer Ph 1
SUB 2018-30 (PP)	Suber Branch PH 1
SUB 2018-26	Katherine's Gardens: Info Only

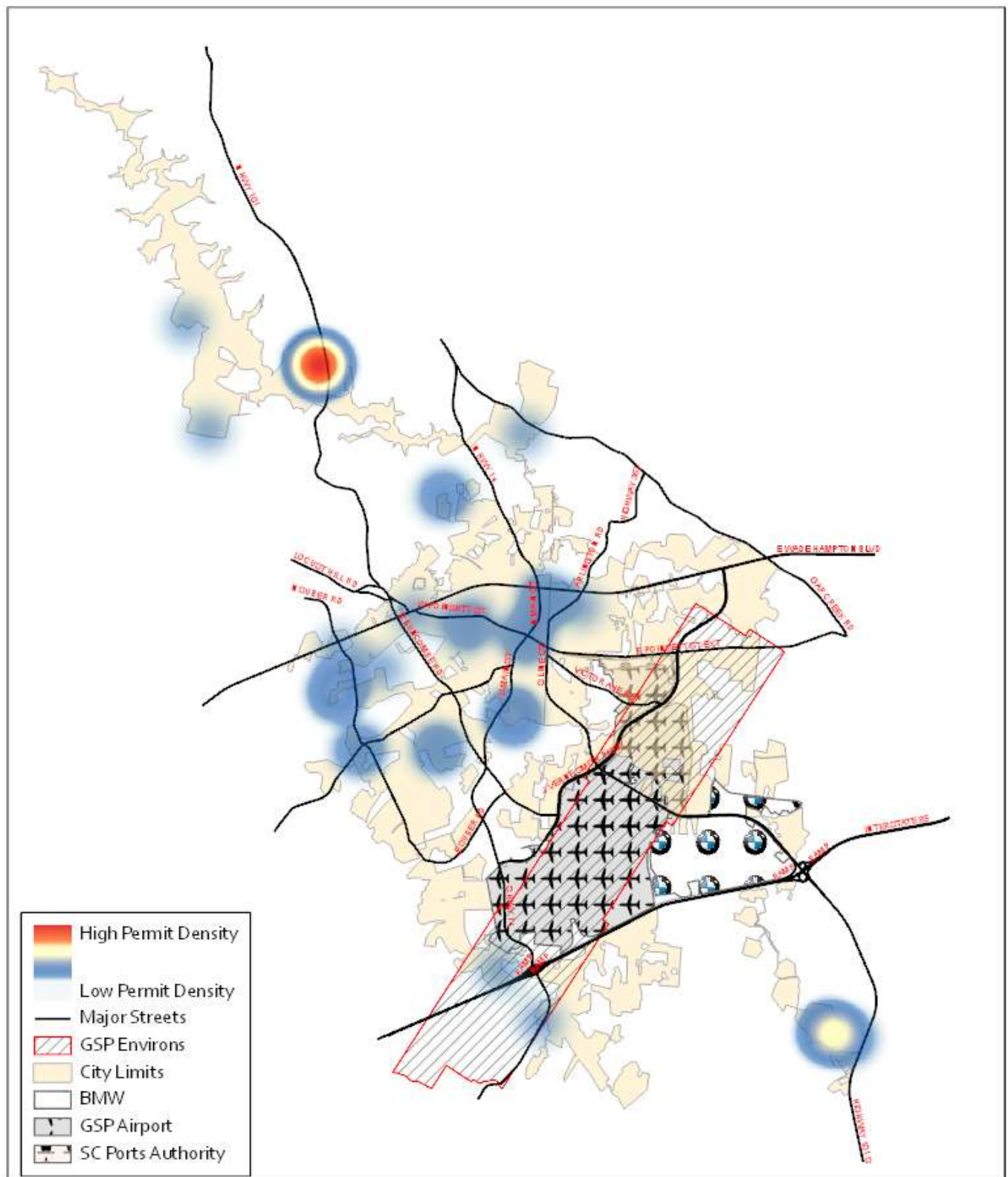
Permits for the month of November included 31 residential reviews, 9 commercial projects, and 6 signs.

Planning & Zoning Summary

PERMIT TYPE	TOTAL CASES	TOTAL CASES
	November	2018
BZA: Residential	0	2
BZA: Commercial	5	17
Planning Commission	8	59
Planning Advisory Committee	6	38
Board of Architectural Review	0	14
TOTAL	19	130



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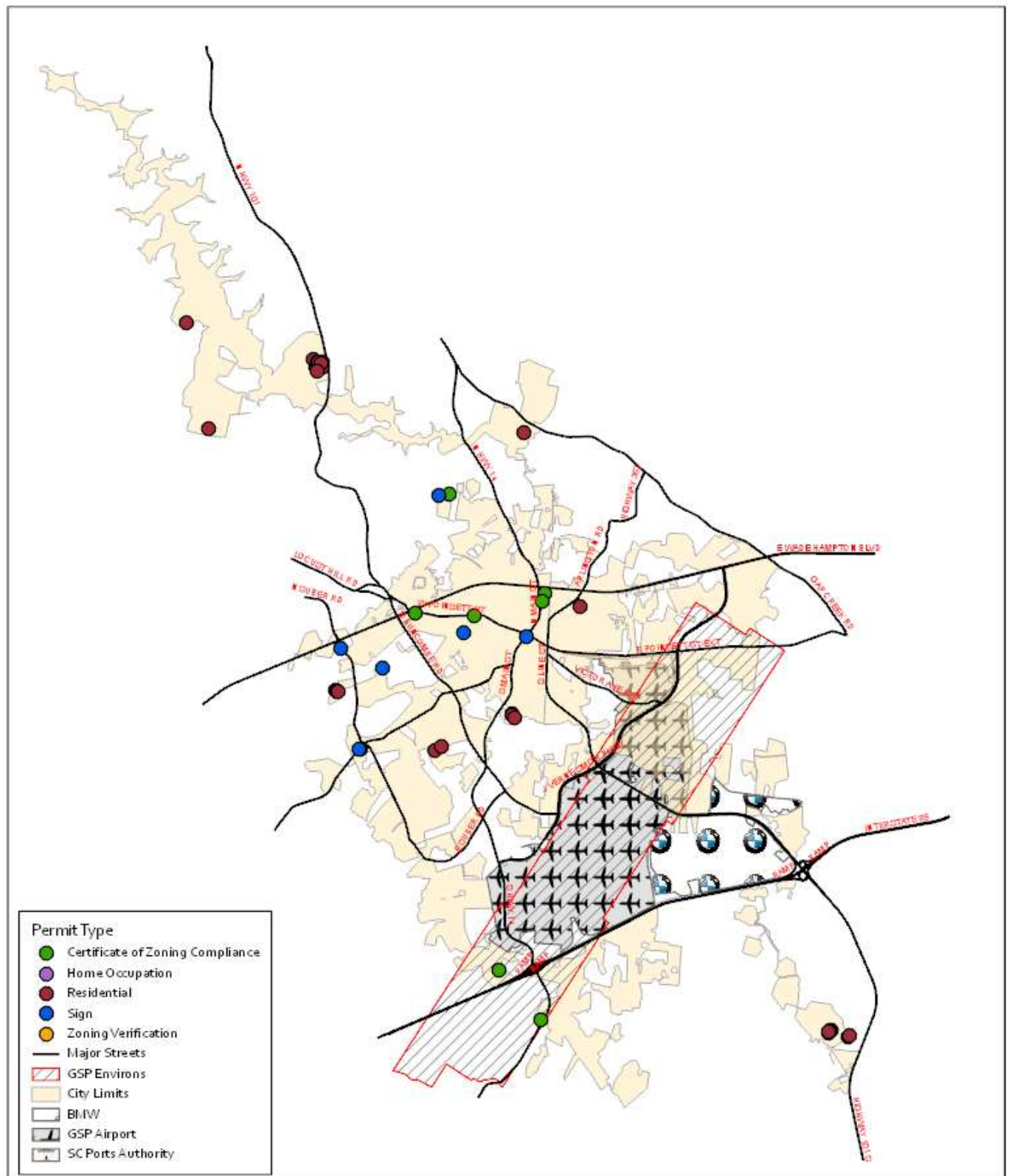


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Permits Collected November 2018

0 0.5 1 2 Miles

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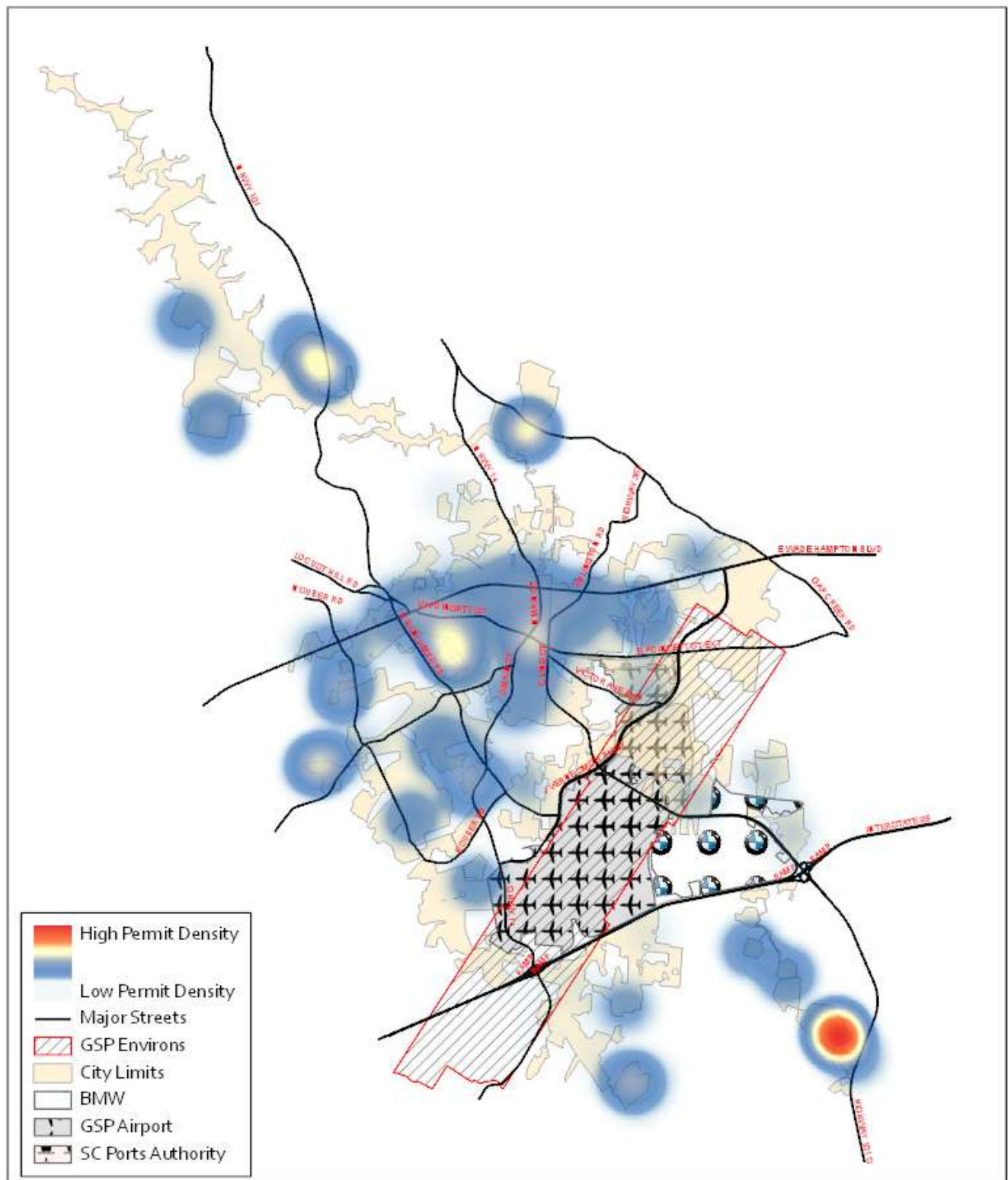


Permits Collected November 2018

0 0.5 1 2 Miles

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Permits Collected Year to Date

November 2018



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Engineering & Stormwater

CITY ENGINEER

Ongoing Engineering Projects:

- Downtown Streetscape project – Bid opening
- Alley Improvement/Depot St parking lot – Lighting issue being resolved
- Trakit Project Management Software – On site training, testing
- CSX Railroad Bridge at Biblebrook Rd – Preliminary evaluation complete – on hold
- Executive Drive Stormdrain failure – preliminary evaluation complete – need owner input
- US 29 Accel/Decel lanes – design getting started
- Cannon Center Roof – New - design and project planning
- Recycle Center Upgrade Phase 2 – Evaluating scope (temp on hold)
- Lemon Creek speed humps – planning (on hold)

Subdivision/Development Projects – Meetings with engineers and developer representatives discussing details with new subdivisions or commercial sites that are either in planning stages or under construction.

Active projects:

- Toyota Dealership expansion – site inspection
- Suddeth Farms – plan review, pre-con
- Colts Neck – plan review
- S Main Townes – final plat review
- Potential Site at Freeman Farm Rd area – met developers
- Greer Flooring addition – met with contractor
- NTB Brannon Drive – plan review
- Andy's Frozen Custard – field issues
- Brushy Creek Townes – FDP review
- Branchwood – plan review

Other:

- Encroachment permit reviews – 3
- Drainage issues – Village Ct, Tomotley Ct
- PAC site reviews - 5
- Cannon Center roof structure meeting
- Hiring Stormwater Inspector position
- Department retreat planning
- NSPE Fall Symposium – Greenville
- Performance Review – Ruthie Helms

STORMWATER

(Robert Roux, PE, Assistant City Engineer)

Construction/ Post-construction Program - Plan Reviews, Pre-construction meetings, & Project Closeout

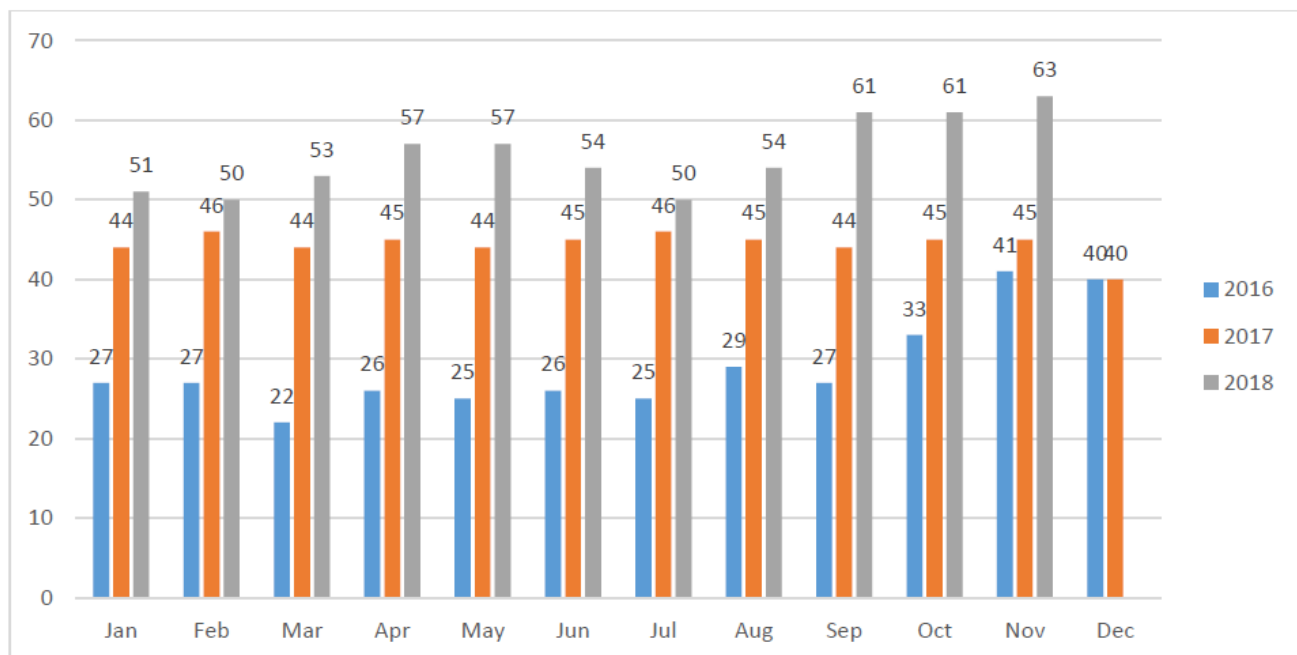
Inspections *(Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt to maintain pre-development runoff conditions are required by our SMS4 permit.*

Pre-submittal Meetings			
Development Type	Project Name	# Lots/Units	
Commercial	Captain D's	NA	
Commercial	Hampton Inn	NA	
Plan Reviews			
Development Type	Project Name	Review Type	# Lots/Units
Commercial	Carolina Commerce Center	Follow up	NA
Commercial	Carolina Commerce Center	Follow up	NA
Commercial	NTB	Follow up	NA
Commercial	NTB	Follow up	NA
Commercial	Whatta Wash	Initial	NA
Residential	Millers Point	Initial	5
Residential	Millers Point	Follow up	5
Commercial	Minghua Major Modification	Initial	NA
Commercial	Minghua Major Modification	Follow up	NA
Pre-Construction Meetings			
Development Type	Project Name	# Lots/Units	
Commercial	Magnolia Green	NA	
Commercial	Greer Center for the Arts	NA	
Commercial	Inland Port Chassis Yard	NA	
Residential	Sudduth Farms	166	
2018 Stormwater Summary January 1 st through November 30 th , 2018			
Projects Submitted	Plan Reviews	Preconstruction Meetings	
42	113	38	
Historical Project Submittals			
Year	Projects Submitted		
2018 (YTD)	42		
2017	37		
2016	41		
2015	35		
2014	34		
2013	34		
2012	33		

** Projects Submitted values derived from project tracking sheet by L. Hanley.

STORMWATER INSPECTION: Anthony Copeland

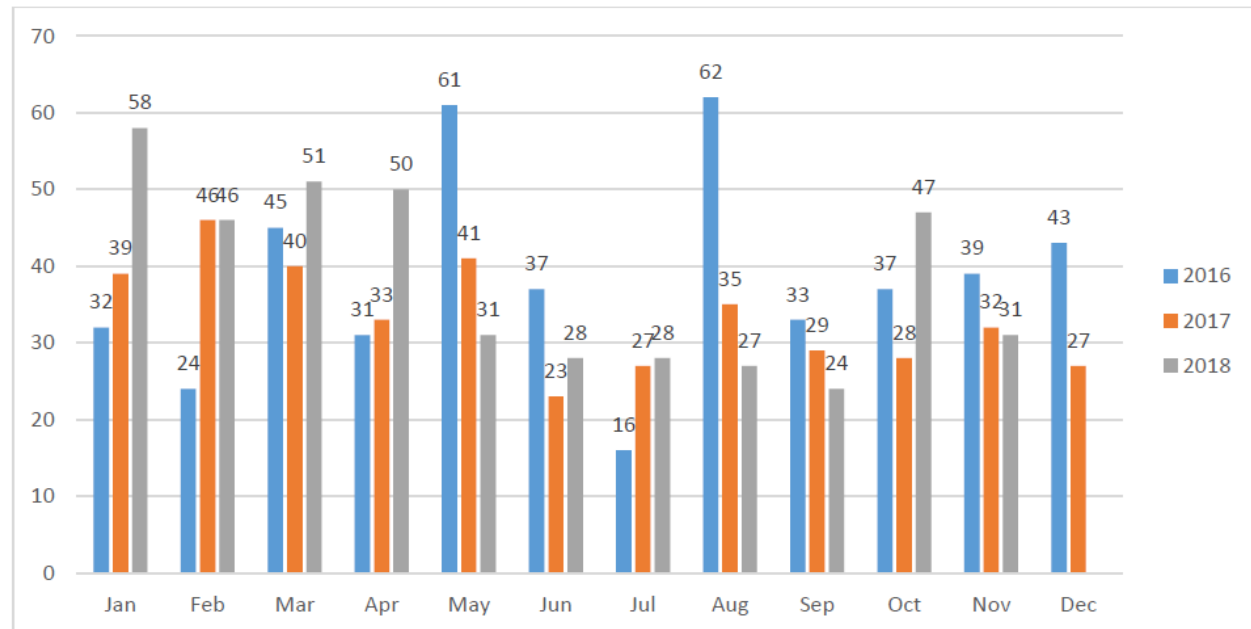
63 Active Site Inspected (Per Month)



1. Jones Creek Gardens	2. Le Jardin Subd.	3. Crosswinds Subd.
4. Belshires Subd. Ph-2	5. Old Woodruff Rd. Ind. WH	6. API Box
7. Cranky Yankey Ph-2 WH	8. POM Storage	9. Cypress Landing Subd.
10. Franklin Point Subd.	11. Riverside Crossx OutParcel 3	12. Freeman Farms Subd.
13. Heatherfield Subd.	14. RV and Boat Storage Ph-III	15. Greer Library Reno
16. Manor At Abner Crk. Subd.	17. Braeburn Orchard Subd.	18. Gibbs Cancer Center
19. Mayfield Crossing Subd.	20. Pleasant Hill Subd.	21. Pelham Glen Subd.
22. Oneal Village Subd. Ph-1	23. Global Commerce Park Ph-II	24. Dick Brooks Honda
25. Oneal Village Subd. Ph-2	26. Darrien Properties Lot 3	27. New Hope Baptist Church
28. Oneal Village Subd. Ph-3	29. Residence At Century Pk.	30. Benson Memorial Ext.
31. Oneal Village Subd. Ph-4	32. Redcroft Subd. Ph-1	33. Mayfair Station
34. Orchard Crest Subd. Ph-1	35. Redcroft Subd. Ph-2	36. South Main Towns
37. Town Pines	38. Pelham Medical Addition	39. Sage Creek Way
40. Views At Mt. Vernon	41. Hammett Bridge Town	42. Town City Retail
43. Reserves At Richglen Subd.	44. Hammett Bridge Res. Subd.	45. Creekside Manor
46. The Ledges	47. Hartwood Lake Subd.	48. STI Phase II
49. Brushy Creek Towns	50. Netzero	51. Reserves at Redcroft
52. Piedmont Point Apt.	53. GHS Pediatrics Ph-1	54. Andy's Frozen Custards
55. Briar Ridge	56. Ozellas Ridge	57. Magnolia Greens
58. Project Satellite	59. Benson CDRJ	60. Popeye's
61. Brockman McClimon Rd.	62. Katherine's Garden	63. Inland Port Chasis Yard

STORMWATER INSPECTION: Anthony Copeland

31 Individual LOT Drainage Plan Reviews (Per Month)



Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Pothole Issue	11/26/2018	115 Douglas Dr.	Contact Greenville County	12/5/2018

Building Inspections & Code Enforcement

Commercial Plan Reviews	Address
NTB Tire - Revisions	111 Brannon Avenue
Global Commerce	106 Clear Springs Court
Gibbs Cancer Center Tower	2759 S. Hwy 14
The Ledges Phase II Revisions	Abner Creek Road
Iglesias Church	113 Berry Avenue
Brushy Creek Townhomes	Brush Creek Road
Hampton Nails & Spa	217 W Wade Hampton
Walmart	14055 E Wade Hampton
Popeye's	Wade Hampton

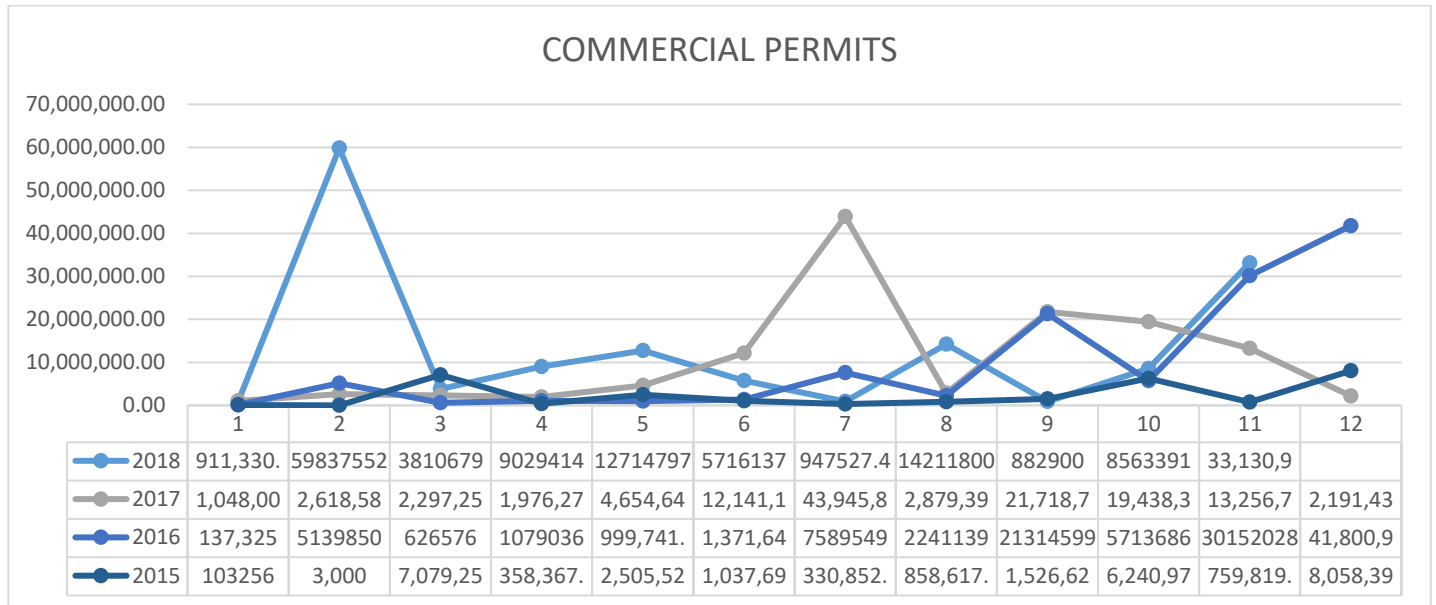
COMMERCIAL CONSTRUCTION - \$33,130,968.00

2018 - \$149,756,495.49 - \$YTD

2017 - \$124,511,263.15

2016 - \$118,166,101.70

2015 - \$28,862,382.54



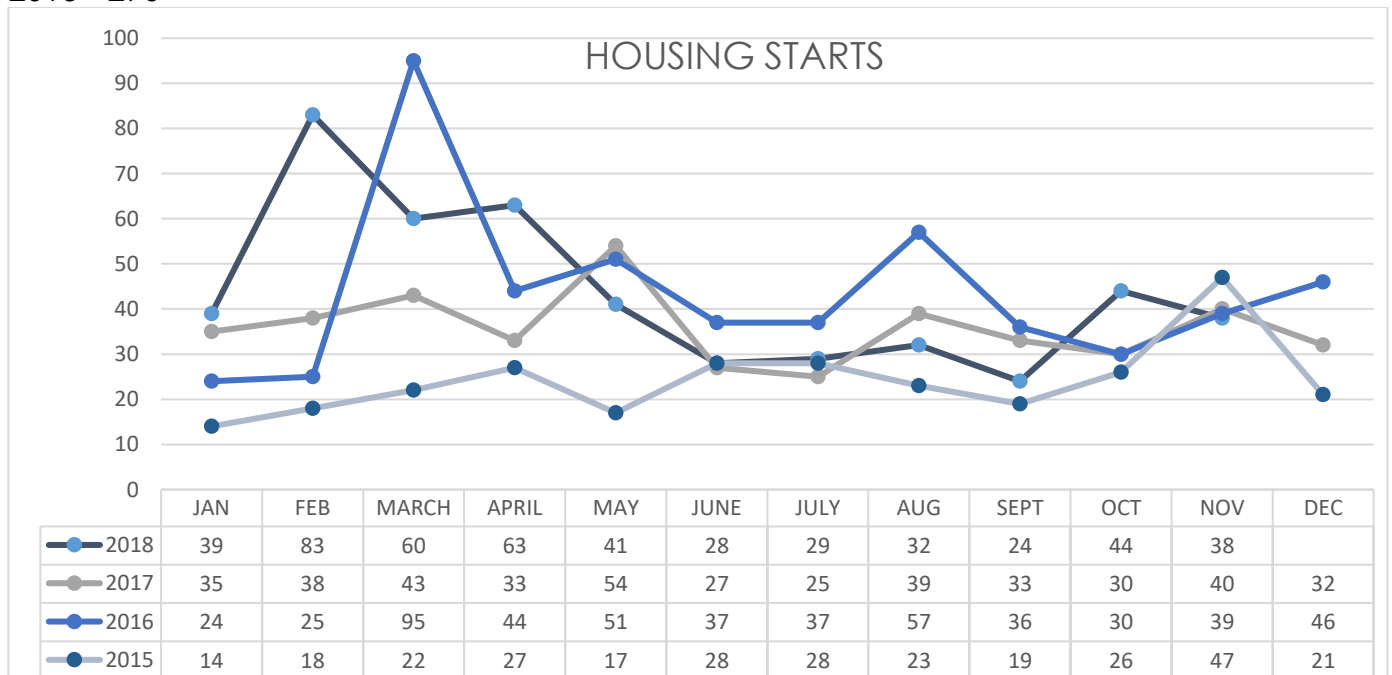
HOUSING STARTS – 38

2018 – 481 YTD

2017 - 429

2016 - 521

2015 - 290



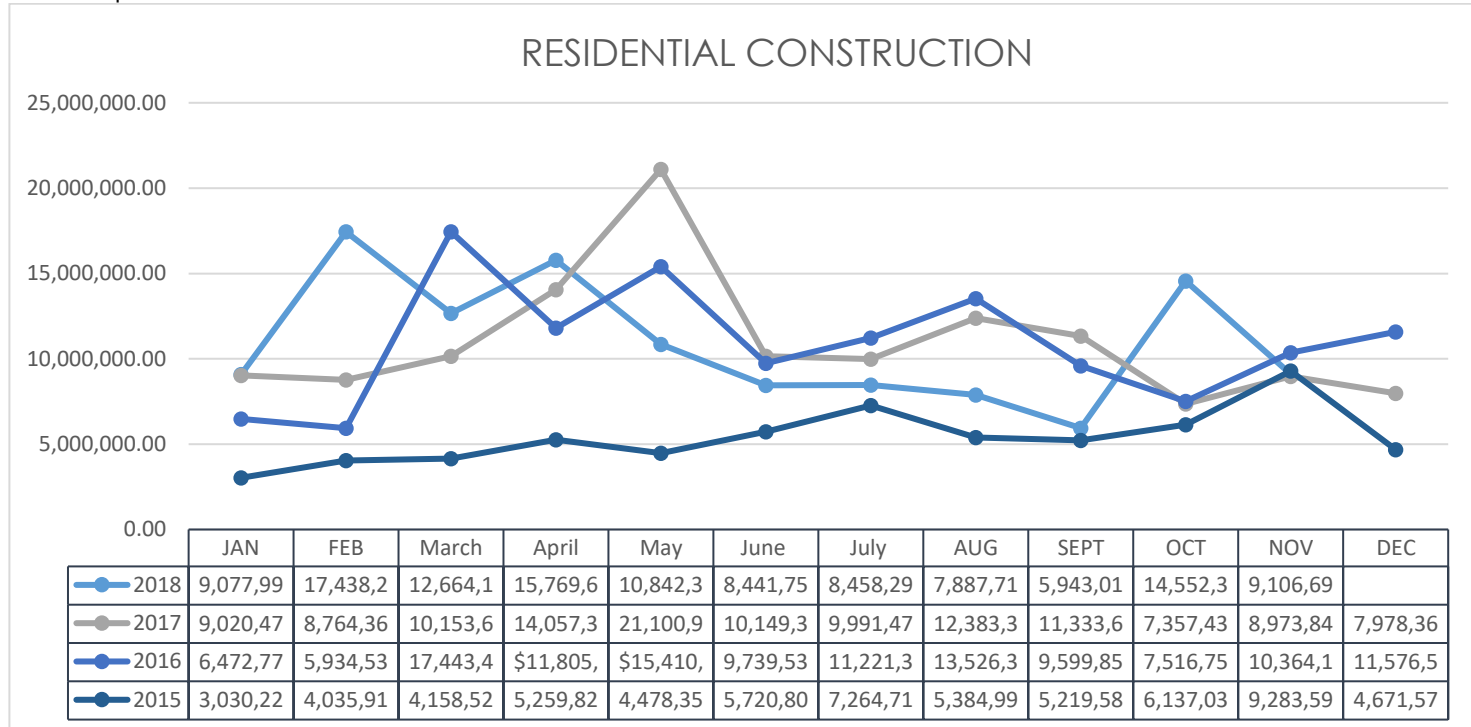
TOTAL RESIDENTIAL CONSTRUCTION – \$9,106,690.93

2018 - \$120,182,239.89 YTD

2017 - \$131,264,321.21

2016 - \$130,611,289.14

2015 - \$64,645,145.70



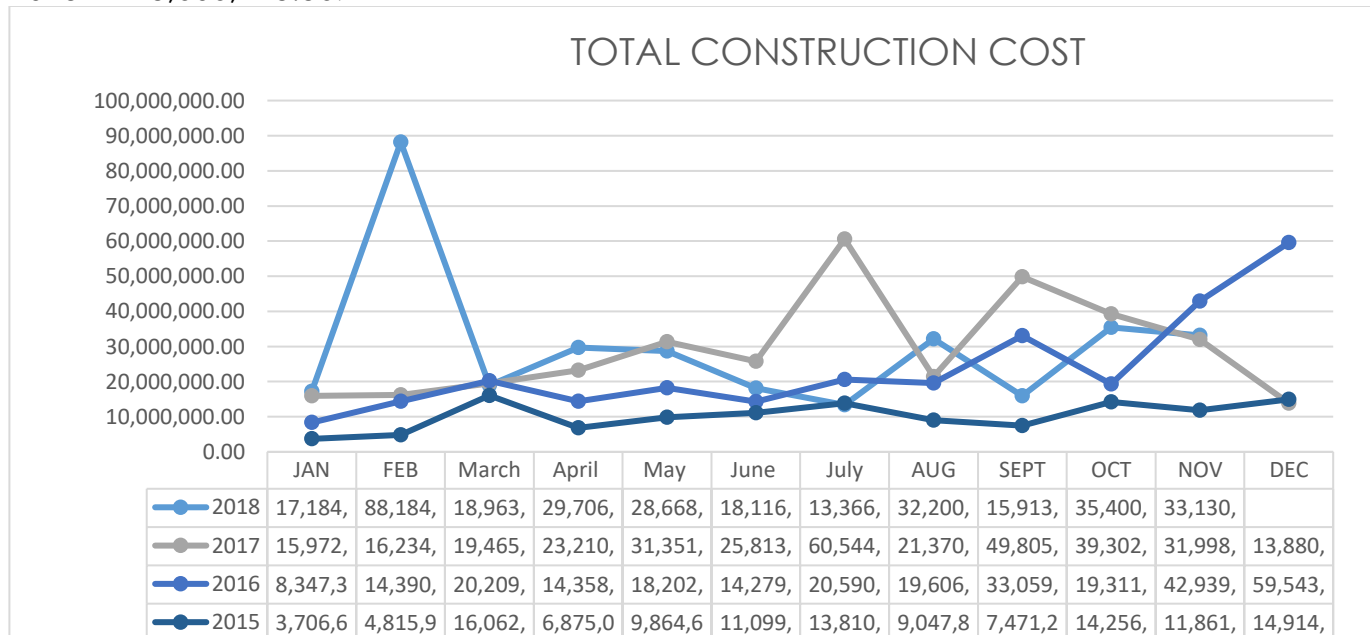
TOTAL CONSTRUCTION COST – \$58,037,735.51

