



**AGENDA  
GREER CITY COUNCIL**

**October 8, 2019**

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

**6:30 PM**

**COUNCIL REGULAR MEETING**

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**I. CALL TO ORDER OF REGULAR MEETING**

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

**A. Councilmember Judy Albert**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. September 24, 2019  
(Action Required)**

**VI. ADMINISTRATOR'S REPORT**

**A. Ed Driggers, City Administrator**

**VII. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**A. Elections Commission**

**Ana Davis has submitted her resignation from the Elections Commission her current term expires December 31, 2024. (Action Required)**

**VIII. OLD BUSINESS**

**A. Second and Final Reading of Ordinance Number 20-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF  
PROPERTY OWNED BY LAVERNE MILLER, DARLENE DOCKINS,  
DENISE BARRETT AND JEFFERY THOMPSON LOCATED AT 3006  
BRUSHY CREEK ROAD AND A PORTION OF PROPERTY OWNED  
BY KENNETH DOCKINS LOCATED AT 426 ALEXANDER ROAD BY**

**ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY. (Action Required)**

**B. Second and Final 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)**

**C. Second and Final 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)**

**IX. NEW BUSINESS**

**A. Bid Summary – Demolition of Kids Planet Playground**

**The Parks and Recreation Department solicited bids for the demolition of Kids Planet Playground. Staff recommends the bid be awarded to Wilma's Pump and Tank.**

**Presented by Red Watson, Assistant Director of Parks and Recreation  
(Action Required)**

**B. First Reading of Ordinance Number 36-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)**

**Ordinance 36-2019 is an annexation and zoning request for a parcel located at 5204 W. Wade Hampton Blvd. The parcel for annexation consists of 0.63 acres and is proposed for C-3, Commercial, zoning. The purpose of the annexation is to combine this parcel with the parcel to the east for future commercial development. The Planning Commission will conduct a public hearing on October 21, 2019 for the zoning of this parcel.**

**Brandon McMahan, Zoning Coordinator**

**C. First Reading of Ordinance Number 37-2019**

**AN ORDINANCE TO AMEND THE CITY OF GREER LAND**

**DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 8  
ROADWAY CLASSIFICATION AND DESIGN STANDARDS,  
SECTION 8.1 A. ROADWAY CLASSIFICATIONS BY ADDING  
SUBSECTION 3. (Action Required)**

**Ordinance #37-2019 is a text amendment to the City of Greer Land Development Regulations by amending Article 8 Roadway Classification and Design Standards, Section 8.1 A. Roadway Classifications. The Planning Commission conducted a public hearing on September 23, 2019 and recommended approval of the amendment.**

**Steve Grant, City Engineer**

**D. First Reading of Ordinance Number 38-2019**

**AN ORDINANCE AUTHORIZING THE EXECUTION AND  
DELIVERY OF A DEED WITH REGARD TO THE SYCAMORE  
GREER, LLC DOWNTOWN DEVELOPMENT; AND OTHER  
MATTERS RELATED THERETO. (Action Required)**

**X. EXECUTIVE SESSION**

**Council may take action on matters discussed in executive session.**

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

**An Economic Development Matter pertaining to the Hotel and Garage  
Development Agreement; as allowed by State Statute Section 30-4-70(a)(5).**

**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**  
**10/8/2019**

**Councilmember Judy Albert**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Invocation Schedule	9/25/2019	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**  
**10/8/2019**

**September 24, 2019**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description		Upload Date	Type
▣	September 24, 2019 Council Meeting Minutes	10/1/2019	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL September 24, 2019**

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

### **I. CALL TO ORDER OF THE REGULAR MEETING**

Mayor Rick Danner – 6:34 P.M.

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

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

### **II. PLEDGE OF ALLEGIANCE**

Councilmember Wryley Bettis

### **III. INVOCATION**

Councilmember Wryley Bettis

### **IV. PUBLIC FORUM**

**Chip Patat**, 102 Rubiwood Circle, Greer (member of Board of Directors for Daily Bread Ministries) spoke in favor of Ordinance Number 35-2019.

**Robert Phillips**, 111 River Oaks Rd spoke in favor of Ordinance Number 35-2019.

### **V. MINUTES OF THE COUNCIL MEETING**

September 10, 2019

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of September 10, 2019 be received as written. Councilmember Kimberly Bookert seconded the motion.

**VOTE** - Motion carried unanimously.

### **VI. DEPARTMENTAL REPORTS**

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

#### **Finance**

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

General Fund Cash Balance: \$14,137,139.  
General Fund Revenue: \$1,465,243.  
General Fund Expenditures: \$4,074,867.  
Revenue Benchmark Variance: \$317,439.  
Expenditure Benchmark Variance: (\$597,794.)  
Overall Benchmark Variance: \$(280,355.)

The City is 1% under budget during this time period.

Hospitality Fund Cash Balance: \$1,614,295.  
Storm Water Fund Cash Balance: \$1,518,829.

## **VII. ADMINISTRATOR'S REPORT**

Ed Driggers, City Administrator presented the following:

### **Calendar:**

**Center for the Arts** held their Grand Opening September 20<sup>th</sup>, 21<sup>st</sup> and 22<sup>nd</sup>. Friday, September 20<sup>th</sup> began with the Gala, it was a wonderful event. Absolutely a showcase event. Saturday, September 21<sup>st</sup> dedication of the facility was held and Sunday, September 22<sup>nd</sup> was the Open House, we held tours and approximately 500 people came through the facility.

**Rail Fest** will be held this Saturday, September 28<sup>th</sup> in City Park from 10:00 am until 2:00 pm. A history of the railroad in our community will be provided along with information regarding rail safety.

**Greer Station Association Chili Cook Off** will be held Thursday, October 3<sup>rd</sup> at City Park.

**Employee Safety Breakfast** will be held Friday, October 4<sup>th</sup> at City Hall starting at 7:30 am.

**Municipal Parking Garage** The mandatory pre-bid conference will be held Thursday, October 3<sup>rd</sup> at 1:00 pm and bid will open at City Hall Wednesday, October 16<sup>th</sup> at 1:00 pm.

**John Doehler** was introduced by Deputy City Administrator Mike Sell. Mr. Doehler is participating in a program through ICMA (International City County Management Association) and United States Department of Defense partnering program. This program looks for opportunities to provide mentoring opportunities for Veterans who are transitioning from active service to civilian life who have an interest in working for local government. Mr. Doehler will be with us for the next 16 to 20 weeks. He will be working on establishing a neighborhood services program.

## **VIII. OLD BUSINESS**

### **A. Second and Final 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).**

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

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 34-2019. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

### **B. 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).**

Brandon McMahan, Zoning Coordinator stated there was no new information. City Administrator Ed Driggers clarified information regarding the vote.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 35-2019. Councilmember Wayne Griffin seconded the motion.

Lengthy discussion held.

**VOTE** – Motion carried unanimously.

## **IX. NEW BUSINESS**

### **A. Bid Summary – Fire Department Turnout Gear**

Fire Chief Dorian Flowers presented the request. Staff recommended Newton's Fire and Safety Equipment, Inc. in the amount of \$125,012.16. (attachment)

**ACTION** – Councilmember Judy Albert made a motion to approve staff's recommendation of Newton's Fire and Safety Equipment, Inc. in the amount of \$125,012.16. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**B. First and Final Reading of Resolution Number 16-2019**

**A RESOLUTION TO ACCEPT PLEASANT MEADOWS SUBDIVISION STREETS, NAMELY PLEASANT MEADOW COURT AND ANA ROSE COURT INTO THE CITY OF GREER STREET SYSTEM**

Robert Roux, Assistant City Engineer presented the request.

**ACTION** – Councilmember Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 16-2019. Councilmember Kimberly Bookert seconded the motion.

Discussion held.

**VOTE** – Motion carried unanimously.

**X. EXECUTIVE SESSION**

**ACTION** – In (7:19 p.m.)

**(A) Economic Development Matter – Project Homecoming**

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

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

**ACTION** - Out (8:10 p.m.) – Councilmember Wryley Bettis made a motion to come out of Executive Session. Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

**XI. ADJOURNMENT**

8:11 P.M.

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Richard W. Danner, Mayor

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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, September 20, 2019.



**AGENDA**  
**GREER CITY COUNCIL**  
**10/8/2019**

**Elections Commission**

**Summary:**

Ana Davis has submitted her resignation from the Elections Commission her current term expires December 31, 2024. (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
□ Election Commission Members	9/25/2019	Backup Material
□ Davis Resignation	9/25/2019	Backup Material



## CITY OF GREER ELECTIONS COMMISSION

### Six Year Terms

	<b>Date of Appointment</b>	<b>Term Expiration</b>
Paul Lamb 119 Cotter Lane Greer, SC 29650 Cell 905-0882 E-mail <a href="mailto:paulhlamb@gmail.com">paulhlamb@gmail.com</a>	November 25, 2014 January 13, 2009	December 31, 2020 December 31, 2014
Joseph R. Baldwin 10 Duer Way Greer, SC 29651 Home (864) 877-7841 E-mail <a href="mailto:greersclaw@yahoo.com">greersclaw@yahoo.com</a>	March 14, 2017	December 31, 2022
Ana Lucia Davis 119 Pine Street Greer, SC 29650 Cell 864-303-6271 Business 864-242-3491 E-Mail <a href="mailto:ana@godshall.com">ana@godshall.com</a>	November 27, 2018 September 12, 2017	December 31, 2024 December 31, 2018

Sec. 2-188. The election commission is specifically exempted from the provisions of this article in view of the requirements as to membership and appointment established by state statutes. (Not subject to seven-member appointment ordinance)



September 11, 2019

**Mr. Rick W. Danner**  
Mayor of City of Greer  
301 E Poinsett Street  
City Hall  
Greer, SC 29651

Dear Rick:

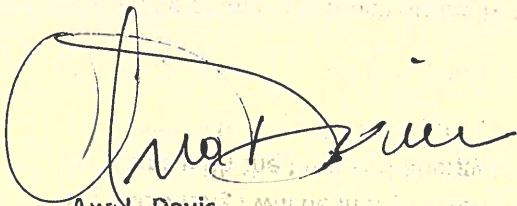
It is with regret that I am writing to inform you of my decision to resign my position on the Municipal Election Commission Board, effective immediately.

I have decided to move out of the city limits and my house will be in the market in the next week. Not sure how long I will be in my current residence, but I want to give you enough time for you to find someone with the time and energy to devote and living in this area. I might be traveling back and forth to Colombia to be with my parents from now on.

It has been a pleasure being part of this board and I am very thankful that you offered me this position.

If I can be of any assistance during the time it will take to fill the position, please don't hesitate to ask.

Best Regards,

A handwritten signature in black ink, appearing to read 'Ana L. Davis', with a large, stylized loop at the beginning.

Ana L. Davis  
113 Pine St  
Greer, SC 29650  
(864)303-6271



**AGENDA**  
**GREER CITY COUNCIL**  
**10/8/2019**

**Second and Final Reading of Ordinance Number 20-2018**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERNE MILLER, DARLENE DOCKINS, DENISE BARRETT AND JEFFERY THOMPSON LOCATED AT 3006 BRUSHY CREEK ROAD AND A PORTION OF PROPERTY OWNED BY KENNETH DOCKINS LOCATED AT 426 ALEXANDER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 20-2019	10/4/2019	Ordinance
▣ Ord 20-2019 Exhibit A1 Deed	10/4/2019	Exhibit
▣ Ord 20-2019 Exhibit A2 Deed	10/4/2019	Exhibit
▣ Ord 20-2019 Exhibit A Legal Description	10/4/2019	Exhibit
▣ Ord 20-2019 Exhibit B Plat	10/4/2019	Exhibit
▣ Ord 20-2019 Exhibit C Map	10/4/2019	Exhibit
▣ Ord 20-2019 Exhibit D Flood Map	10/4/2019	Exhibit
▣ Ord 20-2019 Petition for Annexation	10/4/2019	Exhibit
▣ Ord 20-2019 Petition for Annexation 2	10/4/2019	Exhibit
▣ Ord 20-2019 Planning Commission Minutes	10/4/2019	Backup Material

**ORDINANCE NUMBER 20-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERNE MILLER, DARLENE DOCKINS, DENISE BARRETT AND JEFFERY THOMPSON LOCATED AT 3006 BRUSHY CREEK ROAD AND A PORTION OF PROPERTY OWNED BY KENNETH DOCKINS LOCATED AT 426 ALEXANDER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY.**

**WHEREAS**, LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson are the sole owners of property located at 3006 Brushy Creek Road and Kenneth Dockins is the sole owner of property located at 426 Alexander Road more particularly described on the legal descriptions attached hereto marked as Exhibit A1, A2 and A3, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Numbers T035000101100 and T035000101103 containing approximately 13.67 +/- acres and 0.37 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0342E attached hereto marked as Exhibit D; and

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

**WHEREAS**, LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson and Kenneth Dockins have petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and

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

**WHEREAS**, the property owners have requested that the subject property be zoned R-12 (Single Family Residential 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 13.67 acres +/- property **and the 0.37 +/- acres property** shown in red on the attached map owned by LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson and Kenneth Dockins located at 3006 Brushy Creek Road **and 426 Alexander Road** as described on the attached map as Greenville County Parcel Number T035000101100 **and T035000101103** are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 290.26 FEET OF BRUSHY CREEK ROAD ROADWAY: 290.26 feet of Brushy Creek Road roadway along the edge of the annexed property owned by LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY EXCLUDED: **All that portion of Alexander Road along the edge of and adjoined to the annexed property shown on the attached Exhibit C to the centerline of the aforementioned rights-of-way is excluded from this annexation.**

4. ZONING ASSIGNMENT: The above referenced property shall be zoned R-12 (Single Family Residential District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

5. LAND USE MAP: The above reference property shall be designated as Residential Land Use 2 and 3 Communities on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

6. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0342E.

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: June 11, 2019

Second and

Final Reading: October 8, 2019

**APPROVED AS TO FORM:**

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John B. Duggan, Esquire  
City Attorney

STATE OF SOUTH CAROLINA

PROBATE COURT

COUNTY OF GREENVILLE

IN THE MATTER OF: CLARA LOUISE THOMPSON, Deceased

CASE NUMBER: 2013ES2301449

## DEED OF DISTRIBUTION

WHEREAS, the decedent died on January 5, 2005; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina in File #2013ES2301449; and,

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

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

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

LaVerne T. Miller (1/3 interest)  
418 Alexander Rd.  
Greer, SC 29650

Jeffrey Wade Thompson (1/6 interest)  
122 Aristides St.  
St. Dunedin, FL 34698

Darlene T. Dockins (1/3 interest)  
426 Alexander Rd.  
Greer, SC 29650

Denise Thompson Barrett (1/6 interest)  
826 Mosteller Dr.  
Greer, SC 29651

all the Decedent's right, title, and interest in and to the following described property:

A portion of (14.5 acres, more or less) of ALL that piece, parcel or lot of land lying in the Brushy Creek section and about three miles southwest from the city of Greer, in Chick Springs Township, Greenville County, State of S.C., the same being shown by a plat of the property of Thomas Earl Thompson made by H.S. Brockman and dated July 11, 1950, and recorded in Vol. X Page. 118, RMC Office for Greenville County.

2013100351  
3 PGS  
Page 3313-3315  
Book DE 2435  
December 02, 2013 10 04 26 AM  
Rec \$10 00  
Cnty Tax \$0 00  
State Tax \$0 00  
FILED IN GREENVILLE COUNTY, SC

This is a portion of same property conveyed to Thomas Earl Thompson by deed dated July 11, 1950 and recorded July 17, 1950 in Deed Book 414 at Page 119. Thomas Earl Thompson died testate on October 14, 1984, and by way of his Estate filed in Estate No. 84ES2301362, this same property was conveyed to Clara Louise J. Thompson.

