



**AGENDA
GREER CITY COUNCIL**

May 14, 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 Kimberly Bookert

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. April 23, 2019
(Action Required)**

VI. SPECIAL RECOGNITION

A. Stroke Awareness Month

B. 2019 SC Municipal Elected Officials Institute of Government's Honor Roll

The Honor Roll recognizes annually those municipal councils that can count all sitting members as graduates of the Municipal Association of South Carolina's MEO Institute.

Presented by Jeff Shacker, Field Services Manager, Municipal Association of South Carolina.

VII. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

VIII. APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Board of Architectural Review

Architect - David Langley's term will expire 6/30/2019

**Historian - Joada Hiatt has resigned, her term will expire 6/30/2021
(Action Required)**

**B. Appointees to the Greenville-Spartanburg International Airport Environs
Planning Commission**

Greenville County Representative

William A. (Andy) Burleigh's term will expire 6/30/2019

(Action Required)

C. Planning Commission

District 4 Walden Jones term will expire 6/30/2019

District 5 Suzanne Traenkle's term will expire 6/30/2019

(Action Required)

IX. NEW BUSINESS

A. Bid Summary - Cannon Centre Acoustical Panels

Over the years the acoustic panels in the Cannon Centre have been experiencing normal wear and tear from constant use which is affecting the quality of the acoustics during rentals and performances. Replacing the existing panels with new panels will bring our acoustics back to the quality we promise to our groups. Staff recommends the bid be awarded to Bonitz Contracting Services.

Presented by Ann Cunningham, Director of Parks and Recreation (Action Required)

B. Bid Summary - Freedom Blast Sound Equipment

The City of Greer Parks and Recreation Department solicited bids for a provider of sound equipment at the City of Greer's annual Freedom Blast Event. Staff recommends the bid be awarded to Custom Production Services. Presented by Ann Cunningham, Director of Parks and Recreation (Action Required)

C. First and Final Reading of Resolution Number 11-2019

A RESOLUTION TO ACCEPT ROCKBRIDGE SUBDIVISION STREETS, NAMELY TATUM LANE, COOGAN LANE, WRIGHTWOOD LANE, AND GARDELLA DRIVE INTO THE CITY OF GREER STREET SYSTEM (Action Required)

D. First Reading of Ordinance Number 14-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GEORGE AND ELENI TROUBETARIS LOCATED AT 14189 EAST WADE HAMPTON BOULEVARD FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT). (Action Required)

Ordinance 14-2019 is a rezoning request for a parcel located on at 14189 E.

Wade Hampton Blvd. The owner is requesting a rezoning from C-2, Commercial, to C-3, Commercial. This property had been used as a used car lot and a new tenant is requesting to operate a car rental facility which requires the property to be zoned C-3, Commercial. The Planning Commission conducted a public hearing on April 22, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

E. First Reading of Ordinance Number 15-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CLARK NESBITT LOCATED AT 213 MEMORIAL DRIVE FROM R-12 (RESIDENTIAL, SINGLE FAMILY DISTRICT) TO O-D (OFFICE DISTRICT). (Action Required)

Ordinance 15-2019 is a rezoning request for a parcel located at 213 Memorial Dr. The owner is requesting a rezoning from R-12, Single Family Residential District, to O-D, Office District. The purpose of the rezoning request is to allow for future office use. The Planning Commission conducted a public hearing on April 22, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

F. First Reading of Ordinance Number 16-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY FOR 8 CORPORATION INC. LOCATED AT 5251 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Ordinance #-2019 is an annexation and zoning request for property located at 5251 Wade Hampton Blvd. The parcel for annexation consists of 3.34 acres. The property is proposed for C-3, Commercial, zoning. The Planning Commission will conduct a public hearing on May 20, 2019 for the zoning of this parcel.

Kelli McCormick, Planning Manager

G. First Reading of Ordinance Number 17-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ANGELIKI HRYSIKOS LOCATED ON SKYLINE WAY BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Ordinance #-2019 is an annexation and zoning request for property located Skyline Way. The parcel for annexation consists of 3.786 acres. The property is proposed for C-3, Commercial, zoning. The Planning Commission will

conduct a public hearing on May 20, 2019 for the zoning of this parcel.
Kelli McCormick, Planning Manager

H. First Reading of Ordinance Number 18-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) ANITA ANN COLBERT AND JAMES E. COLBERT, (2) DONALD L. BROWN, AND (3) THE WITHERSPOON GROUP LOCATED ON (1) LIBERTY HILL ROAD, (2) ABNER CREEK ROAD, AND (3) FREEMAN FARM ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

Ordinance #18-2019 is an annexation and zoning request for three parcels located on Freeman Farm Road, Liberty Hill Road, and Abner Creek Road in Spartanburg County. The parcel for annexation consists of 100.54 acres. The property is proposed for industrial development with an I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on May 20, 2019 for the zoning of these parcels.

Kelli McCormick, Planning Manager

X. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

A. Motion to enter into Executive Session to discuss the following:

(1) A Legal matter pertaining to the Victor Mill site; as allowed by State Statute Section 30-4-70(a)(2).

(2) An Economic Development matter pertaining to Project Freeman Farms; as allowed by State Statute Section 30-4-70(a)(5).

(3) A Personnel Matter; as allowed by State Statute Section 30-4-70(a)(1).

(4) A Contractual Matter pertaining to the Pelham-Batesville Fire Service Agreement; as allow by State Statute Section 30-4-70(a)(2).

XI. 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
5/14/2019

Councilmember Kimberly Bookert

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	5/2/2019	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
5/14/2019

April 23, 2019

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ April 23, 2019 Council Meeting Minutes	5/2/2019	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL April 23, 2019

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

I. CALL TO ORDER OF THE PUBLIC HEARING

Mayor Rick Danner – 6:33 P.M.

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

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

Subject: **IS HEREBY GIVEN** that the City of Greer, a municipal corporation organized and existing under the laws of the State of South Carolina, will hold a public hearing for consideration of an ordinance to close a portion of the city-owned road known as Victor Ave Extension pursuant to Resolution 6-2019 on April 23, 2019 at 6:30 pm at Greer City Hall. The portion of Victor Ave Extension to be abandoned and closed is identified as "88,819 square feet/2.039 acres" and more particularly described on a survey dated October 8, 2018 that is included as an attachment to Resolution 6-2019, a copy of which is on file with the City of Greer. The portion of the road to be closed is bordered on all sides by properties owned by Greenville Spartanburg Airport District and identified by Spartanburg County Tax Map Nos. 5-18-00-029.01 and 5-18-00-018.03.

Mayor Danner opened the Public Hearing for public comment. The following individuals spoke:

Donald Story, 5 Mary Street shared his concerns regarding emergency medical services access.

Mary Jo Garrow, 202 Crestwood Drive asked questions of Council and the audience.

Joe Garrow, 202 Crestwood Drive shared his concerns regarding emergency medical services access.

Curtis Hipp, 165 Victor Avenue Extension spoke in opposition.

Andrew Wachure, 225 Victor Avenue Extension spoke in opposition.

Sharon Hutchinson, 170 Victor Avenue Extension shared her concerns with roads conditions and noise.

Jim Radford, 217 Blue Ridge Drive spoke in opposition.

Jim Laye, 201 Crestwood Drive shared his concerns regarding emergency medical services access.

Cont. Public Hearing

Sandra Laye, 102 Crestwood Drive shared her concerns regarding the noise level, decrease in property value, an increase in taxes and emergency medical services access.

Reno Deaton, Greer Development Corporation spoke in favor.

Steve Roach, 108 Ashland Drive shared his concerns road conditions, traffic and noise.

Charles McAfee, 315 Foster Circle shared his concerns regarding road conditions, traffic and decrease in home values.

Samuel James, no address provided, shared his concerns regarding traffic and noise.

Tracy Galloway, 202 Timberlane Road shared her concerns regarding traffic.

Jennifer Griffith, Lanford Street shared her concerns regarding traffic and emergency medical services access.

Roy Merin, 100 Timberlane Road spoke in opposition.

Becky White, Cannon Avenue spoke in opposition.

Larry Padgett, Peoples Baptist Church shared his concerns regarding access to his church, traffic and decrease in value of homes.

Danny Gambrell, 106 Hickory Lane shared his concerns regarding the creeks (flooding).

Richard Coleman, 1070 Gilliam Road spoke in opposition.

Charles McAfee, 315 Foster Circle shared his concerns regarding the train and traffic.

Mayor Danner asked if anyone else would like to speak.

Paula Van Patton, 710 Victor Hill Road shared her concerns regarding the train delaying traffic and access to Highway 29 and the City of Greer.

Todd Pressley, 143 Victor Avenue Extension shared his concerns regarding the removal of trees placed to absorb an emergency landing (airplane).

Mayor Danner asked a second time if anyone else would like to speak and offered a third time.

Virginia Sumner, 441 Chapel Road shared her concerns with traffic and road conditions.

Mayor Danner stated the Public Hearing is concluded.

The Public Hearing adjourned 7:29 P.M.

II. CALL TO ORDER OF THE REGULAR MEETING

Mayor Rick Danner – 7:42 P.M.

The following members of Council were in attendance:

Jay Arrowood, Wayne Griffin, Kimberly Bookert, Lee Dumas, Wryley Bettis and Judy Albert.

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

III. PLEDGE OF ALLEGIANCE

Councilmember Wayne Griffin

IV. INVOCATION

Councilmember Wayne Griffin

V. PUBLIC FORUM

No one signed up to speak

VI. MINUTES OF THE COUNCIL MEETING

April 9, 2019

ACTION – Councilmember Wryley Bettis made a motion that the minutes of April 9, 2019 be received as written. Councilmember Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

VII. SPECIAL RECOGNITION

- A.** Mayor Rick Danner presented Joada Hiatt with a Key to the City stating the following "In recognition of her selfless work at the Jean M. Smith Library and the Greer Heritage Museum, for preserving the City of Greer's rich history as both an author and a storyteller, and for sharing her trusted counsel as a member of the city's Board of Architectural Review" Mayor Rick Danner and Greer City Council do hereby honor Joada P. Hiatt with the key to the City of Greer on this day, April 23, 2019."
- B.** Mayor Rick Danner recognized the Greer Development Corporation for the following: The Greer Development Corporation, the City of Greer's economic development group, is excited to announce its 2018 Greer Station Gift Guide received a Silver Wing Award of Excellence in the Single-Issue Publication category at the South Carolina chapter of the Public Relations Society of America (SCPRSA)'s annual Mercury Awards ceremony. Katie Howell accepted the Certificate of Recognition.

VIII. DEPARTMENTAL REPORTS

- A.** Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **March 2019** were included in the packet for informational purposes.

Finance

Susan Howell, Budget and Audit Manager presented the Financial Report for the period ending March 31, 2019. (Attached)

General Fund Cash Balance: \$17,658,036.

General Fund Revenue: \$18,543,342.

General Fund Expenditures: \$17,187,886.

Revenue Benchmark Variance: \$286,668.

Expenditure Benchmark Variance: \$106,247.

Overall Benchmark Variance: \$392,915.

The City is 9% under budget during this time period.

Hospitality Fund Cash Balance: \$2,202,323.

Storm Water Fund Cash Balance: \$1,673,866.

Councilman Dumas left Council Chambers. (7:52pm)

IX. PRESENTATION

Dorian Flowers, Fire Chief presented his Annual Report.

Councilman Dumas returned to the Council Chambers. (7:54pm)

X. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

Eggtastic was held Saturday, April 21st at Century Park. Over 2000 people participated.

International Festival will be held Saturday, April 27th at City Park from 11:00 am until 4:00 pm. We have 26 Countries represented.

Spring Cleaning Day will be held Saturday, April 27th from 8:00 am until 1:00 pm at the Recycling Center. A shred truck will also be present.

Family Fest will be held Friday, May 3rd and Saturday, May 4th in downtown, due to construction some of the activity will be relocated to City Park.

Skipper Burns - we will host a reception prior to the May 28th Council Meeting in honor of Skipper Burns upon his retirement. The reception will be from 4:00 pm until 6:00 pm in the Lobby of City Hall.

CenterG – moving along well, we are on schedule. The pavers for the 300 block have arrived and are being installed now. We anticipate opening the 300 block, it will have limited access because we have Norfolk Southern Rail Road this is closed for construction by the railroad themselves. We will open the area and removed the barricades and barriers allowing folks to moved about in that section.

We continue the work in the 200 block, most of the work is storm drainage. Water and sewer tie ins by CPW (Commission of Public Works). We are working on the west side now up to Victoria Street and will move to the east side when finished. We are on schedule.

Parking Garage – We are finalizing design work with the parking garage project. Met with RBA Architects from Charlotte last week. We did a virtual meeting with them reviewing our design plans now moving toward the civil drawings. Moving well and on schedule. We are coordinating this work with the partners at Sycamore Investment, the developer of the hotel site. Our delay on that site is because work is continuing to take place. Work continues to take place daily, CPW continues to make the tie ins for water, sewer, gas, and electric. All of that area is going to underground utilities. I believe at the end of business today we will have three (3) of the businesses switched over from overhead utilities to underground utilities. We are making the switchovers as it is convenient for those businesses. Once that work is completed, they will withdraw from that site and demolition contractor will mobilize on the site. Their demolition contractor is

the same contractor that will be doing their site work. So, their will be one mobilization once they are there we will start to see the site prepared. The demolition of the existing structures and then moving straight into site prep.

XI. APPOINTMENTS TO BOARD AND COMMISSIONS

A. Board of Architectural Review

Historian - Joada Hiatt is resigning effective April 26th her term expires 6/30/2021.

No nominations were made.

XII. NEW BUSINESS

A. Purchase Approval Request

Seeking approval for the purchase of a Public Safety Answering Point (PSAP) for the dispatch center.

Lt. Kara Blackwell, Police Department presented the request. Total cost is \$61,744.02. In accordance with South Carolina Code of Laws Section 23-47-65 (C)(1)(b), we will submit the entire amount for reimbursement by the state's E-911 office. The state will reimburse the City of Greer approximately \$49,395.22 which is 80% of the total expense. Therefore, the approximate total cost to the City of Greer for the PSAP furniture upgrade is \$12,348.80. (attachment)

ACTION – Councilmember Wayne Griffin made a motion to approve the purchase of the Public Safety Answering Point (PSAP). Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 13-2019

AN ORDINANCE AUTHORIZING THE CLOSURE AND CONVEYANCE OF A PORTION OF A CITY OWNED STREET

Ed Driggers, City Administrator presented the request. Staff requested Council holdover the ordinance until several issues could be addressed.

Discussion held.

ACTION – Councilmember Wryley Bettis made a motion to hold over First Reading of Ordinance Number 13-2019 until further notice. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

C. Seeking Approval of Grant Application Recommendations

The Greer Accommodations Tax Committee met Thursday, April 18, 2019, to discuss the applications received for grants from the State Accommodations Taxes received for fiscal year June 30, 2018. The Committee respectfully submits the attached recommendations for Council's consideration and approval.

David Seifert presented the following:

The Accommodations Tax Committee of the City of Greer respectfully submits the following recommendations to the Council of the City of Greer for the funding of applications for grants from Accommodations Tax Grant Funding Program for fiscal year ended June 30, 2018. If the recommendations are approved, there will be remaining funds of \$28,394.37 available for allocation and distribution to qualified events and projects.

Staff intends to reopen an application period to allow for additional opportunities of funding for qualified entities. (attachment)

Funding Available

\$59,593.85

Applications Received Project Amount Recommendation

Greer Farmers Market Advertising \$5,000.00 - Denial

Greer Station Association Brochures, Advertising \$500.00 - Denial

Foothills Philharmonic Advertising, 2019 \$3,937.50 - Denial

Foothills Philharmonic Advertising, 2020 \$4,312.00 - Approve Funding

Greer Parks and Recreation Center for the Arts LED and Outdoor Displays \$4,500.00 - Approve Funding

Greer Parks and Recreation Center for the Arts Wayfinding Signage \$12,387.48 - Approve Funding

Greer Cultural Arts Council Advertising \$10,000.00 - Approve Funding

Remaining Funds Available

\$28,394.37

ACTION – Councilmember Kimberly Bookert made a motion to approve the requests as stated. Councilmember Judy Albert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

D. Seeking Approval to Award Banking Services

The City released a Request for Proposals for a contract for Banking Services on March 10, 2019. The City received four responses to our RFP. These proposals have been evaluated and staff is prepared to make a recommendation to Council for awarding the contract. Please note that one or more of the banks have requested and invoked the privacy protection allowed under state law as it relates to proprietary information. Because of this, a summary of the RFP

responses is not provided attached to the agenda, but will be provided at the Council meeting. Upon execution of the contract it will be available for public inspection.

Item was held until after Executive Session.

XIII. EXECUTIVE SESSION

ACTION – In (8:36 p.m.)

(A) Contractual Matter

Councilmember Wryley Bettis made a motion to enter into Executive Session to discuss a Contractual Matter pertaining to Banking Services; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Lee Dumas seconded the motion. Mayor Danner Recused himself from the vote and Executive Session. Motion carried 6-0.