2018 - \$ 355,743,609.87 YTD

2017 – \$348,948,323.48

2016 – 284,839,502.84

2015 – 123,606,213.367



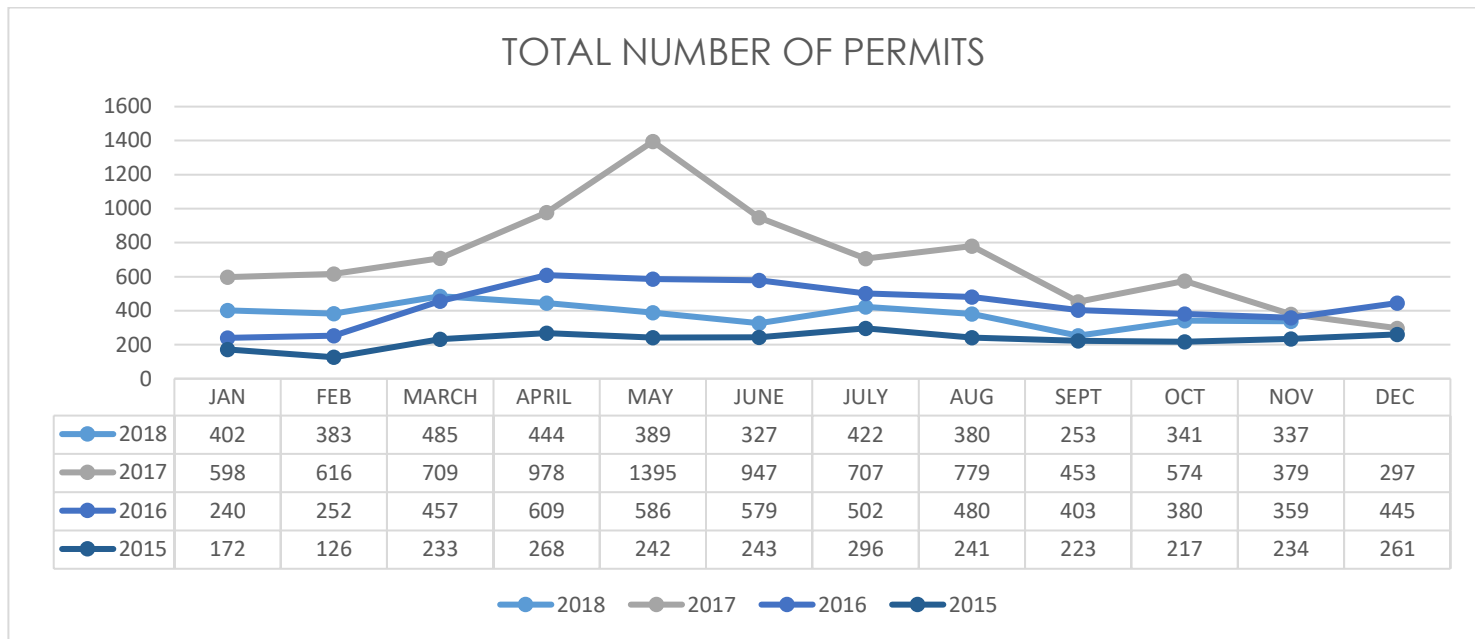
NUMBER OF PERMITS ISSUED – 337

2018 – 4163 YTD

2017 - 7625

2016 - 5292

2015 - 2756



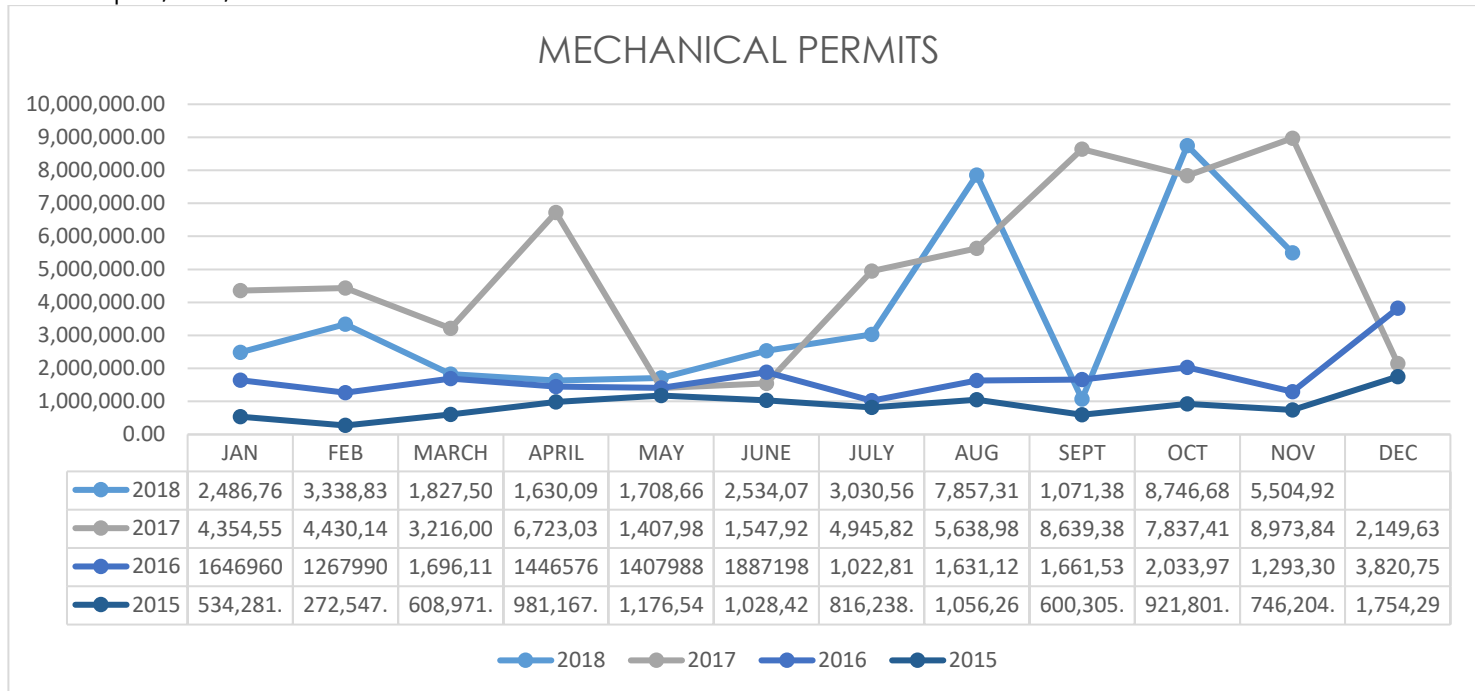
MECHANICAL PERMITS – \$5,504,924.03

2018 - \$39,736,811.72 YTD

2017 - \$59,864,747.40

2016 - \$20,816,343.54

2015 - \$10,497,052.08



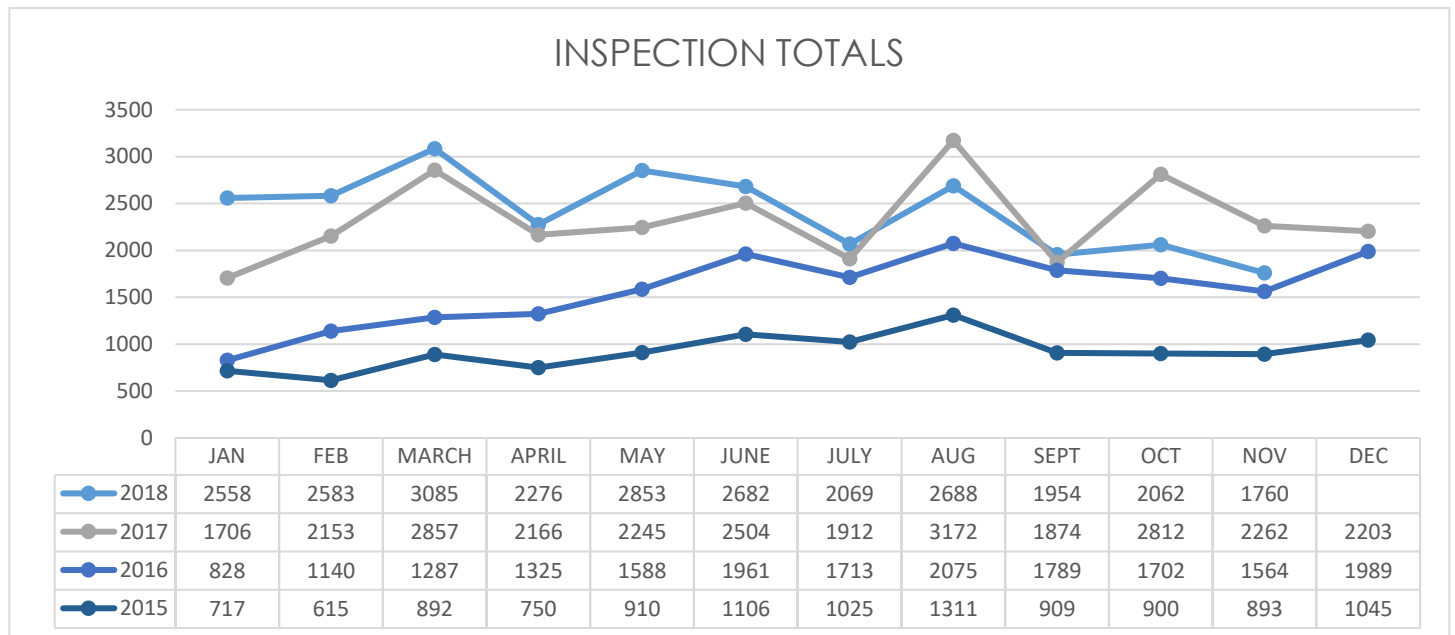
TOTAL INSPECTIONS – 1760

2018 – 26570 YTD

2017 - 27866

2016 – 18961

2015 - 11073



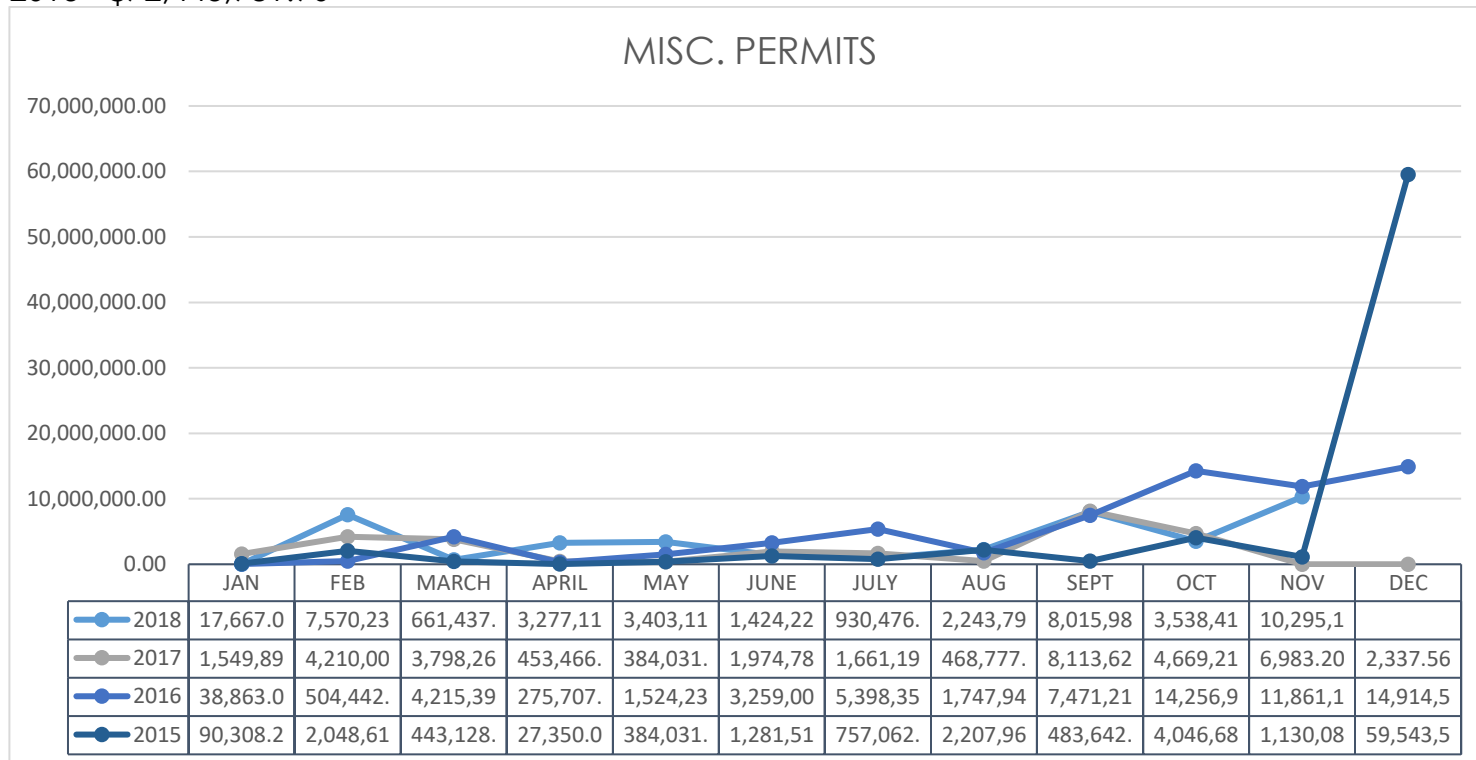
TOTAL MISC. PERMITS - \$10,295,152.22

2018 – \$41,377,631.12 YTD

2017 - \$29,757,048.44

2016 - \$65,467,832.78

2015 - \$72,443,981.90



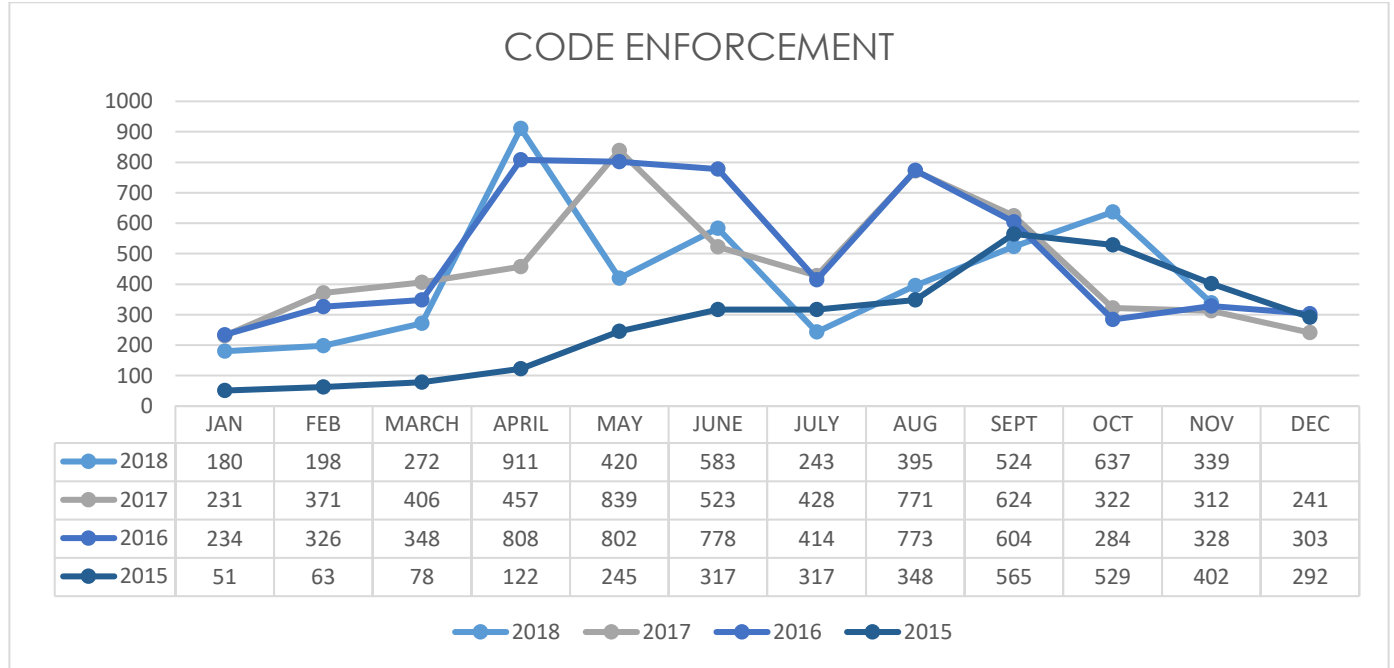
CODE ENFORCEMENT INSPECTIONS – 637

2018 - 4702 YTD

2017 - 5525

2016 - 6002

2015 - 3329



Category Number: VI.
Item Number: B.



AGENDA
GREER CITY COUNCIL
1/8/2019

Financial Activity Report - November 2018

Summary:

[Link to Detail Financial Statements](#)

ATTACHMENTS:

Description	Upload Date	Type
▣ November 2018 Summary Financial Report	1/3/2019	Backup Material



November 2018 Summary Financial Report



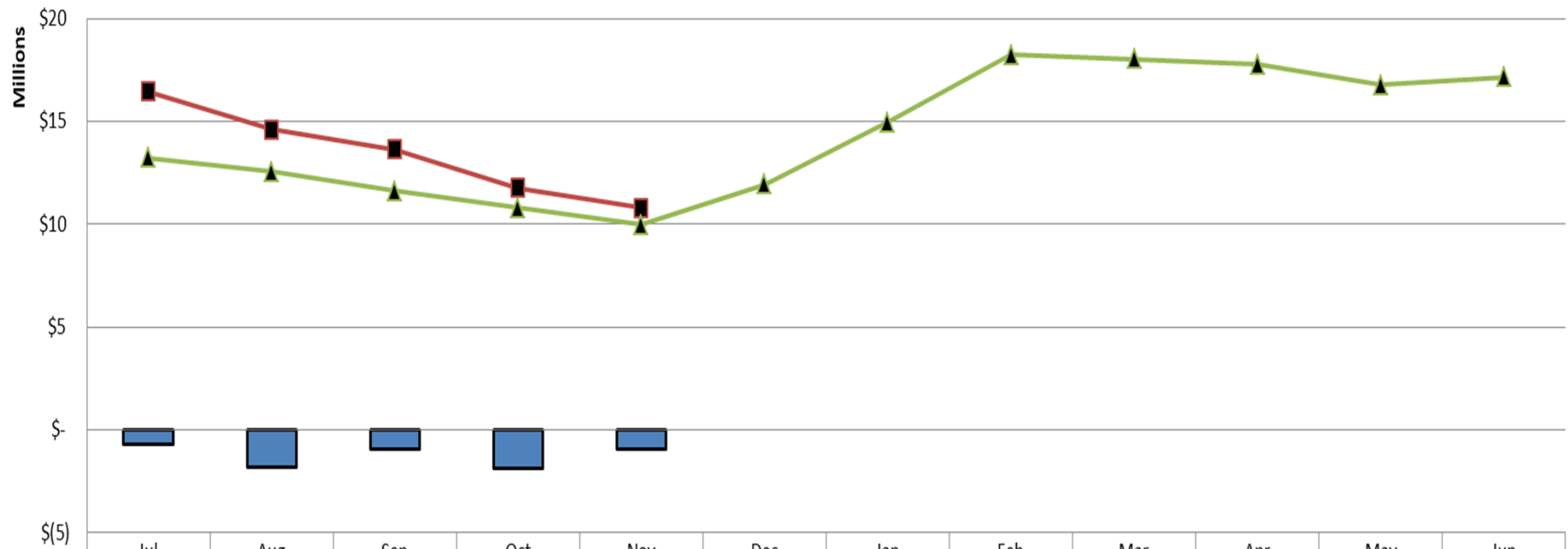
Financial Performance Summary

As of Month End November, 2018

Quick Look Indicators	This Month	This Year	Balance
General Fund Cash Balance	↓	↑	\$ 10,813,048
General Fund Revenue	↑	↓	\$ 3,333,254
General Fund Expenditures	↑	↑	\$ 9,016,652
Budget Percentage (Over) / Under	—	↓	7%
Revenue Benchmark Variance	↑	↓	\$ (224,177)
Expenditure Benchmark Variance	↓	↓	\$ 215,997
Overall Benchmark Variance	↓	↓	\$ (8,180)
Hospitality Fund Cash Balance	↓	↓	\$ 1,755,569
Hospitality Fund Revenue	↓	↑	\$ 946,679
Hospitality Fund Expenditures	↑	↑	\$ 361,983
Storm Water Fund Cash Balance	↓	↓	\$ 1,033,513
Storm Water Fund Revenue	↑	↓	\$ 24,793
Storm Water Fund Expenditures	↑	↑	\$ 150,525

Cash Balance - General Fund

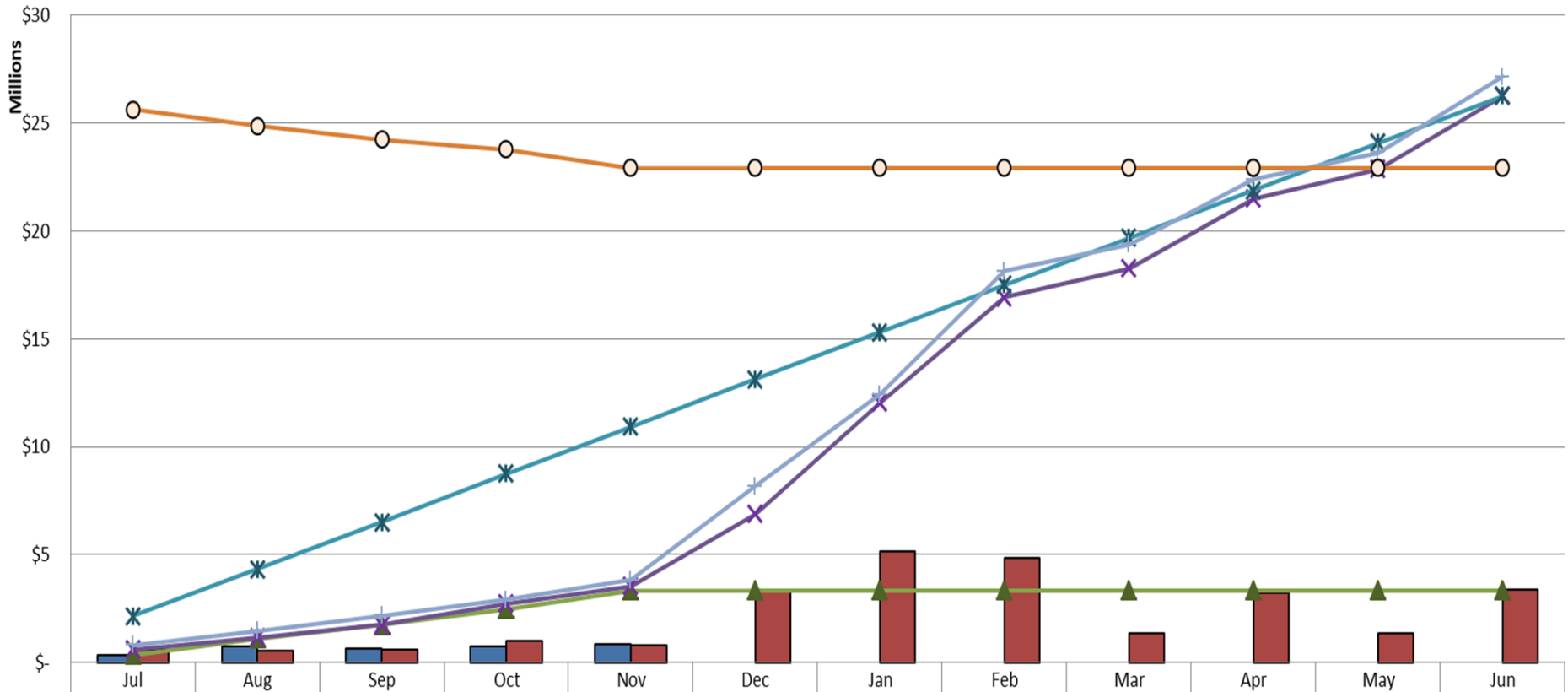
Fiscal Year 2018/19



Net Monthly Cash	(708,248)	(1,836,962)	(962,701)	(1,872,854)	(961,997)							
Current Fiscal YTD Balance	16,447,561	14,610,600	13,647,899	11,775,045	10,813,048							
Prior Fiscal YTD Balance	13,239,192	12,556,916	11,633,942	10,803,615	9,982,762	11,955,693	14,964,094	18,235,330	18,030,459	17,773,838	16,783,739	17,155,809

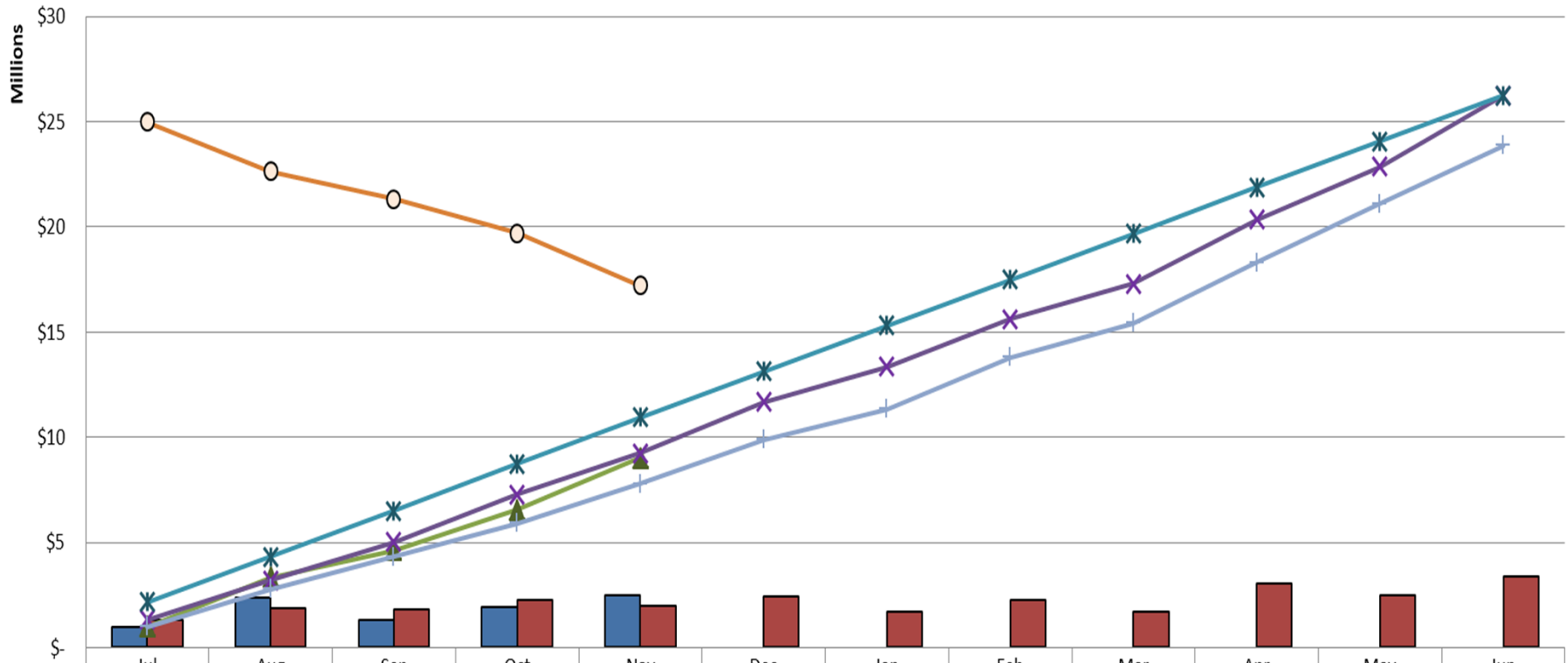
Revenue - General Fund

Fiscal Year 2018/19

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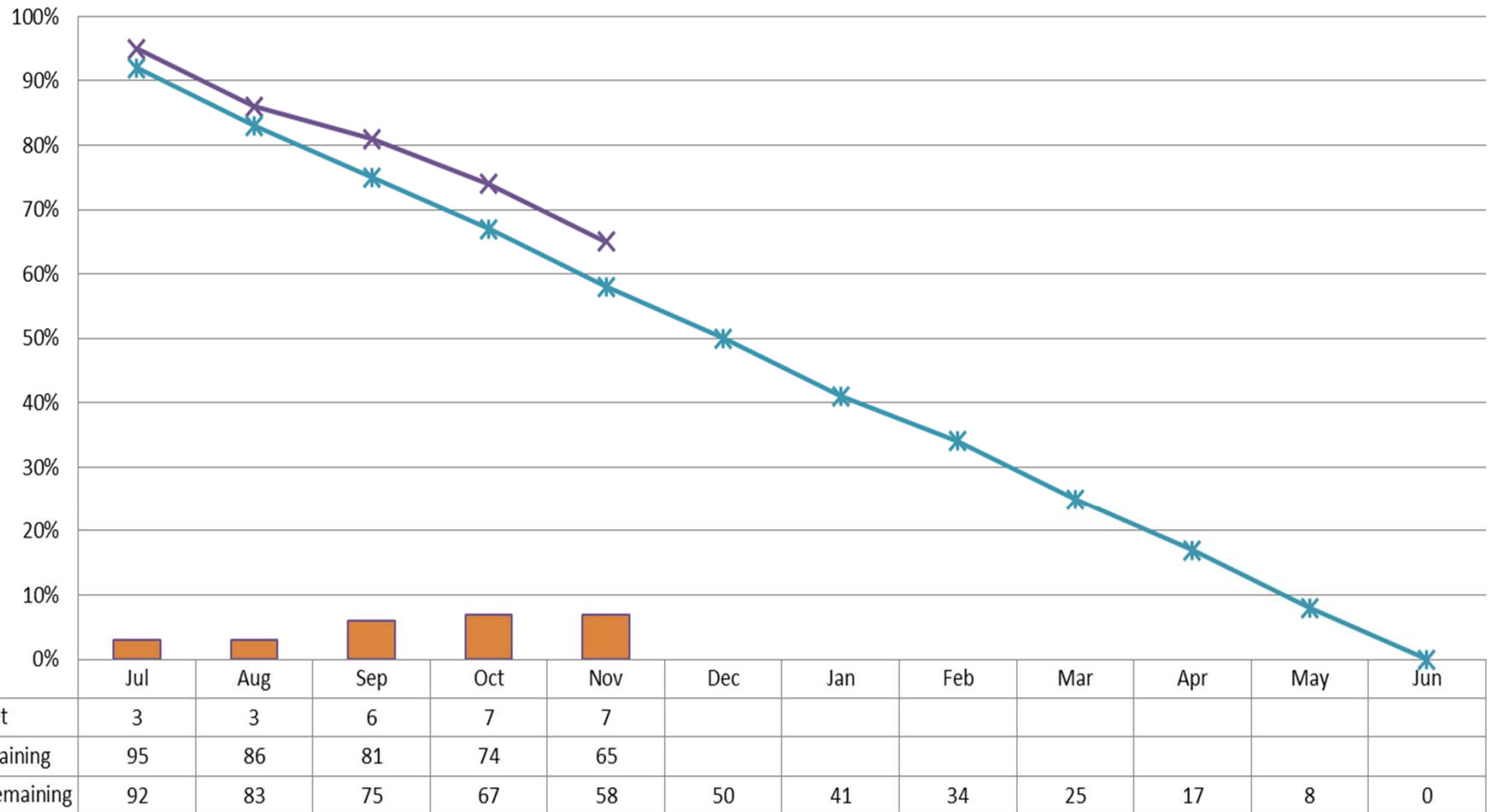
Expenditures - General Fund

Fiscal Year 2018/19



Monthly Actual	983,298	2,353,334	1,297,381	1,908,177	2,474,461							
Monthly Benchmark	1,332,492	1,860,005	1,834,342	2,243,187	1,962,623	2,442,141	1,690,280	2,241,098	1,687,965	3,062,833	2,497,747	3,386,604
YTD Actual	983,298	3,336,632	4,634,014	6,542,191	9,016,652							
YTD Benchmark	1,332,492	3,192,497	5,026,839	7,270,026	9,232,649	11,674,790	13,365,070	15,606,168	17,294,133	20,356,966	22,854,713	26,241,317
YTD Prorated Budget	2,163,767	4,327,535	6,491,302	8,747,106	10,933,882	13,120,659	15,307,435	17,494,211	19,680,988	21,867,764	24,054,541	26,241,317
Prior YTD Actual	987,658	2,790,028	4,322,397	5,909,009	7,775,048	9,880,370	11,346,687	13,798,208	15,414,139	18,295,316	21,101,171	23,863,901
Balance to Expend	24,981,910	22,628,576	21,331,194	19,699,126	17,224,665							

Budget Percent Remaining - General Fund Fiscal Year 2018/19



Revenues

Revenue

Total Revenue

Taxes

Franchises & Licenses

Misc. Revenues

Permits and Fees

Intergovernmental Revenue

Fire Fees

Fines and Forfeitures

Grants

Fund Balance

Refunds

Operating Transfers

2018-19 Financials

☒ Revenues

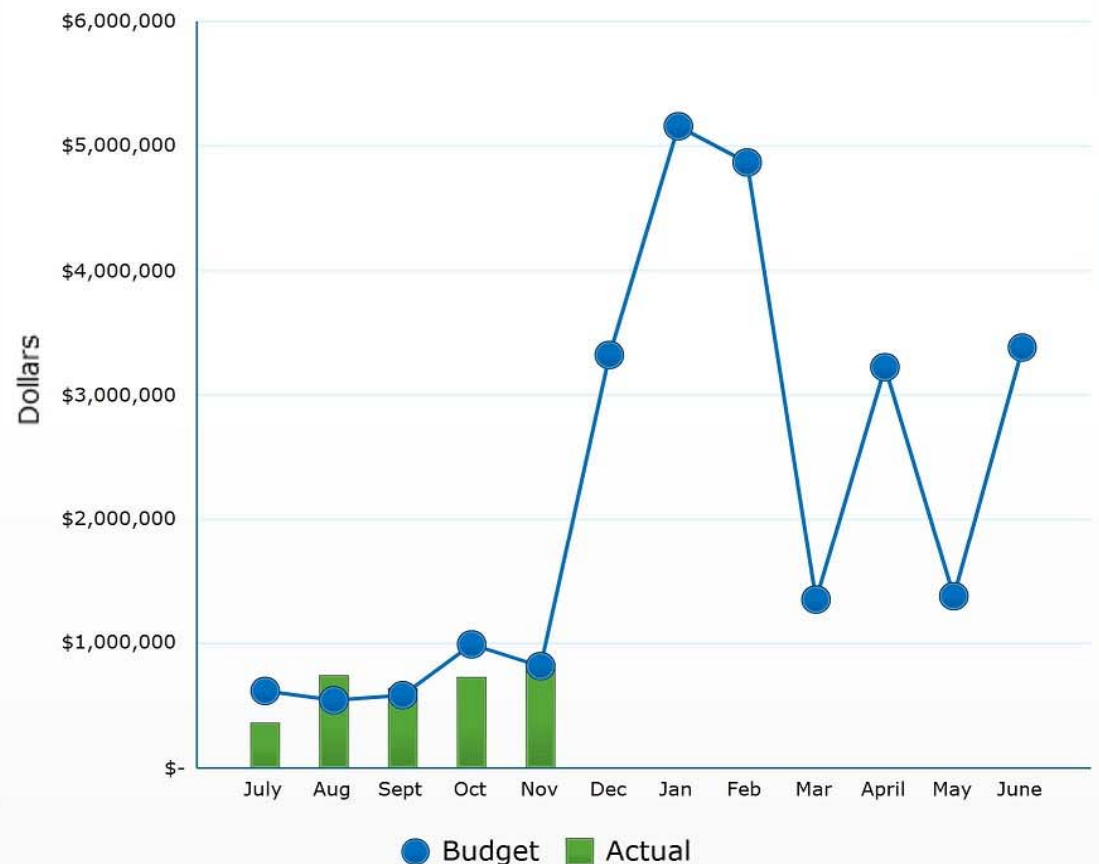
☐ Expenditures



YTD Actual	YTD Budget	Difference
\$3,333,254	\$3,557,431	\$224,177

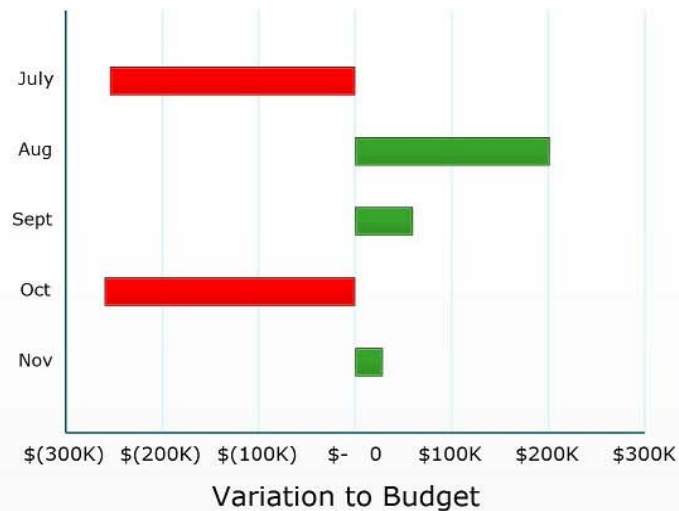
City of Greer Revenues

Fiscal Year 2018-19



Actual vs Budget

Fiscal Year 2018-19



Expenditures

Total Expenditures
Total City Expenditures
YTD Personnel
YTD Operations
YTD Public Services
Mayor & Council
Administration
Municipal Court
General Government
Fire
Police
Public Services
Recreation
Building Standards

