



**AGENDA  
GREER CITY COUNCIL**

**November 12, 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 Jay Arrowood**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. October 29, 2019  
(Action Required)**

**VI. SPECIAL RECOGNITION**

**A. Giving Thanks Art Show Winners  
Presented by Robyn Byouk and Mayor Rick Danner**

**VII. ADMINISTRATOR'S REPORT**

**A. Ed Driggers, City Administrator**

**VIII. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**A. Construction Board of Adjustments and Appeals  
David Greer's term expires December 31, 2019  
Ralph Johnson's term expires December 31, 2019  
(Action Required)**

**B. Greer Development Corporation Board of Directors  
Kevin Duncan's term expires December 31, 2019  
(Action Required)**

## **IX. OLD BUSINESS**

### **A. Second and Final Reading of Ordinance Number 39-2019**

**AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37, OF THE CITY CODE TO PROVIDE THAT NEWLY ELECTED COUNCIL MEMBERS AND A NEWLY ELECTED MAYOR BE INDUCTED INTO OFFICE DURING THE FIRST COUNCIL MEETING HELD IN JANUARY. (Action Required)**

### **B. Second and Final Reading of Ordinance Number 40-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT). (Action Required)**

## **X. NEW BUSINESS**

### **A. First Reading of Ordinance Number 41-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY KENN FIN, LLC LOCATED AT 114 CHANDLER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY. (Action Required)**

Ordinance 41-2019 is an annexation and zoning request for a parcel located at 114 Chandler Rd. The parcel for annexation consists of 3.88 acres and is proposed for R-M2, Multi-Family Residential zoning. The purpose of the annexation is for a future townhome development. The Planning Commission will conduct a public hearing on November 18, 2019 for the zoning of this parcel.

Brandon McMahan, Planner

### **B. First Reading of Ordinance Number 42-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) WILLIE CANNADA, WILLIAM CANNADA, BRUCE CANNADA AND ERIC CANNADA AND (2) WILLIAM AND TAMELA CANNADA AND (3) RONALD AND NANCY MASON LOCATED AT 3468, 3472, 3541 O'NEAL CHURCH ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF PD (PLANNED DEVELOPMENT) FOR SAID PROPERTY. (Action Required)**

Ordinance 42-2019 is an annexation and zoning request for three parcels

located along O'Neal Church Rd. The parcel for annexation consists of 14.5 acres and is proposed for PD, Planned Development zoning. The applicant is requesting to amend the approved statement of intent for O'Neil Village, which included 595 residential units and 110,000 square feet of commercial to reflect the additional of 120 townhomes and an additional 15,000 square feet of commercial on the three parcels. The density for the development will be 3.5 units per acre with the additional of these parcels. The townhomes and commercial will resemble what is currently being developed within O'Neal Village. The Planning Commission will conduct a public hearing on November 18, 2019 for the zoning of this parcel.

Brandon McMahan, Planner

**C. First Reading of Ordinance Number 43-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY WILLIAM WILLIAMS & RONALD BREWTON TRUSTEES; MEHRGAN SOKHANDAN & SEID YAZDY LOCATED ON MEMORIAL DRIVE EXTENSION AND BECKY DON DRIVE FROM R-M1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)**

Ordinance 43-2019 is a rezoning request for three parcels located along Memorial Dr Ext and Beck Don Dr. The request is to rezone the properties from R-M1, Multi-Family Residential to DRD, Design Review District. The proposed statement of intent for this development is requesting up to 150 townhome units. Each unit will have 3 bedrooms and approximately 1,400 square feet of heated interior space with campus style parking. They will be two stories with vinyl siding exteriors. There will be two access points into the development. One off Memorial Drive Ext. and one off Becky Don Drive. All streets within the project will be private streets, and the homeowner's association will be required to maintain them, along with all common areas landscaping and lawn areas. The Planning Commission conducted a public hearing on October 21, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

Brandon McMahan, Planner

**D. First Reading of Ordinance Number 44-2019**

**AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY AMENDING ARTICLE 6 REQUIRED OPEN SPACE. (Action Required)**

Ordinance #44-2019 is a text amendment to the City of Greer Zoning Code by amending Article 6 General Provisions, Section 6:14.6 Required Open Space to better define the regulation. The Planning Commission conducted a public hearing on March 18, 2019 and recommended approval of the amendment. Brandon McMahan, Planner

**E. Bid Summary - City of Greer Parking Deck**

**Presented by Ed Driggers, City Administrator (Action Required)**

**F. November 5, 2019 General Election Results**

**For information only.**

**XI. EXECUTIVE SESSION**

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

**A. Contractual Matter**

**Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to ACE Environmental; as allowed by State Statute Section 30-4-70(a)(2).**

**B. Contractual Matter**

**Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to CSX Railroad; as allowed by State Statute Section 30-4-70(a)(2).**

**C. Contractual Matter**

**Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to the City of Greer Parking Deck; as allowed by State Statute Section 30-4-70(a)(2).**

**D. Economic Development Matter**

**Request: 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).**

**E. Economic Development Matter**

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

**F. Personnel Matter**

**Request: Motion to enter into Executive Session to discuss a Personnel Matter pertaining to Administration Department; as allowed by State Statute Section 30-4-70(a)(1).**

**XII. ADJOURNMENT**

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



**Category Number: III.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**11/12/2019**

**Councilmember Jay Arrowood**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Invocation Schedule	11/8/2019	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**  
**11/12/2019**

**October 29, 2019**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
▣ October 29, 2019 Council Meeting Minutes	11/7/2019	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL October 29, 2019**

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

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

Mayor Rick Danner – 6:32 P.M.

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

Councilmember Wayne Griffin arrived at 6:38 pm.  
Councilmember Judy Albert was absent.

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**

Mayor Rick Danner

### **III. INVOCATION**

Mayor Rick Danner

### **IV. PUBLIC FORUM**

Janice Newell, 3100 Brushy Creek Rd, Greer spoke in opposition to Ordinance Number 20-2019.

Donna Strawhorn, 3046 Brushy Creek Rd, Greer spoke in opposition to Ordinance Number 20-2019.

Ken Strawhorn, 3046 Brushy Creek Rd, Greer, spoke in opposition to Ordinance Number 20-2019.

Tim Elder, 800 Regent Park Court, Greenville spoke in favor of Ordinance Number 20-2019.

Elisha Godfrey, 445 Alexander Rd, Greer spoke in opposition to Ordinance Number 20-2019.

Laura Allen, 38 Meadow Spring Lane, Greer spoke in opposition to Ordinance Number 20-2019.

Alan Carithers, 423 Alexander Rd, Greer spoke in opposition to Ordinance Number 20-2019.

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

October 8, 2019

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of October 8, 2019 be received as written. Councilmember Jay Arrowood seconded the motion.

**VOTE** - Motion carried unanimously.

## **VI. SPECIAL RECOGNITION**

- A.** Mayor Rick Danner read Resolution Number 17-2019 recognizing and commending the following City of Greer Employees for their dedicated and faithful service:

Joshua Green has served in the Police Department for 5 years,  
Phillip Hembree has served in the Parks and Recreation Department for 5 years,  
Kathy Hiles has served in the Municipal Court Department for 5 years,  
Joe Holbrooks has served in the Building and Development Standards Department for 5 years,  
Christopher Krajenka has served in the Police Department for 5 years,  
Chase Raper has served in the Fire Department for 5 years,  
Lindsey Shaffer has served in the Parks and Recreation Department for 5 years,  
Robin Byouk has served in the Parks and Recreation Department for 10 years,  
Vicki Adams has served in the Administration Department for 15 years,  
Kara Blackwell has served in the Police Department for 15 years,  
Randall Hipp has served in the Fire Department for 15 years,  
Carl Howell has served in the Fire Department for 15 years,  
Brandon McMahan has served in the Building and Development Standards Department for 15 years,  
Marty Knighton has served in the Parks and Recreation Department for 25 years,  
and Eric Pressley has served in the Police Department for 25 years.

Councilmember Wayne Griffin left the Council Chambers at 7:00 pm and returned at 7:03 pm.

## **VII. DEPARTMENTAL REPORTS**

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

### **Finance**

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

General Fund Cash Balance: \$11,260,893.  
General Fund Revenue: \$1,806,357.  
General Fund Expenditures: \$6,113,026.  
Revenue Benchmark Variance: \$19,242.  
Expenditure Benchmark Variance: (\$790,904.)  
Overall Benchmark Variance: \$(771,662.)

The City is 3% under budget during this time period.

Hospitality Fund Cash Balance: \$1,809,821.  
Storm Water Fund Cash Balance: \$1,378,396.

## **VIII. PRESENTATION**

- A.** Ruthie Helms, Building Official highlighted the Building and Development Standards September Activity Report.
- B.** Steve Grant, City Engineer provided an update to the Brookshire Road Paving Project. (attachment)

## **IX. ADMINISTRATOR'S REPORT**

Ed Driggers, City Administrator presented the following:

### **Calendar:**

**Classification and Compensation Study** is taking place now. Results will be presented during Council's Annual Planning Retreat.

**KnowB4 Cyber Training** is taking place now. All employees must take the training. The deadline for the training is December 10, 2019.

**Leaf Season** will start soon, information has been distributed to the community.

**Planning Retreat** we are looking at February 17<sup>th</sup> and 18<sup>th</sup> if you have ideas, suggestions or concerns relative to the format of the conference please share that with us.

**Municipal Parking Garage** the bid opening was held today, five (5) bids were received. We will provide the result during the November 12<sup>th</sup> Council Meeting. Bids ranged from five million eight hundred fifty-four thousand nine hundred dollars (\$5,854,900.) for the base bid up to six million six hundred ninety-six thousand dollars (\$6,696,000.). All of the bids were within the amount we were anticipating.

**Employee Appreciation Breakfast** will be held Friday, December 13<sup>th</sup> at City Hall starting at 7:30 am.

### **Request to add one (1) item to Executive Session, no action requested.**

1 Contractual Matter as allowed by State Statute Section 30-4-70(a)(2) pertaining to CSX Railroad.

## **X. APPOINTMENTS TO BOARD AND COMMISSIONS**

### **A. Elections Commission**

Ana Davis resigned effective September 11, 2019 her term expires 12/31/2024.

**ACTION** – Councilmember Jay Arrowood nominated Linda Parr to serve on the Election Commission. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

## **XI. OLD BUSINESS**

### **A. Second and Final Reading of 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 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY.**

Brandon McMahan, Planner presented the request. A representative of the owner was present. Mr. McMahan stated a Public Hearing was held June 17, 2019 the Planning Commission made a recommendation of R-15 Single Family Residential instead of the requested R-12 Single Family Residential. Staff requested the following amendments: amend the acreage from 13.67 to 14.04, the applicant added 0.37 acres from an adjacent parcel. Currently the property line goes to the center of the road on Alexander Road we have added language to the ordinance to exclude the right-of-way and the road of Alexander Road as it does not meet city standards.

Lengthy discussion held.

**ACTION** – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 20-2019 with the following amendments; from 13.67 acres to 14.04 acres, excluding Alexander Road itself and the right-of-way from annexation and amending the zoning from R-12 to R-15. Councilmember Wayne Griffin seconded the motion.

Councilman Griffin stated for the record "We take what we do serious, and we are not robots and sometimes people do smile and say things but its not that you are laughing at anybody that's just what happens in the course of business. We take what we do very seriously and we've been doing it for years and years and years. Not for people who come in just for one meeting and see just what's happening just in that moment but we do take it seriously what we do with planning and all of the other things that go along with the subdivision."

**VOTE** – Motion carried 5-1 with Councilmember Wryley Bettis voting in opposition.

### **B. Second and Final 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.**

Brandon McMahan, Planner stated the Planning Commission held a Public Hearing October 21, 2019 and the Planning Commission recommended approval.

**ACTION** – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 36-2019. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**C. Second and Final 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.**

Steve Grant, City Engineer stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 37-2019. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**D. Second and Final 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.**

Ed Driggers, City Administrator stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 38-2019. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

**XII. NEW BUSINESS**

**A. First Reading of Ordinance Number 39-2019**



**AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37, OF THE CITY CODE TO PROVIDE THAT NEWLY ELECTED COUNCIL MEMBERS AND A NEWLY ELECTED MAYOR BE INDUCTED INTO OFFICE DURING THE FIRST COUNCIL MEETING HELD IN JANUARY.**

Ed Driggers, City Administrator presented the request.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 39-2019. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**B. First Reading of Ordinance Number 40-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT).**

Brandon McMahan, Planner presented the request. Mr. McMahan stated the Planning Commission held a Public Hearing October 21, 2019 and recommended approval.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 40-2019. Councilmember Kimberly Bookert seconded the motion.

Discussion held.

**VOTE** – Motion carried unanimously.

**XIII. EXECUTIVE SESSION**

**ACTION** – In (7:52 p.m.)

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

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

**(C) Personnel Matter – Building and Development Standards**

**Council Added:**

**(D) Contractual Matter – CSX Railroad**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development matter pertaining to Project Carl; as allowed by State Statute Section 30-4-70(a)(5), an Economic Development Matter pertaining to Project Homecoming; as allowed by State Statute Section 30-4-70(a)(5), a Personnel Matter pertaining to the Building and Development Standard Department; as slowed by State Statute Section 30-4-70(a)(1) and a Contractual Matter pertaining to CSX Railroad; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Jay Arrowood seconded the motion. Motion carried unanimously.

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

**ACTION** - Out (9:26 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Jay Arrowood seconded the motion. Motion carried unanimously.

#### **XIV. ADJOURNMENT**

9:27 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, October 25, 2019.



**AGENDA**  
**GREER CITY COUNCIL**  
**11/12/2019**

**Construction Board of Adjustments and Appeals**

**Summary:**

David Greer's term expires December 31, 2019  
Ralph Johnson's term expires December 31, 2019  
(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
□ Construction Board of Adjustments and Appeals members	11/8/2019	Backup Material



## CITY OF GREER CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS

### Five Year Terms

	<b>Date of Appointment</b>	<b>Term Expiration</b>
David Greer, AIA 913 Wembley Road Greenville, SC 29607 Phone 286-9734	November 25, 2014 November 10, 2009 January 8, 2008	December 31, 2019 December 31, 2014 December 31, 2009
Bill Rettew 3616 Brushy Creek Road Greer, SC 29650 Phone 877-9435	November 22, 2016 November 28, 2011 August 8, 2006	December 31, 2021 December 31, 2016 December 31, 2011
Greg Crusco, PE PMB 218 8595 Pelham Suite 400 Greenville, SC 29615 Phone 380-4375	November 24, 2015 November 23, 2010 August 23, 2005	December 31, 2020 December 31, 2015 December 31, 2010
George H. McCall, PE., F.NSPE, FSFPE Nine Stratton Place Greenville, SC 29615 Phone (864)908-9999	November 28, 2017 November 13, 2012 November 13, 2007 May 11, 2004	December 31, 2022 December 31, 2017 December 31, 2012
Ralph Johnson 4222 Ridge Road Greer, SC 29651 Phone 877-5101	November 25, 2014 November 10, 2009 May 11, 2004	December 31, 2019 December 31, 2014 December 31, 2009
Buddy Waters PO Box 447 Greer, SC 29652 Phone 877-3326	November 22, 2016 November 22, 2011 August 8, 2006	December 31, 2021 December 31, 2016 December 31, 2011
Keith Smith 316 C Trade Street Greer, SC 29651 Home Phone – 864-292-0466 Work Phone – 864-801-8701 Email: keith@keithsmithbuilders.com	November 22, 2016 January 24, 2012	December 31, 2021 December 31, 2016



**AGENDA**  
**GREER CITY COUNCIL**  
**11/12/2019**

**Greer Development Corporation Board of Directors**

**Summary:**

Kevin Duncan's term expires December 31, 2019  
(Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Greer Development Corporation Board of Directors	11/8/2019	Backup Material
▣ Appointment recommendation letter	11/8/2019	Backup Material



**GREER DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
(Appointments for City of Greer)**

**Three Year Terms**

	<b>Date of Appointment</b>	<b>Term Expiration</b>
City Administrator 106 South Main Street Greer, SC 29650 Business 848-2150 E-mail <a href="mailto:edriggers@cityofgreer.org">edriggers@cityofgreer.org</a>		Permanent
Kevin Duncan 402 Austin Woods Ct. Greer, SC 29651 Cell 864-430-4082 Business 864-848-2565 E-mail <a href="mailto:kduncan@greerstatebank.com">kduncan@greerstatebank.com</a>	Appointed 1/7/17	December 31, 2019
Wryley Bettis 103 Jackson Street Greer, SC 29650 Residence 879-2371 Business 834-4856 E-Mail <a href="mailto:wryleybettis@bellsouth.net">wryleybettis@bellsouth.net</a>	Reappointment 11/14/17 Reappointment 11/25/14 Reappointment 11/22/11 Reappointment 12/9/08 Reappointment 10/25/05	December 31, 2020 December 31, 2017 December 31, 2014 December 31, 2011 December 31, 2008

November 7, 2019

**Via E-mail (edriggers@cityofgreer.org)**

Ed Driggers, City Administrator  
City of Greer  
301 East Poinsett Street  
Greer, SC 29651

***Re: City of Greer Appointment to the Greer Development Corporation  
Board of Directors***

Mr. Driggers:

The term of Kevin Duncan as a member of the Greer Development Corporation Board of Directors representing the City of Greer will expire on December 31, 2019. I am contacting you to request confirmation of an appointment by the City of Greer for a three year term ending December 31, 2022.