Mayor Pro Tempore Wayne Griffin stated during Executive Session they considered the above matter and no action was taken.

ACTION - Out (9:45 p.m.) – Councilmember Wryley Bettis made a motion to come out of Executive Session. Councilmember Jay Arrowood seconded the motion. Motion carried 6-0.

ACTION AFTER EXECUTIVE SESSION

D. Seeking Approval to Award Banking Services

The City released a Request for Proposals for a contract for Banking Services on March 10, 2019. The City received four responses to our RFP. These proposals have been evaluated and staff is prepared to make a recommendation to Council for awarding the contract. Please note that one or more of the banks have requested and invoked the privacy protection allowed under state law as it relates to proprietary information. Because of this, a summary of the RFP responses is not provided attached to the agenda, but will be provided at the Council meeting. Upon execution of the contract it will be available for public inspection.

ACTION – Councilmember Wryley Bettis made a motion to accept the RFP (Request for Proposal) as presented for CresCom Bank. Councilmember Kimberly Bookert seconded the motion.

VOTE – Motion carried 5-1 with Councilmember Dumas voting in opposition.

XIV. ADJOURNMENT

9:47 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, April 19, 2019.

DRAFT

Category Number: VI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
5/14/2019

Stroke Awareness Month

ATTACHMENTS:

Description	Upload Date	Type
☐ Proclamation	5/2/2019	Backup Material



PROCLAMATION

Mayor Danner recognizes **Stroke Awareness Month**

WHEREAS, Ischemic Stroke is the leading cause of adult disability and the fifth leading cause of death in the United States with nearly 800,000 people experiencing a new or recurrent stroke each year; and

WHEREAS, Hemorrhagic Stroke, also known as a brain aneurysm, ruptures every 18 minutes, 4 out of 7 people who recover from a ruptured brain aneurysm will have disabilities, and ruptured brain aneurysms account for 3-5% of all new strokes; and

WHEREAS, symptoms and the F.A.S.T. warning signs of stroke include Face drooping, Arm weakness, Speech difficulty and Time to call 9-1-1. Additional stroke warning signs and symptoms include sudden and severe localized headache, dilated pupils, blurred or double vision, pain above and behind the eye, weakness and numbness, and difficulty speaking; and

WHEREAS, 80% of strokes or brain aneurysms are preventable if you avoid the 7 risk factors: smoking, high blood pressure or hypertension, family history of strokes, age over 40, women have an increased risk, drug use, and traumatic head injuries; and

WHEREAS, brain aneurysm survivor, Julie Hunter, formed the South Carolina Brain Aneurysm Foundation sanction support group with the support of Bon Secours St Francis Health System Cerebrovascular & Stroke Council, a member of Prisma Health. Ms. Hunter is also the founding member and group facilitator of the Upstate SC Brain Aneurysm Support Group.

NOW, THEREFORE, Mayor Rick Danner and Greer City Council do hereby proclaim May 2019 to be Stroke Awareness Month in the City of Greer and urge all the citizens of our city to familiarize themselves with the risk factors associated with stroke.



In witness whereof I have hereunto set my hand and caused this
seal to be affixed

A handwritten signature in blue ink, reading 'Rick Danner', written over a horizontal line.

Richard W. Danner
Mayor

A handwritten signature in blue ink, reading 'Dannele Danner', written over a horizontal line.

Witness

May 14, 2019

Date



AGENDA
GREER CITY COUNCIL
5/14/2019

Board of Architectural Review

Summary:

Architect - David Langley's term will expire 6/30/2019
Historian - Joada Hiatt has resigned, her term will expire 6/30/2021
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Board of Architectural Review Members	5/2/2019	Backup Material
▣ Attendance Records	5/2/2019	Backup Material
▣ J. Hiatt resignation	5/2/2019	Backup Material



**CITY OF GREER BOARD OF
ARCHITECTURAL REVIEW
3 Year Terms**

	DATE OF APPOINTMENT	TERM EXPIRATION
David Langley 106 Sandy Creek Court Greer, SC 29650 Residence 244-6899	June 28, 2016 June 11, 2013 April 13, 2010 Business 968-0224	June 30, 2019 June 30, 2016 June 30, 2013 Email dlangley@la-architects.com
Joada Hiatt 509 Tryon Street Greer, SC 29651 Residence 877-4626	June 12, 2018 June 9, 2015 June 12, 2012 Business 877-3377	June 30, 2021 June 30, 2018 June 30, 2015 Email joadahiatt@bellsouth.net
Brandon Price 124 Vandiventer Drive Greer, SC 29650 Residence 877-7341	June 12, 2018 June 9, 2015 June 26, 2012 Business 877-6525	June 30, 2021 June 30, 2018 June 30, 2015 Email Brandon@smithandjames.com
Linda Wood 243 Cannon Street Greer, SC 29651 Residence 877-9463	July 11, 2017 June 24, 2014 June 14, 2011 Business 905-5244	June 30, 2020 June 30, 2017 June 30, 2014 Email Lwood9@aol.com
Marney Hannon 304 N. Miller Street Greer, SC 29650 Residence 877-2644	July 11, 2017 June 24, 2014 June 14, 2011 Cell 420-7202	June 30, 2020 June 30, 2017 June 30, 2014 Email marney.hannon@holcim.com

Sec. 2-188. The Board of Architectural Review shall be subject to all provision of this article except for the seven member requirement.

Board of Architectural Review Attendance Record:

Architect – David Langley

2016 – There were 2 BAR Meetings. He attended 1

2017 – There were 6 BAR Meetings. He attended 4

2018 – There were 9 BAR Meetings. He attended 6

2019 – There has only been 1 BAR Meeting. He did not attend.

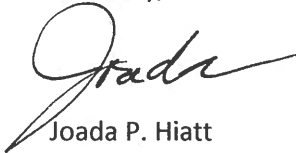
April 7, 2019
509 Tryon St.
Greer, SC 29651

Mr. Brandon McMahan
Board of Architectural Review
City of Greer, South Carolina

Dear Brandon:

Because we will be moving to Aiken, South Carolina, I am submitting my resignation from the BAR, effective April 26, 2019. Having served since the board was founded, I have enjoyed my time serving the community. I will miss the city staff and my colleagues who have served with me. Having lived in Greer longer than any place else, it will always feel like "home town."

Sincerely,



Joadia P. Hiatt



AGENDA
GREER CITY COUNCIL
5/14/2019

Appointees to the Greenville-Spartanburg International Airport Environs Planning Commission

Summary:

Greenville County Representative
William A. (Andy) Burleigh's term will expire 6/30/2019
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
□ Appointees to the Greenville-Spartanburg International Airport Environs Planning Commission Members	5/2/2019	Backup Material



**CITY OF GREER APPOINTEES TO THE
GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT
ENVIRONS PLANNING COMMISSION**

Two Year Terms

DATE OF APPOINTMENT TERM EXPIRES

SPARTANBURG COUNTY REPRESENTATIVE

Miles Nason	June 12, 2018	June 30, 2020
250 Faye Court	June 28, 2016	June 30, 2018
Greer, SC 29651	July 24, 2013	June 30, 2016
Cell 864-350-7054	July 23, 2013	June 30, 2014
Business 864-848-9070		
E-mail miles@nasonsc.com		

GREENVILLE COUNTY REPRESENTATIVE

William A. (Andy) Burleigh	June 27, 2017	June 30, 2019
205 North Miller Street	May 26, 2015	June 30, 2017
Greer, South Carolina 29650-1929	July 23, 2013	June 30, 2015
Residence 864-848-0084		
Cell 404-625-5321		
E-mail andyburleigh@gmail.com		



AGENDA
GREER CITY COUNCIL
5/14/2019

Planning Commission

Summary:

District 4 Walden Jones term will expire 6/30/2019

District 5 Suzanne Traenkle's term will expire 6/30/2019

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Planning Commission Members	5/2/2019	Backup Material
▣ Planning Commission Members Attendance	5/2/2019	Backup Material



CITY OF GREER PLANNING COMMISSION

Four Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	John Holland 405 Oakwind Circle, Greer 29651 Cell 864-420-7175 E-mail jcholland79@gmail.com	3/13/18	June 30, 2020	
DISTRICT 2	Judy O. Jones 305 Canteen Avenue, 29650 Residence 877-0440 Business 234-6310 E-mail jojones@mindspring.com	7/11/2017 6/25/13 7/14/09 7/12/05	June 30, 2021 June 30, 2017 June 30, 2013 June 30, 2009	03/06/06 & 10/26/06(6 Hrs) 10/8/07 (3 Hours) 10/27/08 (3 Hours) 7/20/09 (1 Hour)
DISTRICT 3	Mark Hopper 172 Lemon Creek Drive Lyman 29365 Phone 901-0453 E-Mail mark.a.hopper@hotmail.com	7/11/17 10/14/14	June 30, 2021 June 30, 2017	
DISTRICT 4	Walden Jones 132 Burlwood Drive, Greer SC Home 864-360-1889 Office 864-582-0585 Email waldn_jones@hotmail.com	8/14/18	June 30, 2019	
DISTRICT 5	Suzanne Traenkle 117 Pine Street, 29650 Res/Bus 877-8697 Mobile 905-0394 E-mail suetraenkle@bellsouth.net	6/9/15 6/14/11 6/8/10	June 30, 2019 June 30, 2015 June 30, 2011	
DISTRICT 6	Brian Martin 3 Meadow Breeze Ct. Greer, SC 29650 Residence 848-3385 Business 334-1986 Fax 334-1987 E-mail Brian@MartinandDavis.com	6/27/17 6/25/13 6/9/09	June 30, 2021 June 30, 2017 June 30, 2013	7/20/09 (1 Hour)
AT LARGE	William Lavender 102 Park Hill Drive Greer, SC 29651 Home 864-848-3262 Cell 864-723-1043 Business 864-334-6104 E-mail will@upstatesurveying.com	11/28/17	June 30, 2020	

Planning Commission Attendance Records:

District 4 Walden Jones

Attended 5 out of 7 meetings total.



AGENDA
GREER CITY COUNCIL
5/14/2019

Bid Summary - Cannon Centre Acoustical Panels

Summary:

Over the years the acoustic panels in the Cannon Centre have been experiencing normal wear and tear from constant use which is affecting the quality of the acoustics during rentals and performances. Replacing the existing panels with new panels will bring our acoustics back to the quality we promise to our groups. Staff recommends the bid be awarded to Bonitz Contracting Services.

Presented by Ann Cunningham, Director of Parks and Recreation (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	5/7/2019	Cover Memo
▣ Cannon Centre Acoustical Panels Bid Sheet	5/6/2019	Backup Material

Memorandum

To: Ed Driggers, City Administrator

From: Ann Cunningham, Director, Parks and Recreation

cc: Tammy Duncan, Municipal Clerk

Date: May 07, 2019

Re: Cannon Centre Acoustical Panels Replacement

The City of Greer Parks and Recreation Department solicited bids for a provider of Cannon Centre Acoustical Panels Replacement. One company attended the mandatory pre-bid meeting on April 15, 2019. That company was Bonitz Contracting Services. Bids were opened on April 26, 2019. Bids were as follows:

- Bonitz Contracting Services, Greenville S.C.- \$17,475
- Precision Walls, Inc., Greer S.C.- \$22,161.11 (disqualified- did not attend mandatory pre-bid meeting)

We have noticed over the years the acoustic panels have been experiencing normal wear and tear from constant use in the building which is affecting the quality of the acoustics during rentals and performances. Replacing the existing panels with new panels will bring our acoustics back to the quality we promise to our groups.

When contacting companies for quotes we noticed that the original \$10,000 would not be sufficient and therefore we would need to use the additional contingency funds set aside for unknown projects and or maintenance repairs.

Bonitz Contracting is a reputable company with over 65 years of experience. Bonitz Contracting has worked on numerous City of Greer projects such as the carpeting in the Event Halls. They are able to install the same acoustical panels that currently exist in the building.

Staff recommends the bid be awarded to Bonitz Contracting Services.

CITY OF GREER - 2019 Cannon Centre Acoustical Panels

Bid No.	Contractor Name	Paperwork y/n	Bid Bond y/n	Business License y/n	Liability Insurance	Bid Amount
1	Bonitz	Y	N/A	Y	Y	\$17,475.00
2						
3						
4						
5						
6						
7						
8						
9						
10						

*** Precision Walls, Inc. submitted a proposal, however didn't attend the pre-mandatory meeting. *****



AGENDA
GREER CITY COUNCIL
5/14/2019

Bid Summary - Freedom Blast Sound Equipment

Summary:

The City of Greer Parks and Recreation Department solicited bids for a provider of sound equipment at the City of Greer's annual Freedom Blast Event. Staff recommends the bid be awarded to Custom Production Services.

Presented by Ann Cunningham, Director of Parks and Recreation (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	5/7/2019	Cover Memo
❑ Freedom Blast Sound Equipment Bid Sheet	5/6/2019	Backup Material

Memorandum

To: Ed Driggers, City Administrator
From: Ann Cunningham, Director, Parks and Recreation
cc: Tammy Duncan, Municipal Clerk
Date: May 07, 2019
Re: Freedom Blast Sound Equipment

The City of Greer Parks and Recreation Department solicited bids for a provider of sound equipment at the City of Greer's annual Freedom Blast Event on June 29, 2019. One company attended the mandatory pre-bid meeting on April 8, 2019. That company was Custom Production Services. Bids were opened on April 17, 2019. Bids were as follows:

- Custom Production Services, Spartanburg S.C.- \$12,133.00

Custom Production Services has provided sound for Freedom Blast for the past 5 years and we have experienced no issues. They are professional, efficient and provide a quality product.

Staff recommends the bid be awarded to Custom Production Services.

CITY OF GREER – 2019 Freedom Blast Sound Equipment

Bid No.	Contractor Name	Paperwork y/n	Bid Bond y/n	Business License y/n	Liability Insurance	Bid Amount
1	Custom Production Services	Y	N/A	N	Y	\$12,133.00
2						
3						
4						
5						
6						
7						
8						
9						
10						



AGENDA
GREER CITY COUNCIL
5/14/2019

First and Final Reading of Resolution Number 11-2019

Summary:

A RESOLUTION TO ACCEPT ROCKBRIDGE SUBDIVISION STREETS, NAMELY TATUM LANE, COOGAN LANE, WRIGHTWOOD LANE, AND GARDELLA DRIVE INTO THE CITY OF GREER STREET SYSTEM (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 11-2019	5/8/2019	Resolution
☐ Res 11-2019 Aerial	5/8/2019	Backup Material
☐ Res 11-2019 Plat	5/8/2019	Backup Material
☐ Res 11-2019 Photo	5/8/2019	Backup Material

RESOLUTION NUMBER 11 – 2019

**A RESOLUTION TO ACCEPT ROCKBRIDGE SUBDIVISION STREETS,
NAMELY TATUM LANE, COOGAN LANE, WRIGHTWOOD LANE, AND
GARDELLA DRIVE INTO THE CITY OF GREER STREET SYSTEM**

WHEREAS, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

WHEREAS, the lots within the subdivision shall be built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 14th day of May, 2019 that the certain streets within **ROCKBRIDGE** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

TATUM LANE from its intersection with Hammett Bridge Road to its end, a length of approximately 418 feet with a right-of-way width of 44 feet.

COOGAN LANE from its intersection with Tatum Lane to its end, a length of approximately 291 feet with a right of way width of 44 feet.

WRIGHTWOOD LANE from its intersection with Coogan Lane to its end, a length of approximately 280 feet with a right-of-way width of 44 feet.

GARDELLA DRIVE from its intersection with Tatum Lane to its intersection with Wrightwood Lane, a length of approximately 156 feet with a right of way width of 44 feet.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: _____







AGENDA
GREER CITY COUNCIL
5/14/2019

First Reading of Ordinance Number 14-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GEORGE AND ELENI TROUBETARIS LOCATED AT 14189 EAST WADE HAMPTON BOULEVARD FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT). (Action Required)

Executive Summary:

Ordinance 14-2019 is a rezoning request for a parcel located on at 14189 E. Wade Hampton Blvd. The owner is requesting a rezoning from C-2, Commercial, to C-3, Commercial. This property had been used as a used car lot and a new tenant is requesting to operate a car rental facility which requires the property to be zoned C-3, Commercial. The Planning Commission conducted a public hearing on April 22, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request. Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	5/9/2019	Cover Memo
❑ Ordinance Number 14-2019	5/9/2019	Ordinance
❑ Ord 14-2019 Exhibit A Map	5/9/2019	Exhibit
❑ Ord 14-2019 Planning Commission Minutes	5/9/2019	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance 14-2019
Date: April 29, 2019
CC: Tammy Duncan, City Clerk

Ordinance 14-2019 is a rezoning request for a parcel located on at 14189 E. Wade Hampton Blvd. The owner is requesting a rezoning from C-2, Commercial, to C-3, Commercial. This property had been used as a used car lot and a new tenant is requesting to operate a car rental facility which requires the property to be zoned C-3, Commercial.