2018-19 Financials

☐ Revenues
 ☒ Expenditures

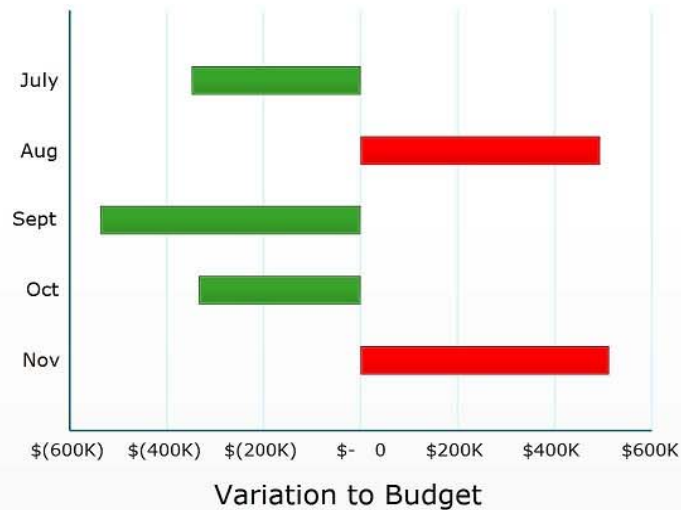


YTD Actual	YTD Budget	Difference
\$9,016,652	\$9,232,649	\$215,997

City of Greer Expenditures
Fiscal Year 2018-19



Actual vs Budget
Fiscal Year 2018-19

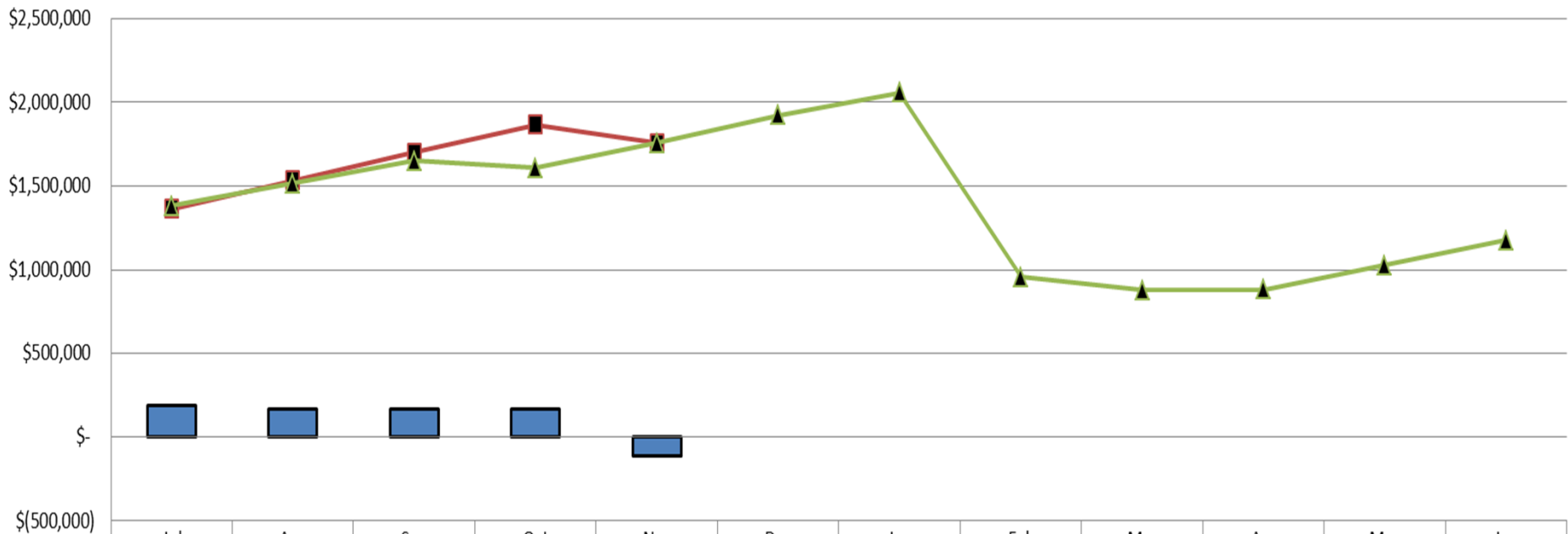




Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

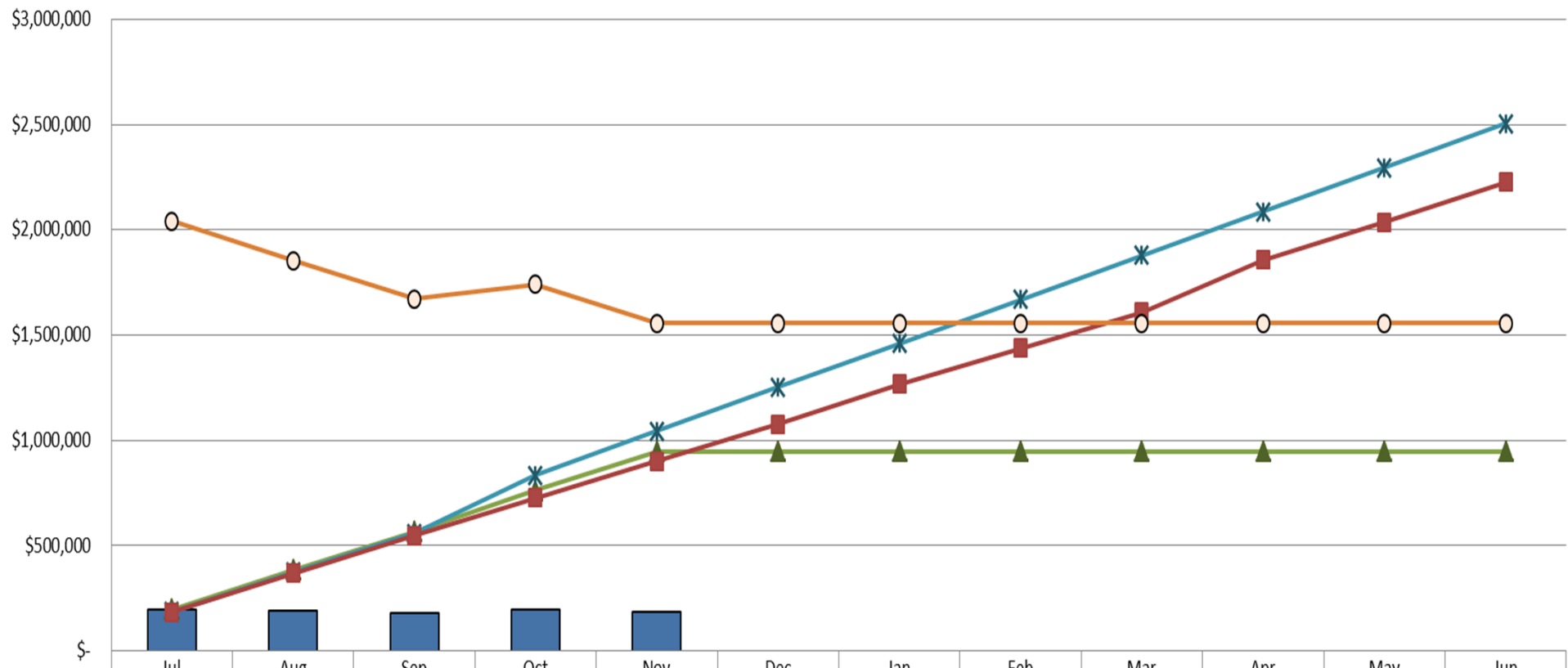
Fiscal Year 2018/19



Net Monthly Cash	187,274	169,878	166,382	167,409	(111,611)							
Current Fiscal YTD Balance	1,363,510	1,533,389	1,699,771	1,867,180	1,755,569							
Prior Fiscal YTD Balance	1,381,380	1,515,644	1,652,412	1,607,238	1,757,474	1,923,030	2,059,793	956,535	878,980	881,278	1,026,039	1,176,237

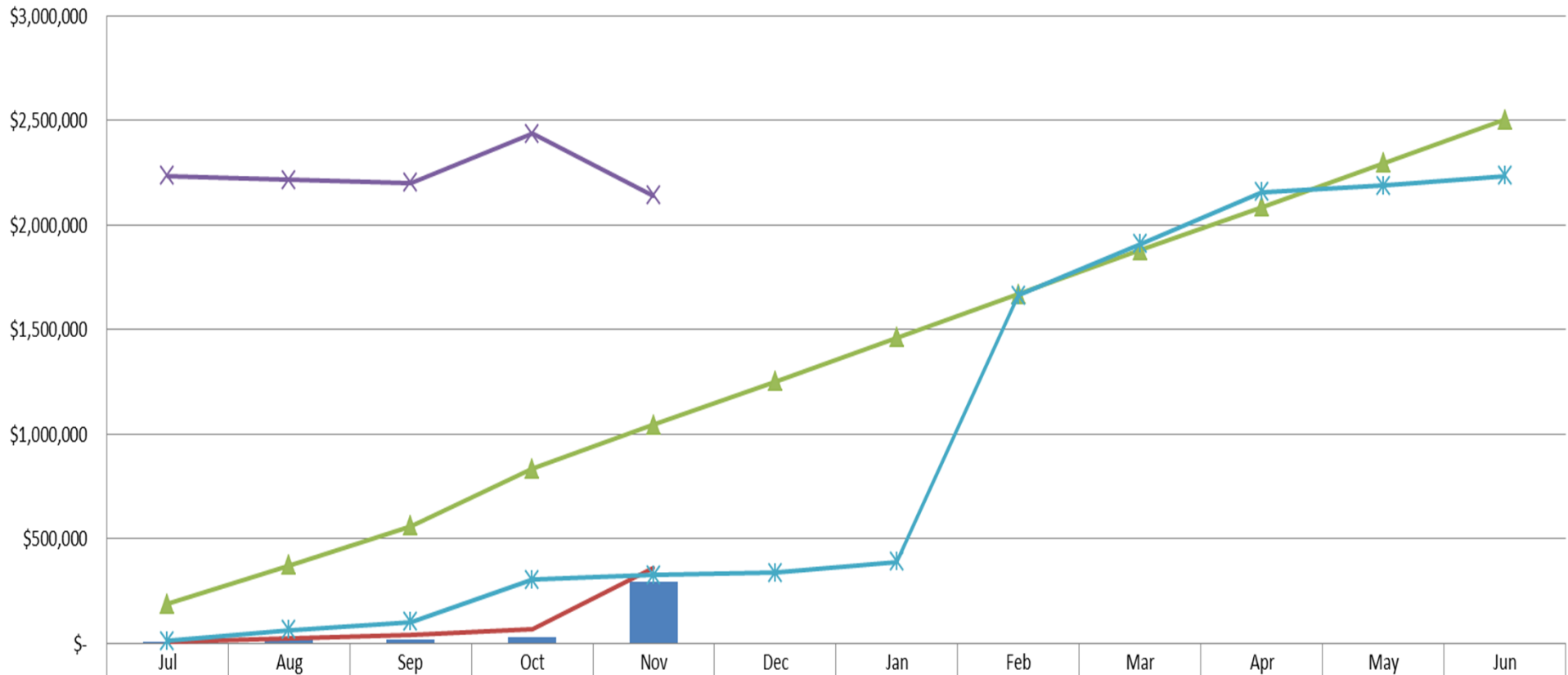
Revenue - Hospitality Taxes Fund

Fiscal Year 2018/19

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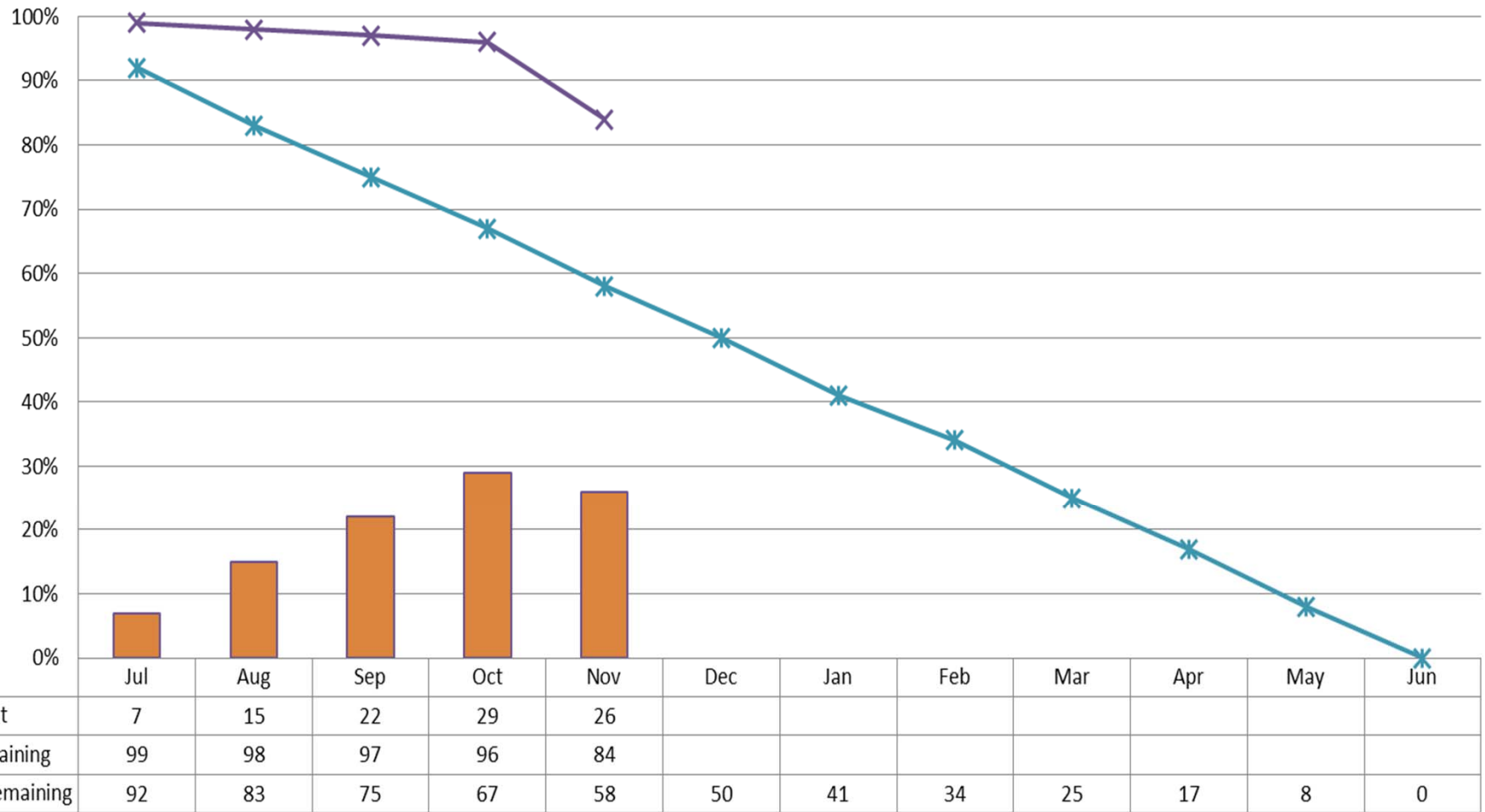
Expenditures - Hospitality Taxes Fund

Fiscal Year 2018/19

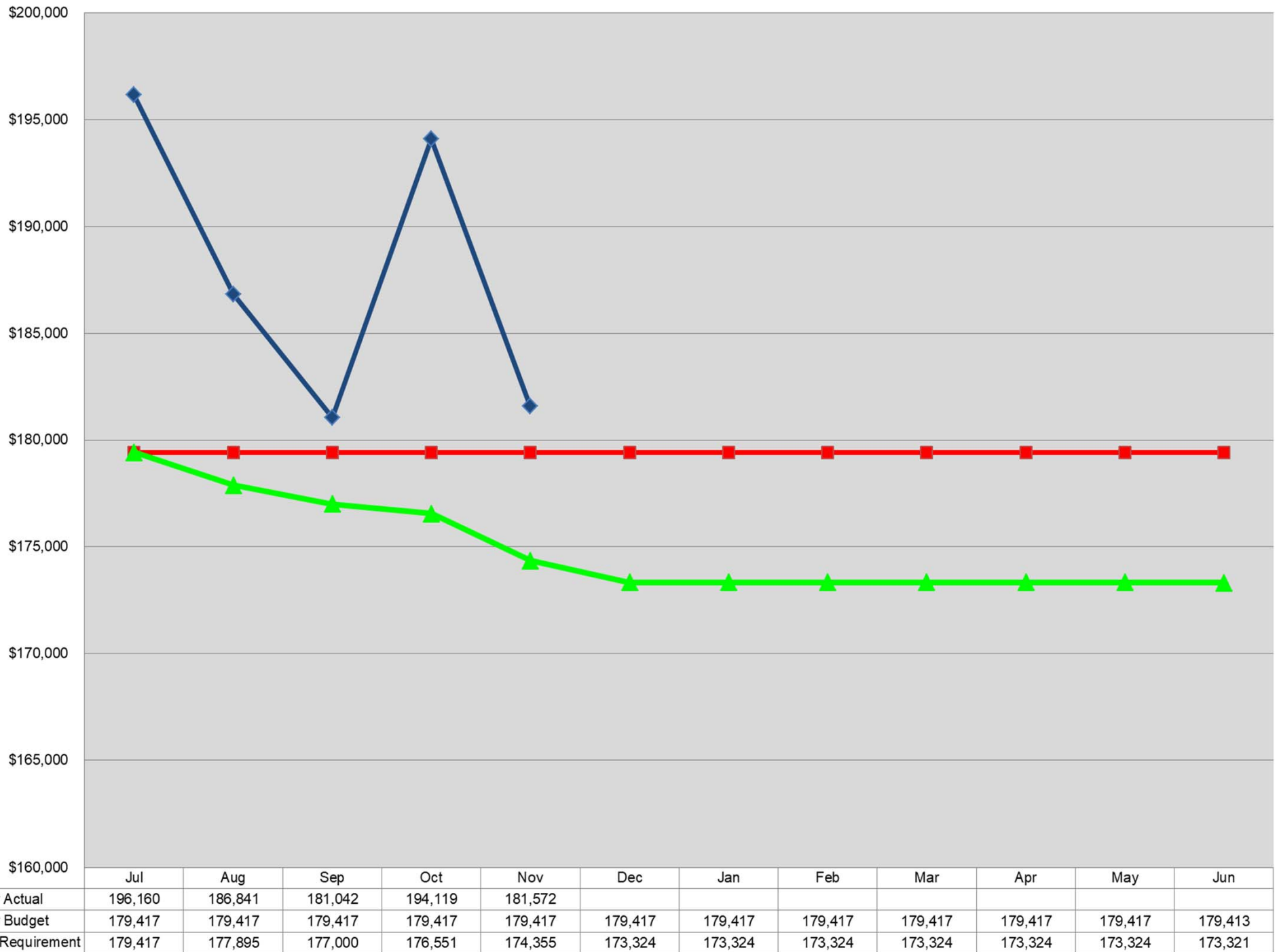


Monthly Actual	5,230	17,887	15,893	28,323	294,650							
YTD Actual	5,230	23,118	39,011	67,334	361,983							
YTD Prorated Budget	186,669	373,337	560,006	834,746	1,043,433	1,252,120	1,460,806	1,669,493	1,878,179	2,086,866	2,295,552	2,504,239
Prior YTD Actual	10,364	61,194	101,827	303,217	325,511	335,554	387,201	1,661,847	1,909,811	2,157,214	2,189,114	2,234,616
Balance to Expend	2,234,793	2,216,905	2,201,012	2,436,905	2,142,256							

Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2018/19

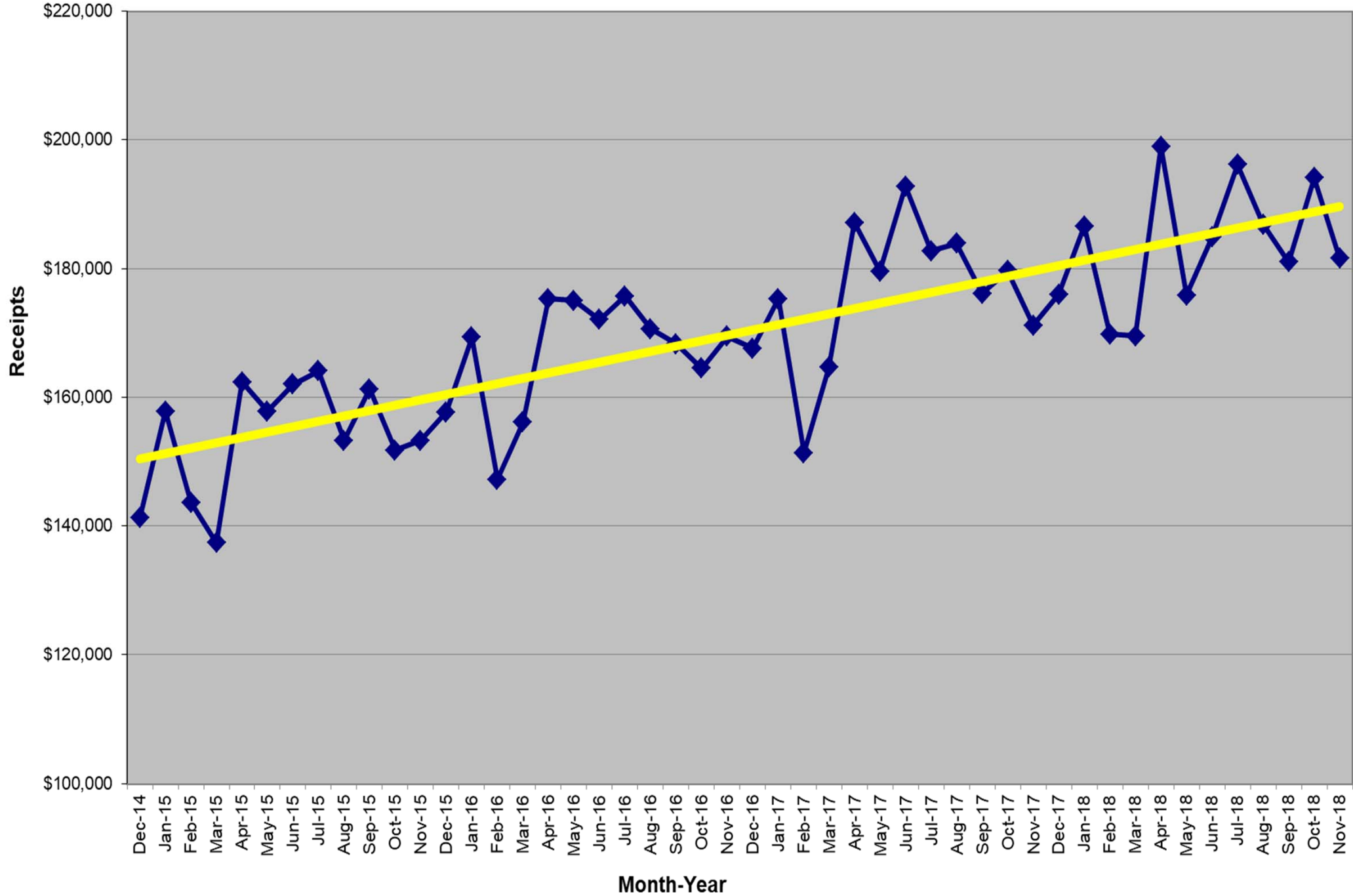


Hospitality Taxes Fiscal Year 2018/19



Hospitality Tax

4 - Year Trending

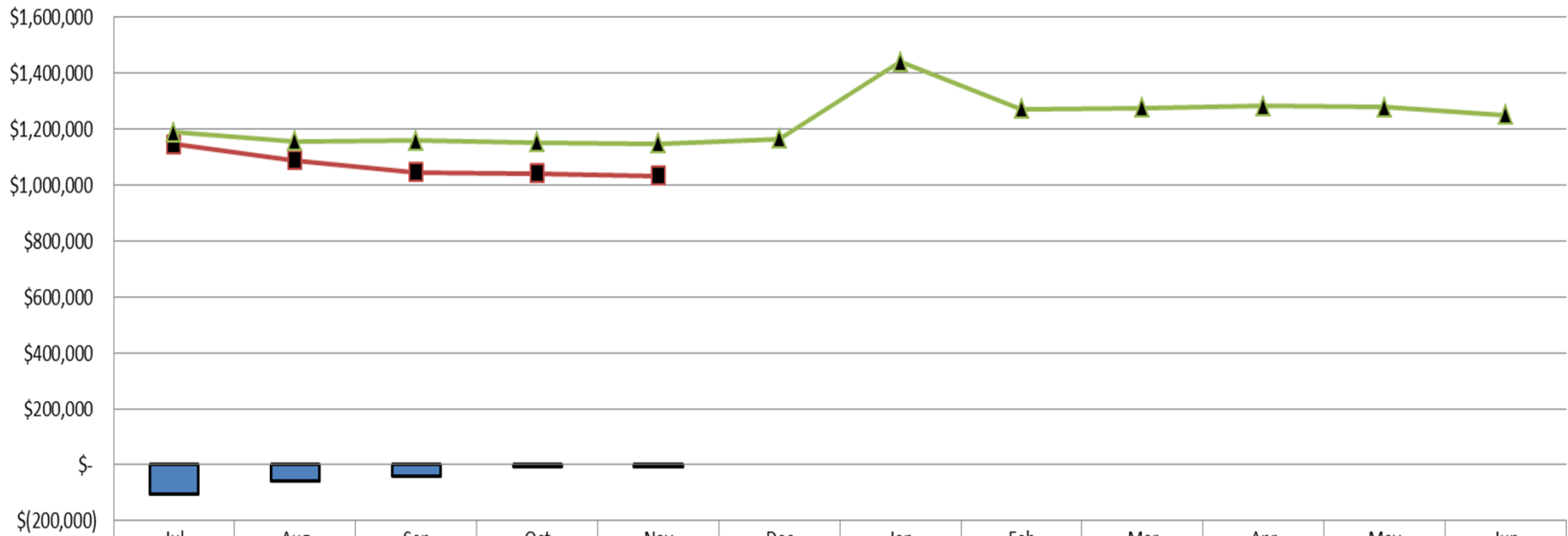




Storm Water Fund

Cash Balance - Storm Water Fund

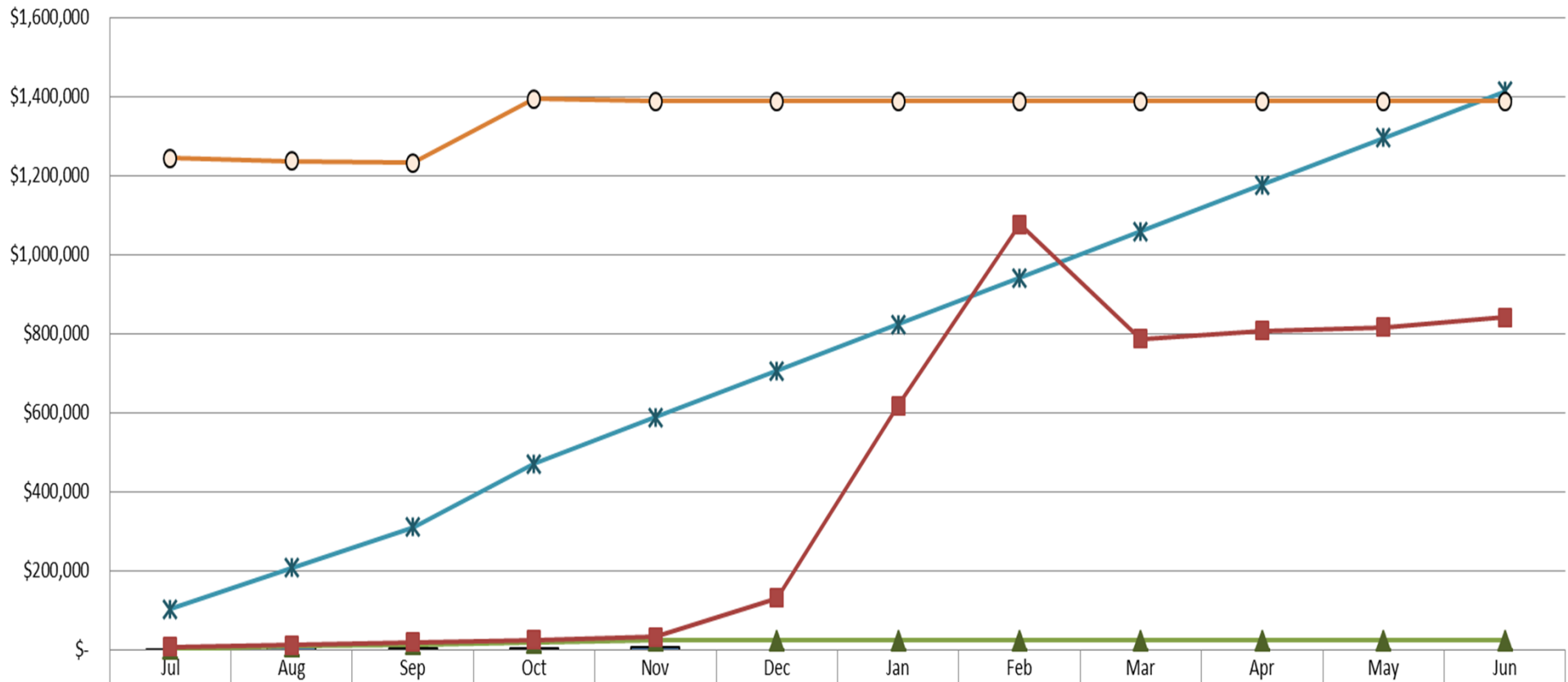
Fiscal Year 2018/19



Net Monthly Cash	(105,191)	(56,774)	(42,139)	(4,764)	(7,653)							
Current Fiscal YTD Balance	1,144,843	1,088,069	1,045,930	1,041,166	1,033,513							
Prior Fiscal YTD Balance	1,188,063	1,156,838	1,158,373	1,151,237	1,148,706	1,164,563	1,439,577	1,270,471	1,275,997	1,282,549	1,278,498	1,250,033

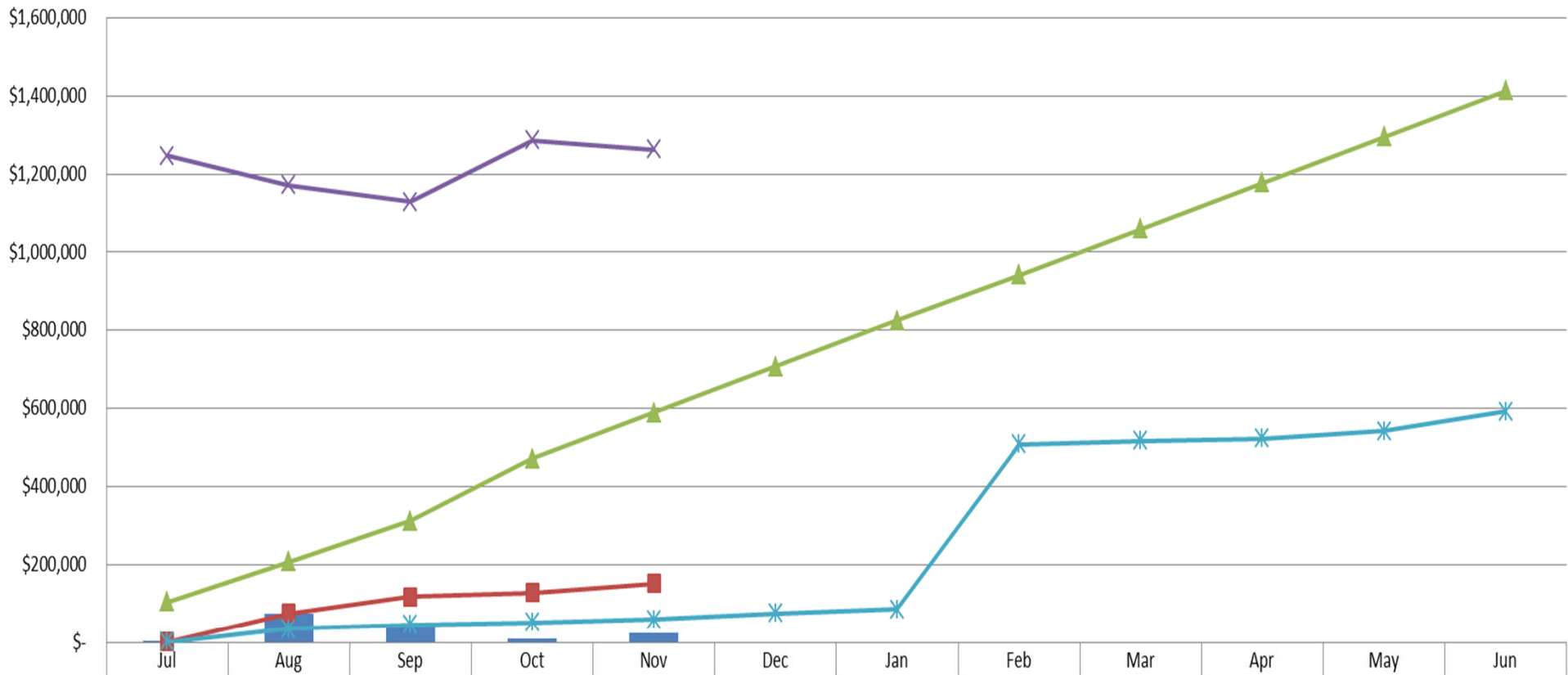
Revenue - Storm Water Taxes Fund

Fiscal Year 2018/19

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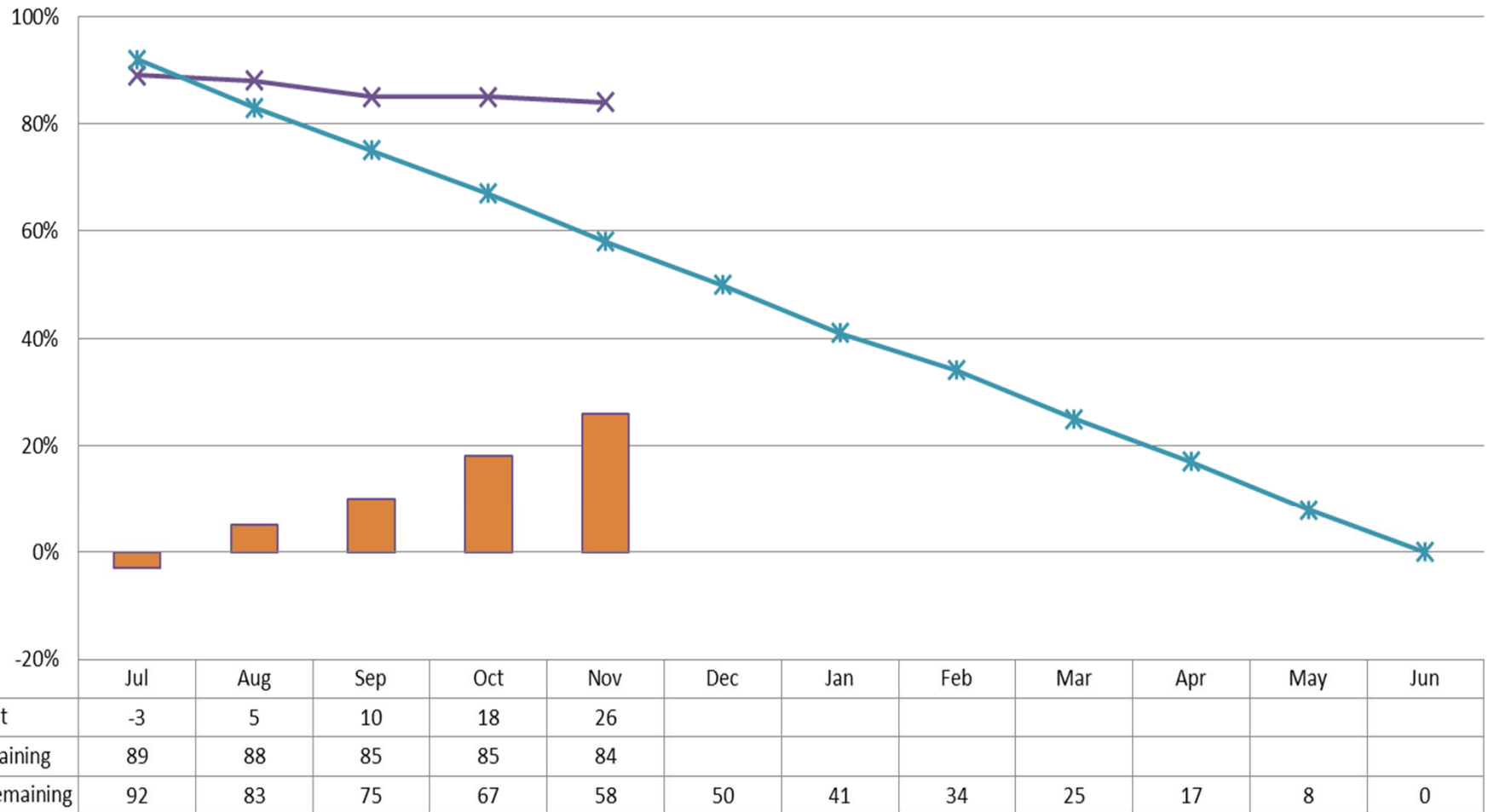
Expenditures - Storm Water Fund

Fiscal Year 2018/19



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	269	74,832	42,764	9,307	23,354							
YTD Actual	269	75,100	117,864	127,171	150,525							
YTD Prorated Budget	103,875	207,750	311,625	471,029	588,786	706,543	824,300	942,057	1,059,815	1,177,572	1,295,329	1,413,086
Prior YTD Actual	697	34,643	45,547	50,753	58,173	74,491	85,064	508,160	516,441	523,383	542,250	592,298
Balance to Expend	1,246,231	1,171,400	1,128,636	1,285,915	1,262,561							

Budget Percent Remaining - Storm Water Fund Fiscal Year 2018/19



Category Number: VI.
Item Number: C.