Mr. Duncan currently serves as Treasurer of the Greer Development Corporation Board of Directors and has been an outstanding member of the Board. Kevin has been a great resource in providing valuable insight regarding the economic development goals of the City of Greer, participating in planning discussions and activities, advising regarding best practices, ensuring strong financial oversight and accountability, and attending all of our scheduled meetings. According to GDC Bylaws, the City of Greer may continue Kevin Duncan's appointment at its discretion.

The Greer Development Corporation is truly grateful to the City of Greer for its commitment to economic development. In addition to investing in smart growth opportunities and planning for the future, the City of Greer provides critical financial and resource support to the Greer Development Corporation.

Thank you in advance for confirmation of the appointment by the City of Greer. If you should have any questions, please feel free to contact me at (864)416-0126.

Very truly yours,



Reno Deaton  
Executive Director

Cc: Tammy Duncan, Municipal Clerk (via e-mail)  
Kevin Duncan (via e-mail)



**AGENDA**  
**GREER CITY COUNCIL**  
**11/12/2019**

**Second and Final Reading of Ordinance Number 39-2019**

**Summary:**

AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37, OF THE CITY CODE TO PROVIDE THAT NEWLY ELECTED COUNCIL MEMBERS AND A NEWLY ELECTED MAYOR BE INDUCTED INTO OFFICE DURING THE FIRST COUNCIL MEETING HELD IN JANUARY. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❏ Ordinance Number 39-2019	11/8/2019	Ordinance



## ORDINANCE NUMBER 39-2019

**AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37, OF THE CITY CODE TO PROVIDE THAT NEWLY ELECTED COUNCIL MEMBERS AND A NEWLY ELECTED MAYOR BE INDUCTED INTO OFFICE DURING THE FIRST COUNCIL MEETING HELD IN JANUARY.**

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

**WHEREAS**, the City of Greer City Council recognizes the induction of newly elected council members and a newly elected Mayor is a priority.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer, South Carolina that the Greer City Code of Ordinances, Chapter 2 - Administration, Article II, Section 2-37, be amended as follows:

Chapter 2- ADMINISTRATION

ARTICLE II. – CITY COUNCIL

Sec. 2-37. - Meetings—Organizational; regular; executive sessions.

The ~~first meeting of~~ **induction of the** newly elected council **members and newly elected Mayor** ~~for induction into office~~ shall be held **during** the first ~~working day~~ **council meeting** in January, following ~~it's~~ **the** election after which the city council shall meet regularly on the second and fourth Tuesday of each month at 6:30 p.m. All meetings of the city council shall be open to the public; provided that the council may, upon a majority vote of its membership, meet in executive session as permitted by the South Carolina Freedom of Information Act for the purposes of discussion, but shall not transact any public business, except in meetings that are open to the public. Regular meeting dates **or times** may be changed by a majority vote of council.

All ordinances in conflict with this ordinance are hereby repealed.

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: October 29, 2019

Second and  
Final Reading: November 12, 2019

Approved as to Form:

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John B. Duggan, Esquire  
City Attorney



**AGENDA**  
**GREER CITY COUNCIL**  
**11/12/2019**

**Second and Final Reading of Ordinance Number 40-2019**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT). (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Ordinance Number 40-2019	11/8/2019	Ordinance
❑ Ord 40-2019 Exhibit A Map	10/31/2019	Exhibit
❑ Ord 40-2019 Zoning Application	10/31/2019	Backup Material

**ORDINANCE NUMBER 40-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Sycamore Greer, LLC located at 112 Main Street and Jason Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G021000100100 and G021000100600 containing approximately 0.662 and 0.53 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on October 21, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to C-1 (Central Business 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 properties located at 112 Main Street and Jason Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G021000100100 and G021000100600 containing

approximately 0.662 and 0.53 +/- acres attached hereto marked as Exhibit A shall be changed from S-1 (Service District) to C-1 (Central Business District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

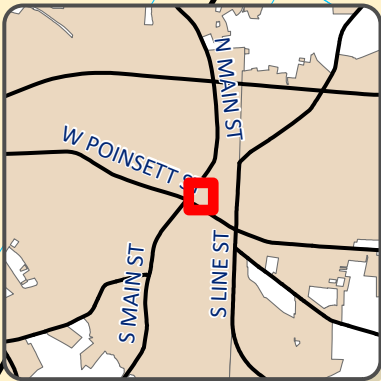
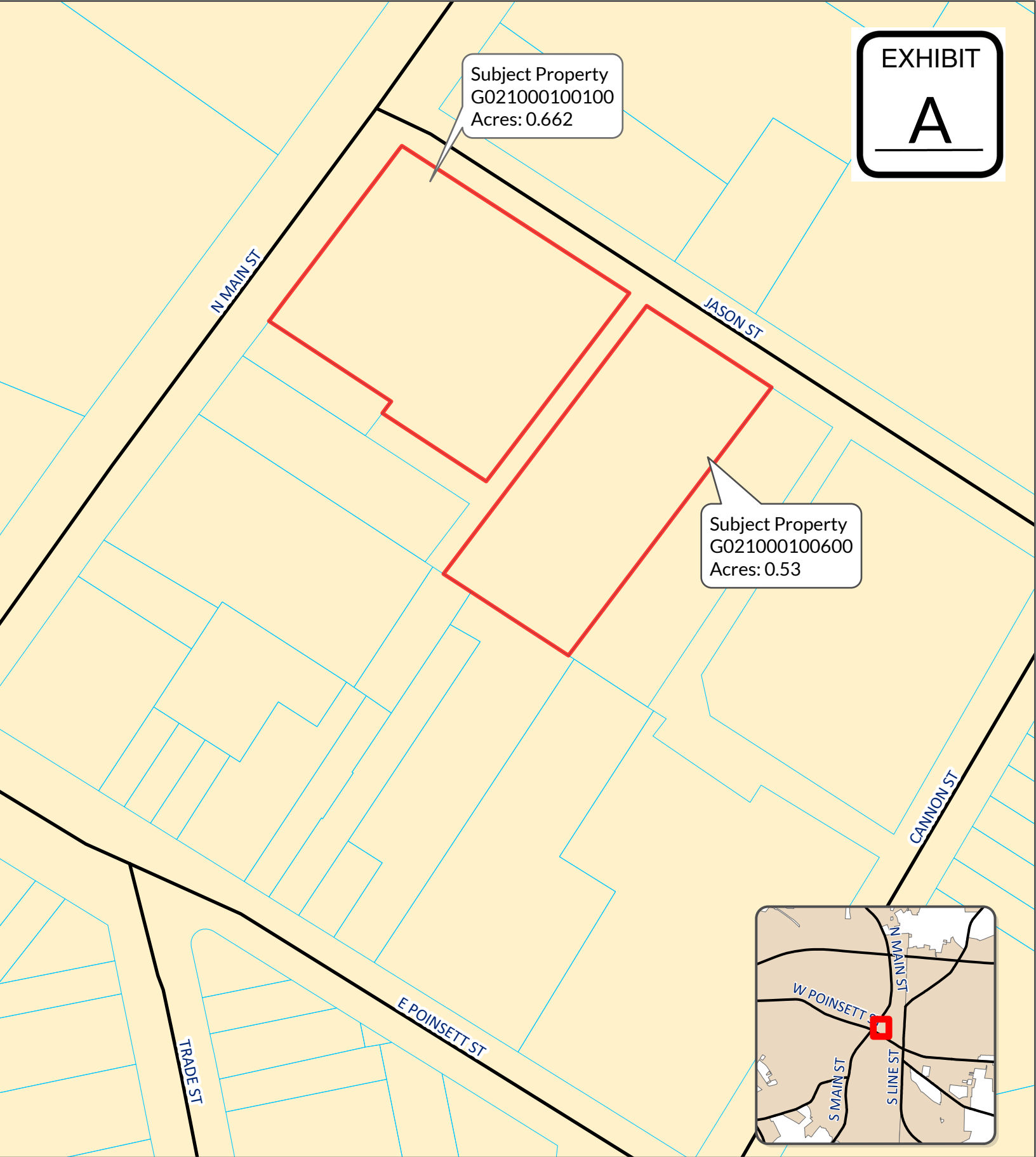
First Reading: October 29, 2019

Second and  
Final Reading: November 12, 2019

Approved as to Form:

---

John B. Duggan, Esquire  
City Attorney



# Ordinance 40-2019

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.





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

Date September 18, 2019

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

Tax Map Number(s) G021000100100, G021000100600

Property Address(s) 112 Main Street, Jason Street

Acreage of Properties .662 & .53 County Greenville

**Applicant Information**

Name City of Greer

Address \_\_\_\_\_

Contact Number \_\_\_\_\_

Email \_\_\_\_\_

**Property Owner Information**

*(If multiple owners, see back of sheet)*

Name Sycamore Greer LLC

Address 407 N Main St

Greenville SC 29601

Contact Number \_\_\_\_\_

Email \_\_\_\_\_

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from S-1, Services District to C-1, Central Business District.

Existing Use: Vacant Proposed Use: Hotel , Parking Garage

Signature(s) \_\_\_\_\_

Brandon McMahon

*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**  
**11/12/2019**

**First Reading of Ordinance Number 41-2019**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY KENN FIN, LLC LOCATED AT 114 CHANDLER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY. (Action Required)

**Executive Summary:**

Ordinance 41-2019 is an annexation and zoning request for a parcel located at 114 Chandler Rd. The parcel for annexation consists of 3.88 acres and is proposed for R-M2, Multi-Family Residential zoning. The purpose of the annexation is for a future townhome development. The Planning Commission will conduct a public hearing on November 18, 2019 for the zoning of this parcel.

Brandon McMahan, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 41-2019 Cover Memo	11/7/2019	Cover Memo
▣ Ordinance Number 41-2019	11/7/2019	Ordinance
▣ Ord 41-2019 Exhibit A Deed	11/7/2019	Exhibit
▣ Ord 41-2019 Exhibit B Plat	11/7/2019	Exhibit
▣ Ord 41-2019 Exhibit C Map	11/7/2019	Exhibit
▣ Ord 41-2019 Exhibit D Flood Map	11/7/2019	Exhibit
▣ Ord 41-2019 Petition for Annexation	11/7/2019	Backup Material
▣ Ord 41-2019 Zoning Map Application	11/7/2019	Backup Material



# Memorandum

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

**From:** Brandon McMahan, Planner

**Subject:** Ordinance #41-2019

**Date:** November 5, 2019

**CC:** Tammy Duncan, Clerk to City Council

---

Ordinance 41-2019 is an annexation and zoning request for a parcel located at 114 Chandler Rd. The parcel for annexation consists of 3.88 acres and is proposed for R-M2, Multi-Family Residential zoning. The purpose of the annexation is for a future townhome development.

The Planning Commission will conduct a public hearing on November 18, 2019 for the zoning of this parcel.

**ORDINANCE NUMBER 41-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY KENN FIN, LLC LOCATED AT 114 CHANDLER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY.**

**WHEREAS**, Kenn Fin, LLC are the sole owners of property located at 114 Chandler 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 Greenville County Parcel Number G018000500500 containing approximately 3.88 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0353E attached hereto marked as Exhibit D; and

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

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

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

**WHEREAS**, the property owners have requested that the subject property be zoned R-M2 (Multi-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 3.88 acres +/- property shown in red on the attached map owned by Kenn Fin, LLC located at 114 Chandler Road as described on the attached map as Greenville County Parcel Number G018000500500 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned R-M2 (Multi-Family Residential District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0353E.

5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #4.

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: November 12, 2019

Second and  
Final Reading: December 10, 2019

**APPROVED AS TO FORM:**

---

John B. Duggan, Esquire  
City Attorney



2019036661

2 Pgs

DEED Book: DE 2546 Page: 1509 - 1510

May 20, 2019 02:05:54 PM Cons: \$76,000.00

Rec: \$10.00 Cnty Tax: \$83.60 State Tax: \$197.60

E-FILED IN GREENVILLE COUNTY, SC

*T. J. Hargis*

Prepared by:

**HOLLIDAY INGRAM, LLC**

25 E. Court Street, Suite 201, Greenville, SC 29601

State of South Carolina )

County of Greenville )

**TITLE TO REAL ESTATE**

**KNOW ALL MEN BY THESE PRESENTS, THAT WE, Trudy J. Parris and Beverly S. Parris, (hereinafter called "Grantors"), in consideration of the sum of SEVENTY SIX THOUSAND AND 00/100 DOLLARS (\$76,000.00), to the Grantors in hand paid at and before the sealing of these presents, by Kenn Fin, LLC, (hereinafter called "Grantee") of the State of South Carolina, the receipt of which is hereby acknowledged, has/have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee,**

**Kenn Fin, LLC*****Its Successors and Assigns Forever***

**ALL that certain lot or parcel of land in O'Neal Township, said County and State, on the N/S of the Bright Road, about one mile from Greer, containing a dwelling house, and BEGINNING in the center of bridge across Morrow branch; thence N. 8-30 W. 354 feet to bend in branch; thence N. 11-45 W. 183.4 feet to stake on line of #3; thence N. 80-00 W. 186 feet to stake on N.E. Bright's Line; thence with his line S. 38-00 W. 611.8 feet to center of Bright Road; thence therewith S. 77-50 E. 394.5 feet to bend in road; thence N. 89-50 E. 178.5 feet to center of bridge, BEGINNING CORNER, and being Tract #5 of the J.B. Burnett Estate, containing four and 55/100 (4.55) acres, more or less.**

**This being the same property conveyed to Gregory D. Parris and Beverly S. Parris by Deed from James A. Parris, dated October 14, 1991 and recorded on October 14, 1991 in Deed Book 1451 at Page 333, in the Greenville County Register of Deeds Office. Gregory Daryl Parris died testate on September 21, 2015 leaving his interest in the property to Trudy J. Parris and Beverly S. Parris as shown by that Deed of Distribution recorded on August 4, 2017 in Deed Book 2518 at Page 2857 in the Greenville County Register of Deeds Office.**

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

**Grantee's Address: 2431 Pleasantburg Drive, Greenville, SC 29608-4651**

**TMS No.: G018.00-05-005.00**

**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 and assigns forever.**

**AND, the Grantor(s) does hereby bind the Grantor(s), the Grantor's heirs or successors, executors, and administrators, to warrant and forever defend all and singular said premises unto the Grantee(s), the Grantee's heirs and assigns, against the Grantor(s), the Grantor's heirs, and every person whomsoever lawfully claiming or to claim the same or any part thereof.**

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the opposite, including the neutral. Such words of inheritance shall be applicable as are required by the gender of the Grantee(s).

WITNESS the Grantor's hand and seal this the 15<sup>TH</sup> day of MAY, 2019.

SIGNED, SEALED AND DELIVERED  
in the presence of:

Rht 1 Gr  
Witness No. 1

Trudy J. Parris  
Trudy J. Parris

Isabel Petersen  
Witness No. 2

Beverly S. Parris  
Beverly S. Parris

State of South Carolina )

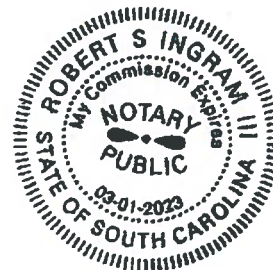
County of Greenville )

ACKNOWLEDGMENT

I, ROBERT S. INGRAM III, a Notary Public for the State of South Carolina, do hereby certify that the above-named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 15<sup>TH</sup> day of MAY, 2019.