The Planning Commission conducted a public hearing on April 22, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

ORDINANCE NUMBER 14-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GEORGE AND ELENI TROUBETARIS LOCATED AT 14189 EAST WADE HAMPTON BOULEVARD FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by George and Eleni Troubetaris located at 14189 East Wade Hampton Boulevard and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-10-087.00 containing approximately 0.82 +/- acres attached hereto marked as Exhibit A.

1. The owners desire to change the zoning classification of the property and have shown the need for such use to the Greer Planning Commission at a public hearing held on April 22, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to C-3 (Commercial District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 14189 East Wade Hampton Boulevard more particularly identified by the attached City of Greer Map specifying

Spartanburg County Parcel Number 9-03-10-087.00 containing approximately 0.82 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to C-3 (Commercial District).

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: May 14, 2019

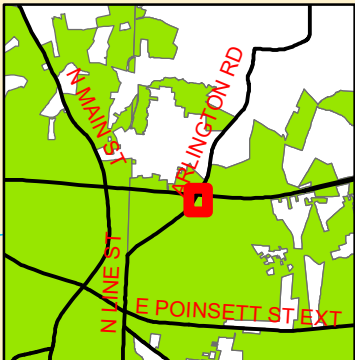
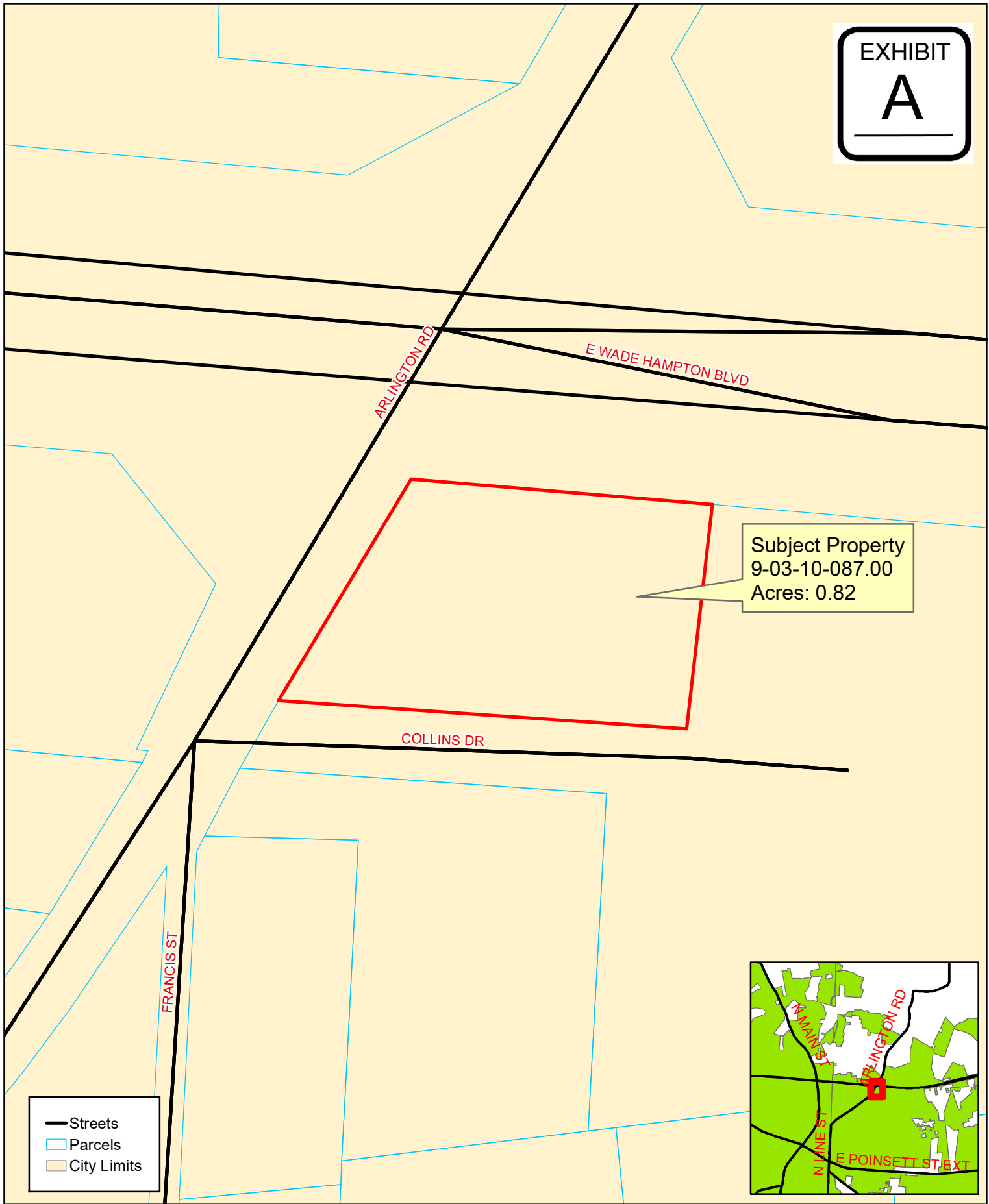
Second and
Final Reading: May 28, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney

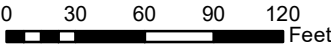
EXHIBIT

A



Ordinance 14-2019

Created 4/30/2019 by City of Greer GIS



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

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, APRIL 22, 2019**

DOCKET: **RZ 2019-06**

APPLICANT: Enterprise Leasing Company- Southeast, LLC

PROPERTY LOCATION: 14189 E. Wade Hampton Blvd

TAX MAP NUMBER: 9-03-10-087.00

EXISTING ZONING: C-2, Commercial

REQUEST: C-3, Commercial

SIZE: 0.82 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community off a
Transit Oriented District Community

ANALYSIS: **RZ 2019-06**

RZ 2019-06 is a rezoning request for a parcel located at 14189 E. Wade Hampton Blvd. The request is to rezone this parcel from C-2, Commercial to C-3, Commercial. This location has been operating as a used car lot and the purpose of the rezoning is to allow for a car rental facility.

Surrounding land uses and zoning include:

North: C-3, Commercial (Collins Corner Shopping Center)
East: C-3, Commercial (Strip Commercial)
South: C-2 and C-3, Commercial (Piedmont Women's Center and Nefty's Tire and Auto)
West: C-3, Commercial (Kangaroo Express)

Annexation/Zoning/Rezoning History:

1979: Zoned to C-2, Commercial

The land use map in the Comprehensive Plan defines this property as a Transit Oriented District Community. These corridors normally link employment centers with urban areas to include regional and community centers. The land uses along these transit corridors could support a future mass transit system and incorporate a balance of both residential and nonresidential development. This property has been operating as a Used Car Lot for a number of years. The applicant is requesting to operate a Car Rental Facility which is not allowed on properties zoned C-2, Commercial and requires C-3, Commercial. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request. As such, Staff recommends approval of this rezoning request.

STAFF RECOMMENDATION: Approval

ACTION – Ms. Jones made a motion to approve RZ 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 3 to 0, Mr. Martian abstained.



AGENDA
GREER CITY COUNCIL
5/14/2019

First Reading of Ordinance Number 15-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CLARK NESBITT LOCATED AT 213 MEMORIAL DRIVE FROM R-12 (RESIDENTIAL, SINGLE FAMILY DISTRICT) TO O-D (OFFICE DISTRICT). (Action Required)

Executive Summary:

Ordinance 15-2019 is a rezoning request for a parcel located at 213 Memorial Dr. The owner is requesting a rezoning from R-12, Single Family Residential District, to O-D, Office District. The purpose of the rezoning request is to allow for future office use. The Planning Commission conducted a public hearing on April 22, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request. Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	5/9/2019	Cover Memo
❑ Ordinance Number 15-2019	5/9/2019	Ordinance
❑ Ord 15-2019 Exhibit A Map	5/9/2019	Exhibit
❑ Ord 15-2019 Planning Commission Minutes	5/9/2019	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance 15-2019
Date: April 29, 2019
CC: Tammy Duncan, City Clerk

Ordinance 15-2019 is a rezoning request for a parcel located at 213 Memorial Dr. The owner is requesting a rezoning from R-12, Single Family Residential District, to O-D, Office District. The purpose of the rezoning request is to allow for future office use.

The Planning Commission conducted a public hearing on April 22, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

ORDINANCE NUMBER 15-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY CLARK NESBITT LOCATED AT 213 MEMORIAL DRIVE FROM R-12 (RESIDENTIAL, SINGLE FAMILY DISTRICT) TO O-D (OFFICE DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Clark Nesbitt located at 213 Memorial Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G014000300800 containing approximately 0.24 +/- acres attached hereto marked as Exhibit A.

1. The owner desires to change the zoning classification of the property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 22, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to O-D (Office District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 213 Memorial Drive more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G014000300800 containing approximately 0.24 +/- acres attached

hereto marked as Exhibit A shall be changed from R-12 (Residential, Single Family District) to O-D (Office District).

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: May 14, 2019

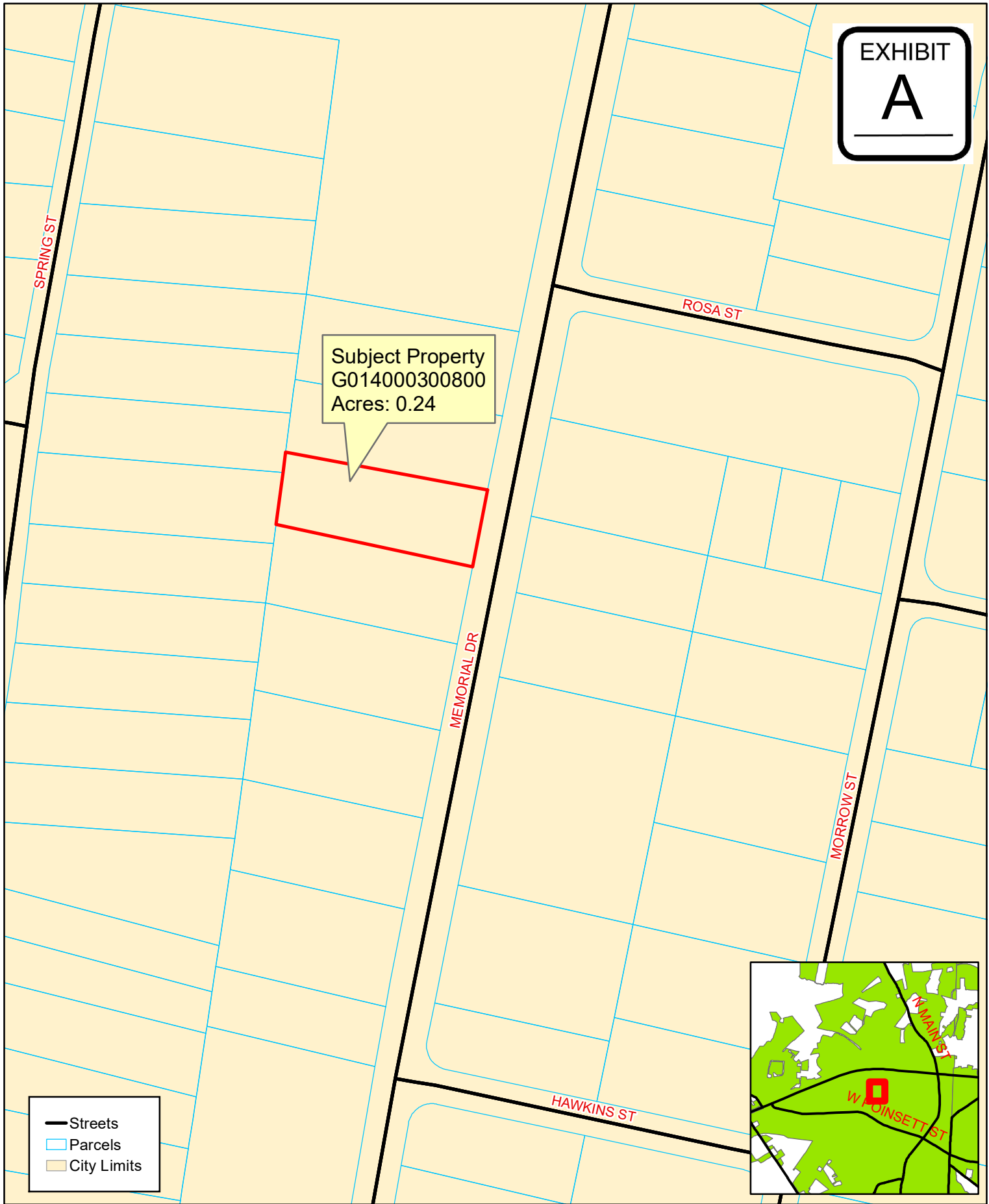
Second and
Final Reading: May 28, 2019

Approved as to Form:

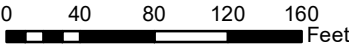
John B. Duggan, Esquire
City Attorney

EXHIBIT

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Ordinance 15-2019



**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, APRIL 22, 2019**

DOCKET: RZ 2019-07

APPLICANT: Clark Nesbitt

PROPERTY LOCATION: 213 Memorial Dr

TAX MAP NUMBER: G014000300800

EXISTING ZONING: R-12, Single-Family Residential

REQUEST: O-D, Office District

SIZE: .24 acres

COMPREHENSIVE PLAN: Residential Land Use 3

ANALYSIS: RZ 2019-07

RZ 2019-07 is a rezoning request for a parcel located at 213 Memorial Dr. The request is to rezone this parcel from R-12, Single-Family Residential, to O-D, Office District.

Surrounding land uses and zoning include:

North: C-3 and C-2, Commercial (Cottage Salon and Day Spa and Greenville County EMS Station 5)

East: C-2, Commercial and R-12, Single-Family Residential (The Gilmore Mortuary, Single-Family Residential (zoned C-2) and Janets Hair and Nail)

South: R-12, Single-Family Residential (Occupied)

West: R-7.5, Single-Family Residential (Occupied)

Annexation/Zoning/Rezoning History:

1979: Zoned to R-12, Single-Family Residential

The land use map in the Comprehensive Plan defines this property as a Residential Land Use 3 Community. This community category is the location of higher density residential development, primarily multifamily developments. Memorial Drive is a Collector Street and has a mixed use of C-3, C-2, Commercial, O-D, Office District and Residential between Wade Hampton Blvd and Poinsett St. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request. As such, Staff recommends approval of this rezoning request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Martin made a motion to approve RZ 2019-07. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0.



AGENDA
GREER CITY COUNCIL
5/14/2019

First Reading of Ordinance Number 16-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY FOR 8 CORPORATION INC. LOCATED AT 5251 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Executive Summary:

Ordinance #-2019 is an annexation and zoning request for property located at 5251 Wade Hampton Blvd. The parcel for annexation consists of 3.34 acres. The property is proposed for C-3, Commercial, zoning. The Planning Commission will conduct a public hearing on May 20, 2019 for the zoning of this parcel.

Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	5/9/2019	Cover Memo
❑ Ordinance Number 16-2019	5/9/2019	Ordinance
❑ Ord 16-2019 Exhibit A Deed	5/9/2019	Exhibit
❑ Ord 16-2019 Exhibit B Plat	5/9/2019	Exhibit
❑ Ord 16-2019 Exhibit C Map	5/9/2019	Exhibit
❑ Ord 16-2019 Exhibit D Flood Map	5/9/2019	Exhibit
❑ Petition for Annexation	5/9/2019	Backup Material

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #16-2019
Date: April 30, 2019
CC: Tammy Duncan, Clerk to City Council

Ordinance #-2019 is an annexation and zoning request for property located at 5251 Wade Hampton Blvd. The parcel for annexation consists of 3.34 acres. The property is proposed for C-3, Commercial, zoning.

The Planning Commission will conduct a public hearing on May 20, 2019 for the zoning of this parcel.

ORDINANCE NUMBER 16-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY FOR 8 CORPORATION INC. LOCATED AT 5251 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, For 8 Corporation Inc. is the sole owner of property located at 5251 West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Number T009050105200 containing approximately 3.34 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0341E attached hereto marked as Exhibit D; and

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

WHEREAS, For 8 Corporation Inc. has petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and

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

WHEREAS, the property owners have requested that the subject property be zoned C-3 (Commercial 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 3.34 acres +/- property shown in red on the attached map owned by For 8 Corporation Inc. located at 5251 West Wade Hampton Boulevard as described on the attached map as Greenville County Parcel Number T009050105200 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 400 FEET OF WEST WADE HAMPTON BOULEVARD ROADWAY: 400 feet of West Wade Hampton Boulevard roadway along the edge of the annexed property owned by For 8 Corporation Inc. as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned C-3 (Commercial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

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

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0341E.