Tax Map No.: T035000101100

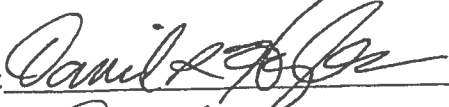
TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

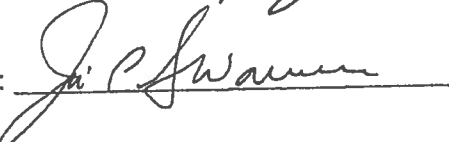
TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the parties named on Page 1, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, on this 22 day of November, 2013.

SIGNED, SEALED AND DELIVERD  
IN THE PRESENCE OF:

Estate of: CLARA LOUISE THOMPSON

Witness: 

Witness: 

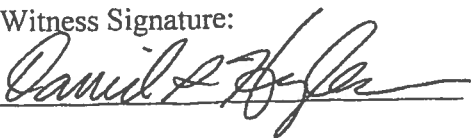
by Signature:   
LaVerne T. Miller


STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF GREENVILLE    )

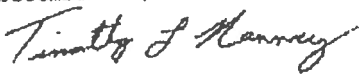
**PROBATE**

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

Sworn to before me this 22<sup>nd</sup> day of  
November 2013.

Witness Signature:  


  
Notary Public for South Carolina  
My Commission Expires: 9-25-2022

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2013100351    Book: DE 2435    Page: 3313-3315  
December 02, 2013 10 04.25 AM  




EXHIBIT

A-2



2007119487

December 05, 2007 02:29:08 PM Book DE 2303  
Rec \$10 00 Cnty Tax EXEMPT Cons: \$10  
State Tax

FILED IN GREENVILLE COUNTY, SC

REMIT TO:

KENNETH A. DOCKINS  
426 ALEXANDER ROAD  
GREER, SC 29650

1250266424

### QUITCLAIM DEED

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT I, KENNETH A. DOCKINS ONE-HALF (1/2)  
INTEREST DARLENE T. HYETT NOW KNOWN AS DARLENE T. DOCKINS, ONE-HALF (1/2)  
INTEREST

hereinafter referred to as Grantor, in the State aforesaid, in consideration of the sum of \$ 10.00  
dollars, love and affection, to me in hand paid by Grantee, below name, of GREENVILLE  
County, State of SOUTH CAROLINA, the receipt of which is hereby acknowledged, have granted,  
bargained, sold and released and by these presents do grant, bargain, sell and release unto KENNETH A.  
DOCKINS, AN UN-DIVIDED ONE HALF (1/2) INTEREST AND DARLENE T. DOCKINS, AN UN  
-DIVIDED ONE HALF (1/2) INTEREST

hereinafter referred to as Grantee, the following described land: SEE EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF

TAX MAP NO. T035000101103

Grantee's Address 426 ALEXANDER ROAD, GREER, SC 29650


Grantor's Address 426 ALEXANDER ROAD, GREER, SC 29650

This conveyance is made subject to easements and restrictions of record otherwise affecting the property.

This Deed is also made subject to all zoning and other governmental regulations of the County of GREENVILLE  
and any other governmental agency (local, state or federal).

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises  
belonging, or to anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto said SEE EXHIBIT "A"   
ATTACHED HERETO AND MADE A PART HEREOF, their heirs and assigns, forever.

And I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend all and  
singular said premises unto said SEE EXHIBIT "A"  ATTACHED HERETO AND MADE A PART HEREOF  
, their heirs and assigns, against myself and my heirs and against every  
person whomsoever lawfully claiming or to claim the same, or any part thereof.  
SCQCD1 Page 1 of 2

Witness my hand and seal this 9 day of November in the year of our Lord 2007  
and in the \_\_\_\_\_ year of the independence of the United States of America.

Earl B. Gingrich  
Signature of Witness

EARL B. GINGRASS

Print name of Witness

Signature of Witness

Print name of Witness

Kenneth A. Dockins  
Signature KENNETH A. DOCKINS

Darlene T. Hyett  
Signature DARLENE T. HYETT

Signature

Darlene T. Dockins  
Signature N/K/A - DARLENE T. DOCKINS

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

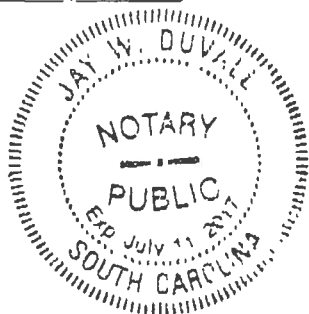
} SS.

Personally appeared before me Earl Gingrich, the  
undersigned witness and made oath that he/she saw the within named KENNETH A. DOCKINS AND  
DARLENE T. HYETT N/K/A - DARLENE T. DOCKINS

sign, seal and as his/her/their act and deed, deliver the within written Deed for the uses and purposes therein and  
that he/she with Jay W. Duvall, the other witness, whose signature appears  
above witnessed the execution thereof.

SWORN to before me this 9 day of

November, 2007.



Earl B. Gingrich  
WITNESS #1

Notary Public for South Carolina

My Commission Expires: 7/11/2017

Prepared by: RENEE GREGORY, Attorney at Law  
311 ADELINE  
GOOSE CREEK SC 29445

T035000101103

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

SCQCD2

**LEGAL DESCRIPTION****REAL PROPERTY  
PETITION FOR ANNEXATION**

All that certain piece parcel or lot of land with all improvements thereon containing 14.17 A., more or less, situate, lying and being at the intersection of Brushy Creek Road and Alexander Road, Greenville County, South Carolina, as more particularly shown on that certain plat of real property entitled :Boundary Survey for NewSouth Landservices, LLC,” dated November 9, 2018, prepared by Sinclair & Associates, Inc., which plat is incorporated herein as to all matters shown thereon, and having according to said plat the following metes and bounds:

Beginning at a P.K. Nail set in the right of way for Brushy Creek Road at the intersection of Brushy Creek Road, and running thence with the right of way for Brushy Creek Road, N. 38-40-49 E. 290.26 feet to a P.K. Nail set; thence with the line of property now or formerly belonging to Donna E. Strawhorn and Kenneth R. Strawhorn, S. 35-17-45 E. 235.43 feet to a pin found; thence continuing with the line of property now or formerly belonging to Donna E. Strawhorn and Kenneth R. Strawhorn, the following courses and distances: N. 62-10-52 E. 300.73 feet and N. 38-59-27 E. 240.58 feet, to a pin; thence with the line of property now or formerly belonging to Brushy Creek Venture, LLC, S. 25-34-32 E. 605.18 feet to a rebar found; thence with the line of property now or formerly belonging to Brian Eric Miller, the following courses and distances: S. 53-10-46 W. 57.15 feet to a point, S. 10-05-45 W. 127.54 feet to a point, S. 43-09-45 W. 90.00 feet to an iron pin set, S. 25-05-31 E. 348.78 feet to an iron pin set, S. 25-23-00 W. 280.64 feet to and iron pin set, N. 83-55-29 W. to a P.K. Nail set in the right of way for Alexander Road; thence with the right of way for Alexander Road, N. 44-46-29 W. 33.32 feet to a spike found; thence, with the line of property now or formerly belonging to Darlene T. Dockins and Kenneth A. Dockins, the following courses and distances: N. 65-57-50 E. 109.49 feet to an iron pin found, N. 12-15-14 E. 176.50 feet to an iron pin found, N. 02-16-14 E. 245.00 feet to an iron pin set, N. 51-24-46 W. 210.00 feet to an iron pin set; thence with the line of property now or formerly belonging to Rowena C. Thibodeaux, the following courses and distances: N. 51-24-46 W. 180.00 feet to an iron pin set and S. 15-02-04 W. 416.50 feet to a spike found in the

right of way for Alexander Road; thence with the right of way for Alexander Road, the following courses and distances: N. 38-00-45 W. 91.33 feet to a P.K. Nail found, N. 32-49-35 W., 129.47 feet to a P.K. Nail found, N. 28-06-13 W. 100.04 feet to a P.K. Nail set, and N. 23-01-08 W. 384.13 feet to the point of beginning.

**Derivation:** Estate of Clara Louise Thomson, Deceased, Greenville County Probate Court File No. 2013ES2301449, Deed of Distribution to LaVerne T. Miller (1/3<sup>rd</sup> Interest), Darlene T. Dockins (1/3<sup>rd</sup> Interest), Jeffrey Wade Thompson (1/6<sup>th</sup> Interest), and Denise Thompson Barrett (1/6<sup>th</sup> Interest), recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2435 at Page 3313 on December 2, 2013.

**TAX MAP NO. T035000101100**

**TOGETHER WITH** all that certain piece parcel or lot of land with all improvements thereon containing 0.37 A., more or less, situate, lying and being on Alexander Road, Greenville County, South Carolina, designated as Tract "B," as more particularly shown on that certain plat of real property entitled Survey for Darlene T. Dockins & Kenneth A. Dockins & NewSouth Landservices, LLC," dated July 18, 2019 prepared by Sinclair & Associates, Inc., which plat is incorporated herein as to all matters shown thereon, and having according to said plat the following metes and bounds:

Beginning at a spike found in the right-of-way for Alexander Road at the joint corner of Tract A and Tract B and running thence N. 24-51-11 E. 244.12 feet to an iron pin set in the joint side line of Tracts A and B; thence continuing with the joint side line of Tracts A and B, N. 10-30-07 W. 244.46 feet to an open top pipe found; thence with the line of Tract B and property identified as Tax Parcel T035000101100, the following courses and distances: S. 02-16-14 W. 245.00 feet to an open top found; S 12-15-14 W. 176.50 feet to an open top found; S. 65-57-50 W. 109.49 feet to the point of beginning.

**Derivation:** Deed of Kenneth A. Dockins and Darlene T. Hyett to Kenneth A. Dockins and Darlene T. Dockins dated November 9, 2007, recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2303 at Page 866 on December 5, 2007.

**TAX MAP NO. T035000101103**

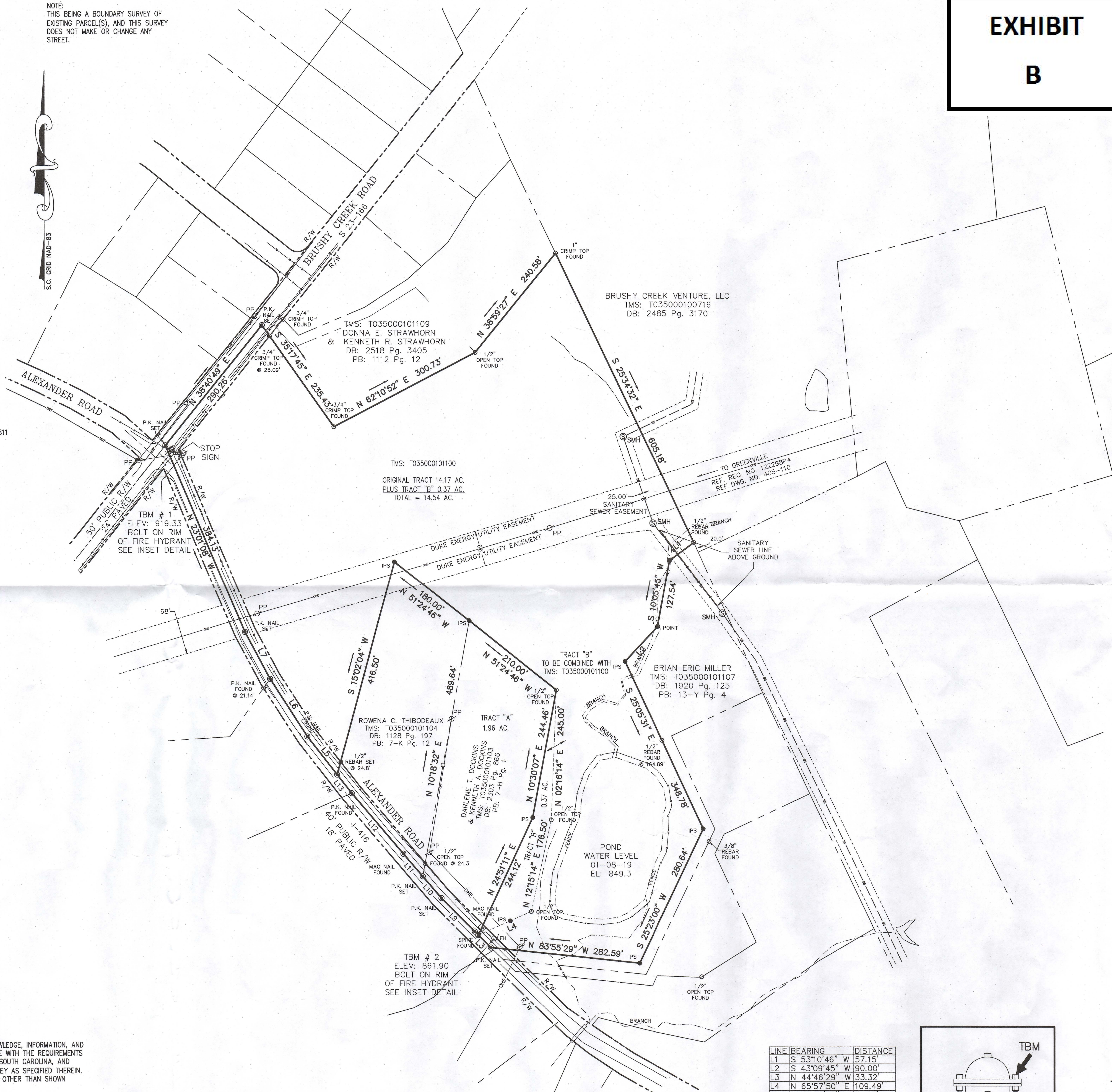


GENERAL NOTES:

- 1) This plot was prepared as a professional service for the exclusive use of the person, persons, or entity named within the hereon statement and or title. Said statement does not extend to any unnamed person, persons or entity without the expressed permission of SINCLAIR & ASSOCIATES, INC. naming said person, persons, or entity.
- 2) Although all visible easements obvious and apparent to the surveyor have been shown, SINCLAIR & ASSOCIATES, INC. does not warrant the existence or nonexistence of any other easements.
- 3) The underground utilities shown have been located from field surveys, furnished information, and or existing drawings. SINCLAIR & ASSOCIATES, INC. makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. SINCLAIR & ASSOCIATES, INC. further does not warrant that the underground utilities shown are in the exact location as indicated although SINCLAIR & ASSOCIATES, INC. does state that they are located as accurately as possible from the information available. SINCLAIR & ASSOCIATES, INC. has physically located only those underground utilities which are visibly apparent.
- 4) SINCLAIR & ASSOCIATES, INC. does not warrant the existence or nonexistence of any hazardous waste on the survey site.
- 5) SINCLAIR & ASSOCIATES, INC. does not warrant the existence or nonexistence of any Jurisdictional Wetlands on the survey site.
- 6) **FLOOD CERTIFICATION**  
According to FEMA FIRM MAP Panel No. 342 of 625 for Greenville County Dated: August 18, 2014; This site is not in a 100 Year Flood Hazard Zone. Community-Panel Number: 45045C0342E.
- 7) Underground utilities are shown per a sketch provided by GREER-CPW.  
Before any construction or digging you will need to call 811 (Utility Location Service).

