



**AGENDA
GREER CITY COUNCIL**

August 13, 2019

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

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Councilmember Wayne Griffin

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

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

VI. SPECIAL RECOGNITION

A. Greenville Habitat for Humanity

VII. PETITIONER

A. Mr. Bryant would like to speak with Council regarding the Rail Road

VIII. PRESENTATION

A. Kirsten Pressley will present her Annual Report

IX. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

X. APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Board of Architectural Review

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

XI. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 21-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY ALLEN CULLUM LOCATED AT 997 AND 999 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

B. Second and Final Reading of Ordinance Number 27-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY SPARTANBURG COUNTY AND DUKE POWER COMPANY LOCATED ON VICTOR AVENUE (VICTOR MILL SITE) BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTIES. (Action Required)

C. Second and Final Reading of Ordinance Number 29-2019

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)

XII. NEW BUSINESS

A. Brookshire Road Condition

Staff is requesting guidance from Council on this issue and the options that are presented. (Action Required)
Steve Grant, City Engineer

B. Towing Fees and Ordinance

For Discussion.
Requested by Councilmember Lee Dumas

C. Bid Summary - HVAC at Victor Gym

(Action Required)
Presented by Ann Cunningham.

XIII. 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 Personnel matter pertaining to the Building and Development

Standards Department; as allowed by State Statute Section 30-4-70(a)(1).

XIV.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
8/13/2019

Councilmember Wayne Griffin

ATTACHMENTS:

Description	Upload Date	Type
☐ Invocation Schedule	8/7/2019	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
8/13/2019

July 23, 2019

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ July 23, 2019 Council Meeting Minutes	8/7/2019	Backup Material

CITY OF GREER, SOUTH CAROLINA

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

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

I. CALL TO ORDER OF THE REGULAR MEETING Mayor Rick Danner – 6:32 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.

II. PLEDGE OF ALLEGIANCE Gabe Turner, Boy Scout Troop 795

III. INVOCATION Councilmember Jay Arrowood

IV. PUBLIC FORUM No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING July 9, 2019

ACTION – Councilmember Wryley Bettis made a motion that the minutes of July 9, 2019 be received as written. Councilmember Kimberly Bookert seconded the motion.

VOTE - Motion carried unanimously.

VI. DEPARTMENTAL REPORTS

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

Finance

Susan Howell, Budget and Audit Manager presented the Financial Report for the period ending June 30, 2019. (Attached)

General Fund Cash Balance: \$17,795,970.

General Fund Revenue: \$28,379,467.

General Fund Expenditures: \$24,871,117.

Revenue Benchmark Variance: \$2,138,150.

Expenditure Benchmark Variance: \$1,370,200.

Overall Benchmark Variance: \$3,508,350.

The City is 4% under budget during this time period.

Hospitality Fund Cash Balance: \$1,219,251.

Storm Water Fund Cash Balance: \$1,632,084.

VII. PRESENTATION

- B.** Red Watson, Assistant Director of Parks and Recreation presented highlights from their monthly activity report.

VIII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

MASC (Municipal Association of South Carolina) Annual Meeting was held Thursday, July 18th through Sunday, July 21st in Greenville. It went extremely well. We had the opportunity to highlight much of the work we are doing here relative to the CenterG Project. The South Carolina Association of Mayors invited us to present to that group specific to our communications program and how we are engaging our community and keeping them informed throughout the construction process over the 18-month window.

Legislative Report I will forward a copy of the report in its entirety to Council. One that was most significant to us was a compromise, a bill we were able to get through relative to the local government fund. We have not been funded fully under the local government fund for a number of years and it was unlikely that the funding level would return to the original commitment that was made. A new formula was derived, presented through the House Ways and Means Committee ultimately adopted by both houses of the legislature and we have a new formula in place but we do believe it will give us some stability for a number of years so that we can better budget and budget more accurately what we would anticipate receiving through local government fund. Other issues we are watching more closely as we approach the next legislative session are bills that are filled dealing with business license tax, this is about 28% of our total revenues. We are keeping our elected officials in Columbia aware of our dependence on this.

IX. APPOINTMENTS TO BOARD AND COMMISSIONS

A. Board of Architectural Review

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

No nominations were made.

X. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 28-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY SEPA, ENTERPRISES, LLC. LOCATED ON FREEMAN FARM ROAD FROM C-3 (COMMERCIAL) AND I-1 (INDUSTRIAL) TO R-7.5 (RESIDENTIAL, SINGLE FAMILY DISTRICT).

Brandon McMahan, Zoning Coordinator stated both parties have come to an agreement regarding the road closure issue and have completed the legal proceedings to close the road. The City Attorney recommended to staff that all liability for the City has been resolved.

ACTION – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 28-2019. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

XI. NEW BUSINESS

A. First Reading of Ordinance Number 29-2019

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER

Ed Driggers, City Administrator presented the request.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 29-2019. Councilmember Wayne Griffin seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

XII. EXECUTIVE SESSION

ACTION – In (6:59 p.m.)

(A) Personnel Matter – Public Services Department

(B) Contractual Matter – Banking Services

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Personnel matter pertaining to the Public Services Department; as allowed by State

Statute Section 30-4-70(a)(1) and a Contractual matter pertaining to Banking Services; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously. Mayor Danner stated he would recuse himself from item number (2) during Executive Session.

Mayor Danner stated during Executive Session they considered the above matters and no action was taken.

ACTION - Out (8:13 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Jay Arrowood seconded the motion. Motion carried unanimously.

ACTION AFTER EXECUTIVE SESSION

Mayor Rick Danner recused himself from voting.

ACTION – Councilmember Lee Dumas made a motion to transfer the City's Banking Services to County Bank. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried 6-0.

XIII. ADJOURNMENT

8:09 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 Thursday, July 18, 2019.

Category Number: VI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
8/13/2019

Greenville Habitat for Humanity

Category Number: X.
Item Number: A.



AGENDA
GREER CITY COUNCIL
8/13/2019

Board of Architectural Review

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
▣ Board of Architectural Review	8/7/2019	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	Business 968-0224	May 14, 2019	June 30, 2022
		June 28, 2016	June 30, 2019
		June 11, 2013	June 30, 2016
		April 13, 2010	June 30, 2013
		Email dlangley@la-architects.com	
Joadah Hiatt 509 Tryon Street Greer, SC 29651 Residence 877-4626	Business 877-3377	June 12, 2018	June 30, 2021
		June 9, 2015	June 30, 2018
		June 12, 2012	June 30, 2015
		Email joadahiatt@bellsouth.net	
Brandon Price 124 Vandiventer Drive Greer, SC 29650 Residence 877-7341	Business 877-6525	June 12, 2018	June 30, 2021
		June 9, 2015	June 30, 2018
		June 26, 2012	June 30, 2015
		Email Brandon@smithandjames.com	
Linda Wood 243 Cannon Street Greer, SC 29651 Residence 877-9463	Business 905-5244	July 11, 2017	June 30, 2020
		June 24, 2014	June 30, 2017
		June 14, 2011	June 30, 2014
		Email Lwood9@aol.com	
Marney Hannon 304 N. Miller Street Greer, SC 29650 Residence 877-2644	Cell 420-7202	July 11, 2017	June 30, 2020
		June 24, 2014	June 30, 2017
		June 14, 2011	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.



AGENDA
GREER CITY COUNCIL
8/13/2019

Second and Final Reading of Ordinance Number 21-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY ALLEN CULLUM LOCATED AT 997 AND 999 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❑ Ordinance Number 21-2019	7/3/2019	Ordinance
❑ Ord 21-2019 Planning Commission Minutes	8/7/2019	Backup Material
❑ Ord 21-2019 Exhibit A Deed	6/26/2019	Exhibit
❑ Ord 21-2019 Exhibit B Plat	8/7/2019	Exhibit
❑ Ord 21-2019 Exhibit C Map	8/7/2019	Exhibit
❑ Ord 21-2019 Exhibit D Flood Map	6/26/2019	Exhibit
❑ Ord 21-2019 Petition for Annexation	6/26/2019	Backup Material

ORDINANCE NUMBER 21-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY ALLEN CULLUM LOCATED AT 997 AND 999 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, Allen Cullum is the sole owner of properties located at 997 and 999 Victor Hill Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Numbers 5-24-00-043.04 and 5-24-00-043.05 containing approximately 5.73 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0216D attached hereto marked as Exhibit D; and

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

WHEREAS, Allen Cullum has petitioned the City of Greer to annex his 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 adjoin the city limits; and

WHEREAS, the property owner has requested that the subject properties be zoned I-1 (Industrial District); and

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

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer,

South Carolina, as follows:

1. ANNEXATION: The 5.73 acres +/- properties shown in red on the attached map owned by Allen Cullum located at 997 and 999 Victor Hill Road as described on the attached map as Spartanburg County Parcel Numbers 5-24-00-043.04 and 5-24-00-043.05 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 on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

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

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: June 11, 2019

Second and
Final Reading: August 13, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, June 17, 2019

DOCKET: AN 2019-10

APPLICANT: Allen Cullum

PROPERTY LOCATION: 997 and 999 Victor Hill Rd

TAX MAP NUMBER: 5-24-00-043.04 and 5-24-00-043.05

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annex and zone I-1, Industrial

SIZE: 5.50 acres

COMPREHENSIVE PLAN: Adjacent to an Employment Center Community

ANALYSIS: AN 2019-10

AN 2019-10 is an annexation and zoning request for two parcel located at 997 and 999 Victor Hill Rd. The request is to zone the parcels from Unzoned (Spartanburg County), to I-1, Industrial, for future development.

Surrounding land uses and zoning include:

North: I-1, Industrial (City of Greer) – Plastic Omnium and Lear
East: I-1, Industrial (City of Greer) – Plastic Omnium and Lear - Vacant
South: Unzoned, (Spartanburg County) – BMW Test Track
West: I-1, Industrial (City of Greer) – Rear Entrance to Plastic Omnium

The land use map in the Comprehensive Plan defines the area adjacent to this property as an Employment Center Community. These centers serve as locations for employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple- building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION Mrs. Jones made a motion to approve AN2019-10. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0.

Grantee's Address: 3949 Maple Avenue, #410
Dallas, TX 75219-3254

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

KNOW ALL MEN BY THESE PRESENTS that **John Anthony Hamby and Lynn H. James** (collectively, "Grantors"), in consideration of Ten and No/100ths Dollars (\$10.00), to the Grantors in hand paid at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **Cullum GSP 081, LP**, a South Carolina limited partnership ("Grantee"), its successors and assigns, the following described properties, to-wit:

All those certain pieces, parcels or lots of land situate, lying and being in the County of Spartanburg, State of South Carolina, and being more fully and particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference.

Spartanburg County TMS Nos. 5-24-00-043.04 & 5-24-00-043.05

Said premises are conveyed SUBJECT TO all applicable easements, rights of way, restrictions and covenants of record; those easements and rights of way actually existing on the ground and affecting said premises; such matters as would be revealed by a current survey and inspection of the premises; and any applicable zoning and other governmental laws, ordinances and regulations.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee and the Grantee's successors and assigns forever. And, the GRANTORS DO HEREBY bind the Grantors and the Grantors' heirs, successors, executors and administrators to WARRANT and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against the Grantors and the Grantors' heirs, successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantors have caused their hand and seal to be affixed hereto and these presents to be subscribed this ____ day of July, 2019.

IN THE PRESENCE OF:

Witness 1

_____(Seal)
John Anthony Hamby

Witness 2

STATE OF SOUTH CAROLINA § **ACKNOWLEDGMENT**
COUNTY OF GREENVILLE §

I, _____, a Notary Public for State of South Carolina, do hereby certify that John Anthony Hamby personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal this _____ day of July, 2019.