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

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: May 14, 2019

Second and
Final Reading: June 11, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney



2011063758 DEED
13 PGS
Book DE 2394 Page 2732-:
September 26, 2011 11 30 27 AM Cons \$393,000 00
Rec \$16 00 Cnty Tax \$432 30 State Tax \$1,021 80

FILED IN GREENVILLE COUNTY, SC

EXHIBIT

A

Block Map No.: T009.05-01-052.00

Grantee's Address: 1120 Owens Road
Greer, SC 29651

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) **RECEIVER'S DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Ben C. Harrison, Esq., as Receiver for Hindman Rentals, Inc.** ("Grantor"), by the power conferred on him by Order Appointing Receiver dated January 8, 2008, in CR NO. 6:07-959-HMH, in the District Court of the United States for the District of South Carolina, Greenville Division and every other power, in consideration of the premises and also in consideration of the sum of Three Hundred Ninety-Three Thousand and 00/100 (\$393,000.00) Dollars paid by **For 8 Corporation, Inc.** the receipt of which is acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **For 8 Corporation, Inc.** ("Grantee").

SEE ATTACHED EXHIBIT "A"

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

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, unto Grantee and Grantee's heirs, successors and assigns forever.

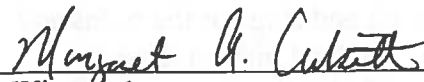
GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR

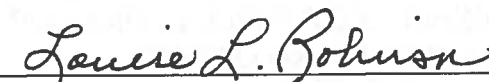
FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE ANY SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY PETROLEUM HYDROCARBONS, RADON GAS OR HAZARDOUS MATERIALS, SUBSTANCES OR WASTES AS DEFINED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. EXCEPT FOR THE LIMITED WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN, GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Receiver's Deed, Grantee agrees to and accepts all of the foregoing matters and takes title subject to subject to all matters of record, including but not limited to recorded easements, restrictions, matters shown on any plats of the Property and/or any matters referenced in such matters of record.

IN WITNESS HEREOF, Ben C. Harrison, as Receiver, under and by virtue of the power conferred by the above-referenced Order, has set his hand and seal on September 19, 2011.

Signed, sealed and delivered in the presence of:


Witness 1


Witness 2

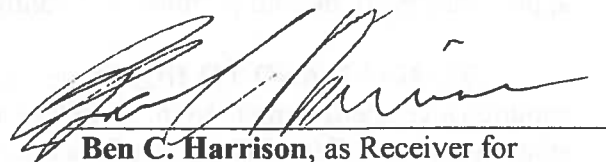

Ben C. Harrison, as Receiver for Hindman Rentals, Inc. pursuant to that "Order Appointing Receiver" dated January 8, 2008, and recorded November 5, 2010 in Book 2380 at page 2104 in the Register of Deeds Office for Greenville County, and not Ben C. Harrison personally.

EXHIBIT A
Legal Description

All that certain piece, parcel or lot of land comprised of ± 3.30 acres located on the northern side of Wade Hampton Boulevard (U.S. Highway 29) in the County of Greenville, State of South Carolina more particularly described as follows:

BEGINNING at an iron pin on the northern edge of the right of way of the southbound lane of said Super Highway, and in the eastern edge of old road intersection with said Highway, N 67-15 E 400 feet to an iron pin (I.P. 2'3" therefrom); thence N 17-15 E 295 feet to R.O. 3 x NM; thence N 88-54 W 351 feet to double R.O., 3 x NM (6" therefrom); thence S 31-05 W 295 feet to an iron pin in old road; thence S 1-33 E 200 Feet to the beginning corner in the eastern edge of said old road and on right of way edge of said Super Highway, reference hereby made to said plat for more complete description.

Said property being the same shown on the survey captioned "Closing Survey for Fur & Corporation" prepared by Precision Land Surveying, Inc. dated September 20, 2011 recorded in Plat Book 1126 Page 16, Greenville County Register of Deeds.

This being the same property conveyed to Billy Hindman by deed of James DeYoung and Shirley A. DeYoung dated February 1, 1989 and recorded February 2, 1989 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 1351 at Page 825; the said property was subsequently conveyed by Billy Hindman to Hindman Rentals, Inc. by deed dated April 16, 2007, recorded April 16, 2007, in Deed Book 2262 at Page 881 in the Office of the Register of Deeds for Greenville County, South Carolina. This property was forfeited to the United States of America and ordered to be liquidated by Grantor pursuant to the following Orders entered in the matter captioned "United States of America vs. Billy Joe Hindman", U.S. District Court, Greenville Division (CR. No. 6:07-959-HMH):

	<u>Order</u>	<u>Date</u>	<u>Recorded</u>
(1)	Judgment and Preliminary Order of Forfeiture as to Billy Joe Hindman	January 2, 2008	Deed Book 2313, Page 1122 (Greenville County ROD)
(2)	Order Appointing Receiver	January 8, 2008	Deed Book 2380, Page 2104 (Greenville County ROD)
(3)	Partial Final Order of Forfeiture as to Certain Real Property	September 20, 2011	Attached as <u>Exhibit B</u>

TMS #T009.05-01-052.00

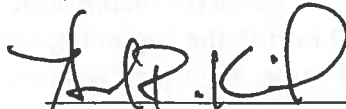
STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

)
)
)

I, Howard E. Kinard, a Notary Public for the State of South Carolina, do hereby certify that Ben C. Harrison, Receiver personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19th day of September, 2011.



(Seal)

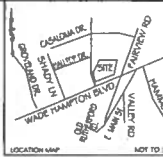
Notary Public for South Carolina

My commission expires: 10/17/2017

EXHIBIT

B

GREENVILLE COUNTY, SC. 800
1. 1725 Page 15-16
2011 11:28:28 AM



TAX # T009050104917
ANGELIKIS HRYSIKOS N/F
D.B. 2373, PG. 4877

TAX # T009050104906
D.A. BURDETTE TRUSTEES N/F
D.B. 2340, PG. 93
P.B. BB, PG. 143

TAX # T009050104905
THE UNITED STATES OF AMERICA N/F
D.B. 2313, PG. 1122
P.B. 1016, PG. 91
145,587 sq. ft.
3.34 acres

TAX # T009050104905
55 REALTY LLC N/F
D.B. 2371, PG. 4317
P.B. 1016, PG. 91

SKYLINE WAY

WADE HAMPTON BOULEVARD
U.S. HIGHWAY 29

2011063757 PLAT 15
Exp/endor 28 2011 11:28:28 AM Book PL 1128 Page 15-16
Nov 218 00 Only Tax 28 00 State Tax 00 00
FILED IN GREENVILLE COUNTY, SC

NOTES:

1. REFERENCES:
A. PLAT ENTITLED, "CLOSING" BY SITE DESIGN INC. (CSDI) & RECORDED IN PLAT BOOK 1216, PG. 9 IN THE GREENVILLE COUNTY REC. OFFICE.
2. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. SURFACE AND SUBSURFACE CONDITIONS WERE NOT SURVEYED OR OBSERVED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS, CABLES, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.

THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE GREENVILLE
COUNTY LAND DEVELOPMENT REGULATIONS
2011 11:28:28 AM
Professional Representation of
Greenville County Planning Commission

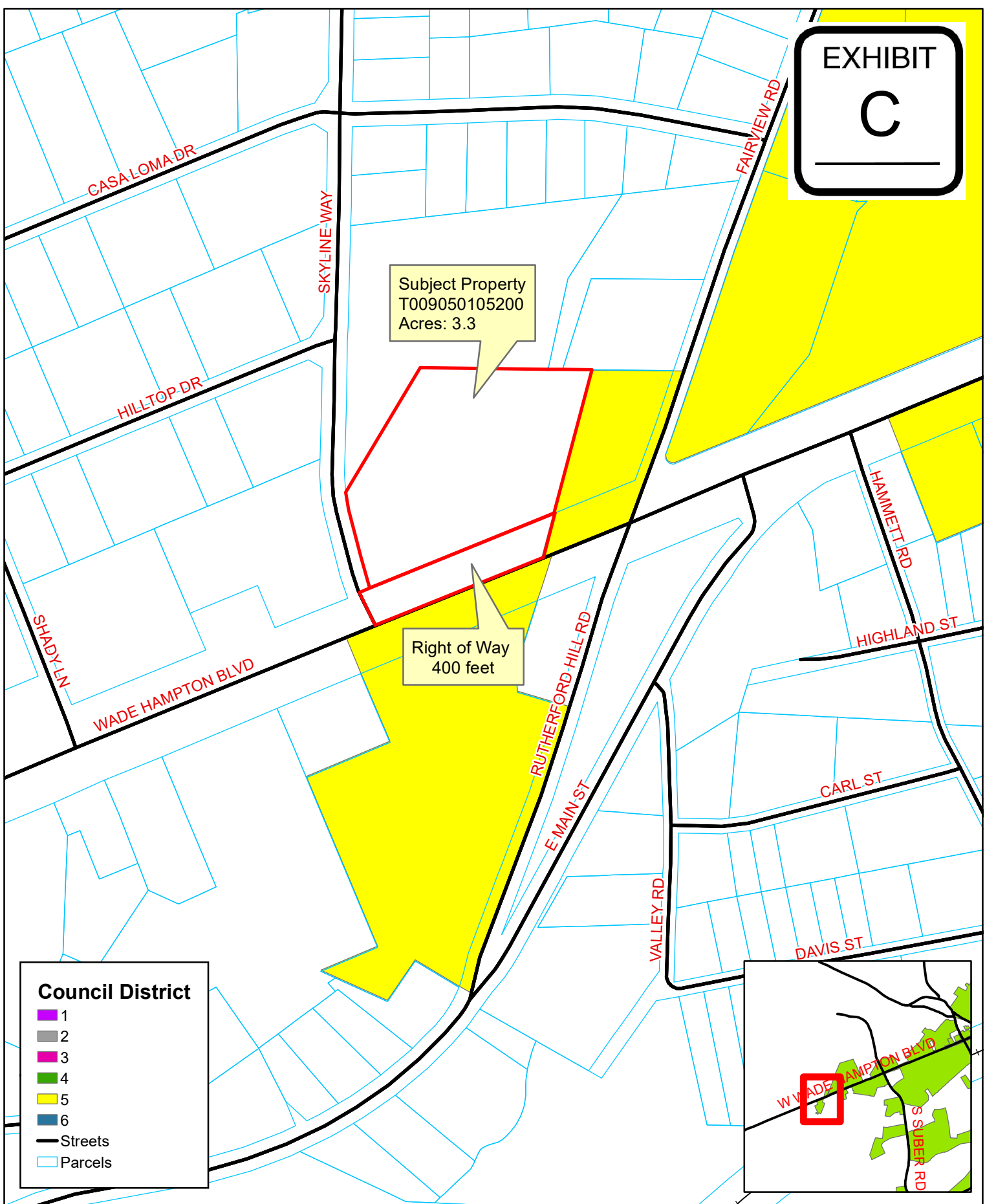
GRAPHIC SCALE
1 inch = 30 ft.



1. HEREON I STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD HANDBOOK FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS OF SURVEY AS SET FORTH THEREIN. ALSO, THERE ARE NO UNRECORDED EASEMENTS OR RESTRICTIONS OTHER THAN THOSE SHOWN.

CLOSING SURVEY FOR FOR 8 CORPORATION GREENVILLE COUNTY, SOUTH CAROLINA	
DATE: 6/20/11	DRAWN BY: J. B. BROWN
PROPERTY ADDRESS: 1455 W. 14TH ST., BLDG. 100	
PRECISION LAND SURVEYING, INC.	
436 BELLAIR CHURCH RD., ABBEVILLE, SC 29820	
(864) 827-6887 Email: bruce@precisionland.com	

EXHIBIT C



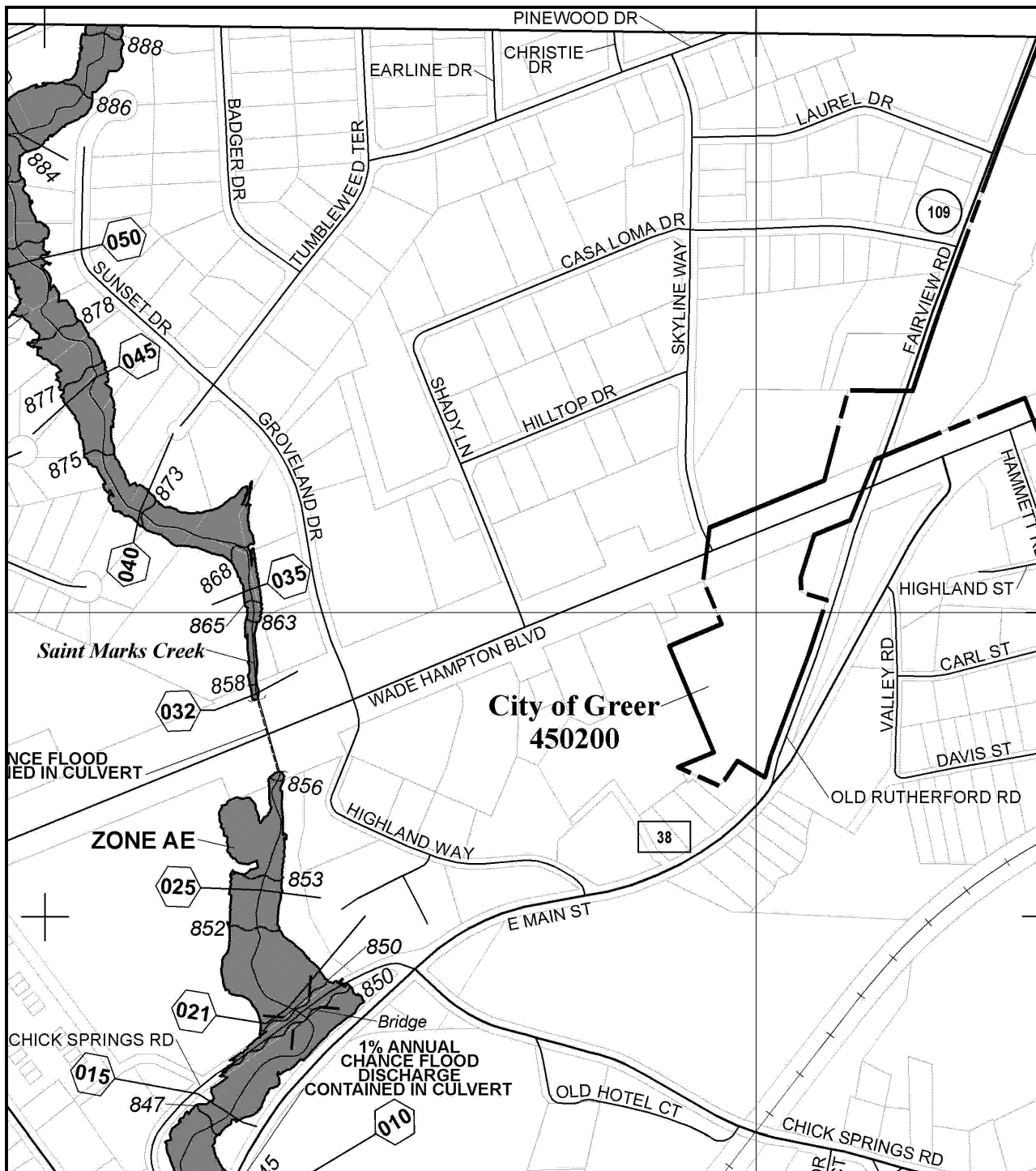
Ordinance 16-2019

Created 5/9/2019 by City of Greer GIS

0 0.015 0.03 0.045 0.06
Miles

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

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 0341E

FIRM

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

PANEL 341 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0341	E
GREER, CITY OF	450200	0341	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
45045C0341E

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 ✓ 5251 Wade Hampton Blvd 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 T009050105200 ✓ attached hereto marked as Exhibit C containing approximately 3.3 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 8TH day of APRIL, 2019 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

✓ Print Name: <u>CURT E NIEMELA ; PRES.</u>	Print Name: _____
Signature: <u>Curt E Niemela</u>	Signature: _____
Address: <u>1 WINDY OAK WAY GREER, SC 29651</u>	Address: _____
Witness: <u>Anne Vogt</u>	Witness: _____
Date: <u>4/8/19</u>	Date: _____
Parcel Address: <u>5251 WADE HAMPTON BLVD</u> ✓	Parcel Address: _____
Tax Map Number: <u>T009050105200</u> ✓	Tax Map Number: _____



AGENDA
GREER CITY COUNCIL
5/14/2019

First Reading of Ordinance Number 17-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ANGELIKI HRYSIKOS LOCATED ON SKYLINE WAY BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Executive Summary:

Ordinance #-2019 is an annexation and zoning request for property located Skyline Way. The parcel for annexation consists of 3.786 acres. The property is proposed for C-3, Commercial, zoning. The Planning Commission will conduct a public hearing on May 20, 2019 for the zoning of this parcel.
Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	5/9/2019	Cover Memo
❑ Ordinance Number 17-2019	5/9/2019	Ordinance
❑ Ord 17-2019 Exhibit A Deed	5/9/2019	Exhibit
❑ Ord 17-2019 Exhibit B Plat	5/9/2019	Exhibit
❑ Ord 17-2019 Exhibit C Map	5/9/2019	Exhibit
❑ Ord 17-2019 Exhibit D Flood Map	5/9/2019	Exhibit
❑ Petition for Annexation	5/9/2019	Backup Material

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #17-2019
Date: April 30, 2019
CC: Tammy Duncan, Clerk to City Council

Ordinance #-2019 is an annexation and zoning request for property located Skyline Way. The parcel for annexation consists of 3.786 acres. The property is proposed for C-3, Commercial, zoning.