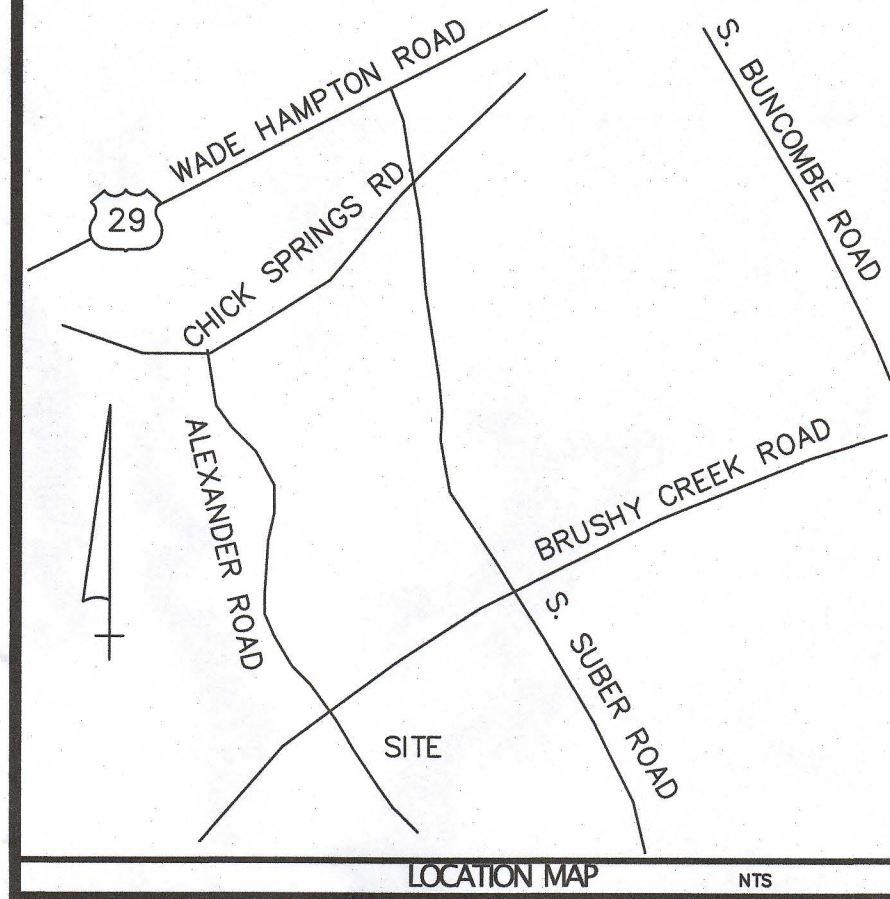
NOTE:  
THIS BEING A BOUNDARY SURVEY OF  
EXISTING PARCEL(S), AND THIS SURVEY  
DOES NOT MAKE OR CHANGE ANY  
STREET.

S.C. GRID WAD-63



EXHIBIT

B



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS, BOTH RECORDED AND UNRECORDED.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

A COMPLETE TITLE SEARCH WAS NOT PERFORMED BY OR SUPPLIED TO SINCLAIR & ASSOCIATES, INC.

MONUMENTS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

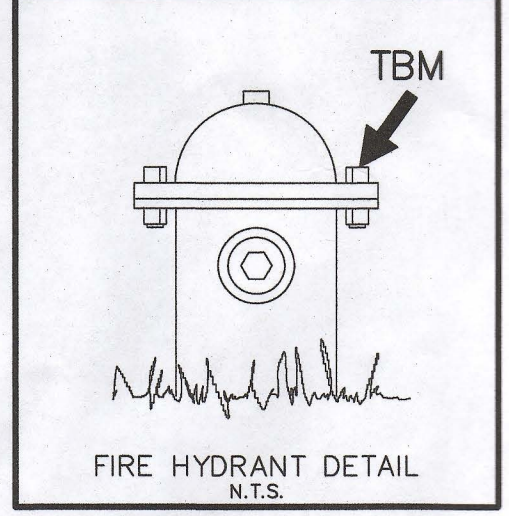
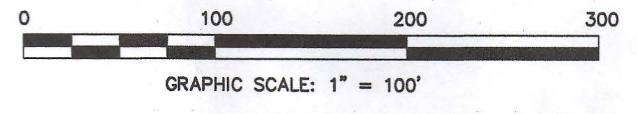
ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

AREAS CALCULATED BY COORDINATE GEOMETRY AND CARLSON SOFTWARE.

CURRENT OWNER  
DENISE THOMPSON BARRETT  
& DARLENE T. DOCKINS  
& etal

LEGEND

- OHE— EXISTING OVERHEAD POWER
- FO--- UNDERGROUND FIBER OPTIC
- UGT--- EXISTING UNDERGROUND TELEPHONE
- SS--- EXISTING SANITARY SEWER
- SD--- EXISTING STORM DRAIN SEWER
- W--- EXISTING WATERLINE
- G--- EXISTING GAS LINE
- CL--- CHAIN LINK FENCE
- SMH SANITARY MANHOLE
- SMH STORM MANHOLE
- SMH TELEPHONE MANHOLE
- SMH TELEPHONE PEDESTAL
- SMH ELECTRICAL TRANSFORMER
- SMH SPRINKLER VALVE
- SMH WATER VALVE VAULT
- SMH IRON PIN FOUND (IPF)
- SMH IRON PIN SET (IPS)
- SMH CONCRETE MONUMENT FOUND
- SMH CONCRETE MONUMENT SET
- SMH AC UNIT
- SMH SPIKE / NAIL
- SMH SCOO SANITARY CLEANOUT
- SMH CATCH BASIN
- SMH CURB INLET
- SMH FIRE HYDRANT
- SMH FIRE PROTECTION PIV
- SMH WATER VALVE
- SMH WATER METER
- SMH GAS VALVE
- SMH GAS METER
- SMH UTILITY POLE
- SMH LIGHT POLE
- SMH 15" RCP
- SMH EXISTING STORM PIPE
- SMH R/W RIGHT OF WAY
- SMH RECORD BEARING AND DISTANCE



LINE	BEARING	DISTANCE
1	S 53°10'46" W	57.15'
2	S 43°09'45" W	90.00'
3	N 44°46'29" W	33.32'
4	N 65°57'50" E	109.49'
5	N 38°00'45" W	91.33'
6	N 32°49'35" W	129.47'
7	N 28°06'13" W	100.04'
8	N 44°45'47" W	9.61'
9	N 44°46'33" W	89.02'
10	N 40°31'32" W	54.10'
11	N 40°31'32" W	55.94'
12	N 40°27'27" W	149.96'
13	N 38°00'45" W	44.60'

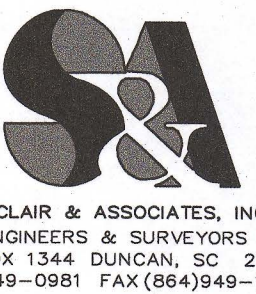
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.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

SINCLAIR & ASSOCIATES, INC

ENGINEERS & SURVEYORS  
DUNCAN, SOUTH CAROLINA



SURVEYORS NAME REG NO. DATE  
J. R. Smith 15790 7-18-19



NOTICE  
THIS DRAWING IS THE PROPERTY OF SINCLAIR & ASSOCIATES, INC. AND IS FURNISHED WITH THE CONDITION THAT IT NOT BE CHANGED WITHOUT WRITTEN AUTHORIZATION OF SINCLAIR & ASSOCIATES, INC. FURTHERMORE THIS DRAWING BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THIS SPECIFIC PROJECT.



3006 BRUSHY CREEK ROAD

NO.	REVISION	DATE
1	ADDED TRACT "B"	7.18.19
0	ORIGINAL ISSUE	11.18.18

BOUNDARY  
SURVEYED FOR:  
NEWSOUTH  
LAND SERVICES, INC.

LOCATED AT  
3006 BRUSHY CREEK ROAD  
GREER, SOUTH CAROLINA  
GREENVILLE COUNTY,  
SOUTH CAROLINA

14.54 ACRES TOTAL

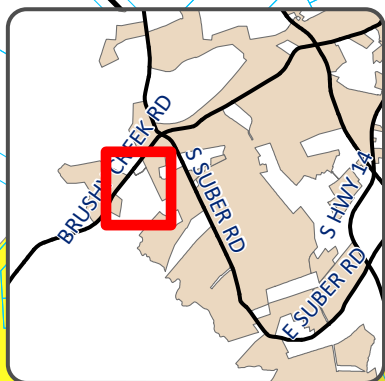
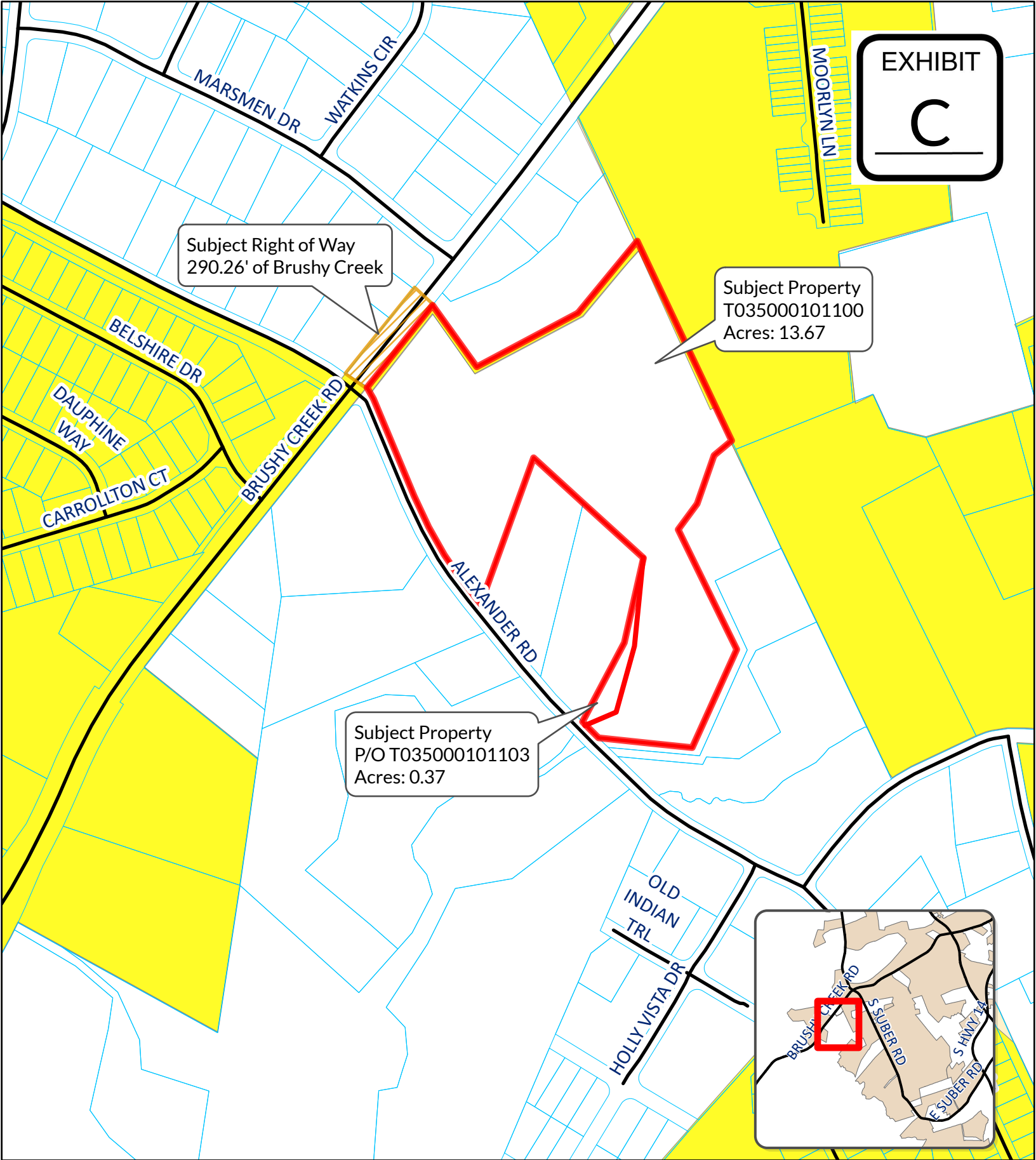
TAX MAP:	T035000101100
PLAT BOOK:	DEED 2435-
DATE:	11/09/2018
DRAWN BY:	JRS
CHECKED:	
PROJECT NO:	5977

SU-1

PATH: c:\projects\5977-halt brushy creek\disc\

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# Ordinance 20-2019

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 SC State Plane Coordinate System using the 1983 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.

N

0 125 250 375 500 Feet

Council Districts

1

2

3

4

5

6

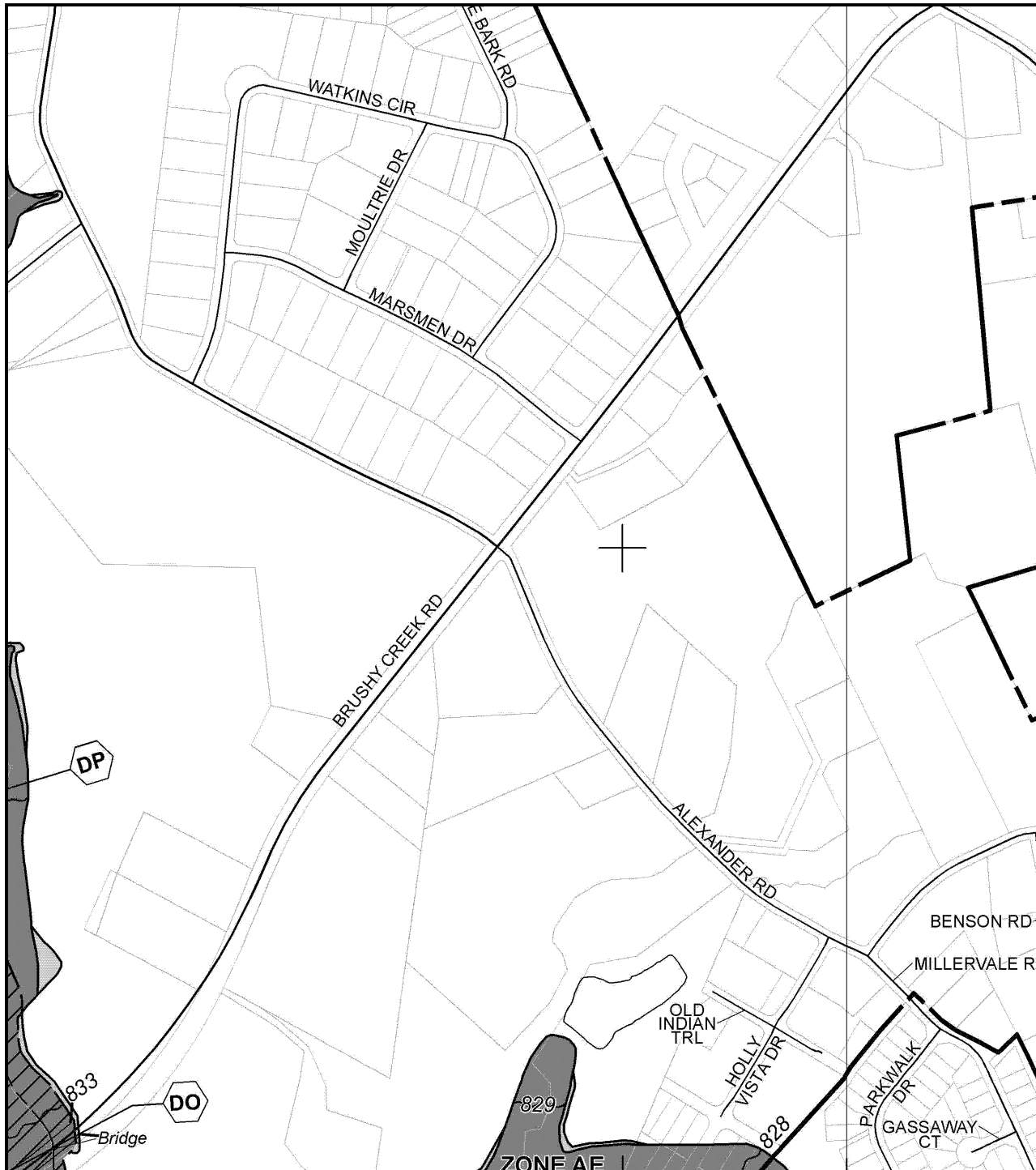
Streets

Right of Way

Parcels

City Limits

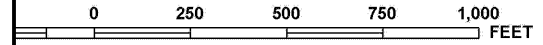
Created 10/4/2019 by City of Greer GIS



Program at 1-800-638-6620.