_____(SEAL)
Notary Public
My commission expires: _____

IN THE PRESENCE OF:

Witness 1

_____(Seal)
Lynn H. James

Witness 2

STATE OF SOUTH CAROLINA § **ACKNOWLEDGMENT**
COUNTY OF GREENVILLE §

I, _____, a Notary Public for State of South Carolina, do hereby certify that Lynn H. James personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal this _____ day of July, 2019.

_____(SEAL)
Notary Public
My commission expires: _____

Exhibit A

T.M.S. No. 5-24-00-043.04

All that lot of land located in the State of South Carolina, County of Spartanburg, Reidville Township, about 5 miles SE of Greer, near Woods Chapel Community, on the north side of Victor-Woods Chapel Road, containing 4.00 acres, more or less, as shown on a survey for W. McClure Smith, dated August 3, 1984, by Neil R. Phillips, Surveyor, to be recorded herewith and having according to said survey the following metes and bounds to-wit:

Beginning at a spike in Victor-Woods Chapel Road at its intersection with a dirt road, thence with Victor-Woods Chapel Road N81-10W, 302.8 feet to a spike, thence leaving said road and running thence N8-50E, 673.1 feet to an iron pin, thence S49-17E, 383.0 feet to an iron pin in dirt road, thence with the dirt road S34-07W, 33.9 feet to an iron pin, thence S17-56W, 91.9 feet to an iron pin, thence S9-24W, 136.6 feet to an iron pin, thence S6-43W, 213.1 feet to the point of beginning.

The above described property being the same property conveyed by Deed of Distribution of the Estate of John Harold Hamby to the Grantors named herein, dated December 20, 2018, and recorded in the Office of the Register of Deeds for Spartanburg County, South Carolina on December 27, 2018, in Deed Book 122-E at Page 873.

T.M.S. No. 5-24-00-043.05

All that tract or parcel of land consisting of 1.74 acres, more or less, near Victor-Woods Chapel Road and fronting on a twelve foot wide dirt road, and shown on a Plat made for John H. Hamby, by Tri-State Surveyors, dated March 18, 1985.

The above described property being the same property conveyed by Deed of Distribution of the Estate of John Harold Hamby to the Grantors named herein, dated December 20, 2018, and recorded in the Office of the Register of Deeds for Spartanburg County, South Carolina on December 27, 2018, in Deed Book 122-E at Page 873.

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

1. I have read the information on this affidavit and I understand such information.
2. The properties being transferred is located on 997 and 999 Victor Hill Road, Greer, SC bearing Spartanburg County Tax Map Numbers 5-24-00-043.05 and 5-24-00-043.04, were transferred by Lynn H. James and John Anthony Hamby to Cullum GSP 081, LP on July , 2019.
3. Check one of the following: The deed is
 - (a) XX 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):

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

5. Check Yes or No X 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is:

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$2,312.50.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors.
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

RESPONSIBLE PARTY CONNECTED WITH THE TRANSACTION

SWORN to before me this _____
day of _____, 2019

By: _____
Lynn H. James

Notary Public for _____
My Commission Expires: _____
Notary (printed name): _____

SWORN to before me this _____
day of _____, 2019

By: _____
John Anthony Hamby

Notary Public for _____
My Commission Expires: _____
Notary (printed name): _____

INFORMATION

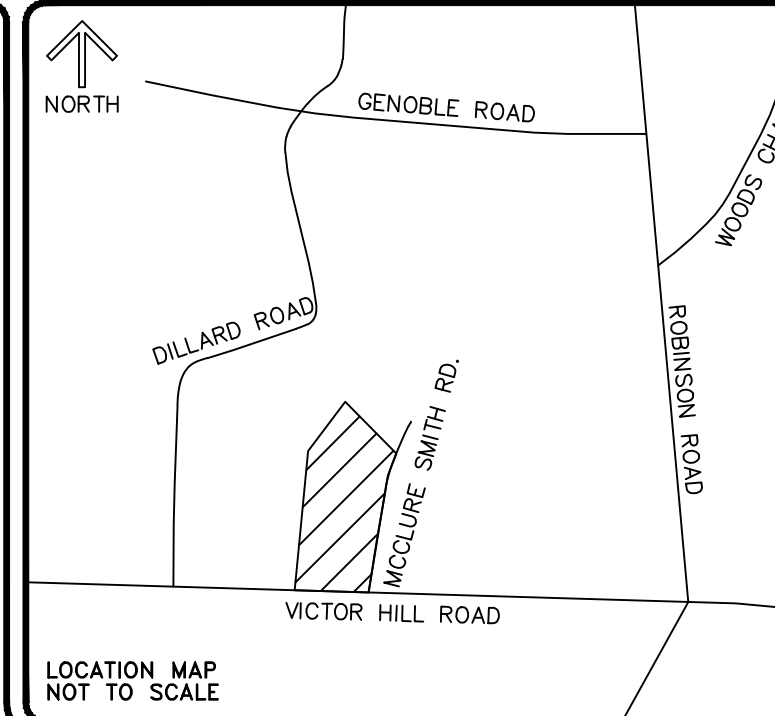
Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39.
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership, whose partners are all members of the same family. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a) and which is formed to operate or take functional control of electric transmission assets as defined in the Federal Power Act.

EXHIBIT

B



- SURVEYOR'S NOTES:**
- THE UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM ABOVE GROUND EVIDENCE OR EXISTING DRAWINGS PROVIDED BY VARIOUS SOURCES AND ARE FOR THE CONTRACTOR'S/OWNER'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S/OWNER'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK.
 - ALL STATEMENTS HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
 - SQUARE FOOTAGE (SF) AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
 - BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
 - NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - ALL PINS SET 1/2" REBAR UNLESS OTHERWISE NOTED.
 - HORIZONTAL DATUM: SCGRID (SCVRS)
VERTICAL DATUM: NAVD 88 (SCVRS)
CONTOUR INTERVAL: **1 FOOT**
 - LINES SURVEYED AND MAPPED ARE LISTED IN GROUND DISTANCES. COORDINATES SHOWN ARE BASED ON S.C. SPCS NAD 83 (2011) DATUM, UNLESS OTHERWISE STATED.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
 - THIS PLAT IS A RETRACEMENT SURVEY OF AN EXISTING LOT OF RECORD AND MONUMENTATION LOCATED IN THE FIELD.
 - PURSUANT TO THE PROVISIONS OF THE SOUTH CAROLINA CODE OF LAWS, THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
 - ALL PIPE SIZES, MATERIALS, DIRECTIONS AND INVERTS (FLOW), ARE APPROXIMATE AND BASED SOLELY ON **ABOVE GROUND OBSERVATIONS** AND/OR **(BY GRAPHIC PLOTTING ONLY)** PLANS, PLATS OR DEEDS PROVIDED BY THE ISSUING GOVERNMENT AGENCY.

REF PLATS:

- PLAT ENTITLED "BOUNDARY SURVEY FOR CULLUM GSP 081, LP" BY SITE DESIGN INC. DATED 9-15-08
- PLAT ENTITLED "SURVEY FOR ROBERT J ELLIOTT AND DONNA C. ELLIOTT" BY LANDRITH SURVEYING DATED 4-29-94

TMS# 5-24-00-043.05
1.73 ACRES
75,297 SQ. FT.

TMS# 5-24-00-043.04
3.77 ACRES
164,092 SQ. FT.

AREA WITHIN R/W
(NOT BEING ANNEXED)
0.23 ACRES
10,011 SQ. FT.

TOTAL AREA FOR
ANNEXATION
5.50 ACRES

"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon 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."

Job No:	EAS-17-8104
Date:	JUNE 5, 2019
Field:	OK
Drawn:	JOB
Reviewed:	TEL
Approved:	DJS
Scale:	1" = 40'

Sheet:
V-1

Topographic and Boundary Survey for

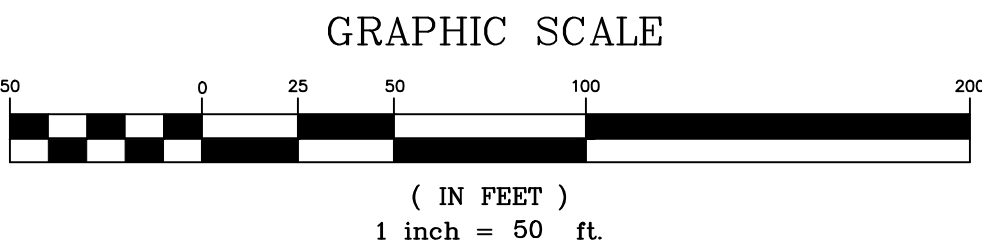
Cullum GSP 081, LP
Greer, South Carolina

997 & 999 Victor Hill Road, Greer, SC
Spartanburg County, South Carolina



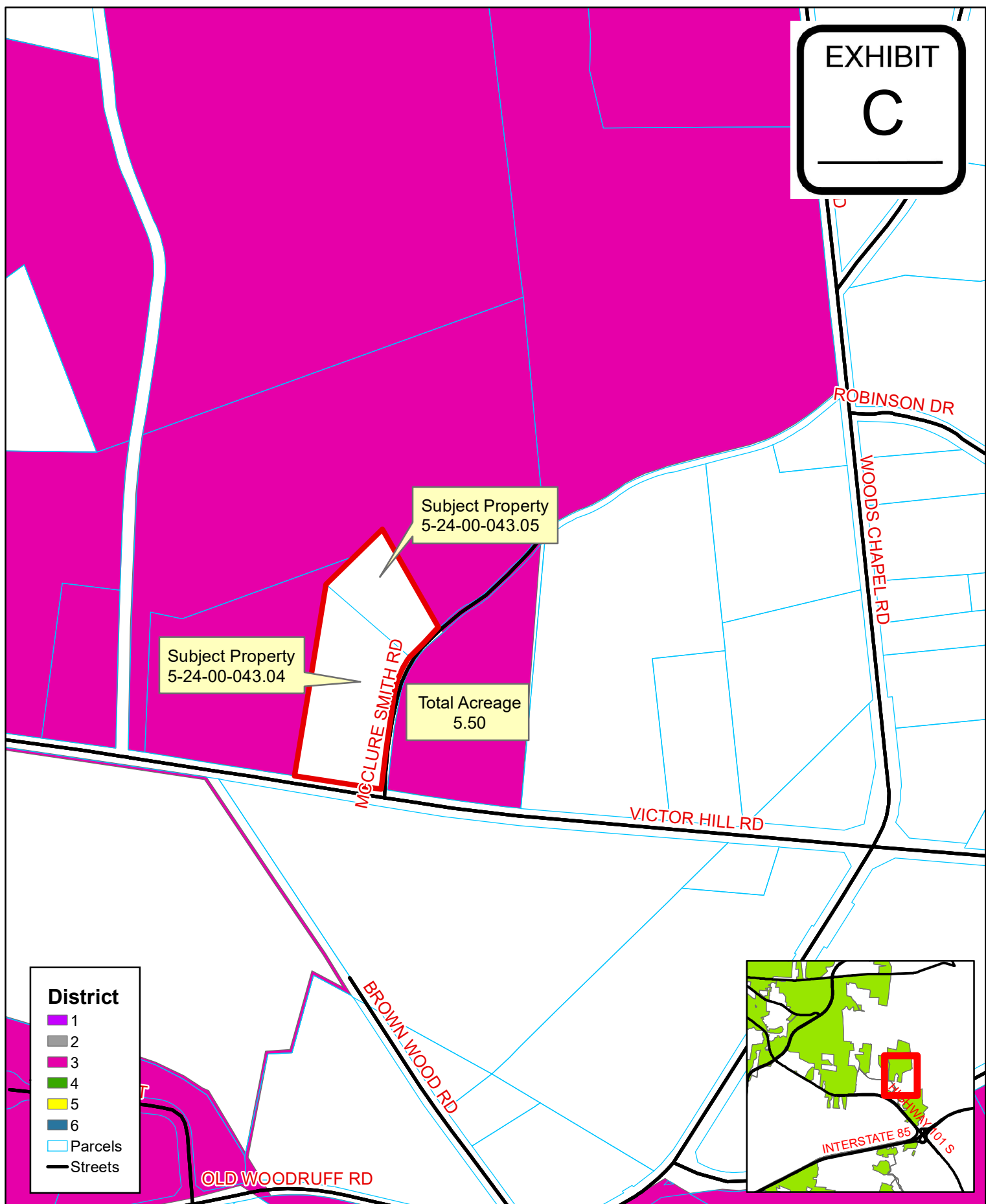
REGISTERED PROFESSIONAL SURVEYOR
SOUTH CAROLINA
No. 17933
No. 3363
CERTIFICATE OF QUALITY
SPECIALTY SERVICES
999 Victor Hill Road, Greer, SC 29607
(863) 282-7908 | www.eas-pro.com
© Copyright 2019 EAS Professionals, Inc.

LEGEND	
IE	— INVERT ELEVATION
EP	— EDGE OF PAVEMENT
R.C.P.	— REINFORCED CONCRETE PIPE
C&G	— CURB & GUTTER
CPP	— CORRUGATED PLASTIC PIPE
	— FIRE HYDRANT
	— LIGHT POLE
	— POWER POLE
	— GRATE INLET
	— TELEPHONE PEDESTAL
	— IRON PIN SET
	— IRON PIPE FOUND
	— WELL
	— SANITARY SEWER MANHOLE
	— BENCHMARK
	— WATER VALVE
	— WATER METER
	— JUNCTION BOX
	— CATCH BASIN
	— CLEAN OUT
UGT	— UNDERGROUND TELEPHONE LINE
OHT	— OVERHEAD TELEPHONE LINE
OHE	— OVERHEAD POWERLINE
UGE	— UNDERGROUND ELECTRICAL LINE
W	— UNDERGROUND WATER LINE
GAS	— UNDERGROUND GAS LINE
SS	— SANITARY SEWER LINE
SD	— STORM DRAIN LINE
	— FENCE LINE
GR	— GUARD RAIL
R/W	— RIGHT-OF-WAY



Flood Information Notes:
Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.fema.gov, and BY GRAPHIC PLOTTING ONLY, this property, located in Spartanburg County, South Carolina, is in Zone "X" on Flood Insurance Rate Map (FIRM) number 45083C0216D, which bears an effective date of 01/06/2011 and is not in a special flood hazard area.

EXHIBIT C



Ordinance 21-2019

Created 6/3/2019 by City of Greer GIS

0 140 280 420 560 Feet

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

EXHIBIT

D

Flood insurance is available in this community under the National Flood Insurance Program at 1-800-358-7575.



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

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0216D

FIRM
FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 216 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0216	D

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



MAP NUMBER
45083C0216D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

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

JOINS PANEL 0218

1650000 FT

MCCLURE SMITH RD

WOOD CHAPEL RD

VICTOR 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 997 & 999 Victor Hill Road are particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-24-00-043.04 attached hereto marked as Exhibit C containing approximately 5.73 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 8 day of MAY, 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>Allen E. Cullum</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>3949 Maple AVE, #710, Dallas, TX 75219</u>	Address: _____
Witness: <u>[Signature]</u>	Witness: _____
Date: <u>5/24/19</u>	Date: _____
Parcel Address: <u>997 & 999 Victor Hill Road</u>	Parcel Address: _____
Tax Map Number: <u>5-24-00-043.04</u>	Tax Map Number: _____
Tax Map Number: <u>5-24-00-043.05</u>	Tax Map Number: _____



AGENDA
GREER CITY COUNCIL
8/13/2019

Second and Final Reading of Ordinance Number 27-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY SPARTANBURG COUNTY AND DUKE POWER COMPANY LOCATED ON VICTOR AVENUE (VICTOR MILL SITE) BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTIES. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 27-2019	8/7/2019	Ordinance
▣ Ord 27-2019 Exhibit A Deed	8/7/2019	Exhibit
▣ Ord 27-2019 Exhibit B Plat	8/7/2019	Exhibit
▣ Ord 27-2019 Exhibit C Map	8/7/2019	Exhibit
▣ Ord 27-2019 Exhibit D1 Flood Map	8/7/2019	Exhibit
▣ Ord 27-2019 Exhibit D2 Flood Map	8/7/2019	Exhibit
▣ Ord 27-2019 Exhibit E Concept Plan	8/7/2019	Exhibit
▣ Ord 27-2019 Exhibit F Statement of Intent	8/7/2019	Exhibit
▣ Ord 27-2019 Petitions for Annexation	8/7/2019	Exhibit

ORDINANCE NUMBER 27-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY SPARTANBURG COUNTY AND DUKE POWER COMPANY LOCATED ON VICTOR AVENUE (VICTOR MILL SITE) BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTIES.

WHEREAS, Spartanburg County and Duke Power Company are the owners of properties located on Victor Avenue more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Numbers 9-04-05-003.00, 9-04-05-003.01 and 9-04-06-147.01 containing approximately 24.39 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0362E and 45083C0211D attached hereto marked as Exhibit D1 and D2; and

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

WHEREAS, Spartanburg County and Duke Power Company 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 adjoin the city limits; and

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

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

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

1. ANNEXATION: The 24.39 acres +/- properties shown in red on the attached map owned by Spartanburg County and Duke Power Company located on Victor Avenue as described on the attached map as Spartanburg County Parcel Numbers 9-04-05-003.00, 9-04-05-003.01 and 9-04-06-147.01 are hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced properties shall be zoned DRD (Design Review District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. LAND USE MAP: The above reference properties shall be designated as Residential Land Use 3 Community on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.
4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0362E and 45083C0211D.
5. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #1.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: July 9, 2019

Second and

Final Reading: August 13, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

DEE994B PG 250

Quit Claim TITLE TO REAL ESTATE

KNOW ALL PERSONS BY THESE PRESENTS, THAT the Spartanburg County Forfeited Land Commission, ("GRANTOR") in the State and County aforesaid, for and in consideration of the sum of One DOLLAR (U.S.) (\$ 1.00) to it in hand paid at and before the sealing of these presents by Spartanburg County (GRANTEE"), in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said GRANTEE, his Heirs and Assigns, forever in fee simple, the following described real property, to wit:

See Exhibit A

Spartanburg County Tax Block Map Number: 9 04-05 003.00 and 9 04-05 003.01

Grantee's Address: County Of Spartanburg, Attn: County Administrator, Glenn Breed, 366 North Church Street, Spartanburg South Carolina, 29303

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE his Heirs and Assigns, forever in fee simple.

AND, the GRANTOR does hereby bind itself and its Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, his Heirs and Assigns, against its Successors and Assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's hand and Seal this 24h day of June, 2009.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

WITNESSES:

GRANTOR:

Sherry C. Arnold
 Signature of Witness
 Typed Name:
Swan D. Bagwell
 Signature 2nd Witness and/or Notary Public
 Typed Name:

FORFEITED LAND COMMISSION
 BY *Sharon H. West* AS Chairman, FLC
 Signature of Grantor
 Typed Name: Sharon H. West
 Chairman of Forfeited Land Commission
 County of Spartanburg South Carolina

DEE-2009-26626
 Recorded 4 Pages on 6/25/2009 4:14:09 PM
 Recording Fee: \$10.00 Documentary Stamps: \$0.00
 Office of Register of Deeds, Spartanburg, S.C.
 Stephen Ford, Register



STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, the undersigned Notary Public do certify that Sharon H. West, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the 24th day of June, 2009.

Susan D. Bagwell

Notary Public for South Carolina

My Commission Expires: 4-30-2012

EXHIBIT A

948 PG 252

Tax Block Map Number 9 04-05 003.00

All that certain piece, parcel or tract of land, containing 21.147 acres, more or less, situate, lying and being on the northern side of Hardin Street, on the northeastern side of Woodruff Road, on the southwestern side of Victor Avenue, and on the western side of 26th Street in the County of Spartanburg, State of South Carolina, as shown on a plat entitled "J. P. Stevens & Co., Inc., Victor Plant" (Drawing No. 102), dated February, 1987, prepared by Dalton & Neves Co., Inc., Engineers and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Hardin Street and 26th Street at the southeastern most corner of the premises herein described, and running thence with the northern edge of the right of way for Hardin Street, the following courses and distances; N. 60-53 W. 276.7 feet to an iron pin, thence N. 57-29 W. 137.93 feet to an iron pin, thence N. 49-25 W. 561.6 feet to an iron pin; thence N. 59-14 W. 44.4 feet to an iron pin, and thence N. 78-06 W. 61.28 feet to an iron pin at the intersection of Hardin Street and Woodruff Road; thence with the northeastern edge of the right of way for Woodruff Road, the following courses and distances: N. 30-05 W. 393.85 feet to an iron pin, thence N. 41-48 W. 83.56 feet to an iron pin, thence N. 55-10 W. 165.74 feet to an iron pin; thence N. 42-13 W 75.62 feet to an iron pin, thence N. 15-51 W. 75.75 feet to an iron pin, thence N. 1-24 W. 193.69 feet to an iron pin, and thence N. 1-23 W. 287.16 feet to an iron pin at the intersection of Woodruff Road and Victor Avenue; thence with the southwestern edge of the right of way for Victor Avenue, the following courses and distances; S. 51-37 E. 183.62 feet to an iron pin, thence S. 51-34 E. 200.41 feet to an iron pin, thence S. 52.50 E. 45.6 feet to an iron pin, thence S. 55-28 E. 344.91 feet to an iron pin, and thence S. 52-35 E. 930.27 feet to an iron pin at the intersection of Victor Avenue and 26th Street; thence with the western edge of the right of way for 26th Street, S. 0-27 W. 690.33 feet to the point of beginning.

This being the same property conveyed to the Grantor herein by Stephen B. Ford, Interim Delinquent Tax Collector by tax deed dated June 25, 2009, and recorded in the Office of the Register of Deeds for Spartanburg County that same date. This is also the same property conveyed to Graham-Forrester Partnership, a South Carolina General Partnership by Graham, Inc. by deed dated September 6, 1996, and recorded September 9, 1996, in Deed Book 64-T, Page 212, in the Office of the Register of Deeds for Spartanburg County.

Tax Block Map Number 9 04-05 003.01

ALSO: All that certain piece, parcel or tract of land containing 3.272 acres, more or less, situate, lying and being on the northern side of Victor Avenue, on the eastern side of 5th Street, on the southern side of Wilson Street and on the western side of 7th Street, in the County of Spartanburg, State of South Carolina, being shown and designated as "Parking Lot" on a plat entitled "J. P. Stevens & Co., Inc., Victor Plant" (Drawing No. 101), dated February, 1987, prepared by Dalton & Neves Co., Inc., Engineers, recorded in the Register of Deeds Office for Spartanburg County in Plat Book 103 at Page 917 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This being the same property conveyed to the Grantor herein by Stephen B. Ford, Interim Delinquent Tax Collector by tax deed dated June 25, 2009, and recorded in the Office of the Register of Deeds for Spartanburg County that same date. This is also the same property conveyed to Graham-Forrester Partnership, a South Carolina General Partnership by Graham, Inc. by deed dated September 6, 1996, and recorded September 9, 1996, in Deed Book 64-T, Page 212, in the Office of the Register of Deeds for Spartanburg County.

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at _____
bearing Spartanburg County Tax Map Number 9-04-05 003.00 \$9.0405 003.01
was transferred by Spartanburg County FL
to Spartanburg County
on 25th day of June

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

FORFEITED LAND Commission TO County

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

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

Tax Collector

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

[Signature]
Responsible Person Connected with the Transaction

Stephen Ford
Print or Type Name Here

SWORN to before me this 25th day of June 2009

Nancy B Ward
SIGNATURE OF NOTARY
Notary Public for South Carolina

My Commission Expires: 5/21/14

300'

**ANNEXATION PL/
FOR
HILL DEVELOPME**

**PROPERTY REFERENCE:
PIN: 9-04-05-003.00
250 VICTOR MILL AVE
GREER, SC
SPARTANBURG COUNTY
SOUTH CAROLINA**



0 100' 200' 300'

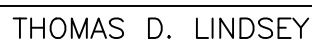
GRAPHIC SCALE: 1" = 100'

FLOOD ZONE

PROPERTY IS IN FLOOD ZONE "X"
ZONE "X" - AREAS DETERMINED TO BE
OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
PER FEMA FIRM FLOOD INSURANCE MAP,
SPARTANBURG COUNTY, SOUTH CAROLINA
AND INCORPORATED AREA
MAP NUMBER 45083C0211D, 45083C0212D
PANEL 211 AND 212 OF 555
EFFECTIVE DATE JANUARY 6, 2011

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

This plot was prepared by, or
under supervision of:



Type or Print Name
SC 6949 05/06/19

THIS IS A PRELIMINARY PLAT
IT IS NOT FOR RECORDATION, SALES
OR CONVEYANCE.

1. BEARINGS ARE SOUTH CAROLINA GRID AND DISTANCES ARE GROUND UNLESS OTHERWISE SHOWN OR NOTED.
2. COORDINATES ARE ON SOUTH CAROLINA GRID (NAD 83-2011) AND THE VERTICAL DATUM IS (NAVD 88).
3. GRID COORDINATES SHOWN WERE OBTAINED FROM USE OF GPS OBSERVATION, USING A TOPCON HIPER-V SURVEY
4. RECEIVER WITH AN ANTENNA HEIGHT OF 1.5 METERS, AND EITHER STATIC DATA SOLUTIONS VIA NLOS OR
5. REAL TIME 5/8" IRON REBAR UNLESS OTHERWISE NOTED.
6. THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
7. THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR
8. CLARITY.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND
10. EXISTING DRAWINGS MADE AVAILABLE AND PROVIDED TO THE UNDERSIGNED SURVEYOR. THE SURVEYOR
11. HAS CONDUCTED AN APPROPRIATE SEARCH OF THE RECORDS OF THE STATE OF SOUTH CAROLINA IN THE
12. AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE
13. EXISTENCE OF ANY UTILITIES IN THE AREA SHOWN HEREON, NOR DOES THE SURVEYOR WARRANT THE
14. INFORMATION STATED. THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE
15. AND PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
16. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON
17. THE SURVEY SITE.
18. THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL
19. MATTERS THAT MAY AFFECT THE SURVEY OR THE PROJECT, NOR DOES THE SURVEYOR WARRANT TO FINAL
20. APPROVAL BY THE U.S. CORPS OF ENGINEERS.
21. THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON,
22. OR ENTITY NAMED IN THE INSTRUMENT STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT
23. EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF ACAS,
24. OR ANY PERSONS, PERSONS OR ENTITY.
25. AREA COMPUTED BY DMD METHOD.
26. IT IS THE EXPRESSED INTENT THAT THE ACCURACY, UTILITY AND MAINTENANCE EASEMENT SHOWN ON THIS
27. PLAT IS TO MEET ALL REQUIREMENTS AND BE CONTIGUOUS WITH BOTH THE LEASE AREA AND THE PUBLIC
28. ACCESS OR PUBLIC RIGHT OF WAY WITHOUT ANY GAPS OR OVERLAPS.
29. THIS IS AN ANNEXXATION PLAT AND DOES NOT INCLUDE ANY INTERIOR EASEMENTS, UTILITIES OR

BEARING & DISTANCE	LINE SURVEYED	●	IRON PIN FOUND
(BEARING & DISTANCE	LINE NOT SURVEYED	●	PK NAIL SET
(BY DEED OR PLAT)	R/W (RIGHT-OF-WAY)	●	IRON PIN SET (5/8" REBAR)
R/W	CHAIN LINK FENCE LINE	●	PK NAIL FOUND
⊗	FIRE HYDRANT	◆	CMF—CONCRETE R/W MONUMENT FOUND
⊗	WATER METER	◇	— SURVEY
⊗	WATER VALVE	⊗	UNMARKED POINT
— W	WATER LINE	⊗	TEMPORARY BENCH MARK
—	SEWARY MANHOLE	⊗	CATCH BASIN
— SCO	SANITARY CLEAN OUT	12" RCP	STORM DRAIN MANHOLE
— SS	SANITARY SEWER LINE	—	STORM DRAIN LINE
⊗	POWER OR UTILITY POLE	—	CREEK OR DITCH
⊗	LIGHT POLE	—	SIGN
— USE	UNDERGROUND ELECTRIC LINE	—	WALKWAY
— OHE	OVERHEAD ELECTRIC LINE	→	TRAFFIC FLOW
— UHT	UNDERGROUND TELEPHONE LINE	CONCRETE	— DENOTES CONCRETE
— OHT	OVERHEAD TELEPHONE LINE	P.O.C.	POINT OF COMMENCEMENT
⊗	TELEPHONE MANHOLE	P.O.B.	POINT OF BEGINNING
TEL	TELEPHONE PIEDestal	N/F	NOW OR FORMERLY
— FOC	UNDERGROUND FIBER OPTIC CABLE	TM	TAX MAP
— G	UNDERGROUND GAS LINE	DB	DEED BOOK
⊗	GAS METER	PB	PLAT BOOK
⊗	SPOT ELEVATIONS	RCP	REINFORCED CONCRETE PIPE
×		PL	PLAT MAP
		TR	TRVERSE MAIL
			GUT ANCHOR

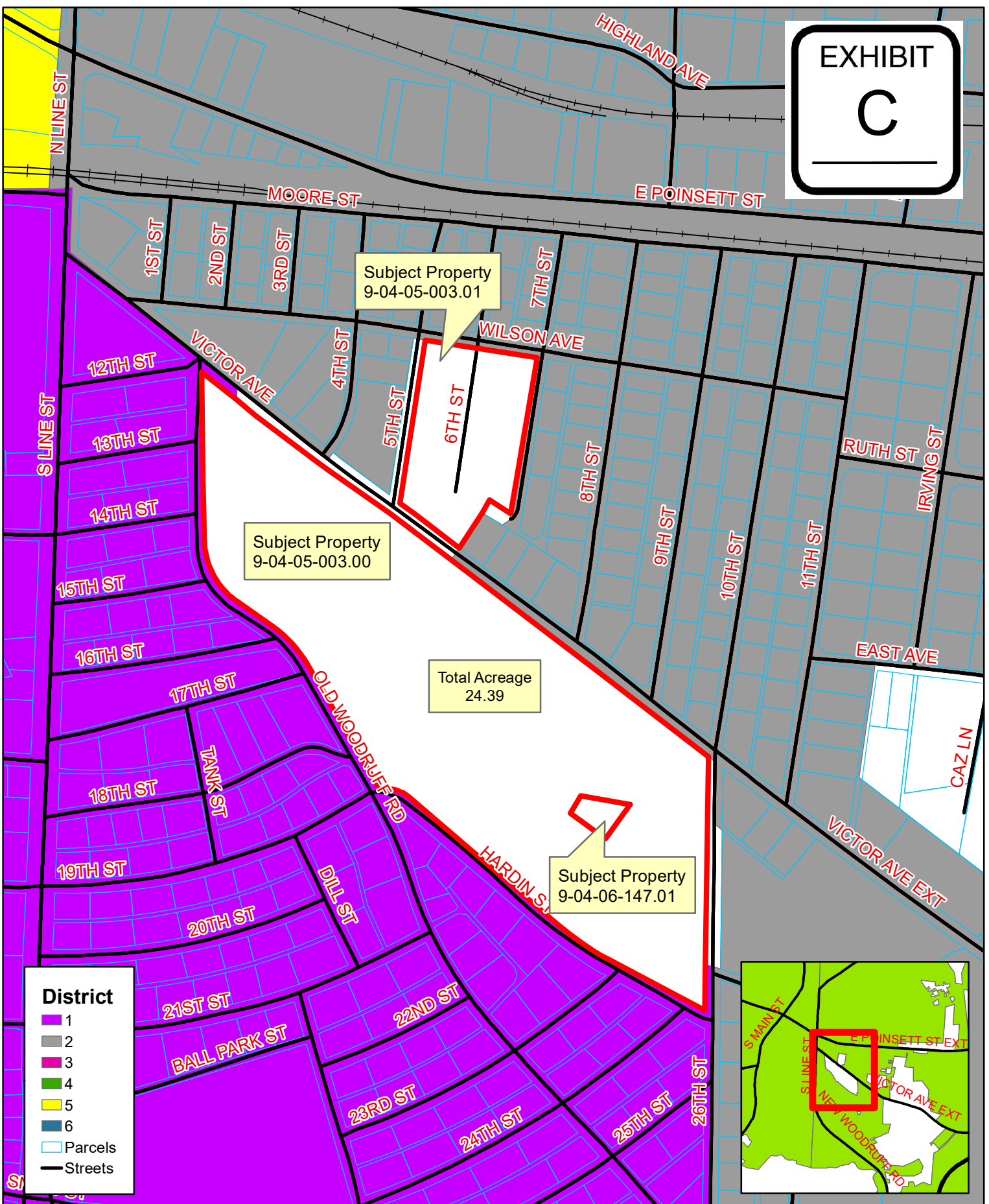
ND	ISSUED FOR REVIEW	05/06/19
	BY:	DATE:
	REVISIONS:	

AC&S JOB NUMBER:
18247.011

PARTY CHIEF: D. LINDSEY
DRAWN BY: K. SCOTT
DATE SURVEYED: 04/30/19

SHEET NUMBER: 1 OF 1
S:\MILL DEVELOPMENT\VECTOR MILL 23 AC\
SURVEY\VECTOR MILL 23 AC SURVEY.DWG

EXHIBIT C



Ordinance 27-2019

0 110 220 330 440
Feet

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

EXHIBIT D1



MAP SCALE 1" =

0 250 500

City of Greer
450200

290

E POINSETT ST

MOORE ST

MOORE ST EXT

WILSON AVE

IRVING DR

RUTH ST

ANITA ST

RHETT ST

EAST AVE

RHETT AVE

WOOD ST

MARY ST

VICTOR CT

26TH ST

VICTOR AVE

11TH ST

10TH ST

9TH ST

8TH ST

7TH ST

6TH ST

S 720

27TH ST

25TH ST

24TH ST

23RD ST

SNOW ST

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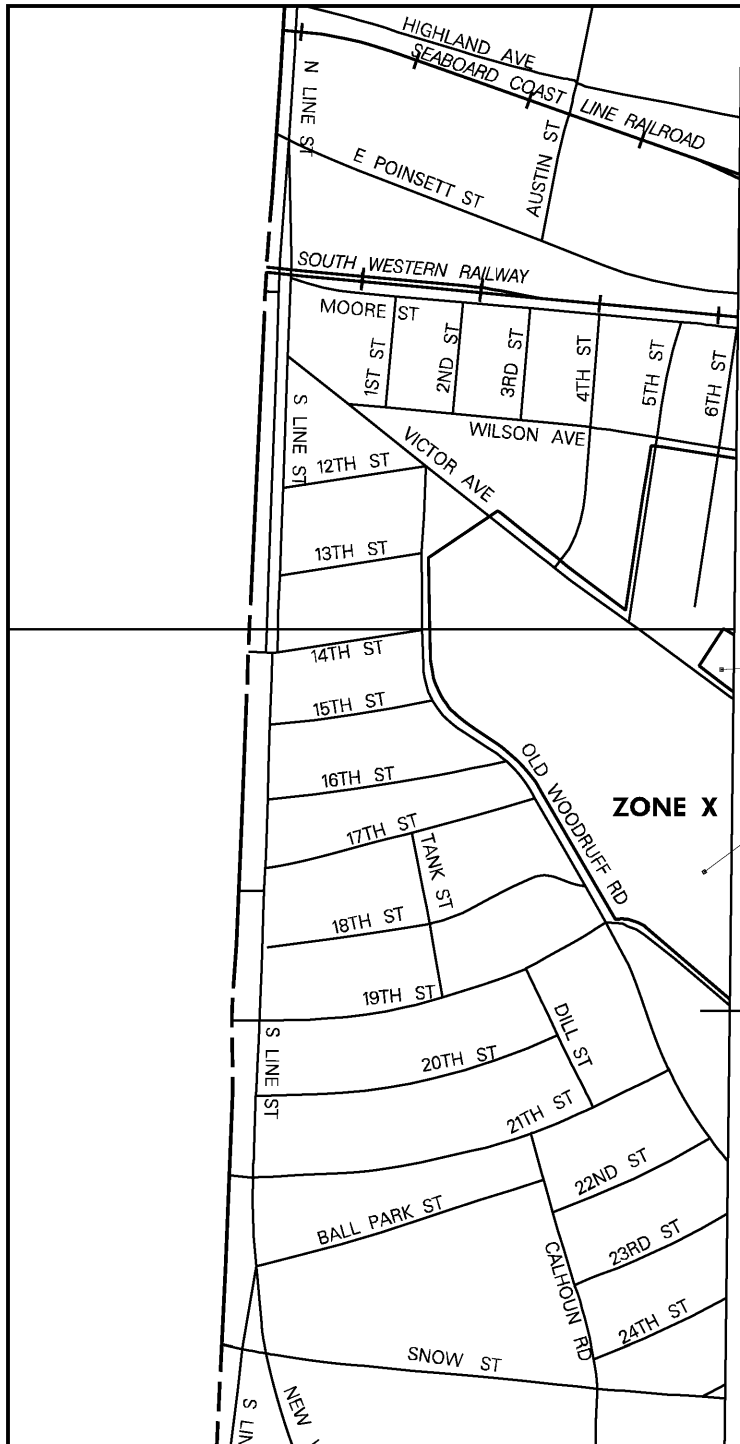
257TH ST

258TH ST

259TH ST

260TH ST

261TH ST



1130000 FT
 City of Greer
 Area Not Included

Spartanburg County
 Unincorporated Areas
 450176

1 flood insurance is available
 2 National Flood Insurance

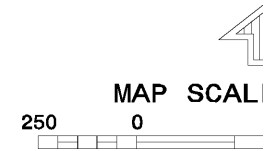


EXHIBIT
D2

NFIP

PANEL 0211D

FIRM
FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
 SOUTH CAROLINA
 AND INCORPORATED AREAS

PANEL 211 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0211	D

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



MAP NUMBER
45083C0211D

EFFECTIVE DATE
JANUARY 6, 2011

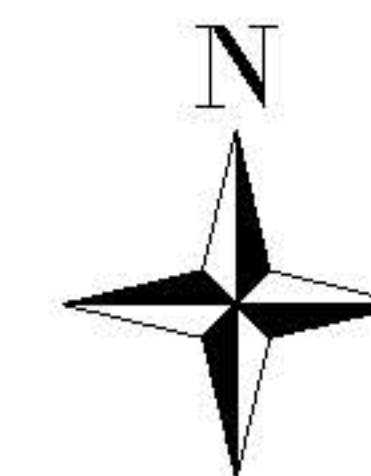
Federal Emergency Management Agency

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



PRELIMINARY LAYOUT

DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT SUBJECT TO CHANGE.



SITE DATA:	
FRONT GARAGE TOWNES	
REAR-GARAGE TOWNES	
TOTAL PROPOSED UNITS: 250*	
ROAD/ALLEY: 4,118 L.F.	
COMMERCIAL: 25,000 S.F.*	

* TOTAL NUMBER OF UNITS MAY VARY FROM THIS PLAN, BUT MAXIMUM NUMBER OF UNITS TO NOT EXCEED 250
TOTAL RESIDENTIAL UNITS. MAXIMUM COMMERCIAL BUILDING AREA TO NOT EXCEED 25,000 S.F.

EXHIBIT E

NO.	DATE	BY	REVISION
1			
2			
3			
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5			
6			
7			
8			
9			
10			



Gray
Engineering Consultants
132 HUNTER ROAD - GREENVILLE, SC 29607
PH: (864) 267-3007 FAX: (864) 267-3007
WWW.GRAYENGINEERING.COM



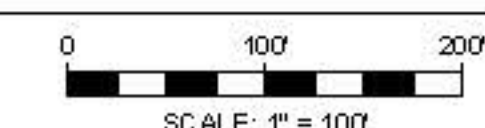
SC C.O.A.# 00090 - NC C.O.A.# 03317 - GA C.O.A.# P800041 - TN C.O.A.# 000819

THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF GRAY ENGINEERING CONSULTANTS, INC. IT SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GRAY ENGINEERING CONSULTANTS, INC.

STAKEOUT PLAN
VICTOR MILL DEVELOPMENT
VICTOR AVE.
GREER, SC

PROJECT MANAGER:	REG
DRAWN BY:	CJR
PROJECT DATE:	1/9/19
SCALE:	1"=100'
JOB No.:	2019017
PLOT DATE:	6/21/19

SHEET
CV-1



Victor Park

+/- 24.4 Acre Mixed-Use Development Design Review District Victor Ave., City of Greer, SC

Statement of Intent

June 1, 2019

Mixed-Use Development. The development planned for this 24.4-acre tract on Victor Ave. at the intersection of Victor Ave. and 5th Street will utilize the Design Review District (DRD) zoning format and existing terrain and features of the property in a planned community that includes roughly 7 acres of common area, +/-28% of the development. The common areas will be natural areas, landscaped buffers, community amenity areas and detention areas. This development will be comprised of single-family residences (townhomes and/or Multi-Family), with a +/-2.0 acre commercial area located in the northeast corner, which will include a community area for the general public, as well as the community, to use. See preliminary drawing.

Residential Section. The residential area will consist of traditional attached Townhomes and/or some mix of Multifamily. These residences may have a mixture of sizes, with a minimum of 2 bedrooms and up and will be constructed with a variety of materials, including brick, stone, vinyl and hardiplank. Total overall residential density for this project will not exceed 10.25 units per overall site acreage. Setbacks for this section will be 15' front setbacks and a 15' exterior setback around the development.

Commercial Section. The commercial area will consist of up to 2.0 acres of property that will include a community area for the general public. The commercial building will have a 15' setback from Victor Ave, with parking in the rear. The commercial section will abide by all the uses permitted in the Central Business District zoning (C-1) as listed in the City of Greer Zoning Manual (at the date of approval). The exterior of the commercial building will be designed to be compatible with the surrounding community.

Sewer. The developer has determined that a gravity sewer line can be constructed to serve this site and no pump station will be required. The developer will construct the lines and dedicate them to the City of Greer when completed and approved.

Interconnectivity. Sidewalks will be provided on one side of all roads within this community as well as along the frontage of Victor Ave. There will also be a sidewalk connection between the residential and commercial section.

Group Ownership Association. Prior to the first sale of a residence or occupancy of any dwelling unit, an incorporated, non-profit association of owners (Group ownership association (GOA)) will be established. All common areas or common amenities and facilities within the communities shall be permanently protected by recorded covenants and restrictions and shall be conveyed by the developer to the GOA.

The GOA shall be responsible for the continuing upkeep and proper maintenance of the common areas of the community, including any required stormwater detention/retention and landscaping. This ownership and maintenance shall also apply to any other common facilities that may be constructed in the future.

Public Improvements and Facility Impact. All new roads and utilities will be constructed to meet applicable design standards. New Roads will be private with some on street guest parking spaces provided. Storm water management will be designed according to the specifications of the appropriate regulatory authority. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances. Utilities are provided by the Greer Public Works and Duke Power.



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 ✓ Victor Avenue more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-04-05-003.01 ✓ attached hereto marked as Exhibit C containing approximately 3.27 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 4th 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: Spartanburg County

Signature: B. C. Allen

Address: 366 North Church Street

Witness: Angela S. Walker

Date: 4.4.19

Parcel Address: 0 Victor Avenue Greer, SC 29651

Tax Map Number: 9-04-05-003.01 ✓

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____



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

Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Victor Avenue more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-04-06-147.01 attached hereto marked as Exhibit C containing approximately .22 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this _____ day of _____, 20____ before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: Duke Power Company

Signature: [Signature]

Address: 821 Southeast Main St., Simpsonville, SC 29681

Witness: [Signature]

Date: 3-19-2019

Parcel Address: 0 Victor Avenue Greer, SC 29651

Tax Map Number: 9-04-06-147.01

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____



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

Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at Victor Avenue more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-04-05-003.00 attached hereto marked as Exhibit C containing approximately 20.9 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 4th day of 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: Spartanburg County

Signature: B. C. [Signature]

Address: 366 North Church Street

Witness: Angela S. Walker

Date: 4.4.19

Parcel Address: 250 Victor Avenue Greer, SC 29651

Tax Map Number: 9-04-05-003.00

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____



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

Date 4.4.19

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

Tax Map Number(s) 9.04-05-003.01, 9.04-06-147.01, 9.04-05-003.00

Property Address(s) 250 VICTOR MILL ROAD AND 0 VICTOR MILL ROAD GREER, SC 29651

Acreage of Properties +/- 24.4 County SPARTANBURG COUNTY

Applicant Information

Name SCOUT REALTY GROUP

Address 301 AUGUSTA STREET SUITE 100
GREENVILLE, SC 29601

Contact Number 864-505-9556

Email chris@scoutrealtygroup.com

Property Owner Information

(If multiple owners, see back of sheet)

Name SPARTANBURG COUNTY

Address 366 NORTH CHURCH STREET
SPARTANBURG, SC 29303

Contact Number N/A

Email N/A

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 to DRD.

Existing Use: OTHER PROFESSIONAL SERV/ELECTRIC UTILITY Proposed Use: RESIDENTIAL/COMMERCIAL

Signature(s) B. C. Allen, County Administrator
If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

Complete the section below if multiple property owners

Name DUKE POWER CO ✓

Address 0 VICTOR AVENUE GREER, SC 29651

Contact Number N/A

Signature _____

Name _____

Address _____

Contact Number _____

Signature _____

Name _____

Address _____

Contact Number _____

Signature _____

Name _____

Address _____

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Name _____

Address _____

Contact Number _____

Signature _____

Name _____

Address _____

Contact Number _____

Signature _____

Category Number: XI.
Item Number: C.



AGENDA
GREER CITY COUNCIL
8/13/2019

Second and Final Reading of Ordinance Number 29-2019

Summary:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 29-2019	8/7/2019	Ordinance
▣ Ord 29-2019 Exhibit A & B Plat	8/7/2019	Exhibit
▣ Ord 29-2019 Deed	8/7/2019	Exhibit
▣ Ord 29-2019 General Utility Right of Way	8/7/2019	Exhibit

ORDINANCE NUMBER 29-2019

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER

WHEREAS, the City of Greer owns and maintains a city street known as “Spring Street” in the City of Greer; and,

WHEREAS, as part of a project for relocating a portion of Spring Street, the City of Greer acquired a certain parcel of land containing 4,597 square feet (0.106 acres) by deed recorded May 8, 2017 in Deed Book 2512 at Page 0800, Greenville County Register of Deeds Office, and,

WHEREAS, the Spring Street project is more particularly identified on Exhibit “A” attached hereto; and,

WHEREAS, pursuant to the project, the portion of property previously used as Spring Street shall be conveyed to M. Beth R. Ehlich and B. Christopher Ehlich (hereinafter “Ehlich”), and made a part of their property identified as Greenville County Tax Map No. G014000303801; and,

WHEREAS, the property to be combined with the Ehlich property is identified as 0.07 acres as shown on the survey entitled “M. Beth R. Ehlich and B. Christopher Ehlich” dated September 4, 2018, and revised March 28, 2019, a copy of which is attached hereto as Exhibit “B” and incorporated herein as if set forth fully (hereinafter “Property”); and,

WHEREAS, prior to the conveyance of the Property to Ehlich, the city intends to convey a perpetual and exclusive utility right of way to the Greer Commission of Public

Works to grant Greer CPW the right to maintain its existing utilities located on the Property; and,

WHEREAS, given the size and location of the Property, it has very little value, while the Spring Street project provides tremendous value to the City through better traffic flows and public safety; and,

WHEREAS, pursuant to S.C. Code §5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey the utility right of way to Greer CPW and convey the Property to Ehlich pursuant to the Utility Right of Way Agreement and the Quit Claim Deed attached hereto as Exhibits “C” and “D.”

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver a utility right of way to Greer Commission of Public Works identified as Exhibit “C” and the quit-claim deed identified as Exhibit “D” to convey any and all interest the City may have in the Property to Ehlich, subject to the utility right of way.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

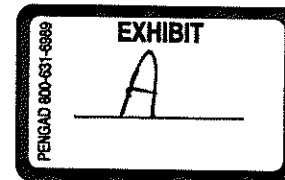
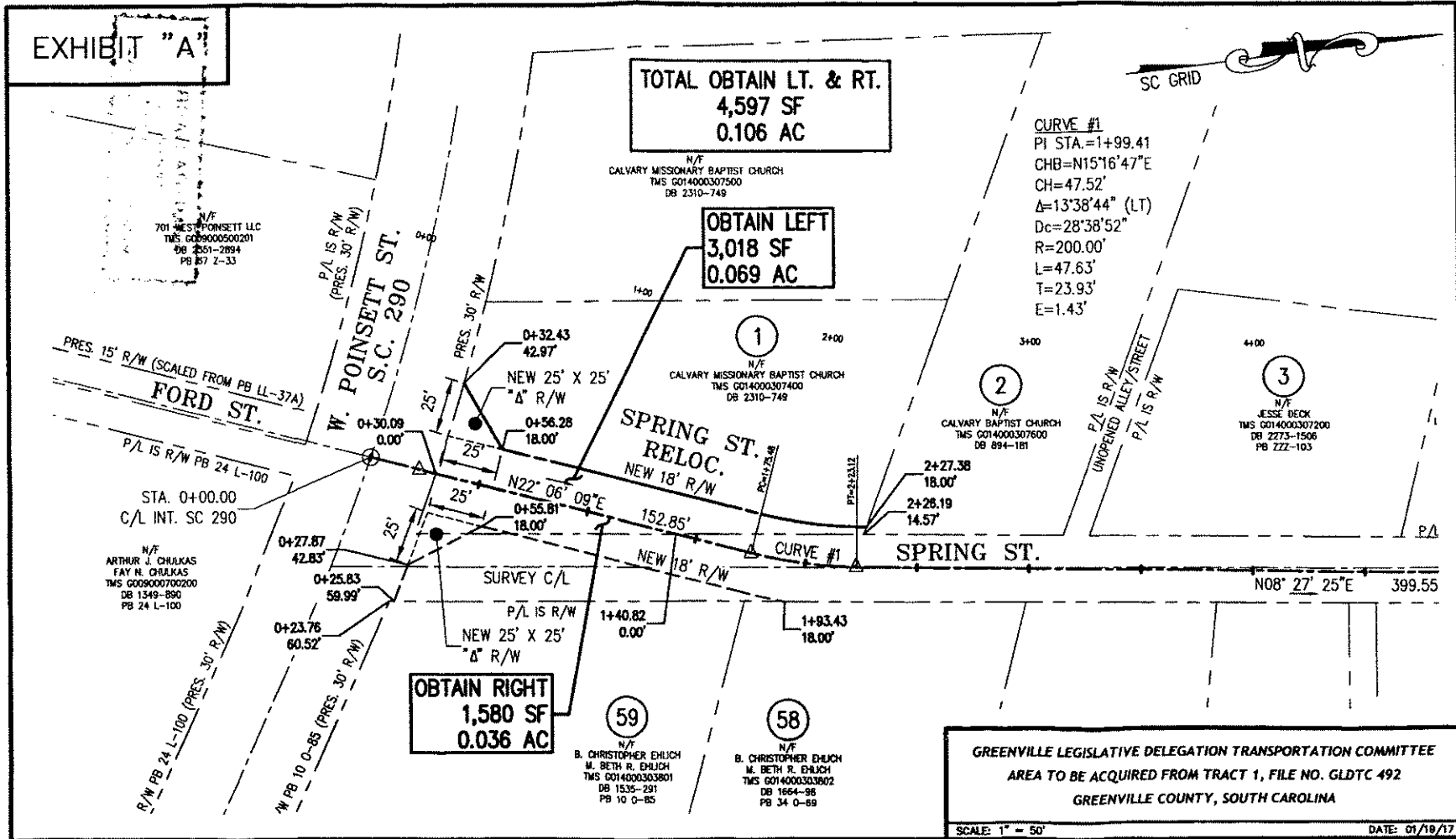
Tammela Duncan, Municipal Clerk

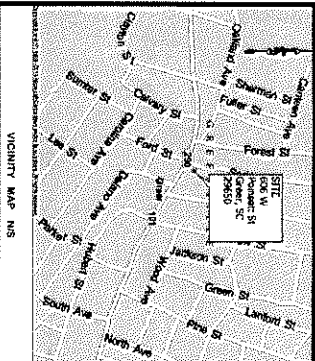
Introduced by: Councilmember Jay Arrowood

First Reading: July 23, 2019

Second Reading: August 13, 2019

Approved as to form: _____
City Attorney





NOTES

NO TITLE SEARCH BY HUSKEY & HUSKEY, INC. PROPERTY SHOWN SUBJECT TO EASEMENTS OF NOT OF RECORD. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, UNLESS SHOWN OTHERWISE. NO FEATURES LOCATED OTHER THAN THOSE SHOWN. PARCELS TO BE COMBINED TOGETHER AS SHOWN. BEING CURRENT TAX MAP PARCEL AND DIFFERENCE BETWEEN OLDFORM ROAD ROW. OLD 1/2" REBAR ON ALL CORNERS, UNLESS NOTED OTHERWISE. ADJOINING PROPERTY OWNERS AND THEIR RESPECTIVE PROPERTY LINES, WHICH MAY BE AFFECTED BY THIS SURVEY, ARE SHOWN. VESSELS AND DO NOT AFFECT THE VALIDITY OF THE SURVEY SHOWN HEREON. SEE ECDOT BOOKLET FILE NO. GLETC0427 FOR FURTHER ROAD ROW INFORMATION.

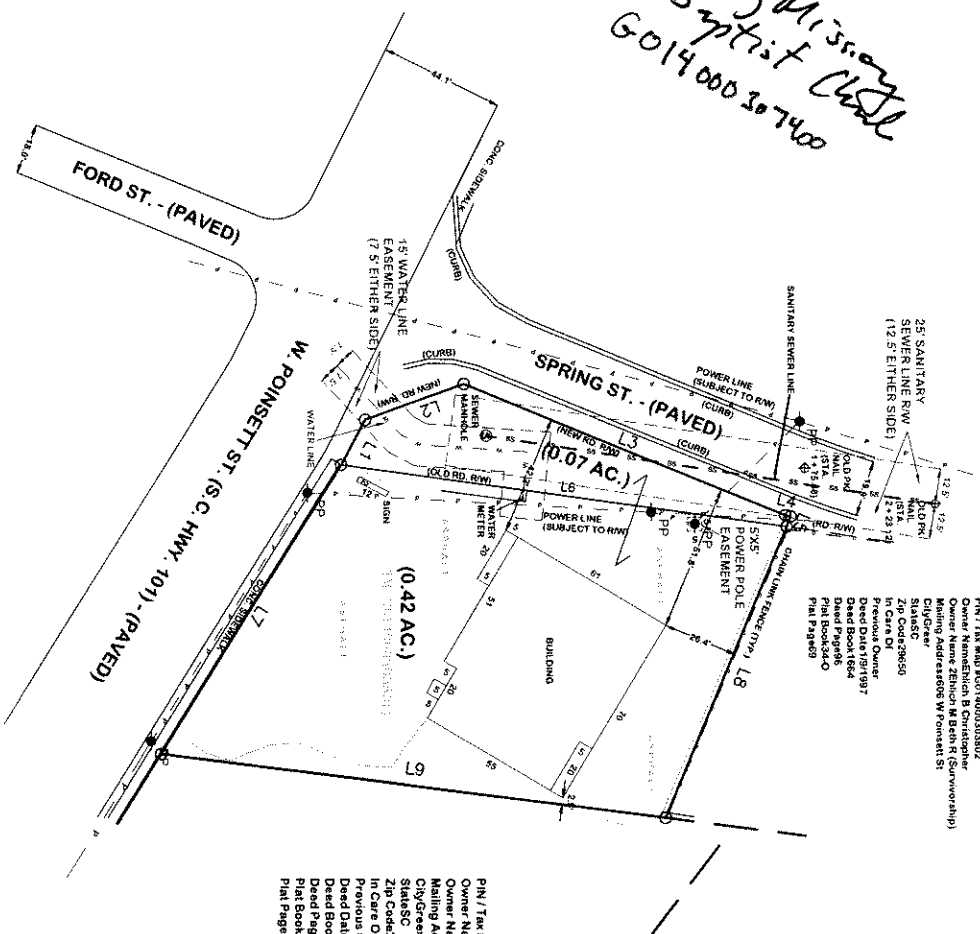
PENGAD 800-631-6989

EXHIBIT

B



Calvary Missionary Baptist Church
GO 14000 307400



PIN / TWP Map GO1400030800
Owner Name: Nicholas Demetrios A
Owner Name: 2
Mailing Address: 804 Ladyfink Ln
City: Greer
State: SC
Zip Code: 29650
In Care Of
Previous Owner: Edwards B P Inc
Deed Date: 2/6/1995
Deed Book: 1601
Deed Page: 557
Plat Book: 29-0
Plat Page: 20

0.49 AC. TOTAL

LINE	BEARING	DISTANCE
L1	N 62°08'13" W	17.95
L2	N 19°54'58" W	37.02
L3	N 22°08'09" E	122.29
L4	N 14°25'09" E	1.93
L5	S 68°40'24" E	3.82
L6	S 07°49'29" W	158.45
L7	N 58°05'36" W	119.84
L8	S 67°28'26" E	110.68
L9	S 07°04'24" W	179.28

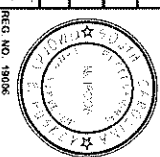
REF: DEED BOOK 1335 PP. 291
SURETY FOR
M. BETH R. EHILICH
and **B. CHRISTOPHER EHILICH**
LOCATED IN THE CITY OF GREER - 606 W. POINSETT ST.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF AS SPECIFIED. THE BUILDING(S) OR WALL(S) SHOWN HEREON DO NOT ENCROACH ON THE ADJACENT PROPERTY, EXCEPT AS SHOWN. I HEREBY STATE THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7500 AS SHOWN HEREON AND THE AREAS WERE DETERMINED BY THE D.M.J. METHOD OF CALCULATION OR BY COMPUTER. THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA, AS DEFINED BY THE FLOOD INSURANCE MAP.

COUNTY TAX MAP PARCEL: STATE: SOUTH CAROLINA
GREENVILLE GO1400030801

DATE: SEPTEMBER 4, 2015 FIELD BOOK FIELD CHIEF: DRWAY, BY
REVISED: MARCH 28, 2015 5-18-75 T.E.H. S.H.D.
SCALE: 1" = 30' 0 15 30 60 90
CRO BY T.E.H.

HUSKEY & HUSKEY, INC.: PROFESSIONAL LAND SURVEYORS
2938 CHESTER HWY., SPARTANBURG, SC 29307
PH: (864)376-5671, FAX (864)376-1171, E-MAIL: huskey@huskeyinc.com



After Recording Return To:
Duggan & Hughes, LLC
P.O. Box 449
Greer, SC 29652

_____[Space Above This Line For Recording Data]_____

NO TITLE EXAMINATION

QUIT CLAIM DEED

STATE OF SOUTH CAROLINA)	Grantee's Address:
)	
COUNTY OF GREENVILLE)	

KNOW ALL MEN BY THESE PRESENTS, that **The City of Greer**, in consideration of **One Dollar (\$1.00), love and affection, and no other consideration**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **M. Beth R. Ehlich and B. Christopher Ehlich**, their heirs and assigns forever, all its right, title and interest in and or the following described real property:

SEE ATTACHED EXHIBIT "A"

[LEGAL DESCRIPTION]

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee's heirs, successors and assigns, forever.

BY: Richard W. Danner
ITS: Mayor

ACKNOWLEDGEMENT

WITNESS my hand and seal this _____ day of _____, 2019.

Printed Name of Notary Public _____
County _____
My Commission Expires: _____

EXHIBIT A

All that certain piece, parcel or lot of land with improvements thereon, lying, situate and being in the State and County aforesaid, in the City of Greer, on the ____ corner of W. Poinsett Street and Spring Street, being shown and designated on a plat of survey for M. Beth R. Ehlich and B. Christopher Ehlich by Huskey & Huskey, Inc., dated September 4, 2018 and revised March 28, 2019 and recorded in Plat Book ____ at Page ____, in the Register of Deeds Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

GENERAL UTILITY RIGHT OF WAY

FOR AND IN CONSIDERATION of \$1.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE CITY OF GREER, S.C.** (“Grantor”) does hereby grant and convey unto the **Greer Commission of Public Works**, a body politic under the laws of South Carolina (“Grantee”), its successor, assigns and licensees, the right, privilege and easement to enter and re-enter at any time and to install, dig, build, erect, maintain, repair, rebuild, replace, operate, and patrol one or more water pipelines, sewer pipelines, natural gas pipelines/regulator stations, and/or electric power distribution lines, aboveground or underground, including the right to erect poles and other distribution line structures, wires, cable and any necessary appurtenances for the proper provision of water, sewer, natural gas, or electricity, electronic information, data, and communications; the right to clear the rights-of-way area and keep it clear of brushes, trees, buildings, and fire hazards; and the right to trim and or remove trees, if any, located beyond the limits of the rights-of-way, but which interfere with the rights-of-way; the above described rights being incident to performance by the Grantee as the operator of its public utilities systems, being the tract described as 0.07 acres, more or less, as shown on a survey for “M. Beth R. Ehlich and B. Christopher Ehlich” dated September 4, 2018, and revised March 28, 2019, a copy of which is attached hereto as Exhibit “A” and recorded herewith on May _____, 2019 in Plat Book _____ at Page _____, Greenville County Register of Deeds Office. Reference to said plat is made for a more complete metes and bounds description thereof. Said property is further identified as a portion of Spring Street, a street owned and maintained by the Grantor.

To have and to hold the same unto the Grantee, its successors and assigns forever, together with any and all rights normally incident thereto, and particularly the right of ingress and egress thereto from time to time as necessary for installation, construction, reconstruction, enlargement and/or maintenance. Insofar as possible, upon completion of these activities, the affected area(s) shall be leveled, graded, reseeded, and restored to substantially the same condition as existed prior to commencement of this work, all at the expense of the Grantee.

Grantor(s) covenants and warrants that it is the sole owner in fee simple absolute of the subject property, subject to any lien(s) set forth above. Further, Grantor(s) covenants and warrants that Grantor(s) will not transfer, alienate, devise, encumber, or otherwise affect title to the subject property above for a period of ten (10) days from the date of this Right-of-Way, which will allow the Grantee time to have this Right-of-Way and plat recorded in the Register of Deeds for Greenville County, South Carolina.

The Grantor(s) shall have the right to use the above-described Property for purposes not inconsistent with Grantee’s full enjoyment of the rights hereby granted, provided that the Grantor(s) shall not erect or construct any building or other structure thereon; maintain or permit any underground or aboveground system of piping, poles or wiring within such strip; make any use of the facilities installed, buried, erected, or constructed thereon; or drill or operate any well or septic system within such strip, without the express written permission of the Grantees. No use shall be made of the said strip of land that would, in the opinion of the Grantee, injure, endanger or render inaccessible the utility piping, and/or electric power distribution lines and related appurtenances.

This Agreement shall run with the land and bind Grantor’s successors and assigns.

All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon the heirs, designees, administrators, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF these presents have been duly executed under seal by the Grantor(s) on this the day of _____, 20_____.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

THE CITY OF GREER, S.C.

Witness 1

By: Rick Danner
Its: Mayor

Witness 2

STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF GREENVILLE)

I, _____, a Notary Public in and for the State of South Carolina, do hereby certify that Rick Danner, Mayor for the City of Greer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this _____ day of _____, 2019.

Notary Public for South Carolina
Print Name: _____
My Commission Expires:_____



AGENDA
GREER CITY COUNCIL
8/13/2019

Brookshire Road Condition

Summary:

Staff is requesting guidance from Council on this issue and the options that are presented. (Action Required)
Steve Grant, City Engineer

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	8/7/2019	Cover Memo



July 31st, 2019

MEMO

To: Ed Driggers, City Administrator

From: Steve Grant, City Engineer

Subject: Brookshire Road condition

As you know the condition of the north end of Brookshire Road has deteriorated rapidly, especially the shoulders, in the last year or so primarily due to large truck traffic. The road is approximately 16 feet wide with ditches in this section. The south end is 30 feet wide with curb and gutter and is in good condition.

Staff has considered temporary options to fix the shoulders but given the nature of a ditch section shoulder, there is no good way to temporarily fix the shoulders and have it stay in place or hold up to traffic very long. Long term maintenance of the "temporary fix" would become a factor.

Staff contacted a local paving contractor and asked them to look at the road and shoulder issue and propose more permanent solutions. They proposed 2 alternate solutions. One was a conventional Full Depth Patch (FDP) of the shoulders (4 feet on either side) and a mill and resurface of the existing road for a uniform look. The new road would be 8 feet wider for a total of 24 feet. The second option is for Cement Modified Reclaimed Base (CMRB) for the entire road. You may recall we have had 2 roads in the last few years re-built by the CMRB method that turned out very well (N. Howell Road and Concourse Way). The final product here would be 24 feet wide as well.

Proposed costs:

1. Conventional FDP, widen, mill, re-surface: \$186,312.97
2. CMRB (includes widening): \$144,581.42

I would recommend option 2, CMRB as I think the final product would be better in addition to being the lowest cost.

Another option would be to prohibit truck traffic and just repair and maintain the existing 16 foot wide section.

Another consideration we are currently considering is a proposal from a consultant to study Brookshire (and others) for current and expected long term use and future improvements which could include widening the road to 30 feet to match the southern end.

Funding expected from Paving funds and will request match funding from Spartanburg County CTC.

Staff is requesting guidance from Council on this issue and the options that are presented.

301 E Poinsett St. Greer, SC 29650-2019 (864) 848-2184 Office (864) 848-5386 Fax



AGENDA
GREER CITY COUNCIL
8/13/2019

Towing Fees and Ordinance

Summary:

For Discussion.
Requested by Councilmember Lee Dumas

ATTACHMENTS:

Description	Upload Date	Type
▣ Current Towing Fees	8/7/2019	Backup Material
▣ Chapter 94 Article III Wreckers	8/7/2019	Backup Material

Comprehensive Fee Schedule effective July 1, 2019

POLICE DEPARTMENT FEES:

Administrative Fees:

Incident/Accident Reports: \$.25 (Per Report)

Alarm Fees:

Registration Fee \$10.00

See Code

Ch 62, Article VIII, Section 62-293

Animal Control Fees:

First Day of impound of animal \$50.00

Each day of impound after first \$5.00 per day

Dog/Cat Cage Rental Deposit

Cat Cage \$50.00

Dog Cage \$100.00

Dog License (Due January 1st)

See Code

Ch 10, Article IV, Section 10-110

Spayed or Neutered Dog (Lifetime Tag) \$5.00

Unaltered Dog (Annual Tag) \$30.00

Police Officer – Security Services \$35.00 per hour plus benefit costs, 2 Hour Minimum.

Taxicab Rates: Drop

Charge \$2.00

First Mile \$2.25

Each Additional Mile \$2.25

Excess Baggage \$1.00 Each

Wait Time \$.25 per minute

City Limits to Greenville/Spartanburg Airport – one to four passengers \$17.00.

Towing Fees:

Single Vehicle Accident Maximum Charge \$200.00

(If the vehicle must be retrieved from a steeply sloping terrain or must be turned right-side up for retrieval and additional charge, not to exceed \$200.00 may be charged.)

Non-Accident Related Towing Maximum \$100.00

If dollies are needed or forced entry is warranted or towing after 5:00pm and before 8:00am an additional charge of \$25.00 may be made.

Heavy-Duty Wrecker Services – A Maximum of \$250.00 per hour may be charged.

(If the vehicle must be retrieved from a steeply sloping terrain or must be turned right-side up for retrieval and additional charge, not to exceed \$250.00 may be charged.)

Vehicles associated with Criminal Charges requiring the seizure of the vehicle shall be charged a maximum of \$125.00 unless the vehicle has been involved in an accident. (See above charge).

Vehicle Storage Fee \$20.00 per day

ARTICLE III. - WRECKERS

Sec. 94-141. - Wreckers to go to accident only when properly called.

It shall be unlawful for the owner or agent of any wrecker or towing service to respond to any place where an accident has occurred unless requested by the proper police authority. Response under any other condition may result in removal from the wrecker list and/or a fine of \$200.00.

(Code 1982, § 30-81)

Sec. 94-142. - Use of police radio prohibited.

It shall be unlawful for the owner, agent, or driver of any wrecker or towing service to go to the location of a disabled or damaged vehicle by reason of information received by police radio or to interfere in any manner with police radio calls. No provision of this section, however, shall prohibit the owner, agent, or driver of any wrecker or towing service to monitor police radio calls for the purpose of ascertaining whether the correct rotation for police-requested towing is being followed.

(Code 1982, § 30-82)

Sec. 94-143. - Solicitation of wrecker or towing service.

It shall be unlawful for the owner or any agent of any wrecker or towing service to cruise along or park on any streets, bridges, or highways soliciting wrecker or towing service. In the event of nonaccidental and/or accidental mechanical breakdowns, the operator of an automobile or vehicle shall be allowed to call a wrecker or towing service of his choice.

(Code 1982, § 30-83)

Sec. 94-144. - Regulations to be followed by all wrecker services utilized by the city.

(a) In no event shall any city officer or other employee recommend any wrecker service to the owner of a wrecked or disabled vehicle nor shall any city officer or other employee ever recommend the services of a particular wrecker service in the performance of his duties. (b) No city police officer shall hold any financial interest or any form of ownership interest in any wrecker service. (c) Unless the owner or driver of a vehicle is incapacitated or unavailable, the owner or driver of a wrecked or disabled vehicle shall have the right to the wrecker service of his choice. Before calling any wrecker service to tow a wrecked or disabled vehicle, the investigating officer on the scene shall determine the owner's or driver's preference of wrecker services and the wrecker service designated by the owner or driver shall be called. (d) The wrecker service shall maintain a safe storage area inside the city. This safe storage area may be a locked building or a secured fenced-in area where the stored vehicles and other property shall not be accessible to the public. (e) All wreckers shall be equipped with legally authorized lighting and other safety equipment to protect the motoring public. Such equipment shall be maintained in good working order. (f) Equipment such as brooms, shovels, etc., must be carried on all wreckers whereby to remove glass and other debris from the highway. The highway shall be cleaned by the wrecker service prior to leaving the scene of any accident. (g) Wrecker services shall be available to the city and to the

public on a 24-hour basis. They must be willing to accept collect calls from the city police department for notification of towing. (h) The wrecker rotation lists shall be administered fairly and in a manner designed to ensure that all wrecker services on the list have an equal opportunity to the towing business arising from the rotation list. (i) Wrecker services shall be called from rotation lists as prescribed in this section in the order in which their names appear on the lists. Only two attempts will be made to contact a wrecker service. Should the wrecker service fail to respond when contacted, then its name shall be placed at the end of the rotation list. Should a call be placed to a wrecker service but subsequently canceled by the police, then the name of the wrecker service shall not be rotated from the top of the list. (j) Separate rotation lists shall be maintained for heavy duty wreckers. Where the services of a heavy duty wrecker are needed and where the owner or driver has no preference as to which wrecker service he desires, a heavy duty wrecker shall be called from the heavy duty wrecker rotation list. (k) The wrecker service must have a wrecker of sufficient size and strength to handle the job. The city police department shall have the right not to call a wrecker service which in its opinion fails to meet this qualification. Under these conditions, the wrecker service not called shall remain on the top of the rotation list. (l) Each wrecker owned by any wrecker service on a vehicle rotation list shall be equipped with a towing log. The towing log shall be maintained by the wrecker service and shall accurately reflect all towing done by the wrecker service at the request of the city police department. Each wrecker service owner shall be responsible for producing this towing log. (m) A wrecker service may secure assistance from another wrecker service when necessary to do the job. Only one bill is to be submitted to the owner or operator for the work performed. (n) When a wrecker service or wrecker driver is unable to answer a call, the police department shall be promptly notified to the fact and the reason for the unavailability. Three unjustified refusals or no contact calls in six months may cause removal from the list. The term "unjustified" means a reason given not accepted by the chief of police after review. The reason must be directed to the chief of police within three days on a form provided by the police department. (o) Appeal of the police chief's action of removal from the list and justification may be appealed to city council whose decision is final. (p) Each wrecker service on the rotation list shall assure that all wreckers providing service shall display the wrecker service's name, address, and telephone number for identification purposes. The letters and numbers displayed must be of such size, shape, and color as to be highly visible and easily readable. (q) Any wrecker service on the rotation lists shall carry liability insurance on its wreckers and its premises in an amount no less than \$100,000.00. (r) Any wrecker service on the rotation lists shall carry garage keepers liability insurance covering customer's vehicles in an amount no less than \$25,000.00. (s) Each wrecker service shall be responsible for securing personal property in a vehicle at an accident scene as best it can and the wrecker service shall be responsible for reasonably attempting to preserve personal property in a vehicle which is about to be towed from an accident scene. In no event, however, shall a wrecker service be responsible for personal items which do not come into the possession of the wrecker service. (t) Any complaint from a wrecker service in regard to the operation of the rotation list must be written, and it must be submitted to the police department within five days following the date the wrecker service first knew or should have known of the incident giving rise to the complaint. (u) All license applications or renewal applications shall be approved on a form provided by the police department as to compliance to regulations, storage, insurance, letters on trucks, etc., and other provisions of this article by designated police department personnel prior to issuance of the license. (v) Any wrecker service contacted by the police department shall respond within 20 minutes of telephone contact whenever a telephone call is placed to the wrecker service during normal business hours, identified as 8:00 a.m. through 5:00 p.m., Monday through Friday. Any wrecker service contacted by the police department shall respond within 30 minutes of telephone contact whenever a telephone call is placed on weekends and at all other times other than normal business hours during the week.

(Code 1982, § 30-84)

Sec. 94-145. - Impounding authorized.

Whenever a police officer finds a motor vehicle or other vehicle that has been abandoned or wrecked upon the streets or ways of the city, or upon city property, or that has been parked in violation of a city ordinance or state law, or the vehicle has been or is being used in the commission of a crime, such officer may have the vehicle removed by a wrecker to a storage lot or garage operated by the owner of such wrecker, or such lot as may be operated by the city or other

law enforcement agencies, in accord with the provision of this article. Vehicles removed under these conditions shall be held until claimed by the legal owner or otherwise disposed of as provided by law; provided, however, neither the city nor wrecker service acting in accord with this article shall be obligated to release to the legal owner any vehicle involved in a crime, or otherwise needed for evidentiary purposes associated with the commission of a crime, unless otherwise required to do so by law.

(Code 1982, § 30-85)

Sec. 94-146. - Wrecker and storage charges.

The maximum authorized charges for services by wrecker businesses on the rotation list shall be established from time to time by resolution of city council.

(Code 1982, § 30-86)

Sec. 94-147. - Rotation for police-requested towing.

(a) The chief of police shall have prepared an alphabetical list of all wrecker services that meet the requirements of this article and that are duly licensed by the city. Dispatch personnel will use this rotation list for police-requested towing. A second list for heavy duty wreckers will be used in accordance with the same guidelines. (b) No more than two attempts will be made to request a wrecker from the listed wrecker service. Failure to respond will result in the name of the wrecker service being rotated to the bottom of the list. Dispatch personnel shall document all nonresponses to contact efforts.

(Code 1982, § 30-87)

Sec. 94-148. - Eligibility for police-requested towing.

(a) Any firm having its business operation and storage facility within the city shall become eligible to participate in the rotation list, provided such wrecker service has a valid license to do business in the city prior to placement of its name on the list and provided it meets all requirements and regulations established by city ordinances. (b) Any wrecker business which maintains only a storage lot inside the city may qualify for the rotation list by notifying the city in writing that they are declaring their storage lot as their principal place of business for business license purposes.

(Code 1982, § 30-88)

Sec. 94-149. - Eligibility requirements.

After a firm is selected as provided in this article, such firm will have 60 days to meet the following minimum eligibility requirements to participate in police call list towing operations. The application shall contain the following information:

(1) Business operation. a. Name of firm. Indicate whether the corporation or partnership, location, all parties having a financial interest in such towing firm, including names and addresses, and the number of years the business has been established in the city. b. Attendants and drivers. List names and addresses of all attendants and drivers who will

conduct the police towing service, as well as the number of years employed, training received by attendants and drivers, and experience of such personnel in the conduct of such business. All drivers shall be proficient in the operation of the towing mechanism or procedure. Failure to be proficient shall be cause for removal from the call list. All attendants and drivers shall undergo a criminal record check. c. Equipment. Describe available equipment to be used in police towing services, particularly in terms of comparative qualities or capacities as related to minimum eligibility requirements. d. Communications. Describe the method of operation of the communication system between place of business and operating tow trucks, as well as the means utilized for insuring prompt dispatch of trucks upon receipt of a call from the police department. e. Other facilities and personnel available. List all provisions for recordkeeping, backup personnel, and auxiliary services which might be required to effectively carry out a high level of service to the public in the business of tow truck operations. (2) Business location and storage lot. a. Primary business location. List location of primary business operation, including dimensions and type of facilities available. b. Storage lot. List location of storage lot, dimensions thereof, relationship to primary business location, type of protection afforded, and screening and maintenance provided at such lot.

(Code 1982, § 30-89)

Sec. 94-150. - Minimum standards for equipment.

(a) Every emergency wrecker proposed to be used by an applicant shall be subject to inspection in a manner determined by the chief of police and every such wrecker, other than an emergency heavy duty wrecker, shall comply with the following minimum requirements: (1) Each applicant shall have at least one wrecker and/or a tilt bed of not less than one ton in size with dual rear wheels and booster brakes. (2) Each wrecker shall be equipped with a power operated winch, winch line, and boom with a factory rated lifting capacity or a city tested capacity of not less than 8,000 pounds, single line capacity. (3) Each wrecker shall carry as standard equipment: Tow sling, tow bar, towing dollies, safety chains, a fire extinguisher, wrecking bar, broom, shovel, and flares. (4) Each wrecker and all of its equipment shall be in safe and good working condition. (b) Every emergency heavy duty wrecker of not less than 2½ tons in size shall meet the requirements of subsection (a) of this section, and in addition thereto shall be equipped with a power-operated winch, winch line, and boom with a factory-rated lifting capacity or a city-rated capacity of not less than 32,000 pounds, single or double line capacity, and a tow sling. (c) Each applicant shall maintain 24-hour wrecker service.

(Code 1982, § 30-90)

Sec. 94-151. - Insurance.

An applicant shall procure and keep in full force and effect a policy of public liability and property damage insurance issued by a casualty insurance company authorized to do business in the state and in the standard form approved by the insurance commissioner of the state, with the insured provision of such policy including the city as an insured, and the coverage provision insuring the public from any loss or damage that may arise to any person or property by reason of the operating of an emergency wrecker of such applicant and providing that the amount of recovery on each emergency wrecker shall be in limits of not less than the following sums:

(1) For damages arising out of bodily injury to or death of one person in any one accident, \$100,000.00. (2) For damages arising out of bodily injury to or death of two or more persons in any one accident, \$300,000.00. (3) For injury to or destruction of property in any one accident, \$25,000.00.

(Code 1982, § 30-91)

Sec. 94-152. - Storage lot requirements.

(a) Lot. Each applicant shall have storage lot in close proximity to the place of business with adequate storage of at least 50 feet by 100 feet or equivalent area either under cover or fenced in with a six-foot chainlink fence topped with three strands of barbed wire. Stored vehicles and contents must be kept safe from pilfering. (b) Hours. There shall be a driver on call, capable of responding to police calls for towing, 24 hours a day, seven days a week. Attendants shall be available or present for the release of vehicles to the public Monday through Friday from 8:00 a.m. to 5:00 p.m. except for state holidays. Vehicles may be released to the public at other times at the discretion of the storage lot attendant. (c) Records. Each garage shall keep a record of the vehicle and license number, date and time it was towed and the location from which it was towed, name of the officer ordering the towing, and whether the vehicle was impounded or towed at the owner's request. Contents of the vehicle shall be listed prior to towing. Forms for recording this data shall be provided by the city.

(Code 1982, § 30-92; Ord. No. 20-2004, 7-12-2004)

Sec. 94-153. - Special towing assistance.

All wrecker services under contract for police-requested towing shall assist in towing vehicles which obstruct streets during special events, repairs, or emergency and city vehicles. All vehicles shall be checked by a police officer for damage prior to towing.

(Code 1982, § 30-93)

Sec. 94-154. - Ownership; changes of location and drivers.

(a) If more than one wrecker business is at one location and owned by the same person, they shall be considered as one business for the purposes of the rotation. This subsection shall not apply to any business on the rotation list prior to March 1, 1999. (b) Should a business on the wrecker rotation list be sold, the new owner may maintain the service on the rotation list without the payment of the additional fees; provided, however, such business meets all requirements for the rotation list. (c) Any changes in vehicles, drivers, or business location must be reported in writing to the police department. Such change or changes must be approved in writing by the police department for the business to remain on the wrecker rotation.

(Code 1982, § 30-93.1)

Sec. 94-155. - Penalties.

Any wrecker service or owner who shall violate any of the provisions of this article or the city business license code shall be subject to immediate suspension of his business license for towing and return of identification card upon written notification of the chief of police for a period of up to 15 days or permanent suspension by city council after a public hearing in addition to prosecution of each violation of this article as a separate offense. Any wrecker service under contract for police-requested towing shall be removed from the rotation list upon failure to respond to three consecutive calls in six months unless the chief of police shall determine after investigation that unusual circumstances were responsible for the company's failure to respond and perform the requested towing service.

(Code 1982, § 30-94)

Category Number: XII.
Item Number: C.



AGENDA
GREER CITY COUNCIL
8/13/2019

Bid Summary - HVAC at Victor Gym

Summary:

(Action Required)
Presented by Ann Cunningham.

ATTACHMENTS:

Description	Upload Date	Type
▣ HVAC Bid Summary	8/9/2019	Backup Material

HVAC at Victor Gym

Bid No.	Contractor Name	Paperwork y/n	Bid Bond y/n	Business License y/n	Liability Insurance	Bid Amount
1	RSI	N	N	Y	N	With Heat \$51,395.00 Without Heat \$49,950.00
2	Tuck & Howell	N	N	Y	N	Without Heat \$59,900.00 With Heat \$0.00
3						
4						
5						
6						
7						
8						
9						
10						