The Planning Commission will conduct a public hearing on May 20, 2019 for the zoning of this parcel.

ORDINANCE NUMBER 17-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ANGELIKI HRYSIKOS LOCATED ON SKYLINE WAY BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Angeliki Hryzikos is the sole owner of property located on Skyline Way more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Number T009050104917 containing approximately 3.786 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0341E attached hereto marked as Exhibit D; and

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

WHEREAS, Angeliki Hryzikos has petitioned the City of Greer to annex her property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); 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 C-3 (Commercial 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 3.786 acres +/- property shown in red on the attached map owned by Angeliki Hrysikos located on Skyline Way as described on the attached map as Greenville County Parcel Number T009050104917 is hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced property shall be zoned C-3 (Commercial 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 Transit Oriented District 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 45045C0341E.
5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #5.

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: May 14, 2019

Second and
Final Reading: June 11, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT**A**GRANTEE ADDRESS: 102 Ridge Springs Rd., Taylors, SC 29687

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Angeliki Stavros Hrysikos ("Grantor"), in consideration of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Angeliki Stavros Hrysikos, or her successor or successors in trust, as Trustee of the Angeliki Stavros Hrysikos Revocable Trust dated March 1, 2018 ("Grantee"), its successors and assigns, forever, Grantor's entire right, title and interest in and to the following described property:

See Exhibit A attached hereto and incorporated herein by reference.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned, unto Grantee, its successors and assigns, forever. And Grantor does hereby bind herself and her successors and assigns to warrant and forever defend all and singular said premises unto Grantee, its successors and assigns, against Grantor, her successors and assigns, lawfully claiming or to claim the same, or any part thereof, by, through or under the Grantor but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]



2018015072

4 Pgs

DEED Book: DE 2533 Page: 0602 - 0605

March 2, 2018 02:22:41 PM Cons: \$10.00

Rec: \$10.00 Cnty Tax: EXEMPT State Tax: EXEMPT

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Hanney

WITNESS the Grantor's hand and seal this 1 day of March, 2018.

SIGNED, sealed and delivered

GRANTOR:

[Signature]
First Witness

Angeliki Stavros Hrysikos
Angeliki Stavros Hrysikos

[Signature]
Second Witness/Notary

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned notary public, hereby certify that Grantor personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 1 day of March, 2018.



[Signature]
NOTARY PUBLIC for State of South Carolina

My Commission Expires: 12/27/2027

Prepared by and return to:

George H. Bobotis
Bobotis Law Firm, LLC
102 W. Stone Ave
Greenville, SC 29609

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

AFFIDAVIT

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

1 I have read the information on this affidavit and I understand such information.

2 The property being transferred is located at 102 Ridge Springs Road, 198 E. Lee Road, & Acreage Skyline Way, Taylors & Greenville, South Carolina, bearing Greenville County Tax Map Number T031000307900, P015080100100 & T009050104917, was transferred by Angeliki Stavros Hrysikos on March 1, 2018.

3. Check one of the following: The deed is

- (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) ☒ exempt from the deed recording fee because (See Information section of affidavit):
#8

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

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. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$
(b) ☐ The fee is computed on the fair market value of the realty which is \$
(c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$

5. Check Yes ☐ or No ☐ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If Yes, the amount of the outstanding balance of this lien or encumbrance is

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$
(b) Place the amount listed in item 5 above here: \$
(If no amount is listed, place zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$

7 The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: \$

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

9. 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.

Bobotis Law Firm, LLC

By George H. Bobotis, Attorney

SWORN to before me this 2
day of March, 2018.

Notary Public for South Carolina
My Commission Expires: 10-30-23

Exhibit A

ALL that certain piece, parcel or lot of land with improvements thereon lying and being in the State of South Carolina, County of Greenville, shown as Lot 99 on plat entitled ORCHARD ACRES, SECTION 2, recorded in Plat Book QQ at Page 6 and having such courses and distances as will appear by reference to said plat.

TMS: T031000307900

ALSO:

ALL that certain piece, parcel or lot of land with improvements thereon lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, shown as Lots 1 and 2, Block A, on plat entitled MAYFAIR ESTATES, recorded in Plat Book S, Pages 72-73, and having such courses and distances as will appear by reference to said plat.

TMS: P015080100100

ALSO:

ALL that certain piece, parcel or tract of land lying and being in the State of South Carolina, County of Greenville, shown as 3.786 Acres on plat entitled SURVEY FOR STEVE G. HRYSIKOS recorded in Plat Book 27-X at Page 52 and having such courses and distances as will appear by reference to said plat.

TMS: T009050104917

These being the same properties conveyed unto Angeliki Stavros Hrysikos by deed of Angelikis Hrysikos, as Trustee of the Angelikis Hrysikos Revocable Trust dated September 8, 2014, dated March 1, 2018, and recorded on March 2, 2018 in Deed Book 2533 at Page 485, Greenville County Register of Deeds.

EXHIBIT

B

TMS T9.5-1-99.1
JAMES E.
MULLIGAN

TMS T9.5-1-49.8
FRANCES B.
CHRISTOPHER

TMS T9.5-1-49.6
T.D. CHRISTOPHER

I.P.F. 1/4"
REBAR

TMS T9.5-1-100
ALLISON L.
BROADWAY

TMS T9.5-1-101
MARGARET IRENE
GREEN

TMS T9.5-1-102
MARGARET IRENE
GREEN

TMS T9.5-1-103
ROLAND ODELL
TROUT

TMS T9.5-1-104
ROGER L.
MARLON

TMS T9.5-1-105
BILLY E. & SANDRA S.
BRIGHT

I.P.F. 3/4"
OPEN TOP

I.P.F. 3/4"
OPEN TOP

I.P.F. 2"
CRIMP TOP
(BENT)

TWIN 10"
OAK TREES

I.P.F. 1/2"
OPEN TOP

I.P.F. 3/4"
OPEN TOP

I.P.F. 1"
OPEN TOP

SKYLINE DRIVE

HILL TOP DRIVE

3.786 ACRES

FILED
GREENVILLE CO., S.C.
JUN 3 8 58 AM '94
DONNIE S. TANKERSLEY
R.M.C.

FILED FOR RECORD IN GREENVILLE
COUNTY SC RMC OFFICE AT 08:58 AM
06/03/94 RECORDED IN PLAT
BOOK 27-X PAGE 0052
DOC # 94039002



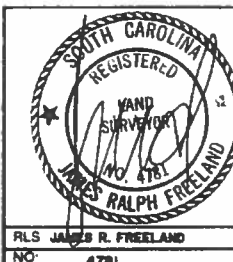
REFERENCE TAX MAP:
T9.5-1-49.17, 49.18, 49.19, 49.20, 49.21

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

27-X-52

JUN 3 1994

100 0 100 200
SCALE 1" = 100 FEET



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

SURVEY FOR
STEVE G. HRYSIKOS

FREELAND-CLINKSCALES
& ASSOCIATES, INC.
Engineers & Land Surveyors
223 WEST STONE AVENUE
GREENVILLE, S.C.
(803) 271-0804

REF. PLAT BOOK	18Y-55
REF. DEED BOOK	1534-151
REF. TAX MAP	SEE ABOVE
PARTY CHIEF	RN
DRAWN	SHB
DATE	5-20-94
DWG. NO.	31805

6-02 5145

EXHIBIT C

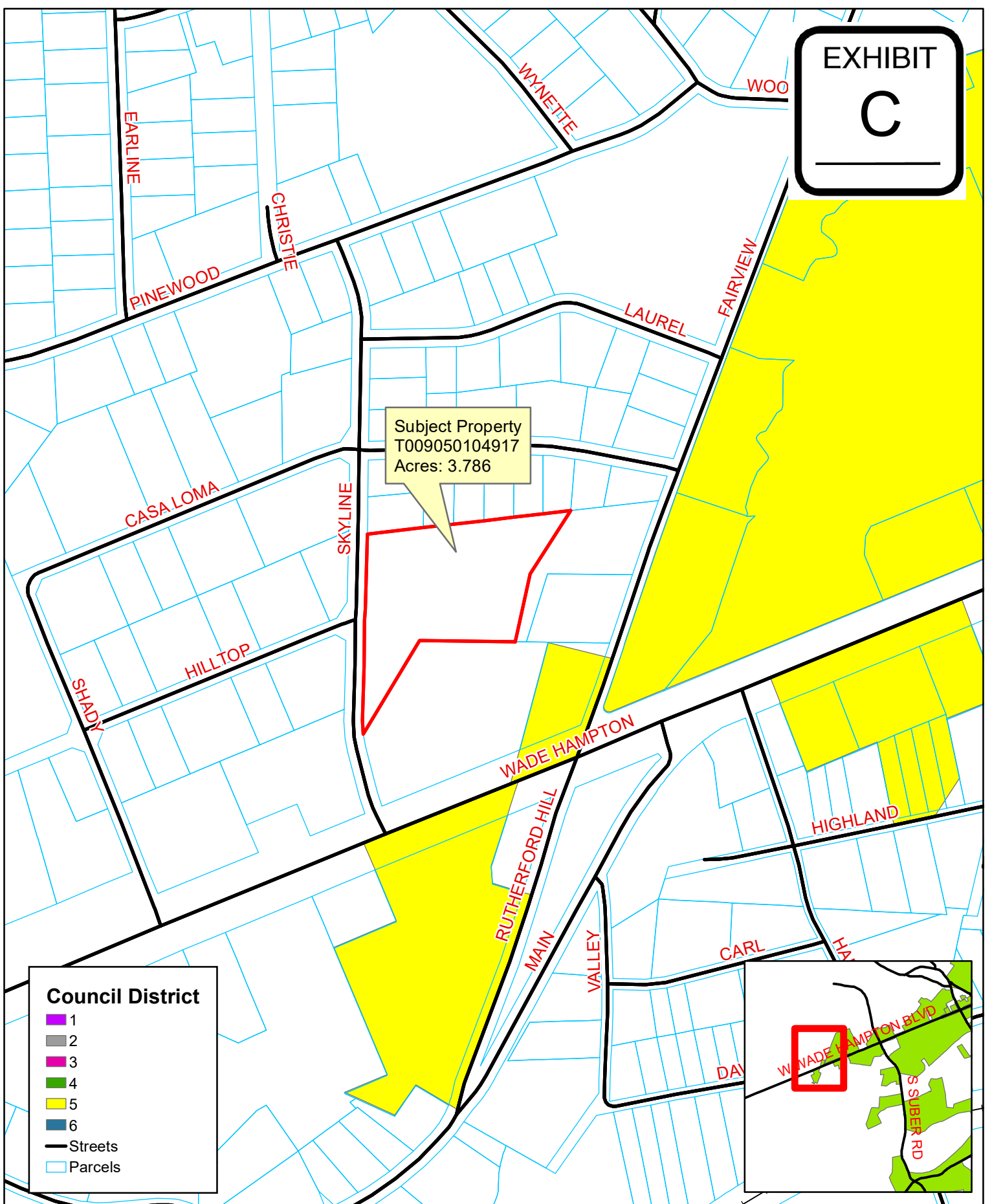
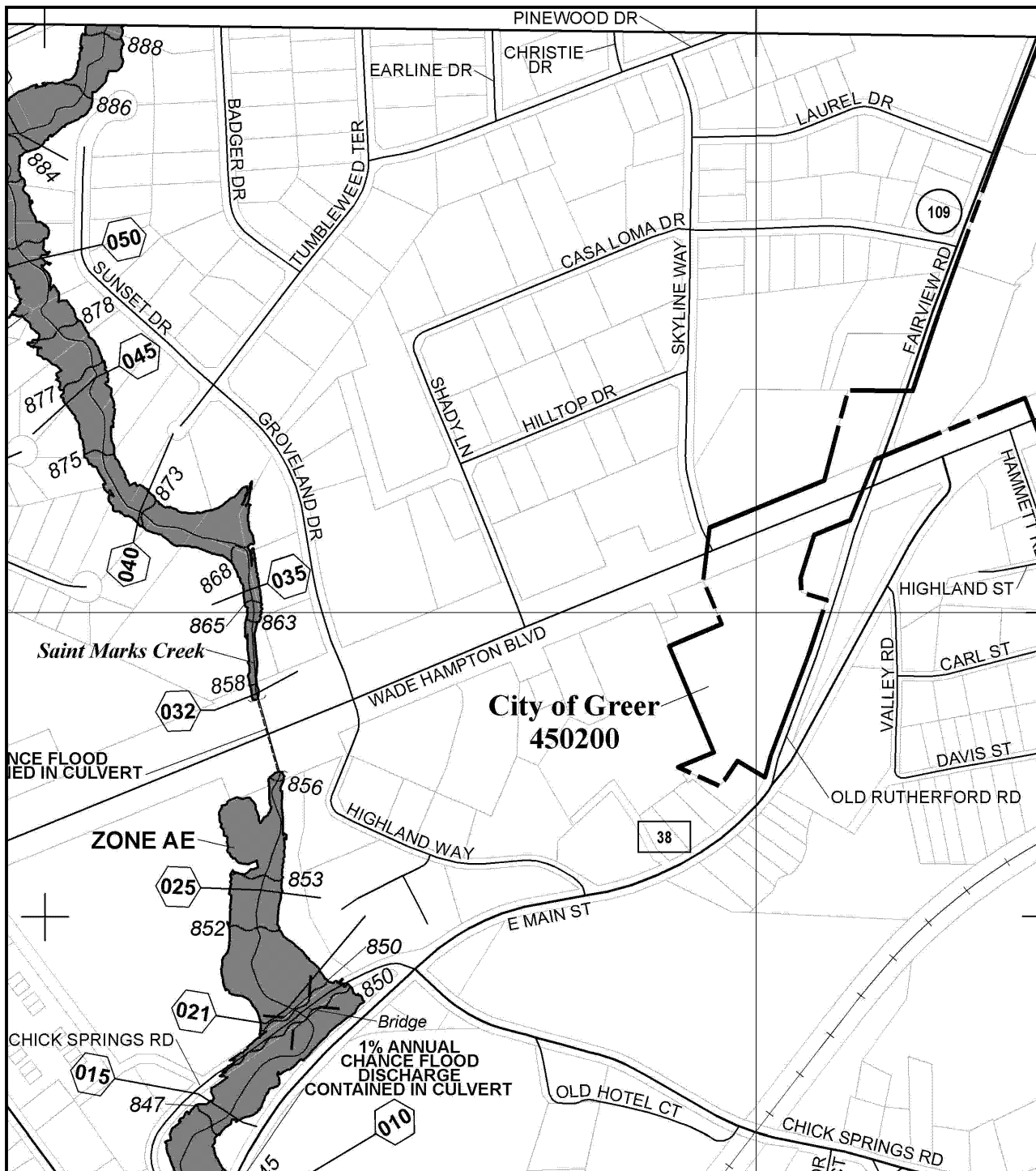


EXHIBIT D



Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0341E

FIRM

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

PANEL 341 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0341	E
GREER, CITY OF	450200	0341	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
45045C0341E

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 0000 Skyline Way 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 T009050104917 attached hereto marked as Exhibit C containing approximately 3.6 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 1st day of April, 2019 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: Angeliki S. Hrysikos

Signature: X Angeliki Hrysikos

Address: 102 Ridge Springs Rd, Taylors, SC 29687

Witness: X [Signature]

Date: 4-1-19

Parcel Address: 0000 Skyline Way Taylors, SC

Tax Map Number: T009050104917

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____



AGENDA
GREER CITY COUNCIL
5/14/2019

First Reading of Ordinance Number 18-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) ANITA ANN COLBERT AND JAMES E. COLBERT, (2) DONALD L. BROWN, AND (3) THE WITHERSPOON GROUP LOCATED ON (1) LIBERTY HILL ROAD, (2) ABNER CREEK ROAD, AND (3) FREEMAN FARM ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

Executive Summary:

Ordinance #18-2019 is an annexation and zoning request for three parcels located on Freeman Farm Road, Liberty Hill Road, and Abner Creek Road in Spartanburg County. The parcel for annexation consists of 100.54 acres. The property is proposed for industrial development with an I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on May 20, 2019 for the zoning of these parcels.
Kelli McCormick, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	5/9/2019	Cover Memo
❑ Ordinance Number 18-2019	5/9/2019	Ordinance
❑ Ord 18-2019 Exhibit A1 Deed	5/9/2019	Exhibit
❑ Ord 18-2019 Exhibit A2 Deed	5/9/2019	Exhibit
❑ Ord 18-2019 Exhibit A3 Deed	5/9/2019	Exhibit
❑ Ord 18-2019 Exhibit B1 Plat	5/9/2019	Exhibit
❑ Ord 18-2019 Exhibit B2 Plat	5/9/2019	Exhibit
❑ Ord 18-2019 Exhibit B3 Plat	5/9/2019	Exhibit
❑ Ord 18-2019 Exhibit C Map	5/9/2019	Exhibit
❑ Ord 18-2019 Exhibit D Flood Map	5/9/2019	Exhibit
❑ Ord 18-2019 Petitions for Annexation and Applications	5/9/2019	Exhibit

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Kelli McCormick, AICP, Planning Manager
Subject: Ordinance #18-2019
Date: May 8, 2019
CC: Tammy Duncan, Clerk to City Council

Ordinance #18-2019 is an annexation and zoning request for three parcels located on Freeman Farm Road, Liberty Hill Road, and Abner Creek Road in Spartanburg County. The parcel for annexation consists of 100.54 acres. The property is proposed for industrial development with an I-1, Industrial, zoning.