MAP SCALE 1" = 500'



EXHIBIT

D

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342E

## FIRM

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

PANEL 342 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0342	E
GREER, CITY OF	450200	0342	E

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



MAP NUMBER  
45045C0342E

MAP REVISED  
AUGUST 18, 2014

Federal Emergency Management Agency

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



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

### Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 3006 BRUSHY CREEK ROAD, GREER, SC 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 T035000101100 attached hereto marked as Exhibit C containing approximately 4.17 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 30th day of APRIL, 2019, before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: LAVERNE T. MILLER

Signature: Laverne T. Miller

Address: 418 Alexander Road

Witness: Greer, SC 29650

Date: 5-6-2019

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE  
(T035000101100)

Print Name: DARLENE T. DOCKINS

Signature: Darlene T. Dockins

Address: 426 Alexander Rd. Greer, SC 29650

Witness: [Signature]

Date: May 6, 2019

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE  
(T035000101100)



Print Name: DENISE THOMPSON BARRETT

Signature: Denise Thompson Barrett

Address: 710 Ansel School Rd Greer SC 29651

Witness: [Signature]

Date: 5/6/19

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE  
(T035000101100)

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: JEFFREY WADE THOMPSON

Signature: Jeffrey W Thompson

Address: 39248 US 19 N #323 Tarpon Springs FL 34689

Witness: [Signature]

Date: 5-3-19

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE  
(T035000101100)

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_



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

**AMENDED**  
**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 3006 BRUSKY CREEK ROAD, GREER, SC 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 SEE BELOW attached hereto marked as Exhibit C containing approximately 14.54 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.

\* AND A PORTION OF 426 ALEXANDER ROAD, GREER, SC

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 2nd day of OCTOBER, 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.

3006 BRUSKY CREEK ROAD - TAX MAP NO. T035006101100  
426 ALEXANDER ROAD - TAX MAP NO. T035000101103

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

Print Name: DENISE THOMPSON BARRETT

Signature: *Denise Thompson Barrett*

Address: 710 Ansel School Rd Greer SC 29651

Witness: *[Signature]*

Date: 5/6/19

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE  
(T035000101100)

Print Name: Darlene T. Dockins

Signature: *Darlene T. Dockins*

Address: 426 Alexander Rd Greer SC 29650

Witness: *Evelyn M. Angeltu*

Date: 10/31/19

Parcel Address: 426 Alexander Rd Greer SC 29650

Part of Tax Map Number: T035000101103

Print Name: Kenneth A. Dockins

Signature: *By Darlene T. Dockins POA*

Address: 426 Alexander Rd Greer SC 29650

Witness: *Evelyn M. Angeltu*

Date: 10/31/19

Parcel Address: 426 Alexander Rd Greer SC 29650

Part of Tax Map Number: T035000101103

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: JEFFREY WADE THOMPSON

Signature: *Jeffrey W Thompson*

Address: 39248 US 19 N 323 Tarpon Springs FL 34689

Witness: *[Signature]*

Date: 5-3-19

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE  
(T035000101100)

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel Address: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_

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

---

**DOCKET:** AN 2019-09

**APPLICANT:** Evelyn Angeletti

**PROPERTY LOCATION:** 3006 Brushy Creek Rd

**TAX MAP NUMBER:** T035000101100

**EXISTING ZONING:** R-12, Single Family Residential (Greenville County)

**REQUEST:** Annex and zone R-12, Single Family Residential

**SIZE:** 13.67 acres

**COMPREHENSIVE PLAN:** Adjacent to Residential Land Use 2 and 3 Communities

**ANALYSIS:** AN 2019-09

---

AN 2019-09 is an annexation and zoning request for a parcel located on Alexander and Brushy Creek Roads. The request is to zone the parcels from R-12, Single Family Residential (Greenville County), to R-12, Single Family Residential, for future development.

Surrounding land uses and zoning include:

North: R-15 Single Family Residential (Greenville County) and R-12, Single Family (City of Greer)

East: R-12, Single Family Residential (Greenville County) and R-12, Single Family Residential and PD-R, Planned Development Residential

South: R-12, Single Family Residential (Greenville County)

West: R-12, Single Family Residential and R-S, Residential Suburban (Greenville County)

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Residential Land Use 2 and 3 Communities along a Neighborhood Corridor. This Community category is generally where most residential subdivisions located across the city may be found. The density range of these areas is between 2.6 to 4.6+ units per acre. The proposed density is 3.6 units per acre. As such, this meets the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, Staff can support the proposed zoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION:** Mrs. Jones made a motion to recommend R-15, Single Family Residential, instead of the requested R-12, Single Family Residential zoning. Mr. Martin seconded the motion. The motion carried 6-0.



**AGENDA**  
**GREER CITY COUNCIL**  
**10/8/2019**

**Second and Final 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)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Ordinance Number 33-2019	9/11/2019	Ordinance
❑ Ord 33-2019 Exhibit A Deed	9/11/2019	Exhibit
❑ Ord 33-2019 Exhibit B1 Plat	9/11/2019	Exhibit
❑ Ord 33-2019 Exhibit B2 Plat	9/11/2019	Exhibit
❑ Ord 33-2019 Exhibit B3 Plat	9/11/2019	Exhibit
❑ Ord 33-2019 Exhibit B4 Plat	9/11/2019	Exhibit
❑ Ord 33-2019 Exhibit C Map	9/11/2019	Exhibit
❑ Ord 33-2019 Exhibit D Flood Map	9/11/2019	Exhibit
❑ Ord 33-2019 Zoning Application	9/11/2019	Backup Material
❑ Ord 33-2019 Petition for Annexation	9/11/2019	Backup Material

**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**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: September 10, 2019

Second and  
Final Reading: October 8, 2019

**APPROVED AS TO FORM:**

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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 30<sup>th</sup> 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 30<sup>th</sup> 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 30<sup>th</sup> 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 30<sup>th</sup> 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 30<sup>th</sup> 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 )

)

TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG )

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 26<sup>th</sup> 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 26<sup>th</sup> 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 BEGINNG. 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: \_\_\_\_\_.

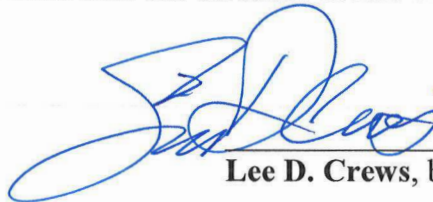
6. The deed recording fee is computed as follows:

- (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 26<sup>th</sup>  
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

# 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:

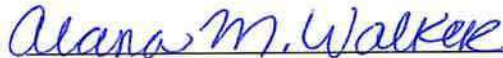
- (a) Place the amount listed in item 4 above here: \$ \_\_\_\_\_  
(b) Place the amount listed in item 5 above here \$ \_\_\_\_\_  
(If no amount is listed, place zero here.)  
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$ \_\_\_\_\_

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.

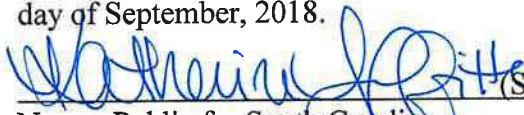
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantors.

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    )  
  )    ACKNOWLEDGEMENT  
COUNTY OF GREENVILLE    )

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



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 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) **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: \$ \_\_\_\_\_

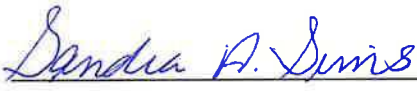
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is N/A.

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 \_\_\_\_\_.

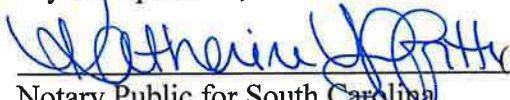
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

  
(SEAL)  
**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

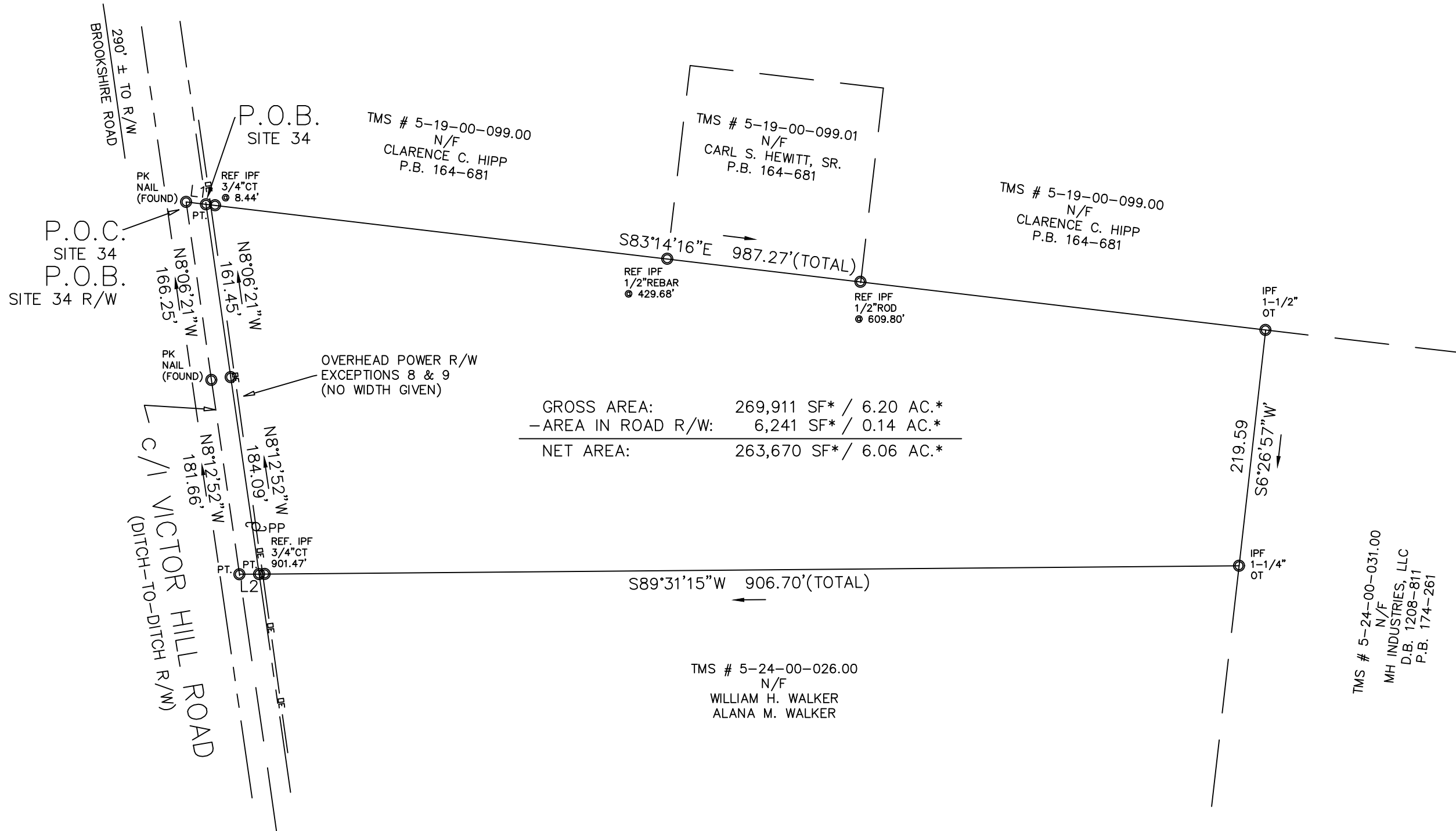
## INFORMATION

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.

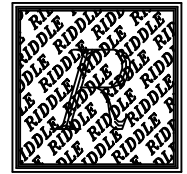
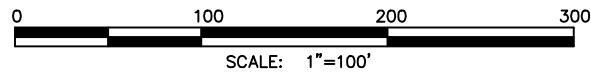
NOTES:  
1.)REFERENCE:  
- TAX MAP # 5-24-00-025.00  
- D.B.  
- P.B. 19-576 & 577  
2.) BOUNDARY SURVEY ONLY. IMPROVEMENTS NOT LOCATED THIS DATE.  
3.) \* - ACREAGE INCLUDES ANY AND ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.  
4.) PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE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

EXCEPTIONS SCHEDULE "B" PART II COMMITMENT NO. 018-084				
#	RECORDED IN:	IN FAVOR OF	PURPOSE	COMMENT
8	DB 15-Z PG 58	DUKE POWER COMPANY	EASEMENT	BLANKET EASEMENT (NOT PLOTTABLE)
9	DB 30-F PG 208	DUKE POWER COMPANY	EASEMENT	BLANKET EASEMENT (NOT PLOTTABLE)

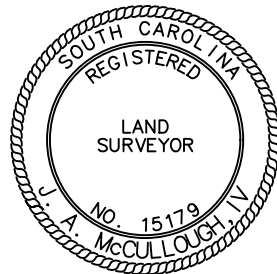
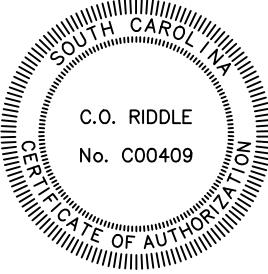
TO: CULLUM GSP 081, LP AND CHICAGO TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, 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.

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.

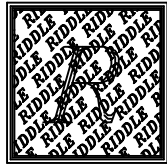
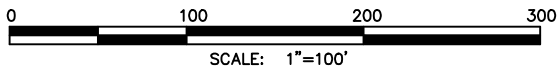
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 9, 10a, 10b, 11, 12, 13, 14, 16, 17,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

The field work was completed on September 11, 2018

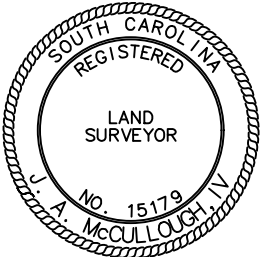
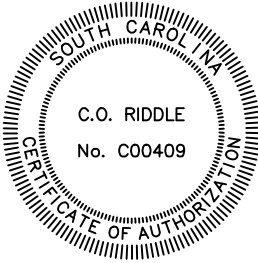
Date of Plat or Map: September 12, 2018

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:

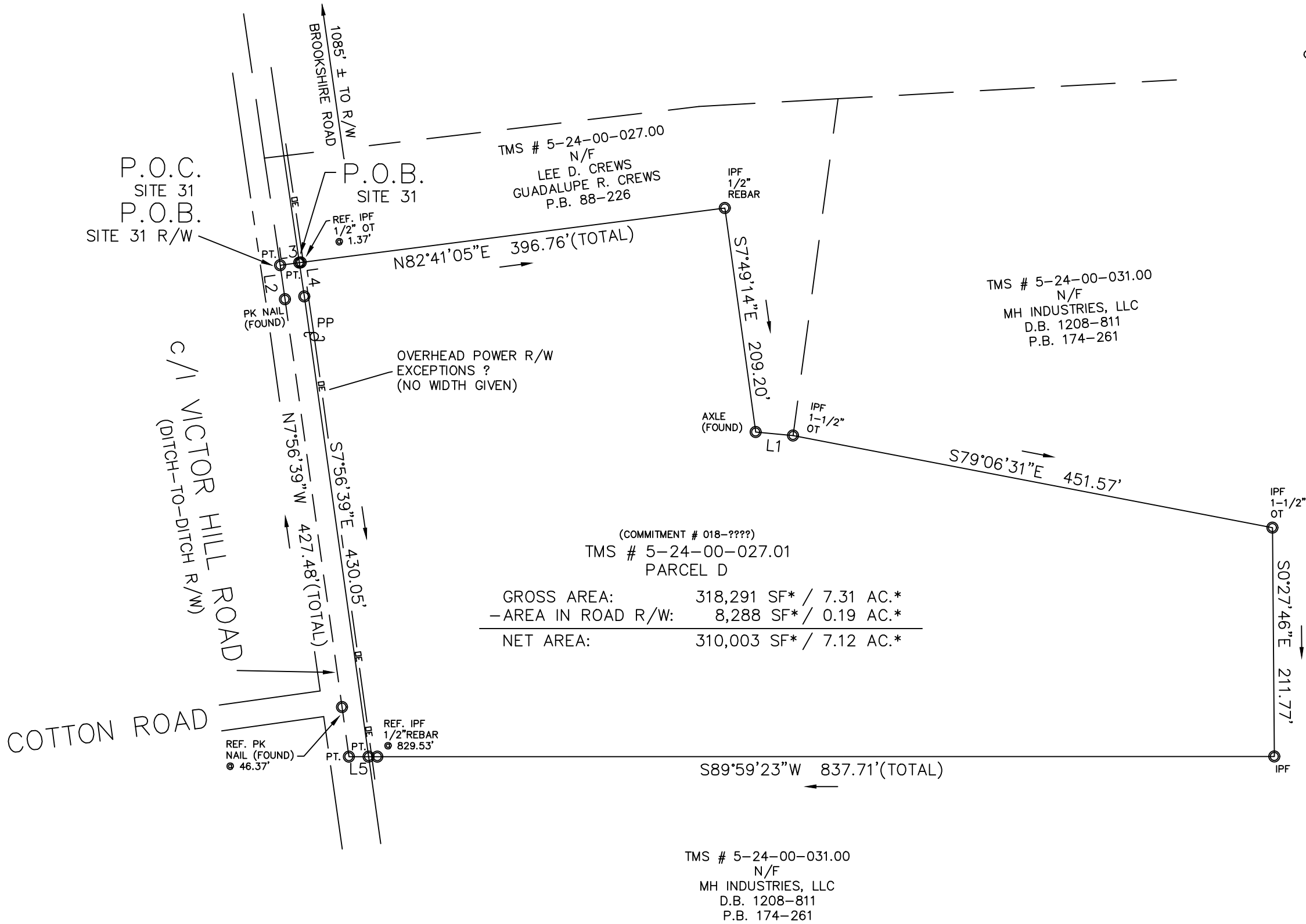
BEGINNING at a point (PT.) located in the center line of Victor Hill Road, said point being located approximately 1085 feet south of the intersection with Brookshire Road, thence leaving said center line of Victor Hill Road, turning and continuing along a joint property line with Crews N 82 41 10 E for 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.