AGENDA
GREER CITY COUNCIL
1/8/2019

Fire Department Activity Report - November 2018

ATTACHMENTS:

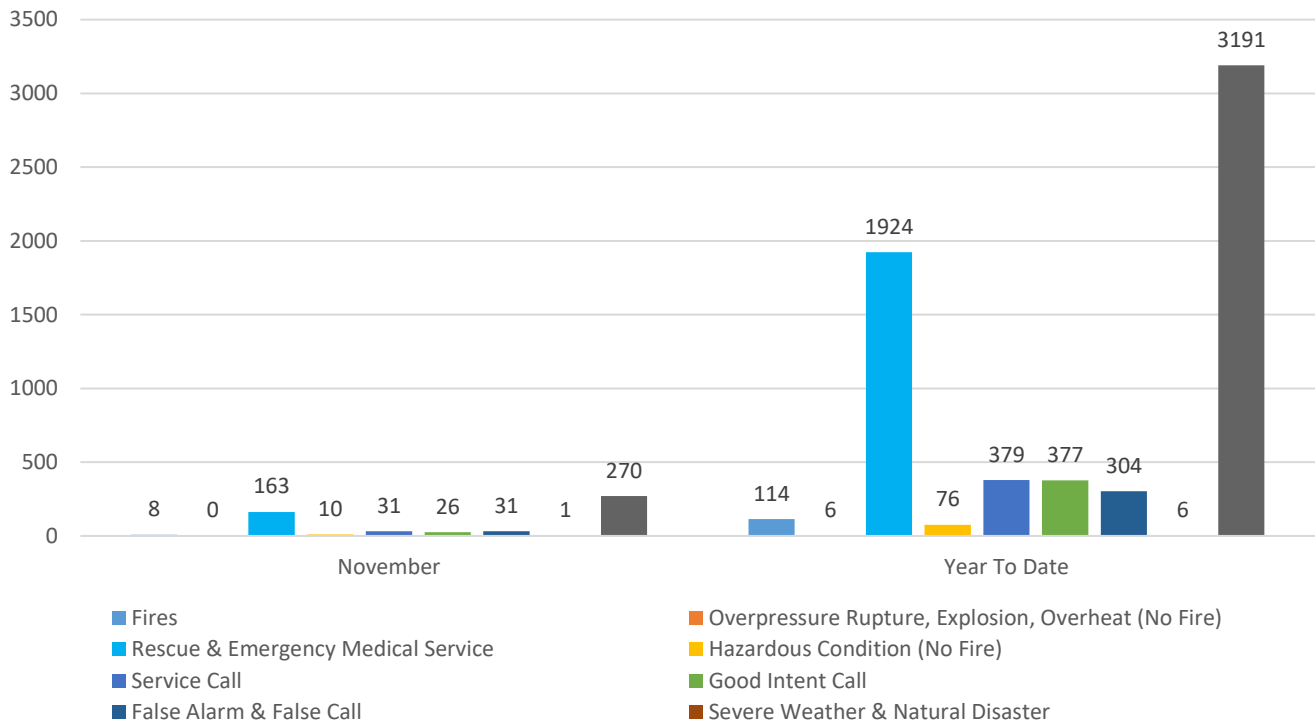
Description	Upload Date	Type
▣ Fire Department Activity Report - November 2018	1/3/2019	Backup Material



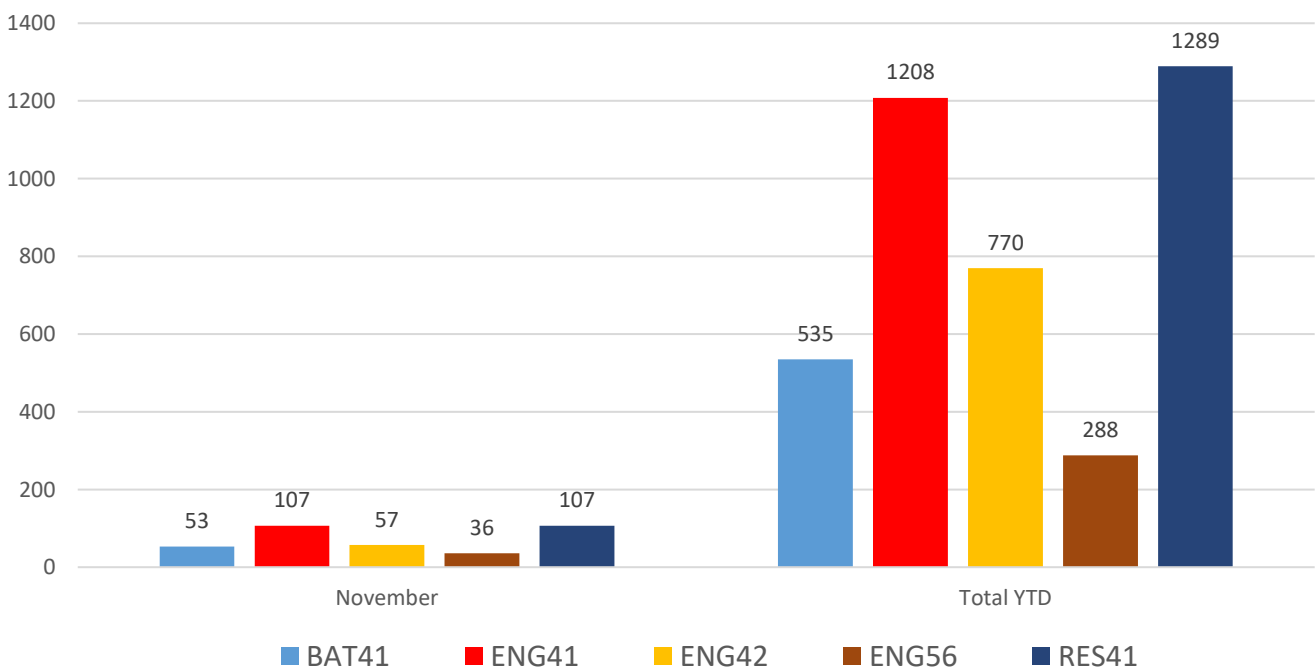
City of Greer Fire Department Year-To-Date Statistics November 2018



INCIDENT TYPES



APPARATUS RESPONSE





City of Greer Fire Department

Year-To-Date Statistics

November 2018



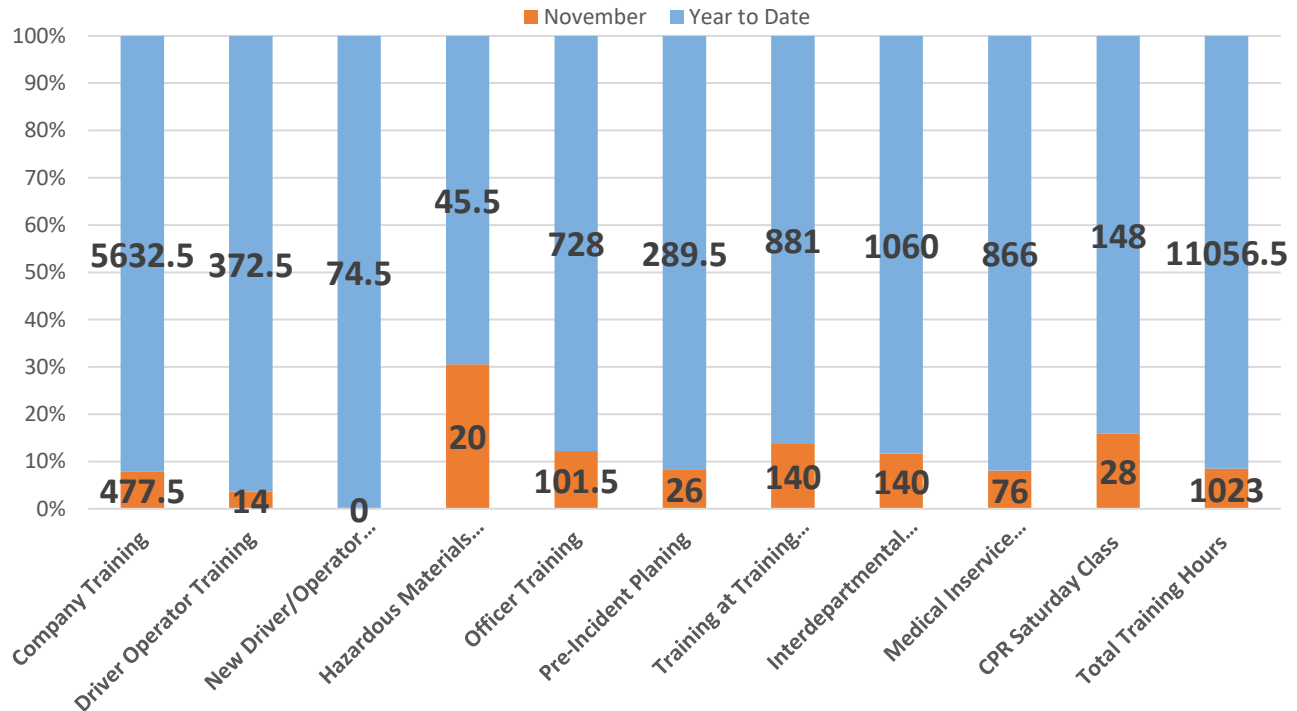
NFPA REPORT FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	37	0	2	\$363,000.00
2	Apartments (3 or more families) (FPU 429)	11	2	0	\$117,300.00
3	Hotels and Motels (FPU 449)	0	0	0	\$0.00
4	All Other Residential (dormitories, boarding houses, tents, etc.) (FPU 400, 439, 459-499)	0	0	0	\$0.00
5	TOTAL RESIDENTIAL FIRES (Sum of lines 1 through 4)	48	2	2	\$480,300.00
6	Public Assembly (church, restaurant, clubs, etc.) (FPU 100-199)	5	0	0	\$3,000.00
7	Schools and Colleges (FPU 200-299)	0	0	0	\$0.00
8	Health Care and Penal Institutions (hospitals, nursing homes, prisons, etc.) (FPU 300-399)	1		0	\$0.00
9	Stores and Offices (FPU 500-599)	1	0	0	\$0.00
10	Industry, Utility, Defense, Laboratories, Manufacturing (FPU 600-799)	1	0	0	\$0.00
11	Storage in Structures (barns, vehicle storage garages, general storage, etc.) (FPU 800-899)	2	0	0	\$2,000.00
12	Other Structures (outbuildings, bridges, etc.) (FPU 900-999)	1	0	0	\$0.00
13	TOTAL FOR STRUCTURE FIRES (Sum of lines 5 through 12)	53	2	2	\$485,300.00
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	59	0	5	\$314,686.00
14b	Fires in Other Vehicles (planes, trains, ships, construction or farm vehicles, etc.) (IT 130, 133-135, 138)	2	0	0	\$100.00
15	Fires outside of Structures with Value Involved, but Not Vehicles (outside storage, crops, timber, etc.) (IT 140, 141, 161, 162, 164, 170-173)	5	0	0	\$0.00
16	Fires in Brush, Grass, Wildland (excluding crops and timber), with no value involved (IT 142-143)	11	0	0	\$0.00
17	Fires in Rubbish, Including Dumpsters (outside of structures), with no value involved (IT 150-155)	8	0	0	\$100.00
18	All Other Fires (IT 100, 160, 163)	6	0	0	\$100.00
19	TOTAL FOR FIRES (Sum of lines 13 through 18)	113	2	7	\$800,286.00
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	1924	0	0	\$0.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	304	0	0	\$0.00
22	Mutual Aid Responses Given	15	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	27	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	49	0	0	\$8,500.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	772	0	0	\$1,050.00
25	TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)	3204	2	7	\$809,836.00



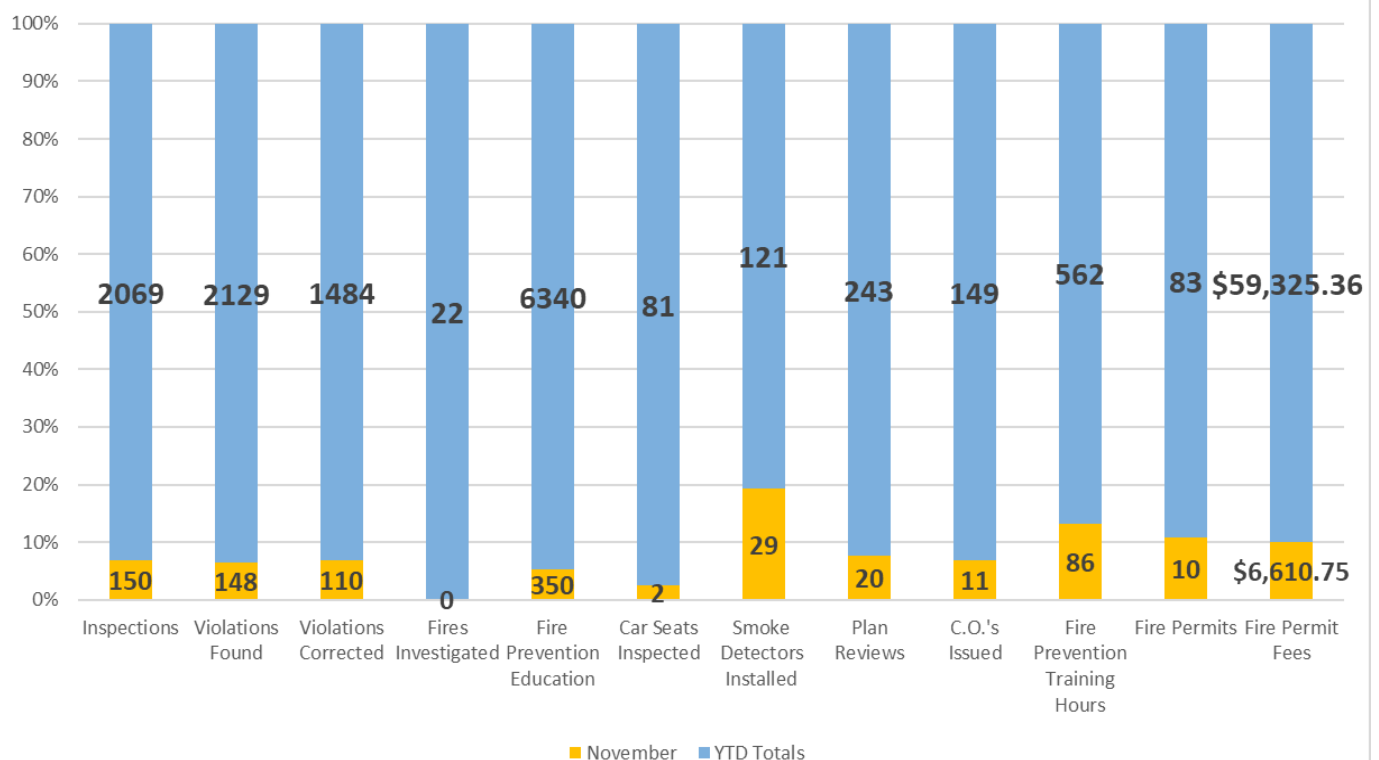
City of Greer Fire Department Year-To-Date Statistics November 2018



DEPARTMENT TRAINING



OFFICE OF THE FIRE MARSHAL



Category Number: VI.
Item Number: D.



AGENDA
GREER CITY COUNCIL
1/8/2019

Municipal Court Activity Report - November 2018

ATTACHMENTS:

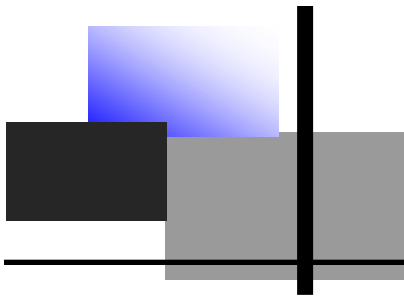
Description	Upload Date	Type
☐ Municipal Court Monthly Report November 2018	1/3/2019	Backup Material



GREER MUNICIPAL COURT

MONTHLY REPORT NOVEMBER 2018



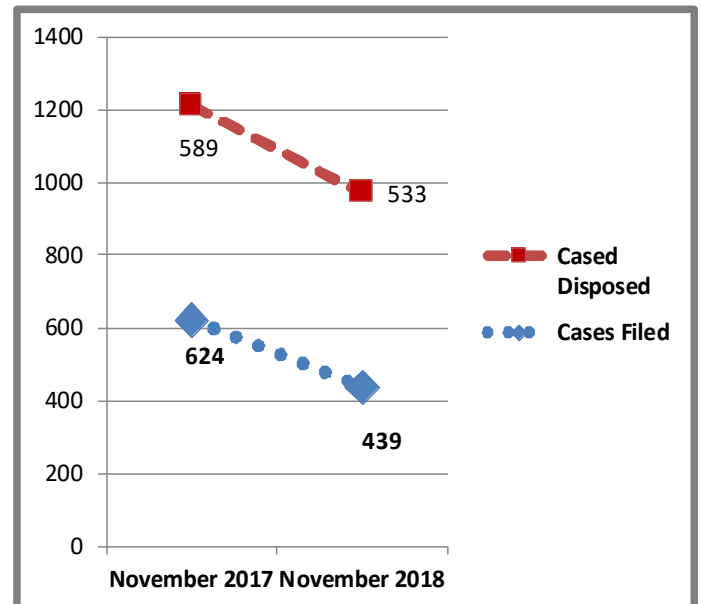
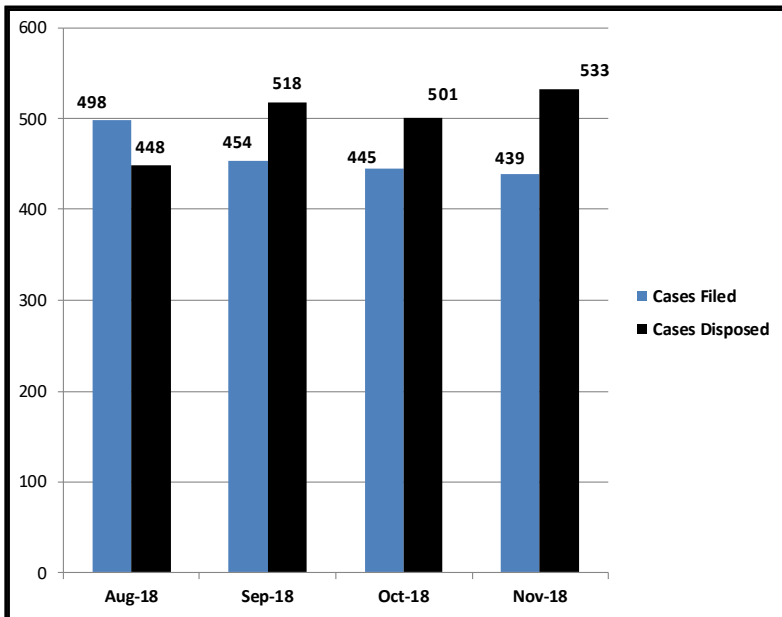


CASE LOAD

Traffic, Criminal and City Ordinances

Total Cases disposed/processed: 533

Total cases filed by officers: 439



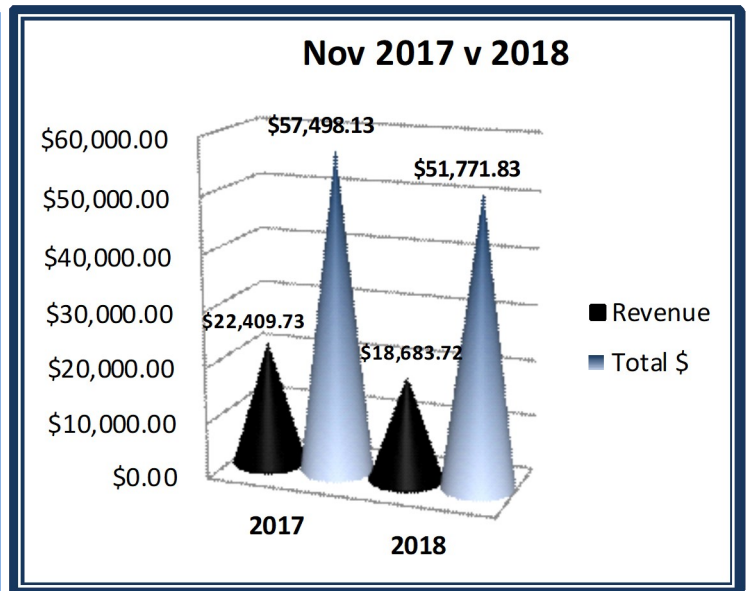
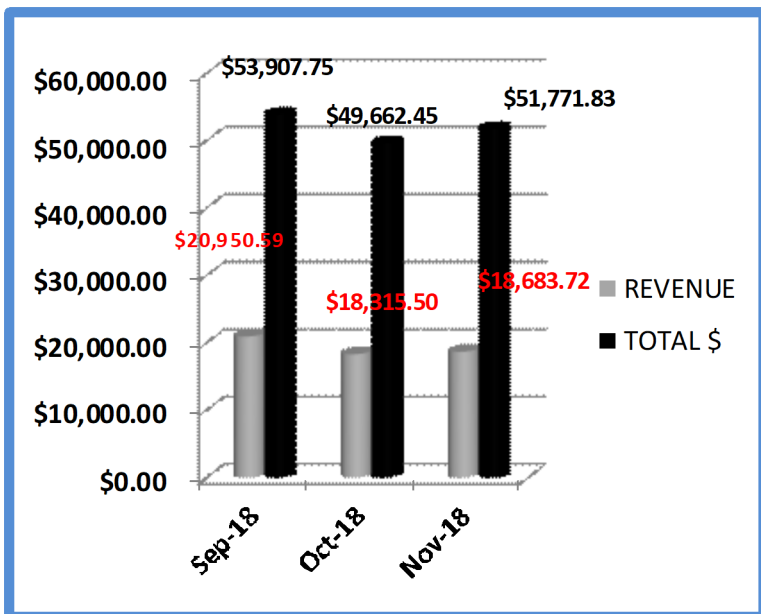
Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	127
Arraignments – # of defendants	101
Arraignments – # of charges	195
Bench Warrants issued	15
Bench Warrants served/processed	14
Search Warrants issued	6

FINANCIALS

Revenue

Total Revenue	\$18,683.72
Sent to State Treasurer	\$26,025.27
Victim Assistance Funds	\$3,489.95
Total \$ Collected	\$51,771.83



ACTIVITY

- ♦ Traffic Court was held on November 7, 14, 21, and 28th.
- ♦ General Sessions Preliminary Hearings were held on November 2nd.
- ♦ Denise Livingston attended training in Columbia on November 14th.
- ♦ Ministerial Recorder Meeting was held on Saturday, November 10th.
- ♦ Jury trials were held the week of the 12th.

Category Number: VI.
Item Number: E.



AGENDA
GREER CITY COUNCIL
1/8/2019

Parks and Recreation Activity Report - November 2018

ATTACHMENTS:

Description	Upload Date	Type
▣ Parks and Recreation Activity Report November 2018	1/3/2019	Cover Memo

City of Greer Parks & Recreation Department

Monthly Report for November 2018



The Greer Farmers Market concluded on November 17 in Greer City Park.

"Creating Community through People, Parks and Programs"

Department Projects

- ◆ Ann Cunningham, Red Watson, Justin Miller, Robbie Davis, Travis Durham, and Sgt. Randle Ballenger attended a Downtown Walking and Bicycling Master Plan Priorities meeting on November 6.
- ◆ The well and septic tank were filled at the house site on Suber Road. S.H. Carter is scheduled to resume demolition on December 5.
- ◆ Construction meetings for Center for the Arts were held on November 5 and 19. Concrete was poured in the auditorium, demolition has started, and the playground was ordered.
- ◆ The renovations at the Operations Center have started. Sheetrock work to the administrative office was completed, and a new counter and windows were installed. New carpet and paint will complete the project in December.
- ◆ PARD applications for an accessible parking area at H. R. Turner Park and an outdoor restroom facility at Victor Field were submitted to the Greenville County Legislative Delegation on November 9.
- ◆ The Victor Gymnasium floor was polished and resurfaced.

Department Participation

- ◆ On November 10, a Veterans Day event was held at Veterans Park. A World War I monument was unveiled and Dave Gorman, Executive Director (Retired) of the Washington Headquarters DAV, was the guest speaker. Approximately 60 people attended the event.
- ◆ Justin Miller attended the City of Greer Wellness meeting on November 15 and hosted the Pumpkin Chunkin Wellness Event on November 16.

Department Trainings

- ◆ Travis Durham attended the Certified Playground Safety Inspectors course in Lexington, SC, as well as the annual South Carolina Sports Turf Managers Association Conference in Myrtle Beach
- ◆ Justin Miller, Red Watson, Cory Holtzclaw, Robbie Davis, and Travis Durham attended the SCRPA Conference in Greenville from November 12-14.

Division Highlights

Grounds Maintenance

- ◆ Division Staff:
 - Began limbing up trees within the neighborhood park system.
 - Prepared Veterans Park for Veterans Day event. New plant material, monuments and mulch were some of the items installed.
 - Had 6 trees removed at Center for the Arts to accommodate grading plans for the project.
 - Installed all Christmas decorations, including banners along Hwy 29, pole decorations on light poles on Poinsett Street, Main Street, and Highway 101, and light pole garland within downtown and City Park.
 - Removed benches from in front of Center for the Arts along with roadside sign in preparation for grading work to begin.
 - Installed fall annuals at City Park and Barnett Bridge.
 - Removed and stored doors, door frames, and chandeliers from Center for the Arts for possible future use.

Athletics:

- ◆ Division Staff:
 - Concluded South Carolina Youth Soccer Association play at Country Club Park and South Suber Road Park.
 - Facilitated youth basketball practices at Victor Gym Monday-Saturday. This season will mark the first time that one of our divisions will be played completely in house (8U).
 - Facilitated youth wrestling practices at Riverside High School. The club is currently at maximum capacity for the season (we must restrict enrollment based on RHS wrestling room space). Practices run on Tuesdays and Thursdays with tournaments and duals on weekends.
- ◆ All other sites for outside play are currently shut down for the winter until spring practices begin.
- ◆ Spring registration dates begin December 31 and will run through January 31. The first week of registration is for City of Greer residents only. We will hold one week in February as our last call for all spring sports programming.

Recreation:

- ◆ The department hosted the Mid-Term Election at the Needmore Recreation Center on November 6. An estimated 500 voters participated.
- ◆ Justin Miller attended the Park Hop committee meeting on November 28 at the Sears Recreation Center in Greenville.
- ◆ Contracts for GCRA Sub recipient funding grants for the Senior Computer program and the Needmore Summer Camp were received.
- ◆ The pickleball program switched to a new schedule due to winter programming and new policies for the program set forth at the Tryon Recreation Center during November. Indoor play was suspended due to youth basketball beginning. Morning play sessions are held every Tuesday and Thursday from 10am-1pm at the Tryon Recreation Center. There were 25-30 participants each session.
- ◆ The HAM Radio group created a YouTube channel last year and their reach online is phenomenal! Their channel currently has 1,255 subscribers. Based on YouTube analytics, total watch time in November was 70,384 minutes (48 days and 21 hours) for subscribers and 99,447 minutes (69 days and 1 hour) for non-subscribers. These online viewers have also left pages of reviews thanking our instructors for their time and posting these unique, hard-to-find classes online. New classes are currently being formed for January with an additional Morse code class being added.

- ♦ The Recreation Division continued to facilitate the following programs:
 - Senior Action – Needmore Recreation Center, Mondays-Fridays (200 participants monthly)
 - Piano Performers – Cannon Centre, Mondays (220 participants monthly)
 - Never Alone – Tryon Recreation Center, Tuesdays (80 participants monthly)
 - Cutlery Club – Tryon Recreation Center (20 participants monthly)
 - Artifacts Club – Tryon Recreation Center (74 participants monthly)
 - Pickleball – Victor Gym and Tryon Tennis Courts, Mondays-Thursdays (250 participants monthly)
- ♦ SOAR (Seniors Out and ARound)
 - On November 2 the group took their highly anticipated trip to Bryson City, NC to ride the Great Smoky Mountain Railroad. There were 56 seniors onboard the motor coach for an exciting ride in First Class that included lunch. It was a fun day for all.
 - The monthly Movie Day was held on November 5. This month's movie was "Ocean's 8" and there were 16 seniors in attendance that day.
 - There were three Line Dance Classes this month on November 7, 14, and 28 with an average attendance of 25 seniors.
 - Bingo was held on November 1 and 15 with an average of 9 members in attendance.
 - The monthly Lunch Bunch trip was on November 9 to Roma in Greer where 15 members enjoyed delicious Italian food and fellowship.
 - The "Brown Bag Learning Series" was held on November 13. This month's speaker was Joel Cox from Community Chiropractic Center of Greer. He gave a presentation about how posture affects our everyday health and wellbeing. There were 4 members in attendance.
 - November 20 was the annual Thanksgiving Potluck. Traditional Thanksgiving food was enjoyed by 28 seniors.
 - To start the Christmas season off right, 18 seniors enjoyed lunch at Kitchen Sync and attended the Holiday Fair at the TD Convention Center on November 29.
 - The Upstate Senior Band entertained 75 seniors with an hour-long Christmas Concert on November 30. This included members of Greer Community Ministries' Senior Diners and Senior Action-Needmore Seniors. A great time was had by all.
 - The average attendance for the month was 27.

Cultural Arts:

- ♦ The 2018 Giving Thanks Student Art Show reception was held on November 13 from 5-6pm. Mayor Rick Danner, Robin Byouk, and Sara Odom handed out certificates and gift cards to all the winners at the City Council meeting following the reception. Entries were doubled last year, with 4 area high schools participating including East Side, Greer, Mauldin, and the Fine Arts Center.
- ♦ The Greer Children's Theatre performed Annie at the J Harley Bonds Career Center on November 9-11 and 16-18. Approximately 250-400 people attended each show. The cast included adults and children. It was a full length show lasting 2-1/2 hours.
- ♦ GCAC sponsored the Upstate Men's Choir Veteran's performance on November 13 at the Cannon Centre, as well as assisting with advertising, stage set up, and other logistics. Profits were donated to the Upstate Warrior Project.
- ♦ Robin Byouk took Mayor Danner on a hard hat tour of the Center for the Arts on November 19.
- ♦ Lion King Jr. auditions were held on November 26 and 28 at the Tryon Recreation Center. Over 80 young people auditioned. This show will be performed at the Cannon Centre in March 2019.

Events:

- ♦ The Events Division hosted 69 events, at which 7,105 guests visited the City of Greer Events Center.
- ♦ The Greer Farmers Market concluded on November 17 with their Thanksgiving Market with over 10 vendors and 150 people in attendance. The City hosted the Greer Farmers Market over 25 weekends in 2018.