The Planning Commission will conduct a public hearing on May 20, 2019 for the zoning of these parcels.

ORDINANCE NUMBER 18-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) ANITA ANN COLBERT AND JAMES E. COLBERT, (2) DONALD L. BROWN, AND (3) THE WITHERSPOON GROUP LOCATED ON (1) LIBERTY HILL ROAD, (2) ABNER CREEK ROAD, AND (3) FREEMAN FARM ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, (1) Anita Ann Colbert and James E. Colbert, (2) Donald L. Brown, and (3) The Witherspoon Group are the sole owners of properties located on (1) Liberty Hill Road, (2) Abner Creek Road, and (3) Freeman Farm Road more particularly described on the legal descriptions attached hereto marked as Exhibit A, the plats attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Numbers (1) 5-28-00-029.00, (2) 5-29-00-035.00, and (3) 5-28-00-034.02 containing approximately (1) 35.70 +/- acres, (2) 31.42 +/- acres, and (3) 33.42 +/- acres attached hereto marked as Exhibit C, the Flood Map attached hereto marked as Exhibit D; and

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

WHEREAS, (1) Anita Ann Colbert and James E. Colbert, (2) Donald L. Brown, and (3) The Witherspoon Group have petitioned the City of Greer to annex their properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); 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 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) 35.70 +/- acres, (2) 31.42 +/- acres, and (3) 33.42 +/- acres properties shown in red on the attached map owned by (1) Anita Ann Colbert and James E. Colbert, (2) Donald L. Brown, and (3) The Witherspoon Group located on (1) Liberty Hill Road, (2) Abner Creek Road, and (3) Freeman Farm Road as described on the attached map as Spartanburg County Parcel Numbers (1) 5-28-00-029.00, (2) 5-29-00-035.00, and (3) 5-28-00-034.02 are hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced properties shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. LAND USE MAP: The above reference properties shall be designated as Employment Center and Regional Center 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 Flood Map attached.
5. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: May 14, 2019

Second and

Final Reading: June 11, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT

A-1

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Tom O. McNeill
M. P. Selt

Tom O. McNeill
M. P. Selt

State of South Carolina)

County of Greenville)

Anita McClimon Colbert
by *James E. Colbert, Jr.* (SEAL)

Anita McClimon Colbert, Grantor
by James E. Colbert, Jr., her co-attorney-in-fact
under Durable Power of Attorney recorded
in Book ^{105-D} ~~2014~~, Page ⁴⁷⁵ ~~724~~, Office of Register
of Deeds for Spartanburg County, SC.

Anita McClimon Colbert
by *A. Ann Colbert* (SEAL)

Anita McClimon Colbert, Grantor
by A. Ann Colbert, her co-attorney-in-fact
under Durable Power of Attorney recorded
in Book ^{105-D} ~~2014~~, Page ⁴⁷⁵ ~~724~~, Office of Register
of Deeds for Spartanburg County, SC.

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before the undersigned Notary Public for the State of South Carolina, this 3rd day of November, 2017, by James E. Colbert, Jr., and A. Ann Colbert, as co-attorneys-in-fact for Anita McClimon Colbert under Durable Power of Attorney recorded on January 10, 2014 in Book ^{105-D} ~~2014~~, Page ⁴⁷⁵ ~~724~~, Office of Register of Deeds for Spartanburg County, SC.

M. P. Selt (SEAL)
Signature of Notary *MARION P. SIEFFERT*
My commission expires 12-22-20

EXHIBIT A – LEGAL DESCRIPTION**Tract #1 (Abner Creek Road)**

All that certain piece, parcel or tract of land situate, lying and being in Reidville Township, State of South Carolina, County of Spartanburg, on the northwest side of the Pelham-Lyman Road and surrounding Fulton Church containing twenty-three and 48/100th (23.48) acres and designated as Tract No. 8 on plat of the Newton-Smith Estate prepared by H.S. Brockman, Surveyor, dated December 12, 1940 and having the following courses and distances:

BEGINNING at iron pin in said road, joint corner of Tracts 1,2,7 and 8 and running thence along with said road N53 East 200 feet to iron pin, cornering with Lot of Fulton Church; thence with said Church Lot, N38-28 West 282 feet to pin; thence with the rear line of the said Church Lot, N58-05 East 583 feet to pin on the Lamar line; thence with that line, N5-15 East 985 feet to stone, cornering with land of Mrs. Mont. Westmoreland; thence with her line, N85-48 West 725 feet to pin, cornering with Tract No. 7; thence as a dividing line between Nos. 7 and 8, -South 8-00 West 1258 feet to pin; thence South 37-00 East 600 feet to the beginning corner; bounded east by the Lamar lands; north by Mrs. Mont. Westmoreland; west and southwest by Tract No. 7 and southeast by the said Pelham-Lyman Road, separating it from Tract No. 1 and also by the said Church Lot.

DERIVATION: This is the same property conveyed by deed from W.W. DeShields to N.G. McClimon and Essie McClimon dated February 14, 1942 and recorded March 31, 1942 in Volume 10-H, Page 417.

Grantor obtained a one-fourth (1/4) interest from her parents (See Estate of Essie McClimon in Spartanburg County Probate Court Case Number 1985ES4200470; and Estate of N. Glenn McClimon, Sr., Spartanburg County Probate Court Case Number 94ES4200903), as evidenced by Deed of Distribution dated June 9, 1994, from the Estate of N. Glenn McClimon, Sr., Spartanburg County Probate Court Case Number 94ES4200903, said Deed of Distribution recorded in Deed Book 67A, Page 730, Register of Deeds Office for Spartanburg County, SC.

Spartanburg County Tax Map No: 9-06-00-010.00

EXHIBIT

A-1

Tract #2 (Liberty Hill Road)

All that certain piece, parcel or tract of land situate, lying and being in Reidville Townsnip, State of South Carolina, County of Spartanburg, on both sides of the road from Greer to Liberty Hill Church Road, and designated as Tract No. 5 on plat of the B.A. and Missouri McClimon Estates, prepared by H.S. Surveyor, dated November 27, 1941 and having the following courses and distances:

BEGINNING at iron pin on the Y.L. Vaughn line, corner Lot No. 4 and running thence E 80 32 West 6.6 feet to iron pin, cornering the Tract No. 6 on the Vaughn line; thence S 29-40 West 543 feet to iron pin on edge of road from Greer to Liberty Hill Church; thence S 64-45 West (crossing branch) 1,073 feet to iron pin on the Graham and Marvin McClimon line; thence with their line, South 500 West 397 feet to iron pin; cornering with Tract No. 3; thence with the line of Tract No. 3 (again crossing branch) South 86-30 E 928 feet to iron pin in said road; cornering with Mrs. J.F. Compton; thence with her line, South 86-42, 709.5 feet to iron pin; cornering with Tract No. 4; thence with line of Tract No. 4 North 1-26 W 375 feet to iron pin; thence N 8-05 W 244.3 feet to iron pin on a road; thence N 22-13 E 775 feet to the beginning corner, and containing 35 and 43/100th (35.43) acres, said tract is a part of the lands owned by B.A. McClimon at the time of his death.

DERIVATION: This is the same property conveyed by deed from N.G. McClimon and C.W. McClimon, Executors of the Will of B.A. McClimon to N.G. McClimon and Essie M. McClimon dated December 31, 1941 and recorded January 28, 1942 in Volume 10-F, Page 426.

Grantor obtained a one-fourth (1/4) interest from her parents (See Estate of Essie McClimon in Spartanburg County Probate Court Case Number 1985ES4200470; and Estate of N. Glenn McClimon, Sr., Spartanburg County Probate Court Case Number 94ES4200903), as evidenced by Deed of Distribution dated June 9, 1994, from the Estate of N. Glenn McClimon, Sr., Spartanburg County Probate Court Case Number 94ES4200903, said Deed of Distribution recorded in Deed Book 67A, Page 730, Register of Deeds Office for Spartanburg County, SC.

Spartanburg County Tax Map No:5-28-00-029.00

CHANCE' 20 5003

31 MICHOL MSA

1994 11 27 1994

EXHIBIT

A-1

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG) AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.
2. The properties transferred are located on Abner Creek Road and on Liberty Hill Road, Greer, SC 29651, bearing Spartanburg County Tax Map Number 9-06-00-010-.00 and 5-28-00-029.00, respectively, and a one-quarter interest therein was transferred on October ~~Nov~~ 3, 2017 by Anita M. Colbert to James E. Colbert, Jr. and Anita Ann Colbert, Trustees of the Anita McClimon Colbert Revocable Trust dated March 8, 2017.
3. Check one of the following: The deed is
 - (A) SUBJECT to the deed recording fees as a transfer for consideration paid or to be paid in money or money's worth.
 - (B) _____ SUBJECT to the deed recording fees as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or a transfer to a trust or as a distribution to a trust beneficiary.
 - (C) X EXEMPT from the deed recording fee because of Exemption Number 8. (See Information section of affidavit). (If exempt, please skip items 4-7 and go to item 8 of this affidavit)

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

9. 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.

Anita Ann Colbert (SEAL)
Anita Ann Colbert

SWORN to before me this 3rd
day of Nov, 2017

Marion P. Sieffert (SEAL)
Signature of Notary MARION P. SIEFFERT
My Commission expires 12-22-20

EXHIBIT

A-2

DEED 72- TP 351

200 SEP 29 PM 4: 06

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

DOCUMENTARY STAMPS

PROBATE COURT

~~EXEMPT~~

IN THE MATTER OF LYNDA M BROWN

CASE NUMBER 2000ES4201240

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 29TH day of JULY 2000 and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for SPARTANBURG County, South Carolina in File # 2000ES4201240; and,

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

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

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

Name: Donald L Brown
Address: 170 Lake Lyman Hgts.
Lyman, SC 29365

the following described property:

SEE ATTACHMENT

RECORDED
00 SEP 29 PM 4: 09
RMC
SPARTANBURG, S.C

EXHIBIT

A-2

DEED 72 - TPG 352

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 Donald L Brown
their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 28 day of September, 2000

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Estate of: Lynda M Brown

by Signature: Donald L Brown

Donald L Brown

Witness: Rehena B. L.

Witness: Rhonda R. Turner

STATE OF SOUTH CAROLINA
COUNTY OF

PROBATE

THE ABOVE SIGNED WITNESS

PERSONALLY appeared before me _____

_____ and made oath that he/she saw the within named

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

THE OTHER ABOVE SIGNED WITNESS

_____ witnessed the execution thereof.

SWORN to before me this 28th day of
September, 2000

Witness Signature: Rehena B. L.

Rhonda R. Turner

Notary Public for South Carolina

My Commission Expires: 2-12-2001

EXHIBIT

A-2

ALL that piece, parcel or lot of land situate, lying and being on Block Book Page ~~5-28-00-027.00~~, being on Road 63, Lot 4 of BA Missouri McClimon Estate, Plat of which is recorded in the RMC Office for Spartanburg County, South Carolina, in Plat Book 40-108, and adjoining tracts consisting of 30.65 acres deeded to John D. McClimon in November 1942

ALSO ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown on Block Book Page 5-28-00-027.00 consisting of 35.92 acres conveyed to John D. McClimon in November 1942, being on the south side of I-85 East of Road 12, Lot 2 and part of Lots 1 and 3 of BA Missouri McClimon Estate, Plat Book 40-108.

Less, however, all that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, at the intersection of Liberty Hill Road and Abner Creek Road, and shown as 5.39 acres on a Plat entitled "Boundary Survey for Melinda A. Lamb" dated June 25, 1996, which Plat is recorded in the RMC Office for Spartanburg County, South Carolina, in Plat Book 135, Page 647, reference to which Plat is made for a metes and bounds description thereof

Also, less, however, all that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, being known and designated as 10.84 acres on a Survey for Paulus J. Scheele and Tina H. Scheele, by Plat of Chapman Surveying Co., Inc., dated July 2, 1997.

This being the same property conveyed to the Grantor and Grantee herein by Deed of Melinda A. Lamb, as Attorney-in-Fact for Anna Ruth McClimon, which Deed is dated April 6, 1998, and recorded in the RMC Office for Spartanburg County in Deed Book _____, Page _____.

This conveyance is made subject to any and all easements, zoning ordinances, rights-of-way and restrictions of record or may be seen by an inspection of the ground

ALSO: 5-05-03-063.00

All that certain piece, parcel or lot of land, with the improvements thereon, in Spartanburg County, South Carolina, Beech Springs Township, and being designated as lot number NINE (9) on plat made for Lee Boykin, by Jones Engineering Services, dated Oct. 28, 1975 and recorded in plat book 79 page 561, R. M. C. Office for Spartanburg County, located on Lyman Lake and having the following metes and bounds, to wit:

Beginning at the joint front corner of lots 9 and 10 on Lyman Lake Court, said point being 796.6 feet from a county road; thence proceeding along the common line of lots 9 and 10, N. 61-01 E., 382.9 feet to a point on lake front; thence along the water line of said lake, S. 31-17 E., 45 feet to a point; thence continuing along water line S. 31-17 E., 24 feet to the joint corner of lots 8 and 9; thence S. 60-55 W., 411.6 feet to a point on Lake Lyman Court; thence along the eastern side of Lake Lyman Court N. 7-25 W., 75 feet to the beginning corner.

Property conveyed subject to restrictions recorded in deed book 43-G page 55 and all other restrictions, easements and right of ways of record affecting property.

This is the same conveyed to the within grantor by L. K. V. Enterprises, Inc., by deed recorded May 12, 1977 in deed book 44P page 909, R. M. C. Office for Spartanburg County.

ALSO: 4-32-06-024.00

ALL that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being near Mills Mill No. 2 in the Town of Woodruff, Spartanburg County, State of South Carolina, known as No. 6 Green Street, and being more particularly described as Lot No. 29, Plat No. 1 of a series of four plats entitled Mills Mill No. 2 made by Gooch & Taylor, Surveyors, Plat No. 1 being dated April 1, 1955, Plat No. 2 being dated April 6, 1955, Plat No. 3 being dated April 4, 1955, and Plat No. 4 being dated April 8, 1955, said plat being recorded in Plat Book No. 32 at pages 310, 311, 312 and 313, respectively in the RMC Office for Spartanburg County, S.C. Reference being made to said plats for a more complete description.

This being the same property as conveyed to Mortgagors by deed of Charles Broadus Hembree and Jacqueline H. Turner dated September 28, 1998 and recorded herewith in the RMC Office for Spartanburg County in Deed Book 68-Q at page 961.

DEED 72 - T PG 353

DEED 89 Q PG 282

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that, **Paul Hardin Vaughn**, in consideration of One Million Eight Hundred Thirty Thousand and 00/100 (\$1,830,000.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **The Witherspoon Group, LLC**, its successors and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in Spartanburg County, State of South Carolina, being shown and designated as 33.42 Acres, more or less, as shown on plat prepared by Precision Land Surveying, Inc. dated August 15, 2007 entitled "Boundary Survey for Witherspoon Group, LLC" recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 1102 at Page 159. Reference to which plat is hereby made for a complete metes and bounds description of the property.

TMS# P/O 5-28-00-034.00

THIS conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This being a portion of the same property conveyed to Y.L. Vaughn aka Yourt L. Vaughn by deed of J.O. Vaughn and Helen V. DeShields dated July 25, 1941 and recorded July 25, 1941 in Deed Book 40-B at page 358. Yourt L. Vaughn died testate 3/14/1965 devising all interest in said property to Paul Hardin Vaughn by Last Will and Testament filed for record in Spartanburg County Probate under File No. 22801.

Grantee's Address: 26 Churchill Downs
Greenville, SC 29615

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, assigns, 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 and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

DEE-2007-50893

Recorded 2 Pages on 9/21/2007 2:17:54 PM

Recording Fee: \$10.00 Documentary Stamps: \$6,771.00

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

Stephen Ford, Register



EXHIBIT

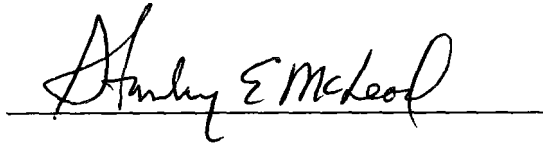
A-3

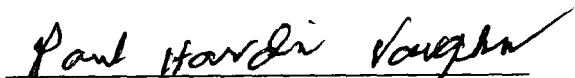
DEE089 Q PG 283

WITNESS the grantor's hand and seal this 19th day of September, 2007.