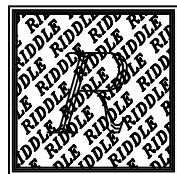
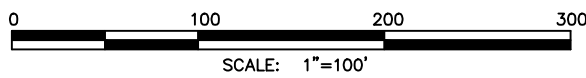
TO: CULLUM GSP 081, LP AND CHICAGO TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

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.

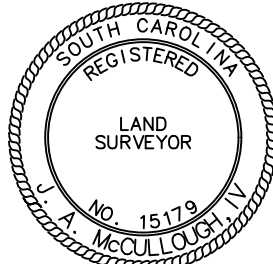
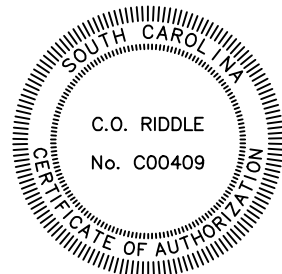
EXHIBIT  
B-4

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

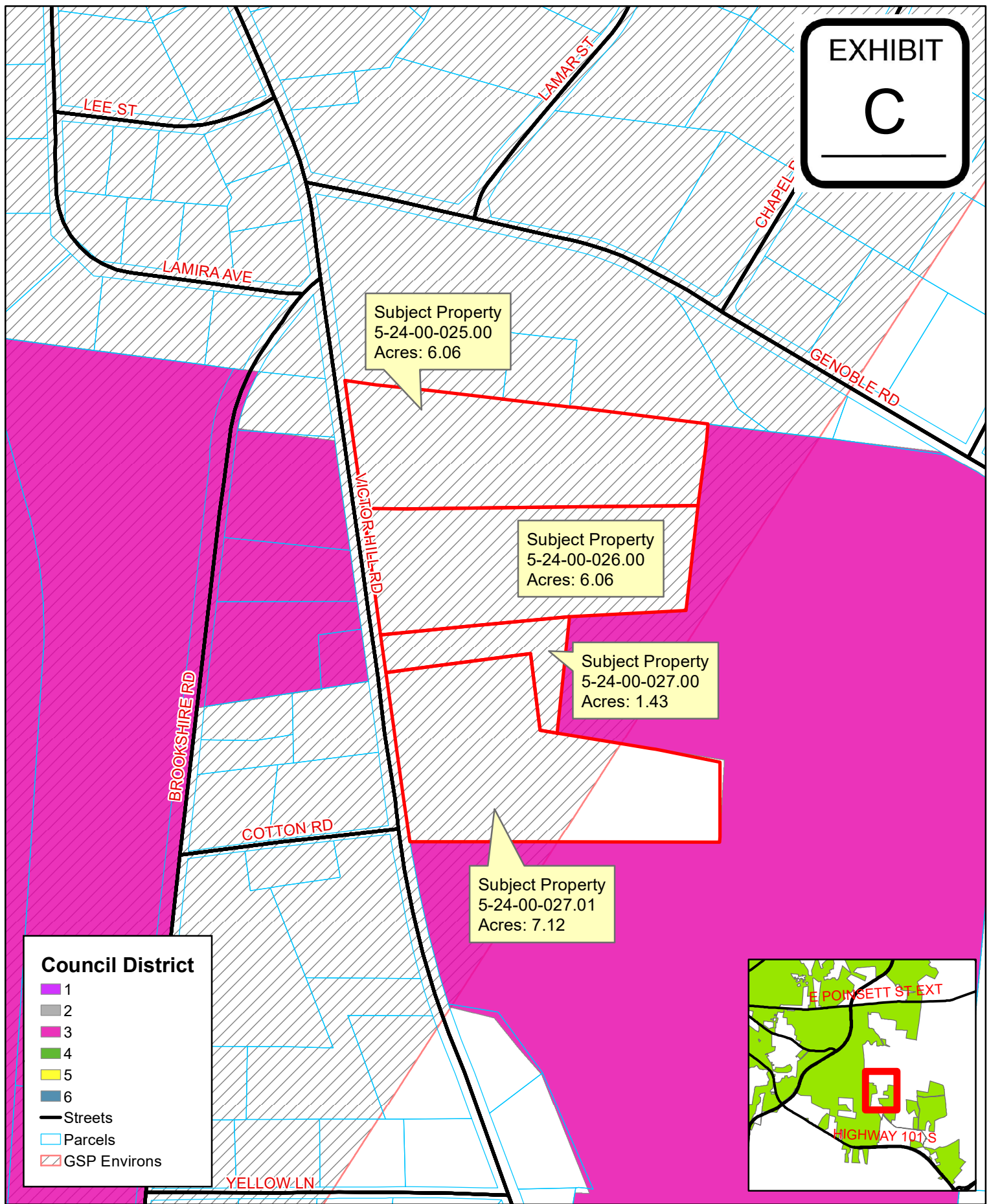
ALTA/NSPS LAND TITLE  
SURVEY FOR  
SITE 31 SIMS  
CULLUM GSP 081, LP  
SPARTANBURG COUNTY  
SOUTH CAROLINA  
SEPTEMBER 12, 2018



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

# EXHIBIT

# C



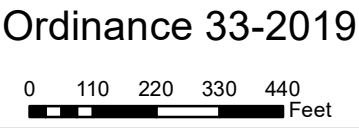
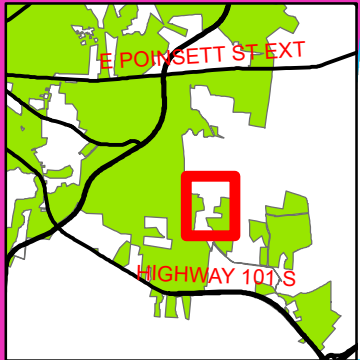
**Council District**

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

— Streets

▭ Parcels

▭ GSP Environs

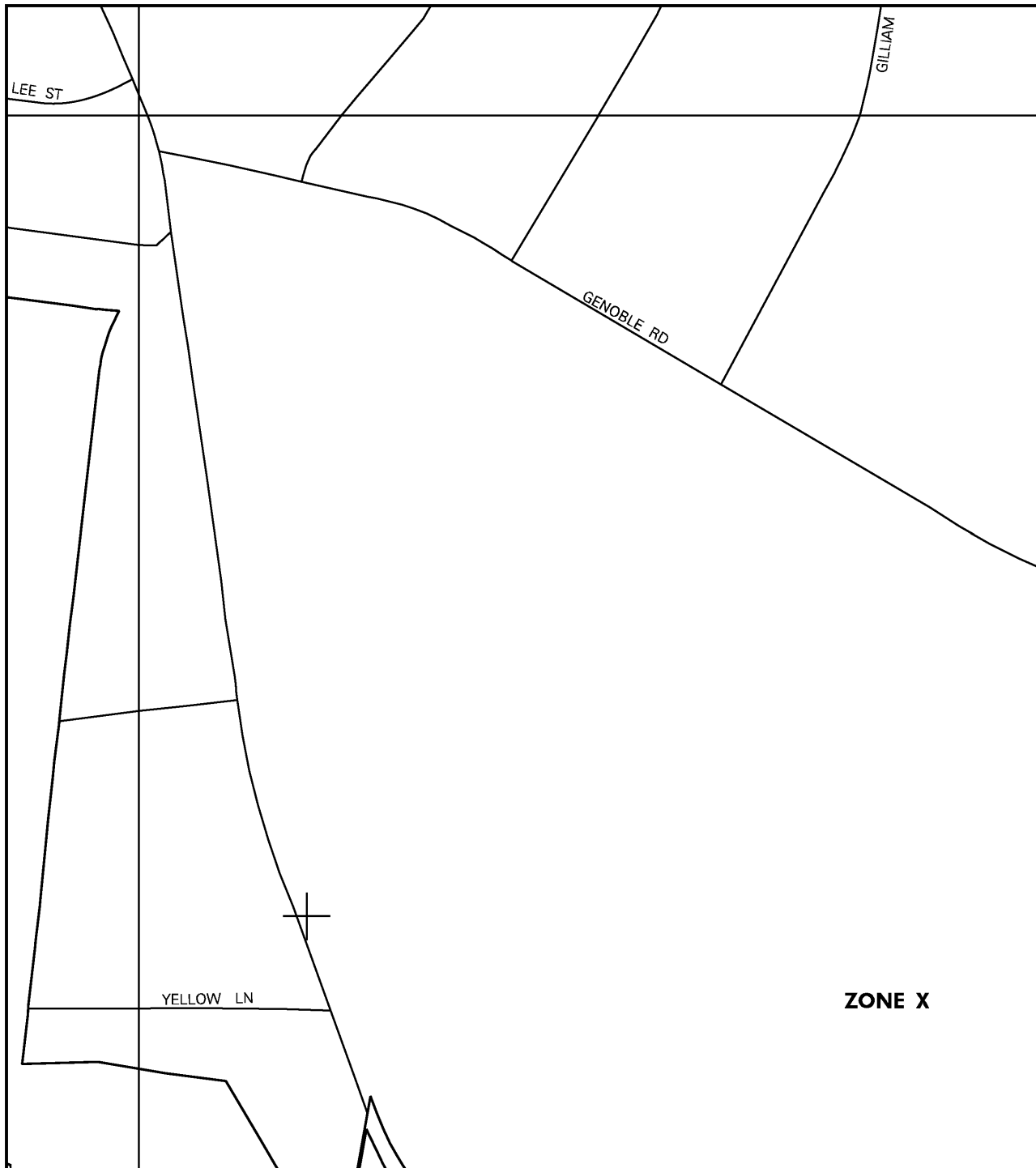


The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the South Carolina State Plane Coordinate System using the 1983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



# EXHIBIT

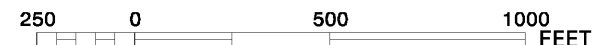
## D



Flood insurance is available in this community 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](http://www.msc.fema.gov)



**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<sup>29.672</sup> 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@aculluminterests.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@aculluminterests.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](http://www.cityofgreer.org)

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_

Case No. \_\_\_\_\_

Meeting Date \_\_\_\_\_

See Reverse



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

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)



**AGENDA**  
**GREER CITY COUNCIL**  
**10/8/2019**

**Second and Final 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)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Ordinance Number 35-2019	9/25/2019	Ordinance
☐ Ord 35-2019 Exhibit A Map	9/25/2019	Exhibit
☐ Ord 35-2019 Exhibit B Statement of Intent	9/25/2019	Exhibit
☐ Ord 35-2019 Exhibit C Site Plan	9/25/2019	Exhibit
☐ Ord 35-2019 Zoning Application	9/25/2019	Exhibit

**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: Councilmember Wryley Bettis

First Reading: September 24, 2019

Second and  
Final Reading: October 8, 2019

Approved as to Form:

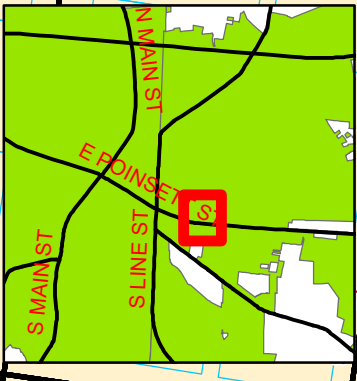
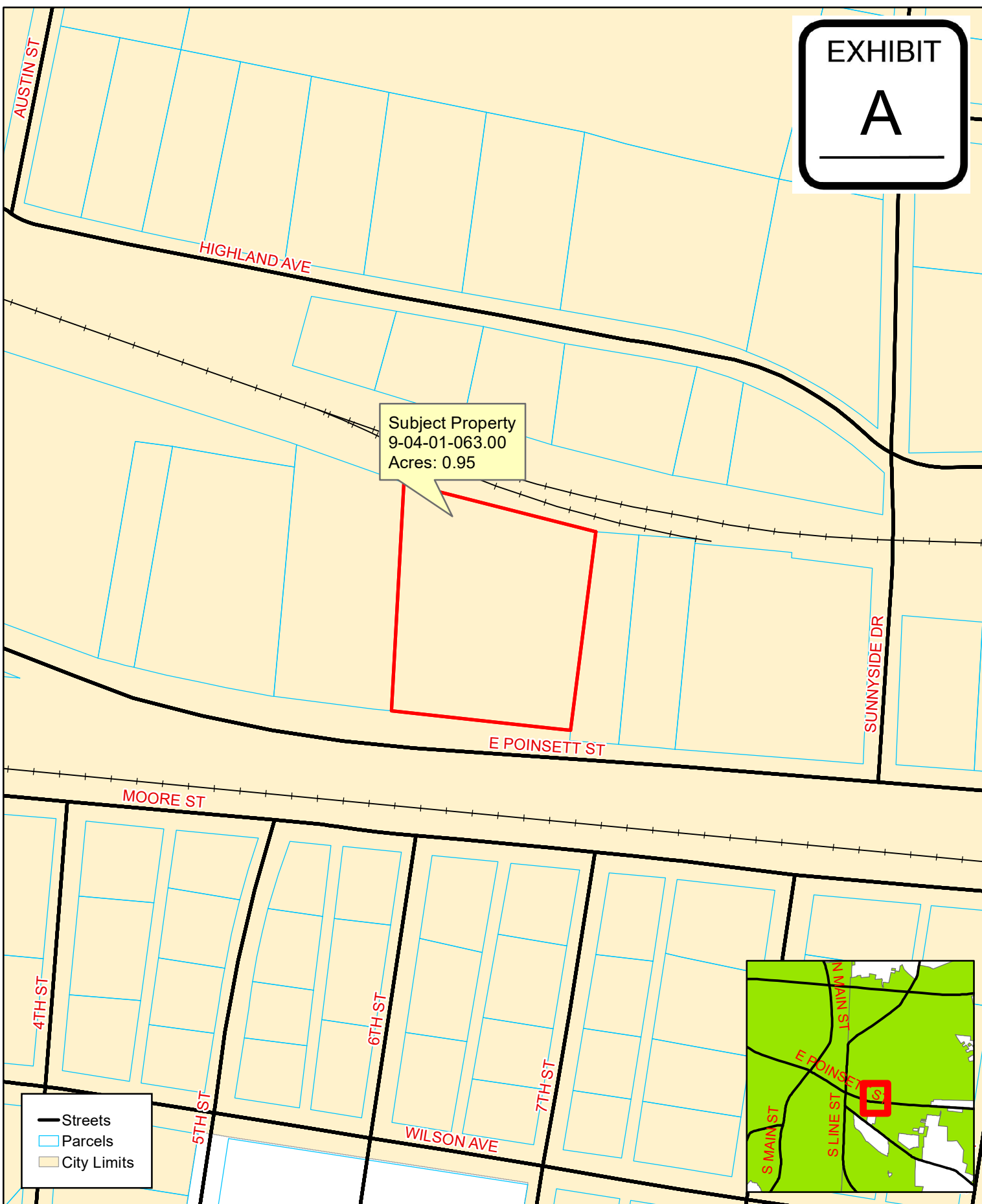
---

John B. Duggan, Esquire  
City Attorney

# EXHIBIT

# A

Subject Property  
9-04-01-063.00  
Acres: 0.95

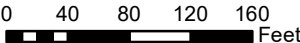


- Streets
  - Parcels
  - City Limits



## Ordinance 35-2019

Created 9/3/2019 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.



# 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.

SITE DATA

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)

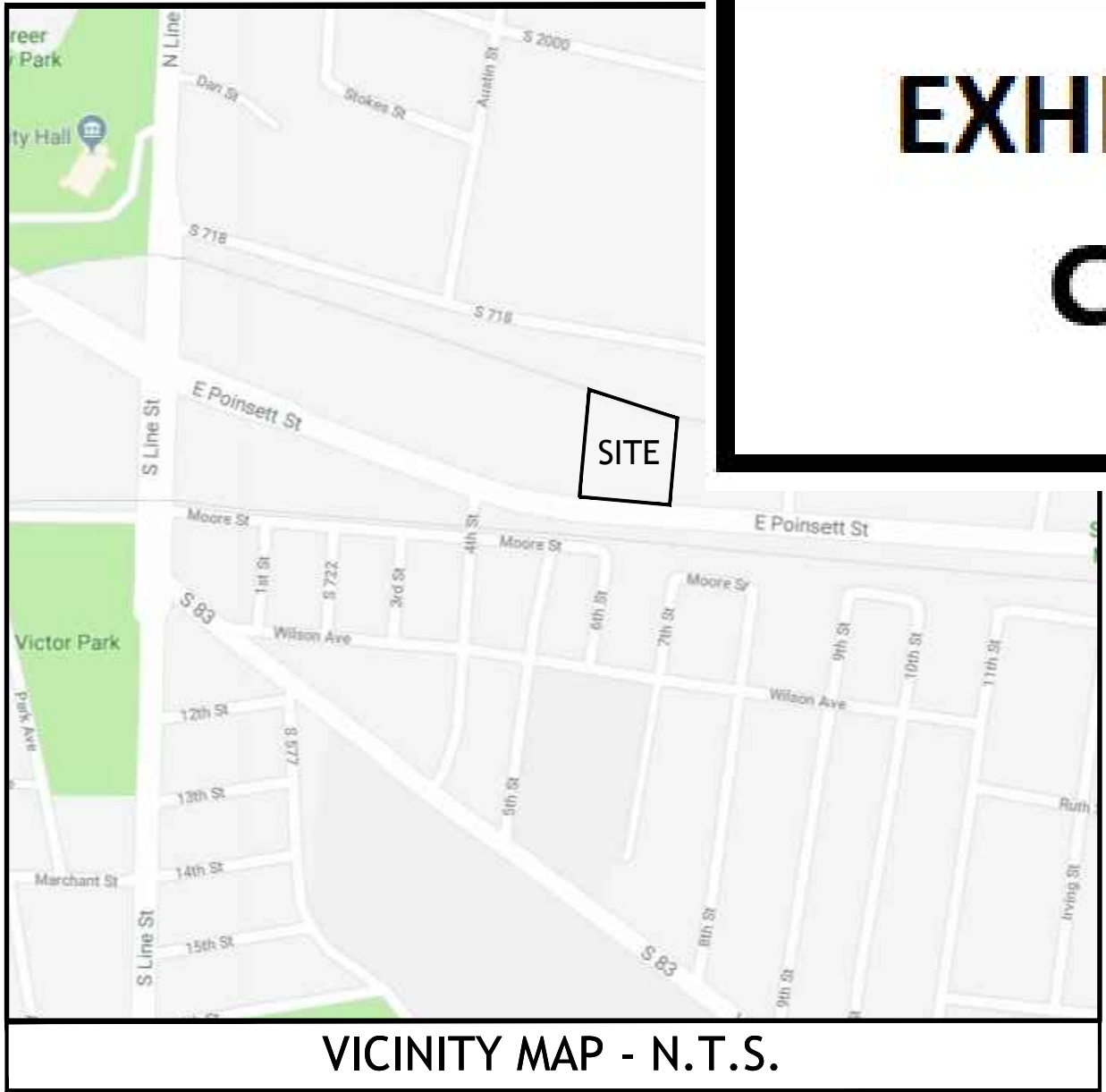
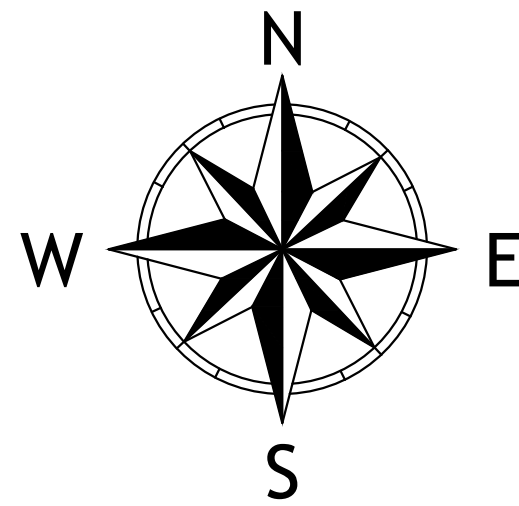
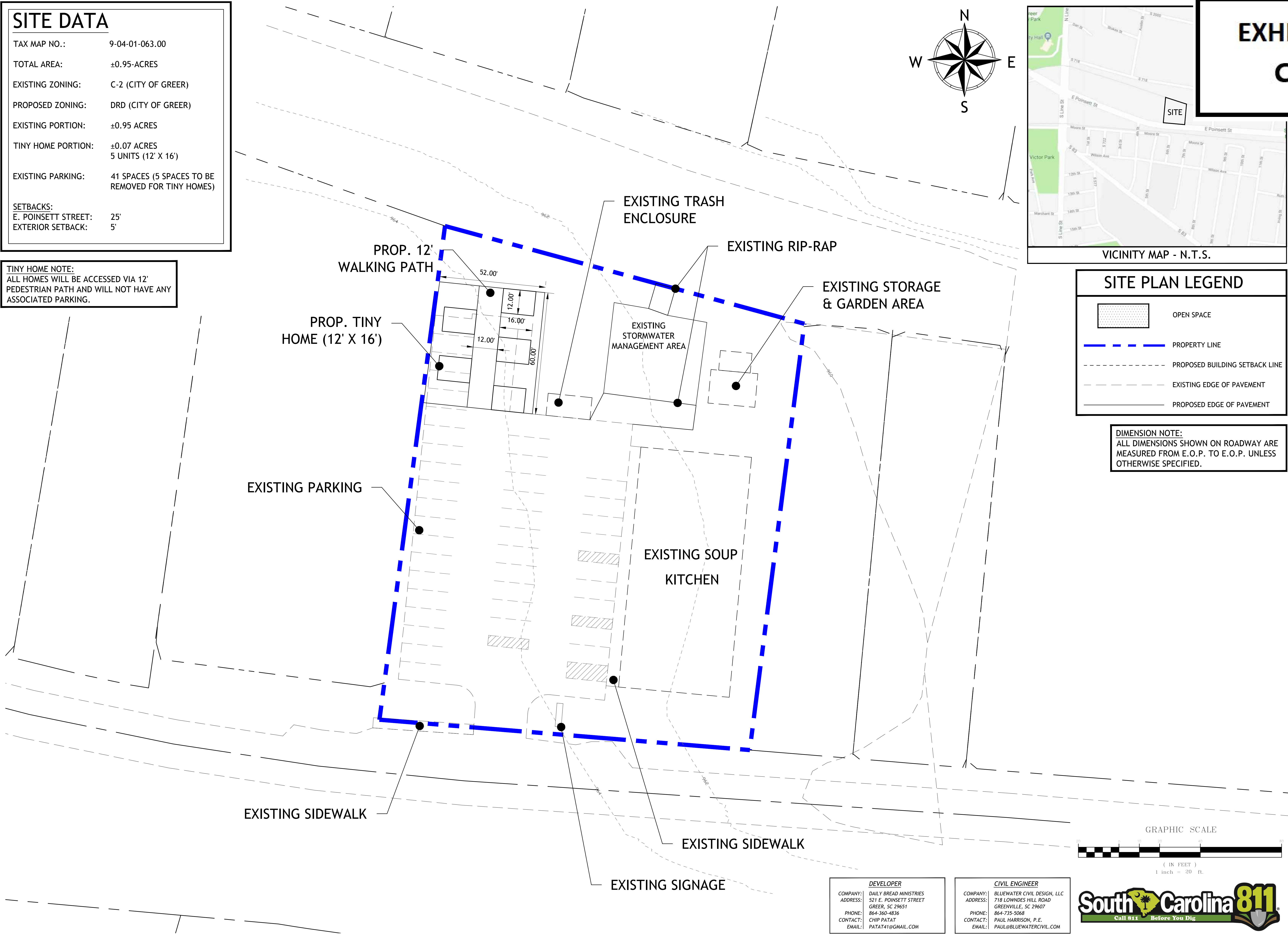
SETBACKS:

E. POINSETT STREET: 25'

EXTERIOR SETBACK:

5'

TINY HOME NOTE:  
ALL HOMES WILL BE ACCESSED VIA 12'  
PEDESTRIAN PATH AND WILL NOT HAVE ANY  
ASSOCIATED PARKING.



SITE PLAN LEGEND

OPEN SPACE

PROPERTY LINE

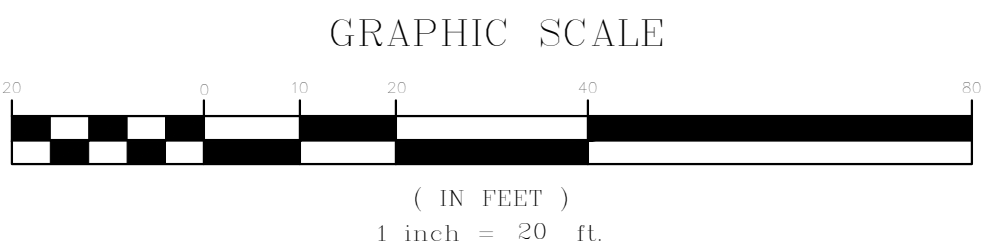
PROPOSED BUILDING SETBACK LINE

EXISTING EDGE OF PAVEMENT

PROPOSED EDGE OF PAVEMENT

DIMENSION NOTE:

ALL DIMENSIONS SHOWN ON ROADWAY ARE  
MEASURED FROM E.O.P. TO E.O.P. UNLESS  
OTHERWISE SPECIFIED.



DEVELOPER

COMPANY:

DAILY BREAD MINISTRIES

ADDRESS:

521 E. POINSETT STREET  
GREER, SC 29651

PHONE:

864-360-4836

CONTACT:

CHIP PATAT

EMAIL:

PATAT41@GMAIL.COM

CIVIL ENGINEER

COMPANY:

BLUEWATER CIVIL DESIGN, LLC

ADDRESS:

718 LOWNDES HILL ROAD  
GREENVILLE, SC 29607

PHONE:

864-735-5068

CONTACT:

PAUL HARRISON, P.E.

EMAIL:

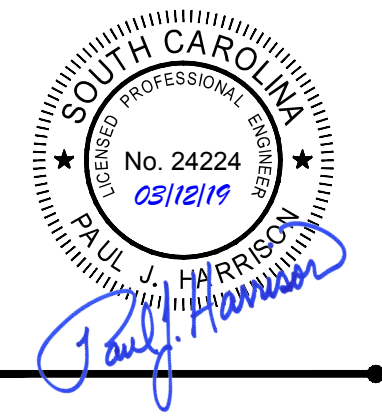
PAUL@BLUEWATERCIVIL.COM



EXHIBIT  
C

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

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



DAILY BREAD MINISTRIES  
Tiny Home Addition  
East Poinsett Street  
Greer, SC 29651

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	03/12/2019	Issued For Review By Owner

PRELIMINARY  
DEVELOPMENT PLAN

PDP-1



**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 CHIP PATAT 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)  (CHIP 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*



**AGENDA**  
**GREER CITY COUNCIL**  
**10/8/2019**

**Bid Summary – Demolition of Kids Planet Playground**

**Summary:**

The Parks and Recreation Department solicited bids for the demolition of Kids Planet Playground. Staff recommends the bid be awarded to Wilma's Pump and Tank.  
Presented by Red Watson, Assistant Director of Parks and Recreation (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	9/30/2019	Cover Memo
❑ Bid Summary - Demolition of Kids Planet Playground	10/4/2019	Backup Material

# Memorandum

**To:** Ed Driggers, City Administrator  
**From:** Ann Cunningham, Director, Parks and Recreation  
**cc:** Tammy Duncan, Municipal Clerk  
**Date:** September 30, 2019  
**Re:** Kids Planet Demolition Bid

---

The City of Greer Parks and Recreation Department solicited bids for the demolition of Kids Planet Playground. Eleven (11) different companies attended the Mandatory Pre-Bid Meeting on September 13, 2019. One addendum was issued on September 17, 2019, asking that the price for one of the trees included in the demolition plan be listed as an alternate. Bids were opened on September 20, 2019. Bids were as follows:

<b><u>Sterling Structure</u></b>	Base bid 143,205.00 Alternative: 3,351.00 Total Amount: 146,556
----------------------------------	---

<b><u>Martin &amp; Son Contracting Inc.</u></b>	Base bid: 140,000 Alternative: 2,700 Total Amount: 142,700
---	--

<b><u>Wilma's Pump &amp; Tank</u></b>	Base bid: 43,000 Alternative: 10,000 Total Amount: 53,000
---------------------------------------	---

Staff has followed up with each company that submitted a bid to review information contained in their bid packets such as references, pricing, required permitting and licensing, etc.

Staff recommends the bid be awarded to Wilma's Pump and Tank. They are a locally owned company that has over 35 years' experience serving the Upstate and surrounding states.

# Kids Planet Playground Demolition

Bid No.	Contractor Name	Paperwork y/n	Bid Bond y/n	Business License y/n	Liability Insurance	Bid Amount
1	Sterling Structure Design	Y	Y	N	Y	Base bid 143,205.00 Alternative: 3,351.00 Total Amount: 146,556
2	Martin & Son Contracting Inc.	Y	Y	N	Y	Base bid: 140,000 Alternative: 2,700 Total Amount: 142,700
3	Wilma Pump & Tank	Y	Y	N	Y	Base bid: 43,000 Alternative: 10,000 Total Amount: 53,000
4						
5						
6						
7						
8						
9						





**AGENDA**  
**GREER CITY COUNCIL**  
**10/8/2019**

**First Reading of Ordinance Number 36-2019**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

**Executive Summary:**

Ordinance 36-2019 is an annexation and zoning request for a parcel located at 5204 W. Wade Hampton Blvd. The parcel for annexation consists of 0.63 acres and is proposed for C-3, Commercial, zoning. The purpose of the annexation is to combine this parcel with the parcel to the east for future commercial development. The Planning Commission will conduct a public hearing on October 21, 2019 for the zoning of this parcel.

Brandon McMahan, Zoning Coordinator

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	9/30/2019	Cover Memo
❑ Ordinance Number 36-2019	9/30/2019	Ordinance
❑ Ord 36-2019 Exhibit A Deed	9/30/2019	Exhibit
❑ Ord 36-2019 Exhibit B Plat	9/30/2019	Exhibit
❑ Ord 36-2019 Exhibit C Map	9/30/2019	Exhibit
❑ Ord 36-2019 Exhibit D Flood Map	9/30/2019	Exhibit
❑ Ord 36-2019 Petition for Annexation	9/30/2019	Backup Material
❑ Ord 36-2019 Zoning Application	9/30/2019	Backup Material

# Memorandum

**To:** Mr. Ed Driggers, City Administrator  
**From:** Brandon McMahan, Zoning Coordinator  
**Subject:** Ordinance #36-2019  
**Date:** September 30, 2019  
**CC:** Tammy Duncan, Clerk to City Council

---

Ordinance 36-2019 is an annexation and zoning request for a parcel located at 5204 W. Wade Hampton Blvd. The parcel for annexation consists of 0.63 acres and is proposed for C-3, Commercial, zoning. The purpose of the annexation is to combine this parcel with the parcel to the east for future commercial development.

The Planning Commission will conduct a public hearing on October 21, 2019 for the zoning of this parcel.



**ORDINANCE NUMBER 36-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY.**

**WHEREAS**, Bobby Safrit is the sole owner of property located at 5204 West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Number T009050105003 containing approximately 0.63 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0341E attached hereto marked as Exhibit D; and

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

**WHEREAS**, Bobby Safrit has petitioned the City of Greer to annex his property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and

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

**WHEREAS**, the property owner has requested that the subject property be zoned C-3 (Commercial District); and

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

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

1. ANNEXATION: The 0.63 acres +/- property shown in red on the attached map owned by Bobby Safrit located at 5204 West Wade Hampton Boulevard as described on the attached map as Greenville County Parcel Number T009050105003 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 184.57 FEET OF WEST WADE HAMPTON BOULEVARD ROADWAY: 184.57 feet of West Wade Hampton Boulevard roadway along the edge of the annexed property owned by Bobby Safrit as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

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

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

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

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading:           October 8, 2019

Second and

Final Reading:         October 29, 2019

**APPROVED AS TO FORM:**

---

John B. Duggan, Esquire  
City Attorney

**EXHIBIT****A**

**GRANTEE'S ADDRESS: 2543 LOCUST HILL ROAD, TAYLORS, S. C. 29687**

STATE OF SOUTH CAROLINA   )  
  )  
COUNTY OF GREENVILLE    )


**TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that **Collins Properties, LP** (hereinafter "Grantor"), in consideration of **Two Hundred Thousand and 00/100 (\$200,000.00) Dollars**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto **Bobby M. Safrit, II** (hereinafter "Grantee") its successors and assigns forever, the following real property, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

THIS conveyance is subject to all easements, conditions, covenants, restrictions, zoning ordinances, encumbrances and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

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

 **2015083934**  
DEED Book: DE 2475 Page: 5868 - 5870 3 Pgs  
October 28, 2015 04:05:06 PM Cons: \$200,000.00  
Rec: \$10.00 Cnty Tax: \$220.00 State Tax: \$520.00  
**FILED IN GREENVILLE COUNTY, SC** *Timothy J. Murray*

WITNESS the Grantor's hand and seal this 26<sup>th</sup> day of October, 2015.


SIGNED SEALED AND DELIVERED  
in the presence of:

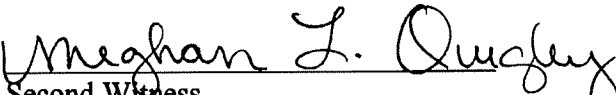
GRANTOR:

**Collins Properties, LP**

By: Collins Properties of S.C, Inc.  
Its: General Partner

  
First Witness

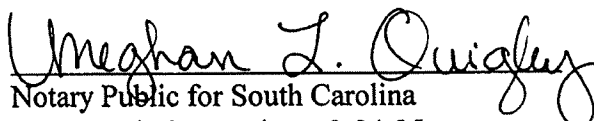
 (SEAL)  
By: Katherine L. Schneider  
Title: President

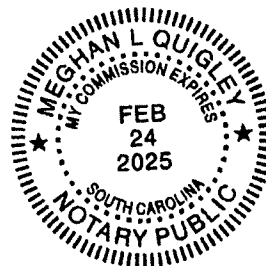
  
Second Witness

STATE OF SOUTH CAROLINA   )  
  )  
COUNTY OF GREENVILLE   )

**ACKNOWLEDGMENT**

I, Meghan L. Quigley, a Notary Public for the State of South Carolina, do hereby certify that **Collins Properties, LP**, by **Collins Properties of S. C, Inc., Its General Partner** by **Katherine L. Schneider**, its **President**, personally appeared before me this 26<sup>th</sup> day of October, 2015, and acknowledged the due execution of the foregoing instrument.

  
Notary Public for South Carolina  
My commission expires: 2-24-25



**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, as shown on Plat of B.F. Flynn property recorded in Plat Book BB, Page 143, and having, according to a more recent survey of a portion of said property made by H.S. Brockman, Eng., dated January 29, 1968, of the property of M.A. Parnell; the following metes and bounds, to-wit:

BEGINNING at an iron pin at the right of way of US Highway No. 29, commonly called Wade Hampton Boulevard, and running thence along the right of way of said highway, S 68-45 West 115 feet to an iron pin; running thence S 21-15 East 75 feet; running thence S 68-45 West 70 feet; running thence S 21-51 East 75 feet to an iron pin; thence along line of other property of M.A. Parnell, N 68-45 East 185 feet to an iron pin; thence continuing along line of M.A. Parnell property N 21-15 West 150 feet to an iron pin on the right of way of US Highway No. 29, commonly called Wade Hampton Boulevard, the BEGINNING corner.

THIS being the same property conveyed to Collins Properties, LP by Deed of Hooper Music Co., Inc., n/k/a Collins Music Co., Inc., dated December 31, 1993 and recorded in the Office of the Register of Deeds for Greenville County on March 25, 1999 in Deed Book 1827 at Page 119.

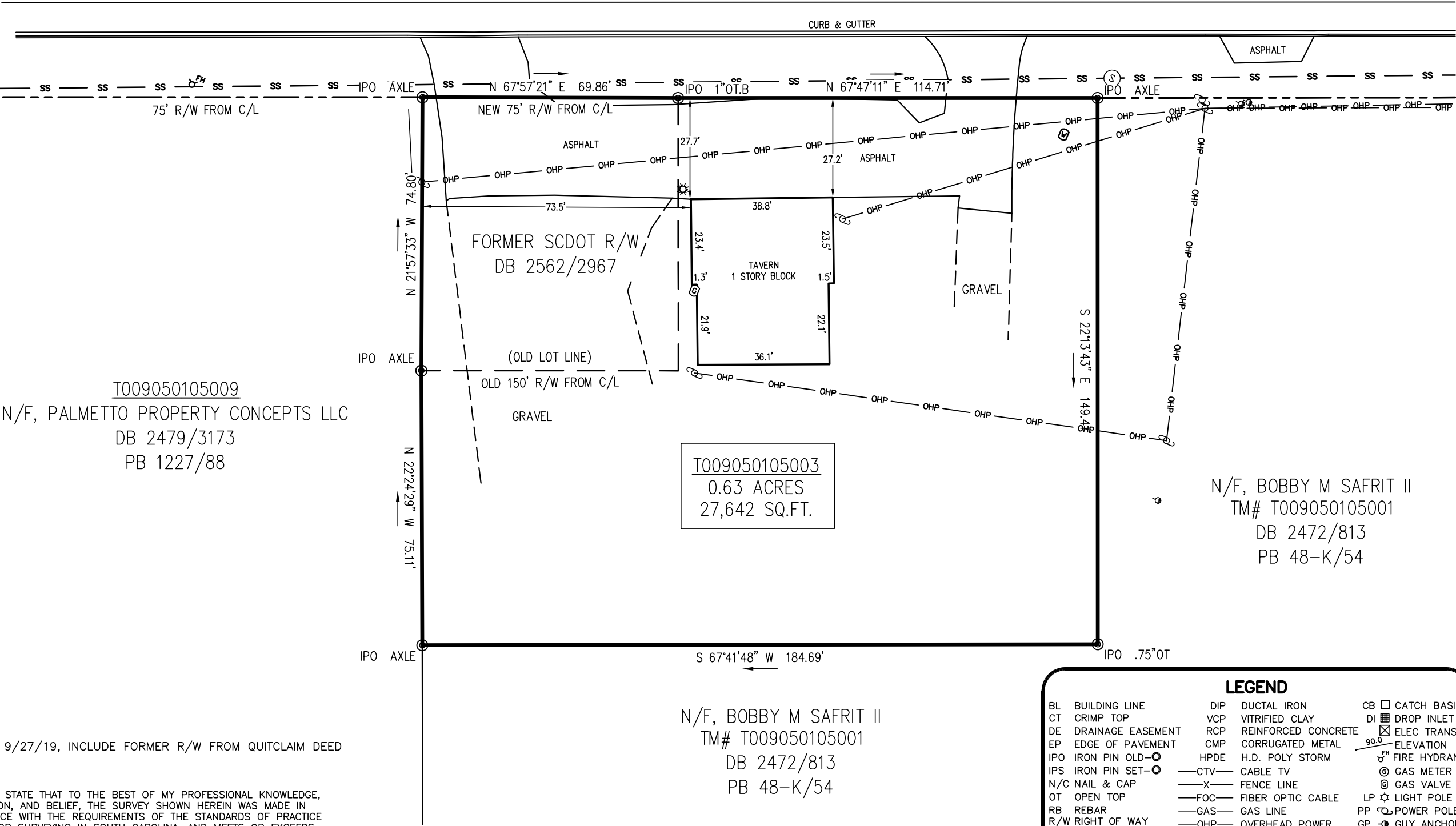
Tax Map No.: T009.05-01-050.03





NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFIED" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.

WADE HAMPTON BLVD US-29  
(SCDOT FILE 23.650)



T009050105009  
N/F, PALMETTO PROPERTY CONCEPTS LLC  
DB 2479/3173  
PB 1227/88

T009050105003  
0.63 ACRES  
27,642 SQ.FT.

N/F, BOBBY M SAFRIT II  
TM# T009050105001  
DB 2472/813  
PB 48-K/54

N/F, BOBBY M SAFRIT II  
TM# T009050105001  
DB 2472/813  
PB 48-K/54

REVISED: 9/27/19, INCLUDE FORMER R/W FROM QUITCLAIM DEED

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

WILLIAM T LAVENDER,PS#28138












LEGEND					
BL	BUILDING LINE	DIP	DUCTAL IRON	CB	 CATCH BASIN
CT	CRIMP TOP	VCP	VITRIFIED CLAY	DI	 DROP INLET
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE	E	 ELEC TRANS
EP	EDGE OF PAVEMENT	CMP	CORRUGATED METAL	90.0	ELEVATION
IPO	IRON PIN OLD— 	HPDE	H.D. POLY STORM	FH	FIRE HYDRANT
IPS	IRON PIN SET— 	—CTV—	CABLE TV	G	GAS METER
N/C	NAIL & CAP	—X—	FENCE LINE	V	GAS VALVE
OT	OPEN TOP	—FOC—	FIBER OPTIC CABLE	LP	LIGHT POLE
RB	REBAR	—GAS—	GAS LINE	PP	POWER POLE
R/W	RIGHT OF WAY	—OHP—	OVERHEAD POWER	GP	 GUY ANCHOR
SD	STORM DRAIN	—OHT—	OVERHEAD TEL	TEL	 TEL PEDESTAL
SS	SANITARY SEWER	—SD—	STORM DRAIN	C	CLEAN OUT
SSE	SS EASEMENT	—SS—	SANITARY SEWER	M	WATER METER
	STORM MANHOLE	—UGP—	UNDERGROUND POWER	 WV	WATER VALVE
	SEWER MANHOLE	—UGT—	UNDERGROUND TEL	E	ELECTRIC METER
	TEL MANHOLE	—W—	WATER LINE		

EXHIBIT  
B

SURVEY FOR  
BOBBY M SAFRIT II  
CITY OF GREER  
GREENVILLE COUNTY, SOUTH CAROLINA



PROJECT # 180037



PO BOX 566 GREER, SC 29652  
PH: (864) 723-1043 GREER  
PH: (864) 630-6190 EASLEY

SCALE 1" = 30'	PROPERTY ADDRESS 5204 WADE HAMPTON BOULEVARD	TAX PIN T009050105003
DATE 3/20/18	FIELD CREW TO-BO	DRAWN BY WTL

EXHIBIT  
C

HILLTOP DR

SKYLINE WAY

WADE HAMPTON BLVD

RUTHERFORD HILL RD

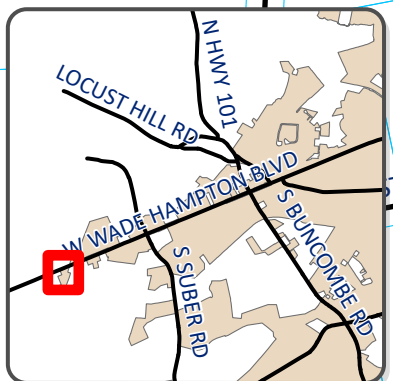
E MAIN ST

VALLEY RD

CARL ST

Subject Right of Way  
184.57' of Wade Hampton Blvd

Subject Property  
T009050105003  
Acres: 0.63



# Ordinance 36-2019

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 SC State Plane Coordinate System using the 1983 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.

Council Districts

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

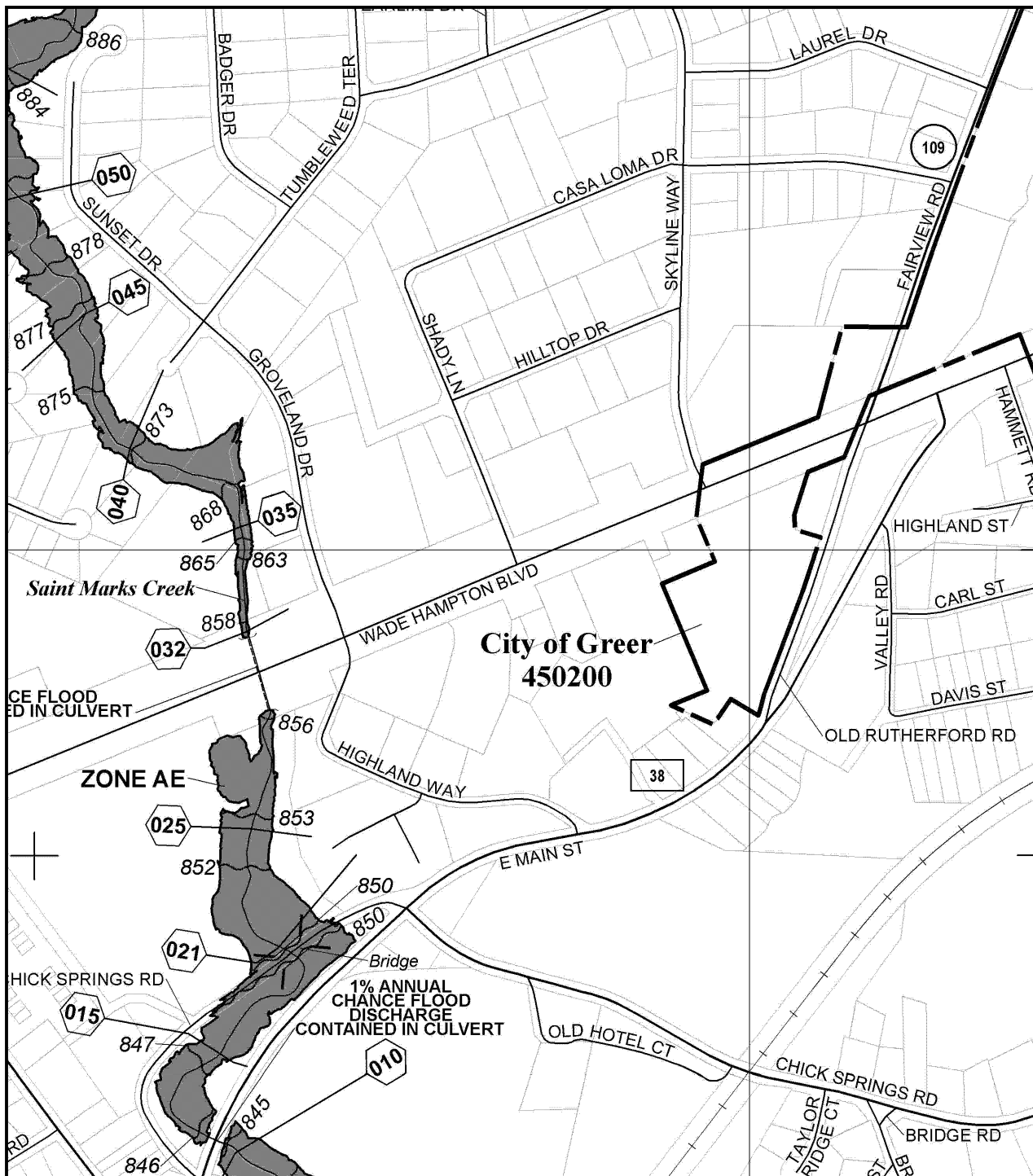
0 125 250 375 500 Feet

- |              |             |
|--------------|-------------|
| Streets      | Parcels     |
| Right of Way | City Limits |

Created 9/30/2019 by City of Greer GIS

# EXHIBIT

## D



Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0341E

### FIRM

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

PANEL 341 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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

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



MAP NUMBER  
45045C0341E

MAP REVISED  
AUGUST 18, 2014

Federal Emergency Management Agency

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



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

### Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at S204 Wade Hampton Blvd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number T009050105003 attached hereto marked as Exhibit C containing approximately .64 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 16th day of September, 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>Bobby M. Salnit</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>400 Memorial Drive Ext Greer SC</u>	Address: _____
Witness: <u>[Signature]</u>	Witness: _____
Date: <u>9-16-2019</u>	Date: _____
Parcel Address: <u>S204 Wade Hampton Blvd</u>	Parcel Address: _____
Tax Map Number: <u>T009050105003</u>	Tax Map Number: _____





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

Date 9-16-19

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

Tax Map Number(s) T009050105003  
Property Address(s) 5204 Wadehamph Blvd Taylors SC 29687  
Acreage of Properties .64 County Greenville

**Applicant Information**

Name Bobby M. Sahit  
Address 400 Memorial Drive Ext  
Suite 400, Greer SC 29651  
Contact Number 864 238 5676  
Email rsahit@dhonline.com

**Property Owner Information**

(If multiple owners, see back of sheet)

Name Bobby M. Sahit  
Address 400 Memorial Drive Ext  
Suite 400, Greer SC 29651  
Contact Number 864 238 5676  
Email rsahit@dhonline.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 Greenville County to C-3.

Existing Use: Commercial Proposed Use: Commercial

Signature(s) B Sahit

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_

Case No. \_\_\_\_\_

Meeting Date \_\_\_\_\_

See Reverse



**AGENDA**  
**GREER CITY COUNCIL**  
**10/8/2019**

**First Reading of Ordinance Number 37-2019**

**Summary:**

AN ORDINANCE TO AMEND THE CITY OF GREER LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 8 ROADWAY CLASSIFICATION AND DESIGN STANDARDS, SECTION 8.1 A. ROADWAY CLASSIFICATIONS BY ADDING SUBSECTION 3. (Action Required)

**Executive Summary:**

Ordinance #37-2019 is a text amendment to the City of Greer Land Development Regulations by amending Article 8 Roadway Classification and Design Standards, Section 8.1 A. Roadway Classifications. The Planning Commission conducted a public hearing on September 23, 2019 and recommended approval of the amendment.

Steve Grant, City Engineer

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	9/30/2019	Cover Memo
❑ Ordinance Number 37-2019	9/30/2019	Ordinance
❑ Ord 37-2019 Exhibit A Planning Commission Minutes	9/30/2019	Exhibit



# Memorandum

**To:** Mr. Ed Driggers, City Administrator

**From:** Steve Grant, City Engineer

**Subject:** Ordinance #37-2019

**Date:** September 30, 2019

**CC:** Tammy Duncan, City Clerk

---

Ordinance #37-2019 is a text amendment to the City of Greer Land Development Regulations by amending Article 8 Roadway Classification and Design Standards, Section 8.1 A. Roadway Classifications. The Planning Commission conducted a public hearing on September 23, 2019 and recommended approval of the amendment.

**ORDINANCE NUMBER 37-2019**

**AN ORDINANCE TO AMEND THE CITY OF GREER LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 8 ROADWAY CLASSIFICATION AND DESIGN STANDARDS, SECTION 8.1 A. ROADWAY CLASSIFICATIONS BY ADDING SUBSECTION 3.**

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

**WHEREAS**, Greer City Council wishes to amend the City of Greer Land Development Regulations by adding Subsection 3 to Section 8.1 A Roadways Classifications to insure the proper guidelines for future design and maintenance standards of these roads across these classifications in the City of Greer; and,

**WHEREAS**, the City of Greer Planning Commission recommended approval of the requested amendment to the City of Greer Land Development Regulations at a Public Hearing held at 6:30 p.m. on September 23, 2019 in the Council Chambers of Greer City Hall, Greer, South Carolina after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering a proposed amendment to the City of Greer Land Development Regulations. The Planning Commission minutes and staff report from said meeting are attached hereto marked as Exhibit A;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer that the City of Greer Land Development Regulations Article 8 Roadway Classification and Design Standards Section 8.1 A. Roadway Classification are amended by adding the following provisions:

- |           |                        |                                      |
|-----------|------------------------|--------------------------------------|
| <b>3.</b> | <b>Minor Collector</b> | <b>(1600-4000 Vehicles Per Day)</b>  |
|           | <b>Major Collector</b> | <b>(4000-8000 Vehicles Per Day)</b>  |
|           | <b>Arterial</b>        | <b>( &gt; 8000 Vehicles Per Day)</b> |
-

STREET DESIGN GUIDELINES												
Street Classification	Traffic Volume (VPD)	Street Width (min.)	ROW Width (min.)	Design Speed (min.)	K-Factor		Curb Radii	Maximum Grade (%)	Tangent Between Reverse Curves	Minimum Horizontal Curve Radius (feet)	Minimum Centerline Intersecting Angle	Minimum Sight Triangle (feet)
					Crest	Sag						
Residential Subdivision	< 1600	See 1. a.	See 1. a.	25	16	24	25	10	100	107	60 degrees	25
Minor Collector	1600-4000	26	48	30	16	26	30	10	100	250	80 degrees	30
Major Collector	4001-8000	varies (note 1)	varies (note 1)	30	19	37	30	10	100	337	80 degrees	30
Arterials	>8000	varies (note 1)	varies (note 1)	45	61	79	30	7	200	1055	80 degrees	40
Note 1												
Depends on typical sections & design elements, ie medians, bike lanes, etc.												

This ordinance shall be effective immediately upon second reading approval hereof.

## CITY OF GREER, SOUTH CAROLINA

\_\_\_\_\_  
Richard W. Danner, Mayor

### ATTEST:

\_\_\_\_\_  
Tammela Duncan, Municipal Clerk

Introduced by:

First Reading:      October 8, 2019

Second and  
Final Reading:      October 29, 2019

### Approved as to Form:

\_\_\_\_\_  
John B. Duggan, City Attorney

**STAFF REPORT  
GREER PLANNING COMMISSION  
MONDAY, SEPTEMBER 23, 2019**

**EXHIBIT**

**A**

**DOCKET:** TXT 2019-05

**APPLICANT:** City of Greer

**LDR TEXT AMENDMENT:** Article 8 (Road Classification and Design Standards)

**PURPOSE:** To add additional classifications to existing Road Classification and Design Standards

**ANALYSIS:** **TXT 2019-05**

Road and street ownership and maintenance responsibility in the City falls into three main categories: City owned, County owned, and State owned. The majority of City owned streets are residential in nature and are within and around residential neighborhoods. Article 8 of the Land Development Regulations defines the Classification and Design Standards of Urban Residential and Industrial/Commercial roads. These are the only two classifications. Over the years the City has inherited or become responsible for ownership of streets/roads that are not residential or commercial/industrial in nature in the way they function or the traffic volumes they carry (ex W. Phillips Road, Westmoreland Road). Therefore, additional Classifications and Design Standards are proposed to be added to Article 8 of Land Development regulations.

As such, Staff proposes the following text amendment:

Add to Article 8.1A of the City of Greer Land Development Regulations:

3.     **Minor Collector**     (1600-4000 Vehicles Per Day)  
       **Major Collector**   (4000-8000 Vehicles Per Day)  
       **Arterial**           (> 8000 Vehicles Per Day)

STREET DESIGN GUIDELINES												
Street Classification	Traffic Volume (VPD)	Street Width (min.)	ROW Width (min.)	Design Speed (min.)	K-Factor		Curb Radii	Maximum Grade (%)	Tangent Between Reverse Curves	Minimum Horizontal Curve Radius (feet)	Minimum Centerline Intersecting Angle	Minimum Sight Triangle (feet)
					Crest	Sag						
Residential Subdivision	< 1600	See 1. a.	See 1. a.	25	16	24	25	10	100	107	60 degrees	25
Minor Collector	1600-4000	26	48	30	16	26	30	10	100	250	80 degrees	30
Major Collector	4001-8000	varies (note 1)	varies (note 1)	30	19	37	30	10	100	337	80 degrees	30
Arterials	>8000	varies (note 1)	varies (note 1)	45	61	79	30	7	200	1055	80 degrees	40
Note 1												
Depends on typical sections & design elements, ie medians, bike lanes, etc.												

In summary, adding these Classifications gives better guidelines for future design and maintenance standards of these roads across these classifications.

**STAFF RECOMMENDATION: APPROVAL**

**ACTION:** Mr. Martin made a motion to approve TXT 2019-05. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.



**AGENDA**  
**GREER CITY COUNCIL**  
**10/8/2019**

**First Reading of Ordinance Number 38-2019**

**Summary:**

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED WITH REGARD TO THE SYCAMORE GREER, LLC DOWNTOWN DEVELOPMENT; AND OTHER MATTERS RELATED THERETO. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 38-2019	10/7/2019	Ordinance
▣ Ord 38-2019 Limited Warranty Deed	10/7/2019	Backup Material
▣ Ord 38-2019 Affidavit of Consideration	10/7/2019	Backup Material



## **ORDINANCE NUMBER 38-2019**

### **AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED WITH REGARD TO THE SYCAMORE GREER, LLC DOWNTOWN DEVELOPMENT; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the City Council (the "City Council") for the City of Greer, South Carolina, (the "City") enacted Ordinance 38-2017 and entered into that certain Development Agreement for Sycamore Greer, LLC Downtown Development, dated October 10, 2017 by and between the City and Sycamore Greer, LLC (the "Developer") (the "Development Agreement"); and

**WHEREAS**, under the Development Agreement, Developer is to redevelop various parcels within the area in the City described in the Development Agreement as the "Development" for a privately-owned hotel and privately-owned commercial/retail facilities and the City is to redevelop various parcels within the Development for a publicly-owned parking facility and publicly-owned pedestrian walkways; and

**WHEREAS**, in accordance with the Development Agreement, the City has acquired the parcel of property described in the Development Agreement as the "City Acquisition Property"; and

**WHEREAS**, in order to reconfigure the various parcels in the Development and to structure the ownership of the various parcels as contemplated in the Development Agreement, the City intends to convey the City Acquisition Property to the Developer and the Developer will subsequently (i) reconvey a portion of the City Acquisition Property to the City and (ii) donate additional property to the City for the publicly-owned parking facility, publicly-owned pedestrian walkways, access driveways and additional public spaces.

**NOW, THEREFORE, BE IT ORDAINED**, by the City of Greer, acting by and through its City Council, in meeting duly assembled, as follows:

Section 1. The Mayor of the City, for and on behalf of the City, is hereby authorized to execute and deliver the deed of the City Acquisition Property, in substantially the form attached hereto, or with such minor changes as are not materially adverse to the City and as such official shall determine and as are not inconsistent with the matters contained herein, his execution thereof to constitute conclusive evidence of his approval of any and all changes or revisions therein from the form of the deed now before this meeting.

Section 2. The provisions of this ordinance are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 3. All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This ordinance shall take effect and be in full force from and after its passage by the City Council.

**ENACTED** in meeting duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

Attest:

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading:           October 8, 2019

Second and  
Final Reading:           October 29, 2019

APPROVED AS TO FORM:

---

Michael E. Kozlarek, Esq.  
Kozlarek Law LLC

STATE OF SOUTH CAROLINA               )  
   )       **LIMITED WARRANTY DEED**  
COUNTY OF GREENVILLE               )

Beginning at the corner of lots 11 and 15 on Jason Street, as shown on said plat, and runs thence as a dividing line between said lots and continuing S. 36.15 W. 230 feet to an iron pin; thence S. 57.45 E. 15.4 feet along the Thompson line to an iron pin; thence a new line

N. 32.24 E. 230 feet to the edge of Jason Street, being the beginning corner, this being a triangle lot of land.

This being the same property conveyed to the City of Greer by special warranty deed of Lauren Kelly and Zana K. Coker fka Zana Kelly Park, dated February 9, 2018 and recorded February 19, 2018 in Deed Book 2532 at Page 325 in the Register of Deeds Office for Greenville County, SC.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s) or on the premises.

*This conveyance is made together with all and singular, the rights, members, hereditaments, and appurtenances to said premises belonging or in any way incident or appertaining thereto; to have and to hold all and singular the premises abovementioned unto the grantees, and the grantees' heirs or successors and assigns forever. And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as the Grantor received, and the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through the Grantor.*

*IN WITNESS WHEREOF the Grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officer, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.*

SIGNED, sealed and delivered  
In the presence of:

***City of Greer***

\_\_\_\_\_  
Witness

By:\_\_\_\_\_  
Name:\_\_\_\_\_  
Title:\_\_\_\_\_

\_\_\_\_\_  
Witness

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Rick Danner, the Mayor of the City of Greer, a body corporate and politic in the State of South Carolina, on behalf of the City of Greer.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My commission expires:\_\_\_\_\_

STATE OF SOUTH CAROLINA )  
COUNTY OF \_\_\_\_\_)

Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at \_\_\_\_\_,  
bearing \_\_\_\_\_ County Tax Map Number \_\_\_\_\_, was transferred  
by \_\_\_\_\_  
to \_\_\_\_\_ on \_\_\_\_\_.
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):  
\_\_\_\_\_ (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
  - (a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_.
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.
5. Check Yes \_\_\_\_\_ or No \_\_\_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: \_\_\_\_\_
  - (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here)
  - (c) Subtract line 6(b) from line 6(a) and place result here: \_\_\_\_\_
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :  
\_\_\_\_\_.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:  
\_\_\_\_\_.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

\_\_\_\_\_  
Responsible Person Connected with the Transaction

SWORN to before me this \_\_\_\_\_  
day of \_\_\_\_\_ 20\_\_\_\_

Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Print or Type Name Here



## **INFORMATION**

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

Exempted from the fee are deeds:

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