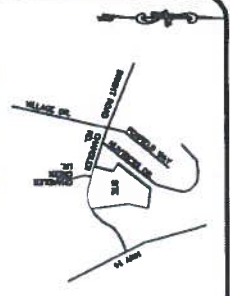
Rht 1 Gr (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 3-1-2023







VICINITY MAP (NOT TO SCALE)



**BUVEYOR'S NOIES**

- [illegible]

**E.A. WALCHER SURVEYING**

**E.A. WALCHER SURVEYING**  
101 HAWAIIA DRIVE  
GREENWALE, SC 29015  
TEL. (804) 878-5700  
EMAIL: ewalcher@aol.com  
ewalcher@aol.com

DRAWING: EW	PARTY CHECK: EW	CHECKED: EW
REF. PLAT BOOK: NONE		
REF. DEED BOOK: 2394, P. 1508		
TAX MAP: 80786000000600		
DATE OF SURVEY: SEPTEMBER 24, 2019		
DRAWING NO: 114 CHANDLER		
DATE OF LAST REVISION:		

COPY

PLS. ENO A. WALTON  
NO. 20261

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY

**BOUNDARY SURVEY  
FOR  
KENNETH LLC**

**REXANDER TRACT #5  
J.B. BURNETT ESTATE**

**SITE ADDRESS:**  
114 CHANDLER ROAD  
GREER, SC 29651

**LEGEND**

- |   |  |                        |
|---|--|------------------------|
| ① | IP   | IRON PIPE SET          |
| ② | IF   | IRON PIPE FOLD         |
| ③ | PT   | CALCULATED POINT       |
| ④ | R/W  | RIGHT-OF-WAY           |
| ⑤ | B/L  | BUILDING SETBACK LINE  |
| ⑥ | $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ | FENCE                  |
| ⑦ | PP   | POWER POLE             |
| ⑧ | OE   | OVERHEAD ELECTRIC LINE |
| ⑨ | LP   | LIGHT POLE             |
| ⑩ | WV   | WATER VALVE            |
| ⑪ | FW   | FIRE HYDRANT           |
| ⑫ | SBWH   | SEWAGE BACKWATER VALVE |
| ⑬ | TP   | TELEPHONE              |
|   |  | TELEPHONE              |

IN-YA-YE	
IN-YA-YE	READING
4.17	N 150° 10' E
18.17	N 150° 10' E
18.25	N 81° 30' 45" W
18.17	N 32° 0' 15" E

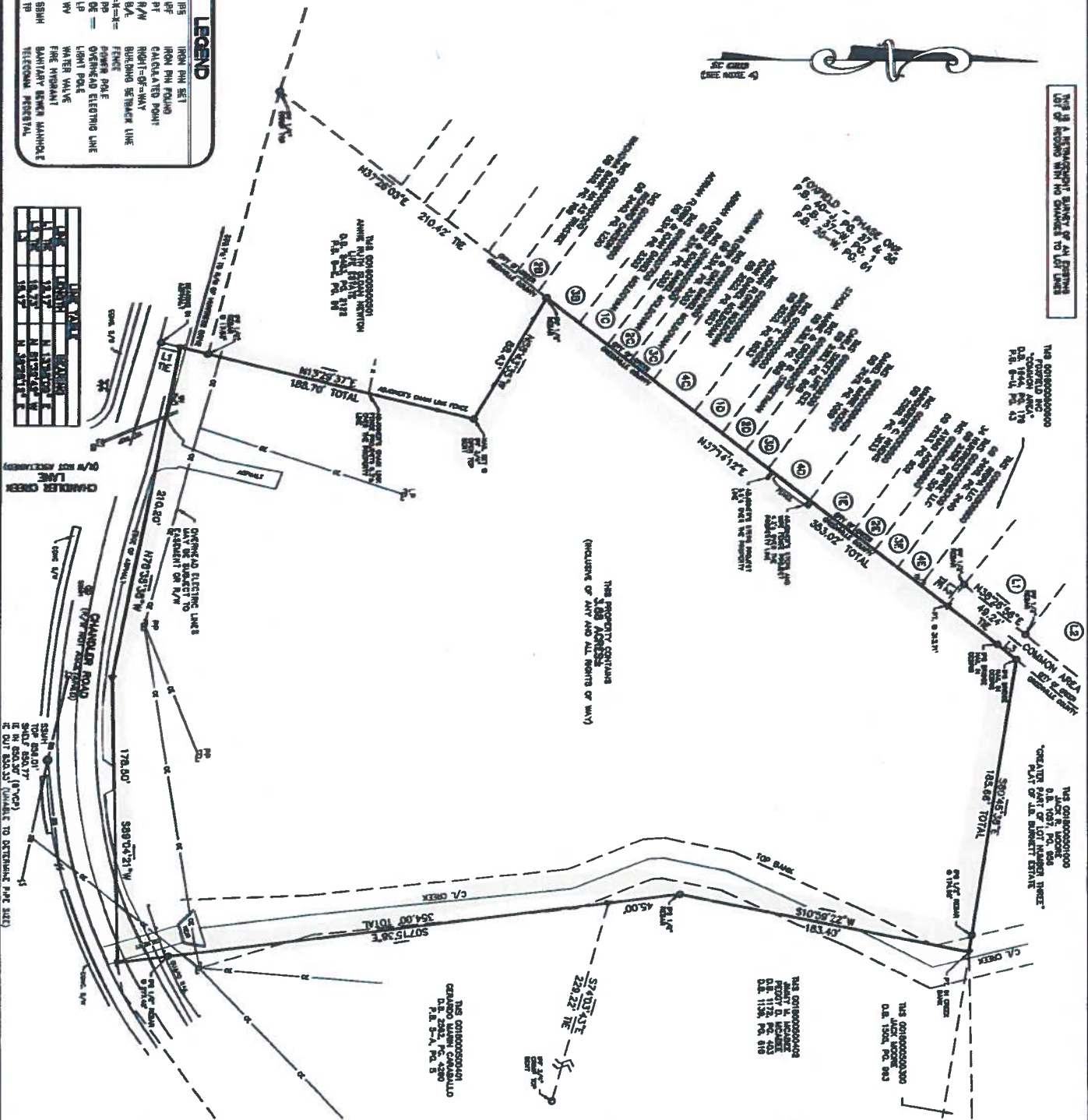
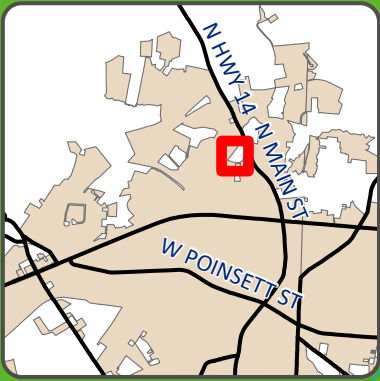
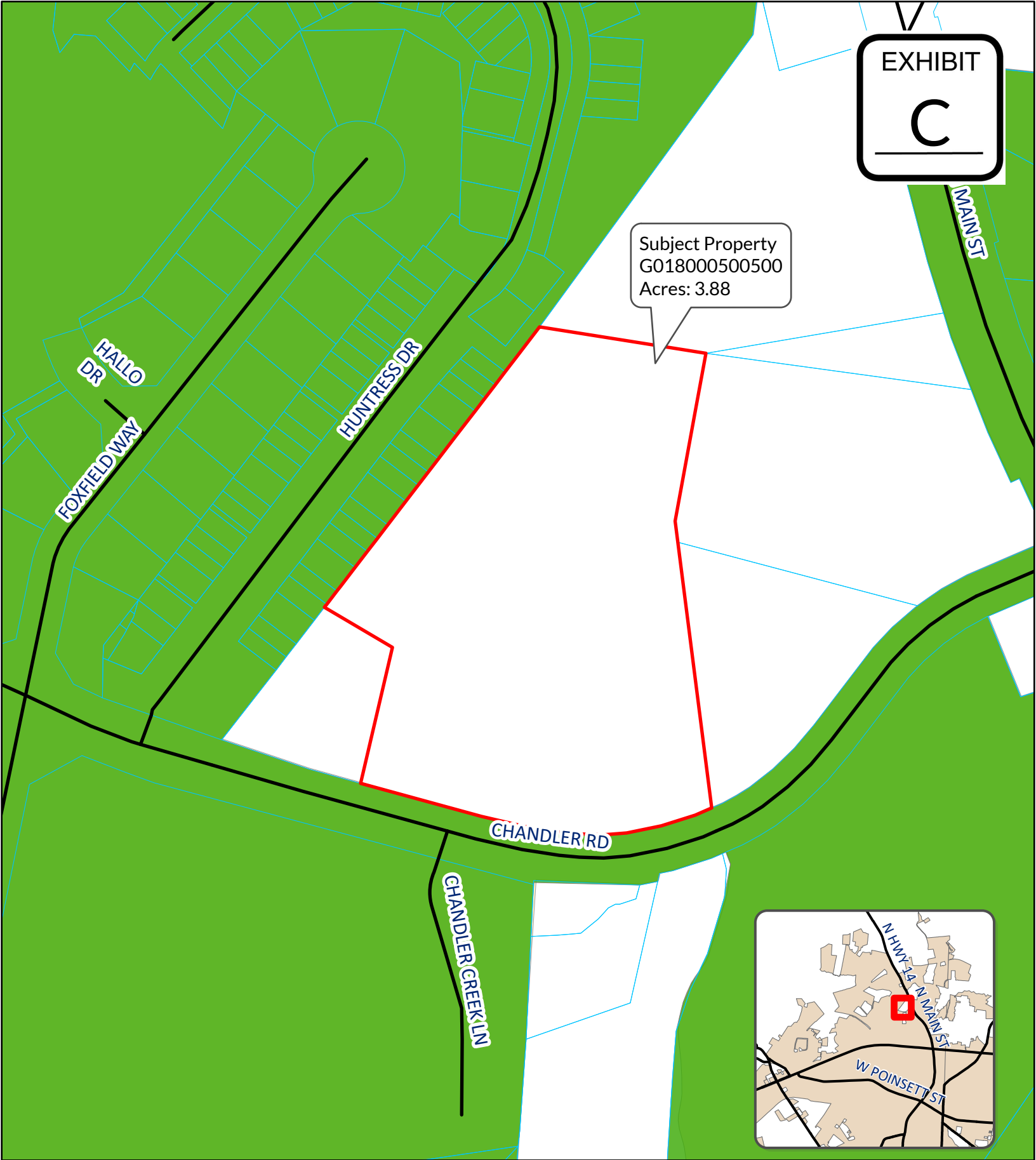


EXHIBIT  
C

Subject Property  
G018000500500  
Acres: 3.88



# Ordinance 41-2019

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

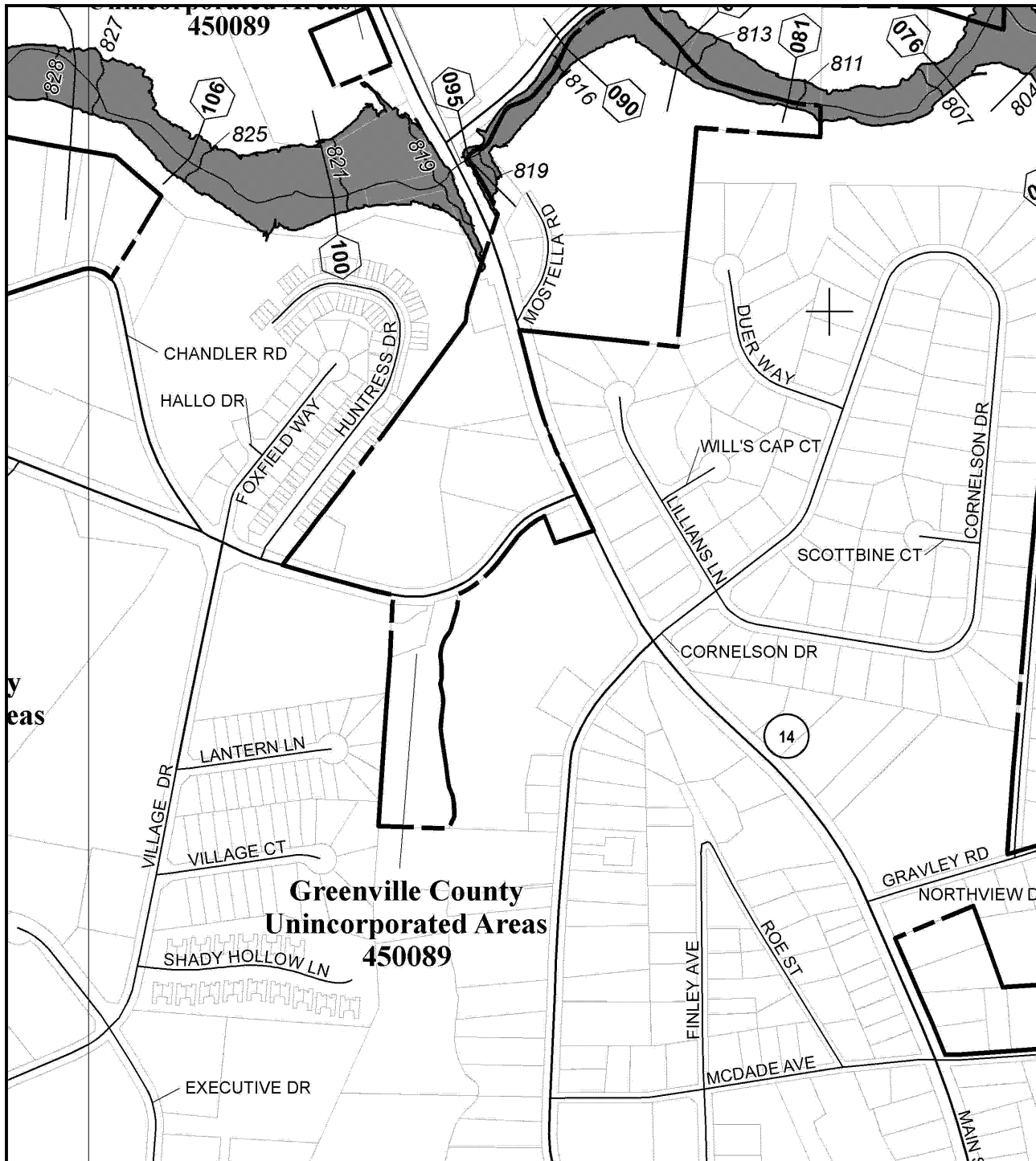
- 1
- 2
- 3
- 4
- 5
- 6

- Streets
- Parcels
- Right of Way
- City Limits



# 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 0353E

## FIRM

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

PANEL 353 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0353	E
GREER, CITY OF	450200	0353	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  
45045C0353E

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 114 CHANDLER RD more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 6018000500500 attached hereto marked as Exhibit C containing approximately 3.88 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 1 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.

Print Name: <u>STEPHEN F. NETT</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>2624 HIGHWAY 101 CLT, NC</u>	Address: _____
Witness: _____	Witness: _____
Date: <u>10/1/19</u>	Date: _____
Parcel Address: <u>114 Chandler Rd</u>	Parcel Address: _____
Tax Map Number: <u>6018000500500</u>	Tax Map Number: _____



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

Date 10/1/19

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

Tax Map Number(s) G018000500500  
Property Address(s) 114 Chandler Rd Greer, SC 29651  
Acreage of Properties 3.88 County Greenville

**Applicant Information**

Name Stephen F. Nett  
Address 2624 Highworth Ln  
Charlotte, NC 28214  
Contact Number 704-400-8065  
Email stephennett@gmail.com

**Property Owner Information**

*(if multiple owners, see back of sheet)*

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Email \_\_\_\_\_

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

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

Existing Use: Vacant Lot Proposed Use: Town Homes

Signature(s) [Signature]

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**  
**11/12/2019**

**First Reading of Ordinance Number 42-2019**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) WILLIE CANNADA, WILLIAM CANNADA, BRUCE CANNADA AND ERIC CANNADA AND (2) WILLIAM AND TAMELA CANNADA AND (3) RONALD AND NANCY MASON LOCATED AT 3468, 3472, 3541 O'NEAL CHURCH ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF PD (PLANNED DEVELOPMENT) FOR SAID PROPERTY. (Action Required)

**Executive Summary:**

Ordinance 42-2019 is an annexation and zoning request for three parcels located along O'Neal Church Rd. The parcel for annexation consists of 14.5 acres and is proposed for PD, Planned Development zoning. The applicant is requesting to amend the approved statement of intent for O'Neil Village, which included 595 residential units and 110,000 square feet of commercial to reflect the additional of 120 townhomes and an additional 15,000 square feet of commercial on the three parcels. The density for the development will be 3.5 units per acre with the additional of these parcels. The townhomes and commercial will resemble what is currently being developed within O'Neal Village. The Planning Commission will conduct a public hearing on November 18, 2019 for the zoning of this parcel.

Brandon McMahan, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Ord 42-2019 Cover Memo	11/7/2019	Cover Memo
☐ Ordinance Number 42-2019	11/7/2019	Ordinance
☐ Ord 42-2019 Exhibit A1 Deed	11/7/2019	Exhibit
☐ Ord 42-2019 Exhibit A2 Deed	11/7/2019	Exhibit
☐ Ord 42-2019 Exhibit A3 Deed	11/7/2019	Exhibit
☐ Ord 42-2019 Exhibit B Plat	11/7/2019	Exhibit
☐ Ord 42-2019 Exhibit C Map	11/7/2019	Exhibit
☐ Ord 42-2019 Exhibit D1 Flood Map	11/7/2019	Exhibit
☐ Ord 42-2019 Exhibit D2 Flood Map	11/7/2019	Exhibit
☐ Ord 42-2019 Exhibit E Statement of Intent	11/7/2019	Exhibit
☐ Ord 42-2019 Exhibit F Site Plan	11/7/2019	Exhibit

▣	Ord 42-2019 Petition for Annexation 1	11/7/2019	Backup Material
▣	Ord 42-2019 Petition for Annexation 2	11/7/2019	Backup Material
▣	Ord 42-2019 Petition for Annexation 3	11/7/2019	Backup Material

# Memorandum

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

**From:** Brandon McMahan, Planner

**Subject:** Ordinance #42-2019

**Date:** November 5, 2019

**CC:** Tammy Duncan, Clerk to City Council

---

Ordinance 42-2019 is an annexation and zoning request for three parcels located along O'Neal Church Rd. The parcel for annexation consists of 14.5 acres and is proposed for PD, Planned Development zoning. The applicant is requesting to amend the approved statement of intent for O'Neal Village, which included 595 residential units and 110,000 square feet of commercial to reflect the additional of 120 townhomes and an additional 15,000 square feet of commercial on the three parcels. The density for the development will be 3.5 units per acre with the additional of these parcels. The townhomes and commercial will resemble what is currently being developed within O'Neal Village.

The Planning Commission will conduct a public hearing on November 18, 2019 for the zoning of this parcel.



## **ORDINANCE NUMBER 42-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) WILLIE CANNADA, WILLIAM CANNADA, BRUCE CANNADA AND ERIC CANNADA AND (2) WILLIAM AND TAMELA CANNADA AND (3) RONALD AND NANCY MASON LOCATED AT 3468, 3472, 3541 O'NEAL CHURCH ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF PD (PLANNED DEVELOPMENT) FOR SAID PROPERTY.**

**WHEREAS**, (1) Willie Cannada, William Cannada, Bruce Cannada and Eric Cannada and (2) William and Tamela Cannada and (3) Ronald and Nancy Mason are the sole owners of properties located at 3468, 3472, 3541 O'Neal Church Road more particularly described on the legal description 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 0633020103100, 0633020103102 and 0633020103103 containing approximately 4.7, 2.1 and 7.78 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0332E and 450450331E attached hereto marked as Exhibit D1 and D2, the Statement of Intent attached hereto marked as Exhibit E, the Concept Plan attached hereto marked as Exhibit F; and

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

**WHEREAS**, (1) Willie Cannada, William Cannada, Bruce Cannada and Eric Cannada and (2) William and Tamela Cannada and (3) Ronald and Nancy Mason have petitioned the City of Greer to annex their properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and

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

**WHEREAS**, the property owners have requested that the subject properties be zoned PD (Planned Development); 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 4.7, 2.1 and 7.78 acres +/- properties shown in red on the attached map owned by (1) Willie Cannada, William Cannada, Bruce Cannada and Eric Cannada and (2) William and Tamela Cannada and (3) Ronald and Nancy Mason located at 3468, 3472 and 3541 O'Neal Church Road as described on the attached map as Greenville County Parcel Numbers 0633020103100, 0633020103102 and 0633020103103 are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 642.91 FEET OF HIGHWAY 101 AND 1381.89 FEET OF O'NEAL CHURCH ROAD ROADWAY: 642.91 feet of Highway 101 and 1381.89 feet of O'Neal Church Road roadway along the edge of the annexed properties owned by (1) Willie Cannada, William Cannada, Bruce Cannada and Eric Cannada and (2) William and Tamela Cannada and (3) Ronald and Nancy Mason 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 PD (Planned Development) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference properties shall be designated as Residential Land Use 3 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 45045C0331E and 45045C0332E.



6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #4.

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: November 12, 2019

Second and  
Final Reading:

**APPROVED AS TO FORM:**

---

John B. Duggan, Esquire  
City Attorney

BOOK 1907 PAGE 1919

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE COURT

IN THE MATTER OF JEANETTE CHILDERS CANNADA, DECEASED  
CASE NUMBER 99ES2300312**EXEMPT**

APR 13 2000

CORRECTED  
DEED OF DISTRIBUTIONWHEREAS, the decedent died on the 10th day of December, 199 7; and,WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville  
County, South Carolina in File # 99ES2300312; and,

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

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

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

Name	Willie M. Cannada (Husband)	William Brentley Cannada	Eric Luther Cannada (sons)
Address	3468 Oneal Church Rd. Greer, SC 29651	3472 Oneal Church Rd. Greer, SC 29651	105 Mimosa Dr. Dublin, GA 31201
		Bruce Gant Cannada (son)	
		1 Wisteria Court Spartanburg, SC 29307	

the following described property: ONE-HALF INTEREST IN AND TO:

All that piece, parcel or lot of land in the O'Neal Township, Greenville County, State of South Carolina, lying on the North side of State Highway No. 101, formerly the Rutherfordton Road, and on the North side of Mays Bridge Road near the village of O'Neal, having the following metes and bounds, to wit:  
beginning in the intersection of Mays Bridge Road and Highway No. 101 and running thence in a northerly direction with the said Highway No. 101 9.58 chains (632.28 feet) to and iron pin in the middle of said road opposite a stone 3X; thence with a county road, S. 73 $\frac{1}{4}$  W. 5.88 chains (368.28 feet) to a stone 3X; thence S. 37-3/4 W. 13.43 chains (886.36 feet) to a stone 3X; thence S. 4 E. 2.68 chains (176.88 feet) to an iron pin in the center of the said Mays Bridge Road; thence along and with the center of said road in an easterly direction to the beginning corner and contains 13.86 acres more or less.

ALSO:

-316- 633.2-1-31  
All that piece, parcel or lot of land situated on the North side of the said Mays Bridge Road and lying on the west side of above described tract, O'Neal Township, State and County aforesaid, and having the following courses and distances, to wit:

BEGINNING at a stone 3X at the extreme west corner of the above described tract, and running thence S 35-3/4 W. 11.25 chains

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

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Willie M. Cannada, William Brentley Cannada, Eric Luther Cannada and Bruce Gant Cannada their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 6th day of April, ~~1999~~ 2000.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Estate of: JEANETTE CHILDERS CANNADA, DECEASED

by Signature: Willie Cannada  
Personal Representative for Estate

Witness:

Witness:

FILED FOR RECORD IN GREENVILLE  
COUNTY SC R.O.D. OFFICE AT 04:28 PM  
04 13 00 RECORDED IN DEED  
BOOK 1907 PAGE 1919 THRU 1920  
DOC # 2000029537

Judy B. Hix

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me \_\_\_\_\_

\_\_\_\_\_ and made oath that he/she saw the within named

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

Ruth Clark witnessed the execution

thereof.

SWORN to before this 6th day of  
April, ~~1999~~ 2000.

Witness Signature:

Ruth Clark  
Notary Public for South Carolina  
My Commission Expires: 7-26-09

(742.50 feet) to a point in the center of the Mays Bridge Road; thence in a Northwesterly direction with the center of said road 350 feet to an iron pin; thence N. 5 W. 2.50 chains (165.00 feet) to the beginning corner.

LESS ANY AND ALL CONVEYANCES OF RECORD: GREENVILLE COUNTY REAL PROPERTY SERVICES REFLECTING A TOTAL OF 4.7 ACRES BEING OWNED BY WILLIE M. CANNADA AND JEANETTE C. CANNADA.

These being the same parcel of property conveyed to Willie M. Cannada and Jeanette C. Cannada by deed from Karl Lee Russell and Elizabeth Meares Russell, and recorded in the Greenville County RMC Office in Deed Book 922 at page 35 on August 3, 1971.

NO TITLE SEARCH. 0 633.02-01-031.00

(THIS BEING A CORRECTED DEED FOR DEED OF DISTRIBUTION RECORDED IN BOOK 1848, at Page 952, on June 30, 1999.)

Mail  
to Ruth Clark  
517 Wood Rd.  
TAYLORS. SC 29687

APR 13 2000

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

At. 3, Green, S. C., 1985

VOL 1231 PAGE 764

KNOW ALL MEN BY THESE PRESENTS, We, Willie M. Cannada and Jeanette C. Cannada

in consideration of

DOOMS (\$1.00)  
LOVE AND AFFECTION

Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

WILLIAM BRENTLY CANNADA and TAMELA T. CANNADA, their heirs and assigns forever:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, located on the Northwest side of May's Bridge Road, and being shown on plat of property made for Willie M. & Jeanette C. Cannada by Lindsey & Associates, R. L. S., dated 11-8-1984 and has the following courses and distances, to wit:

Beginning at a R. R. Spike in center of May's Bridge Road, which spike is 322 feet west from the center of Highway No. 101 and running thence S. 74-31 W., 98.05 feet along May's Bridge Road to nail and cap; thence still with the center of said road S. 78-42 W., 96.39 feet to a R. R. spike; thence N. 42-09 W., 45.0 feet along the within grantors to pin; thence N. 35-39 E., 44.81 feet and N. 40-31 E., 38.0 feet along Roe and Lowvell to pin, corner of the within grantors; thence along the within grantors, S. 64-03 E., 246.55 feet to pin and S. 41-44 E., 424.0 feet to center of May's Bridge Road and the beginning corner and containing 2.15 acres, more or less. This is a part of the same conveyed to the within grantors by Earl Lee Rissell et al by deed recorded Aug. 3, 1971 in deed book 922 page 35, Greenville County R. M. C. Office.

-10-316-633.2-1-31.2

2.15 AC

OUT OF 633.2-1-31

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

WITNESS the grantor(s)' hand(s) and seal(s) this 24 day of January, 1985

SIGNED, sealed and delivered in the presence of:

Willie M. Cannada (SEAL)  
Willie M. Cannada

Jeanette C. Cannada (SEAL)  
Jeanette C. Cannada

Jeanette C. Cannada (SEAL)  
Jeanette C. Cannada

Jeanette C. Cannada (SEAL)  
Jeanette C. Cannada

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 24 day of JANUARY, 1985

Charles R. Stepp (SEAL)  
Notary Public for South Carolina.

My commission expires 9-18-1990

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

24 day of January, 1985.

Jeanette C. Cannada (SEAL)  
Notary Public for South Carolina.

My commission expires 9-18-1990

RECORDED this day of 19, at M., No.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PARTIAL RELEASE OF MORTGAGE LIEN

For consideration received, Citizens Building & Loan Association does hereby release the within described property from the lien of a certain mortgage given by the within grantors, recorded in mortgage book 1201 page 186, R. M. C. Office for Greenville County, otherwise said mortgage to remain in full force and effect.

Dated this 24 day of January, 1985.

In Witness:  
Robert A. Lynn  
Donna Hughes

CITIZENS BUILDING & LOAN ASSOCIATION  
By: Maurice T. Belue  
President

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

Personally appeared before me Robert Lynn and made oath that he saw the within named Citizens Building & Loan Association, by its President Maurice T. Belue, sign seal and deliver the within written release and that he with Dan G. McKinney witnessed the execution thereof.

Sworn to before me this 24 day of January, 1985.  
Donna Hughes (SEAL)  
Notary Public for S. C.  
My Commission Expires 9-18-1990

Robert A. Lynn

645-----  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) xx PARTIAL RELEASE OF MORTGAGE LIEN

For consideration received, Bank of Greer, does hereby release the within described property from the lien of a certain mortgage given by the within grantors, recorded in mortgage book 1551 page 895, R. M. C. Office for Greenville County, otherwise said mortgage to remain in full force and effect.

Dated this 24 day of Jan., 1985.

2.15 Ac May's Bridge Rd  
Auditor  
County  
I hereby certify that the within Deed has been this  
25th day of January 1985  
at 1:06 P/M. recorded in Book 1231  
of Deeds, page 764  
Register of Morte Conveyances Greenville County  
I hereby certify that the within Deed has been this  
day of  
19 recorded in Book page  
Auditor  
County

Partial Release  
TO  
William Brently Canada and  
Tamele T. Canada,  
COUNTY OF GREENVILLE  
STATE OF SOUTH CAROLINA  
JAN 25 1985

TITLE TO REAL ESTATE

Partial Release

William Brently Canada and  
Tamele T. Canada,

TO

Willie M. Canada and  
Jeanette C. Canada,

COUNTY OF GREENVILLE  
STATE OF SOUTH CAROLINA  
JAN 25 1985

Donna Hughes  
A-122009

In Witness:  
Donna Hughes  
Donna Hughes

BANK OF GREER  
By: Ralph O. Jenkins  
Vice Pres

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

Personally appeared before me Donna Hughes and made oath that she saw the within named Bank of Greer, by its officer Ralph O. Jenkins, sign, seal and deliver the within written release and that she with Donna Hughes witnessed the execution thereof.

Sworn to before me this 24 day of Jan., 1985.  
Donna Hughes (SEAL)  
Notary Public for S. C.  
My Commission Expires 2-10-90

Ralph O. Jenkins  
Donna Hughes

RECORDED JAN 25 1985 at 1:06 P/M

22009



FILED  
GREENVILLE S.C.  
DEC 12 11 51 AM '94  
DONNIE S. TAYLOR  
R.M.C.

C BOOK 1593 PAGE 551

Prepared by Duggan, Reese and McKinney, P.A.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

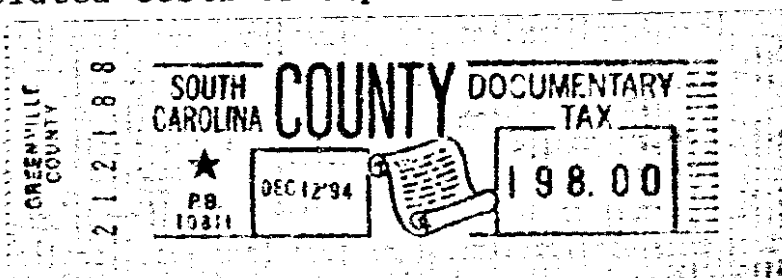
MAIL TO GRANTEE  
3472 Oneal Church Rd.  
Greenville SC 29651  
WARRANTY DEED

KNOW ALL MEN by these presents, that WE, WILLIE M. CANNADA AND JEANETTE C. CANNADA, in consideration of the sum of One Hundred Eighty Thousand and no/100ths (\$180,000.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto RONALD E. MASON AND NANCY A. MASON, Their Heirs and Assigns Forever:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, fronting on Oneal Church Road a distance of 642.98 feet and containing 7.79 acres, as described on a plat entitled PROPERTY OF WILLIE M. & JEANETTE C. CANNADA - SURVEYED FOR RONALD E. MASON & NANCY A. MASON prepared by Lindsey & Associates, Inc., on December 7, 1994, to be recorded of even date herewith.

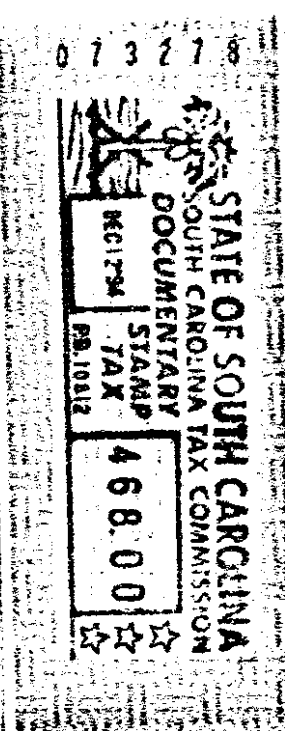
This is a portion of the property conveyed to Willie M. Cannada and Jeanette C. Cannada by deed of Earl Lee Russell, et al, recorded on August 3, 1971 in Deed Book 922 at Page 35 in the R.M.C. Office for Greenville County. The previous deed in the chain of title was executed by Mary Bomar Meares and her daughter and grandchildren pursuant to Item IV of the Will of the late J. L. Bomar (her father) as appears from Probate Apartment 261, File 6. Mary Bomar Meares subsequently died on May 8, 1968 as appears by reference to Probate Apartment 978, File 72.

The property is conveyed subject to an easement reserved in favor of William B. and Tamela Cannada for the continuing use and maintenance of the "10' Water Line Easement" as shown on the subject plat for water service to the adjacent property. Grantees reserve the unqualified right to relocate such waterline and easement at the sole expense of the Grantees. In the event of any such relocation, William B. and Tamela Cannada shall incur no related costs or expenses of any kind.



12-12 1128 3 1000

029 4 12-12 1128



BOOK 1593 PAGE 552

This conveyance is subject to all restrictions, easements, rights-of-way, roadways and zoning ordinances of record affecting the above described property.

TAX MAP REFERENCE: 0633.02-01- PART OF 031.00

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 Grantees, and the Grantees' heirs or successors and assigns, forever. And, the Grantors do hereby bind the Grantors and the Grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantees and the Grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantors' hands and seals this 7<sup>th</sup> day of December, 1994.

Signed, sealed and delivered  
in the presence of:

Robin D. Smith

Willie M. Cannada (SEAL)  
WILLIE M. CANNADA

Nancy S. Russell

Jeanette C. Cannada (SEAL)  
JEANETTE C. CANNADA

STATE OF SOUTH CAROLINA )

PROBATE

COUNTY OF GREENVILLE )

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Willie M. Cannada and Jeanette C. Cannada sign, seal and as their act and deed, deliver the within written Deed; and that the undersigned witness, with the other witness subscribed above, witnessed the execution hereof.

Nancy S. Russell  
Witness

Sworn to before me, this  
7<sup>th</sup> day of December, 1994.

Robin D. Smith (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 8-19-95

80947

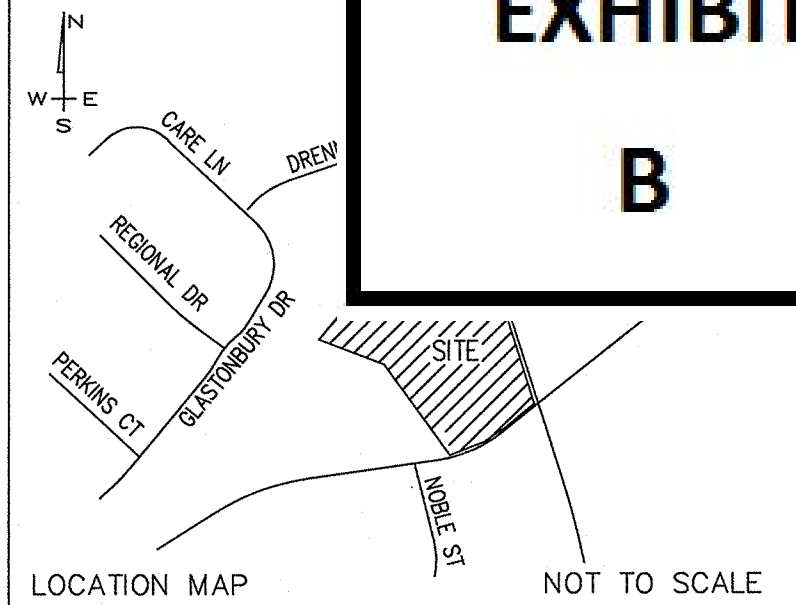
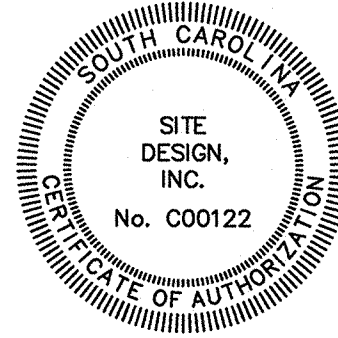
FILED FOR RECORD IN GREENVILLE  
COUNTY SC RMC OFFICE AT 11:51 AM  
12/12/94 RECORDED IN DEED  
BOOK 1593 PAGE 0551  
DOC # 9408094 Donnie Tawfardley



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH 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.

EXHIBIT

B



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.

REF: PB 29D, PG 32

A. CLAY JONES, P.L.S.  
S.C. REG. NO. 26210

TRACT A  
154,832 SQ.FT.  
3.554 ACRES  
(INCLUDES ANY AND ALL R/W)

TRACT B  
184,354 SQ.FT.  
4.232 ACRES  
(INCLUDES ANY AND ALL R/W)

ONEAL CHURCH ROAD

LEGEND

- |                             |                               |                        |
|-----------------------------|-------------------------------|------------------------|
| IPD ○ IRON PIN OLD          | — X — FENCE LINE              | □ CATCH BASIN          |
| IPS ○ IRON PIN SET          | — CTY — CABLE TV              | ■ DROP INLET           |
| CT CRIMP TOP                | — FOG — FIBER OPTIC CABLE     | ■ ELEC TRANS           |
| N&C NAIL & CAP              | — GAS — GAS LINE              | ⊗ GAS VALVE            |
| OT OPEN TOP                 | — OHP — OVERHEAD POWER        | ☆ LIGHT POLE           |
| RB REBAR                    | — OHT — OVERHEAD TELEPHONE    | ⊙ POWER POLE           |
| △ PT POINT                  | — STD — STORM DRAIN           | ⊙ GUY ANCHOR           |
| SD STORM DRAIN              | — SS — SANITARY SEWER         | ⊙ HVAC UNIT            |
| SS SANITARY SEWER           | — UGP — UNDERGROUND POWER     | ⊙ TELEPHONE PEDESTAL   |
| SSE SS EASEMENT             | — UGT — UNDERGROUND TELEPHONE | ⊙ TELEPHONE MANHOLE    |
| DE DRAINAGE EASEMENT        | — W — WATER LINE              | ○ CLEAN OUT            |
| CMP CORRUGATED METAL PIPE   | ⊙ SD MANHOLE                  | ⊙ MONITORING WELL      |
| RCP REINFORCED CONC PIPE    | ⊙ SS MANHOLE                  | ⊙ POST INDICATOR VALVE |
| VCP VITRIFIED CLAY PIPE     | ⊙ GAS METER                   | ⊙ YARD LIGHT           |
| CPP CORRUGATED PLASTIC PIPE | ⊙ ELECTRIC METER              |                        |
| CL CENTERLINE               | ⊙ WATER METER                 |                        |
| EP EDGE OF PAVEMENT         | ⊙ WATER VALVE                 |                        |
| R/W RIGHT OF WAY            | ⊙ FIRE HYDRANT                |                        |
| B/L BUILDING LINE           | ■ CABLE TV PEDESTAL           |                        |

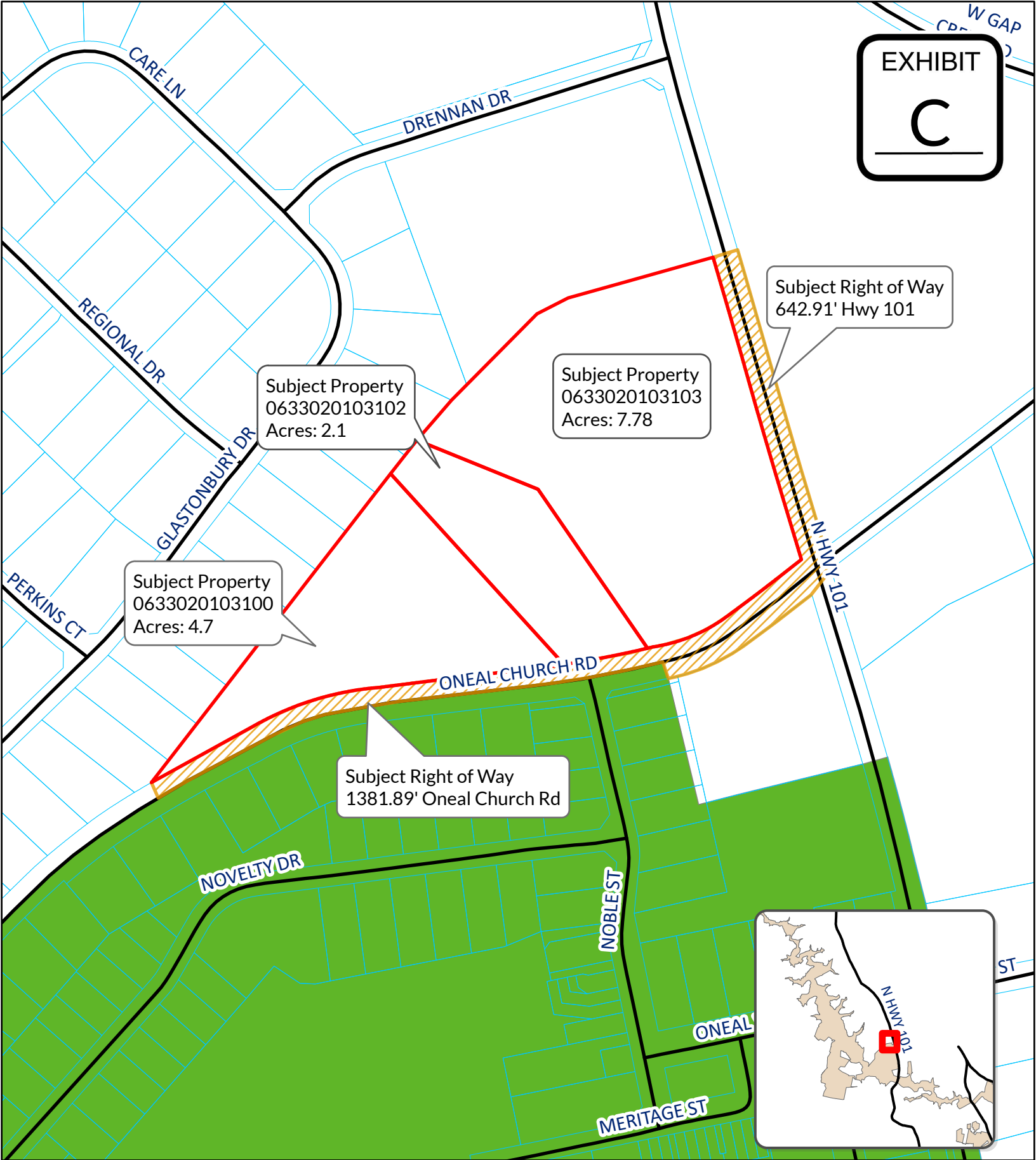
NOTE:  
IMPROVEMENTS NOT SHOWN THIS DATE AT  
CLIENTS REQUEST.

SURVEY FOR			
RON MASON AND NANCY MASON			
GREENVILLE COUNTY, SOUTH CAROLINA			
SCALE 1"=50'	PROPERTY ADDRESS 3541 ONEAL CHURCH ROAD	TAX PIN 0633020103103	
DATE 4-20-18	FIELD CREW BHB/AD		DRAWN BY BHB
<b>SITE DESIGN, INC.</b> CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS			
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601 PH: (864)271-0496 FAX: (864)271-0402 www.sitedesign-inc.com			



EXHIBIT

C



# Ordinance 42-2019

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

2

3

4

5

6

Streets

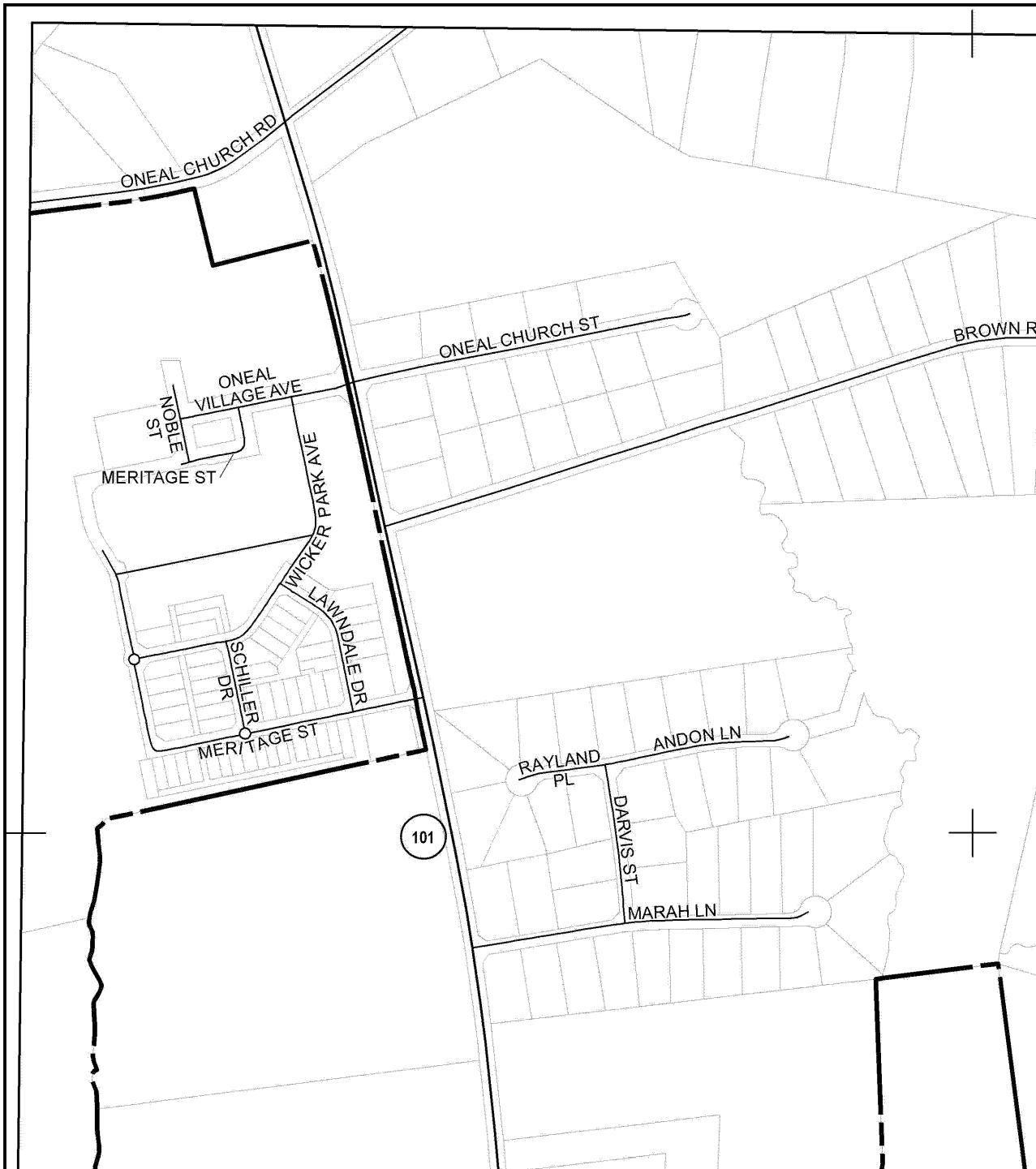
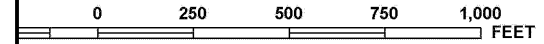
Right of Way

Parcels

Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0332E

# FIRM

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

PANEL 332 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0332	E
GREER, CITY OF	450200	0332	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.

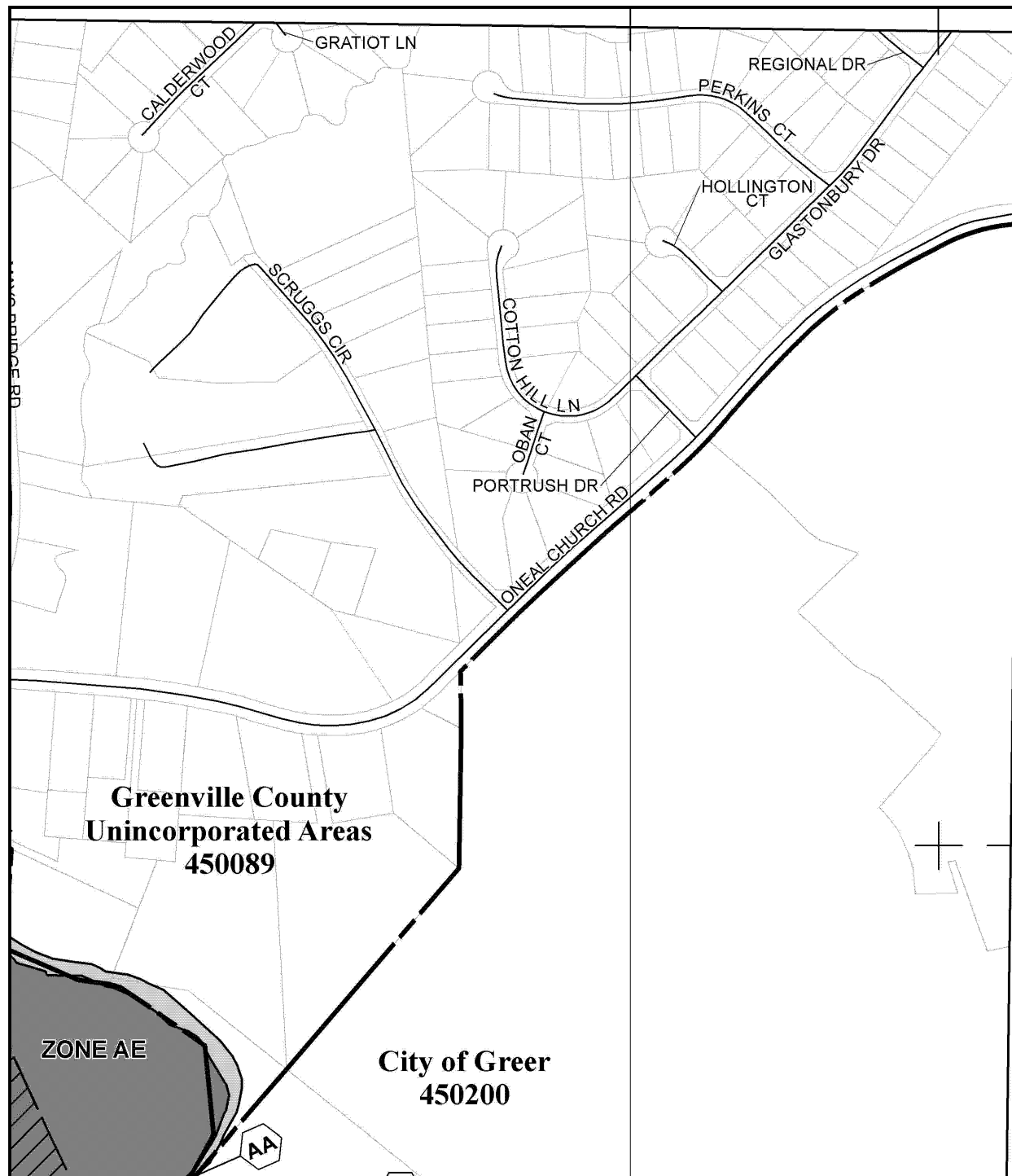


MAP NUMBER  
45045C0332E

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)



Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0331E

## FIRM

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

PANEL 331 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0331	E
GREER, CITY OF	450200	0331	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  
45045C0331E

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)

EXHIBIT  
E

ONEAL  
VILLAGE

AMENDMENT TO THE STATEMENT OF INTENT

FOR

---

**O'NEAL VILLAGE  
GREER, SOUTH CAROLINA**

---

Date  
October 12, 2019

**APPLICANT:**

O'Neal Commercial, LLC  
c/o The Randolph Group  
607 Pendleton Street, Suite 200  
Greenville, South Carolina 29601

**LAND PLANNING, ENGINEERING AND SURVEYING SERVICES BY:**

Freeland and Associates  
323 W Stone Ave  
Greenville, South Carolina 29609  
864-271-4924

## TABLE OF CONTENTS

1. Introduction
2. Amendment to the Statement of Intent
  - 2.1 Existing Zoning and Site Conditions
  - 2.2 Site Access and Drainage
  - 2.3 Land Uses and Product Types
  - 2.4 Setbacks
  - 2.5 Parking
  - 2.6 Wetlands
  - 2.7 Lighting Plan
  - 2.8 Landscape and Hardscape
  - 2.9 Restrictive Covenants
  - 2.10 Pattern Book
  - 2.11 Brand Identity Manual
  - 2.12 Signage
  - 2.13 Amenities
  - 2.14 O'Neal Village Homeowners Association
  - 2.15 Development Schedule

**OCTOBER 13, 2019**  
**PRELIMINARY DEVELOPMENT PLAN AND AMENDMENT**  
**O'NEAL VILLAGE STATEMENT OF INTENT**  
**O'NEAL VILLAGE, GREER, SOUTH CAROLINA**

**INTRODUCTION.**

The O'Neal Village Planned Development was approved under the zoning ordinances of the City of Greer in November 2006 after submittals of a Statement of Intent and Final Development Plan. O'Neal Village is presently a 186-acre site off S.C. Highway 101 north of downtown Greer and near the intersection of O'Neal Church Road. The property is owned by O'Neal Village, LLC, OV Ventures, LLC, O'Neal CDSF, LLC, and O'Neal Commercial. The Final Development Plan for the community indicated a maximum of 595 residential units and total commercial space not to exceed 110,000 square feet.

O'Neal Commercial, LLC and its related entities is managed by The Randolph Group, a real estate development company headquartered in Greenville with extensive experience in developing residential and mixed-use communities in South Carolina and other Southeastern states. The Randolph Group is recognized for creating imaginative places for people to live, work, play, and enjoy a certain quality of lifestyle. For more information regarding The Randolph Group visit [www.trgcommunities.com](http://www.trgcommunities.com). Chesapeake Capital Partners is the equity development partner at O'Neal Village. Chesapeake is headquartered in Maryland and has extensive residential investment experience across multiple east coast United States locations.

O'Neal Village is being developed into a high-quality residential community offering multiple housing products based on compatible concepts and styles. The residential component is supplemented by a commercial core offering neighborhood services and products benefiting the residents of O'Neal Village and the surrounding Blue Ridge community. Neo-traditional design concepts have been utilized including but not limited to:

- The neighborhood has a discernible center with a village green with a pavilion.
- There are a variety of dwelling types.
- At the edge of the neighborhood, there are small shops and offices to support the neighborhood's residents.
- There are small playgrounds and parks accessible to every dwelling.
- The streets are relatively narrow and enhanced by hardscape and landscaping.
- Buildings in the neighborhood are placed close to the street.

- Parking lots rarely front the street. Garage doors are de-emphasized through placement and design.

A final development plan was approved for Phase 1 of O'Neal Village in 2006. Subsequent phases (2, 3, and 4) were approved in 2014 and 2017. To date 245 lots have been developed with approximately 160 homes completed and occupied. Housing types available in the community include:

- Single-family homes with attached front-loaded garages;
- Single-family homes with detached and attached rear-loaded garages;
- Townhomes with detached rear-loaded garages;
- Townhomes with no garages; and
- Twin homes with front-loaded garages.

The availability of a multiple housing stock in style, price, and square footage allows O'Neal Village to attract diverse buyers including families with children, empty nesters and singles.

In addition to the residential component of O'Neal Village the village square district includes 13 attached townhomes and three (3) commercial buildings. The commercial buildings include supportive businesses for the residents including a preschool, a church, and two office users. More than 50% of the children at the preschool live at O'Neal Village. The community offers supporting amenities including a pool, bathhouse, fitness center and multiple parks. A central park is located in phase 1 with pocket parks and a dog park available in other phases. Total open space including passive and active amenities is approximately 15%.

#### **AMENDMENT TO THE STATEMENT OF INTENT.**

The O'Neal Village Planned Development could be further optimized with the acquisition by O'Neal Commercial, LLC of the Cannada and Mason Property consisting of approximately 14.586 acres on the northern side of O'Neal Church Road (the "Cannada/Mason Property"). The Cannada/Mason Property is shown on the Greenville County Tax Map Sheets as three (3) separate parcels, detailed in the schedule below:

PARCEL #	ADDRESS	ACREAGE	LAND USE
0633020103103	3531 O'NEAL CHURCH ROAD	7.786	RESIDENTIAL, UNZONED
0633020103102	3472 O'NEAL CHURCH ROAD	2.1	RESIDENTIAL, UNZONED
0633020103100	3468 O'NEAL CHURCH ROAD	4.7	VACANT, UNZONED



The parcels are owned by separate individuals:

PARCEL #	OWNER
0633020103103	RONALD E. AND NANCY A. MASON
0633020103102	WILLIAM B. AND TAMELA CANNADA
0633020103100	WILLIE M. CANNADA, ET. AL.

The combined properties are adjacent to O'Neal Church Road to the south, South Carolina Highway 101 to the east, and single-family residential properties including the Autumn Hills neighborhood to the north and west. The three properties are in the unincorporated portion of Greenville County and would require annexation by the City of Greer. The properties are contiguous to the city limits of Greer as shown on the survey of the Mason parcel attached. The annexation of the Cannada/Mason Property into the City of Greer and the zoning of the properties to be annexed into the O'Neal Village Planned Development would allow for an expansion of the O'Neal Village development in concept, style, and product.

**EXISTING ZONING, SITE CONDITIONS, AND UTILITIES.** The three properties are presently unzoned in the unincorporated portion of Greenville County. The properties include two existing residential units both to be demolished as part of the proposed development. The balance of the properties are vacant and wooded.

Water and electricity are available to each property. Water is provided by Blue Ridge Rural Water Company and would be extended to serve the Properties by O'Neal Commercial, LLC. Gas and electricity would be provided by Greer CPW. The properties are not presently served by sanitary sewer. The two existing residences are served by septic tanks. The property can be served by an extension of the O'Neal Village sanitary sewer system owned by Greer CPW to be paid for by O'Neal Commercial, LLC. The City of Greer upon annexation and other governmental agencies would provide essential services such as fire and police protection and garbage pickup. The O'Neal Village Homeowner Association would provide garbage service to any commercial development. The City of Greer would maintain any proposed roadways (except parking lots and alleys) and drainage system.

**SITE ACCESS AND DRAINAGE.** The properties have direct access to S.C. Highway 101 and O'Neal Church Road. There is a single existing curb cut on S.C. Highway 101 and three (3) curb cuts on O'Neal Church Road. S.C Highway 101 provides access from Interstate 85, Greenville-Spartanburg Airport, Downtown Greer and U.S. Highway 29/Wade Hampton Boulevard to S.C. Highway 11 and northern Greenville County. Distance from the Properties by S.C. Highway 101 to the Airport and Interstate 85 is approximately 8 miles. O'Neal Church Road is a recently improved City of Greer and County roadway providing indirect access to S.C. Highway 101 east and west. The

Properties location and access provide easy travel routes to commercial, office, education, and medical services.

Site drainage is generally north to south with a portion of the Mason property draining towards S.C. Highway 101. Presently, an existing storm drainage pipe directs site drainage under O'Neal Church Road which is then incorporated into the site drainage infrastructure of O'Neal Village. Storm drainage of the proposed development will be accommodated according to local requirements. The storm drainage system will be designed similar to the existing O'Neal Village system which includes low impact discharge techniques and mechanical devices to minimize disturbance and reduce storm water runoff. Any water quality and detention facilities would be maintained by the O'Neal Village Homeowner Association.

**LAND USES AND PRODUCT TYPES.** Allowable land uses for the Cannada/Mason Property shall include the following:

1. Attached residential units: attached townhomes with and without garages; garages could be rear or front loaded; twin-houses (2 units attached) with front-loaded garages;
2. Commercial: single or multi-tenant buildings smaller in scale rather than oriented for a "big-box" retailer. Local merchants and medical offices will be accommodated similar to those permitted presently in O'Neal Village. The Property could accommodate a retail business that could include a drive thru to accommodate a restaurant or coffee shop. A convenience store could be accommodated. The architecture of the buildings will complement the character of O'Neal Village, the existing commercial buildings in the village square of O'Neal Village, and the vernacular style of the surrounding community. Approximately 15,000 square feet of commercial space is intended for the Cannada/Mason Property.

The Final Development Plan for O'Neal Village indicates a maximum of 595 residential units. The preliminary development plan for the Cannada/Mason Property indicates a maximum of 120 residential units as follows:

<u>Type</u>	<u># of Units</u>
Attached	120
Commercial	15,000 square feet

Each of these 120 units are planned as attached townhomes. With the addition of these residential units, the maximum residential units permitted at O'Neal Village would be 715. The maximum allowed commercial space would be 125,000 square feet.

With the addition of the Cannada/Mason Property, the residential density of the community correlates to 3.50 units pre-acre.

The proposed townhomes are accessed from the front right-of-way or a rear alley. A portion of the townhome would face the existing right of way of O'Neal Church Road. The commercial structures would face either S.C. Highway 101 or O'Neal Church Road with access from S.C. Highway 101 in conjunction with the residential units. Two access points would be anticipated on O'Neal Church Road. The visibility of all commercial parking would be minimized to the primary roadways. A preliminary land plan is attached as Appendix A.

The lots for the attached product range in width from 20' to 25', although a width of 35' could be utilized to accommodate particular product according to the following:

<u>Lot Type</u>	<u>Min. Width</u>	<u># of lots</u>	<u>Min. Lot Size</u>
Townhomes	20	90	2000

The attached product will be a mixture of primarily two- and three-story structures with garages typically included for each unit. A one-story unit could be provided requiring the larger 35' width. The garage is typically part of the residential structure although detached in some instances. When detached, the garage could be a single or double bay. Additional cars could be accommodated in a parking area outside the garage. When attached to the house, the garage accommodates two cars with additional cars in a paved parking area. All front-loaded garages are accessed from the public right of way; rear loaded garages are accessed from a private driveway. Access to the lots fronting O'Neal Church Road are through the provision of an alley to the rear of the lots. No lots will have direct vehicular access to O'Neal Church Road.

**SETBACKS.** Setbacks will be consistent to those existing in O'Neal Village. The Townhome units could have a zero setback on any interior lot similar to O'Neal Village. Townhomes facing O'Neal Church Road would have a minimum 20' setback from the road right-of-way. In general, the homes will be located closer to the street than in a typical suburban neighborhood and will be more reminiscent of traditional neighborhoods. Setbacks may vary from one side of the street to the other. Anticipated setbacks for the townhome lot defined above are as follows:

<u>Lot Type</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Townhomes	0	n/a	10

Setbacks may vary from the above to accommodate a particular lot configuration or to avoid an existing site conditions. Auxiliary structures, including detached garages and outbuildings may encroach into the rear setbacks. The above setbacks shall be measured from the back of the sidewalk, which is located typically at the edge of the right-of-way. Sidewalks will be located in front of each lot, each side contiguous to a road right-of-way, and along most common areas. Sidewalks will be constructed along the O'Neal Church Road and S.C. Highway 101 rights-of-way. The sidewalk along O'Neal Church Road will connect to the existing sidewalk through a marked crosswalk at Noble Street (Phase 2 O'Neal Village) and at the common area adjacent to the dog park.

**PARKING.** The established and agreed to guidelines for parking at O'Neal Village would apply to the Cannada/Mason Property.

**WETLANDS.** The Cannada/Mason Property is not anticipated to include additional wetlands. A wetlands study will be conducted to verify and if present, appropriate delineation, approvals, and permits will be obtained to satisfy any regulations.

**LIGHTING PLAN.** The established and agreed to plans, guidelines, and specifications for lighting at O'Neal Village would apply to the Cannada/Mason Property.

**LANDSCAPE AND HARDSCAPE.** The established and agreed to plans, guidelines, and specifications for landscaping and hardscape at O'Neal Village would apply to the Cannada/Mason Property.

**RESTRICTIVE COVENANTS.** The Restrictive Covenants adopted for O'Neal Village would apply to the Cannada/Mason Property.

**RESIDENTIAL PATTERN BOOK.** The adopted Residential Pattern Book for O'Neal Village would apply to the Cannada/Mason Property.

**BRAND IDENTITY MANUAL.** The adopted Brand Identity Manual for O'Neal Village would apply to the Cannada/Mason Property.

**SIGNAGE.** The established and agreed to plans, guidelines, and specifications for signage at O'Neal Village would apply to the Cannada/Mason Property. The commercial component of the Cannada/Mason Property could be marked by an exclusive

monument sign for commercial users consistent in materials and scale with the existing O'Neal Village sign along S.C. Highway 101 as shown in Appendix B.

**AMENITIES.** The residents of the Cannada/Mason Property will utilize the existing active and passive amenities of O'Neal Village in addition to amenities incorporated into the Property and enhance in the neighborhood. These amenities include a pool, bathhouse, pavilion, a central park, linear park, multiple pocket parks, a fitness center, basketball court, community garden, and dog park in the neighborhood. Additional pocket parks will be included in the development of the balance of O'Neal Village and the Property. All lot owners are members of the O'Neal Village Homeowners Association. Outside memberships are not permitted.

**O'NEAL VILLAGE HOMEOWNERS ASSOCIATION.** The O'Neal Village Homeowner Association has been created under the laws of the State of South Carolina. The Board of Directors as established by the Restrictive Covenants and By-Laws is Declarant controlled and advised by a Resident Board. All lot owners including any builder owned lots are members of the O'Neal Village Homeowners Association. Outside memberships are not permitted. The Association is funded by dues established in the Restrictive Covenants. The present dues are \$600 annually plus an additional \$1,275 for any townhome unit. These dues are subsidized by the development company if any deficit exists. The Association's responsibility is to manage the affairs of the Association including the enforcement of the Restrictive Covenants and the maintenance of all common areas. The Association documents also create an Architectural Review Committee to review and approve all structures including the initial house and all landscaping, any additions, fences, pools, etc. The Association employs the services of an independent property manager who collects all dues, manages all finances, and pays all expenses.

**DEVELOPMENT SCHEDULE.** O'Neal Village is being developed in multiple phases. Phase 4 Section 1 included 77 lots and was platted in June 2019. Additional lots in future phases including the Cannada/Mason Property will be developed based on market demand. Phase 4 included 10 townhome lots. The Cannada/Mason Property anticipates 120 townhome lots which could be the replacement lots after phase 4 lots are built and occupied.

Engineering of the Cannada/Mason Property would occur in 2020 along with the demolition of the existing dwelling units. Land development activity to provide the initial townhome units could occur in the 4<sup>th</sup> quarter of 2020 with house construction by mid-year 2021. Development of the commercial component will be based on market demand

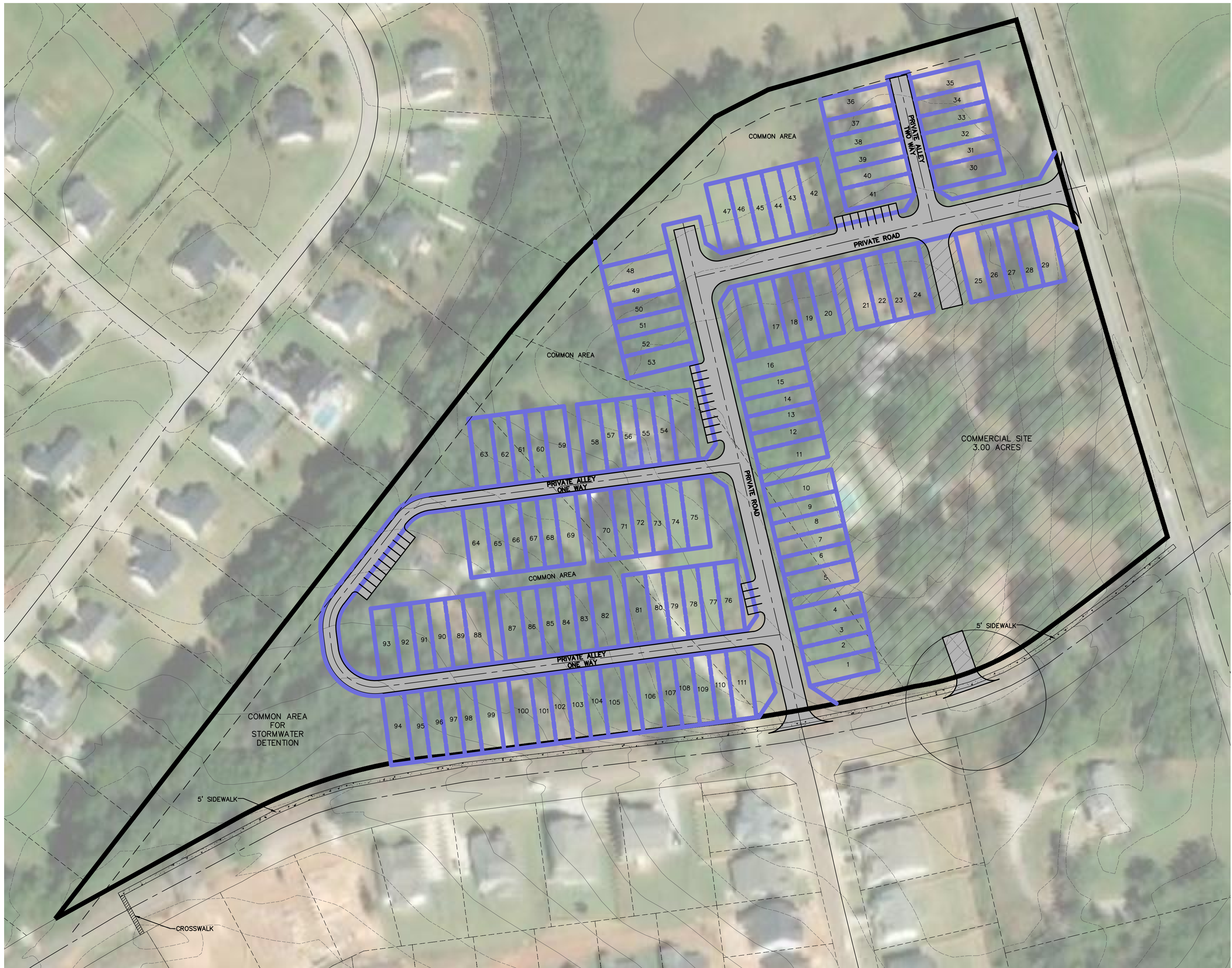
and consideration for the existing commercial properties available in the village square of O'Neal Village.

## Appendix A









- THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
- ROADS TO BE PRIVATE WITH A 40' R/W AND 24' PAVEMENT.  
ALLEYS TO BE PRIVATE WITH A 25' R/W AND 20' OF PAVEMENT.
- THE TOPOGRAPHIC DATA WAS OBTAINED FROM THE GREENVILLE COUNTY GIS DEPARTMENT AND IS FOR REFERENCE USE ONLY.
- THIS LAYOUT DOES NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.
- THIS LAYOUT WAS NOT PREPARED WITH A REAL SURVEY BY THIS FIRM.
- ALL COMMON AREA AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

**C-1**

ADDRESS:	ONEAL CHURCH ROAD
TAX MAP:	0633020103100, 02, 03
ZONING:	UNZONED
TOTAL AREA:	13 ACRES (10 RES, 3 COM)
NUMBER OF LOTS:	111 SINGLE FAMILY ATTACHED (1) 3 ACRE COMMERCIAL
DENSITY:	11.1UNITS/ACRE (RES)
ROAD:	1,062 LF (PRIVATE ROAD) 1,278 LF (PRIVATE ALLEY
SETBACKS:	ONEAL CHURCH RD - 30' SC HWY 101 - 30' 25' EXTERNAL





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 3468 O'Neal Church Rd. Greer 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 0633020103100 attached hereto marked as Exhibit C containing approximately 4.7 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 6 day of November, 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: Willie M. Cannada

Signature: Willie M. Cannada  11/08/2019 06:08 PM GMT

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

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

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

Parcel Address: 3468 O'Neal Church Rd Greer

Tax Map Number: 0633020103100

Print Name: William B. Cannada

Signature: William B. Cannada  11/08/2019 06:10 PM GMT


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

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

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

Parcel Address: 3468 O'Neal Church Rd Greer


Tax Map Number: 0633020103100

Print Name: Bruce G. Cannada  
Signature: Bruce G. Cannada  11/06/2019 08:40 PM GMT  
Address: \_\_\_\_\_  
Witness: \_\_\_\_\_  
Date: \_\_\_\_\_  
Parcel Address: 3468 O'Neal Church Rd. Greer  
Tax Map Number: 0633020103100

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: Eric L. Cannada  
Signature: Eric L. Cannada  11/07/2019 01:22 AM GMT  
Address: \_\_\_\_\_  
Witness: \_\_\_\_\_  
Date: \_\_\_\_\_  
Parcel Address: 3468 O'Neal Church Rd. Greer  
Tax Map Number: 0633020103100

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

### 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 3472 O'Neal Church Rd. 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 0633020103102, attached hereto marked as Exhibit C containing approximately 2.1 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 6 day of November, 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: William B. Cannada  
Signature: William B. Cannada   
Address: 3472 O'Neal Church Rd. Greer  
Witness: Alice Batson   
Date: 11/06/2019  
04:31 PM GMT  
Parcel Address: 3472 O'Neal Church Rd. Greer  
Tax Map Number: 0633 020103102

Annexation  
Page 1 of 2

Print Name: Tamela T. Cannada  
Signature: Tamela T. Cannada   
Address: 3472 O'Neal Church Rd. Greer  
Witness: Alice Batson   
Date: 11/06/2019  
04:34 PM GMT  
Parcel Address: 3472 O'Neal Church Rd. Greer  
Tax Map Number: 0633 020103102

(See attached Map & Property Description)



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 3541 ONEAL CHURCH RD GREER, SC 29651 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 0633020103103 attached hereto marked as Exhibit C containing approximately 7.7 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 14<sup>th</sup> 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.

Print Name: <u>Daniel Sprucey - ONEAL COMMERCIAL, LLC.</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>607 Riddleton St, 700 Greenville, SC 29605</u>	Address: _____
Witness: <u>[Signature]</u>	Witness: _____
Date: <u>10/14/2019</u>	Date: _____
Parcel Address: <u>3541 ONEAL CHURCH RD</u>	Parcel Address: _____
Tax Map Number: <u>0633020103103</u>	Tax Map Number: _____

Complete the section below if multiple property owners

Name RONALD E. MASON  
Address 3541 O'NEAL CHURCH RD GREER, SC  
Contact Number (864) 421-4040  
Signature Ronald E. Mason

Name NANCY A. MASON  
Address 3541 O'NEAL CHURCH RD GREER, SC  
Contact Number (864) 421-4040  
Signature Nancy A. Mason

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
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Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_





**AGENDA**  
**GREER CITY COUNCIL**  
**11/12/2019**

**First Reading of Ordinance Number 43-2019**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY WILLIAM WILLIAMS & RONALD BREWTON TRUSTEES; MEHRGAN SOKHANDAN & SEID YAZDY LOCATED ON MEMORIAL DRIVE EXTENSION AND BECKY DON DRIVE FROM R-M1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 43-2019 is a rezoning request for three parcels located along Memorial Dr Ext and Beck Don Dr. The request is to rezone the properties from R-M1, Multi-Family Residential to DRD, Design Review District. The proposed statement of intent for this development is requesting up to 150 townhome units. Each unit will have 3 bedrooms and approximately 1,400 square feet of heated interior space with campus style parking. They will be two stories with vinyl siding exteriors. There will be two access points into the development. One off Memorial Drive Ext. and one off Becky Don Drive. All streets within the project will be private streets, and the homeowner's association will be required to maintain them, along with all common areas landscaping and lawn areas. The Planning Commission conducted a public hearing on October 21, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request. Brandon McMahan, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Ord 43-2019 Cover Memo	11/7/2019	Cover Memo
❑ Ordinance Number 43-2019	11/7/2019	Ordinance
❑ Ord 43-2019 Exhibit A Map	11/7/2019	Exhibit
❑ Ord 43-2019 Exhibit B Statement of Intent	11/7/2019	Exhibit
❑ Ord 43-2019 Exhibit C Plat	11/7/2019	Exhibit
❑ Ord 43-2019 Zoning Map Application 1	11/7/2019	Backup Material
❑ Ord 43-2019 Zoning Map Application 2	11/7/2019	Backup Material
❑ Ord 43-2019 Planning Commission Minutes	11/7/2019	Backup Material

# Memorandum

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

**From:** Brandon McMahan, Planner

**Subject:** Ordinance 43-2019

**Date:** November 5, 2019

**CC:** Tammy Duncan, City Clerk

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Ordinance 43-2019 is a rezoning request for three parcels located along Memorial Dr Ext and Beck Don Dr. The request is to rezone the properties from R-M1, Multi-Family Residential to DRD, Design Review District. The proposed statement of intent for this development is requesting up to 150 townhome units. Each unit will have 3 bedrooms and approximately 1,400 square feet of heated interior space with campus style parking. They will be two stories with vinyl siding exteriors. There will be two access points into the development. One off Memorial Drive Ext. and one off Becky Don Drive. All streets within the project will be private streets, and the homeowner's association will be required to maintain them, along with all common areas landscaping and lawn areas.

The Planning Commission conducted a public hearing on October 21, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.



## **ORDINANCE NUMBER 43-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY WILLIAM WILLIAMS & RONALD BREWTON TRUSTEES; MEHRGAN SOKHANDAN & SEID YAZDY LOCATED ON MEMORIAL DRIVE EXTENSION AND BECKY DON DRIVE FROM R-M1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by William Williams & Ronald Brewton Trustees; Mehrgan Sokhandan & Seid Yazdy located on Memorial Drive Extension and Becky Don Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G019000102303, G019000102106 and G019000102105 containing approximately 16.90, .070 and 0.90 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on October 21, 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 properties located on Memorial Drive Extension and Becky Don Drive more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G019000102303, G019000102106 and G019000102105 containing approximately 16.90, 0.70 and 0.90 +/- acres attached hereto marked as Exhibit A shall be changed from R-M1 (Multi-Family Residential District) to DRD (Design Review District).

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:

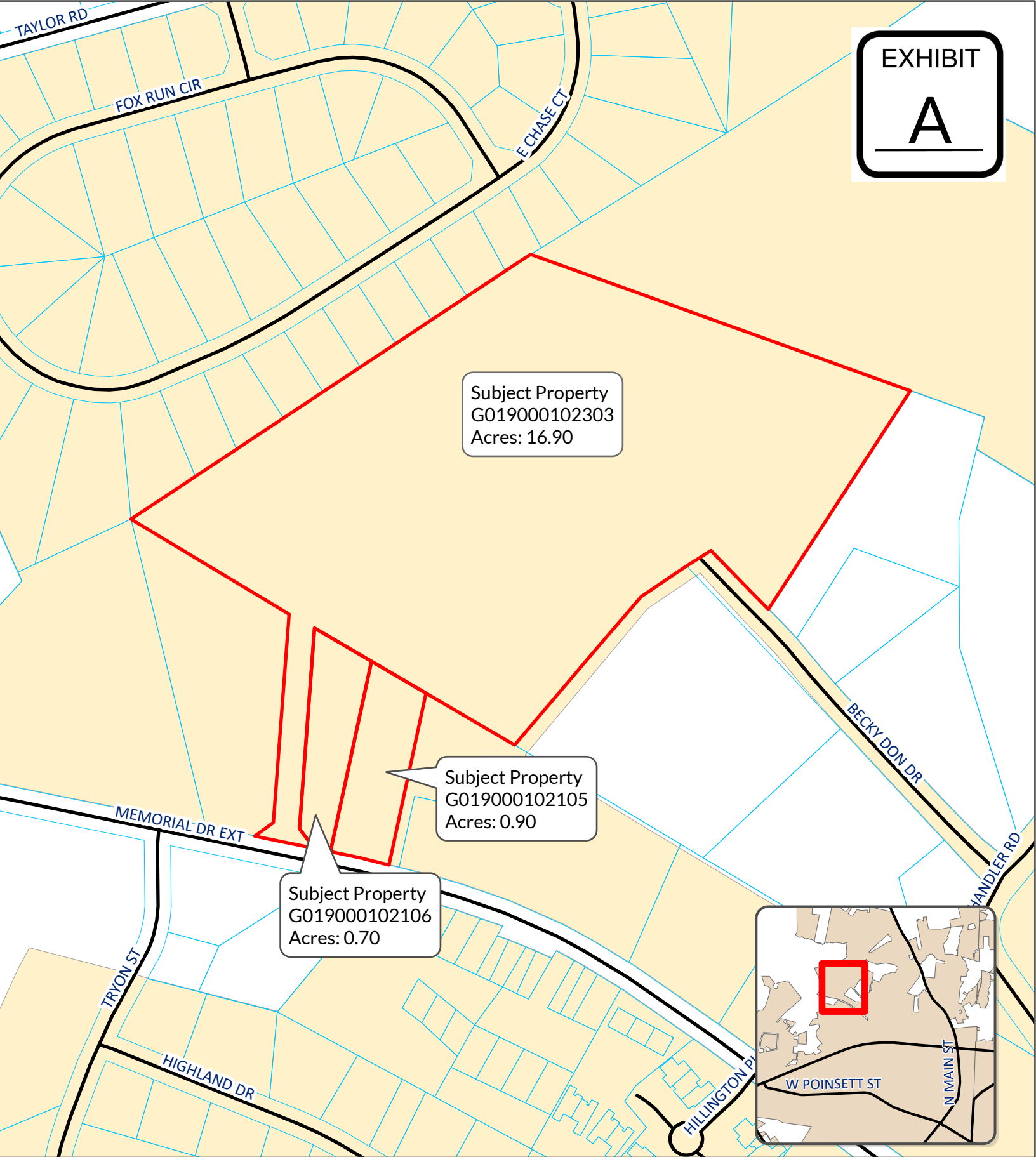
First Reading: November 12, 2019

Second and  
Final Reading: November 26, 2019

Approved as to Form:

---

John B. Duggan, Esquire  
City Attorney



# Ordinance 43-2019

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

080160240320

Feet

Streets

Parcels

GSP Environs

City Limits

**Statement of Intent for the Design Review District (DRD)****Walnut Hill Townes  
Memorial Drive Ext. & Becky Don Dr., Greer, SC****September 14, 2019**

This Statement of Intent describes the characteristics of Walnut Hill Townes, a proposed residential community consisting of approximately one hundred nineteen (119) single-family attached residential townhomes constructed on approximately 18.5 acres bounded by Memorial Dr. Ext. to the south and Becky Don Dr. to the west. The site consists of three tracts: .9 acre (G019000102105) currently zoned R-M1, .7 acre (G019000102106) currently zoned R-M1, and 16.9 acres (G019000102303) currently zoned R-M1 all in the City of Greer. We are requesting that these three tracts be rezoned to a Design Review District (DRD) to allow for up to 150 units.

**Development**

Development will begin as soon as the proposed rezoning is finalized and when all required construction permits have been obtained. The exact configuration of the lots and common areas will be determined as the engineering of the site progresses.

The residences that are planned for this site will have three bedrooms with approximately 1,400 square feet of heated interior space with campus style parking. They will be two stories with vinyl siding on the exteriors. All lawn areas will be landscaped in accordance with the City of Greer's Landscape Ordinance, and all lawn areas and all common area improvements will be maintained by a homeowner's association that will be incorporated prior to the first sale.

**Public Improvements**

There will be two access points into the development. One off of Memorial Dr. Ext., and one off of Becky Don Dr. All streets within the project will be private streets, and the homeowner's association will be required to maintain them.

**Impact on Public Facilities**

Sanitary sewer service, water service, natural gas service & electricity will be provided to the site by Greer CPW unless it is determined that these services are not available from Greer CPW. This community should have no adverse impact on public facilities. All construction shall be in accordance with all applicable building codes and all other local or state laws and ordinances.

### **Storm Drainage**

Storm water will be managed by a system designed to meet all City of Greer, state and federal regulations involving storm water flows as well as silt and erosion control. The storm water system including the detention ponds will be maintained by the homeowner's association through dues paid by all residents within the development.

### **Homeowner's Association**

Prior to any sales, a homeowner's association will be established to own and maintain all signage, landscaping, lawn areas, common areas, sidewalks, private roadways, and storm water management facilities within the project. Funding for maintenance and other association activities will be provided by pro-rata contributions from all property owners in the form of homeowner's association dues assessments pursuant to a recorded Declaration of Covenants, Conditions and Restrictions. The Declaration will also contain other provisions appropriate to provide proper control of the design, construction, use, governance, and maintenance of residences and related improvements thereto, and to ensure the safety of all residents of the development.