SIGNED, SEALED AND DELIVERED

in the presence of:




Paul Hardin Vaughn



State of South Carolina

)

)

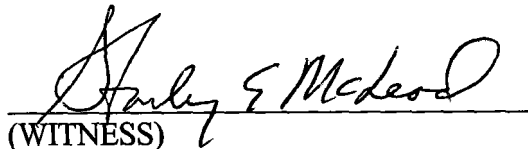
County of Greenville


)

PROBATE

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

SWORN to before me this
19th day of September, 2007.


(WITNESS)

 (SEAL)
NOTARY PUBLIC for South Carolina
My Commission Expires:

EXHIBIT

B-1

ANCES ARE HORIZONTAL UNLESS OTHERWISE
RID (NAD 83) AND THE VERTICAL DATUM

HERWISE.

MEETS OR EXCEEDS 1 : 10000

THE SYMBOL AND MAY BE ENLARGED FOR

LOCATED FROM UTILITY LOCATIONS MARKED
20502470) BUT NOT ALL UTILITIES
(THE UNDERGROUND UTILITIES SHOWN ON
THIS PLAT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED,
ALTHOUGH THE UNDERSIGNED DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE
EVIDENCE AND INFORMATION AVAILABLE AND PROVIDED.

7. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE
ON THE SURVEY SITE.

8. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL
WETLANDS ON THE SURVEY SITE OTHER THAN THOSE SHOWN, IF ANY, WETLANDS SHOWN ARE SUBJECT TO
FINAL APPROVAL BY THE U.S. CORPS. OF ENGINEERS.

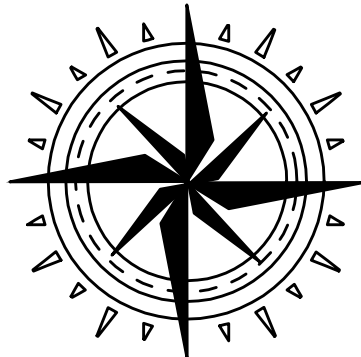
9. THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS,
OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO ANY
UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF LANGFORD LAND SURVEYING, LLC,
NAMING SAID PERSON, PERSONS OR ENTITY.

10. ACREAGE COMPUTED BY DMD METHOD

11. THIS SURVEY WAS PREPARED BASED ON A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY,
ITC POLICY NUMBER 3-01859

12. THE PROPERTY SHOWN IS LOCATED IN ZONE X OF THE FIRM FLOOD INSURANCE RATE MAP
(MAP NUMBER 45083C0218D & 45083C0214D).

13. THERE ARE NO GAPS OR GORES.



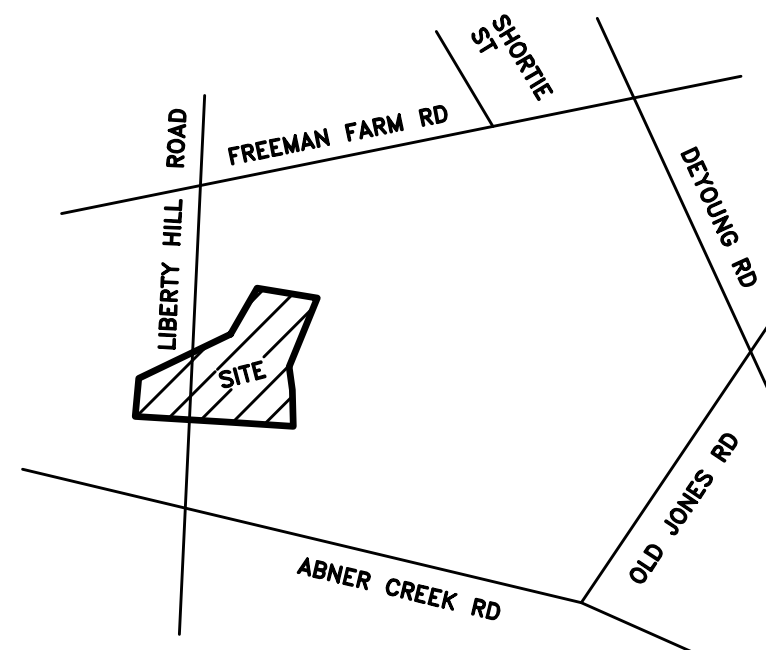
LANGFORD
LAND SURVEYING, LLC
PO BOX 697
108 RIDGE ROAD
LANDRUM, SC 29356
OFF. 864-316-5782

N/F
THE WITHERSPOON GROUP LLC
P.B. 162/159
D.B. 89Q/282
5-28-00-034.02

LEGAL DESCRIPTION

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of
Spartanburg, shown on a plat entitled ALTA/NSPS LAND TITLE SURVEY FOR: BECKNELL INDUSTRIAL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, dated 1 APRIL 2018, prepared by Langford Land Surveying,
LLC, and having the following metes and bounds to-wit:

BEGINNING at a 1/2" rebar found on the right of way of Abner Creek Road at the common corner with
Thomas Gaston and having the state plane coordinates of N 1109421.46 E 1644015.33 and being the
POINT OF BEGINNING; thence turning and with Thomas Gaston N 86°18'13" W for a distance of 719.09'
(passing a 3/4" pipe at 117.19' and a 1/2" rebar found at 700.80') to a nail set at the common corner
with Nigel Massey & VDB Investments, LLC; thence with VDB Investments, LLC N 86°28'58" W for a
distance of 930.50' to a 1" pipe found at the common corner with Steve Wood; thence with Steve Wood
N 05°06'13" E for a distance of 396.40' to a 1" pipe at the common corner with Tommy Smith & James
Bennett; thence with James Bennett N 64°18'22" E for a distance of 1061.82' (passing a nail set at
971.32' and a 1/2" rebar found at 1050.97') to a 1/2" rebar found; thence continuing with James
Bennett N 29°43'19" E for a distance of 554.86' to a 1/2" rebar set at the common corner with The
Witherspoon Group, LLC; thence continuing with The Witherspoon Group, LLC S 80°40'41" E for a
distance of 635.08' to a 3/8" rebar found at the common corner with Donald Brown; thence turning and
with Donald Brown S 22°09'03" W for a distance of 774.78' to a 1/2" rebar found; thence continuing
with Donald Brown S 08°09'56" E for a distance of 244.18' to a 3/8" rebar found; thence continuing with
Donald Brown S 01°30'06" E for a distance of 378.45' to a 1/2" rebar found on the right of way of Abner
Creek Road and being the POINT OF BEGINNING and containing 35.70 Acres.



LOCATION MAP
NOT TO SCALE

ALTA COMMITMENT
Chicago Title Insurance Company

COMMITMENT FILE NUMBER: 3-01859
DATE OF POLICY: November 29, 2018

SCHEDULE B, Part I

The Policy will not insure against loss or damage resulting from the terms and provisions of any
lease or easement identified in Schedule A, and will include the following Exceptions unless
cleared to the satisfaction of the Company:

II.

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO
THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION
OF THE COMPANY:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the
public records or is created, attaches, or is disclosed between the commitment Date and the date on
which all of the Schedule B, Part I Requirements are met. NOT A SURVEY MATTER

2. Standard Exceptions:

- (a) Rights or claims of parties in possession not shown by the public records. NOT A SURVEY MATTER
- (b) Easements, or claims of easements, not shown by the public records. NOT A SURVEY MATTER
- (c) Encroachments, overlaps, boundary line disputes, or other matters which would be
disclosed by an accurate survey or inspection of the premises. DOES NOT AFFECT PROPERTY.
- (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter
furnished, imposed by law and not shown by the public records. NOT A SURVEY MATTER
- (e) Taxes or special assessments which are not shown as existing liens by the public
records. NOT A SURVEY MATTER

3. Special Exceptions:

- (a) All taxes for the year 2018 and subsequent years. NOT A SURVEY MATTER
- (b) Any and all unpaid water bills associated with subject property. NOT A SURVEY MATTER

NOTE: The above item may be removed or modified upon further examination.

(c) No insurance is afforded as to the exact amount of acreage contained in the property described
herein. NOT A SURVEY MATTER

(d) Riparian rights incident to the premises. AFFECTS PROPERTY. SHOWN ON PLAT.

(e) Roll-back taxes as provided under Title 12, Article 3, of the South Carolina Code
of Laws, 1976, as amended, Provisions Section 12-43-220(d) and others. NOT A SURVEY MATTER

(f) Rights of tenants in possession under unrecorded leases. NOT A SURVEY MATTER

(g) Any security interest created at closing. NOT A SURVEY MATTER

(h) Exception is taken to the right-of-way of Liberty Hill Road. AFFECTS PROPERTY, SHOWN ON PLAT

NOTE: Upon confirmation of the current right-of-way width of Liberty Hill Road

with the Department of Transportation, this exception will be removed.

(i) Exception is taken to the right-of-way of Abner Creek Road. AFFECTS PROPERTY. SHOWN ON PLAT.

NOTE: Upon confirmation of the current right-of-way width of Abner Creek Road.

with the Department of Transportation, this exception will be removed.

(j) Easement from N. G. McClimon to Duke Power Company, dated February 27, 1964, filed for record
March 30, 1964 at 3:30 p.m., recorded in Book 30-A, Page 648, in the Register of Deeds for Spartanburg
County, South Carolina. AFFECTS PROPERTY. SHOWN ON PLAT.

(k) Easement from N. G. McClimon to Duke Power Company, dated January 6, 1965, filed for record
January 18, 1965 at 10:48 p.m., recorded in Book 30-W, Page 535, aforesaid Records. AFFECTS
PROPERTY. SHOWN ON PLAT.

(l) Easement from N. G. McClimon to Duke Power Company, dated August 17, 1971, filed for record
September 13, 1971 at 8:35 p.m., recorded in Book 30-W, Page 535, aforesaid Records. DOES NOT
AFFECT PROPERTY.

(m) All those matters as disclosed by that certain plat recorded in Plat Book 17, Page 45, aforesaid
Records. DOES NOT AFFECT PROPERTY.

(n) All those matters as disclosed by that certain plat recorded in Plat Book 40, Pages 108 and 109,
aforesaid Records. DOES NOT AFFECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY FOR:
BECKNELL INDUSTRIAL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

LOCATION: GREER, SC

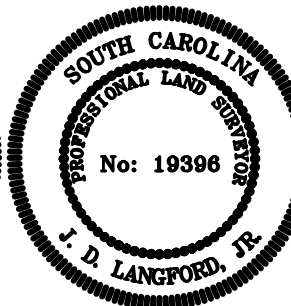
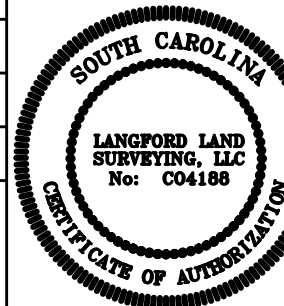
SPARTANBURG COUNTY, SC

TAX MAP NO.: 5-28-00-029.00

DATE: 1 APR 2019 JOB NO.: 337019

SCALE: 1" = 100'

0 50 100 200 300



SC REGISTRATION NO.: 19396

TO BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
BECKNELL INDUSTRIAL OPERATING PARTNERSHIP, L.P.;
UBS REALTY INVESTORS, LLC;
CHICAGO TITLE INSURANCE COMPANY;
& THE WITHERSPOON GROUP, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH
THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED
BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,7a,7b,8,9,11a,11b,13 & 14 OF TABLE A THEREOF. THE
FIELD WORK WAS COMPLETED ON 1 APRIL 2019.

DATE OF PLAT

JAMES D. LANGFORD, JR.
REG. NUMBER 19396

N/F
VDB INVESTMENTS, LLC
D.B. 117G/264
5-28-00-027.07

N/F
NIGEL MASSEY
D.B. 98J/681
P.B. 165/574
5-28-00-037.02

N/F
THOMAS GASTON
D.B. 119D/190
5-28-00-037.00

N/F
THOMAS GASTON
D.B. 25F/366
5-29-00-052.00

N/F
DONALD BROWN
P.B. 40/108
D.B. 72T/351
5-29-00-035.00

35.70 ACRES

N/F
JAMES BENNETT
P.B. 62/375
D.B. 70A/242
5-28-00-030.00

N/F
TOMMY SMITH
D.B. 95B/728
5-28-00-014.04

N/F
JOHN HOLTZCLAW
D.B. 47U/767
5-28-00-014.05

N/F
STEVE WOOD
D.B. 87S/344
5-28-00-014.02

N/F
JAMES BENNETT
P.B. 62/375
D.B. 70A/242
5-28-00-030.00

1/2" N.P.C.F.L.T.U.F.I

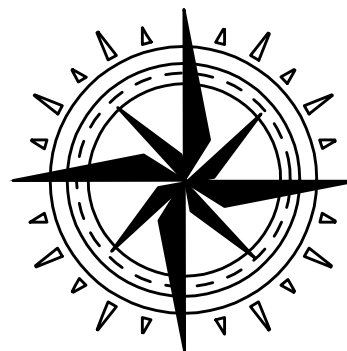
EXHIBIT

B-3

LEGAL DESCRIPTION

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Spartanburg, shown on a plat entitled ALTA/NSPS LAND TITLE SURVEY FOR: BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, dated 5 DECEMBER, 2018, prepared by Langford Land Surveying, LLC, and having the following metes and bounds to-wit:

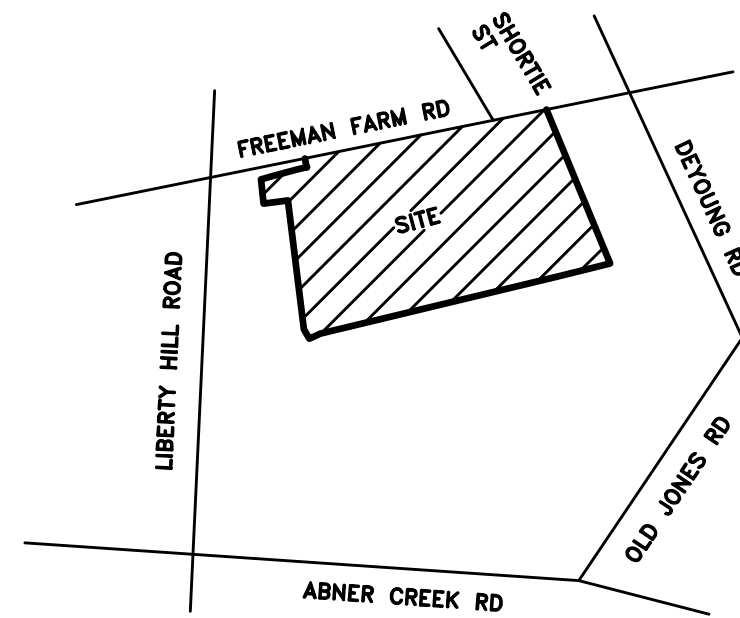
BEGINNING at a 1/2" rebar found on the right of way of Freeman Farm Road at the common corner with Mark Hendricks and having the state plane coordinates of N 1111672.57 E 1644517.88 and being the POINT OF BEGINNING; thence with Mark Hendricks S 49°31'23" E for a distance of 53.25' to an 1" pipe found at the common corner with Mark Hendricks; thence with Mark Hendricks S 00°19'56" W for a distance of 924.18' to an Axle found at the common corner with Donald Brown; thence with Donald Brown N 81°08'10" W for a distance of 293.67' to a 1/2" rebar found at the common corner with Melanie Cathcart; thence with Melanie Cathcart N 80°40'41" W for a distance of 1312.08' to a nail in Liberty Hill Road at the common corner with James Bennett; thence continuing with James Bennett S 89°13'42" W for a distance of 66.02' to a 1/2" rebar found; thence continuing with James Bennett N 07°48'25" W for a distance of 57.78' to a 1/2" rebar found; thence continuing with James Bennett N 15°42'11" E for a distance of 699.52' to a Stone found at the common corner with Melanie Cathcart; thence with Melanie Cathcart N 74°18'07" W for a distance of 131.83' to a 1" pipe found at the common corner with Freida Gray; thence with Freida Gray N 16°37'53" E for a distance of 129.03' to a 1/2" rebar found on the right of way of Freeman Farm Road; thence with said right of way along a curve having a radius of 4880.50', a length of 256.55', a chord bearing of S 82°11'07" E and a chord distance of 256.52' to a Concrete Monument; thence continuing with said right of way N 09°32'19" E for a distance of 75.14' to a Concrete Monument; thence continuing with said right of way along a curve having a radius of 3217.41', a length of 213.81', a chord bearing of S 77°21'49" E, and a chord distance of 213.77' to a Concrete Monument found; thence continuing with said right of way S 74°59'55" E for a distance of 648.77' to a Concrete Monument found; thence continuing with said right of way along a curve having a radius of 919.12', a length of 426.45', a chord bearing of S 88°17'08" E and a chord distance of 422.63' to a 1/2" rebar found and being the POINT OF BEGINNING and containing 33.42 Acres.