Upcoming Events

- ◆ City of Greer Tree Lighting Ceremony – December 7
- ◆ Food Truck Rollout – January 18
- ◆ Lion King Jr Performances – March 1-3, March 8-10
- ◆ Baseball Opening Ceremonies – March 29
- ◆ Eggstastic Easter Event – April 13
- ◆ International Festival – April 27
- ◆ Juried Arts Show – May 9
- ◆ Freedom Blast – June 29
- ◆ Railfest – September 28

Current Projects

- ◆ Center for the Arts Renovation
- ◆ Kids Planet Master Plan – Alta Planning + Design (Awarded Design Phase)
- ◆ Bankhead Highway Historical Marker for Poinsett and Depot Street Intersection – Received on February 6 – To Be Installed During City Streetscape Project
- ◆ Bicycle Racks for the Downtown Area of Greer – 5 Installed; 12 Racks and Fix-it Stations in Storage Awaiting the City Streetscape Project

The City of Greer Parks and Recreation Department is committed to fulfilling our mission of providing quality recreational experiences while administering the values of community image, human development, preservation of environmental resources, health and wellness, economic development and cultural unity.

Category Number: VI.
Item Number: F.



AGENDA
GREER CITY COUNCIL
1/8/2019

Police Department Activity Report - November 2018

ATTACHMENTS:

Description	Upload Date	Type
☐ Police Department Activity Report - November 2018	1/3/2019	Backup Material

GREER POLICE DEPARTMENT

November 2018 Monthly Report



GREER POLICE DEPARTMENT

November 2018 Monthly Report

Command Staff

Chief Hamby

Captain Pressley

Lt. Richardson-

Administrative Division

Lt. Kelley-

Operations Division

Lt. Fortenberry-

Patrol Division

Lt. Varner-

Investigations Division



Cpl. Wilson at
Leadership Greer

Lt. Richardson- Administrative Division

Staffing Report

2018 Greer Police Department Staffing Report				
Department	Total Allocated Position	Current Staffing Level	Individuals on Light Duty, FMLA, or Military Leave	Positions to Fill
Sworn Officers	61 FT/ 1 PT	58 FT/ 0 PT	1	2FT/ 1 PT
Dispatch	13 FT	11 FT	0	2FT
Detention	6 FT	4 FT	0	2FT
Administrative	6 FT/ 1 PT	6FT/ 1 PT	0	0PT
Animal Control	1 FT	1FT	0	0
Total	87 FT/ 2 PT	80FT/ 1PT	1	6FT/1PT

Volunteer Hours

Citizens Academy Volunteer Hours												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total	71.25	7	95.25	66.5	133.75	127.5	118	95.25	106.65	102	108	
Total YTD	71.25	78.25	173.50	240	373.75	501.25	619.25	694.5	801.15	903.65	1011.65	

Departmental Training Report

Month	Classes	# Of Students	# Of Class Hours	Total Training Time
Jan. 2018	9	136	40	700
Feb. 2018	8	133	41	1,031
Mar. 2018	5	169	16	958
Apr. 2018	5	87	18	456
May 2018	5	117	15	312
June 2018	6	75	58	1,037
July 2018	9	170	29	450
Aug. 2018	5	132	16	614
Sept. 2018	6	134	104	1,578
Oct. 2018	10	217	81	1,138
Nov. 2018	7	190	46	1260
Total YTD	75	1,560	464	9,034

Lt. Richardson- Administrative Division

Community Engagement



Mom's Day Out First Responders Event at Suber Road Baptist Church



O'Neal Church of God dropped off 150 bags for Cops for Tots

Lt. Kelley- Operations Division

Communications Center

Dispatch and Call Frequency	Oct-18	Nov-18	% Change From Previous Month	Year to Date 2017	Year to Date 2018	% Change from previous year
Number of 911 Calls	1,355	1,273	-6.1%	14,807	14,327	-3.2%
Incoming 7-Digit Line Calls	4,132	5,281	27.8%	57,342	55,854	-2.6%
Police Calls for Service	2,830	3,023	6.8%	27,195	29,091	7.0%
Fire Calls for Service	800	477	-40.4%	3,016	5,197	72.3%
Total Dispatched Calls	3,630	3,500	-3.6%	30,211	30,788	1.9%

Detention Center

Inmate and Process Total	Oct-18	Nov-18	% Change From Previous Month	Year to Date 2017	Year to Date 2018	% Change from previous year
Number of Adults Processed	110	110	0.0%	1,652	1,458	-11.7%
Transported to Greenville	26	35	34.6%	497	476	-4.2%
Transported to Spartanburg	26	35	34.6%	239	289	20.9%
Juveniles Processed	2	4	100.0%	55	28	-49.1%
Hours Covered by Patrol	24	3	-87.5%	499	235	-52.9%

Lt. Kelley- Operations Division

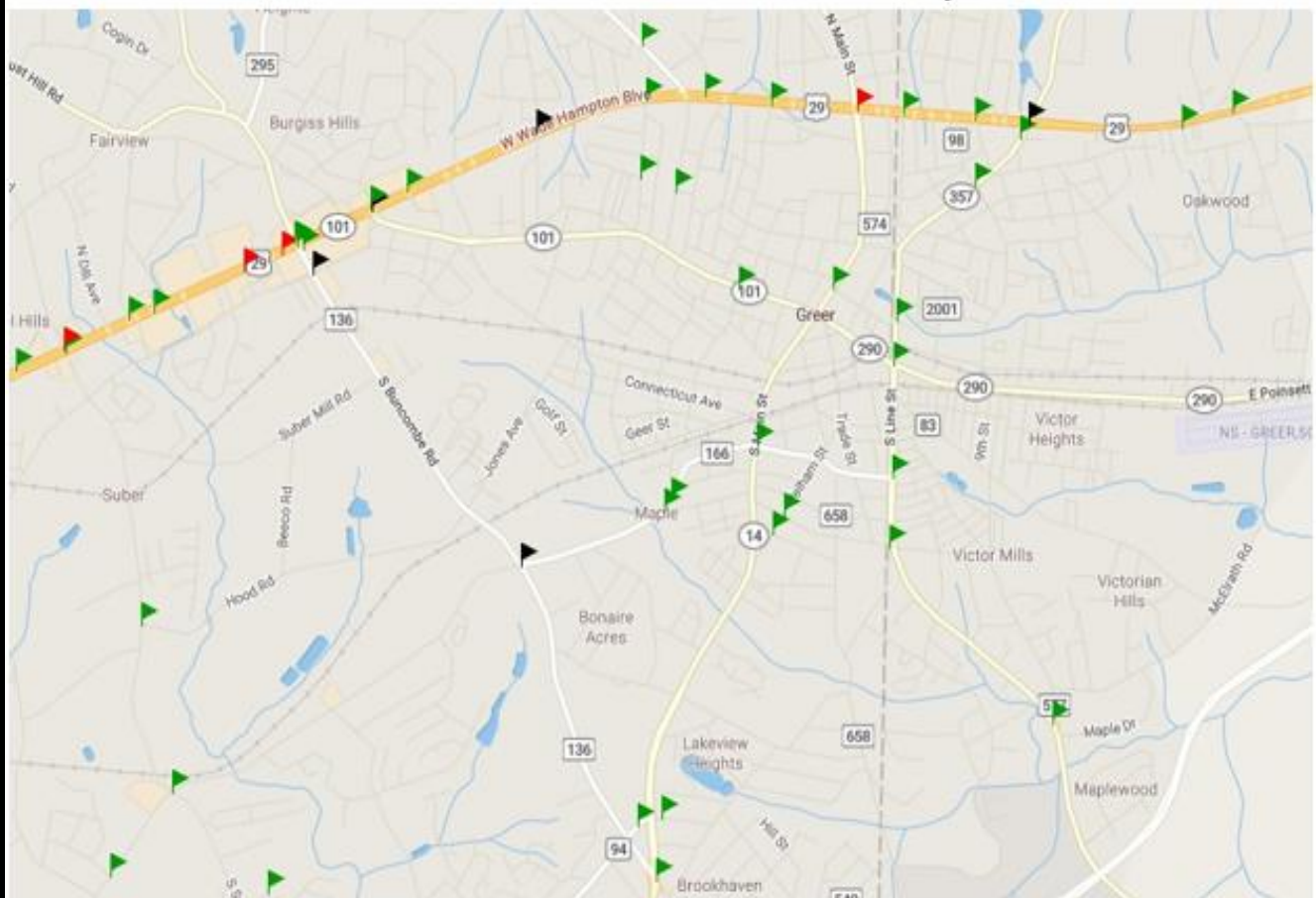
Animal Control Services

Animal Control Activity	October 2018	November 2018	% Change From Previous Month	Year to Date 2017	Year to Date 2018	% Change from previous year
Calls for Service	188	112	-40.4%	1,881	1,818	-3.3%
Live Dogs Picked Up	5	4	-20.0%	89	99	11.2%
Live Cats Picked Up	12	8	-33.3%	116	84	-27.6%
Traps Delivered	6	4	-33.3%	66	57	-13.6%
Follow Up Calls	18	8	-55.6%	132	145	9.8%
Citations Issued	0	1	#DIV/0!	6	10	66.7%

Lt. Fortenberry- Patrol Division

Police Patrol Activity	October-18	November-18	% Change	Last YTD	YTD	% Change
Citations issued	371	333	-10.24%	5,148	4,048	-21.37%
Arrests	129	112	-13.18%	1,689	1,547	-8.41%
Incident Reports	350	287	-18.00%	3,683	3,678	-0.14%
Collision Reports	136	146	7.35%	1,469	1,443	-1.77%
Warning Citations	276	288	4.35%	3,444	3,066	-10.98%
Patrol Miles	31,732	30,694	-3.27%	376,342	345,057	-8.31%
Warrants Served	59	112	89.83%	1,619	1,254	-22.54%

November Collisions on Roadways



Green Flags indicates 1-2 collisions.
 Black Flags indicates 2-4 collisions.
 Red Flags indicates 5 or more collisions.

Lt. Fortenberry- Patrol Division

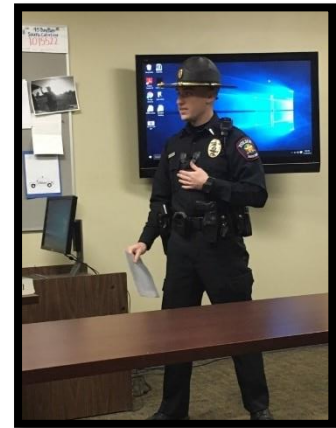
Patrol Community Engagement



No Shave November



Mommy and Me Event at Suber Road Baptist



Roll Call Training



Greer Middle K9 Search



Soup Kitchen Hunger Walk



Traffic Enforcement

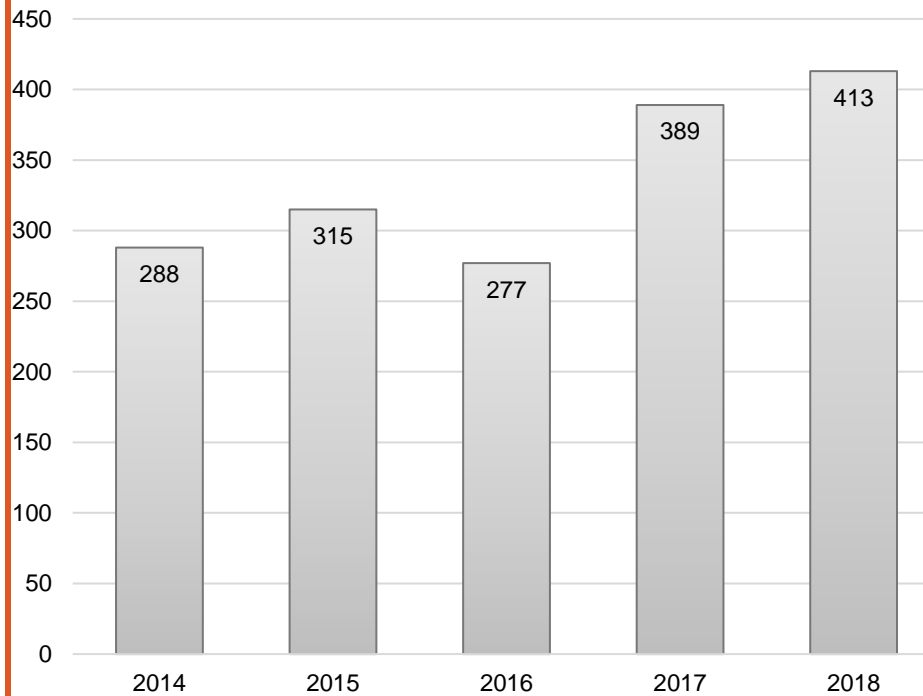
Lt. Varner- Investigations Division

Cases Assigned YTD

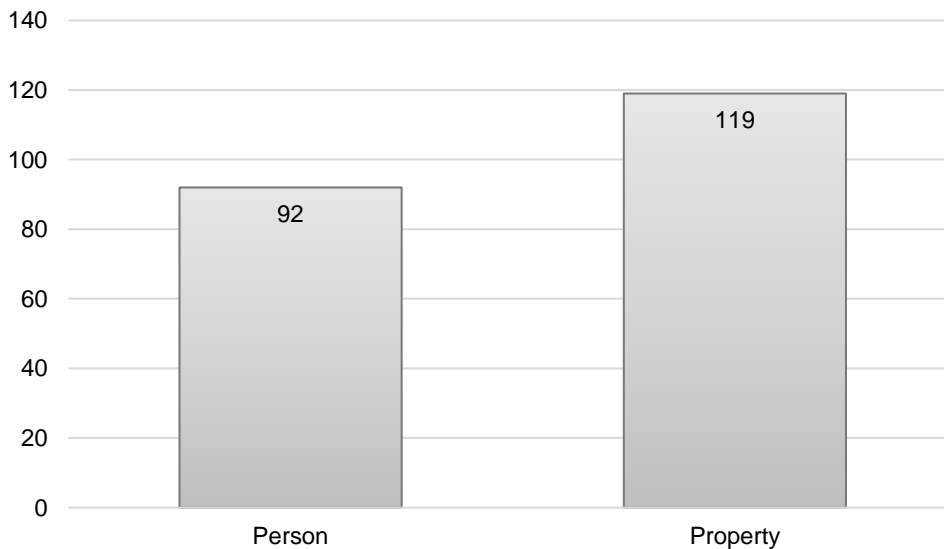
There were a total of 40 new cases assigned to CID in November 2018.

This brings the total number of cases assigned this year to 413, which is the highest number of assigned cases YTD in the past 5 years. 2018 is showing a 6% increase from last year but a 33 % increase from 2016. The average number of cases assigned for the past 5 years, thru November, is 336 cases. 2018 shows a 19% increase in number of cases assigned than the average from the past five years.

CID Assigned Cases Year to Date - November 2018



CID Closed Cases - Year to Date 2018 (Admin, Ex-Clear, No Status, Unfounded, Arrest)

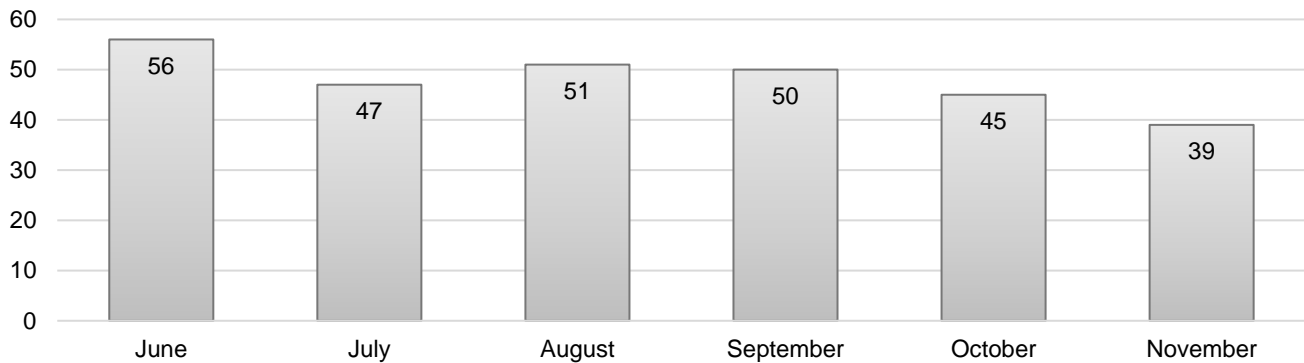


Closed Cases YTD

The chart represents the total number of cases CID has closed thru November 2018, broken down by crimes against persons and property crimes. CID has closed a total of 211 cases in 2018 which is 51% of the total cases assigned.

Lt. Varner- Investigations Division

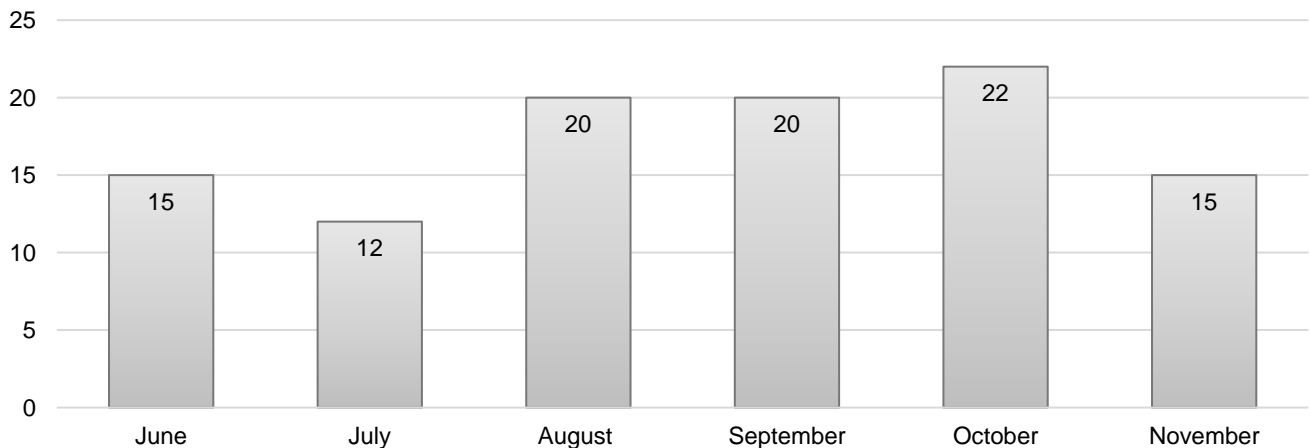
New VA Cases November 2018



New Victim Advocate Cases

There were 39 new cases assigned in November 2018 which is lower than the six month average of 48 new cases assigned. The number of assigned VA cases has remained consistent this year. She spent 14 hours with victims in court and followed up on at least 8 cases from prior months.

Crime Analysis - Cases Worked November 2018



Crime Analyst Cases Worked

Crime Analyst Ellis spent approximately 37 hours working 15 different cases.

Lt. Varner- Investigations Division

Vice/Narcotics Activity for November 2018

Arrests: 5 adults

Undercover Operations: 2

Agency Assists: 6

Firearms Seized: 0

Money Forfeited: \$0

Search Warrants Executed: 1

*** * 20 alcohol compliance checks were completed with 100% compliance**

Notable Events/Cases:

Det. Montgomery and Cpl. McWhite committed thirty hours this month to a gambling operation in Greenville. With the assistance of several agencies, 10 search warrants were served at 9 locations, 13 arrests were made, 49 arrest warrants were obtained, and approximately \$15,000 and 13 poker machines were seized.

On November 16, Sgt. Blackwell and Cpl. McWhite conducted an undercover hand-to-hand drug transaction in Greenville for the Greenville City Police Department. On November 28, Det. Montgomery and Cpl. McWhite returned and make a second purchase from the same individual in order for Greenville City Officers to obtain a search warrant.

CID TRAINING/OTHER

- CID was "called out" a total of only 10 hours.
- Investigators spent a total of 19 hours in court.
- Sgt. Blackwell assisted OSD and spent two Wednesdays as bailiff.
- CID attended the Aurora Colorado Active Shooter seminar in Greenville.
- Det. Hemric had surgery and came back on light duty.
- Detectives Hemric, Bash, McWhite, and Montgomery participated in ERT training.
- Victim Advocates Weibel and Chandler attended the LEVA conference at Myrtle Beach (one week).
- Crime Analyst Ellis took some much deserved time off (only three days but it felt like much longer).

Category Number: VI.
Item Number: G.



AGENDA
GREER CITY COUNCIL
1/8/2019

Public Services Activity Report - November 2018

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Services Activity Report - November 2018	1/3/2019	Backup Material



TO: ED DRIGGERS, CITY ADMINISTRATOR
TAMMY DUNCAN, CITY CLERK

FROM: PUBLIC SERVICES DEPARTMENT

SUBJECT: ACTIVITY REPORT FOR November 2018

DATE: DEC 05, 2018

The Public Services Department submits the following activity for November 2018.

GARBAGE LANDFILL **NOV**
(SPARTANBURG 443.36 Tons – GREENVILLE 533.66 Tons)

GRAND TOTAL (Both Counties) **977.02 Tons**

Running Totals to date:

Spartanburg 2,735.82 Tons - Greenville 2,634.01 Tons

Total both Counties **5,369.83 Tons**

CARTS DELIVERED

NEW HOME CARTS: **35** REPLACEMENT CARTS: **21**

RECYCLE BINS: **49** CARTS REPAIRED: **19**

YARD WASTE CARTS: **2**



VEHICLE MAINTENANCE SHOP

FULL SERVICE OIL/FILTER: 10	MISCELLANEOUS JOBS: 36
TIRES REPLACED: 7	ROAD CALLS: 0
TIRES REPAIRED: 0	BRAKE JOBS: 3
MAJOR REPAIRS: 8	MINOR REPAIRS: 13
BATTERIES REPLACED: 7	TIRE ROTATIONS: 1
ROTORS TURNED: 4	

Public Service Crew

Public Service crew put up, and decorated Christmas Trees in the City Park. Also helped put up pole banners on Wade Hampton. Cleaned the ditch lines on Bennett Street. Also cut trees back that fell across the street on Connecticut Ave during the storm. Cleaned up Randal Street, Trade Street, Victoria Street, Poinsett Street, and the downtown area. Also started the 2018/2019 Leaf Collection Routes.

Storm Drains and Catch Basins

Jetted storm drain pipe, and cleaned the ditch line at, and near 210 O'Neal Road.
Also repaired a storm box (catch basin) on Connecticut Ave

Street Sweeper

We ran the street sweeper 11 days on the city streets, and curb lines to clean leaves, and debris from the streets, and then hauled the street sweepings to the landfill.

Green Carts & Recycle Bins

Replaced, and, or repaired 44 green carts, and delivered 24 recycle bins, and 2-yard waste carts.

Signs

Replaced, and or repaired 4 Stop Signs, 3 Street Signs, and 1 Speed Limit Sign.

POTHoles

Patched several potholes in the following locations West Phillips Road, Westmoreland Road, Moore Street, Chartwell Dr., S. Buncombe Road, and 10th Street.

Grass Cutting, and Weed Spraying

We cut the grass at the High Bridge, Old Shop, Downtown, and OC Building.
We also cut grass, and did weed eating around city parking lots downtown.

Bushog & Right-of-Way Cutbacks

Ran both bushogs 10 days, in the month of November.

CITY BUILDING, AND CUSTODIAL MAINTENANCE

Our crews cleaned the city buildings daily along with other task. They also changed out light bulbs as needed, in all city buildings, such as Police, and Courts, as well as City Hall, along with making any repairs needed in all city buildings, such as the following.

Over saw the Upgrade of the Trane HVAC computer system at City Hall, Cannon Center, and also Police, and Courts.

Relocated ice machine to Tryon Center, and added a sink.

Over saw the contractor replace a bad board on Mini Split HVAC in IT closet at the PD.

Repaired the the wall above Tammy Duncan's office, and added a Fire Stop Caulk insulation.

Over saw the painting of the front exterior of the Operations Center.

Over saw the remodeling of the front receptionist office at the Operations Center.

Also, over saw the remodeling of the 1st Floor Work Room at City Hall, in order to add room for event storage.

Category Number: VI.
Item Number: H.



AGENDA
GREER CITY COUNCIL
1/8/2019

Website Activity Report - November 2018

ATTACHMENTS:

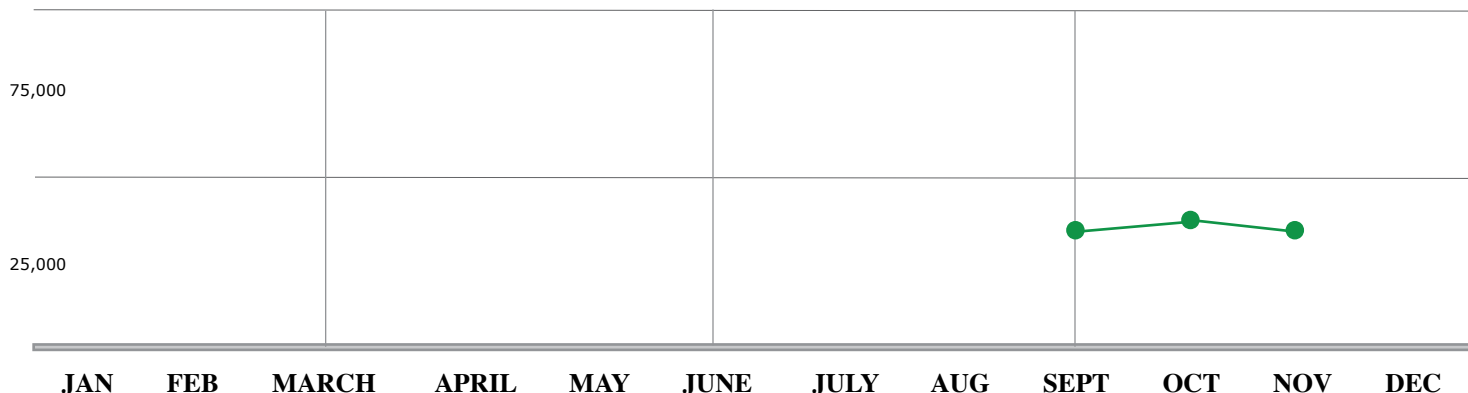
Description	Upload Date	Type
☐ Website Activity Report - November 2018 1/3/2019		Backup Material



City of Greer Website

November 2018 Monthly Report

Total Page Views by Month



2018

Daily sessions at www.cityofgreer.org

November 1-30, 2018



Visitors to www.cityofgreer.org

Total Sessions:	11,998 from 54 countries
Desktop:	5,663 (47.2 %)
Mobile:	5,582 (46.5 %)
Tablet:	753 (6.3 %)

Retention

Monthly Page Views:	30,407
Avg Pages per Session:	2.53
Average Time per Session:	1 minute, 57 seconds

Traffic Sources

Search Engines	68.0 %
Direct Traffic:	27.0 %
Social/Other:	5.0 %

Most Viewed Pages

1. Home
2. Departments
3. Police Department
4. Detention Center
5. Planning & Zoning
6. Trash Collection
7. Job Openings
8. Event Center Rentals
9. Tree Lighting Event
10. Code Enforcement
11. Parks and Recreation
12. Trash Collection Schedule
13. Calendar of Events
14. Staff Directory
15. Greer Connect Service



AGENDA
GREER CITY COUNCIL
1/8/2019

City of Greer Audit July 1, 2017 - June 30, 2018

Summary:

Presented by David Phillips, Partner, Greene Finney, LLP

Executive Summary:

Link to Comprehensive Annual Financial Reports

Category Number: IX.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/8/2019

Recreation Association Board of Trustees

Summary:

District 6 Charles Ryan's term expired 12/31/2018 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Recreation Association Board of Trustees	12/13/2018	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	December 11, 2018 January 26, 2016	December 31, 2021 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

Category Number: X.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/8/2019

Bid Summary - Cannon Centre

Summary:

Presented by Steve Grant, City Engineer

ATTACHMENTS:

Description	Upload Date	Type
☐ Cannon Centre Cover Memo	1/4/2019	Cover Memo
☐ Cannon Centre Bid Summary	1/4/2019	Backup Material
☐ Cannon Centre Photo 1	1/4/2019	Backup Material
☐ Cannon Centre Photo 2	1/4/2019	Backup Material
☐ Cannon Centre Photo 3	1/4/2019	Backup Material

Memorandum

To: Ed Driggers, City Administrator

From: Steve Grant, Director Building and Development Standards

Subject: Cannon Centre Roof Improvements Project- Bid Results

Date: January 4, 2019

CC: Tammy Duncan, City Clerk

Cannon Centre is one of our oldest facilities but is extremely active as an events center. In recent months, leaks and water intrusion were discovered and during further investigation, staff discovered that most of the wood rafters supporting the roof were showing signs of water damage at the ends where they bear into the wall structure. See attached pictures.

Several steps have been taken address the sources of moisture. The exterior brick ledge near the top of the walls had mortar cracks and has been repaired with flashing and caps as appropriate. The porous exterior brick has been cleaned and sealed to limit water penetration. To address the condition of the wood rafters, staff consulted with a local structural engineer to evaluate the situation and condition of the rafters. The proposed solution is to install steel supports at each end wall that will support new wood rafters sister-attached to the existing rafters. The new steel and wood rafters will over support of the roof structure.

The facility needs to be closed to the public to safely and efficiently perform the repair work. Coordination with the events staff revealed an open window of opportunity from January 28th until February 24th as the building had no scheduled events and is customarily open for maintenance. Much of the rest of 2019 is booked for events.

A mandatory pre-bid meeting was held on December 13th. Only 2 contractors were in attendance in spite of efforts by staff personally notifying many local contractors. Bids were opened on December 31st. One bid was received.

Bids were as follows:

- I & E Specialties Inc., Lexington SC - \$97,750

Due to the unique nature of this project no detailed cost estimates were prepared but ball park estimates ranged from \$50,000 to \$100,000.

References for I & E Specialties were contacted from prior projects and they are properly licensed in South Carolina. Staff is satisfied they are capable of completing this project.

To take advantage of this open window of opportunity regarding building availability and minimizing the impact to events scheduled through 2019, staff recommends the project be awarded to I & E Specialties in the amount of \$97,750.

BID SUMMARY

Below, please find the summary of bid for Cannon Center Roofing Renovations.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
I & E Specialties	141 Riverchase Way Lexington SC 29072	\$97,750.00









AGENDA
GREER CITY COUNCIL
1/8/2019

First Reading of Ordinance Number 1-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY WILLIAM AND MARSHA JOHNSON AND ELLA SUDDUTH NICHOLS LOCATED AT 1689 GIBB SHOALS ROAD AND 122 NICHOLS DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY. (Action Required)

Executive Summary:

Ordinance #01-2019 is an annexation and zoning request for property located on Gibb Shoals Road in Greenville County. The parcels for annexation consist of 21.48 acres. The property is proposed for residential development with a Design Review District zoning. The development will contain 85 units comprised of 47 single-family lots and 38 townhome units. The Planning Commission will conduct a public hearing on January 14, 2019 for the zoning of these parcels.

Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 1-2019 Cover Memo	1/3/2019	Cover Memo
▣ Ordinance Number 1-2019	1/4/2019	Ordinance
▣ Ord 1-2019 Exhibit A1 Deed	1/3/2019	Exhibit
▣ Ord 1-2019 Exhibit A2 Deed	1/3/2019	Exhibit
▣ Ord 1-2019 Exhibit B Plat	1/3/2019	Exhibit
▣ Ord 1-2019 Exhibit C Map	1/3/2019	Exhibit
▣ Ord 1-2019 Exhibit D Flood Map	1/3/2019	Exhibit
▣ Ord 1-2019 Exhibit E Statement of Intent	1/3/2019	Exhibit
▣ Ord 1-2019 Exhibit F Concept Plan	1/3/2019	Exhibit
▣ Ord 1-2019 Petition for Annexation Johnson	1/3/2019	Exhibit
▣ Ord 1-2019 Petition for Annexation Pearson	1/3/2019	Exhibit

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #01-2019
Date: December 28, 2018
CC: Tammy Duncan, Clerk to City Council

Ordinance #01-2019 is an annexation and zoning request for property located on Gibb Shoals Road in Greenville County. The parcels for annexation consist of 21.48 acres. The property is proposed for residential development with a Design Review District zoning. The development will contain 85 units comprised of 47 single-family lots and 38 townhome units.

The Planning Commission will conduct a public hearing on January 14, 2019 for the zoning of these parcels.

ORDINANCE NUMBER 1-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY WILLIAM AND MARSHA JOHNSON AND ELLA SUDDUTH NICHOLS LOCATED AT 1689 GIBB SHOALS ROAD AND 122 NICHOLS DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTIES.

WHEREAS, (1) William and Marsha Johnson and (2) Ella Sudduth Nichols are the owners of properties located at (1) 1689 Gibb Shoals Road and (2) 122 Nichols Drive more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Numbers (1) 0535030101501, 0535030101500 and (2) 50528030102000 containing approximately 21.48 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0363E attached hereto marked as Exhibit D; and

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

WHEREAS, (1) William and Marsha Johnson and (2) Ella Sudduth Nichols have petitioned the City of Greer to annex their properties by one-hundred percent (100%) petition; and

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and

WHEREAS, the property owners have requested that the subject properties be zoned DRD (Design Review District); and

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

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

1. ANNEXATION: The 21.48 acres +/- properties shown in red on the attached map owned by (1) William and Marsha Johnson and (2) Ella Sudduth Nichols located at (1) 1689 Gibb Shoals Road and (2) 122 Nichols Drive as described on the attached map as Greenville County Parcel Numbers (1) 0535030101501, 0535030101500 and (2) 0528030102000 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned DRD (Design Review 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 Residential Land Use 3 Community on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0363E.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 8, 2019

Second and
Final Reading: February 12, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

3 2 1 2
EXEMPT

DEC 30 2004

BOOK 2123 PAG

EXHIBIT

A-1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, William Marshall Johnson GREENVILLE, SC

2004 DEC 30 A 9:51

in consideration of ONE DOLLAR (\$1.00) LOVE AND AFFECTION ----- Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto my Daughter, Marsha Elaine Johnson & my Son, William Darrell Johnson, their
heirs and assigns; with Grantor reserving a lifetime interest:

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, about one mile southwest from Pleasant Grove Baptist Church, in Pleasant Grove School District, lying on the east side of the Gibbs Shoals Road, and being a part of the same land conveyed to Floride Johnson, by deed from Victoria Elmore, et al, said deed recorded in the Office of the R.M.C. for Greenville County in Deed Book 24 at page 20, and having the following courses and distances, to wit:

(11) 207- 535.3-1-15
BEGINNING on a nail and stopper in the center of the said Gibbs Shoals Road, and on the Thomas L. Smith Estate line, and runs thence S. 52-20 E. 292 feet to a stone and iron pin on the east side of a small branch; thence with the line of the lands formerly of Johnson, S. 14-50 E. 336 feet to a stone, joint corner of Arthur Elmore lands; thence with the Elmore line S. 60-15 W. 250.5 feet to a nail and stopper in the center of the Gibbs Shoals Road; thence with the said Road N. 9-15 W. 497.5 feet to a bend; thence N. 0-54 W. 100 feet to the beginning corner, and containing Two and Forty Four One-Hundredths (2.44) acres, More or less.

LESS CONVEYANCES OF RECORD LEAVING A TOTAL OF 1.750 ACRES
ACCORDING TO GREENVILLE COUNTY TAX RECORDS.

.....continued on back of this page

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

WITNESS the grantor's(s') hand(s) and seal(s) this 28th day of DECEMBER, 2004.

SIGNED, sealed and delivered in the presence of:

William Marshall Johnson (SEAL)
William Marshall Johnson

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 28th day of DECEMBER, 2004.

Kathie Clark (SEAL)
Notary Public for South Carolina.

My commission expires 7/26/09

118085

RECORDED this _____ day of _____, at 12-30-2004 0107464 M., No. _____ RECORDING FEE 10.37

Exhibit "A"

This being the same property conveyed to William Marshall
by deed from Floride Johnson, and recorded in the Green
County R.M.C. Office in Deed Book 383, at page 411 on Ju
1949. TAX MAP 0535.03-01-015.00 NO TITLE SEARCH.

Mail to:

NAME AND ADDRESS OF GRANTEE:
William Marshall Johnson (Life Tenant)
1689 Gibbs Shoals Road (1689 is correct)
Greer, SC 29650-4605

REMAINDER INTEREST TO:
Marsha Elaine Johnson
202 East Chase Court
Greer, SC 29651

William Darrell Johnson
1013 W. Poinsett Street
Greer, SC 29651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

William Marshall Johnson

TO

Marsha Elaine Johnson and William
Darrell Johnson (Grantor-William
Marshall Johnson reserves lifetime
Interest)

TITLE TO REAL ESTATE

I hereby certify that the within Deed has been this

day of

M. recorded in Book

Deeds, page

Register of Meme Conveyance Greenville County

I hereby certify that the within Deed has been this

day of

recorded in Book

page

Auditor Greenville County

EXHIBIT

TYPE/PRINT
IN
PERMANENT
BLACK INK
FOR
INSTRUCTIONS
SEE
OTHER SIDE
AND HANDBOOK

STATE OF SOUTH CAROLINA
DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
CERTIFICATE OF DEATH

STATE BIRTH NUMBER **39-30-002064** STATE FILE NUMBER **03 028221**

DECEDENT'S NAME First Middle Last Sex **GWENDOLYN DEYOUNG JOHNSON** FEMALE DATE OF DEATH (Month, Day, Year) **OCTOBER 13, 2003**

SOCIAL SECURITY NUMBER **250-42-4098** AGE - Last Birthday (Year) **73** UNDER 1 YEAR **73** UNDER 1 DAY **73** DATE OF BIRTH (Mo., Day, Year) **JAN. 30, 1930** BIRTHPLACE (City, and State or Foreign Country) **SPARTANBURG CO., SC**

WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No) **NO** PLACE OF DEATH (Check only one; see instructions on other side)
☐ Hospital ☐ Inpatient ☐ ER/Outpatient ☐ DOA ☐ Nursing Home ☒ Residence ☐ Other (Specify)

FACILITY NAME (If not institution, give street and number) **1689 GIBBS SHOALS ROAD** CITY, TOWN, OR LOCATION OF DEATH **GREER** COUNTY OF DEATH **GREENVILLE**

MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) **MARRIED** SURVIVING SPOUSE (If wife, give maiden name) **W. MARSHALL JOHNSON** DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use (secret)) **SECRETARY** KIND OF BUSINESS/INDUSTRY **INSURANCE AGENCY**

RESIDENCE - STATE **SC** COUNTY **GREENVILLE** CITY, TOWN, OR LOCATION **GREER** STREET AND NUMBER **1689 GIBBS SHOALS ROAD** INSIDE CITY LIMITS? (Yes or No) **NO**

ZIP CODE **29650** Was Decedent of Hispanic Origin? (Specify Yes or No - if yes, specify Cuban, Mexican, Puerto Rican, etc.) **14** ☐ Yes ☒ No (Specify) **WHITE** DECEDENT'S EDUCATION (Specify only highest grade completed) **1** College (11-4 or 5-1)

FATHER'S NAME First Middle Last **ANDREW L. DEYOUNG** MOTHER'S NAME First Middle Maiden Surname **OLLIE LEE TUCKER**

INFORMANT'S NAME (Type/Print) **W. MARSHALL JOHNSON** MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) **1689 GIBBS SHOALS ROAD, GREER, SC 29650**

METHOD OF DISPOSITION ☒ Burial ☐ Cremation ☐ Removal from State ☐ Donation ☐ Other (Specify) **PLEASANT GROVE BAPTIST CHURCH CEMETERY** LOCATION - (City or Town, State) **GREER, SC**

FUNERAL DIRECTOR OR PERSON ACTING AS SUCH (Type/Print) **C. Joe Master** FINANCIAL OR LICENSE NO. **858** NAME AND ADDRESS OF FACILITY **THE WOOD MORTUARY, INC. 300 W. POINSETT STREET GREER, SC 29650** LICENSE NUMBER (if facility) **174**

EMBALMER (Type/Print) **W. H. Hume** FINANCIAL OR LICENSE NO. **1718** NAME AND ADDRESS OF FACILITY **THE WOOD MORTUARY, INC. 300 W. POINSETT STREET GREER, SC 29650** LICENSE NUMBER (if facility) **174**

Complete items 23a-c only when certifying physician is not available at time of death to certify cause of death. To the best of my knowledge, death occurred at the time, date, and place stated.

TIME OF DEATH **15:00** DATE PRONOUNCED (Month, Day, Year) **OCTOBER 13, 2003** WAS CASE REFERRED TO MEDICAL EXAMINER/CORONER? (Yes or No) **NO**

27. PART I. Enter the disease, injuries, or conditions that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause. If appropriate, indicate relationship between Cause and Death.

IMMEDIATE CAUSE (final disease or condition resulting in death) **myocardial infarction** DUE TO (OR AS A CONSEQUENCE OF) **long term**

12a. **Sequently list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (disease or injury) that initiated the chain of events leading to death.**

12b. **Sequently list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (disease or injury) that initiated the chain of events leading to death.**

12c. **Sequently list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (disease or injury) that initiated the chain of events leading to death.**

12d. **Sequently list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (disease or injury) that initiated the chain of events leading to death.**

PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

13a. **MANNER OF DEATH**
☒ Natural ☐ Pending Investigation ☐ Accident ☐ Suicide ☐ Homicide ☐ Could not be determined

DATE OF INJURY (Month, Day, Year) **30a** TIME OF INJURY **30b** INJURY AT WORK? (Yes or No) **30c** DESCRIBE HOW INJURY OCCURRED **30d**

PLACE OF INJURY - (Home, Farm, Street, Factory, Office, etc.) (Specify) **30e** LOCATION (Street and Number or Rural Route Number, City or Town, State) **30f**

13b. **CERTIFIER**
☒ CERTIFYING PHYSICIAN (Physician certifying cause of death) ☐ MEDICAL EXAMINER ☐ CORONER ☐ PRONOUNCING AND CERTIFYING PHYSICIAN (Physician born pronouncing death and certifying to cause of death)

SIGNATURE AND TITLE OF CERTIFIER **Kim O. Givens** To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner indicated. **15816** LICENSE NUMBER **10/15/03** DATE SIGNED (Month, Day, Year)

NAME AND ADDRESS OF PERSON WHO SIGNED IN 33a. (Type/Print) **Kim O. Givens** **Greenville SC 29615**

13c. **RECORDING OFFICER**
Kim O. Givens **Greenville SC 29615** DATE FILED (Month, Day, Year) **Oct 20 2003**

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 09:51 AM
12:30 04 RECORDED IN DEED
BOOK 2123 PAGE 1253 THRU 1255
DOC # 2004118085

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee
Address:

1689 Gibbs Shoals Road
Greer, SC. 29650

BOOK 2024 PAGE 1325

KNOW ALL MEN BY THESE PRESENTS, that I, William Marshall Johnson

~~EXTENDED~~

JAN 27 2003

403 Jan 27 2003

in consideration of ONE DOLLAR (\$1.00), Love and Affection ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto my daughter, Marsha Elaine Johnson and my Son, William Darrell Johnson; and reserving a lifetime interest for grantor (William Marshall Johnson) and his Wife-Gwendolyn D. Johnson:

All that certain piece, parcel or lot of land located in Chick Springs Township, Greenville County, State of South Carolina, about one mile southwest from Pleasant Grove Baptist Church, in Pleasant Grove School District, lying on the east side of Gibbs Shoals Road, and being a part of the same land conveyed to Florica Johnson by deed from Victoria Elmore, et al, said deed recorded in the Office of the RMC for Greenville County in Deed Book 24 at page 20, and having the following courses and distances, to wit:

BEGINNING on a nail and stopper in the center of the said Gibbs Shoals Road, and on the Thomas L. Smith Estate line, and runs thence S. 52-20 E. 202 feet to a stone and iron pin on the east side of a small branch; thence with the line of lands formerly of Johnson, S. 14-50 E. 336 feet to a stone, joint corner of Arthur Elmore lands; thence with the Elmore line S. 69-15 W. 250.5 feet to a nail and stopper in the center of the Gibbs Shoals Road; thence with the said road N. 9-15 W. 497.5 feet to a bend; thence N. 0-54 W. 100 feet to the beginning corner, and containing Two and Forty Four One-Hundredths (2.44) acres, more or less. - 222- 535.3-1-15.1

This being the same property conveyed to William Marshall Johnson by Deed from Florica Johnson and recorded in the Greenville County RMC Office in Deed Book 383 at page 411 on June 7, 1949. NO TITLE SEARCH.

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

WITNESS the grantor(s)'s hand(s) and seal(s) this 22nd day of January, 2003.

SIGNED, sealed and delivered in the presence of

Keturah Campbell
Loel Campbell

William Marshall Johnson (SEAL)
(SEAL)

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 10 39 AM
01 27 03 RECORDED IN DEED
BOOK 2024 PAGE 1325 THRU 0000
DOC = 2003009051
Judy A. Hix (SEAL)

PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

SWORN to before me this 22nd day of January, 2003.

Kath Clark
Notary Public for South Carolina

(SEAL)

Keturah Campbell

My commission expires 7/26/09

9051

RECORDED this day of at M. No.

BOOK 2029 PAGE 642 ✓

EXEMPT

MAR - 4 2003

FILED
PROBATE COURTSTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

IN THE MATTER OF: CLARENCE EVANS NICHOLS - Deceased

2003 MAR -4 P 3:05

CASE NUMBER: 01ES2301881

DEED OF DISTRIBUTION

JUDY C. H.
REGISTER OF DEEDS

WHEREAS, the decedent died on 5/25/01; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina, in File Number 01ES2301881; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and, as confirmed by Probate Court seal or by affidavit of licensed South Carolina attorney pursuant to S. C. Code of Laws, 62-3-907; and

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

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

Name: Ella Sudduth Nichols
Address 122 Nichols Drive
Greer, South Carolina 29650

the following described property:

HOUSES & ACREAGE
122 NICHOLS DRIVE
GREER, S.C.
TM NO 0528.03-01-020.00See attached EXHIBIT A for a complete legal description thereof.

25467

FORM #400PC (1/89)
62-3-907, 62-3-908

Page 1 of 3

1-08 7413

3 1000

Exhibit "A"

BOOK 2029 PAGE 643

01ES2301881

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

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said ~~XXXXXX XXXX XXXX XXXX~~ Ella Sudduth Nichols

their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed of Distribution on this 14 day of NOVEMBER, 2002.

SIGNED, SEALED AND DELIVERED

Estate of:

CLARENCE EVANS NICHOLS

IN THE PRESENCE OF

Witness

America C. Goodrich

By

J. Michael Pearson
(signature)

F MICHAEL PEARSON

Witness

Pamela K. Cernat

WITNESS

J. Ann S. CernatSTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 14
day of NOV, 2002

Witness Signature:

J. D. P. Jones
Notary Public for S. Carolina
My commission expires: 3/7/07

J. Ann S. Cernat

EXHIBIT A

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, about three miles south from Greer, known as the old R.L. Johnson home-place, on branch waters of Enoree River and lying near the Gibbs Shoals Road, bounded on the north by lands now or formerly owned by Whit Smith, on the east and south by lands formerly owned by T. R. Childress, on the Southwest by lands now or formerly owned by Walker Elmore, and on the northwest by lands now or formerly owned by Mrs. Cora Hiott, having the following courses and distances according to a plat thereof made by H.S. Brockman, Surveyor, dated September 28, 1936, to wit:

BEGINNING at an iron pin by a large pine where this land corners with Boiter on the Southeast and lands of Walker Elmore on the Southwest, and runs thence N. 15-30 W. 834 feet to a stone on or near branch; thence N. 36-37 E. 1304 feet to a water oak 3x; thence S. 30 E. 285.5 feet to an iron pin; thence N. 74-45 E. 693 feet to an iron pin; thence S. 31-30 E. 81 feet to a stone; thence S.38-40 W. 2223 feet to the beginning corner, and containing twenty-seven and 29/100 (27.29 acres), more or less.

This is the identical property conveyed to Clarence Evans Nichols by deed of J.E. McCall, dated November 20, 1946 and recorded December 3, 1946 in Deed Book, 303, Page 183, in the RMC Office for Greenville County.

(Tax Map No. 0528.03-01-020.00)

LESS HOWEVER: All conveyances made out of this tract by Clarence Evans Nichols: See deed to Dennis Nichols (0.67 acres) Tax Map #0528.03-01-020.01; also Deed to Clarence Lamar Nichols dated Dec. 27, 1969, recorded July 1, 1970, Deed Book 893, Page 260 (1.28 acres) Tax Map #0528.03-01-020.2; also Deed to Jerry Paul Nichols, dated July 1, 1970, recorded July 1, 1970 in Deed Book 893, Page 272, (0.92 acres) , Tax Map #0528.03-01-020.3; also Deed to Floyd Michael Pearson and Mary Jane N. Pearson, dated May 30, 1974, and recorded June 14, 1974 in Deed Book 1001, Page 1781 (1.7 acres), Tax Map #0528.03-01-020.4; and Deed to Lavonia N. Snow, dated Nov. 28, 1989, recorded Dec. 1, 1989 in Deed Book 1381, Page 195 (1.57 acres), Tax Map #0528.03-01-020.5; leaving 21.30 acres, more or less.

NO TITLE EXAM

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 03:05 PM
03 04 03 RECORDED IN DEED
BOOK 2029 PAGE 0642 THRU 0644
DOC # 2003025467

Judy A. Hiv

STATE OF SOUTH CAROLINA)

IN THE PROBATE COURT)

COUNTY OF GREENVILLE)

CERTIFICATE OF APPOINTMENT

IN THE MATTER OF:)

ELLA SUDDUTH NICHOLS)

CASE NUMBER: 2017ES2300253

(Decedent))

This is to certify that

FLOYD MICHAEL PEARSON

is the duly qualified

- ☒ **PERSONAL REPRESENTATIVE**
☐ SUCCESSOR PERSONAL REPRESENTATIVE
☐ SPECIAL ADMINISTRATOR

in the above matter and that this appointment, having been executed on the **8th day of March, 2017**, is now in full force and effect, including authorization to receive all monies, income, principal, interest & dividends of and belonging to said estate.

RESTRICTIONS:

EXECUTED: March 8, 2017



DEBORA A. FAULKNER
PROBATE COURT JUDGE

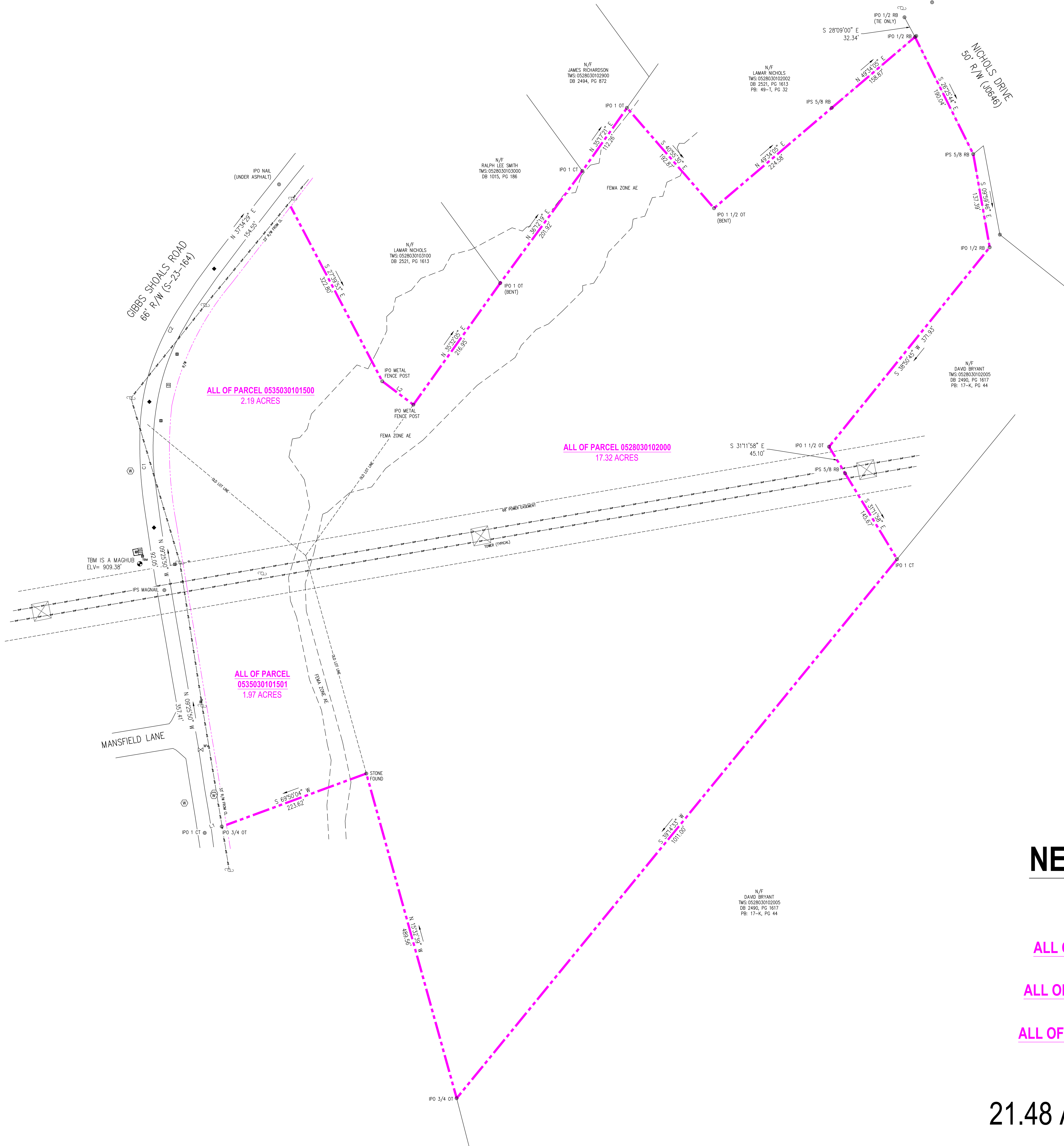
By: LMA (initials)

**Do not accept a copy of this certificate without
the raised seal of the Probate Court.**

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF ROBERT C. HOOKS, SOUTH CAROLINA PROFESSIONAL SURVEYOR No. 26598. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.

CURVE	CHORD	BEARING	CHORD	LENGTH	RADIUS	ARC	LENGTH
C1	N 02°08'32" W	182.87			611.86	183.56	
C2	N 29°57'52" E	1214.98			434.75	217.13	

LINE	BEARING	DISTANCE
L1	S 69°40'42" W	28.38
L2	S 52°59'37" E	56.57



NEW TRACT A

(EXCLUDES R/W)

ALL OF PARCEL 0528030102000

17.32 ACRES

ALL OF PARCEL 0535030101500

2.19 ACRES

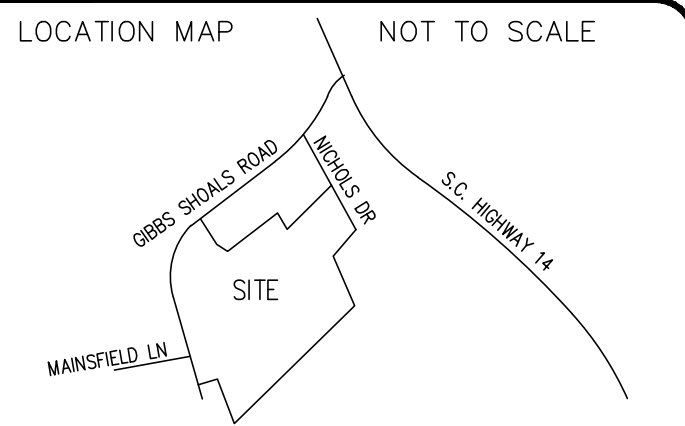
ALL OF PARCEL 0535030101501

1.97 ACRES

21.48 ACRES TOTAL

EXHIBIT
B

0	60	120	SCALE
1" = 60'			
NO. 0535030101500, 0535030101501, 0528030102000	FIELD CREW	DATE	DRAWN BY
5/23/2018	RCH / BOD / DF		RCH



FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF 8/18/2014, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" AND "AE" PER COMMUNITY MAP NO. 45045C0303E. THE AE ZONE WAS SCALED FROM REFERENCED MAP.

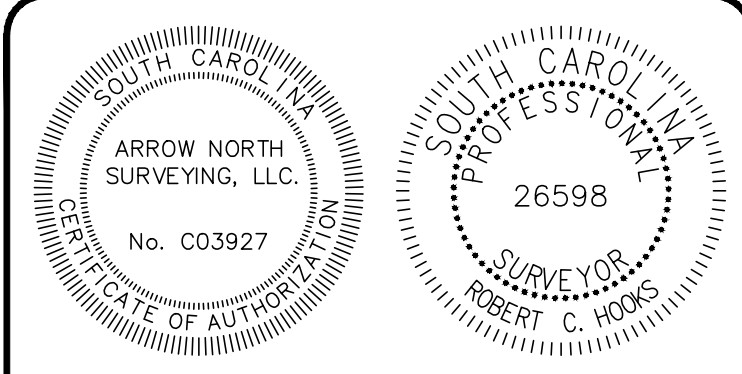
BASIS OF ELEVATION

THE ELEVATIONS FOR THE SURVEY HEREON ARE NAVD83 (GEOID 2012B) AND WERE DETERMINED BY SCVRS GPS OBSERVATIONS.

BASIS OF BEARINGS

THE BEARINGS FOR THE SURVEY HEREON ARE SOUTH CAROLINA GRID BEARINGS AND WERE DETERMINED BY SCVRS GPS OBSERVATIONS.

LEGEND			
BL. BUILDING LINE	TC/B.C. TOP/BOTTOM CURB	CB □ CATCH BASIN	
CT CRAMP TOP	TM/BM TOP/BOTTOM MOUNT	□ ELEC TRANS	
DE DRAINAGE EASEMENT	□ ELEC METER	□ ELEC TRANS	
EP EDGE OF PAVEMENT	□ WATER METER	□ ELEC TRANS	
IPD IRON PIPE CUL-Ø	□ WOODEN VALVE	□ FIRE HYDRANT	
IPS IRON PIPE SET-Ø	□ CABLE TV	□ GAS METER	
MAC-NAL & CAP	□ FENCE LINE	□ GAS VALVE	
OT OPEN TOP	□ FIBER OPTIC CABLE	□ UP LIGHT POLE	
RB REBAR	□ GAS LINE	□ POWER POLE	
R/W RIGHT OF WAY	□ OVERHEAD POWER	□ OUT ANCHOR	
SD STORM DRAIN	□ OVERHEAD TEL	□ POINT IN C/L ROAD	
SS SANITARY SEWER	□ SANITARY DRAIN		
SSE SS EASEMENT	□ SANITARY SEWER		
SOMH □ SO MANHOLE	□ UNDERGROUND POWER		
SOMH □ SS MANHOLE	□ UNDERGROUND TEL		
□ CLEAN OUT	□ WATER LINE		
□ TELEPHONE MANHOLE	□ TEL. □ TELEPHONE PREDESTAL		



THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF ROBERT C. HOOKS.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

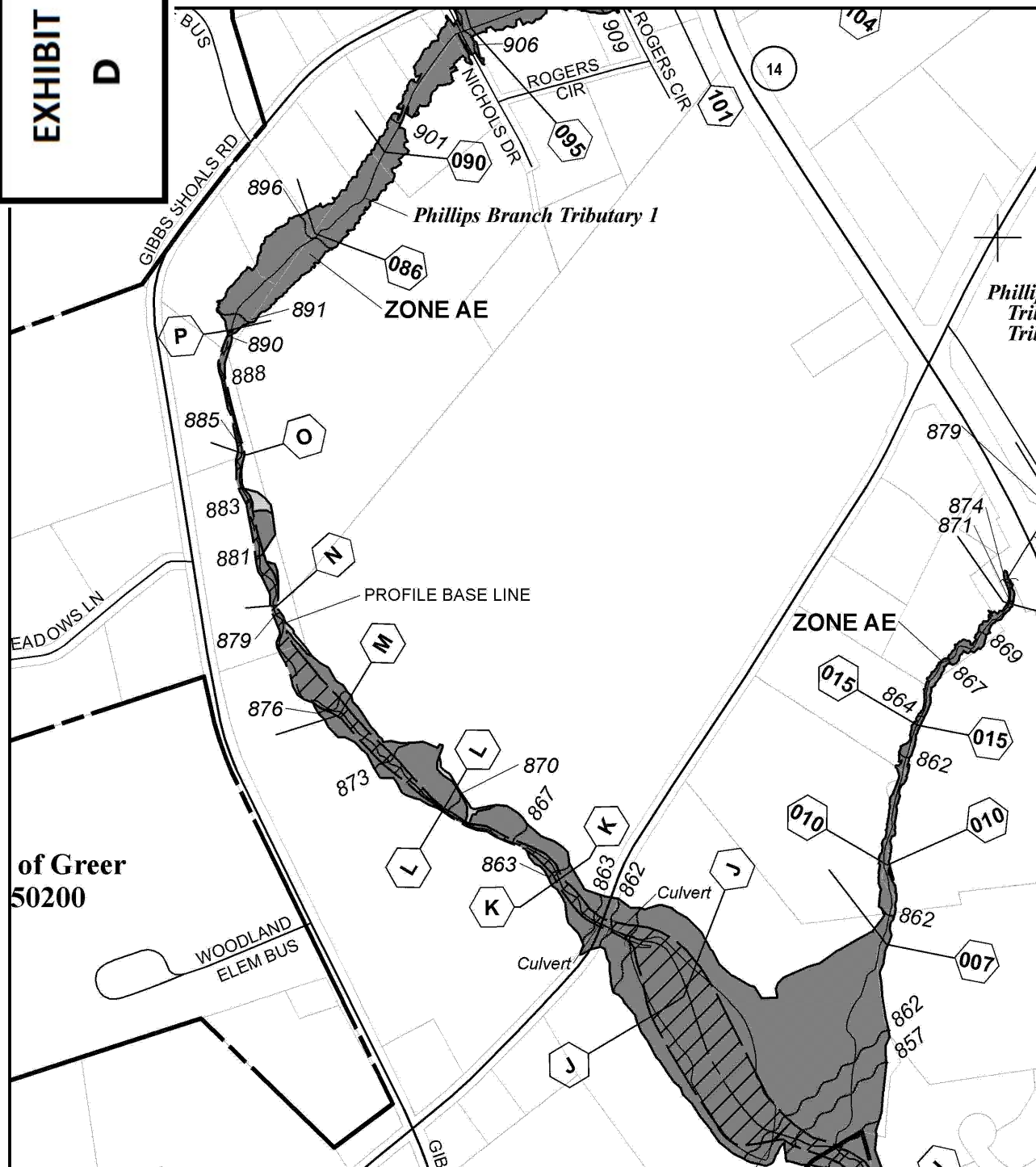
ROBERT C. HOOKS, P.S.
S.C. REG. NO. 26598

DATE



EXHIBIT

D



Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0363E

FIRM

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

PANEL 363 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0363	E
GREER, CITY OF	450200	0363	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
45045C0363E**

**MAP REVISED
AUGUST 18, 2014**

Federal Emergency Management Agency

of Greer
50200

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

Statement of Intent for Blaize Ridge Subdivision

Proposed Mixed Use Development

Gibbs Shoals Rd, Greer SC

Residential Development Description

The total area of the proposed development is +/-21.48 acres and is located across from the newly developed Westhaven Subdivision on Mansfield Lane. The proposed development will contain about 3,740 feet of new public roadway and will have single entrance on Gibbs Shoals Road. The proposed development will contain approximately 85 residential units consisting of single-family detached lots and multifamily attached townhomes. The townhomes will range from 20' to 28' wide and the single family lots will average 55' wide by 110' deep.

The townhomes will be 1.5 to 2 stories and average anywhere from 1,400-2,800 sf. The single-family homes will be 2 stories and range anywhere from 2,200- 3,800 sf. All homes will utilize attached front entry garages to provide minimum 2 off-street parking spaces per unit. Additionally, 7 off-street parking spaces will be provided at a central mailbox kiosk station.

The exterior materials of homes are to include Hardi Board, Brick, or Stone. All homes are to feature energy efficient design including windows, HVAC, and appliances. The exterior colors will vary from house to house to create contrast and visual appeal. Since these homes will be for individual sale, each buyer will be able to customize the interiors freely. The homes will be offered at a competitive price to the surrounding area.

Landscaping and Common Area

The entrance of the site will be decorated with attractive landscaping including an entrance monument and annual plantings of seasonal flowers to be approved by the City of Greer Planning director. The interior and perimeter landscaping will be a combination of shade trees, evergreens, and shrubs alongside new homes to meet current City of Greer landscaping requirements. A combination 6' berm/evergreen screen will be provided (where feasible) along the eastern property lines where site abuts existing residential homes.

The stormwater detention pond will be screened from view with evergreen tree plantings and will have fencing installed to assure safety to the residents.

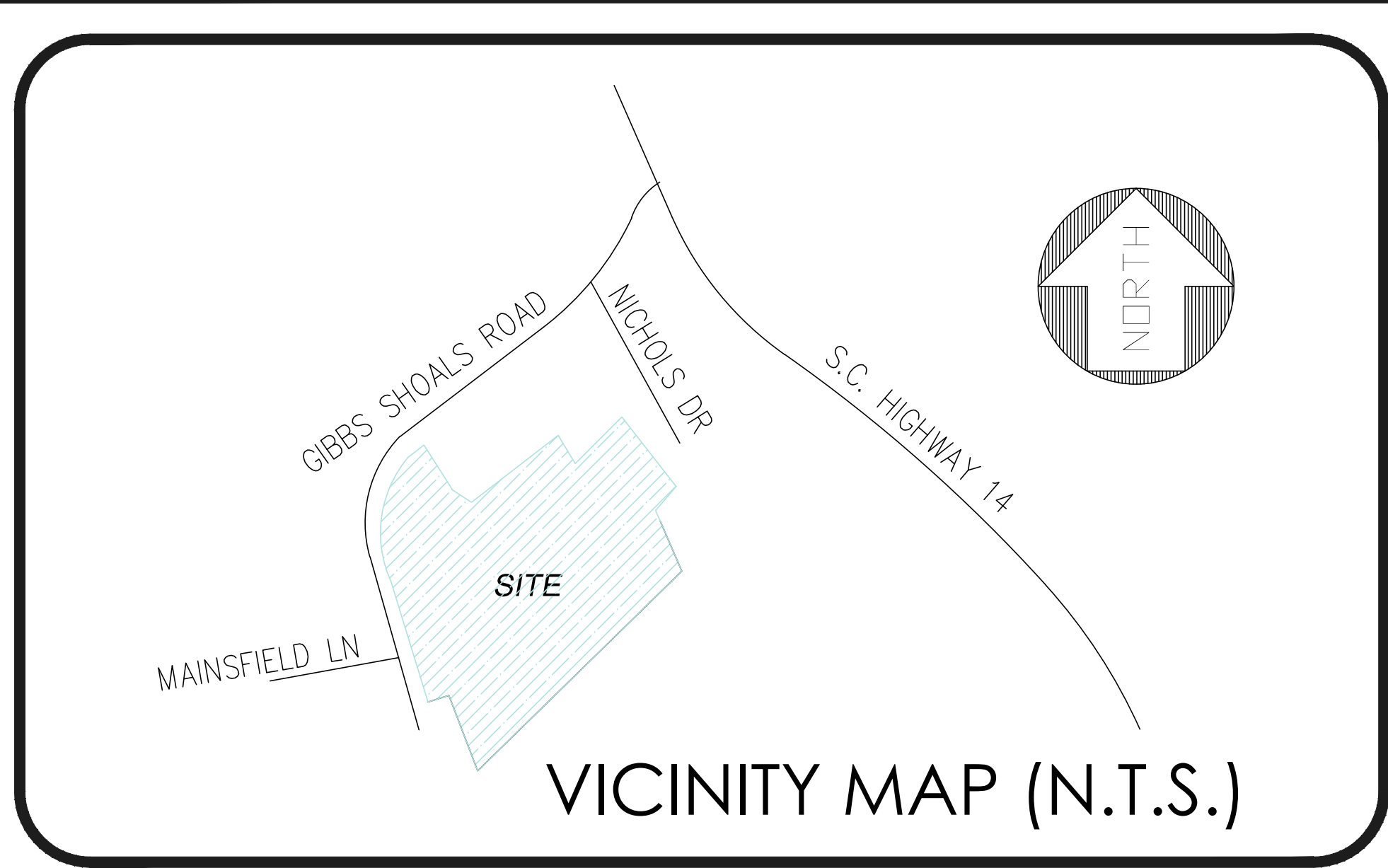
Amenities for this development are to include a common area for residents to host barbeques and bon fires. Additionally, several pocket parks will be created to allow a place for children to play while also allowing a place for residents to walk their pets. A 4' sidewalk will be installed throughout development to aid in pedestrian traffic and promote community activities. A 5' sidewalk will be installed along all road frontage of Gibbs Shoals Road.

Community Maintenance

The Home Owners Association (HOA) will hold declaration, covenant, by-laws and rules that the community will be subject to follow. These may include future improvements or maintenance to the community. The Board of Directors for HOA will be voted upon by residents and will be responsible for upholding management under the South Carolina Law. The HOA will have a landscape maintenance company maintain all common areas including entrance and stormwater management facility areas at all times.

Public Improvements

The interior roadways within the community will have public-access. Stormwater Management, utilities, and roadways will all be installed in accordance with City of Greer requirements. A secondary emergency vehicular access will be provided to connect to Nichols Drive. Additionally, a pedestrian and fire access connection will be provided to the Sudduth Development currently under construction to the south. Public Water, Natural Gas, and Public Sewer will be provided by Greer CPW. ATT and Charter will also serve this development with high speed internet and cable television. The proposed subdivision shall have no adverse impacts to the nearby public or traffic. A traffic study will be performed and given to SC DOT for their review. Construction for the project will be supervised and will follow appropriate codes and regulations.