EXHIBIT  
C

NO.	DATE	BY
A		

**GRAY**  
ENGINEERING CONSULTANTS  
189 PILGRIM ROAD, GREENVILLE, SC 29607  
PH: (864) 252-2827 • FAX: (864) 252-2827  
WWW.GRAYENGINEERING.COM

SC C.O.A.# C00060 • NC C.O.A.# C-1817 • GA C.O.A.# PF00094 • TN C.O.A.# 0410819

THIS EXHIBIT IS A PRELIMINARY CONCEPT PLAN FOR THE WALNUT HILL TOWNES. IT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED OR REPRODUCED IN ANY WAY OTHER THAN AS A PRELIMINARY CONCEPT PLAN. THE ENGINEER AND CONSULTANTS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS EXHIBIT.

DESIGN REVIEW CONCEPT PLAN

WALNUT HILL  
TOWNES

MEMORIAL DRIVE EXT.  
GREER, SC

PROJECT MANAGER: ZDJ  
DRAWN BY: ZDJ  
PROJECT DATE: 9/23/19  
SCALE: 1"=60'  
JOB No.: 2019050  
PLOT DATE: 9/23/19

SHEET  
DRD

Memorial Drive Ext.



LOCATION MAP  
N.T.S.

SAFETY NOTE TO CONTRACTOR  
THE CONTRACTOR SHALL SHIELD TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

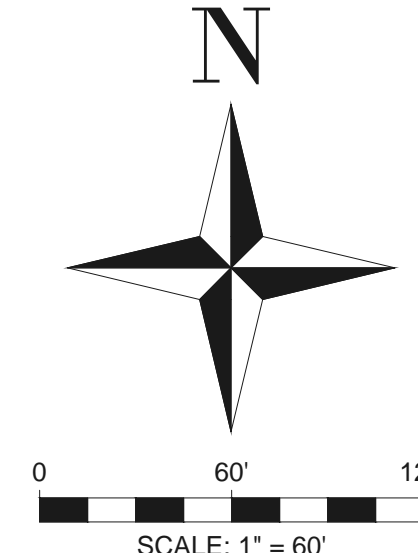


UTILITY NOTE TO CONTRACTOR  
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**SITE DATA:**  
20'-WIDE TOWNS: 119 UNITS  
AREA: 18.8 ACRES  
6.33 UNITS/AC  
299 PARKING SPACES  
2.51 SPACES/UNIT

**TAX MAP #:**  
G019000102303  
G019000102106  
G019000102105

Parcel Line Table		
Line #	Length	Direction
L1	100.88'	N77° 32' 27"W
L2	13.06'	N77° 59' 57"W
L3	38.49'	N78° 19' 24"W
L4	37.52'	N36° 53' 07"W
L5	48.94'	N78° 30' 34"W
L6	26.55'	N75° 37' 31"W
L7	25.05'	N75° 43' 05"W
L8	32.19'	N54° 17' 48"E
L9	119.62'	N59° 45' 31"W
L10	124.53'	N59° 42' 30"W
L11	55.63'	N59° 39' 29"W
L12	85.18'	N57° 21' 23"E
L13	81.33'	N57° 15' 12"E
L14	81.40'	N57° 22' 54"E
L15	80.87'	N57° 38' 18"E
L16	159.28'	N57° 09' 30"E
L17	19.97'	N58° 05' 49"E
L18	133.95'	N32° 21' 29"W
L19	74.94'	S42° 47' 14"E
L20	52.21'	S46° 24' 37"W
L21	104.08'	S55° 04' 44"W
L22	74.94'	N75° 59' 01"W



NOTE:  
IF DISCREPANCY IS DISCOVERED  
ON SITE, CONTACT ENGINEER  
IMMEDIATELY FOR REVIEW



I Construction  
pany LI  
7130101000  
9 @ PG 26  
E @ PG 24

N/F: Second Baptist Church  
TM# G019000102100  
D.B. 1463 @ PG 358  
P.B. 9-A @ PG 67

N/F: Colonel Johnson LLC  
TM# G019000102107  
D.B. 2464 @ PG 1938

N/F: Nest Hills Capital LLC  
TM# G019000102307  
D.B. 2519 @ PG 823  
P.B. 35-C @ PG 71

N/F: Companion at Bridle Ridge Lp  
TM# G019000102401  
D.B. 2308 @ PG 1196  
P.B. 33-X @ PG 64

N/F: Roldan Luis Nogu  
TM# G019000102305  
D.B. 2426 @ PG 325





**ZONING MAP AMENDMENT APPLICATION**  
**{ZONING & REZONING}**

Date September 18 2019

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

Tax Map Number(s) G019.00-01-021.05

Property Address(s) \_\_\_\_\_

Acreage of Properties .9 AC County Greenville County

**Applicant Information**

Name Eric Hedrick, TCC Venture, LLC  
Address 102 Cape 18 Four Mile Branch Ln.  
Spartanburg, SC 29302  
Contact Number (864) 918-3419  
Email erichedrick@bellsouth.net

**Property Owner Information**

*(If multiple owners, see back of sheet)*

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Email \_\_\_\_\_

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

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

Existing Use: RAW land Proposed Use: Attached Residential

Signature(s) Eric Hedrick  
ERIC HEDRICK,  
TCC VENTURE, LLC

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 \_\_\_\_\_

Complete the section below if multiple property owners

Name DR. SEID ALI AKBAR MIRMIRAN YAZDY  
Address 32 WEATHERBY DRIVE  
Contact Number 864 979-0018  
Signature Seid Ali Mirmiran Yazdy

Name DR. MEHRGAN SOKHANDAN  
Address 32 weatherby Dr  
Contact Number 864-414-2724  
Signature M. Sokhandan

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_



Beckie

(2)



**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) G-019000102303 & G-019000102106  
Property Address(s) Memorial Drive Extension  
Acreage of Properties 17.6 County Greenville

**Applicant Information**

Name Eric Hedrick, TCC Venture, LLC  
Address 18 Four Mile Branch Ln.  
Spartanburg, SC 29302  
Contact Number (864) 918-3419  
Email erichedrick@bellsouth.net

**Property Owner Information**

(If multiple owners, see back of sheet)

Name Beckie Aughton  
Address 1465 S McElhenny Rd.  
Greer SC 29651  
Contact Number 864 420 5124  
Email \_\_\_\_\_

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

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

Existing Use: vacant Proposed Use: townhouses  
attached residential

Signature(s) X Beckie Aughton  
Applicant Eric Hedrick

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

Complete the section below if multiple property owners

Name Donald Williams  
Address 1465 South Richard  
Contact Number Orange SC 29691  
Signature Donald Williams

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name Ken Williams  
Address 175 Old Boswell Road  
Contact Number Trunkport SC 29690  
Signature Ken L. Williams

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

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Contact Number \_\_\_\_\_  
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Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, OCTOBER 21, 2019**

---

**DOCKET:** RZ 2019-16

**APPLICANT:** Erick Hedrick, TCC Venture LLC

**PROPERTY LOCATION:** Becky Don Drive and Memorial Drive Extension

**TAX MAP NUMBER:** G019000102105, G019000102303, G019000102106

**EXISTING ZONING:** R-M1, Residential Multi-Family

**REQUEST:** Rezone to DRD, Design Review District

**SIZE:** 18.5 acres

**COMPREHENSIVE PLAN:** Residential Land Use 3 Community along a Neighborhood Corridor

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**ANALYSIS:** RZ 2019-16

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**RZ 2019-16** is a rezoning request for three parcels located on Becky Don Drive and Memorial Drive Extension. The request is to rezone the parcels from R-M1, Residential Multi-Family, to DRD, Design Review District, for a townhome development.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential- Hunter's Place and PD-R, Planned Development- Residential District – Bridle Ridge Apartments

East: C-3, Highway Commercial District – Professional Offices and Unzoned Greenville County- Residential Townhomes

South: Unzoned Greenville County -Vacant

West: R-12, Single Family Residential- Hunters Place and Second Baptist Church of Greer

The land use map in the Comprehensive Plan defines the area as a Residential Land Use 3 Community, which is the location of higher density residential development, primarily multifamily developments, currently existing, and potential location as well. The density range for these areas are 4.6+ unites per acre. The proposed townhome development is also located on a Neighborhood corridor. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Posted traffic speeds in these corridors are slower for the sake of safety and convenience. Land uses identified within the neighborhood corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The land use balance is about 70% residential and 30% nonresidential.

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

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

The proposed statement of intent for this development is requesting up to 150 townhome units. Each unit will have 3 bedrooms and approximately 1,400 square feet of heated interior space with campus style parking. They will be two stories with vinyl siding exteriors. There will be two access points into the development. One off Memorial Drive Ext. and one off Becky Don Drive. All streets within the project will be private streets, and the homeowner's association will be required to maintain them, along with all common areas landscaping and lawn areas.

The majority of the properties along this section of Memorial Dr Ext are residential in nature with some professional offices in the vicinity. There are several townhome subdivision within the area that are of similar design and the proposed subdivision would not be out of character for the zoning district. Therefore, this is a compatible land use with the Comprehensive Plan and Zoning Ordinance. In accordance with the guidelines set forth in these plans and after a detailed study of the area, Staff can support the proposed rezoning request. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before a grading permit can be issued.

**STAFF RECOMMENDATION: Approval**

**ACTION: Mr. Wright made a motion to approve RZ 2019-16. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed**



**AGENDA**  
**GREER CITY COUNCIL**  
**11/12/2019**

**First Reading of Ordinance Number 44-2019**

**Summary:**

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY AMENDING ARTICLE 6 REQUIRED OPEN SPACE. (Action Required)

**Executive Summary:**

Ordinance #44-2019 is a text amendment to the City of Greer Zoning Code by amending Article 6 General Provisions, Section 6:14.6 Required Open Space to better define the regulation. The Planning Commission conducted a public hearing on March 18, 2019 and recommended approval of the amendment. Brandon McMahan, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ord 44-2019 Cover Memo	11/6/2019	Cover Memo
▣ Ordinance Number 44-2019	11/5/2019	Ordinance
▣ Ord 44-2019 Planning Commission Minutes	11/5/2019	Backup Material

# Memorandum

**To:** Mr. Ed Driggers, City Administrator  
**From:** Brandon McMahan, Zoning Coordinator  
**Subject:** Ordinance #44-2019  
**Date:** November 6, 2019  
**CC:** Tammy Duncan, City Clerk

---

Ordinance #44-2019 is a text amendment to the City of Greer Zoning Code by amending Article 6 General Provisions, Section 6:14.6 Required Open Space to better define the regulation. The Planning Commission conducted a public hearing on March 18, 2019 and recommended approval of the amendment.

## **ORDINANCE NUMBER 44-2019**

### **AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY AMENDING ARTICLE 6 REQUIRED OPEN SPACE.**

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

**WHEREAS**, the City of Greer desires to amend certain sections of its zoning ordinance to better define the regulations; and

**WHEREAS**, the City of Greer Planning Commission recommended approval of the requested amendment to the zoning ordinance at a Public Hearing held at 6:30 p.m. on October 21, 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 proposed amendment to the City of Greer Zoning Ordinance. The 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 Zoning Code of Ordinance Article 6 General Provisions Section 6:14.6 is amended as follows:

In order for a site to be considered for a cluster residential development, a minimum 25% of the total acreage must be designated as open space. The required open space ~~in~~ may include both developable and undevelopable land. Of that land dedicated for open space ~~in the remaining districts~~, a minimum of fifty percent (50%) of the total open space must be considered developable land, as defined in Article 4 Definitions.

Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. The open space shall be contiguous to the extent practicable. Land dedicated to open space shall not include land dedicated for uses such as community swimming pool (s), clubhouse (s), and similar uses. Recreational lakes or ponds used for stormwater management may be included in the land designated as open space. Fenced detention or retention areas used for stormwater management shall not be included in the calculation of required open space.

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:      November 12, 2019

Second and  
Final Reading:      November 26, 2019

**Approved as to Form:**

---

John B. Duggan, City Attorney



**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, OCTOBER 21, 2019**

---

**DOCKET:** **TXT 2019-06**

**APPLICANT:** City of Greer

**REQUEST:** To amend the Zoning Ordinance of the City Code to better define Open Space Requirements

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**ANALYSIS:** **TXT 2019-06**

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**TXT 2019-06** is an amendment to Article § 6:14.6 Required Open Space of the City of Greer, SC Zoning Ordinance to state:

In order for a site to be considered for a cluster residential development, a minimum 25% of the total acreage must be designated as open space. The required open space ~~in~~ may include both developable and undevelopable land. Of that land dedicated for open space ~~in the remaining districts~~, a minimum of fifty percent (50%) of the total open space must be considered developable land, as defined in Article 4 Definitions.

Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. The open space shall be contiguous to the extent practicable. Land dedicated to open space shall not include land dedicated for uses such as community swimming pool( s ), clubhouse( s ), and similar uses. Recreational lakes or ponds used for stormwater management may be included in the land designated as open space. Fenced detention or retention areas used for stormwater management shall not be included in the calculation of required open space.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Lavender made a motion to approve TXT 2019-06. Mr. Holland seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**Category Number: X.**  
**Item Number: E.**



**AGENDA**  
**GREER CITY COUNCIL**  
**11/12/2019**

**Bid Summary - City of Greer Parking Deck**

**Summary:**

Presented by Ed Driggers, City Administrator (Action Required)

**ATTACHMENTS:**

	<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣	Bid Summary - City of Greer Parking Deck	11/8/2019	Backup Material

**CITY OF GREER – PARKING DECK**  
**BID OPENING SHEET**  
**October 29, 2019 1:00 PM**

<b>Bid No.</b>	<b>Contractor Name</b>	<b>Finance Paperwork y/n</b>	<b>Bid Bond y/n</b>	<b>Business License y/n</b>	<b>Liability Insurance Form Included y/n</b>	<b>Bid Amount</b>
<b>1</b>	MB Kahn Construction Co., Inc.	Y	Y	N	N	Base \$6,075,730 AltC-1 (Add) \$7,500 AltC-2 (Add) \$135,700
<b>2</b>	Triangle Construction Co., Inc.	Y	Y	N	N	Base \$5,854,900 AltC-1 (NI) \$18,330 AltC-2 (NI) \$145,923
<b>3</b>	THS Constructors, Inc.	Y	Y	N	N	Base \$6,137,000 AltC-1 (NI) \$40,000 AltC-2 (Add) \$200,000
<b>4</b>	Pinkerton & Laws Construction of Atlanta, Inc.	Y	Y	Y (Marietta, GA)	Y	Base \$6,975,000 AltC-1 (NI) Included AltC-2 (NI) \$135,086 Note on envelope: Deduct \$279,000 from Bid Total
<b>5</b>	Roebuck Buildings Co., Inc.	Y	Y	N	N	Base \$6,195,000 AltC-1 (Add) \$35,000 AltC-2 (Add) \$150,000

**Category Number: X.**  
**Item Number: F.**



**AGENDA**  
**GREER CITY COUNCIL**  
**11/12/2019**

**November 5, 2019 General Election Results**

**Summary:**

For information only.

**ATTACHMENTS:**

Description	Upload Date	Type
▣ November 5, 2019 General Election Results	11/11/2019	Backup Material

# City of Greer

## Official Election Results

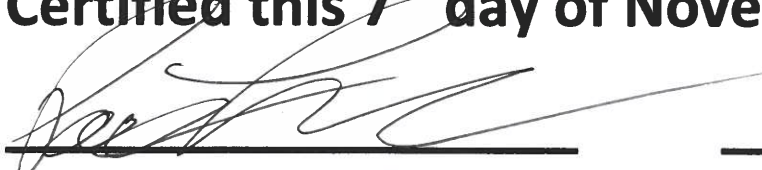
### Greer Municipal Election Commission

November 7<sup>th</sup>, 2019

<u>OFFICE</u>	<u>Candidate</u>	<u>Greenville</u>	<u>Spartanburg</u>	<u>TOTAL</u>
Mayor:				
	Rick Danner *	<u>436</u>	<u>198</u>	<u>634</u>
City Council - Dist. 1:				
	Jay Arrowood *	<u>45</u>	<u>5</u>	<u>50</u>
City Council - Dist. 3:				
	Andrew J Hopkins	<u>30</u>	<u>43</u>	<u>73</u>
	Mark Hopper *	<u>38</u>	<u>100</u>	<u>138</u>
City Council - Dist. 5:				
	Wryley Bettis *	<u>85</u>		<u>85</u>
Comm. of Public Works:				
	Gene Gibson *	<u>433</u>	<u>196</u>	<u>629</u>

Winners mark with \*

**Certified this 7<sup>th</sup> day of November, 2019**

  
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Joseph B. Baldi