LANGFORD
LAND SURVEYING, LLC
PO BOX 697
108 RIDGE ROAD
LANDRUM, SC 29356
OFF. 864-316-5782

NOTES:

- BEARING ARE BASED ON SOUTH CAROLINA GRID AND DISTANCES ARE HORIZONTAL UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON SOUTH CAROLINA GRID (NAD 83) AND THE VERTICAL DATUM IS (NAD 83) BASED ON SOUTH CAROLINA VRS SYSTEM.
- ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
- THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10000
- THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THE PROPERTY SHOWN IS UNZONED.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM UTILITY LOCATIONS MARKED ON THE GROUND. B11 WAS CONTACTED (TICKET NUMBER 18120602488) BUT NOT ALL UTILITIES WERE MARKED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE UNDERSIGNED DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AND INFORMATION AVAILABLE AND PROVIDED.
- THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.
- THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE OTHER THAN THOSE SHOWN. IF ANY, WETLANDS SHOWN ARE SUBJECT TO FINAL APPROVAL BY THE U.S. CORPS. OF ENGINEERS.
- THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF LANGFORD LAND SURVEYING, LLC, NAMING SAID PERSON, PERSONS OR ENTITY.
- ACREAGE COMPUTED BY DMD METHOD
- THIS SURVEY WAS PREPARED BASED ON A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, A.L.T.A. COMMITMENT Chicago Title Insurance Company
- THE PROPERTY SHOWN IS LOCATED IN ZONE X OF THE FIRM FLOOD INSURANCE RATE MAP (MAP NUMBER 45083C0218D & 45083C0214D).
- THERE ARE NO GAPS OR GORES.



LOCATION MAP
NOT TO SCALE

N/F
FREIDA GRAY
P.B. 92/375
D.B. 50T/151
5-28-00-030.02

N/F
MELANIE CATHCART
P.B. 159/443
D.B. 85F/866
5-28-00-032.02

N/F
JAMES BENNETT
P.B. 92/375
D.B. 70A/242
5-28-00-030.00

N/F
JAMES BENNETT
P.B. 92/375
D.B. 70A/242
5-28-00-030.00

N/F
JAMES BENNETT
P.B. 92/375
D.B. 70A/242
5-28-00-030.00

N/F
MELANIE CATHCART
P.B. 85/470
D.B. 117T/555
5-28-00-029.00

N/F
DONALD BROWN
P.B. 40/108
D.B. 72T/351
5-29-00-035.00

N/F
MARK HENDRICKS
D.B. 84X/498
5-29-00-034.00

33.42 ACRES

PRELIMINARY

TO BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
BECKNELL INDUSTRIAL OPERATING PARTNERSHIP, L.P.;
UBS REALTY INVESTORS, LLC;
CHICAGO TITLE INSURANCE COMPANY;
& THE WITHERSPOON GROUP, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,7a,7b,8,9,11a,11b,13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5 DECEMBER 2018.

DATE OF PLAT

JAMES D. LANGFORD, JR.
REG. NUMBER 19396

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	256.55'	4880.50'	3°00'42"	S 82°11'07" E	256.52'
C2	213.81'	3217.41'	3°48'27"	S 77°21'49" E	213.77'
C3	426.45'	919.12'	2°35'02"	S 88°17'08" E	422.63'

LINE	BEARING	DISTANCE
L1	S 80°16'43" E	115.18'
L2	S 89°13'42" W	66.02'
L3	N 07°48'25" W	57.78'
L4	N 74°18'07" W	131.83'
L5	N 16°37'53" E	129.03'
L6	S 83°43'53" E	27.54'
L7	N 09°32'19" E	75.14'
L8	S 49°31'23" E	53.25'

ALTA/NSPS LAND TITLE SURVEY FOR:
BECKNELL INDUSTRIAL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

LOCATION: GREER, SC

SPARTANBURG COUNTY, SC

TAX MAP NO.: 5-28-00-034.02

DATE: 5 DEC 2018 JOB NO.: 330918

SCALE: 1" = 100'

0 50 100 200 300

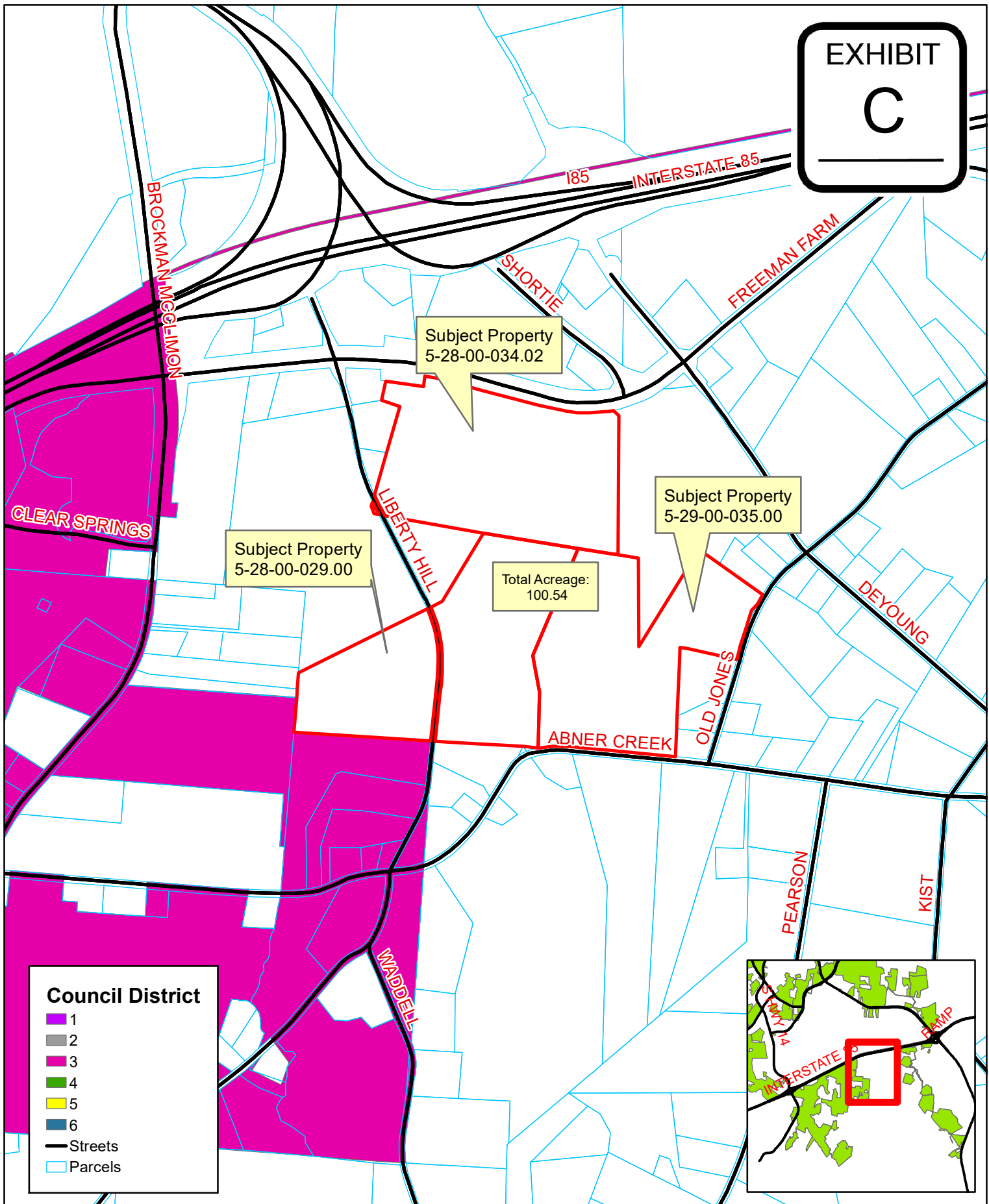
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.



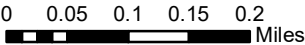
SC REGISTRATION NO.: 19396

EXHIBIT

C

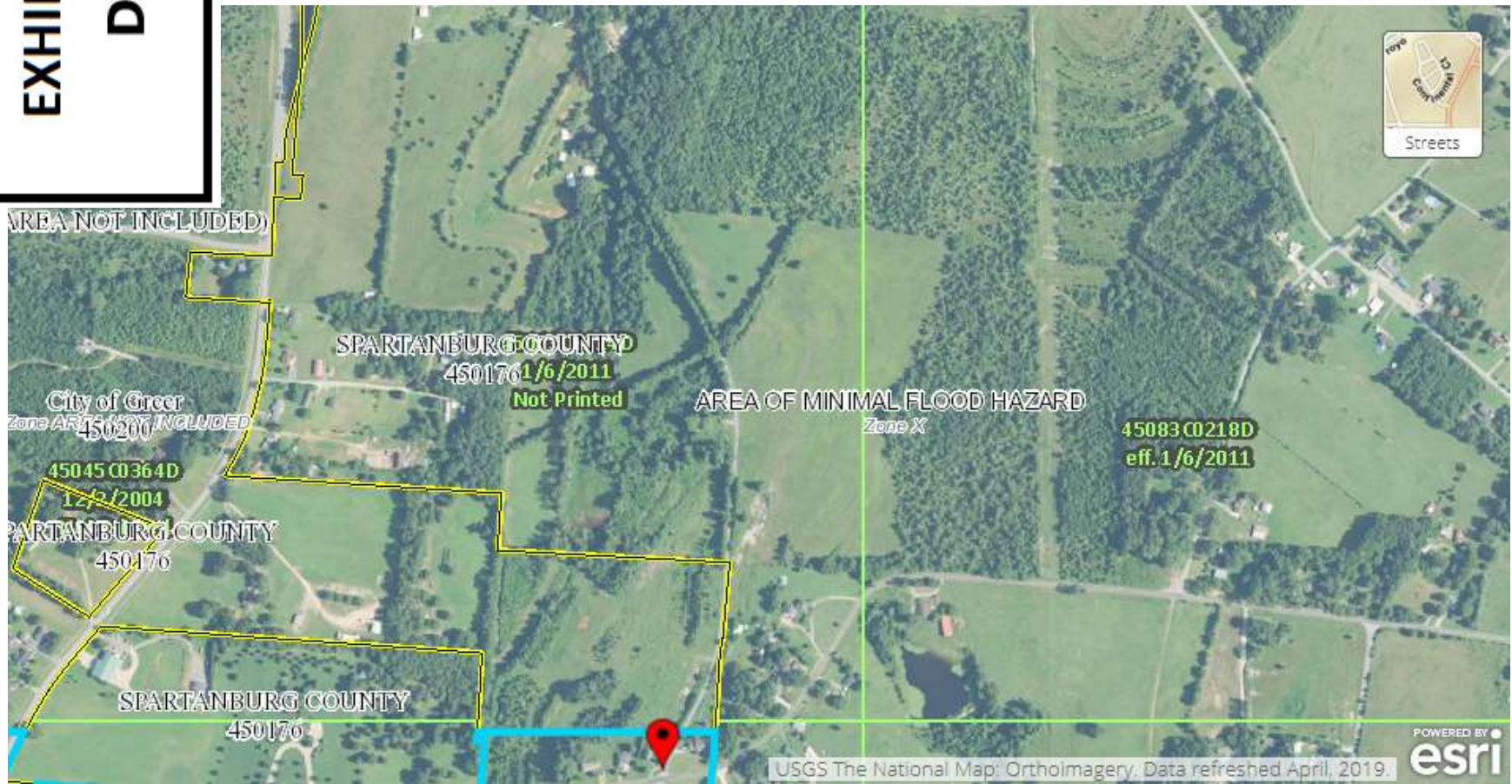


Ordinance 18-2019



EXHIBIT

D



1



Parcel #6
Contiguous Parcel
Liberty Hill Rd.

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 Unassigned address/ Liberty Hill Rd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-28-00-029.00 attached hereto marked as Exhibit C containing approximately 35.70 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 12th day of April, 2019 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.

N. GLENN MCCLIMON, JR. REVOCABLE
Print Name: TRUST DATED SEPTEMBER 23, 2016
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: Not assigned Liberty Hill Rd
Tax Map Number: 5-28-00-029.00

ANITA M. COLBERT REVOCABLE
Print Name: TRUST DATED MARCH 8, 2017
Signature: Anita Ann Colbert
P.O. Box 1045
Address: Irmo, SC 29063-1045
Witness: B-R
Date: 4-17-19
Parcel Address: Not assigned Liberty Hill Rd
Tax Map Number: 5-28-00-029.00

October 1, 2019

(1)



Parcel #6
Contiguous Parcel
Liberty Hill Rd.

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 ~~Unassigned address~~ Liberty Hill Rd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-28-00-029.00 attached hereto marked as Exhibit C containing approximately ~~85~~ 70 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 12th day of April, 2019 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.

N. GLENN MCCLIMON, JR. REVOCABLE
Print Name: TRUST DATED SEPTEMBER 23, 2016
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: Not assigned
Tax Map Number: 5-28-00-029.00

ANTIA M. COLBERT REVOCABLE
Print Name: TRUST DATED MARCH 8, 2017
Signature: James E. Colbert (Trustee)
Address: P.O. Box 1045
Irmo, SC, 29063-1045
Witness: Daniel R. Fordrich
Date: 4/17/19
Parcel Address: Not assigned Liberty Hill Rd
Tax Map Number: 5-28-00-029.00



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

Date 4-12-19

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

Tax Map Number(s) 5-28-00-029.00

Property Address(s) Not assigned Liberty Hill Rd

Acreage of Properties 38.70 Acres County Spartanburg

Applicant Information

Name Becknell Industrial LLC

Address 2750 East 146th Street, Suite 200
Carmel, IN 46033

Contact Number 217-649-4450

Email pthurston@becknellindustrial.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Anita Ann Colbert

Address P.O. Box 1045
Irmo, SC, 29063-1045

Contact Number 803-543-7166

Email a.colbert.sc@gmail.com

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Unzoned County to I-1 (Industrial District).

Existing Use: Farms- General Proposed Use: Light Industrial

Signature(s) _____

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse



2

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

Petition For Annexation


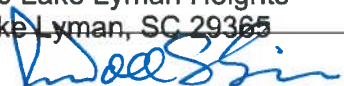
The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Abner Creek Road

more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-29-00-035.00 attached hereto marked as Exhibit C containing approximately 31.42 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 12th day of April, 2019 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: Donald L. Brown
Signature: 
Address: 170 Lake Lyman Heights
Lake Lyman, SC 29365
Witness: 
Date: 4/26/19
Parcel Address: Abner Creek Road
Tax Map Number: 5-29-00-035.00

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



(2)

ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date _____

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

Tax Map Number(s) 5-29-00-035.00

Property Address(s) Abner Creek Road

Acreage of Properties 31.42 County Spartanburg

Applicant Information

Name Becknell Industrial LLC
Address 2750 East 146th Street, Suite 200
Carmel, IN 46033
Contact Number 217-649-4450
Email pthurston@becknellindustrial.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Donald L. Brown
Address 170 Lake Lyman Heights
Lake Lyman, SC 29365
Contact Number 864-444-3985
Email bigdonbrown@bellsouth.net

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Unzoned County to I-1 (Industrial District).

Existing Use: Farms-General Proposed Use: Light Industrial

Signature(s) 
Donald L. Brown

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse



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 Freeman Farm 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 5-28-00-034.02 attached hereto marked as Exhibit C containing approximately 33.42 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 12th day of April, 2019 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: <u>The Witherspoon Group LLC</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>26 Churchill Downs</u>	Address: _____
Address: <u>Greenville, SC 29615</u>	Address: _____
Witness: <u>[Signature]</u>	Witness: _____
Date: <u>4/12/19</u>	Date: _____
Parcel Address: <u>Freeman Farm Road</u>	Parcel Address: _____
Tax Map Number: <u>5-28-00-034.02</u>	Tax Map Number: _____



ZONING MAP AMENDMENT APPLICATION (ZONING & REZONING)

Date 4-12-19

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

Tax Map Number(s) 5-28-00-034.00 ⁰²Property Address(s) Freeman Farm RoadAcreage of Properties 33.42 Acres County Spartanburg

Applicant Information

Name Becknell Industrial LLC
 Address 2750 East 146th Street, Suite 200
Carmel, IN 46033
 Contact Number 217-649-4450
 Email pthurston@becknellindustrial.com

Property Owner Information

(If multiple owners, see back of sheet)

Name The Witherspoon Group LLC
 Address 26 Churchill Downs
Greenville, SC, 29615
 Contact Number _____
 Email _____

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Unzoned County to I-1 (Industrial District).

Existing Use: Farms- General Proposed Use: Light Industrial

Signature(s) The Witherspoon Group, LLC
[Signature]
Lewis B. Gilpin
Manager of
Witherspoon Group, LLC

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse