



**AGENDA
GREER CITY COUNCIL**

September 10, 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 Lee Dumas

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. August 27, 2019
(Action Required)**

VI. SPECIAL RECOGNITION

A. Constitution Week

VII. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

VIII. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 30-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM OD (OFFICE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

B. Second and Final Reading of Ordinance Number 31-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY RENEW PROPERTIES, LLC AND K

& L INVESTMENTS, INC. LOCATED AT 117 AND 119 BROWN STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

C. Second and Final Reading of Ordinance Number 32-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER COMMUNITY OUTREACH CENTER LOCATED ON TURNER STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)

IX. NEW BUSINESS

A. First Reading of Ordinance Number 33-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY CULLUM GSP 081, LP LOCATED AT 551, 557, 575, 597 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

Ordinance 33-2019 is an annexation and zoning request for four parcels located at 551, 557, 575 and 597 Victor Hill Rd. The parcel for annexation consists of 20.67 acres. The property is proposed I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on September 23, 2019 for the zoning of this parcel.

Brandon McMahan, Zoning Coordinator

B. First Reading of Ordinance Number 34-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER MILL, LLC. LOCATED AT 300 CONNECTICUT AVENUE FROM I-1 (INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT). (Action Required)

Ordinance 34-2019 is a rezoning request for a parcel located at 300 Connecticut Ave. The owner is requesting a rezoning from I-1, Industrial, to PD, Planned Development. The purpose of the rezoning request is to create a new mixed-use development. The proposed redevelopment of the mill site will consist of up to 120 apartments, ranging from studios to 3 bedroom units, a potential small boutique hotel, commercial space and a small self-storage. The site will consist of 1.4 acres of common space. The developer of the Greer Mill project will be redeveloping this site to the Secretary of the Interior Standards for the Treatment of Historic Properties.

The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

C. First Reading of Ordinance Number 35-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DAILY BREAD MINISTRIES, INC. LOCATED AT 521 EAST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Ordinance 35-2019 is a rezoning request for a parcel located at 521 E. Poinsett St. The request is to rezone the parcel from C-2, Commercial, to DRD, Design Review District. The purpose of the rezoning is to allow for the continued use as the Greer Soup Kitchen and to create a Tiny Home community for the homeless with up to five tiny homes, which will be used for short-term emergency housing and long-term housing for those that would like to enter the STEP program. The tiny community will be overseen by an individual that has completed the STEP program.

The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to deny this request.

Brandon McMahan, Zoning Coordinator

D. First and Final Reading of Resolution Number 15-2019

A RESOLUTION COMMITTING THE CITY OF GREER TO PROVIDE A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA HOMETOWN ECONOMIC DEVELOPMENT GRANT (Action Required)

Reno Deaton, Executive Director of Greer Development Corporation

E. City of Greer Proposed Re-surfacing List for 2020

The proposed re-surfacing lists for 2020 are attached. One for Greenville County and one for Spartanburg County.

The lists were compiled by using the PCI score from the pavement evaluation performed by Transmap in 2016 and visual inspections of all streets on the list. Please review and let me know if you have any questions. (Action Required)

Steve Grant, City Engineer

X. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

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

(1) A Contractual Matter pertaining to the Downtown Streetscape Project; as allowed by State Statute Section 30-4-70(a)(2).

XI. ADJOURNMENT

Anyone who requires an auxiliary aid or service for effective communication or a

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

Category Number: III.
Item Number: A.



AGENDA
GREER CITY COUNCIL
9/10/2019

Councilmember Lee Dumas

ATTACHMENTS:

Description	Upload Date	Type
☐ Invocation Schedule	8/28/2019	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
9/10/2019

August 27, 2019

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ August 27, 2019 Council Meeting Minutes	9/3/2019	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL August 27, 2019

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

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

The following members of Council were in attendance:
Jay Arrowood, Wayne Griffin arrived at 6:44, 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 Councilmember Kimberly Bookert

III. INVOCATION Councilmember Kimberly Bookert

IV. PUBLIC FORUM No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING August 13, 2019

ACTION – Councilmember Wryley Bettis made a motion that the minutes of August 13, 2019 be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

VI. SPECIAL RECOGNITION

- A.** Mayor Danner recognized the City of Greer 6U All Star Rookie League Baseball Team for winning the Dixie Youth Baseball Rookie League State Tournament to become the 2019 State Champions. Team members are as follows:

Head Coach- Chad Painter, Asst. Coach- Aaron Shealey, Asst. Coach- Josh Cannon, Asst. Coach- Adam Odom

Players: Wyatt Painter, Easton Shealey, Corbin Cannon, Avery Odom, Colbie Burkett, Lucas Stathakis, Whit Arnold, Caleb Davis, Easton Holtzclaw, Cash Watson, Aiden Hill, Harrison Dunster

VII. DEPARTMENTAL REPORTS

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

Finance

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

General Fund Cash Balance: \$16,221,700.

General Fund Revenue: \$581,660.

General Fund Expenditures: \$2,088,331.

Revenue Benchmark Variance: \$68,025.

Expenditure Benchmark Variance: (\$795,570.)

Overall Benchmark Variance: \$(727,535.)

The City is on budget during this time period.

Hospitality Fund Cash Balance: \$1,424,805.

Storm Water Fund Cash Balance: \$1,639,474.

VIII. PRESENTATION

- A.** Matt Hamby, Chief of Police presented highlights from his monthly activity report.

IX. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

Summer Programs are coming to a conclusion and we are rapidly preparing for an active Fall Season.

Chamber of Commerce is preparing to host their Blues on the Green Event Friday, September 6 at City Park.

Chamber of Commerce First Friday Luncheon will be held Friday, September 6th at City Hall. The Lieutenant Governor will speak.

Annual Employee Benefits Fair will be held Thursday, September 12th from 7:30 am until Noon at the Cannon Centre.

Center for the Arts – Spot light on the Arts Gala will be held Friday, September 20th tickets for Council have been reserved.

Center for the Arts Dedication will be held Saturday, September 21st at 10:45 am. Entertainment and activities will be held in the Park and in the facility starting at 11:00 am until 4:00 pm.

Center for the Arts Community Day will be held Sunday, September 22nd from 1:00 pm until 5:00 pm. Tours will be available.

Safety Breakfast will be held Friday, October 4th at 7:30 in City Hall.

X. OLD BUSINESS

A. Brookshire Road Follow Up

Steve Grant, City Engineer presented the following:

Staff has gotten quotes from a local contractor to address the road and shoulder conditions. Both options below include widening the road 4 feet on either side and maintaining a ditch section.

1. Conventional FDP, widen, mill, re-surface: \$186,312.97

2. CMRB (Cement Modified Reclaimed Base), widen: \$144,581.42

Staff recommends we move forward immediately so the road doesn't endure another winter with road deterioration. Staff recommends we proceed immediately with option 2, CMRB as it will give a better overall product and is more cost effective in this case. We need to get this work completed by November before cold weather sets in.

In addition, we are making plans to meet with BMW and others about using this road as a cut-through to BMW and also, we are planning on conducting a live study/count on the road to determine actual cut-through on a normal weekday.

We will complete these steps in the next few weeks but feel it is imperative to get approval to do the paving work while we still have good weather and we need to get on the contractor's schedule as soon as we can.

Funding will be from Paving funds that are available and staff will request a 50% match funding from Spartanburg County CTC.

Mr. Grant proposed budgeting an additional \$7500.00 for signage and or traffic calming if found to be necessary. Also, adding a contingency budget bringing the total requested amount of \$160,000.00. This amount does not impact the regular paving/resurfacing budget, that is still fully funded.

Discussion held.

ACTION – Councilmember Judy Albert made a motion to approve the recommendation from Staff for Option 2 CMRB (Cement Modified Reclaimed Base), widen total amount of \$160,000.00. Councilmember Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

XI. NEW BUSINESS

A. First Reading of Ordinance Number 30-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM OD (OFFICE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Brandon McMahan, Zoning Coordinator presented the request. He stated a Public Hearing was held by the Planning Commission August 19, 2019 and they recommended approval. The owner/representative was present but did not speak.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 30-2019. Councilmember Judy Albert seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 31-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY RENEW PROPERTIES, LLC AND K & L INVESTMENTS, INC. LOCATED AT 117 AND 119 BROWN STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Brandon McMahan, Zoning Coordinator presented the request. He stated a Public Hearing was held by the Planning Commission August 19, 2019 and they recommended approval. Neither the owner nor a representative was present.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 31-2019. Councilmember Kimberly Bookert seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

C. First Reading of Ordinance Number 32-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER COMMUNITY OUTREACH CENTER LOCATED ON TURNER STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).

Brandon McMahan, Zoning Coordinator presented the request. He stated a Public Hearing was held by the Planning Commission August 19, 2019 and they recommended approval. The owner/representative was present but did not speak.

ACTION – Councilmember Wayne Griffin made a motion to approve First Reading of Ordinance Number 32-2019. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

XII. EXECUTIVE SESSION

ACTION – In (7:18 p.m.)

(A) Economic Development Matter – Project Greer Mill

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development matter pertaining to Project Greer Mill; as allowed by State Statute Section 30-4-70(a)(5). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

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

ACTION - Out (8:05 p.m.) – Councilmember Wayne Griffin made a motion to come out of Executive Session. Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

XIII. ADJOURNMENT

8:05 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, August 23, 2019.

Category Number: VI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
9/10/2019

Constitution Week

ATTACHMENTS:

Description	Upload Date	Type
☐ Constitution Week Proclamation	8/28/2019	Backup Material

PROCLAMATION

Mayor Danner recognizes

C o n s t i t u t i o n W e e k

WHEREAS, September 17, 2019, marks the two hundred and thirty-second anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

|WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE The City of Greer does hereby proclaim the week of September 17 through 23 as Constitution Week and ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.



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



Richard W. Danner
Mayor



Witness

September 17, 2019

Date



AGENDA
GREER CITY COUNCIL
9/10/2019

Second and Final Reading of Ordinance Number 30-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM OD (OFFICE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 30-2019	8/28/2019	Ordinance
▣ Ord 30-2019 Exhibit A Map	8/28/2019	Exhibit
▣ Ord 30-2019 Exhibit B Statement of Intent	8/28/2019	Exhibit
▣ Ord 30-2019 Exhibit C1 Site Plan	8/28/2019	Exhibit
▣ Ord 30-2019 Exhibit C2 1st Floor Layout	8/28/2019	Exhibit
▣ Ord 30-2019 Zoning Application	8/28/2019	Backup Material

ORDINANCE NUMBER 30-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM OD (OFFICE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Pandion Properties, LLC located at 306 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately 0.38 +/- acres marked as Exhibit A, the statement of intent attached hereto marked as Exhibit B, and the plat attached hereto marked as Exhibit C1 and C2.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classifications of property located at 306 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately 0.38 +/- acres attached

hereto marked as Exhibit A shall be changed from OD (Office District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: August 27, 2019

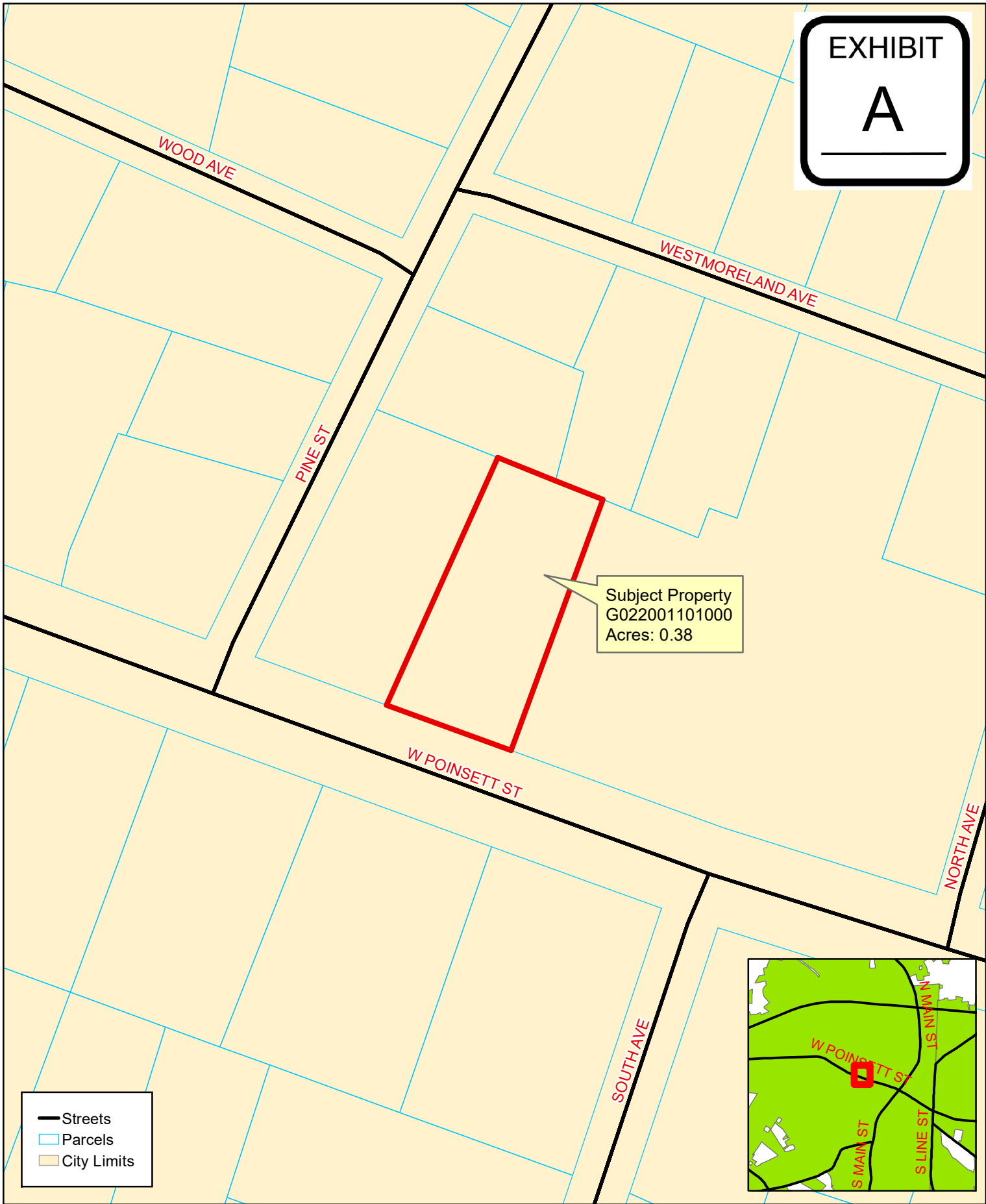
Second and
Final Reading: September 10, 2019

Approved as to Form:

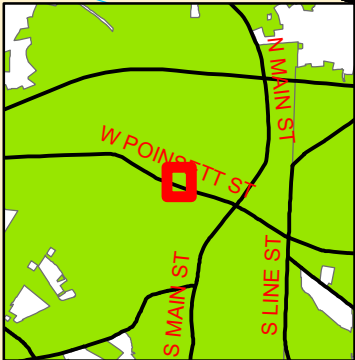
John B. Duggan, Esquire
City Attorney

EXHIBIT

A

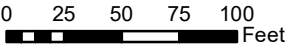


- Streets
- Parcels
- City Limits



Ordinance 30-2019

Created 8/20/2019 by City of Greer GIS



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

Oma Haus

**Mixed Use Property
Design Review District
306 W. Poinsett St., City of Greer**

Statement of Intent
July 12, 2019

Mixed-Use Property. The planned renovation and interior construction of 306 West Poinsett St. will utilize the Design Review District (DRD) zoning format to blend old and new, carving a small apartment suite out of the existing commercial office space. The current structure of the building will remain intact as a duplex design, leaving Side B as a full commercial office suite and converting Side A to a residential apartment (front) and separated office space (rear). All construction will be in accordance with building codes and permitting. See preliminary drawings.

Residential Section. Taking part of this building back to it's original purpose, the added apartment suite will include a newly renovated kitchen and bathroom. A bedroom will be converted from the existing kitchen in Side A and a bathroom will utilize the space currently taken by an existing basement staircase. Portions of non-structural walls will be opened up for the common areas. The existing fireplace and front brick porch will add character and southern charm to the quaint space.

Commercial Section. The rear portion of Side A will remain largely unchanged. The side entrance will open up to a more inviting common space that will incorporate access to the existing bathroom and a newly added kitchenette. The hallway closet will be removed to allow the expansion of this common entryway. A wall will be added to separate the living area in the front of Side A from the office space in the rear of Side A, allowing privacy and security to both areas.

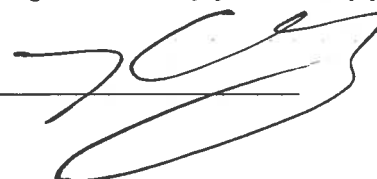
The second floor will remain part of the commercial space, accessed from the hallway in the rear of side A. There will be no changes to the floor plan of the upstairs, though cosmetic changes may occur in the form of new flooring and paint. Side B will also receive no changes during this process and will remain entirely commercial office space.

"Oma Haus" (Grandma's House). When we purchased this property in 2018, the building had been largely untouched for years and Side B had unfortunately been neglected. Side A had an existing tenant at the time, with a lease ending soon.

While my wife and I fixed up Side B on our own and found new commercial tenants, we always envisioned changes for Side A. We are a small family, living in Greer, just a few blocks away on West Church Street, and we have a young son. Our son has no grandparents or extended family in the area as I am from Baltimore, MD and my wife is from Charleston, SC. What we saw in this property was an amazing opportunity to create a space for both sets of Grandparents to enjoy when they come to visit.

We love living in Greer and we love having our family come to visit us. We hope to renovate this property so that multiple generations of our family will be able to come together and enjoy it for many years to come.

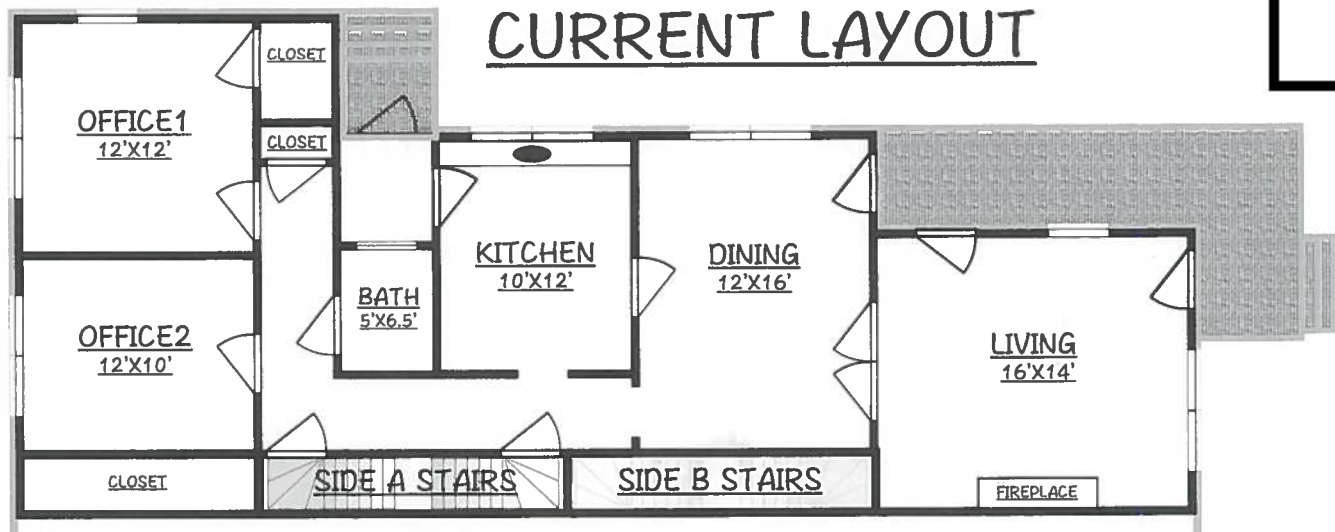
Kevin Byrd



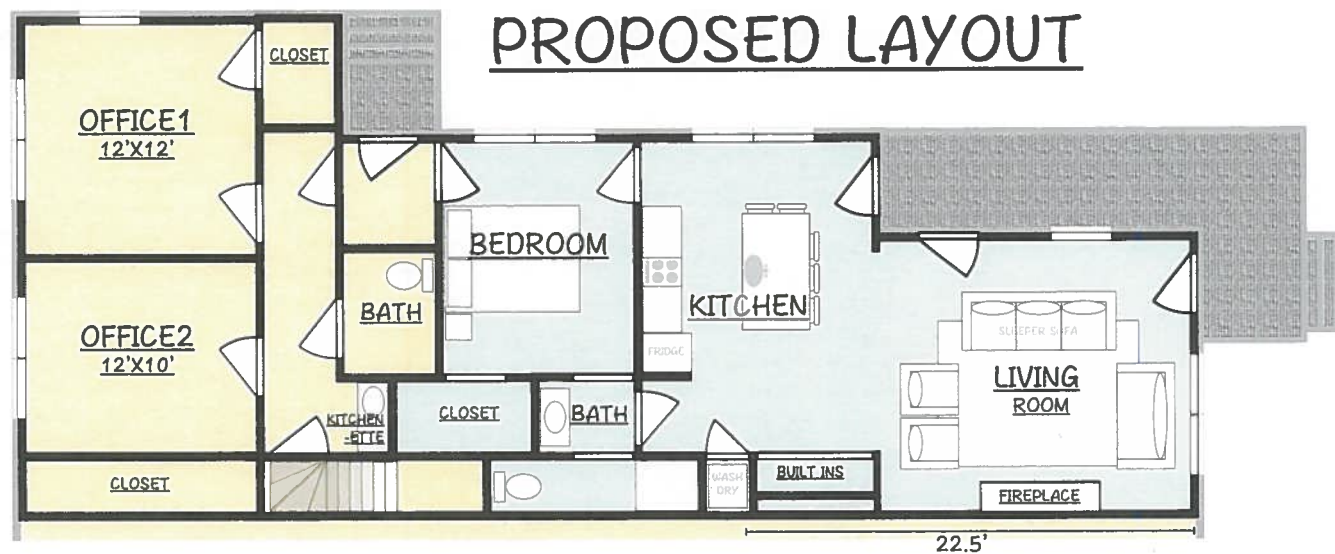
EXHIBIT

C-1

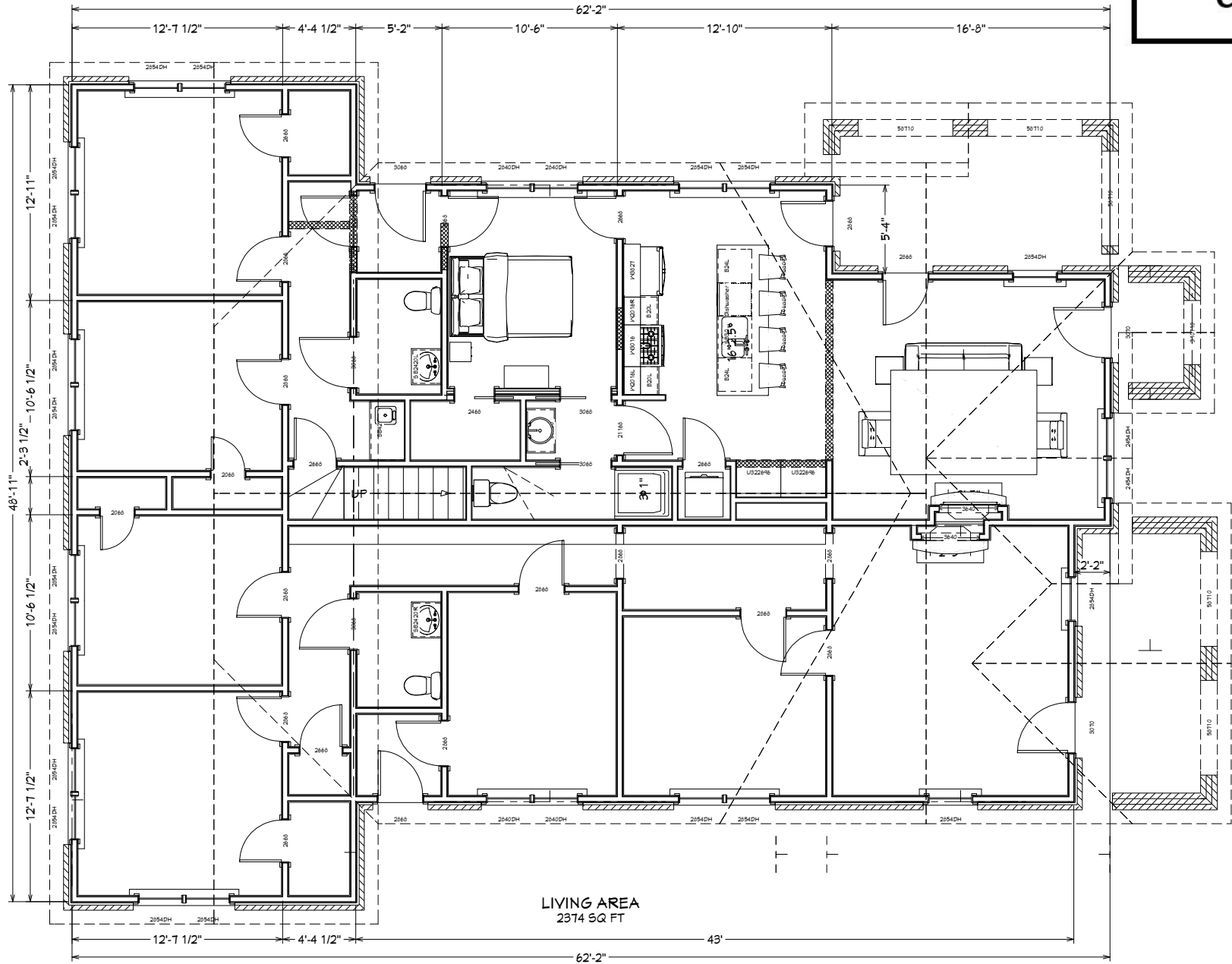
CURRENT LAYOUT



PROPOSED LAYOUT



■ COMMERCIAL ■ RESIDENTIAL





ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 7/14/19

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

Tax Map Number(s) G022001101000 ✓

Property Address(s) 306 West Poinsett St. Greer, SC 29650 ✓

Acreage of Properties 0.38 County Greenville

Applicant Information

Name Kevin Byrd

Address 200 W. Church Street, Greer, SC 29650

Contact Number 864-416-1145

Email kevin.byrd@hotmail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Pandion Properties LLC.

Address 200 W. Church Street, Greer, SC 29650

Contact Number 864-416-1145

Email kevin.byrd@hotmail.com

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Commercial to Design Review District.

Existing Use: Commercial Only Proposed Use: Mixed Use, Commercial/Residential

Signature(s) 

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

OFFICE USE ONLY

Date Filed 7-15-19

Case No. 22 2019

Meeting Date 8-19-19

See Reverse



AGENDA
GREER CITY COUNCIL
9/10/2019

Second and Final Reading of Ordinance Number 31-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY RENEW PROPERTIES, LLC AND K & L INVESTMENTS, INC. LOCATED AT 117 AND 119 BROWN STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❑ Ordinance Number 31-2019	8/28/2019	Ordinance
❑ Ord 31-2019 Exhibit A Map	8/28/2019	Exhibit
❑ Ord 31-2019 Exhibit B Statement of Intent	8/28/2019	Exhibit
❑ Ord 31-2019 C Site Plan	8/28/2019	Exhibit
❑ Ord 31-2019 Zoning Application	8/28/2019	Backup Material

ORDINANCE NUMBER 31-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY RENEW PROPERTIES, LLC AND K & L INVESTMENTS, INC. LOCATED AT 117 AND 119 BROWN STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Renew Properties, LLC and K & L Investments, Inc. located at 117 and 119 Brown Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G003000600900 and G003000600800 containing approximately 0.36 +/- acres marked as Exhibit A, the statement of intent attached hereto marked as Exhibit B, and the plat attached hereto marked as Exhibit C.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classifications of properties located at 117 and 119 Brown Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G003000600900 and G003000600800 containing approximately 0.36 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: August 27, 2019

Second and
Final Reading: September 10, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney

EXHIBIT
A



August 9, 2019

Building & Development Standards
City of Greer
301 E. Poinsett Street
Greer, SC 29651

Re: Proposed Development
Brown St., Greer

Mrs. McCormick,

I submit for review the following proposed project to be developed on Brown Street, Greer, SC. The project will consist of one single family residence. The residence will be a single level home consisting of three bedrooms, two bathrooms, kitchen, living room, and dining room. Please refer to the below information and submitted site plan for further details.

Exterior Finishes

- Vinyl Siding
- Architectural Roofing
- Solid Vinyl Windows w/ Insulated Glass
- Slab Foundation

Interior Finishes

- Carpet, LVT, & Vinyl Flooring
- Painted Cabinetry w/ Formica Countertops
- Appliances- Range, Range Hood, Dishwasher, Disposal, Built In Microwave

Landscaping

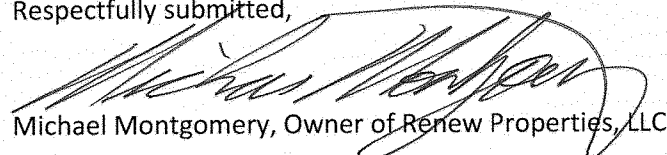
- Shrubs
- Grass

Zoning

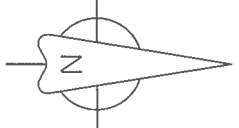
- The current zoning for the proposed development is R-7.5. I am requesting a rezoning of this property to DRD to allow for required density for the proposed development.

Please let me know if there is any further information needed.

Respectfully submitted,



Michael Montgomery, Owner of Renew Properties, LLC



119 & 117 BROWN STREET
PROPOSED DIVISION OF LOTS 58 & 59, N.M. CANNON LAND
A PROJECT FOR MICKY MONTGOMERY

D100 SHEET 1 OF 1 SITE PLAN	177 & 119 BROWN ST. TAX PARCELS 0000000000 & 0000000000 CITY OF GREER GREENVILLE COUNTY SOUTH CAROLINA	THIS PLATING IS THE PROPERTY OF OFFICIAL RECORDING COMPANY, INC. AND IS FORWARDED TO THE OFFICIAL RECORDING COMPANY, INC. FOR RECORDING. THIS PLATING IS NOT TO BE USED FOR ANY OTHER PURPOSES. ANY VIOLATION OF THIS PLATING SHALL BE A VIOLATION OF THE OFFICIAL RECORDING COMPANY, INC. POLICY.	1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ 12. _____	DATE _____	ASSOCIATES, LLC LAND SURVEYING, 1177 N. MAIN ST. SUITE 100 GREENVILLE, SC 29601 PHONE: 864.232.1234 FAX: 864.232.1235 WWW.ASSOCIATES-LLC.COM
	177 & 119 BROWN ST. TAX PARCELS 0000000000 & 0000000000 CITY OF GREER GREENVILLE COUNTY SOUTH CAROLINA	THIS PLATING IS THE PROPERTY OF OFFICIAL RECORDING COMPANY, INC. AND IS FORWARDED TO THE OFFICIAL RECORDING COMPANY, INC. FOR RECORDING. THIS PLATING IS NOT TO BE USED FOR ANY OTHER PURPOSES. ANY VIOLATION OF THIS PLATING SHALL BE A VIOLATION OF THE OFFICIAL RECORDING COMPANY, INC. POLICY.	1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ 12. _____	DATE _____	ASSOCIATES, LLC LAND SURVEYING, 1177 N. MAIN ST. SUITE 100 GREENVILLE, SC 29601 PHONE: 864.232.1234 FAX: 864.232.1235 WWW.ASSOCIATES-LLC.COM
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**ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)**

Date 7-16-19

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

Tax Map Number(s) G003000600900, G003000600800

Property Address(s) 117 + 119 Brown Street, Greer

Acreage of Properties 0.36 County Greenville

Applicant Information

Name Renew Properties, LLC
Address 471 Tramrod Trail
Travelers Rest SC 29690
Contact Number 864-325-9941
Email micky@montgomeryrealtysc.com

Property Owner Information


(If multiple owners, see back of sheet)

Name Renew Properties, LLC
Address 471 Tramrod Trail
Travelers Rest SC 29690
Contact Number 864-325-9941
Email micky@montgomeryrealtysc.com

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

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

Existing Use: Single Family Proposed Use: Single Family

Signature(s) 
Michael Montgomery

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

OFFICE USE ONLY

Date Filed 7-16-19
Meeting Date 8-19-19

Case No. R22019-12

See Reverse

Complete the section below if multiple property owners

Name K+L Investments, Inc.
Address 2376 Roger Mountain Rd
Simpsonville, SC 29681
Contact Number 864-303-8358
Signature [Signature]

Name K+L Investments, Inc.
Address _____
Contact Number 864-303-8359
Signature [Signature]

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____



AGENDA
GREER CITY COUNCIL
9/10/2019

Second and Final Reading of Ordinance Number 32-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER COMMUNITY OUTREACH CENTER LOCATED ON TURNER STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance Number 32-2019	8/28/2019	Ordinance
☐ Ord 32-2019 Exhibit A Map	8/28/2019	Exhibit
☐ Ord 32-2019 Zoning Application	8/28/2019	Backup Material

ORDINANCE NUMBER 32-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER COMMUNITY OUTREACH CENTER LOCATED ON TURNER STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Greer Community Outreach Center located on Turner Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-070.00 containing approximately 0.81 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to RM-2 (Multi-Family Residential District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classifications of property located on Turner Street more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-070.00 containing approximately 0.81 +/- acres attached hereto

marked as Exhibit A shall be changed from RM-1 (Multi-Family Residential District) to RM-2 (Multi-Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wayne Griffin

First Reading: August 27, 2019

Second and
Final Reading: September 10, 2019

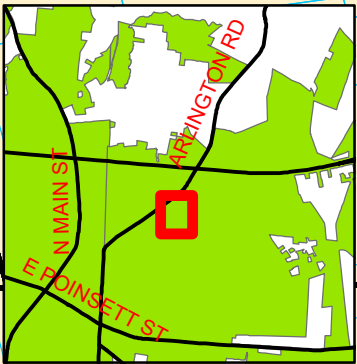
Approved as to Form:

John B. Duggan, Esquire
City Attorney

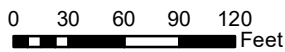
EXHIBIT
A

Subject Property
9-03-14-070.00
Acres: 0.81

- Streets
- Parcels
- City Limits



Ordinance 32-2019



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



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Permit Process

Received: 7/15/19 11:05

Sent: 7/15/19 11:20

Date 7/15/2019

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

Tax Map Number(s) 9-03-14-070.00

Property Address(s) Turner St

Acreage of Properties +/- .81 County Spartanburg

Applicant Information

Name Perry Dennis
Address 168 Aster Drive
Contact Number 864-879-4402
Email psd4810@gmail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Greer Community Outreach Center
Address 413 E. Poinsett St.
Greer, SC 29651
Contact Number 864-879-4402
Email psd4810@gmail.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-M1 to R-M2.

Existing Use: Vacant Proposed Use: 4 units

Signature(s) Perry Dennis

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

OFFICE USE ONLY

Date Filed 7-15-19
Meeting Date 8-19-19

Case No. RZ 2019-13

See Reverse



AGENDA
GREER CITY COUNCIL
9/10/2019

First Reading of Ordinance Number 33-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY CULLUM GSP 081, LP LOCATED AT 551, 557, 575, 597 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

Executive Summary:

Ordinance 33-2019 is an annexation and zoning request for four parcels located at 551, 557, 575 and 597 Victor Hill Rd. The parcel for annexation consists of 20.67 acres. The property is proposed I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on September 23, 2019 for the zoning of this parcel.

Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 33-2019 Cover Memo	9/5/2019	Cover Memo
▣ Ordinance Number 33-2019	9/5/2019	Ordinance
▣ Ord 33-2019 Exhibit A Deed	9/5/2019	Exhibit
▣ Ord 33-2019 Exhibit B1 Plat	9/5/2019	Exhibit
▣ Ord 33-2019 Exhibit B2 Plat	9/5/2019	Exhibit
▣ Ord 33-2019 Exhibit B3 Plat	9/5/2019	Exhibit
▣ Ord 33-2019 Exhibit B4 Plat	9/5/2019	Exhibit
▣ Ord 33-2019 Exhibit C Map	9/5/2019	Exhibit
▣ Ord 33-2019 Exhibit D Flood Map	9/5/2019	Exhibit
▣ Ord 33-2019 Petition for Annexation	9/5/2019	Backup Material
▣ Ord 33-2019 Zoning Application	9/5/2019	Backup Material

Memorandum

To: Mr. Ed Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance #33-2019
Date: September 3, 2019
CC: Tammy Duncan, Clerk to City Council

Ordinance 33-2019 is an annexation and zoning request for four parcels located at 551, 557, 575 and 597 Victor Hill Rd. The parcel for annexation consists of 20.67 acres. The property is proposed I-1, Industrial, zoning.

The Planning Commission will conduct a public hearing on September 23, 2019 for the zoning of this parcel.

ORDINANCE NUMBER 33-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY CULLUM GSP 081, LP LOCATED AT 551, 557, 575, 597 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, Cullum GSP 081, LP is the sole owner of properties located at 551, 557, 575, 597 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 Exhibit C Spartanburg County Parcel Numbers 5-24-00-025.00, 5-24-00-026.00, 5-24-00-027.00, 5-24-00-027.01 containing approximately 20.67 +/- acres, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0216D attached hereto marked as Exhibit D; and

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

WHEREAS, Cullum GSP 081, LP has 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 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 20.67 acres +/- properties shown in red on the attached map owned by Cullum GSP 081, LP located at 551, 557, 575, 597 Victor Hill Road as described on the attached map as Spartanburg County Parcel Numbers 5-24-00-025.00, 5-24-00-026.00, 5-24-00-027.00, 5-24-00-027.01 are hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced properties shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. LAND USE MAP: The above reference properties shall be designated as Employment Center Community on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.
4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0216D.
5. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 10, 2019

Second and
Final Reading: October 8, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE
QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that KENNETH D. BLACKWELL, MARTHA ABRAMS, MYRA J. FAUST, JANET R. BEEBE, and KEVIN M. COOPER (collectively, "Grantors") in consideration of Ten Dollars and other good and valuable consideration, to the Grantors in hand paid by the Grantee at and before the sealing of these presents, 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"), and the Grantee's successors and assigns, the following described premises, to wit:

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

TMS # 5-24-00-027.01

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; riparian, littoral or other water rights, if any; 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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of October, 2018.

Signed, sealed and delivered
in the presence of:

Loraine S. Rhodes
Witness 1

Kenneth D. Blackwell (SEAL)
Kenneth D. Blackwell

Katherine Laffitte
Witness 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Kenneth D. Blackwell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

Katherine Laffitte (SEAL)
Notary Public
State of South Carolina
My commission expires: 7/26/2018

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this
30th day of October, 2018.

Signed, sealed and delivered
in the presence of:

Amelia L. Rhodes
Witness 1

Martha Abrams (SEAL)
Martha Abrams

Katherine Laffitte
Witness 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that
Martha Abrams personally appeared before me this day and acknowledged the due execution of
the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

Katherine Laffitte (SEAL)
Notary Public
State of South Carolina
My commission expires: 7/26/2018

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of October, 2018.

Signed, sealed and delivered
in the presence of:

Tamara S. Rhodes
Witness 1

Myra J. Faust (SEAL)
Myra J. Faust

Katherine Laffitte
Witness 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Myra J. Faust personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

Katherine Laffitte (SEAL)
Notary Public
State of South Carolina
My commission expires: 7/26/2018

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of October, 2018.

Signed, sealed and delivered
in the presence of:

Tamara S. Rhodes
Witness 1

Janet R. Beebe (SEAL)
Janet R. Beebe

Katherine Laffitte
Witness 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Janet R. Beebe personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

Katherine Laffitte (SEAL)
Notary Public
State of South Carolina
My commission expires: 7/26/2018

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of October, 2018.

Signed, sealed and delivered
in the presence of:

Tamara L. Rhodes
Witness 1

Kevin Cooper (SEAL)
Kevin Cooper

Katherine Laffitte
Witness 2

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF GREENVILLE)

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Kevin Cooper personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30th day of October, 2018.

Katherine Laffitte (SEAL)
Notary Public
State of South Carolina
My commission expires: 7/26/2018

EXHIBIT A

All that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, on the eastern side of Victor Hill Road, containing 7.31 acres, more or less, as shown on ALTA/NSPS Land Title Survey for Site 31 Blackwell Cullum GSP 081, LP prepared by C. O. Riddle Surveying Co., Inc. dated September ___, 2018, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point (PT.) located in the center line of Victor Hill Road, said point being located approximately 1085 feet south of the intersection with Brookshire Road, thence leaving said center line of Victor Hill Road, turning and continuing along a joint property line with the Crews N. 82-41-05 E. (passing through a reference 1/2" open top iron pin found at 19.22 feet) for a total distance of 414.76 feet to a 1/2" rebar found, thence S. 7-49-14 E. for a distance of 209.20 feet to an axle found, thence S. 84-45-40 E. for a distance of 34.72 feet to a 1-1/2" open top iron pin found, thence leaving said joint property line and continuing along a joint property line with MH Industries, LLC, S. 79-06-31 E. for a distance of 451.57 feet to a 1-1/2" open top iron pin found, thence S. 0-27-46 E. for a distance of 211.77 feet to an iron pin found, thence S. 89-59-23 W. (passing through a reference 1/2" rebar found at 829.53 feet) for a total distance of 855.89 feet to a point (PT.) located in the center line of Victor Hill Road, thence leaving said joint property line, turning and continuing along the center line of Victor Hill Road N. 7-56-39 W. (passing through a reference PK Nail found at 46.37 feet) for a total distance of 427.48 feet to a PK Nail found, thence N. 8-19-00 W. for 31.80 feet to a point (PT.) being the POINT OF BEGINNING.

TMS # 5-24-00-027.01

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 597 Victor Hill Road, Greer, SC, bearing Spartanburg County Tax Map Number 5-24-00-027.01, was transferred by Kenneth D. Blackwell, Martha Abrams, Myra J. Faust, Janet R. Beebe and Kevin M. Cooper to Cullum GSP 081, LP on October 30, 2018.
3. The deed is exempt from the deed recording fee because (Information Section of Affidavit):
(1) Less than \$100.

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

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

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

SWORN to before me this 30th
day of October, 2018.

Katherine Laffitte (SEAL)
Notary Public for South Carolina
My Commission Expires: 7/26/2021
Notary (printed name): Katherine Laffitte

Kenneth D. Blackwell (SEAL)
Kenneth D. Blackwell

Martha Abrams (SEAL)
Martha Abrams

Myra J. Faust (SEAL)
Myra J. Faust

Janet R. Beebe (SEAL)
Janet R. Beebe

Kevin Cooper (SEAL)
Kevin Cooper

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.

DEE-2018-50040



DEE BK 121-R PG 607-612

EXEMPT

Recorded 6 Pages on 10/31/2018 11:33:53 AM

Recording Fee: \$10.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

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

STATE OF SOUTH CAROLINA)

)

COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Lee D. Crews** and **Guadalupe R. Crews** (collectively, "Grantors") in consideration of Ten Dollars and other good and valuable consideration, to the Grantors in hand paid by the Grantee at and before the sealing of these presents, 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"), and the Grantee's successors and assigns, the following described premises, to wit:

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

TMS # 5-24-00-027.00

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; riparian, littoral or other water rights, if any; 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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals,
this ____ day of October, 2018.

Signed, sealed and delivered
in the presence of:

Tamara L. Rhoades Lee D. Crews (SEAL)
Lee D. Crews, by his agent, Charlie C. Olague,

Witness 1

Katherine Laffitte (Limited Power of Attorney, DE Bk 121-R at Pg 598)
Witness 2

Tamara L. Rhoades Guadalupe R. Crews (SEAL)
Witness 1
Guadalupe R. Crews

Katherine Laffitte
Witness 2

STATE OF SOUTH CAROLINA) ACKNOWLEDGEMENT
COUNTY OF GREENVILLE)

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Charlie C. Olague, acting as agent and on behalf of Lee D. Crews, pursuant to that certain Limited Power of Attorney, recorded with the Office of the Register of Deeds for Spartanburg County, South Carolina in Deed Book 121-R at Page 598, appeared before me this 26th day of October, 2018, and acknowledged the due execution of the foregoing instrument.

Katherine Laffitte (SEAL)
Notary Public
My commission expires: 7/26/2021

STATE OF SOUTH CAROLINA) ACKNOWLEDGEMENT
COUNTY OF GREENVILLE)

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that Guadalupe R. Crews, personally appeared before me this 26th day of October, 2018, and acknowledged the due execution of the foregoing instrument.

Katherine Laffitte (SEAL)
Notary Public
My commission expires: 7/26/2021

Exhibit A

All that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina and being described more particularly below to wit:

BEGINNING at a point (PT.) located in the center line of Victor Hill Road, said point being located approximately 985 feet south of the intersection with Brookshire Road, thence leaving said center line of Victor Hill Road, turning and continuing along a joint property line with Walker N. 83-14-03 E. (passing through a reference 1/2" rebar at 19.77 feet) for a total distance of 404.78 feet to a 1/2" rebar found; thence continuing with Walker property line N. 86-44-37 E. for a distance of 128.71 feet to a 1 1/4" open top iron pin found, thence leaving said joint property line, turning and continuing along a joint property line with MH Industries, LLC S. 7-35-36 W. for a distance of 314.47 feet to a 1 1/2" open top iron pin found, thence leaving said joint property line, turning and continuing along a joint property line with Blackwell, et al. N. 84-45-40 W. for a distance of 34.72 feet to an axle found, thence N. 7-49-14 W. for a distance of 209.20 feet to a 1/2" rebar found, thence S. 82-41-05 W (passing through a reference 1/2" open top iron pin found at 395.36 feet) for a total distance of 414.76 feet to a point (PT.) located in the center line of Victor Hill Road, thence leaving said joint property line, turning and continuing along the center line of Victor Hill Road N. 8-19-00 W. for 100.16 feet to a point (PT.) being the POINT OF BEGINNING. Said tract contains 1.47 acres.

TMS # 5-24-00-027.00

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 575 Victor Hill Road, Greer, SC, bearing Spartanburg County Tax Map Number 5-24-00-027.00, was transferred by Lee D. Crews and Guadalupe R. Crews to Cullum GSP 081, LP on October ____, 2018.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) XX _____ exempt from the deed recording fee because (See Information section of affidavit):
 (1)- less than \$100 (if exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ___ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (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: _____.

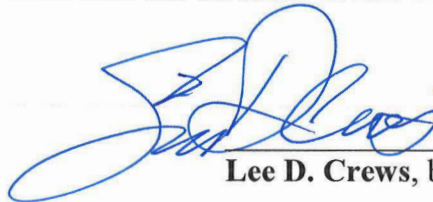
6. The deed recording fee is computed as follows:

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

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is N/A.

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

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.

 (SEAL)
Lee D. Crews, by his agent, Charlie C. Olague,

(Limited Power of Attorney, DE Bk 121-R at Pg 598)

 (SEAL)
Guadalupe R. Crews

SWORN to before me this 26th
day of October, 2018.

 (SEAL)

Katherine Laffitte
Notary Public for South Carolina
My Commission Expires:
7/26/2021

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.

DEE-2018-43647



DEE BK 121-F PG 234-239

EXEMPT

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

Recorded 6 Pages on 09/21/2018 12:36:42 PM
Recording Fee: \$10.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

**TITLE TO REAL ESTATE
QUIT-CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **William H. Walker and Alana M. Walker** (collectively, "Grantors") in consideration of Ten Dollars and other good and valuable consideration, to the Grantors in hand paid by the Grantee at and before the sealing of these presents, 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"), and the Grantee's successors and assigns, the following described premises, to wit:

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

TMS # 5-24-00-026.00

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; riparian, littoral or other water rights, if any; 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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 13th day of September, 2018.

Signed, sealed and delivered
in the presence of:

Tamara L. Rhodes
Witness 1

William H. Walker (SEAL)
William H. Walker

Katherine J. Laffitte
Witness 2

Tamara L. Rhodes
Witness 1

Alana M. Walker (SEAL)
Alana M. Walker

Katherine J. Laffitte
Witness 2

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF GREENVILLE)

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify that William H. Walker and Alana M. Walker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 13th day of September, 2018.

Katherine J. Laffitte (SEAL)
Notary Public
State of South Carolina
My commission expires: 7/26/2021

Exhibit A

All that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, on the eastern side of Victor Hill Road, containing 6.20 acres, more or less, as shown on ALTA/NSPS Land Title Survey for Site 33 Walker Cullum GSP 081, LP prepared by C. O. Riddle Surveying Co., Inc. dated September 12, 2018, and having according to said plat the following metes and bounds, to-wit:

Commencing at a PK Nail (found) in the center line of Victor Hill Road, said point being located approximately 456 feet from the intersection of Brookshire Road and continuing along said center line of Victor Hill Road, S. 8-12-52 E. for 181.71 feet to a point, being the Point of Beginning, thence leaving the center of Victor Hill Road, turning and running along a joint property line with Sims, N. 89-31-15 E. (passing through a reference $\frac{3}{4}$ " crimp top iron pin found at 23.40 feet) for a total distance of 924.87 feet to a 1 $\frac{1}{4}$ " open top iron pin found, thence leaving said joint property line, turning and running along a joint property line with MH Industries, LLC, S. 6-30-52 W. for 280.73 feet to a $\frac{1}{2}$ " rebar found, thence continuing S. 86-48-59 W. for 313.40 feet to a 1 $\frac{1}{4}$ " open top iron pin found, thence leaving said joint property line and running along a joint property line with Crews, S. 86-44-37 W. for 128.71 feet to a $\frac{1}{2}$ " rebar found; thence S. 83-14-03 W. for 404.78 feet (passing through a reference $\frac{1}{2}$ " rebar found at 385.01 feet) to a point located in the center line of Victor Hill Road; thence leaving said joint property line, turning and running along the center line of Victor Hill Road, N. 8-12-52 W. for 347.10 feet (passing through a reference PK Nail found at 9.25 feet, a second reference PK Nail found at 13.36 feet and a final reference PK Nail found at 82.10 feet) to a point, being the Point of Beginning.

TMS # 5-24-00-026.00

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 557 Victor Hill Road, Greer, SC, bearing Spartanburg County Tax Map Numbers 5-24-00-026.00, was transferred by William H. Walker and Alana M. Walker to Cullum GSP 081, LP on September 13, 2018.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) **XX**_____ exempt from the deed recording fee because (See Information section of affidavit):
(1)- less than \$100 (if exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ___ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (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: _____

6. The deed recording fee is computed as follows:

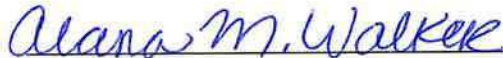
- (a) Place the amount listed in item 4 above here: \$ _____
(b) Place the amount listed in item 5 above here \$ _____
(If no amount is listed, place zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$ _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is N/A.

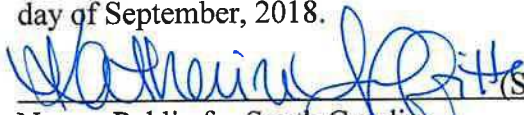
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors.

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.

 (SEAL)
William H. Walker

 (SEAL)
Alana M. Walker

SWORN to before me this 13th
day of September, 2018.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 7/26/2021
Notary (printed name): Katherine Laffitte

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.

DEE-2018-43645



DEE BK 121-F PG 221-226

EXEMPT

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Recording Fee: \$10.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

**TITLE TO REAL ESTATE
QUIT-CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Michael Layne Sims** and **Sandra A. Sims** (collectively, "Grantors") in consideration of Ten Dollars and other good and valuable consideration, to the Grantors in hand paid by the Grantee at and before the sealing of these presents, 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"), and the Grantee's successors and assigns, the following described premises, to wit:

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

TMS # 5-24-00-025.00

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; riparian, littoral or other water rights, if any; 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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals,
this 20th day of September, 2018.

Signed, sealed and delivered
in the presence of:

Tamara L. Rhoades
(SEAL)
Witness 1

Michael Layne Sims
Michael Layne Sims

Katherine Laffitte
Witness 2

Tamara L. Rhoades
(SEAL)
Witness 1

Sandra A. Sims
Sandra A. Sims

Katherine Laffitte
Witness 2

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, Katherine Laffitte, a Notary Public for State of South Carolina, do hereby certify
that Michael Layne Sims and Sandra A. Sims personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 20th day of September, 2018.

Katherine Laffitte (SEAL)
Notary Public
State of South Carolina
My commission expires: 7/26/2021

Exhibit A

All that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina, on the eastern side of Victor Hill Road, containing 6.20 acres, more or less, as shown on ALTA/NSPS Land Title Survey for Site 34 Sims Cullum GSP 081, LP prepared by C. O. Riddle Surveying Co., Inc. dated September 12, 2018, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a PK Nail (found) in the center line of Victor Hill Road, said point being located approximately 290 feet from the intersection of Brookshire Road, thence leaving said center line along a joint property line first with Hipps, then Hewitt, and finally Hipps, S. 83-14-16 E. (passing through a reference $\frac{3}{4}$ " crimp top iron pin found at 27.07 feet, another reference $\frac{1}{2}$ " rebar found at 448.55 feet, and a final reference $\frac{1}{2}$ " rod found at 628.59 feet) for a total distance of 1,005.89 feet to a 1 $\frac{1}{2}$ " open top iron pin (found), thence turning and leaving said joint property line and continuing along a joint property line with MH Industries, LLC, S. 6-26-57 W. for 219.59 feet to a 1 $\frac{1}{4}$ " open top iron pin found, thence turning and leaving said joint property line and continuing along a joint property line with Walker, S. 89-31-15 W. (passing through a reference $\frac{3}{4}$ " crimp top iron pin found at 901.47 feet) for a total distance of 924.87 feet to a point located in the center line of Victor Hill Road, thence leaving said joint property line and continuing along the center line of Victor Hill Road, N. 8-12-52 W. for 181.71 feet to a PK Nail (found), thence N. 8-06-21 W. for 166.25 feet to a PK Nail (found) being the Point of Beginning.

TMS # 5-24-00-025.00

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 551 Victor Hill Road, Greer, SC, bearing Spartanburg County Tax Map Numbers 5-24-00-025.00, was transferred by Michael Layne Sims and Sandra A. Sims to Cullum GSP 081, LP on September 21, 2018.
3. Check one of the following: The deed is
 - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because (See Information section of affidavit):
(1)- less than \$100 (if exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

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

- GREENVILLE 1539730

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: _____.


6. The deed recording fee is computed as follows:

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

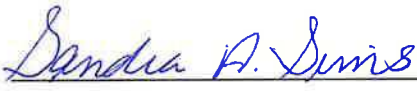
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is N/A.

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.

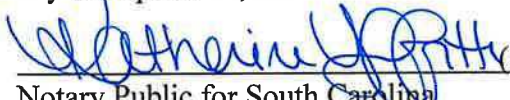
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


(SEAL)
Michael Layne Sims

(SEAL)


Sandra A. Sims

SWORN to before me this 21st
day of September, 2018.


(SEAL)
Notary Public for South Carolina
My Commission Expires: 7/26/2021
Notary (printed name): Katherine Laffitte

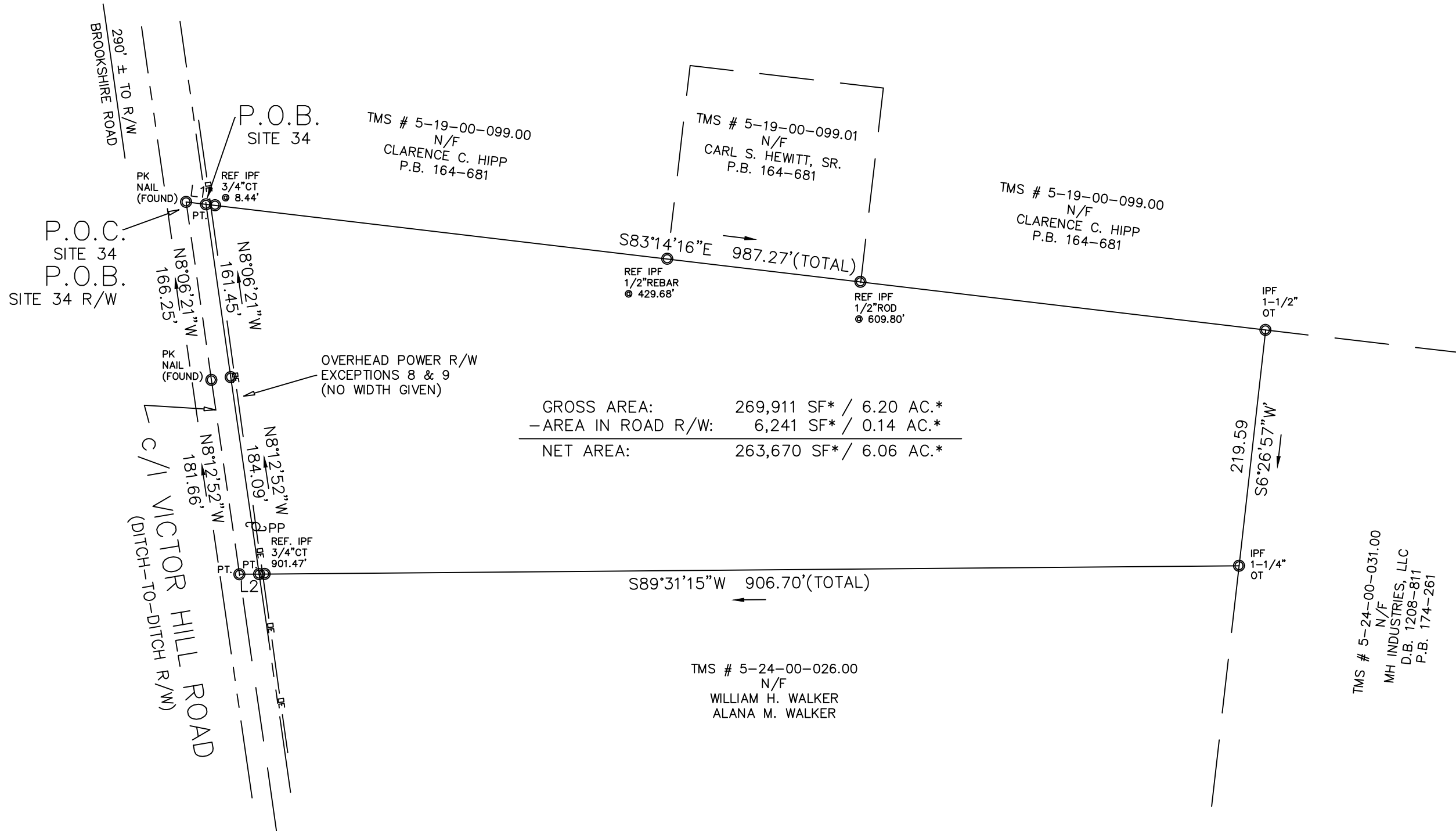
INFORMATION

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.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.62	S83° 14' 20"E
L2	18.17	S89° 31' 10"W



PROPERTY DESCRIPTION SITE 34

ALL that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina and being described more particularly below to wit:

COMMENCING at a at a PK Nail (found) in the center line of Victor Hill Road, said point being located approximately 290 feet from the intersection of Brookshire Road, thence leaving said center line along a joint property line with Hipps S 83 14 20 E for 18.62 feet to a point being the POINT OF BEGINNING. Thence first with Hipps, then Hewitt, and finally Hipps S 83 14 16 E (passing through a reference 3/4 crimp top iron pin found at 8.44 feet, another reference 1/2 rebar found at 429.68 feet and a final reference 1/2 at 609.80 feet) for a total distance of 987.27 feet to a open top iron pin (found), thence turning and leaving 1-1/2 said joint property line and continuing along a joint property line with MH Industries, LLC S 6 26 57 W for 219.59 feet to a open top iron pin found, thence turning and leaving said 1-14/ joint property line and continuing along a joint property line with Walker S 89 31 15 W (passing throughmp reference 3/4 top iron pin found at 901.47 feet) for a total distance of 906.70 feet to a point located on the easternmosr right-of-way of Victor Hill Road, thence leaving said joint property line and continuing along said right-of-way line of Victor Hill Road N 8 12 52 W for 184.09 feet to a point, thence N 8 06 21 W for 161.45 feet to a point being the POINT OF BEGINNING. Said tract contains 6.06 acres.

PROPERTY DESCRIPTION SITE 34 RIGHT-OF-WAY

ALL that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina and being described more particularly below to wit:

BEGINNING at a at a PK Nail (found) in the center line of Victor Hill Road, said point being located approximately 290 feet from the intersection of Brookshire Road, thence leaving said center line along a joint property line with Hipps S 83 14 20 E for 18.62 feet to a point, thence leaving said joint property line and continuing along the easternmost right-of-way of Victor Hill Road S 8 06 21 E for 161.45 feet to a point, thence S 8 12 52 E for 184.09 feet to a point, thence turning and leaving said right-of-way line and continuing along a joint property line with Walker S 89 31 10 W for 18.17 feet to a point located in the center line of Victor Hill Road, thence leaving said joint property line and continuing along the center line of Victor Hill Road N 8 12 52 W for 181.66 feet to a PK Nail (found), thence N 8 06 21 W for 166.25 feet to a PK Nail (found) being the POINT OF BEGINNING. Said tract contains 0.14 acres.

NOTES:

- REFERENCE:
 - TAX MAP # 5-24-00-025.00
 - D.B.
 - P.B. 19-576 & 577
- BOUNDARY SURVEY ONLY. IMPROVEMENTS NOT LOCATED THIS DATE.
- * - ACREAGE INCLUDES ANY AND ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.
- PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE OF LAWS, SECTION 40-22-270(3), 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.
- PROPERTY ADDRESS: 551 VICTOR HILL ROAD , GREER, S.C
- THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FEMA FLOOD MAP 450830216D DATED 1-16-2011.

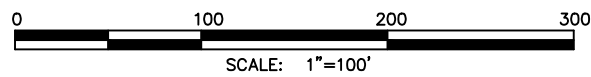
TO: CULLUM GSP 081, LP AND CHICAGO TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 9, 10a, 10b, 11, 12, 13, 14, 16, 17, 18, 19, & of Table A thereof.

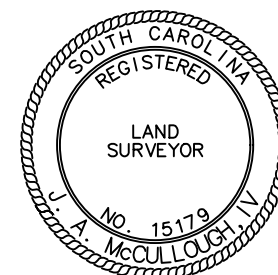
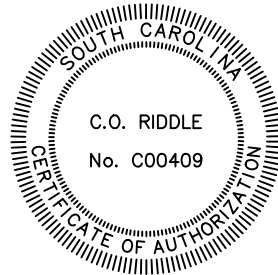
The field work was completed on September 11, 2018

Date of Plat or Map: September 12, 2018

Joseph A. McCullough, IV, PLS
RLS No. 15179



C. O. RIDDLE
SURVEYING CO., INC.
P.O. BOX 5632
GREENVILLE, S.C. 29606
PHONE (864)235-3892
TEXT - 864-982-9929
E-MAIL: joe@coriddle.com



J. A. McCullough, IV
RLS 15179
DRAWING NO. 2018-057-1

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

EXHIBIT
B-1

LOCATION MAP

1	8/29/2019	DEFINED AREA IN ROAD R/W	SDK
NO.	DATE	DESCRIPTION	BY

ALTA/NSPS LAND TITLE
SURVEY FOR
SITE 34 SIMS
CULLUM GSP 081, LP
SPARTANBURG COUNTY
SOUTH CAROLINA
SEPTEMBER 12, 2018

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.17	N89° 31' 10"E
L2	18.01	S83° 14' 00"W



LOCATION MAP

1	8/29/2019	DEFINED AREA IN ROAD R/W	SDK
NO.	DATE	DESCRIPTION	BY

PROPERTY DESCRIPTION SITE 33

ALL that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina and being described more particularly below to wit:

COMMENCING at a PK Nail (found) in the center line of Victor Hill Road, said point being located approximately 472 feet from the intersection of Brookshire Road. Continuing along said center line of Victor Hill Road S 8 12 52 E for 181.71 feet to a point, thence leaving the center line of Victor Hill Road, turning and continuing along a joint property line with Sims N 89 31 10 E for 18.17 feet to a point being the POINT OF BEGINNING. Thence continuing along said joint property line N 89 31 15 E (passing through a reference crimp top iron pin found at 5.23 feet) for a total distance of 906.70 feet to a 1-1/4 open top iron pin found, thence leaving said joint property line, turning and continuing along a joint property line with MH Industries, LLC S 6 30 52 W for 280.73 feet to a 1/2" rebar, thence S 86 48 59 W for 313.40 feet to a 1-1/4 open top iron pin, thence leaving said joint property line and continuing along a joint property line with Crews S 86 44 37 W for 128.71 feet to a 1/2" rebar found, thence S 83 14 03 W for 386.78 feet (passing through a reference 1/2" rebar at 385.01 feet) to a point being located in the center line of Victor Hill Road, thence leaving said joint property line, turning and continuing along the center line of Victor Hill Road N 8 12 52 W for 345.16 feet (passing through a reference PK Nail found at 9.25 feet, a second reference PK Nail found at 13.36 feet and a final reference PK Nail found at 52.10 feet) to a point being the POINT OF BEGINNING. Said tract contains 6.14 acres.

PROPERTY DESCRIPTION SITE 34 R/W

ALL that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina and being described more particularly below to wit:

COMMENCING at a PK Nail (found) in the center line of Victor Hill Road, said point being located approximately 472 feet from the intersection of Brookshire Road. Continuing along said center line of Victor Hill Road S 8 12 50 E for 181.71 feet to a point, being the POINT OF BEGINNING, thence leaving the center line of Victor Hill Road, turning and continuing along a joint property line with Sims N 89 31 06 E for 18.17 feet to a point, thence leaving said joint property line and continuing along the easternmost right-of-way of Victor Hill Road, thence leaving said joint property line, turning and continuing along a joint property line with Crews S 83 14 00 W for 18.01 feet a point being located in the center line of Victor Hill Road, thence leaving said joint property line, turning and continuing along the center line of Victor Hill Road N 8 12 52 W for 347.10 feet (passing through a reference PK Nail found at 9.25 feet, a second reference PK Nail found at 13.36 feet and a final reference PK Nail found at 52.10 feet) to a point being the POINT OF BEGINNING. Said tract contains 0.14 acres.

EXCEPTIONS SCHEDULE "B" - PART II COMMITMENT NO. 018-085				
#	RECORDED IN:	IN FAVOR OF	PURPOSE	COMMENT
9	DB 14-T PG 32	DUKE POWER COMPANY	EASEMENT	BLANKET EASEMENT (NOT PLOTTABLE)
10	DB 32-Y PG 176	DUKE POWER COMPANY	EASEMENT	BLANKET EASEMENT (NOT PLOTTABLE)

NOTES:

- REFERENCE:
 - TAX MAP # 5-24-00-026.00
 - D.B.
 - P.B. 19-576 & 577
- BOUNDARY SURVEY ONLY. IMPROVEMENTS NOT LOCATED THIS DATE.
- * - ACREAGE INCLUDES ANY AND ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.
- PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE OF LAWS, SECTION 40-22-270(3), 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.
- PROPERTY ADDRESS: 551 VICTOR HILL ROAD, GREER, S.C
- THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FEMA FLOOD MAP 450830216D DATED 1-16-2011.

TO: CULLUM GSP 081, LP AND CHICAGO TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

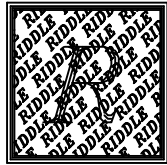
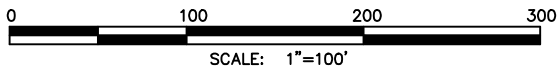
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 9, 10a, 10b, 11, 12, 13, 14, 16, 17, 18, 19, & of Table A thereof.

The field work was completed on September 11, 2018

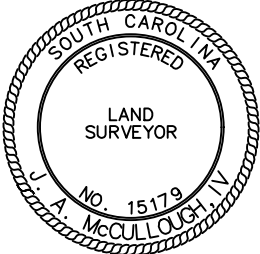
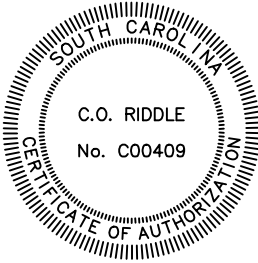
Date of Plat or Map: September 12, 2018

Joseph A. McCullough, IV, PLS
RLS No. 15179

ALTA/NSPS LAND TITLE
SURVEY FOR
SITE 33 WALKER
CULLUM GSP 081, LP
SPARTANBURG COUNTY
SOUTH CAROLINA
SEPTEMBER 12, 2018



C. O. RIDDLE
SURVEYING CO., INC.
P.O. BOX 5632
GREENVILLE, S.C. 29606
PHONE (864)235-3692
E-MAIL: joe@coriddle.com



J. A. McCullough, IV
RLS 15179
DRAWING NO. 2018-057-2
ASCI NO. []

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

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	34.72	S84° 45' 40"E
L2	31.80	N08° 19' 00"W
L3	18.00	N82° 41' 10"E
L4	31.55	S08° 19' 00"E
L5	18.17	S89° 59' 20"W

PROPERTY DESCRIPTION
PARCEL D, SITE 31 R/W

ALL that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina and being described more particularly below to wit:

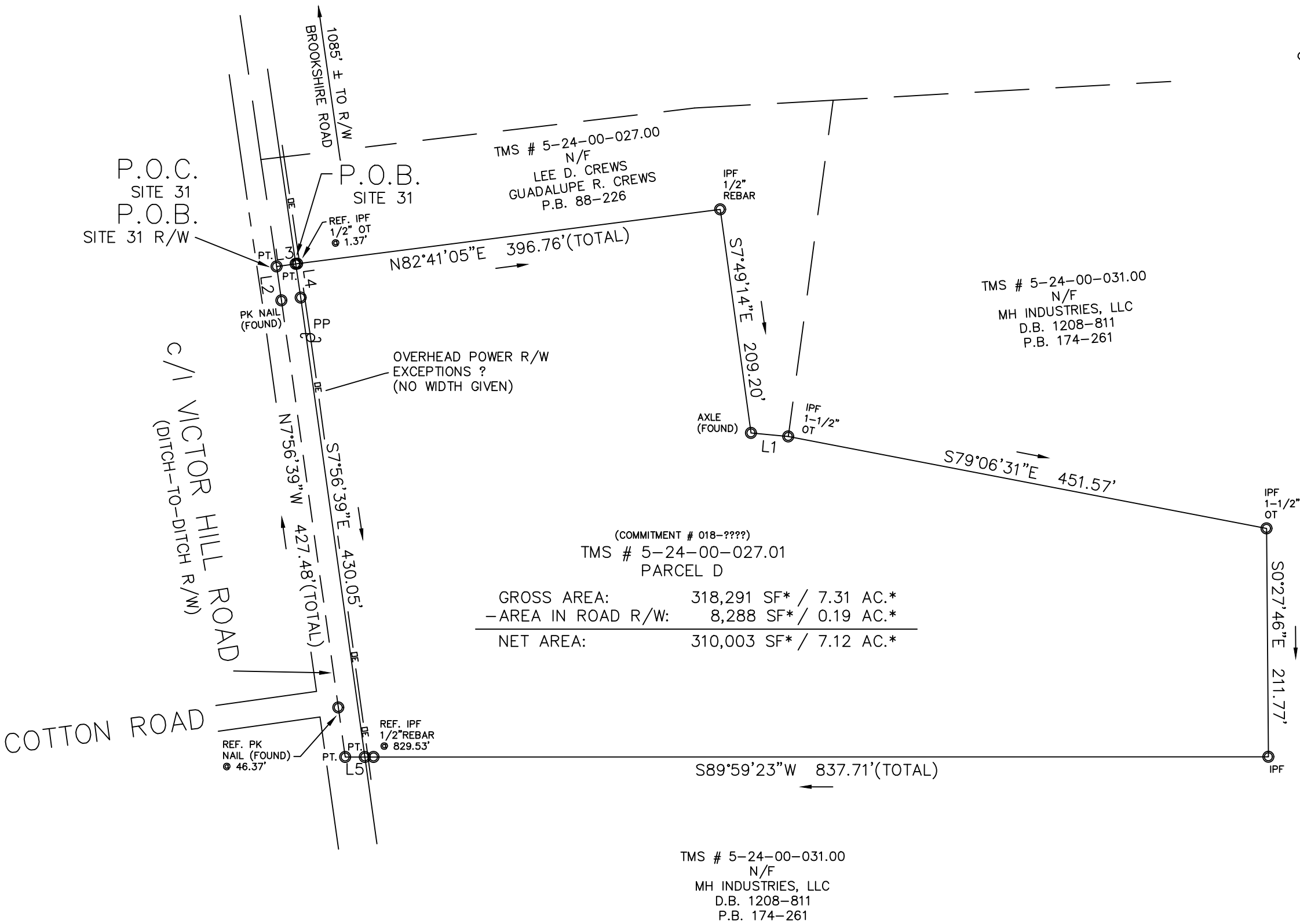
BEGINNING at a point (PT.) located in the center line of Victor Hill Road, said point being located approximately 1085 feet south of the intersection with Brookshire Road, thence leaving said center line of Victor Hill Road, turning and continuing along a joint property line with Crews N 82 41 10 E for 18.00 feet to a point, thence turning and leaving said joint property line and continuing along the easternmost right-of-way of Victor Hill Road S 08 19 00 E for 31.55 feet to a point, thence S 7 56 39 E for 430.05 feet to a point, thence turning and leaving said right-of-way and continuing along a joint property line with MH Industries, LLC S 89 59 20 W for 18.17 feet to a point (PT.) located in the center line of Victor Hill Road, thence leaving said joint property line, turning and continuing along the center line of Victor Hill Road N 7 56 39 W (passing through a reference PK Nail found at 46.37 feet) for a total distance of 427.48 feet to a PK Nail found, thence N 08 19 00 W for 31.80 feet to a point (PT.) being the POINT OF BEGINNING. Said tract contains 0.19 acres.

PROPERTY DESCRIPTION
PARCEL D, SITE 31

ALL that certain piece, parcel or tract of land lying and being situate in the County of Spartanburg, State of South Carolina and being described more particularly below to wit:

COMMENCING at a point (PT.) located in the center line of Victor Hill Road, said point being located approximately 1085 feet south of the intersection with Brookshire Road, thence leaving said center line of Victor Hill Road, turning and continuing along a joint property line with Crews N 82 41 10 E for 18.00 feet to a point being the POINT OF BEGINNING. Thence continuing along a joint property line with Crews N 82 41 05 E (passing through a reference 1/2" open top iron pin found at 1.37 feet) for a total distance of 396.76 feet to a 1/2" rebar found, thence S 7 49 14 E for a distance of 209.20 feet to an axle found, thence S 84 45 40 E for a distance of 34.72 feet to a 1-1/2" open top iron pin found, thence leaving said joint property line and continuing along a joint property line with MH Industries, LLC S 79 06 31 E for a distance of 451.57 feet to a 1-1/2" open top iron pin found, thence S 0 27 46 E for a distance of 211.77 feet to an iron pin found, thence S 89 59 23 W (passing through a reference 1/2" rebar found at 829.53 feet) for a total distance of 837.71 feet to a point (PT.) located on the easternmost right-of-way line of Victor Hill Road, thence leaving said joint property line, turning and continuing along said right-of-way line of Victor Hill Road N 7 56 39 W (passing through a reference PK Nail found at 46.37 feet) for a total distance of 430.05 feet to a point, thence S 08 19 00 E for 31.55 feet to a point (PT.) being the POINT OF BEGINNING. Said tract contains 7.12 acres.

EXCEPTIONS SCHEDULE "B" PART II COMMITMENT NO. 018-????????				
#	RECORDED IN:	IN FAVOR OF	PURPOSE	COMMENT
.



- NOTES:
- REFERENCE:
 - TAX MAP # 5-24-00-027.01
 - D.B. 92J-832
 - P.B. 79D-721 THRU 726
 - BOUNDARY SURVEY ONLY. IMPROVEMENTS NOT LOCATED THIS DATE.
 - * - ACREAGE INCLUDES ANY AND ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.
 - PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE OF LAWS, SECTION 40-22-270(3), 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.
 - PROPERTY ADDRESS: 597 VICTOR HILL ROAD, GREER, S.C
 - THIS PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FEMA FLOOD MAP 450830216D DATED 1-16-2011.

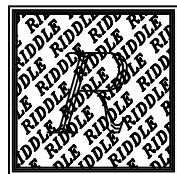
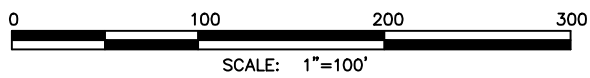
TO: CULLUM GSP 081, LP AND CHICAGO TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 9, 10a, 10b, 11, 12, 13, 14, 16, 17, 18, 19, & of Table A thereof.

The field work was completed on September 28, 2018

Date of Plat or Map: ??????????//

Joseph A. McCullough, IV, PLS
RLS No. 15179



C. O. RIDDLE
SURVEYING CO., INC.
P.O. BOX 5632
GREENVILLE, S.C. 29606
PHONE (864)235-3892
E-MAIL: joe@coriddle.com

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

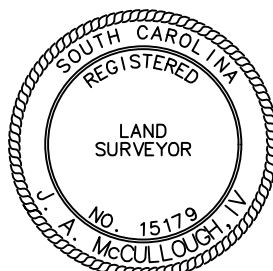
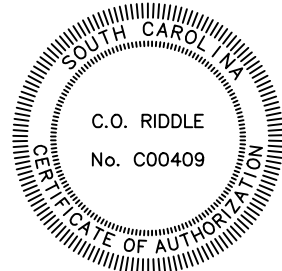
EXHIBIT
B-4

LOCATION MAP

1	8/29/2019	DEFINED AREA IN ROAD R/W	SDK
NO.	DATE	DESCRIPTION	BY

TMS # 5-24-00-031.00
N/F
MH INDUSTRIES, LLC
D.B. 1208-811
P.B. 174-261

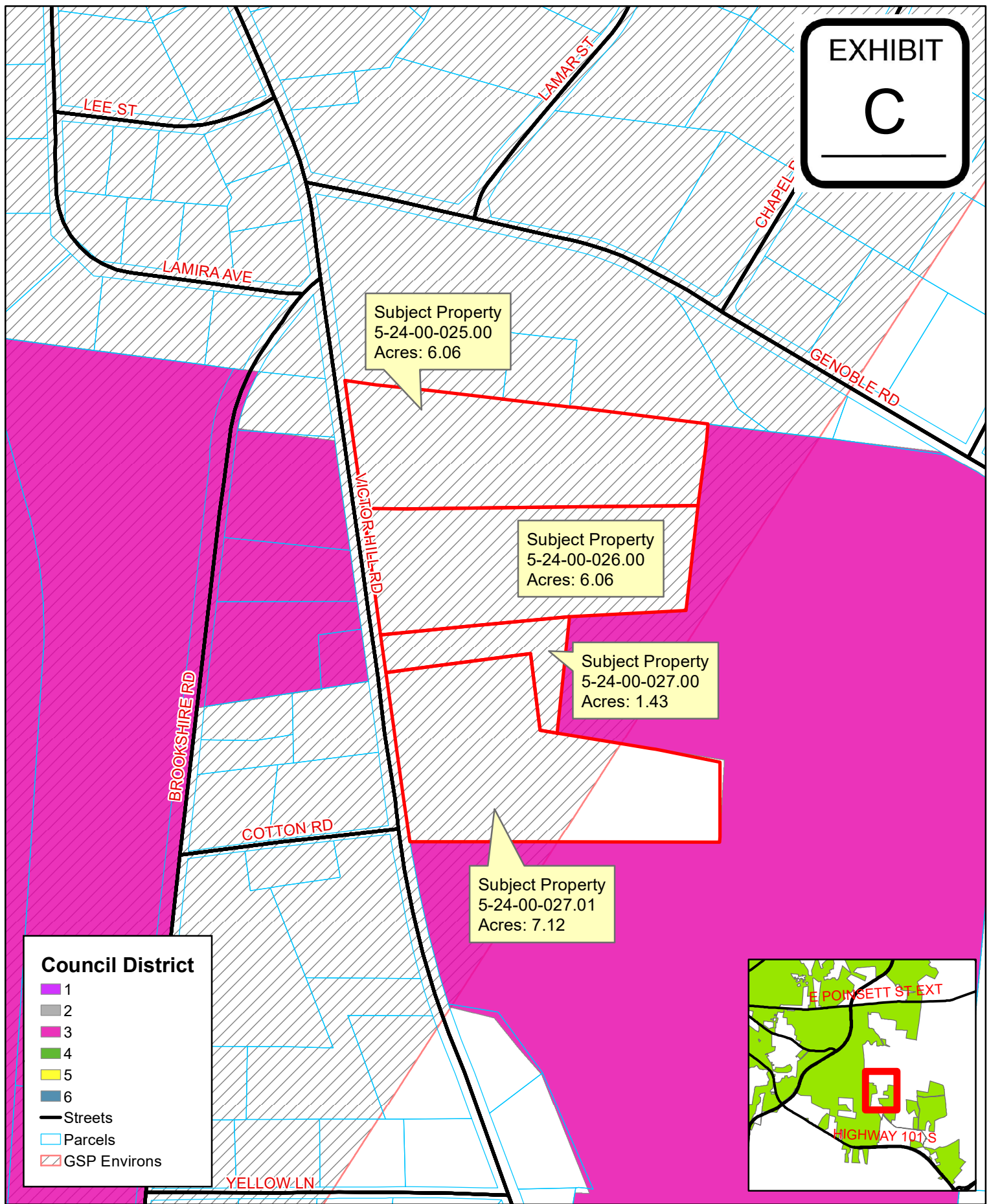
ALTA/NSPS LAND TITLE
SURVEY FOR
SITE 31 SIMS
CULLUM GSP 081, LP
SPARTANBURG COUNTY
SOUTH CAROLINA
SEPTEMBER 12, 2018



J. A. McCULLOUGH, IV
RLS 15179
DRAWING NO. 2018-057-4
ASCII NO. []

EXHIBIT

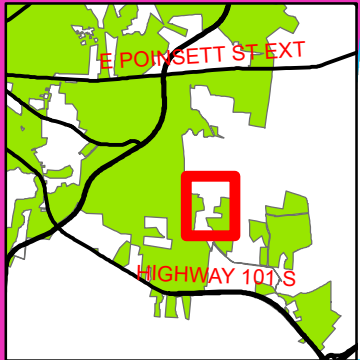
C



Council District

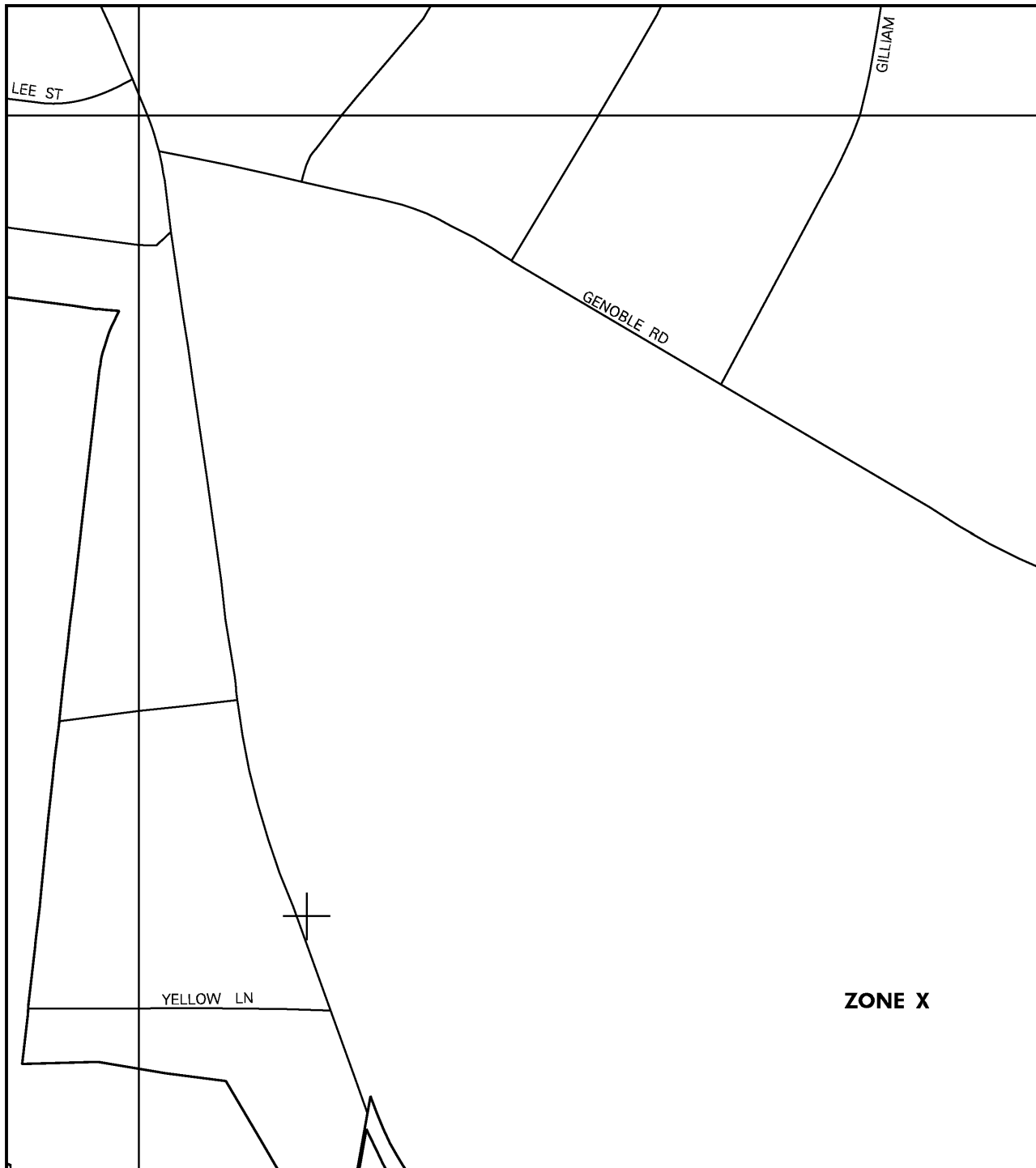
- 1
- 2
- 3
- 4
- 5
- 6

- Streets
- Parcels
- GSP Environs



EXHIBIT

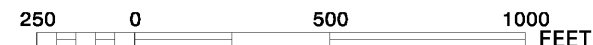
D



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



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0216D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 216 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0216	D

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



MAP NUMBER
45083C0216D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

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



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

5-24-00-025.00
-026.00
-027.00
-027.01

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 551, 557, 575, 597 Victor Hill Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 21-18-20-518-1 attached hereto marked as Exhibit C containing approximately 21.8 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 12th day of August, 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 Av. #410, Dallas, TX</u>	Address: <u>75219-3254</u>
Witness: <u>Dorothy B. Cullum</u>	Witness: _____
Date: <u>8/12/19</u>	Date: _____
Parcel Address: <u>551, 557, 575, 597 Victor Hill Road, Greer</u>	Parcel Address: _____
Tax Map Number: <u>5-24-00-025.00</u> <u>-026.00</u> <u>-027.00</u> <u>-027.01</u>	Tax Map Number: _____

Annexation
Page 1 of 2

(See attached Map & Property Description)



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 8/12/19

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

Tax Map Number(s) 5-24-00-025.00 - 026.00 - 027.00 - 027.01

Property Address(s) 551, 557, 575, 597 Victor Hill Road, Greer

Acreage of Properties 21.18^{29.672} acres County Spartanburg

Applicant Information

Name Allen E. Cullum
Address 3949 Maple Av., #410
Dallas, TX 75219-3254
Contact Number 214-265-8161
Email acullum@culluminterests.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Cullum GSP 081, LP
Address 3949 Maple Av., #410
Dallas, TX 75219-3254
Contact Number 214-265-8161
Email acullum@culluminterests.com

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

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

Existing Use: Vacant Proposed Use: Industrial

Signature(s) 

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse



AGENDA
GREER CITY COUNCIL
9/10/2019

First Reading of Ordinance Number 34-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER MILL, LLC. LOCATED AT 300 CONNECTICUT AVENUE FROM I-1 (INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT). (Action Required)

Executive Summary:

Ordinance 34-2019 is a rezoning request for a parcel located at 300 Connecticut Ave. The owner is requesting a rezoning from I-1, Industrial, to PD, Planned Development. The purpose of the rezoning request is to create a new mixed-use development. The proposed redevelopment of the mill site will consist of up to 120 apartments, ranging from studios to 3 bedroom units, a potential small boutique hotel, commercial space and a small self-storage. The site will consist of 1.4 acres of common space. The developer of the Greer Mill project will be redeveloping this site to the Secretary of the Interior Standards for the Treatment of Historic Properties.

The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 34-2019 Cover Memo	9/5/2019	Cover Memo
▣ Ordinance Number 34-2019	9/5/2019	Ordinance
▣ Ord 34-2019 Exhibit A Map	9/5/2019	Exhibit
▣ Ord 34-2019 Exhibit B Statement of Intent	9/6/2019	Exhibit
▣ Ord 34-2019 Exhibit C Site Plan	9/5/2019	Exhibit
▣ Ord 34-2019 Zoning Application	9/5/2019	Backup Material
▣ Ord 34-2019 Planning Commission Minutes	9/5/2019	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance 34-2019
Date: September 3, 2019
CC: Tammy Duncan, City Clerk

Ordinance 34-2019 is a rezoning request for a parcel located at 300 Connecticut Ave. The owner is requesting a rezoning from I-1, Industrial, to PD, Planned Development. The purpose of the rezoning request is to create a new mixed-use development. The proposed redevelopment of the mill site will consist of up to 120 apartments, ranging from studios to 3 bedroom units, a potential small boutique hotel, commercial space and a small self-storage. The site will consist of 1.4 acres of common space. The developer of the Greer Mill project will be redeveloping this site to the Secretary of the Interior Standards for the Treatment of Historic Properties.

The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

ORDINANCE NUMBER 34-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER MILL, LLC. LOCATED AT 300 CONNECTICUT AVENUE FROM I-1 (INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Greer Mill, LLC. located at 300 Connecticut Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008001600100 containing approximately 8.45 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to PD (Planned Development District).

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

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

The zoning classification of property located at 300 Connecticut Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008001600100 containing approximately 8.45 +/- acres attached

hereto marked as Exhibit A shall be changed from 1-1 (Industrial District) to PD (Planned Development District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 10, 2019

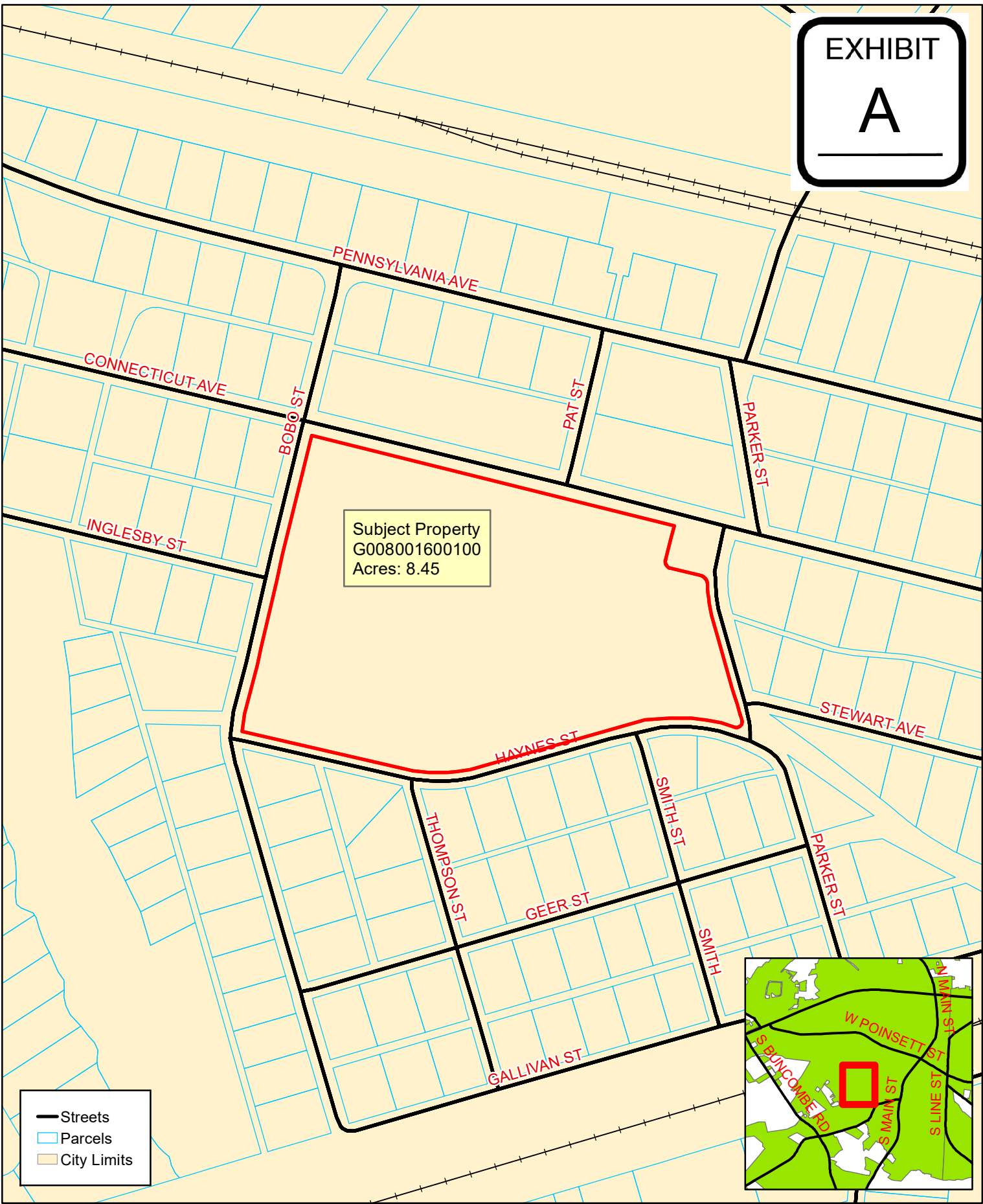
Second and
Final Reading: September 24, 2019

Approved as to Form:

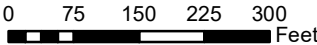
John B. Duggan, Esquire
City Attorney

EXHIBIT

A



Ordinance 34-2019



Greer Mill Planned Development

Note: Proposed name may be different with submitted final development plans.

+/- 8.45 Acre Mixed Use Development

Design Review

Connecticut Avenue & Parker Street – Greer, South Carolina

August __, 2019

Applicant

James Bakker
701 Sugar Mill Rd
Greer, SC 29650
BH Holdings LLC
(843) 813-5557
James.bakker@att.net

Civil Engineer/Landscape Architect

SeamonWhiteside
1802 Drayton Rd, Suite 120A
Spartanburg, SC 29307
Danny Balon, P.E.
(864) 580-0492
dbalon@seamonwhiteside.com

Surveyor

Atlas Surveying, Inc.
570 Brookshire Rd, Unit D
Greer, SC 29651
John B. Black, PLS
(864) 655-5004
jblack@atlassurveying.com

A. STATEMENT OF INTENT

1.0 Community Development

The development planned for this +/- 8.45-acre tract (portion of TMS# G008001600100 and currently zoned I-1, Industrial District) located at the southeastern quadrant of the intersection of Connecticut Ave and Bobo St and at the southwestern quadrant of the intersection of Connecticut Ave and Parker St will utilize the Planned Development (PD) zoning designation. The development will consist of a mix of possible uses: multi-family apartments made up of studio, 1-bedroom, 2-bedroom and 3-bedroom units, a small boutique hotel, commercial space that could possibly include retail, office, a restaurant, a brewery, a gym or other commercial uses and a self-storage. Parking and related infrastructure will be built to City standards. Infrastructure improvements will consist of standard curb and gutter along internal roads, public sidewalks, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by the Owner.

A perimeter streetscape consisting of a grass verge, sidewalk, and street trees will be installed around the perimeter of the site, except where the existing topography of the site makes this unfeasible (as it does along the southeastern Haynes St frontage). Stormwater management best practices will be utilized to address stormwater runoff and water quality treatment for the development.

2.0 Phasing & Density

The proposed project intends to repurpose the existing mill facility as a mixed-use development. The proposed project may consist of up to 120 multi-family apartments, located inside the original mill building, made up of studio, 1-bedroom, 2-bedroom and 3-bedroom units. If the development proceeds as expected, build-out will be complete within 24 months.

3.0 Materials

Redevelopment of the project will follow the Secretary of Interior Standards for the Treatment of Historic Properties. All sitework and architectural design, and proposed demolition, will be subject to the review and approval by the South Carolina Historic Preservation Office and the National Park Service. Any material changes from the intended design, including demolition, will be provided for

further review. The intent of the design is to restore the existing mill building character by adding windows back in existing bricked up openings, removing unneeded additions to the historic buildings, and providing connectivity throughout the site for safe pedestrian access. New construction will be designed in context with the existing buildings and the surrounding neighborhood. Materials will include brick, glass, cementitious siding, metal siding, asphalt shingle roofing, membrane roofing, metal roofing, vinyl, fiberglass or aluminum operable windows, aluminum storefront and other compatible materials.

4.0 Amenities and Landscaping

The proposed development will include approximately 1.4 acres of common area. The central amenity feature / common area will include a pedestrian promenade with an outdoor seating. The primary entrance drive located off Parker Street will be landscaped to meet City requirements. Also, a perimeter sidewalk will connect the development's amenity areas.

The landscape will consist of street trees and foundation plantings. Parking areas will be planted to meet City requirements. Canopy tree plantings shall be diverse in nature and a mixture of native/naturalized species shall be used.

5.0 Sewer/Water

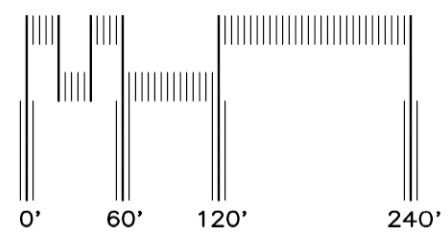
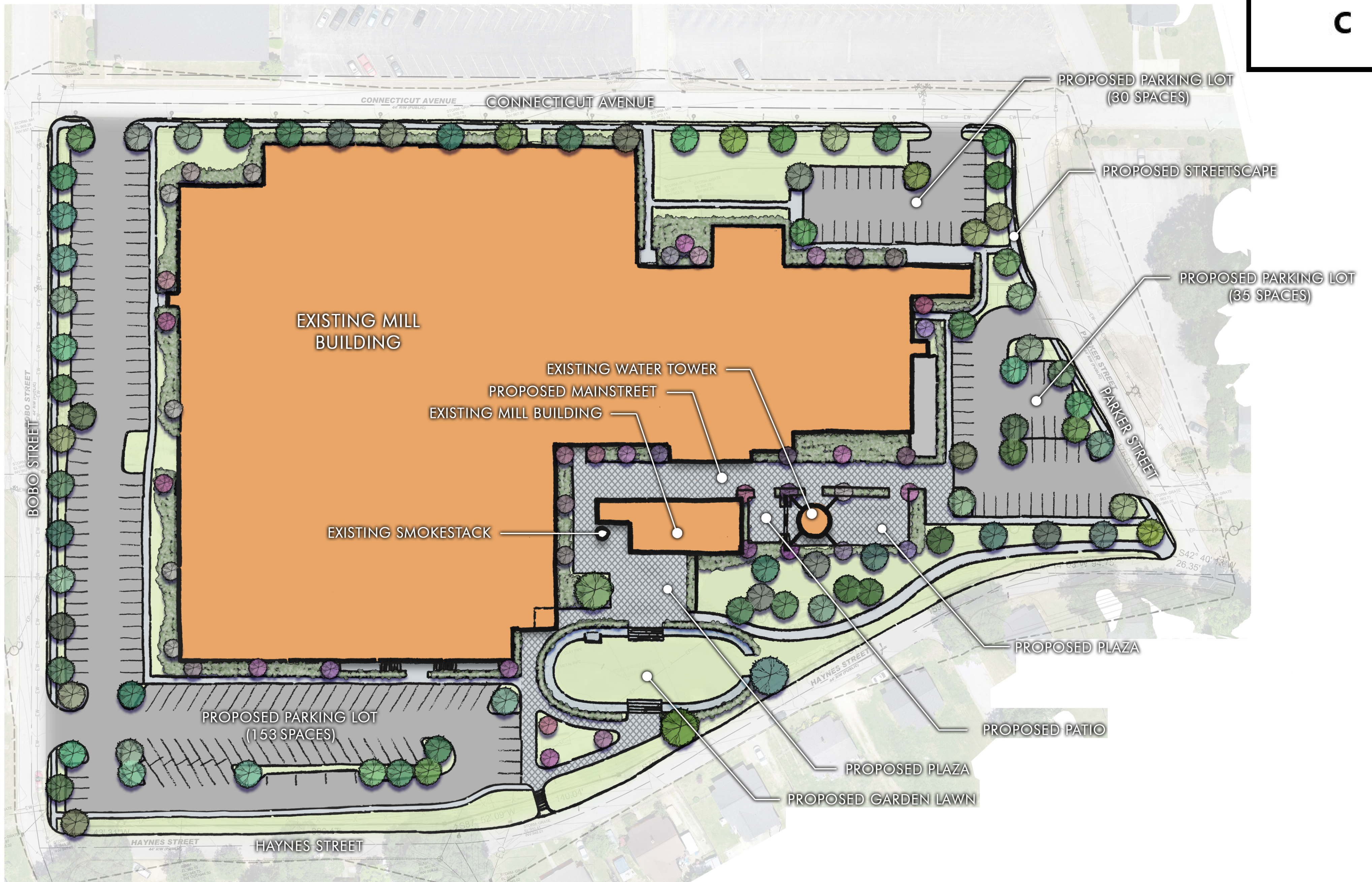
There are multiple on-site sewer tie in points located on the southwest corner of the property. In addition, there are existing sewer mains located at the corner of Bobo St and Connecticut Ave and at the intersection of Parker St and Connecticut Avenue. Public water is available along Bobo St, Parker St, and a portion of Connecticut Ave. The new sewer and water mains will be built to public standards.

6.0 Setbacks/Buffers

There will be no buffers or setbacks. The building is existing and the footprint is not changing.

7.0 Other Public Improvements and Facility Impact

All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



PRELIMINARY DEVELOPMENT PLAN

BAKKER REALTY & DEVELOPMENT, LLC

GREER, SC

08.12.2019



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date _____

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

Tax Map Number(s) G008001600100

Property Address(s) 300 Connecticut Avenue Greer, SC 29650

Acreage of Properties 8.451 County Greenville

Applicant Information

Name BH Holdings LLC, James Bakker
Address 701 Sugar Mill Rd
Greer, SC 29650
Contact Number (843) 813-5557
Email james.bakker@att.net

Property Owner Information

(If multiple owners, see back of sheet)

Name Greer Mill, LLC, Lawrence Black
Address 300 Connecticut Avenue
Greer, SC 29650
Contact Number (703) 593-2536
Email lawbla@southernbleachery.com

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

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

Existing Use: Industrial Proposed Use: Planned Development - Mixed Use Development

Signature(s) *Lawrence Black*
Managing Member

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	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
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Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
Signature	_____

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 19, 2019**

DOCKET: RZ 2019-14

APPLICANT: James Bakker

PROPERTY LOCATION: 300 Connecticut Ave

TAX MAP NUMBER: G008001600100

EXISTING ZONING: I-1, Industrial

REQUEST: Rezone to PD, Planned Development

SIZE: 8.451 acres

COMPREHENSIVE PLAN: Employment Center surrounding by Residential Land Use 3 Community

ANALYSIS: RZ 2019-14

RZ 2019-14 is a rezoning request for a parcel located at 300 Connecticut Ave. The request is to rezone the parcel from I-1, industrial, to PD, Planned Development for a mixed-use development. The proposed redevelopment of the mill site will consist of up to 120 apartments, ranging from studios to 3 bedroom units, a potential small boutique hotel, commercial space and a small self storage. The site will consist of 1.4 acres of common space.

Surrounding land uses and zoning include:

North: C-2, Commercial and I-1, Industrial – Netalytics (Software Company) and Parking Lot
East: R-M1, Multi-Family Residential and C-2, Commercial – Occupied and
Parking Lot (C-2, Commercial)
South: R-M1, Multi-Family Residential - Occupied
West: R-M1, Multi-Family Residential - Occupied

Annexation/Zoning/Rezoning History:

1991: Annexed and Zoned I-1, Industrial

The land use map in the Comprehensive Plan defines this property as an Employment Center surrounded by Residential Land Use 3 Community. These 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. 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 districts allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% non-residential. This property is surrounded by Residential Land Use 3 Community, which allows for multifamily developments, with density ranging for these areas 4.6+ units per acre.

When considering the requested PD zoning, staff should determine the following:

- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the visual appearance of the development will harmonize with the existing development.
- G. That the architectural character blends with the surrounding area.

The developer of the Greer Mill project will be redeveloping this site to the Secretary of the Interior Standards for the Treatment of Historic Properties. The majority of the property will be redeveloped as residential with some commercial use, which is keeping with the character with the surrounding Greer Mill area. The redevelopment of the site will enhance the visual appearance in the surrounding community, and bring the site out of its current state of disrepair. Therefore, this is a compatible land use with the Comprehensive Plan and Zoning Ordinance. 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. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before interior demolition and permits can be issued.

STAFF RECOMMENDATION: Approval

ACTION: Mr. Holland made a motion to approve RZ 2019-14. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0.



AGENDA
GREER CITY COUNCIL
9/10/2019

First Reading of Ordinance Number 35-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DAILY BREAD MINISTRIES, INC. LOCATED AT 521 EAST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Executive Summary:

Ordinance 35-2019 is a rezoning request for a parcel located at 521 E. Poinsett St. The request is to rezone the parcel from C-2, Commercial, to DRD, Design Review District. The purpose of the rezoning is to allow for the continued use as the Greer Soup Kitchen and to create a Tiny Home community for the homeless with up to five tiny homes, which will be used for short-term emergency housing and long-term housing for those that would like to enter the STEP program. The tiny community will be overseen by an individual that has completed the STEP program.

The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to deny this request.

Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 35-2019 Cover Memo	9/5/2019	Cover Memo
▣ Ordinance Number 35-2019	9/5/2019	Ordinance
▣ Ord 35-2019 Exhibit A Map	9/5/2019	Exhibit
▣ Ord 35-2019 Exhibit B Statement of Intent	9/5/2019	Exhibit
▣ Ord 35-2019 Exhibit C Site Plan	9/5/2019	Exhibit
▣ Ord 35-2019 Zoning Application	9/5/2019	Backup Material
▣ Ord 35-2019 Planning Commission Minutes	9/5/2019	Backup Material

Memorandum

To: Mr. Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance 35-2019
Date: September 3, 2019
CC: Tammy Duncan, City Clerk

Ordinance 35-2019 is a rezoning request for a parcel located at 521 E. Poinsett St. The request is to rezone the parcel from C-2, Commercial, to DRD, Design Review District. The purpose of the rezoning is to allow for the continued use as the Greer Soup Kitchen and to create a Tiny Home community for the homeless with up to five tiny homes, which will be used for short-term emergency housing and long-term housing for those that would like to enter the STEP program. The tiny community will be overseen by an individual that has completed the STEP program.

The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to deny this request.

ORDINANCE NUMBER 35-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DAILY BREAD MINISTRIES, INC. LOCATED AT 521 EAST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Daily Bread Ministries, Inc. located at 521 East Poinsett Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-01-063.00 containing approximately 0.95 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).

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

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

The zoning classification of property located at 521 East Poinsett Street more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-01-063.00 containing approximately 0.95 +/- acres

attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 10, 2019

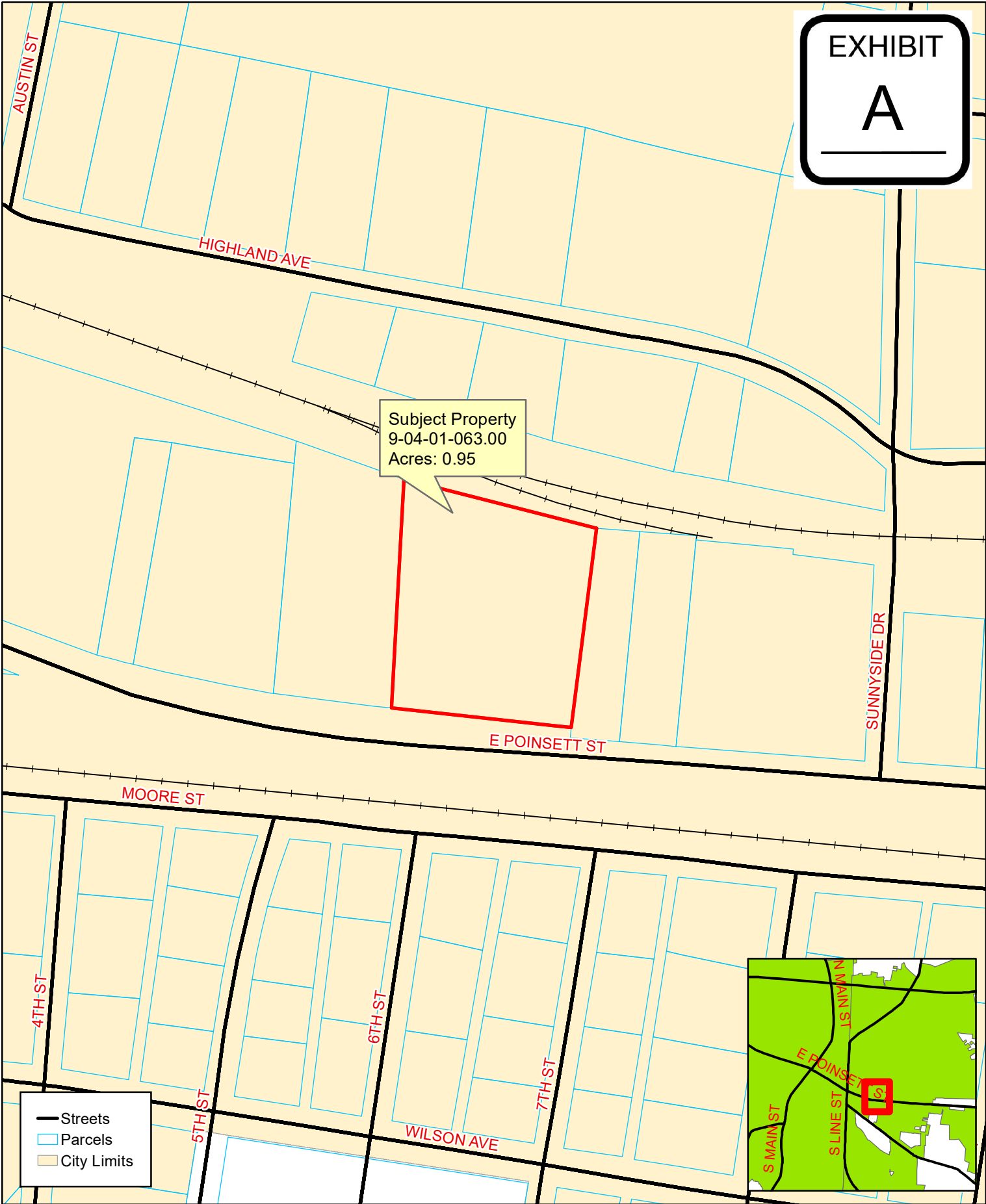
Second and
Final Reading: September 24, 2019

Approved as to Form:

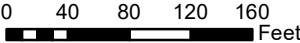
John B. Duggan, Esquire
City Attorney

EXHIBIT

A



Ordinance 35-2019



Daily Bread Ministries

Tiny Home Addition

.95 Acre +/- Mixed-Use Development (Design Review District)

521 E. Poinsett Street – Greer, SC

Statement of Intent

Community Development

The development planned for this 0.95 acre +/- tract along E. Poinsett Street will utilize the Design Review District (DRD) zoning classification. The development will consist of the existing soup kitchen, existing parking lot, existing stormwater management area, existing storage building, existing trash enclosure, and proposed detached single-family residential tiny homes.

Phasing and Density

The overall density of the project will not exceed (5) single-family tiny homes or roughly 5.26 units per acre. This does not include the existing soup kitchen or storage building. This project will not be phased.

Purpose

Daily Bread Ministries would like to develop a seldom-used portion of its current parking lot at the Greer Soup Kitchen by constructing tiny homes to help the homeless in the Greer community. This project would be an extension of Daily Bread Ministries existing STEP Program. STEP operates at 511 E. Poinsett Street and has four apartments that house four homeless families. Adults living in STEP housing are required to attend on-site classes that educate them in life skills and are coached to find jobs, transportation, and permanent housing to allow them to be self-sufficient. The proposed tiny home community would be for individuals or small-unit families for short term emergency housing, and longer-term housing for those who would like to enter the STEP Program. This would provide them with the same educational and life coaching opportunities to help them transition out of homelessness. There would be no rent or financial costs to the residents.

Homes and Materials

The tiny homes may have a mixture of sizes, but the standard size anticipated is 12'(W) X 16'(D). The minimum square footage per tiny home is anticipated to be 192 SF +/- with most ranging from 200 SF – 300 SF. Exterior building materials may consist of vinyl siding shake siding. Tiny homes will be constructed to meet IRC. Each home would have a toilet, shower, and sink. There would not be a stove. Interiors would be completely finished, with a single or bunk bed. If space allows, a small porch would be added to the front of each home.

Sewer/Water

There is an existing sanitary sewer main located in the roadway of E. Poinsett Street that is maintained by Greer Commission of Public Works. This sewer currently serves the existing Soup Kitchen and will be used to serve the tiny homes as well. Public water is available along E. Poinsett Street to serve the development, owned and operated by Greer Commission of Public Works. The new sewer and water services built within the community will be built to public standards.

Setbacks/Buffers

All the proposed setbacks for this project are as follows:

- 5' minimum setback from exterior property lines (This is intended to be a building setback only, but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 25' minimum setback from E. Poinsett Street
- A fence may be added as a buffer to the remaining parking lot.

Sustainability

The two buildings operated by Daily Bread Ministries are The Greer Soup Kitchen and The STEP Program. Both buildings are well-built, attractive, and well-maintained. The proposed tiny home community would also be well-built, attractive, and well-maintained. Daily Bread Ministries has been in existence for 28 years and is well-organized with a board of directors that oversees all operations. Both the Soup Kitchen and the STEP Program have paid directors who oversee daily operations. Plans are for the tiny home community to have a live-in person to act as an on-site manager. This would be a responsible person who would be going through the STEP Program themselves. Regular inspections would be conducted of the houses and grounds. Residents would be required to keep their home and grounds immaculate. No drugs or alcohol use would be tolerated. Any misconduct would be dealt with swiftly. Smoking would not be allowed on the premises.

Funding

Daily Bread Ministries, a 501(c)(3) corporation, is funded solely by private donations. It receives no government funding. The tiny home project would be funded by contributions from individuals, businesses, churches, schools, etc.

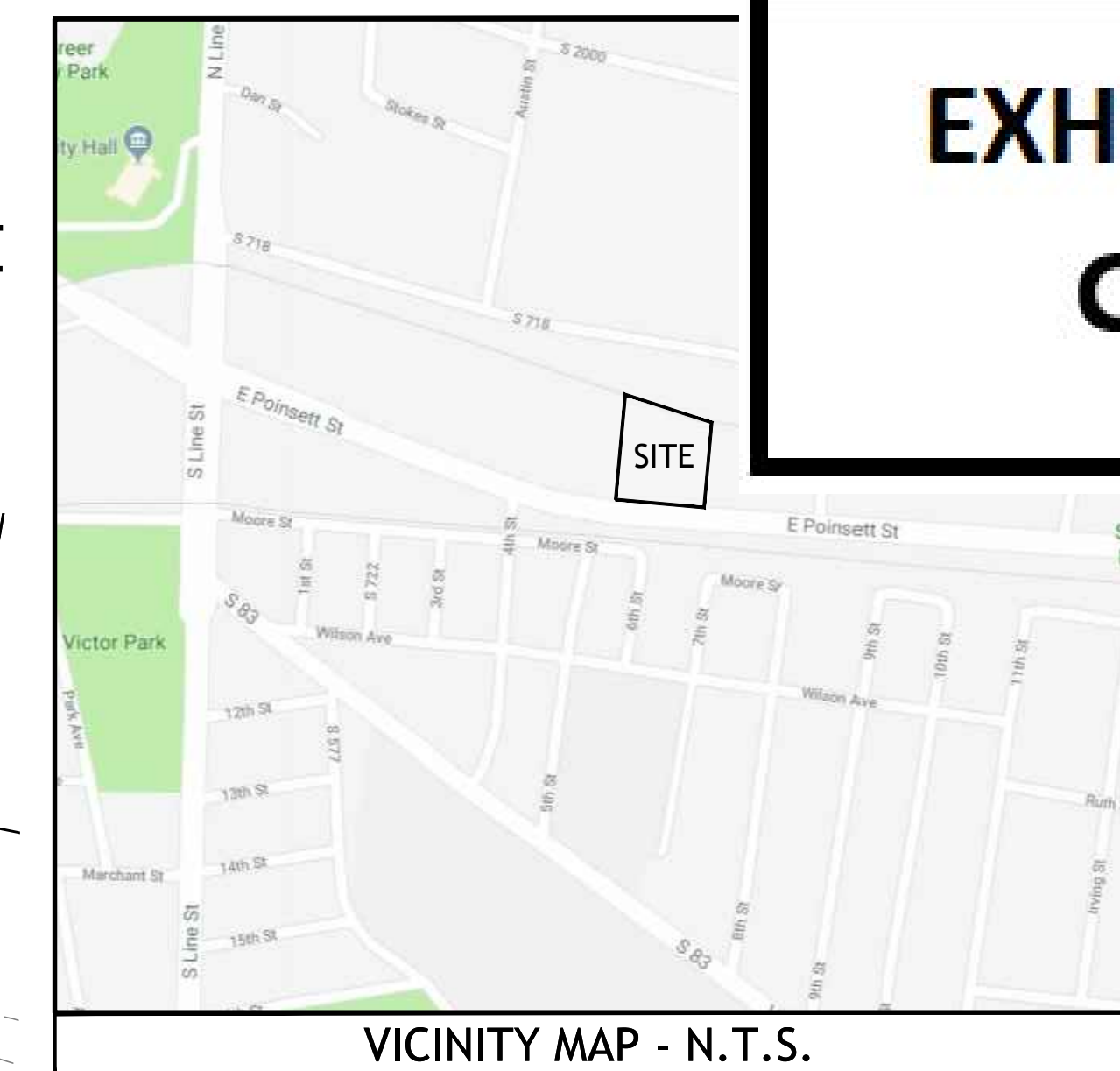
Impact on the City of Greer

Homelessness is a growing problem in Greer. While this project would not solve homelessness in our city, it would reduce the situation by five or more people at a time. For the residents who graduate from the STEP Program, it would hopefully be a permanent solution to their homeless situation, thus changing what may be considered a problem into productive, self-sufficient citizens.

TAX MAP NO.:	9-04-01-063.00
TOTAL AREA:	±0.95-ACRES
EXISTING ZONING:	C-2 (CITY OF GREER)
PROPOSED ZONING:	DRD (CITY OF GREER)
EXISTING PORTION:	±0.95 ACRES
TINY HOME PORTION:	±0.07 ACRES 5 UNITS (12' X 16')
EXISTING PARKING:	41 SPACES (5 SPACES TO BE REMOVED FOR TINY HOMES)

The drawing shows a mechanical part with the following features and dimensions:

- Top View:** A rectangle with a central slot. The slot is 10 units wide and 20 units deep. The total width of the part is 30 units. There is a small rectangular feature on the right side, 5 units wide and 10 units high.
- Side View:** Shows the profile of the part. The total height is 30 units. The base is 30 units wide. The vertical support is 20 units high. The horizontal base is 10 units thick.
- Dimensions:**
 - Top View: 30 (total width), 10 (slot width), 20 (slot depth), 5 (feature width), 10 (feature height).
 - Side View: 30 (total height), 30 (base width), 20 (support height), 10 (base thickness).

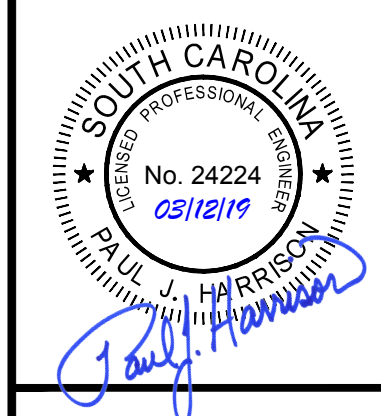


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bluewater civil d
718 Lowndes Hill Road • Greenville
www.bluewatercivil.com • info@bluewater.com

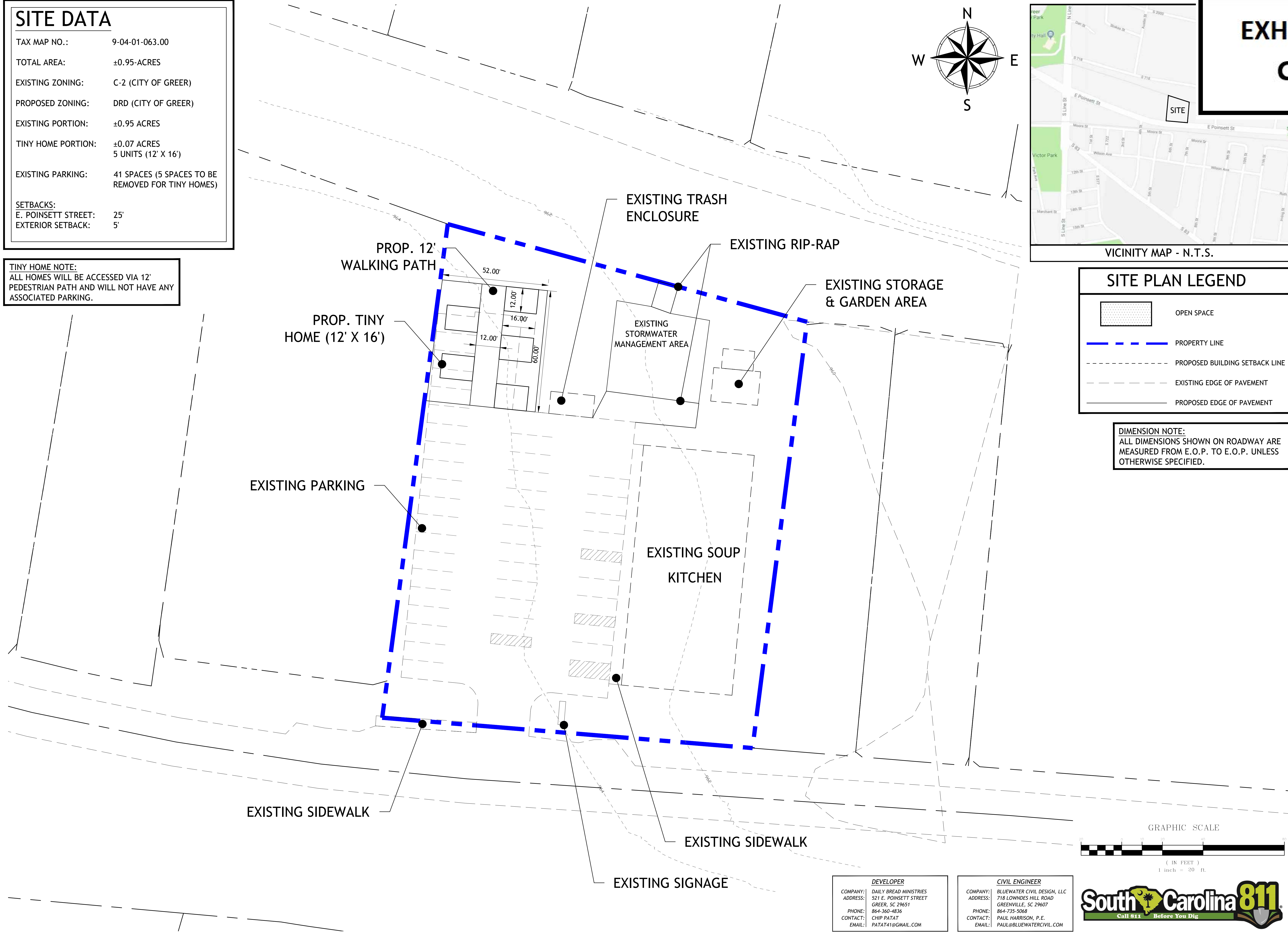
Diagram illustrating the layout of a road cross-section with various lines and spaces:

- OPEN SPACE**: The area above the property line, indicated by a dashed line.
- PROPERTY LINE**: The boundary between the open space and the road, indicated by a solid line.
- PROPOSED BUILDING SETBACK LINE**: The line indicating the proposed building setback, indicated by a dashed line.
- EXISTING EDGE OF PAVEMENT**: The line indicating the existing edge of the pavement, indicated by a solid line.
- PROPOSED EDGE OF PAVEMENT**: The line indicating the proposed edge of the pavement, indicated by a solid line.

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

[illegible]

PDP-1



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ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 5/31/19

Tax Map Number(s) C-2 9-04-01-063.00

Property Address(s) 521 EAST POINSETT ST.

Acreage of Properties 71-0.95 ACRES County SPARTANBURG
Soup Kitchen

Applicant Information

Name CHRISTOPHER FOR DAILY BREAD MINISTRIES
Address 102 RUSKWOOD CIRCLE
GREER SC 29651
Contact Number 864-360-4836
Email PATAT41@GMAIL.COM

Property Owner Information

(If multiple owners, see back of sheet)

Name DAILY BREAD MINISTRIES
Address 521 EAST POINSETT ST
GREER SC 29651
Contact Number 864-360-4836
Email PATAT41@GMAIL.COM

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C-2 to DRD - DESIGN REVIEW DISTRICT.

Existing Use: SOUP KITCHEN Proposed Use: SOUP KITCHEN & TINY HOMES
FOR HOMELESS

Signature(s)  (CHRISTOPHER PATAT)

All zoning classifications, permitted uses and fees are available at

OFFICE USE ONLY

Date Filed 5-31-19

Case No. RZ 2019-10

Meeting Date 7-22-19

See Reverse

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, AUGUST 19, 2019**

DOCKET: RZ 2019-10

APPLICANT: Chip Patat (Daily Bread Ministries)

PROPERTY LOCATION: 521 E. Poinsett St

TAX MAP NUMBER: 9-04-01-063.00

EXISTING ZONING: C-2, Commercial

REQUEST: Rezone to DRD, Design Review District

SIZE: 0.95 acres

COMPREHENSIVE PLAN: Residential Land Use 3 Community
and Greer Station Center

ANALYSIS: RZ 2019-10

RZ 2019-10 is a rezoning request for a parcel located at 521 E. Poinsett St. The request is to rezone the parcel from C-2, Commercial, to DRD, Design Review District, for continued use as the Greer Soup Kitchen and to create a Tiny Home community for the homeless with up to five tiny homes.

Surrounding land uses and zoning include:

North: Railroad Right of Way and R-M1, Multi-Family - Occupied
East: I-1, Industrial and C-2, Commercial - Blacklidge Emulsions
South: Railroad Right of Way and R-5, Garden or Patio Homes - Occupied
West: R-M1, Multi-Family and C-2, Commercial – Unoccupied Commercial

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 3 Community, which is the location of higher density residential development, primarily multifamily developments, currently existing, and potential location as well. The density range for these areas are 4.6+ units per acre. The proposed development will be used in its current use as a soup kitchen and add up to 5 tiny homes that will be used for short-term emergency housing and long term housing for those that would like to enter the STEP program. The tiny community will be overseen by an individual that has completed the STEP program.

When considering the requested DRD zoning, staff should determine the following:

- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the visual appearance of the development will harmonize with the existing development.
- G. That the architectural character blends with the surrounding area.

Staff feels that the proposed rezoning request would be out of character for this area and would violate the spirit of the zoning district. The majority of the properties fronting E. Poinsett between Line St and Mason St are zoned C-2, Commercial. The proposed development would not be an appropriate addition to the physical pattern of the district as the surrounding uses fronting E. Poinsett are zoned commercial and industrial. With these properties being zoned commercial, this corridor could potentially be redeveloped and a tiny home community would be out of character. There are also safety concerns

with the Railroad being directly along the rear property line. Currently there is not a fence at this location and it would potentially allow individuals to access the railroad.

Within the Statement of Intent (SOI), the applicant references their current STEP program and the requirements to attend on-site classes with coaching to find jobs and a permanent housing solution. One of the concerns is that within the Statement of Intent, the applicant states this will also be used for short-term emergency housing. On the Daily Bread Ministries website under the frequently asked questions, the question is asked “Why isn’t Daily Bread Ministries doing something to shelter those who are perpetually homeless during times of inclement weather?” the response is the “Greer STEP is not intended to be a rescue shelter similar to the Salvation Army. Soup Kitchen clients warn us that rescue shelters need to be prepared to deal with drugs, alcohol, prostitution, and mental illness with proper security and on-site-trained counselors. The STEP is operated by volunteers, and is not equipped to deal with mental illness and substance abuse issues. The STEP focuses on situational poverty that can be permanently repaired in a short period of time.” Studies have shown that mental illness and substance abuse is high amongst the homeless population. The National Alliance on Mental Illness, NAMI states that 46% of homeless adults live with severe mental illness and/or substance use disorders. The Statement of Intent does not address this issue other than to state they will not allow smoking, alcohol, or drugs on the site.

Based upon these concerns and a growing surge of commercial redevelopments in the Greer Area, this is not a compatible land use with the Comprehensive Plan and the requirements of the Zoning Ordinance for a DRD. In accordance with the guidelines set forth in these documents and after a detailed study of the area, Staff cannot support the proposed rezoning request.

STAFF RECOMMENDATION: Denial

ACTION: Mr. Wright made a motion to deny RZ 2019-10. Mr. Martin seconded the motion. The motion carried with a vote of 5 to 1.

Category Number: IX.
Item Number: D.



AGENDA
GREER CITY COUNCIL
9/10/2019

First and Final Reading of Resolution Number 15-2019

Summary:

A RESOLUTION COMMITTING THE CITY OF GREER TO PROVIDE A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA HOMETOWN ECONOMIC DEVELOPMENT GRANT (Action Required)

Executive Summary:

Reno Deaton, Executive Director of Greer Development Corporation

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 15-2019	9/5/2019	Resolution

RESOLUTION NUMBER 15-2019

**A RESOLUTION COMMITTING THE CITY OF GREER TO PROVIDE
A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH
CAROLINA HOMETOWN ECONOMIC DEVELOPMENT GRANT**

WHEREAS, these grant and local matching funds will be used to retain a consultant who will facilitate the creation of an Entrepreneurship Ecosystem for the City of Greer that features a celebratory new business startup week, and new business launch program for traditionally underserved populations in the City of Greer, and a business incubator/accelerator program focusing on a niche subject matter as identified by the local manufacturing/innovation community in Greer; and

WHEREAS, this resolution is made regarding the submission of an application for Hometown Economic Development Grant funds to the Municipal Association of South Carolina on or before September 27, 2019;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Greer here assembled this 10th day of September 2019, that the Council hereby commits to provide a local match of at least \$7,500, which *exceeds* the minimum 15 percent local match required by the Municipal Association of South Carolina, to support the City of Greer's application for a \$14,500 Hometown Economic Development Grant.

CITY OF GREER, SOUTH CAROLINA

Rick Danner
Mayor, City of Greer

ATTEST:

Tammela Duncan, Municipal Clerk
City of Greer, South Carolina



AGENDA
GREER CITY COUNCIL
9/10/2019

City of Greer Proposed Re-surfacing List for 2020

Summary:

The proposed re-surfacing lists for 2020 are attached. One for Greenville County and one for Spartanburg County.

The lists were compiled by using the PCI score from the pavement evaluation performed by Transmap in 2016 and visual inspections of all streets on the list. Please review and let me know if you have any questions. (Action Required)

Executive Summary:

Steve Grant, City Engineer

ATTACHMENTS:

Description	Upload Date	Type
☐ Cover Memo	9/5/2019	Cover Memo
☐ Greenville County Proposed 2020 Re-surfacing List	9/5/2019	Backup Material
☐ Spartanburg County Proposed 2020 Re-surfacing List	9/5/2019	Backup Material



September 5, 2019

MEMO

To: Ed Driggers

From: Steve Grant

Subject: City Re-surfacing List for 2020

The proposed re-surfacing lists for 2020 are attached. One for Greenville County and one for Spartanburg County.

The lists were compiled by using the PCI score from the pavement evaluation performed by Transmap in 2016 and visual inspections of all streets on the list.

Please review and let me know if you have any questions.

2020 Paving List - Greenville Side
City of Greer

STREET NAME	LOCATION / AREA	COUNTY	BEGINNING POINT	ENDING POINT	CLASSIFICATION	LENGTH OF ROAD	WIDTH	SY	PCI	PROBABLE FUNDING YEAR	ESTIMATED COST	
Gallivan St	Greer Mill area	Greenville	Bobo St	Parker	Local	920	19	1942	42	2020	\$38,844.44	
Burch Dr	Tryon St area	Greenville	Tryon St	Sherwood Ave	Local	350	18	700	43		\$14,000.00	
Augusta St	S Main and Brushy Creek	Greenville	Brushy Creek Rd	W James St	Local	375	20	833	44		\$16,666.67	
Brown St	S Main area	Greenville	S Main St	Fall St	Local	530	26	1531	46		\$30,622.22	
Lindall St	S. Trade St area	Greenville	Moore St	Cannon St	Local	675	18	1350	46		\$27,000.00	
W Church St	N. Main St area	Greenville	N. Main St	North Ave	Local	1500	24	4000	47		\$80,000.00	
Graviton Rd	S Main St area	Greenville	Clay Ave	Winnjay Ct	Residential	360	20	800	48		\$16,000.00	
McCall St	Downtown	Greenville	S Main St	South Ave	Local	1100	26	3178	49		\$63,555.56	
Fuller St	off W. Poinsett	Greenville	Oakland Ave	Canteen Ave	Local	810	16	1440	68		\$28,800.00	
Lindall Ave	S Trade St area	Greenville	Moore St	Cannon Ave	Local	675	17	1275	46		\$25,500.00	
Granite Woods Way	Gibbs Shoals area	Greenville	Gibbs Shoals Rd	Calcite Dr	Residential	563	25	1564	47	\$31,277.78		
Trade Street	Downtown	Greenville	Cannon St	Snow St	Local	580	24	1547	70	\$30,933.33		
W. Fairview Ave	N. Main St area	Greenville	Hilton St	N. Main St	Local	435	16	773	50	2021	\$15,466.67	
Westfield Ave	S Trade St area	Greenville	School St	End	Local	1050	18	2100	68		\$42,000.00	
W. Arlington Ave	N. Main St area	Greenville	N. Line St	Main St	Local	730	24	1947	55		\$38,933.33	
W Bearden St	N. Main St area	Greenville	N. Main St	End	Local	880	24	2347	70		\$46,933.33	
Total Feet						11533					\$546,533.33	Est. Paving Cost
Total Miles						2.18						
CRACK SEALING: Subdivisions: Hammett Crossing, RichGlen								Lane Miles	2.7		\$6,750.00	Est. Crack Seal Cost
PAVEMENT CONDITION INDEX - RATING FROM PAVEMENT EVALUATION										TOTAL	\$553,283.33	Estimated Total Cost
			Budget									
			GLDTC funds		\$197,605.00							
			City Match		\$197,605.00							
			City Extra		\$0.00							
					\$395,210.00 TOTAL							

**2020 Paving List - Spartanburg Side
City of Greer**

STREET NAME	LOCATION / AREA	COUNTY	BEGINNING POINT	ENDING POINT	CLASSIFICATION	LENGTH OF ROAD	WIDTH	SY	PCI	PROBABLE FUNDING YEAR	ESTIMATED COST
8th Street	Victor Mill	Spartanburg	Moore St	Wilson Ave	Local	320	20	711	59	2020	\$14,222.22
8th Street	Victor Mill	Spartanburg	Wilson Ave	Victor Ave	Local	740	26	2138	59		\$42,755.56
Red Holly Ridge Ct	Bent Creek	Spartanburg	Waterbrook Lane	End	Residential	210	22	513	63		\$10,266.67
Yellow Rose Ct	Bent Creek	Spartanburg	Waterbrook Lane	End	Residential	330	22	807	63		\$16,133.33
19th St	Victor Mill	Spartanburg	S Line St	Tank St	Local	470	16	836	64	2021	\$16,711.11
Gary Armstrong Rd	East Side off W Hampton	Spartanburg	W Hampton Blvd	Gap Creek Rd	Minor Collector	2580	21	6020	83		\$120,400.00
Will St	Sunnyside	Spartanburg	Madison Haven Dr	E Fairview Ave	Local	495	20	1100	52	2022	\$22,000.00
Ball Park St	Victor Mill	Spartanburg	S Line St	Calhoun St	Local	763	20	1696	60		\$33,911.11
4th St	Victor Mill	Spartanburg	Wilson Ave	Railroad	Local	295	16	524	74		\$10,488.89

Total Feet: 6203
Total Miles: 1.17

\$286,888.89 **Estimated Paving Cost**

CRACK SEALING SPARTANBURG COUNTY: Bent Creek Subd **Lane Miles:** 1.9 \$4,750.00 **Estimated Crack Seal Cost**

PAVEMENT CONDITION INDEX - RATING FROM 2016 PAVEMENT EVALUATION \$291,638.89 **Estimated Total Cost**

NOTE: SPARTANBURG COUNTY PERFORMS THEIR OWN EVALUATION. THEY AUTHORIZE AND FUND RE-PAVING IF THEIR SCORE IS 50 OR LESS

BUDGET	
City Road fee funds	\$78,000.00
CTC Match	\$78,000.00
City Extra	\$5,000.00 crackseal
	\$161,000.00 TOTAL