LEGEND

BL BUILDING LINE	TC/BC TOP/BOTTOM CURB	CB CATCH BASIN
CT CRIMP TOP	TW/BW TOP/BOTTOM WALL	DI DROP INLET
DE DRAINAGE EASEMENT	EW ELECTRIC METER	EX ELEC TRANS
EP EDGE OF PAVEMENT	WM WATER METER	EL ELEVATION
IPO IRON PIN OLD	WV WATER VALVE	FD FIRE HYDRANT
IPS IRON PIN SET	CTV CABLE TV	GV GAS VALVE
N&C NAIL & CAP	X FENCE LINE	LP LIGHT POLE
OT OPEN TOP	FOC FIBER OPTIC CABLE	PP POWER POLE
RB REBAR	GAS GAS LINE	OP GUY ANCHOR
R/W RIGHT OF WAY	OHP OVERHEAD POWER	
SD STORM DRAIN	OHT OVERHEAD TEL	
SS SANITARY SEWER	SD STORM DRAIN	
SSE SS EASEMENT	SS SANITARY SEWER	
SDMH SD MANHOLE	UGP UNDERGROUND POWER	
SSMH SS MANHOLE	UGT UNDERGROUND TEL	
CO CLEAN OUT	W WATER LINE	
TMH TELEPHONE MANHOLE	TEL TELEPHONE PEDESTAL	

ROAD C/L LINE TABLE

Line #	Length	Direction
L1	71.38	N44° 08' 03.02"W
L2	106.22	N10° 20' 34.78"W
L3	12.61	N6° 30' 13.92"W
L4	246.33	N39° 14' 32.80"E
L5	33.85	N75° 06' 41.38"E
L6	494.14	N61° 58' 42.32"E
L7	105.03	N44° 54' 50.03"E
L8	219.30	N9° 44' 11.59"W
L9	131.56	N15° 32' 38.52"W
L10	27.98	S73° 54' 12.28"W
L11	39.11	S80° 36' 40.28"W
L12	102.55	S62° 11' 29.99"W
L13	484.79	S80° 15' 48.41"W
L14	56.08	N80° 47' 32.54"W
L15	160.00	S28° 46' 18.66"E
L16	138.45	S28° 37' 29.02"E
L17	57.35	S33° 19' 03.50"W

ROAD C/L CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.11	107.00	33.79	N27° 14' 19"W	62.19
C2	87.83	110.00	45.75	N16° 22' 09"E	85.51
C3	68.86	110.00	35.87	N57° 10' 37"E	67.74
C4	119.13	400.00	17.06	N53° 26' 46"E	118.69
C5	115.97	118.02	56.30	N17° 48' 11"E	111.36
C6	202.72	2000.00	5.81	N12° 38' 25"W	202.63
C7	35.36	110.00	18.42	S71° 24' 05"W	35.21
C8	45.73	145.00	18.07	S71° 13' 39"W	45.55
C9	139.57	500.00	15.99	S88° 15' 36"W	139.11
C10	378.38	350.00	61.94	S2° 20' 47"W	360.22

BOUNDARY and TOPOGRAPHIC SURVEY PROVIDED BY:

ARROW NORTH SURVEYING, LLC

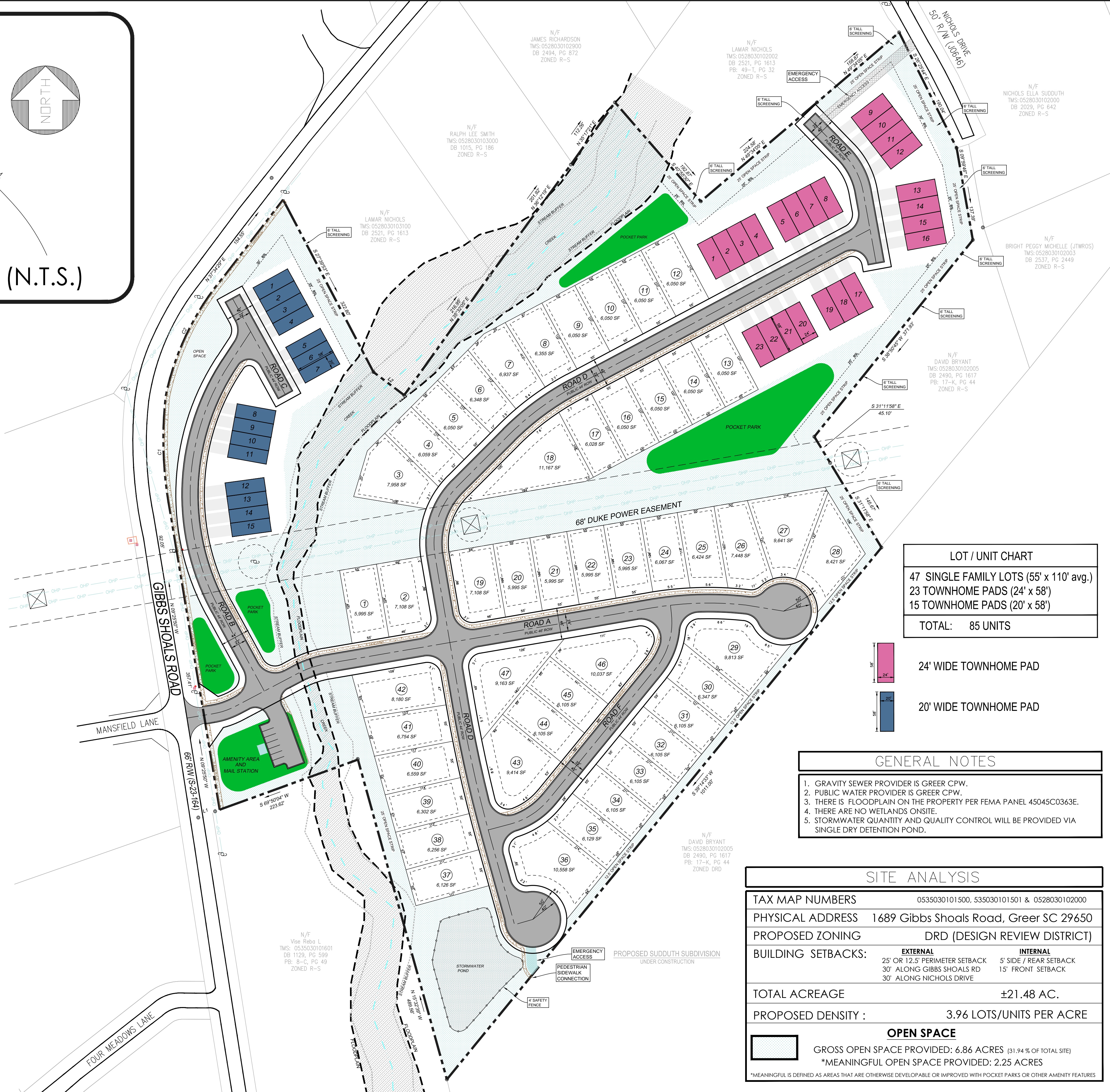
LAND SURVEYORS & MAPPERS
509 PIMLICO ROAD
GREENVILLE, SC 29607
PH: (864) 449-1289
www.ArrowNorthSurveying.com

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 69°40'42" W	26.38'
L2	S 52°59'37" E	56.57'

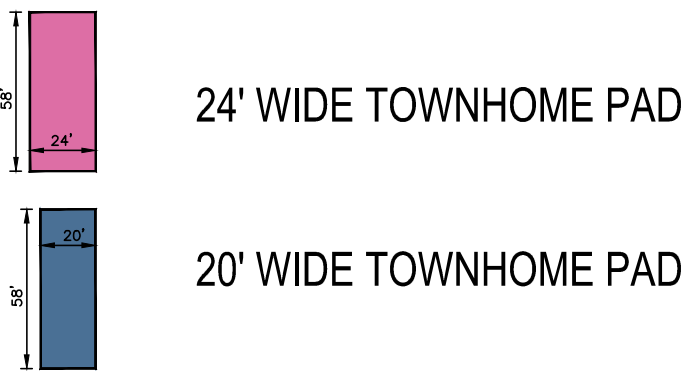
BOUNDARY CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 02°06'32" W	182.87'	611.86'	183.56'
C2	N 25°57'52" E	214.88'	434.79'	217.13'



LOT / UNIT CHART

47 SINGLE FAMILY LOTS (55' x 110' avg.)
23 TOWNHOME PADS (24' x 58')
15 TOWNHOME PADS (20' x 58')
TOTAL: 85 UNITS



- GENERAL NOTES
- GRAVITY SEWER PROVIDER IS GREER CPW.
 - PUBLIC WATER PROVIDER IS GREER CPW.
 - THERE IS FLOODPLAIN ON THE PROPERTY PER FEMA PANEL 45045C0363E.
 - THERE ARE NO WETLANDS ONSITE.
 - STORMWATER QUANTITY AND QUALITY CONTROL WILL BE PROVIDED VIA SINGLE DRY DETENTION POND.

SITE ANALYSIS

TAX MAP NUMBERS	0535030101500, 535030101501 & 0528030102000
PHYSICAL ADDRESS	1689 Gibbs Shoals Road, Greer SC 29650
PROPOSED ZONING	DRD (DESIGN REVIEW DISTRICT)
BUILDING SETBACKS:	EXTERNAL 25' OR 12.5' PERIMETER SETBACK 30' ALONG GIBBS SHOALS RD 30' ALONG NICHOLS DRIVE INTERNAL 5' SIDE / REAR SETBACK 15' FRONT SETBACK
TOTAL ACREAGE	±21.48 AC.
PROPOSED DENSITY :	3.96 LOTS/UNITS PER ACRE
OPEN SPACE	GROSS OPEN SPACE PROVIDED: 6.86 ACRES (31.94 % OF TOTAL SITE) *MEANINGFUL OPEN SPACE PROVIDED: 2.25 ACRES *MEANINGFUL IS DEFINED AS AREAS THAT ARE OTHERWISE DEVELOPABLE OR IMPROVED WITH POCKET PARKS OR OTHER AMENITY FEATURES

EXHIBIT F

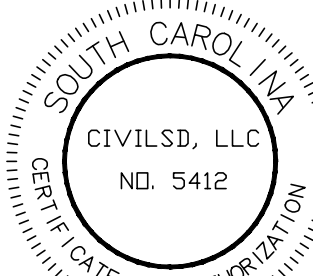
864.373.9662
Jnett@CivISD.com
CivISD.com

Civil engineering Land planning Landscape architecture

Client

Revisions

No.	Description	Date
1	Original Submittal	5.31.18
2	Revised Prelim Plat	9.1.18
3	Revised Prelim Plat	11.13.18
4	Revised Prelim Plat	12.6.18



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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



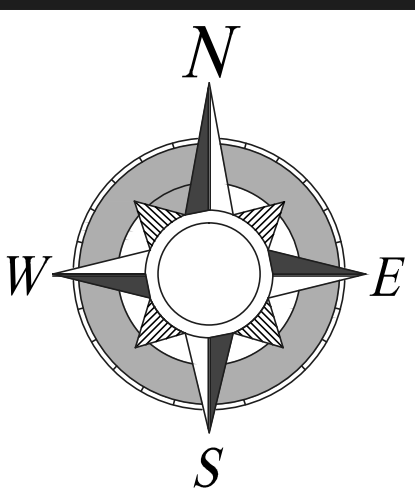
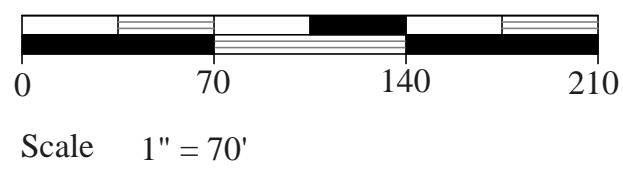
Project Title

Blaize Ridge Subdivision

Project Location

Gibbs Shoals Road
Greenville County, SC

Project No. -
Date: 12/27/18
Dwg: 18004-PRELIM PLAT.dwg



Sheet Title

Preliminary Plat

Sheet Number

1 of 1



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 1689 Gibbs Shoals Rd, Greer SC 29650 more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0535030101501, 0535030101500 attached hereto marked as Exhibit C containing approximately 4.16 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 13 day of Dec, 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: Marsha Johnson
Signature: Marsha Johnson
Address: 1689 Gibbs Shoals Rd, Greer SC 29650
Witness: (Jonathan Nett)
Date: 12-13-18
Parcel Address: 1689 Gibbs Shoals Rd, Greer SC 29650
Tax Map Number: 0535030101501, 0535030101500

Print Name: William Johnson
Signature: William Johnson
Address: 1689 Gibbs Shoals Rd, Greer SC 29650
Witness: (Jonathan Nett)
Date: 12-13-18
Parcel Address: 1689 Gibbs Shoals Rd, Greer SC 29650
Tax Map Number: 0535030101501, 0535030101500



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 122 NICHOLS DRIVE, Greer SC 29650 more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 528030102000 attached hereto marked as Exhibit C containing approximately 17.32 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 12 day of December, 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: Michael Pearson
Signature: *Michael Pearson*
Address: 122 Nichols Drive Greer SC 29650
Witness: *(Jonathan Nett)*
Date: 12-12-18
Parcel Address: 122 Nichols Drive Greer SC 29650
Tax Map Number: 0528030102000

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



AGENDA
GREER CITY COUNCIL
1/8/2019

First Reading of Ordinance Number 2-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY MICHAEL G. (MIKE) FROST LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

Executive Summary:

Ordinance #02-2019 is an annexation and zoning request for property located on Lister Road in Spartanburg County. The parcels for annexation consist of 10.17 acres. The property is proposed for industrial development with an I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on January 14, 2019 for the zoning of these parcels.

Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 2-2019 Cover Memo	1/4/2019	Cover Memo
▣ Ordinance Number 2-2019	1/7/2019	Ordinance
▣ Ord 2-2019 Exhibit A1 Deed	1/4/2019	Exhibit
▣ Ord 2-2019 Exhibit A2 Deed	1/4/2019	Exhibit
▣ Ord 2-2019 Exhibit A3 Deed	1/4/2019	Exhibit
▣ Ord 2-2019 Exhibit B1 Plat	1/4/2019	Exhibit
▣ Ord 2-2019 Exhibit B2 Plat	1/4/2019	Exhibit
▣ Ord 2-2019 Exhibit B3 Plat	1/4/2019	Exhibit
▣ Ord 2-2019 Exhibit C Map	1/4/2019	Exhibit
▣ Ord 2-2019 Exhibit D Flood Map	1/4/2019	Exhibit
▣ Ord 2-2019 Petition for Annexation 39.01	1/4/2019	Exhibit
▣ Ord 2-2019 Petition for Annexation 39.02	1/4/2019	Exhibit
▣ Ord 2-2019 Petition for Annexation 39.03	1/4/2019	Exhibit

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #02-2019
Date: December 28, 2018
CC: Tammy Duncan, Clerk to City Council

Ordinance #02-2019 is an annexation and zoning request for property located on Lister Road in Spartanburg County. The parcels for annexation consist of 10.17 acres. The property is proposed for industrial development with an I-1, Industrial, zoning.

The Planning Commission will conduct a public hearing on January 14, 2019 for the zoning of these parcels.

ORDINANCE NUMBER 2-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY MICHAEL G. (MIKE) FROST LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, Michael G. (Mike) Frost is the owner of properties located on Lister 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 (1) 5-14-00-039.01, (2) 5-14-00-039.02 and (3) 5-14-00-039.03 containing approximately 10.17 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0358E attached hereto marked as Exhibit D; and

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

WHEREAS, Michael G. (Mike) Frost has petitioned the City of Greer to annex his 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 10.17 acres +/- properties shown in red on the attached map owned by Michael G. (Mike) Frost located on Lister Road as described on the attached map as Spartanburg County Parcel Numbers (1) 5-14-00-039.01, (2) 5-14-00-039.02 and (3) 5-14-00-039.03 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 Residential Land Use 2 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 45045C0358E.

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

This ordinance shall be effective contingent upon closing of the sale of said property by the owner to Clarius Partners, LLC or its designated or affiliated company on or before October 31, 2019.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 8, 2019

Second and
Final Reading: February 12, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT

A-1



Johnson, Smith, Hibbard & Wildman
 220 N. Church Street, Suite 4, Spartanburg, SC 29306
 P.O. Drawer 5587, Spartanburg, SC 29304
 864.582.8121 File#784120

DEE-2018-34475



DEE BK 120-Q PG 298-300

EXEMPT

Recorded 3 Pages on 08/01/2018 11:26:58 AM

Recording Fee: \$10.00

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

Dorothy Earle, Register Of Deeds

Block Map No.
5-14-00-039.01

Address of Grantee:
228 Lister Rd
Greer, SC 29651

DEED ONLY – NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA

DEED

COUNTY OF SPARTANBURG

KNOW ALL MEN BY THESE PRESENTS, that **Terry L. Frost** in consideration of **Ten Dollars**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **Michael G. Frost**, his heirs and assigns:

All of my interest in and to:

ALL that certain piece, parcel or tract lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, on the east side of Lister Road (SC Rd. S-42-220), Greer, being show and designated as 2.6 acres, more or less, on a boundary survey entitled "BOUNDARY SURVEY FOR MIKE FROST" dated May 11, 2001, prepared by Sinclair & Associates, Inc., recorded in the ROD Office for Spartanburg County on August 31, 2001 in Plat Book 150 at page 954. Reference being made to said plat for a more complete description.

This being the same property conveyed to Michael G. Frost and Terry L. Frost by deed of Mike Frost recorded on December 19, 2005 in the Register of Deeds Office for Spartanburg County, South Carolina in Deed Book 84-R at page 71.

All referenced recordings are located in the Register of Deeds Office for Spartanburg County, South Carolina unless otherwise noted herein.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; TO HAVE AND TO HOLD ALL and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs (or successors) and assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs (or successors) and assigns against the grantor(s) and the grantor's(s') heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to conditions, reservations, restrictions and easements of record, if any.

EXHIBIT

A-1

WITNESS the Grantor's(s') hand(s) and seal(s) this 31st day of July, 2018.

SIGNED, sealed and delivered
in the presence of:

Daniel A. Craig
Witness

[Signature]
Witness

Terry L. Frost
Terry L. Frost

STATE OF SOUTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF SPARTANBURG

I, the undersigned Notary Public of the County and State aforesaid, certify that the within-named Grantor(s) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 31st day of July, 2018.

Daniel A. Craig
Notary Public for South Carolina
My Commission Expires: 08-25-2025

Daniel A. Craig
Printed Name of Notary

EXHIBIT

A-1

STATE OF SOUTH CAROLINA }
)
 COUNTY OF SPARTANBURG)

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information regarding the use of this affidavit and I understand such information.

2. The property being transferred is located at **228 Lister Road, Greer, SC**, bearing Spartanburg County Tax Map No. 5-14-00-039.01, and was transferred by Terry L. Frost to Michael G. Frost on July 31, 2018.

3. The deed is exempt from the deed recording fee because property is conveyed to a family member and no consideration is being paid.

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Terry L. Frost
 Responsible Person Connected with the transaction
 Terry L. Frost

SWORN to before me this
 31st day of July, 2018.

Daniel A. Craig
 Notary Public for South Carolina
 My commission expires: 08-25-2025

Daniel A. Craig
 Printed Name of Notary

RECORDED DEED 71-M PG 551

00 FEB 15 PM 3:33 TITLE TO REAL ESTATE

RMC
SPARTANBURG, S C

DEED ONLY

200 FEB 15 PM 3:26

DOCUMENTARY STAMPS
EXEMPT

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

Address of Grantee:
94 Lawrence Street
Lynau SC 29365

KNOW ALL MEN BY THESE PRESENTS, that we, WILLIAM SEAY and BRENDA S. FROST

In consideration of Ten and 00/100 (\$10.00) Love and Affection -----
----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto MIKE FROST, his heirs and assigns forever:

All that piece, parcel or tract of land lying, being and situate in the State of South Carolina, County of Spartanburg, on the east side of Lister Road, containing 1.98 acres, more or less, and being shown on plat of survey prepared for Mike Frost, dated January 18, 2000, by Sinclair & Associates, Inc., Engineers, Surveyors & Managers, to be recorded. For a more particular description, reference is herein specifically made to said plat.

This being the same property conveyed to Brenda S. Frost by deed of William Seay dated May 5, 1995, and recorded May 15, 1995, in Deed Book 62-U, page 389, RMC Office for Spartanburg County, South Carolina. SEE ALSO deed to William Seay by Elmer Haney, dated September 26, 1963, and recorded March 6, 1964, in Deed Book 29-Z, page 243, aforesaid RMC Office.

Block Map Reference: p/o 5-14-00-039.01.

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

WITNESS the grantor's(s') hand(s) and seal(s) this 7th day of February, 2000.

SIGNED, sealed and delivered in the presence of:

Janice J. Jackson
Brad Eulank

William C. Seay (SEAL)
WILLIAM SEAY
Brenda S. Frost (SEAL)
BRENDA S. FROST

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

PROBATE

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

SWORN to before me this 7th day of February, 2000

Janice J. Jackson (SEAL)
Notary Public for South Carolina
My Commission Expires:
10-26-2004

Brad Eulank

A-2

THIS DOCUMENT
MARGINAL
FOR IMAGING

DEE071-M PG 552

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at Lister Road, Spartanburg
, bearing Spartanburg County Tax Map Number p/o 5-14-00-039.01
, was transferred by William Seay and Brenda S. Frost
 to Mike Frost
 on February 2000.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):
Item #1 - consideration less than \$100
Item #9 - Transfer from grandfather and mother
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: _____

5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Mike Fort
Responsible Person Connected with the Transaction

Mike Frost
Print or Type Name Here

SWORN to before me this 7th
day of February 18 2000
Ann M. Lee
Notary Public for South Carolina
My Commission Expires: 12-6-2000

EXHIBIT

A-2

DEED 71-M Pg 553

THIS DOCUMENT
MARGINAL
FOR IMAGINGINFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

Office of Register of Deeds
 Spartanburg, South Carolina
 Recorded in DEED
 71-M Page 55
 Register of Deeds,
 Spartanburg, South Carolina

EXHIBIT

A-3

STATE OF SOUTH CAROLINA)

IN THE PROBATE COURT)

COUNTY OF: SPARTANBURG)

DEED OF DISTRIBUTION)

IN THE MATTER OF:)

(Real Property Only))

BRENDA S. FROST)

NOT A WARRANTY DEED)

(Decedent))

CASE NUMBER: 2017ES4200254

County where property is located if not above County: _____

The undersigned states as follows:

Decedent died on January 21, 2017; and probate of the estate is being administered in the Probate Court for Spartanburg County, South Carolina in File # 2017ES4200254.

I/We was/were appointed Personal Representative(s) on February 17, 2017. Decedent owned real property described as follows:

Tax Map Number: 5-14-00 - 039.03Street Address: 0 LISTER RD GREEN SC 29651Legal Description: SEE ATTACHMENT

This transfer is made pursuant to:

DEE-2018-1601



DEE BK 118-G PG 50-52

Recorded 3 Pages on 01/12/2018 12:01:56 PM

Recording Fee: \$10.00

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

Dorothy Earle, Register Of Deeds

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

EXHIBIT

A-3

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby execute this Deed of Distribution, giving, conveying, and confirming the Personal Representative's(s') right, title, and interest, including statutory and/or testamentary power, in and to the property described to the following beneficiaries named below:

Name: MIKE FROST
Address: 228 LISTER RD GREER SC 29651

Name: _____
Address: _____

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(s) of the above estate, has executed this Deed of Distribution, on this 29th day of NOV, 20 17.

Estate of: BRENDA S. FROST

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Witness: [Signature]
Print Name: JUSTIN STARKS

Witness: [Signature]
Print Name: CHARLIE R. HOLLEMAN

Signature of Personal Representative: [Signature]
Print Name: BARRY FROST

If applicable, Signature of Co-Personal Representative: [Signature]
Print Name: MICHAEL FROST

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

ACKNOWLEDGMENT

I, Melody Milwood, Notary Public, a notary for the State of South Carolina do hereby certify that BARRY FROST, MICHAEL FROST, as Personal Representative(s) of the Estate of Brenda S. Frost, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 29 day of NOV, 20 17.



Melody Milwood (SEAL)
(Signature of Notary Public)
Melody Milwood
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: 11-2-2020

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

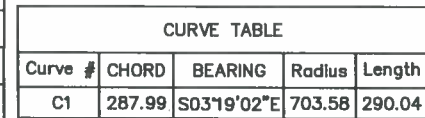
All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Spartanburg, shown on plat entitled "Survey for: Michael G. Frost", dated January 4, 2018, prepared by Langford Land Surveying, LLC, and having the following metes and bounds to-wit:

BEGINNING at a 1/2" rebar set located on the right of way of Lister Road (S-220) at the common corner with M. Frost and being the POINT OF BEGINNING; thence leaving said right of way and with M. Frost N 53°19'48" E for a distance of 425.68' to a 1/2" rebar set at the common corner with P. Brannon; thence turning and with P. Brannon S 54°39'49" E for a distance of 521.45' to a 3/4" pipe found at the edge of a gravel road at the common corner with W. Mason; thence turning and with W. Mason (the centerline of the gravel road is the line) S 26°32'40" E for a distance of 250.27' to a point in the gravel road at the common corner with M. Frost; thence turning and with M. Frost S 55°51'31" W for a distance of 180.37' (passing a 1/2" rebar found at 12.77') to a 1/2" rebar found at the common corner with E. Staton; thence turning and with E. Staton N 29°56'18" W for a distance of 214.97' to a 3/4" pipe found; thence turning and continuing with E. Staton S 44°59'48" W for a distance of 323.04' to a 1/2" rebar found on the right of way of Lister Road (S-220); thence turning and with said right of way N 44°52'21" W for a distance of 421.41' to a 1/2" rebar set on the right of way of Lister Road (S-220); thence turning and with said right of way N 39°42'58" W for a distance of 150.81' to a 1/2" rebar set and being the POINT OF BEGINNING and containing 6.90 Acres

EXHIBIT
B-1

LOCATION MAP - NOT TO SCALE

Age Group	Number of people
0-14	50
15-24	100
25-34	150
35-44	200
45-54	250
55-64	300
65-74	350
75-84	300
85+	250



S.C. REG. NO.
17933

BEGINNING AT THE INTERSECTION OF J. VERNE SMITH PARKWAY AND LISTER ROAD RUNNING ALONG THE NORTHERN RIGHT-OF-WAY OF LISTER ROAD S 37°08'08" E - 30.65 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE S 35°15'27" E - 102.32 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE S 42°59'43" E - 470.27 FEET TO AN IRON PIN FOUND 3/4" REBAR; THENCE S 42°50'11" W - 156.06 FEET TO AN IRON PIN FOUND 1" OPEN TOP BENT, BEING THE P.O.B. (POINT OF BEGINNING); THENCE RUNNING ALONG THE ADJOINING PROPERTY LINE OF ELIZABETH GLENN STATON N 57°47'01" E - 272.53 FEET TO AN IRON PIN FOUND 3/4" SOLID ROD; THENCE N 57°45'10" E (PASSING THROUGH AN IRON PIN FOUND 1/2" REBAR AT 167.7 FEET) - 180.37 FEET TO AN IRON PIN FOUND 1/2" REBAR BENT; THENCE TURNING AND RUNNING ALONG THE ADJOINING PROPERTY LINE OF WILENE B. MASON ALONG A CURVE TO THE RIGHT S 03°19'02" W - 290.04 FEET (WITH A RADIUS OF 703.58 FEET) TO A POINT; THENCE S 10°18'17" W - 119.99 FEET TO A POINT; THENCE TURNING AND RUNNING S 77°51'01" W (PASSING THROUGH AN IRON PIN FOUND 1/2" OPEN TOP AT 13.9 FEET) - 213.46 FEET AN IRON PIN FOUND 1" OPEN TOP; THENCE RUNNING ALONG THE NORTHERN RIGHT-OF-WAY OF LISTER ROAD N 39°06'23" W - 269.16 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 2.66 ACRES (115,870 SQUARE FEET), MORE OR LESS.



TMS #5-14-00-039.01
Exhibit "A"



GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING
CONSTRUCTION MATERIALS TESTING
LAND SURVEYING
SPECIALTY SERVICES

9 Pilgrim Road, Greenville, South Carolina 29607
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SPARTANBURG COUNTY, S.C. PLAT BK. _____ PG. _____
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18

SCALE: NTS

EAS-18-8463

S.C. REG. NO.
17933

EXHIBIT

B-2

SUBJECT PROPERTY
TMS# 5-14-00-039.02
DEED BOOK 71M PAGE 551
AREA 0.61 AC (26,496 SF)

LOCATION MAP - NOT TO SCALE

N/F
PAUL BRANNON &
LINDA H. LISTER
TMS# 5-14-00-040.00
DEED BOOK 88-A PAGE 832

SCALE: 1" = 200'

0 50 100 200 400

N/F
BRENDA S FROST
TMS# 5-14-00-039.03
DEED BOOK 118G PAGE 50

N/F
ELIZABETH GLENN STATION
TMS# 5-14-00-041.00
DEED BOOK 99M PAGE 962

1/2" rebar set at all property
corners unless otherwise noted.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S52° 46' 10"E	113.76'
L2	S55° 14' 13"W	425.83'
L3	N37° 08' 08"W	30.65'

CURVE TABLE				
LINE #	CHORD	BEARING	RADIUS	LENGTH
C1	400.16'	N42° 14' 34"E	2,057.06'	399.53'

TMS #5-14-00-039.02 Exhibit "B"



"THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT; AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS ON SAID LOT DOES NOT ENCROACH OR PROJECT ON ADJACENT STREETS OR PROPERTY; AND THAT NO ADJACENT BUILDINGS OR WALLS ENCROACH OR PROJECT ON SAID PREMISES; AND THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA; AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SHOWN THEREIN"



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SPARTANBURG COUNTY, S.C. PLAT BK. PG.

DATE: 12-07-18

SCALE: 1" = 200'

EAS-18-8463

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

S.C. REG. NO.
17933

BEGINNING AT AN IRON PIN SET 1/2" REBAR, AT THE INTERSECTION OF J. VERNE SMITH PARKWAY AND LISTER ROAD, BEING LABELED AS P.O.B (POINT OF BEGINNING); THENCE RUNNING ALONG J. VERNE SMITH PARKWAY ALONG A CURVE TO THE LEFT N 42°14'34" E - A DISTANCE OF 399.53 FEET (WITH A RADIUS OF 2,057.06 FEET) TO AN IRON PIN SET 1/2" REBAR; THENCE WITH PROPERTY NOW OR FORMERLY OWNED BY PAUL BRANNON AND LINDA H. LISTER S 52°46'10" E - 113.76 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE WITH PROPERTY NOW OR FORMERLY OWNED BY BRENDA S. FROST S 55°14'13" W - 425.83 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF LISTER ROAD N 37° 08'08" W - 30.65 FEET TO THE POINT AND PLACE OF BEGINNING, SAID PROPERTY CONTAINS 0.61 ACRES (26,496 SQUARE FEET), MORE OR LESS.



TMS #5-14-00-039.02
Exhibit "A"



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SPARTANBURG COUNTY, S.C. PLAT BK. _____ PG. _____

DATE: 12-07-18

SCALE: NTS

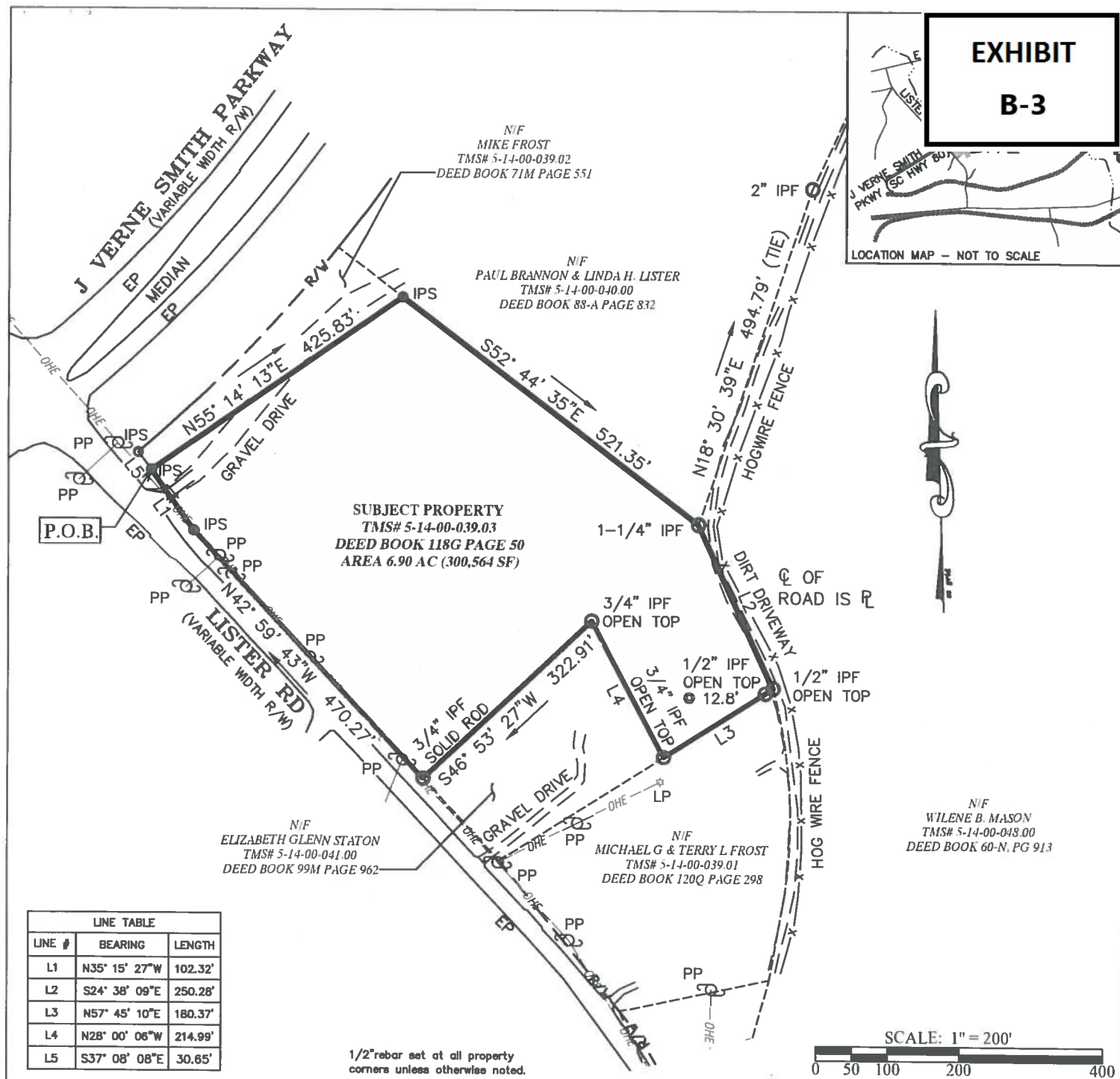
EAS-18-8463

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

S.C. REG. NO.
17933

EXHIBIT

B-3



TMS #5-14-00-039.03

Exhibit "B"



"THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT; AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS ON SAID LOT DOES NOT ENCROACH OR PROJECT ON ADJACENT STREETS OR PROPERTY; AND THAT NO ADJACENT BUILDINGS OR WALLS ENCROACH OR PROJECT ON SAID PREMISES; AND THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SHOWN THEREIN"



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SPARTANBURG COUNTY, S.C. PLAT BK. _____ PG. _____
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18

SCALE: 1" = 200'

EAS-18-8463

S.C. REG. NO.
17933

BEGINNING AT THE INTERSECTION OF J. VERNE SMITH PARKWAY AND LISTER ROAD RUNNING ALONG THE NORTHERN RIGHT-OF-WAY OF LISTER ROAD S 37°08'08" E - 30.65 FEET TO AN IRON PIN SET 1/2" REBAR, BEING THE POINT OF BEGINNING; THENCE ALONG ADJOINING PROPERTY OF NOW OR FORMERLY MIKE FROST N 55°14'13" E - 425.83 FEET TO AN IRON PIN SET 1/2 " REBAR; THENCE ALONG THE PROPERTY OF NOW OR FORMERLY PAUL BRANNON AND LINDA H. LISTER S 52°44'35" E - 521.35 FEET TO AN IRON PIN FOUND 1 1/4" REBAR; THENCE ALONG THE PROPERTY OF NOW OR FORMERLY WILENE B. MASON S 24°38'09" E - 250.28 FEET TO AN IRON PIN FOUND 1/2" OPEN TOP; THENCE ALONG PROPERTY OF NOW OR FORMERLY MICHAEL G. AND TERRY L. FROST S 57°45'10" W (PASSING THROUGH AND IRON PIN FOUND 1/2" OPEN TOP AT 12.8 FEET) - 180.37 FEET TO AN IRON PIN FOUND 3/4" OPEN TOP; THENCE ALONG THE PROPERTY OF NOW OR FORMERLY ELIZABETH GLENN STATON S 46°53'27" W - 322.91 FEET TO AN IRON PIN FOUND 3/4" OPEN TOP; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF LISTER ROAD N 42°59'43" W - 470.27 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE N 35°15'27" W - 102.32 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 6.90 ACRES (300,564 SQUARE FEET), MORE OR LESS.



TMS #5-14-00-039.03
Exhibit "A"



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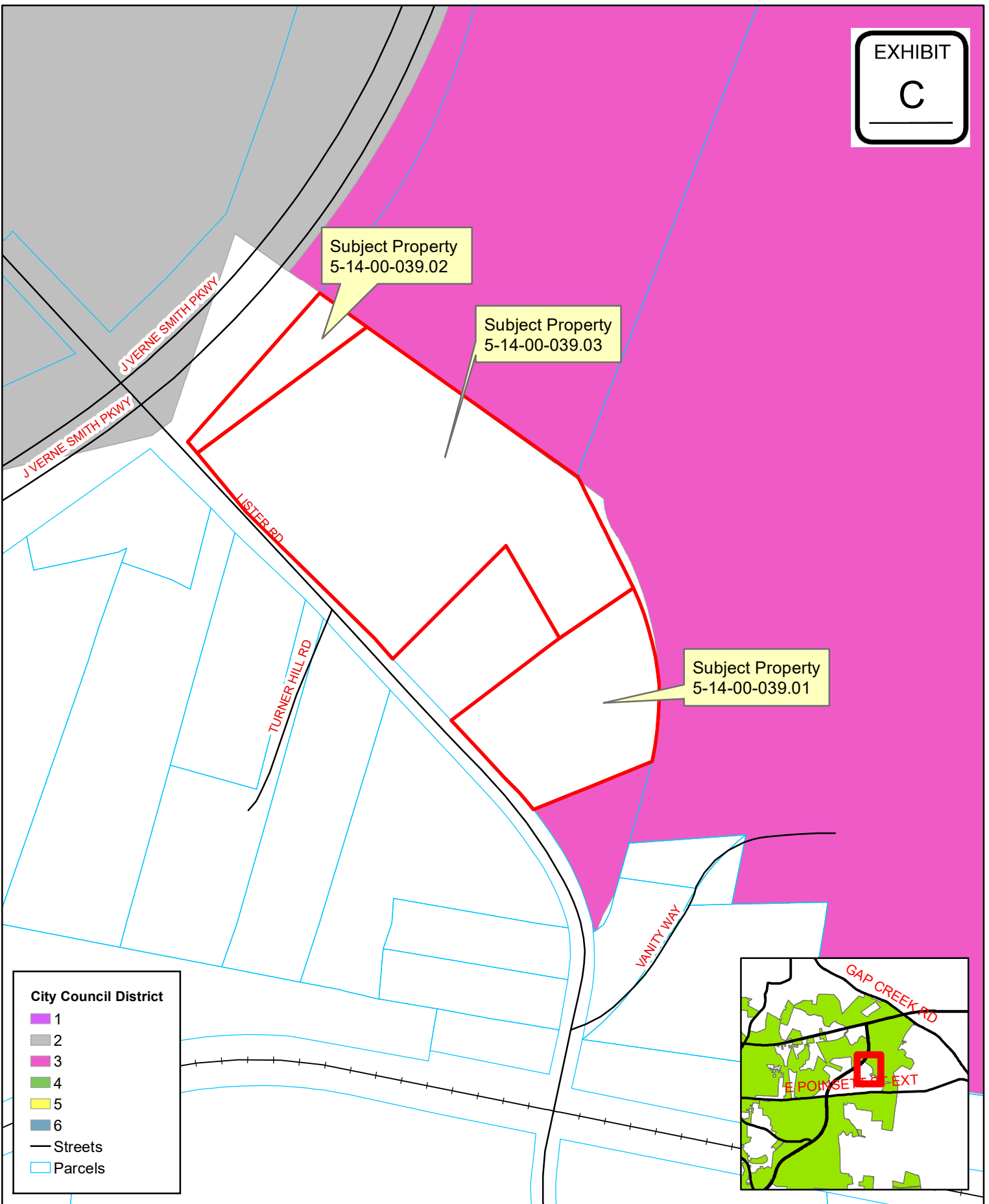
SPARTANBURG COUNTY, S.C. PLAT BK. _____ PG. _____
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18

SCALE: NTS

EAS-18-8463

S.C. REG. NO.
17933





Program at 1-800-638-6620.

**EXHIBIT
D**



MAP SCALE 1" = 500'

0 250 500 750 1,000
FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0358E

FIRM

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

PANEL 358 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
GREENVILLE COUNTY	450089	0358	E
GREER, CITY OF	450200	0358	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
45045C0358E**

**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



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 228 Lister 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 5-14-00-039.01 attached hereto marked as Exhibit C containing approximately 2.66 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, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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 14TH day of DECEMBER, 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: MIKE FROST
Signature: Mike Frost
Address: 228 LISTER RD GREER
Witness: Billy G. GOGGINS
Date: 12-14-18
Parcel Address: _____
Tax Map Number: 5-14-00-039.01

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



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

Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Lister 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 5-14-00-039.02 attached hereto marked as Exhibit C containing approximately 0.61 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, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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 14th day of DECEMBER, 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: Michael Frost
Signature: Michael Frost
Address: 228 LISTER RD GREER
Witness: Bill Goss
Date: 12-14-18
Parcel Address: _____
Tax Map Number: 5-14-00-039.02

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



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

Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Lister 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 5-14-00-039.03 attached hereto marked as Exhibit C containing approximately 6.9 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, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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 14TH day of DECEMBER, 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: Mike Frost
Signature: Mike Frost
Address: 228 LISTER RD GREER
Witness: Bill T. Grier
Date: 12-14-18
Parcel Address: _____
Tax Map Number: 5-14-00-039.03

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



AGENDA
GREER CITY COUNCIL
1/8/2019

First Reading of Ordinance Number 3-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ELIZABETH GLENN STATON LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Executive Summary:

Ordinance #03-2019 is an annexation and zoning request for property located on Lister Road in Spartanburg County. The parcel for annexation consists of 1.25 acres. The property is proposed for industrial development with an I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on January 14, 2019 for the zoning of this parcel.

Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 3-2019 Cover Memo	1/4/2019	Cover Memo
▣ Ordinance Number 3-2019	1/7/2019	Ordinance
▣ Ord 3-2019 Exhibit A Deed	1/4/2019	Exhibit
▣ Ord 3-2019 Exhibit B Plat	1/4/2019	Exhibit
▣ Ord 3-2019 Exhibit C Map	1/4/2019	Exhibit
▣ Ord 3-2019 Exhibit D Flood Map	1/4/2019	Exhibit
▣ Ord 3-2019 Petition for Annexation	1/4/2019	Exhibit

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #03-2019
Date: December 28, 2018
CC: Tammy Duncan, Clerk to City Council

Ordinance #03-2019 is an annexation and zoning request for property located on Lister Road in Spartanburg County. The parcel for annexation consists of 1.25 acres. The property is proposed for industrial development with an I-1, Industrial, zoning.

The Planning Commission will conduct a public hearing on January 14, 2019 for the zoning of this parcel.

ORDINANCE NUMBER 3-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ELIZABETH GLENN STATON LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Elizabeth Glenn Staton is the owner of property located on Lister 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 Number 5-14-00-041.00 containing approximately 1.25 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0358E attached hereto marked as Exhibit D; and

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

WHEREAS, Elizabeth Glenn Staton has petitioned the City of Greer to annex her 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 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 1.25 acres +/- property shown in red on the attached map owned by Elizabeth Glenn Staton located on Lister Road as described on the attached map as Spartanburg County Parcel Numbers (1) 5-14-00-041.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property 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 property shall be designated as Residential Land Use 2 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 45045C0358E.

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

This ordinance shall be effective contingent upon closing of the sale of said property by the owner to Clarius Partners, LLC or its designated or affiliated company on or before October 31, 2019.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 8, 2019

Second and
Final Reading: February 12, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

Deborah Ann Seay

Elizabeth Glenn

!! DEED ONLY !! NO TITLE SEARCH !! NO TITLE EXAMINATION

EXHIBIT

A

BLOCK MAP REFERENCE No.: 5-14-00-041.00

ADDRESS OF GRANTEE: 234 Lister Rd.
Greer, SC 29651

#33420-A

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Deborah Ann Seay, a/k/a Deborah A. Seay, in consideration of Ten Dollars (\$10.00) Love and Affection the receipt of which is hereby acknowledged, has (have) granted, bargained, sold, and released, and by these presents, do(es) grant, bargain, sell and release unto Elizabeth Glenn Staton, her heirs and assigns forever:

All that pieces, parcels or lots of land in Beech Springs Township, Spartanburg County, South Carolina, about three (3) miles East of the Town of Greer, located on the southwest side of county road S-220 and fronting thereon for a distance of One Hundred Fifty (150) feet, consisting of 1.36 acres, more or less, as shown on survey for Deborah A. Seay prepared by Sinclair & Associates, Inc. dated May 11, 2001, last revised September 28, 2001, and recorded in the RMC Office for Spartanburg County in Plat Book 150, Page 940. For a more complete and particular description reference is made to the aforesaid plat and record thereof.

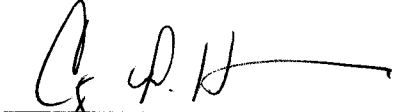
This being the same property conveyed to Deborah Ann Seay by deed of William C. Seay, Jr. dated December 5, 1989 and recorded in Deed Book 45-A, Page 594 (1 acre); AND the same property conveyed to Deborah A. Seay by deed of Brenda S. Frost dated February 28, 2002 and recorded in Deed Book 75-J, Page 426 (0.36 acre); all in the RMC Office for Spartanburg County, SC.

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

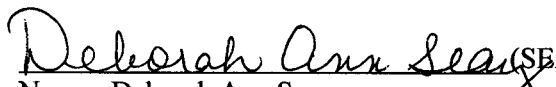
TO HAVE AND TO HOLD all and singular the said premises before-mentioned unto the said Grantee(s), and the Grantee's(s') heirs (or successors) and assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors), executors and administrators to warrant and forever defend all and singular the said 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 every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

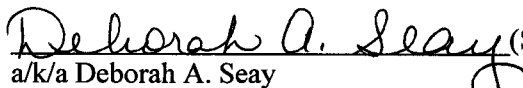
WITNESS the Grantor's(s') hand(s) and seal(s) this 10th day of November, 2011.

SIGNED, Sealed and Delivered
in the Presence of:


Witness

Witness

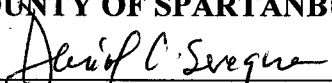

Name: Deborah Ann Seay

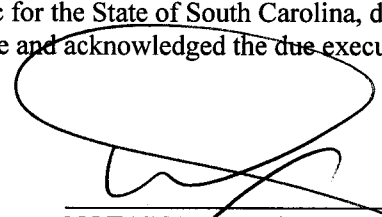

a/k/a Deborah A. Seay

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

ACKNOWLEDGMENT

I, , a Notary Public for the State of South Carolina, do hereby certify that Deborah Ann Seay, a/k/a Deborah A. Seay, personally appeared before me and acknowledged the due execution of the foregoing deed this 10th day of November, 2011.


(SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: April 23, 2019



STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 234 Lister Road, Greer, SC 29651 bearing Spartanburg County Tax Map Number 5-14-00-041.00, was transferred by Deborah Ann Seay to Elizabeth Glenn Staton on the 10th day of November, 2011.
3. This deed is exempt from the deed recording fee because (See Information section of affidavit):
#1--transfer for less than \$100.

 If exempt under exemption #14 as described in the Information section of this Affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTOR.
5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned no more than on year, or both.

Deborah Ann Seay (SEAL)
 Responsible Person Connected with the Transaction:
 Deborah Ann Seay, GRANTOR

SWORN to before me this 10th day of
November, 2011

Notary Public for South Carolina

My Commission Expires: Apr 23, 2019

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timer to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) Transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivision to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operated or to take functional control of electric transmission assets as defined the Federal Power Act.

EXHIBIT

B



NIF
PAUL BRANNON & LINDA H. LISTER
TMS# 5-14-00-040.00
DEED BOOK 88-A PAGE 832

NIF
BRENDA S. FROST
TMS# 5-14-00-039.03
DEED BOOK 118G PAGE 50

N F
WILENE B. MASON
TMS# 5-14-00-048.00
DEED BOOK 60-N, PG 913

SUBJECT PROPERTY
TMS# 5-14-00-041.00
DEED BOOK 99M PAGE 962
AREA 1.25 ACRES (54,428 SF)

1/2" rebar set at all property
corners unless otherwise noted.

3/4" IPF
OPEN TOP

SHED

HOUSE

GRAVEL DRIVE

3/4" IPF
OPEN TOP

1" IPF
OPEN TOP

3/4" IPF
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N F
MICHAEL G. FROST
TMS# 5-14-00-039.01
DEED BOOK 120Q PG 298

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N42° 50' 11"W	156.06'
L2	N46° 53' 27"E	322.91'
L3	S28° 00' 06"E	214.99'
L4	S57° 47' 01"W	272.53'
L5	S35° 15' 27"E	102.32'
L6	S37° 08' 08"E	30.65'

TMS #5-14-00-041.00 Exhibit "B"



"THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT; AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS ON SAID LOT DOES NOT ENCROACH OR PROJECT ON ADJACENT STREETS OR PROPERTY; AND THAT NO ADJACENT BUILDINGS OR WALLS ENCROACH OR PROJECT ON SAID PREMISES; AND THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA; AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SHOWN THEREIN"



GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING
CONSTRUCTION MATERIALS TESTING
LAND SURVEYING
SPECIALTY SERVICES

9 Pilgrim Road, Greenville, South Carolina 29607
(864) 234-7368 | www.eas-pro.com
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SPARTANBURG COUNTY, S.C. PLAT BK. _____ PG. _____
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18

SCALE: 1" = 200'

EAS-18-8463

S.C. REG. NO.
17933

BEGINNING AT THE INTERSECTION OF J. VERNE SMITH PARKWAY AND LISTER ROAD RUNNING ALONG THE NORTHERN RIGHT-OF-WAY OF LISTER ROAD S 37°08'08" E - 30.65 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE S 35°15'27" E - 102.32 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE S 42°59'43" E - 470.27 FEET TO AN IRON PIN FOUND 3/4" REBAR, BEING THE POINT OF BEGINNING; THENCE ALONG THE ADJOINING PROPERTY OF NOW OR FORMERLY BRENDA S. FROST N 46°53'27" E - 322.91 FEET TO AN IRON PIN FOUND 3/4" SOLID ROD; THENCE S 28°00'06" E - 214.99 FEET TO AN IRON PIN FOUND 3/4" OPEN TOP; THENCE ALONG THE ADJOINING PROPERTY OF NOW OR FORMERLY MICHAEL G. FROST S 57°47'01 " W - 272.53 FEET TO AN IRON PIN FOUND 1" OPEN TOP; THENCE RUNNING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF LISTER ROAD N 42°50'11" W - 156.06 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 1.25 ACRES (54,428 SQUARE FEET), MORE OR LESS.



TMS #5-14-00-041.00
Exhibit "A"



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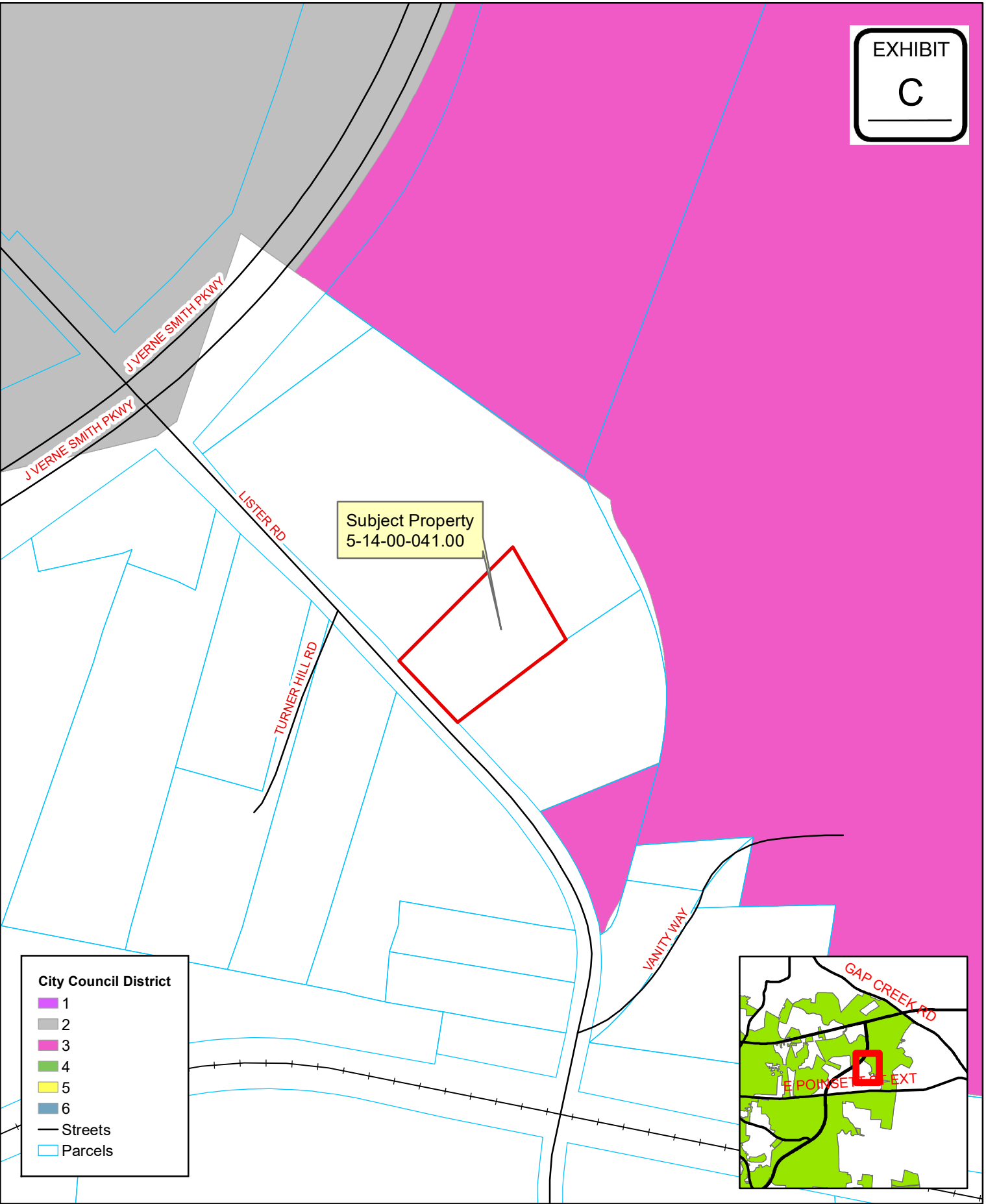
SPARTANBURG COUNTY, S.C. PLAT BK. _____ PG. _____
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18

SCALE: NTS

EAS-18-8463

S.C. REG. NO.
17933

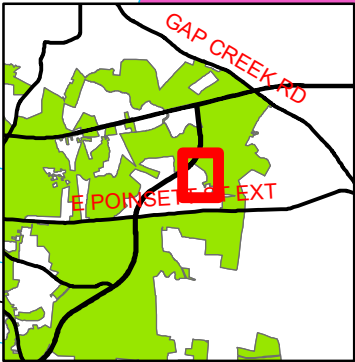


City Council District

- 1
- 2
- 3
- 4
- 5
- 6

— Streets

□ Parcels





Program at 1-800-638-6620.



MAP SCALE 1

0 250 500 FEET

EXHIBIT
D

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0358E

FIRM

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

PANEL 358 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0358	E
GREER, CITY OF	450200	0358	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
45045C0358E**

**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



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 234 Lister 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 5-14-00-041.00 attached hereto marked as Exhibit C containing approximately 1.25 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. *EL*
By their signatures, the freeholders petition the City Council to annex the entire area, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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 4th day of December, 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: Elizabeth Glenn Staton
Signature: *Elizabeth Glenn*
Address: 234 Lister Rd Greer
Witness: *Ther Pennington*
Date: 12/4/18
Parcel Address: _____
Tax Map Number: _____

Print Name: *Elizabeth Glenn Staton*
Signature: *Elizabeth J Staton*
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Category Number: X.
Item Number: E.



AGENDA
GREER CITY COUNCIL
1/8/2019

First Reading of Ordinance Number 4-2019

Summary:

APPROVING AN AGREEMENT AMONG THE CITY AND BMW MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, AND SB ACQUISITIONS, LLC (COLLECTIVELY, "BMW") REGARDING THE CITY'S BUSINESS LICENSE FEE AND THE INCLUSION OF REAL PROPERTY IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK; AND OTHER RELATED MATTERS. (Action Required)

Executive Summary:

Presented by Michael E. Kozlarek, Esq., Kozlarek Law LLC

ATTACHMENTS:

Description	Upload Date	Type
□ Ordinance Number 4-2019	1/4/2019	Ordinance

ORDINANCE NUMBER 4-2019

**APPROVING AN AGREEMENT AMONG THE CITY AND BMW
MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, AND
SB ACQUISITIONS, LLC (COLLECTIVELY, "BMW") REGARDING
THE CITY'S BUSINESS LICENSE FEE AND THE INCLUSION OF REAL
PROPERTY IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK;
AND OTHER RELATED MATTERS.**

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

WHEREAS, BMW has purchased or currently leases property inside the City;

WHEREAS, BMW may in the future purchase or lease other property inside the City;

WHEREAS, BMW's developing the property is important to the area's economic development;

WHEREAS, the City desires to promote BMW's developing the property in a manner that benefits the City while maintaining a reasonable business environment for BMW;

WHEREAS, the City and BMW have memorialized each party's respective commitments in an agreement, the substantially final form of which is attached as Exhibit A ("Agreement").

NOW THEREFORE, CITY COUNCIL ORDAINS:

1. The Agreement is approved and is incorporated by reference in this Ordinance as if set forth fully in the Ordinance's body. The Mayor and the City Administrator are each authorized to execute and delivery the Agreement in the name of and on behalf of the City.
2. This ordinance is effective after second reading.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

**[SEAL]
ATTEST:**

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 8, 2019
Second Reading / Final Approval: January 22, 2019

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
Kozlarek Law LLC

EXHIBIT A
FINAL FORM OF AGREEMENT

AGREEMENT

THIS AGREEMENT ("Agreement") is made as of January 22, 2019, among the City of Greer, South Carolina ("City"), BMW Manufacturing Co., LLC, BMW of North America, LLC, and SB Acquisitions, LLC (BMW Manufacturing Co., LLC, BMW of North America, LLC and SB Acquisitions, LLC are collectively referred to herein as "BMW") (the City and BMW are collectively referred to herein as the "Parties").

RECITALS

WHEREAS, BMW has purchased or currently leases certain parcels of land inside the City limits ("Present BMW City Parcels") as part of the land currently owned or leased by BMW in the County and reflected on Exhibit A hereto;

WHEREAS, BMW may in the future purchase or lease, including but not limited to leases from the South Carolina State Ports Authority or Spartanburg County ("County"), certain parcels of land inside the City limits at the time that BMW purchases or leases such parcels ("Future BMW City Parcels") (the Present BMW City Parcels and the Future BMW City Parcels are collectively referred to herein as "Parcels");

WHEREAS, the Parties believe that the use and development of the Parcels may be critical to the economic development of the area in which the Parcels are or may come to be located, particularly in relation to the automotive sector;

WHEREAS, the City desires to promote the use and development of the Parcels by BMW or other BMW affiliates for commercial and industrial purposes in a manner that benefits the City while maintaining a reasonable business environment for BMW;

WHEREAS, in 1993, the County, in order to promote economic development within the County and in particular in order to attract commercial and manufacturing enterprises and investments to the County, established, together with Union County, a multi-county industrial park ("MCIP"), pursuant to Article VIII, Section 13(D) of the State Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended ("Code"); and

WHEREAS, the City invites BMW to rely upon the City's promises of cooperation and on this Agreement as an incentive for BMW to undertake and expand business activities on the Parcels.

NOW, THEREFORE, for and in consideration of the respective agreements hereinafter contained and other value, the Parties agree as follows:

1. Multi-County Industrial Park (MCIP).

(a) Present BMW City Parcels. The City hereby provides its consent, pursuant to Section 4-1-170(C) of the Code, to the placement, to the extent not already the case as of the date of this Agreement, of the Present BMW City Parcels in the MCIP. The City further agrees, if and as needed, to communicate this consent to the County in whatever manner may be necessary to officially provide such consent to the County.

(b) Future BMW City Parcels. The City agrees to work in good faith with the other Parties and the County so that, in the future, City consent will be provided to the placement of Future BMW City Parcels in the MCIP or in such other multi-county industrial park in which the County is or may become a party.

2. City Business License Tax. The City agrees that activities by (a) BMW Manufacturing Co., LLC, (b) SB Acquisitions, LLC, (c) BMW of North America, LLC, or (d) any member of their group of affiliated businesses (as defined in Section 18-32 of the Ordinance, as defined below) (collectively, “BMW Entities”), which activities are conducted in the City’s jurisdictional limits but are not directly related to generating revenue in the City’s jurisdictional limits, do not subject any of the BMW Entities to any business license tax or other payment (“Business License Tax”) under the City’s Business License Ordinance, Greer City Code §18-31 (2013), as such Ordinance may be amended from time to time (“Ordinance”). The City also agrees that if and to the extent that any of the BMW Entities generates revenues directly from its activities in the City’s jurisdictional limits and such generation of revenues or related activities subject such entity to the Business License Tax, or if such entity otherwise becomes subject to the Business License Tax, then such tax may be applied to such entity only with respect to that revenue generated directly from such entity’s activities conducted in the City’s jurisdictional limits. The City intends to interpret and enforce the Ordinance with respect to the BMW Entities consistently with how the City interprets and enforces the Ordinance with respect to each other entity the City thinks is or is not subject to the Ordinance.

The City hereby agrees to keep in place without material modification (directly or indirectly) the following provisions of the current version of the Ordinance:

- Section 18-32, defining “group of affiliated businesses.”
- Section 18-34(c), providing a \$1 million cap on Business License Tax to be paid during any calendar year by a business, or group of affiliated businesses collectively.
- Section 18-52, Appendices A, B, and C, providing graduated rate scales for manufacturing, wholesale trade, truck transportation and warehouse and storage facilities.

The current version of the above-referenced provisions of the Ordinance is attached hereto as Exhibit B. The City hereby agrees to continue these provisions of the Business License Tax Ordinance, as they relate to the BMW Entities, without material amendment for the term of this Agreement as set forth in Section 5 hereof. The City recognizes that BMW will rely upon this commitment in making future decisions about whether and the extent to which to conduct business inside the City.

3. Cooperation. The Parties recognize the need for cooperation among the Parties with respect to this Agreement. The Parties agree to cooperate and take any additional actions or execute additional documents as may be necessary or convenient to cause this Agreement to be effectuated.

4. Limitation. The City’s commitments, as contained in this Agreement, are provided to BMW to the extent the City is permitted by law to make such commitments.

5. Default. In the event of a breach of this Agreement or failure by a Party to meet the commitments set forth herein, each Party shall have the right to pursue such remedies and damages as may be available at law or in equity.

6. Term. The term of this Agreement shall commence as of the date first written above and shall continue in effect for 20 years from the date first written above, with an option by BMW to extend such term for an additional 20 years.

7. Notices. All notices, approvals, consents, requests and other communications hereunder shall be in writing and may be delivered personally, or may be sent by certified mail, return receipt requested, to the following addresses, unless the Parties are subsequently notified of any change of address in accordance with this Section:

[REMAINDER OF PAGE INTENTIONALLY BLANK]

If to the City:

City of Greer, South Carolina
Attention: City Administrator
301 East Poinsett Street
Greer, South Carolina 29651

With a copy to:

Michael E. Kozlarek, Esq.
Kozlarek Law LLC
Post Office Box 565
Greenville, South Carolina 29602-0565

If to BMW Manufacturing Co., LLC:

Chief Financial Officer
BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, South Carolina 29651

With a copy to:

Office of Corporate Counsel
BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, South Carolina 29651

If to BMW of North America, LLC:

c/o BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, SC 29651
Attention: Chief Financial Officer

With a copy to:

Office of Corporate Counsel
BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, South Carolina 29651

and

Office of General Counsel
BMW of North America, LLC
300 Chestnut Ridge Road
Woodcliff Lake, New Jersey 07675-1227

If to SB Acquisitions, LLC:

c/o BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, SC 29651
Attention: Chief Financial Officer

With a copy to:

Office of Corporate Counsel
BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, South Carolina 29651

Any notice shall be deemed to have been received as follows: (1) by personal delivery, upon receipt; or (2) by certified mail, 3 business days after delivery to the U.S. Postal authorities by the Party serving notice.

8. Applicable Law. The interpretation and enforcement of this Agreement shall be governed by the laws of the State of South Carolina without regard to conflict of laws or choice of law rules.

9. No Implied Waiver. Any waiver of enforcement of any provisions of this Agreement or any waiver of any breach of this Agreement, whether or not recurring, shall not be construed as a waiver of any subsequent enforcement of any provision or breach of this Agreement.

10. Severability. The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision.

11. Assignability. This Agreement is not assignable by any Party without the prior written consent of the other Parties.

12. Entire Agreement. This Agreement shall constitute the entire agreement between the Parties with respect to the subject matter hereof and shall supersede all previous oral and written negotiations, commitments, and understandings with respect to the subject matter of this Agreement.

13. Amendments. This Agreement may be amended at any time by mutual consent of the Parties, with any such amendment to be invalid unless in writing, signed by each of the Parties.

14. Headings. The paragraph titles used herein are for convenience only and do not limit the contents of this Agreement.

15. Further Action. Each Party agrees to enter into further agreements or perform further reasonable actions necessary to fully implement this Agreement.

16. Successors and Assigns. The representations and agreements made pursuant to the terms of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and permitted assigns.

17. Execution of Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original instrument.

[ONE SIGNATURE PAGE AND TWO EXHIBITS FOLLOW]
[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS HEREOF, THE CITY OF GREER, SOUTH CAROLINA, BMW MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, and SB ACQUISITIONS, LLC, each pursuant to due authority, have duly executed this Agreement, all as of the date first above written.

CITY OF GREER, SOUTH CAROLINA

By: _____

BMW MANUFACTURING CO., LLC

By: _____

BMW OF NORTH AMERICA, LLC

By: _____

SB ACQUISITIONS, LLC

By: _____

EXHIBIT A
DESCRIPTION OF LAND OWNED BY OR LEASED TO
BMW IN SPARTANBURG COUNTY

I. Land Owned by The South Carolina State Ports Authority

All or a portion of Spartanburg County Tax Map Nos.:

5-23-00-037.00
5-23-00-038.00
5-23-00-039.00
5-23-00-041.00
5-23-00-041.01
5-23-00-043.00
5-23-00-044.00 (portion of)
5-23-00-048.01
5-23-00-049.02
5-23-00-049.03
5-23-00-049.06
5-23-00-049.09 (portion of)
5-23-00-058.00
5-23-00-059.00
5-24-00-043.01
5-24-00-081.02
5-24-00-081.03
5-24-00-081.04
5-24-00-104.00
5-24-00-122.00
5-24-00-122.01
5-24-00-124.00
5-24-00-124.01
5-24-00-130.02
5-28-00-004.00
5-28-00-004.01
5-28-00-010.00
5-29-00-002.00 (portion of)
5-29-00-002.01
5-29-00-002.02
5-29-00-018.02

II. Land Owned by Spartanburg County, South Carolina

All or a portion of Spartanburg County Tax Map Nos.:

5-24-00-024.00
5-24-00-081.00
5-24-00-094.00
5-24-00-099.00
5-28-00-010.01

EXHIBIT B



ORDINANCE NUMBER 2-2018

AN ORDINANCE AMENDING CHAPTER 18 BUSINESS LICENSE, ARTICLE II LICENSING, SECTIONS 18-32, 18-34 AND 18-52, APPENDIX A, APPENDIX B, AND APPENDIX C TO ADD DEFINITIONS, CLARIFY THE APPLICABILITY OF MINIMUM AND MAXIMUM TAX, AND TO REFLECT CHANGES IN BUSINESS LICENSE TAX RATES AND THE RECLASSIFICATION OF VARIOUS INDUSTRY SECTORS

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

WHEREAS, the City of Greer City Council recognizes the impact of local businesses to the business climate in the region and the local economy of the City of Greer; and,

WHEREAS, the City of Greer City Council desires to create and continue a business friendly culture;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, South Carolina that the Greer City Code of Ordinances Chapter 18 Business License, Article II Licensing, Sections 18-32, 18-34, and 18-52, Appendix A, Appendix B and Appendix C be amended as follows:

ARTICLE II. – LICENSING

Sec. 18-32. – Definitions. (adds the following definition to the list)

Group of affiliated businesses means all business entities that control, are controlled by, or are under common control with, another business entity.

Sec. 18-34. – License Tax.

- (b) A separate license shall be required for each place of business and for each classification or business conducted at one place. If gross income cannot be separated for classifications at one location, the license tax shall be computed on the combined gross income for the classification requiring the highest rate. A license tax based on gross income shall be computed on the gross income for the preceding calendar or fiscal year. The tax for a new

business shall be the base tax. The initial tax for an annexed business shall be the base tax.
No refund shall be made for a business which is discontinued.

(c) No business, or group of affiliated businesses collectively, shall be required to pay more than \$1,000,000.00 in license tax during any calendar year.

Sec. 18-52. - Classification and rates.

APPENDIX A
CLASS 8 RATES

(8.3) NAICS 31 – 33 – Manufacturing (all types);
NAICS 42 - Wholesale Trade;
NAICS 484 – Truck Transportation;
NAICS 493 – Warehousing and storage facilities:

Minimum on first \$2,000.00	\$250.00	Plus
Per \$1,000.00, or fraction over:		
\$2,000.00 - \$50,000,000.00		\$.40
\$50,000,000.00 - \$100,000,000.00		\$.30
\$100,000,000.00 - \$200,000,000.00		\$.20
\$200,000,000.00 - \$500,000,000		\$.10
\$500,000,000 - \$1,000,000,000		\$.05
\$1,000,000,000 and greater		\$.01

BUSINESS LICENSE CLASS BY NAICS CODE

APPENDIX B
NAICS NUMERICAL INDEX (2013 DATA)

NAICS	RATE CLASS	INDUSTRY SECTOR
31-33	8	Manufacturing
42	8	Wholesale trade
48-49	1	Transportation and warehousing
484	8	Truck transportation
493	8	Warehousing and storage facilities

BUSINESS LICENSE CLASS SCHEDULE BY RATE CLASS


APPENDIX C
RATE CLASS INDEX (2013 DATA)

NAIC	INDUSTRY SECTOR
Rate Class 1	
48-49	Transportation and Warehousing
Rate Class 8	
31-33	Manufacturing
42	Wholesale trade
484	Truck Transportation
493	Warehousing and storage facilities

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective on the date of final reading.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:


Elizabeth Adams, Executive Administrative Assistant

Introduced by: Councilwoman Judy Albert

First Reading: January 9, 2018

Second and
Final Reading: January 23, 2018

Ordinance Number 2-2018
Amend Business License Ordinance
Page 3 of 4

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Daniel Hughes", is written over a horizontal line.

Daniel Hughes, City Attorney