



**AGENDA  
GREER CITY COUNCIL**

**February 11, 2020**

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

**6:30 PM**

**COUNCIL REGULAR MEETING**

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

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

**A. Councilmember Judy Albert**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. January 28, 2020  
(Action Required)**

**VI. PRESENTATION**

**A. Public Services Update to Council  
Presented by Steve Grant, City Engineer**

**VII. ADMINISTRATOR'S REPORT**

**A. Ed Driggers, City Administrator**

**VIII. APPOINTMENTS TO BOARDS AND COMMISSIONS**

**A. Planning Commission**

**District 3 Mark Hopper has resigned effective 12/31/2019 his term expires 6/30/2021. (Action Required)**

**B. Recreation Association, Inc. Board of Trustees**

**District 4 Wayne Yount has resigned effective 1/31/2020 his term expires 12/31/2021. (Action Required)**

## **IX. OLD BUSINESS**

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

## **X. NEW BUSINESS**

### **A. Bid Summary - Site Work, Grading and Paving for Kids Planet Playground**

**The Parks and Recreation Department solicited bids for the Site Work, Grading and Paving for Kids Planet Playground. Staff recommends the bid be awarded to Raby Construction.**

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

### **B. Bid Summary- Site Work, Grading and Paving for Accessible Areas at Kids Planet Playground**

**The Parks and Recreation Department solicited bids for the Site Work, Grading and Paving for Accessible Areas at Kids Planet Playground. Staff recommends the bid be awarded to Raby Construction.**

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

### **C. First and Final Reading of Resolution Number 3-2020**

**A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS AN ABANDONED BUILDING SITE (Action Required)**

**Presented by Reno Deaton, Executive Director of Greer Development Corporation**

### **D. First and Final Reading of Resolution Number 4-2020**

**A RESOLUTION ADOPTING THE CITY OF GREER ANNUAL SAFETY STATEMENT (Action Required)**

**Presented by Fire Chief Dorian Flowers**

### **E. First and Final Reading of Resolution Number 5-2020**

**A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE PATHOGEN STANDARD TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS (Action Required)**

**Presented by Fire Chief Dorian Flowers**

**F. First Reading of Ordinance Number 1-2020**

**A SECOND SUPPLEMENTAL BOND ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING \$2,800,000 CITY OF GREER, SOUTH CAROLINA, ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND, SERIES 2020; AND OTHER RELATED MATTERS. (Action Required)**

**G. First Reading of Ordinance Number 2-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PROFESSIONAL PHARMACY OF GREER LOCATED ON SUNNYSIDE DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT). (Action Required)**

**Ordinance 02-2020 is a rezoning request for a portion of one parcel on Sunnyside Dr between Arlington Rd and King St. The request is to rezone the segment from C-2 Commercial District to R-M1, Residential Multi-family. The purpose of the rezoning is to combine the portion of this property with the adjacent parcel to the south for future residential development. The Planning Commission conducted a public hearing on January 27, 2020 for the rezoning of the portion of this property. The Planning Commission recommended to approve this request.**

**Ashley Kaade, Planner**

**H. First Reading of Ordinance Number 3-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES, LLC LOCATED ON BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO C-2 (COMMERCIAL DISTRICT). (Action Required)**

**Ordinance 03-2020 is a rezoning request for a parcel located at the corner of Brushy Creek Rd and Kingscreek Dr. The request is to rezone the property from DRD, Design Review District to C-2, Commercial. The purpose for this request is to remove the restrictive DRD zoning in order to market and develop the property as commercial. The Planning Commission conducted a public hearing on January 27, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.**

**Ashley Kaade, Planner**

**XI. EXECUTIVE SESSION**

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

**A. 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).**

## **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**  
**2/11/2020**

**Councilmember Judy Albert**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Invocation Schedule	1/27/2020	Backup Material



**Greer City Council  
2020 Invocation Schedule**

January 14, 2020	Councilmember Lee Dumas
January 28, 2020	Councilmember Wryley Bettis
February 11, 2020	Councilmember Judy Albert
February 25, 2020	Mayor Rick Danner
March 10, 2020	Councilmember Jay Arrowood
March 24, 2020	Councilmember Wayne Griffin
April 14, 2020	Councilmember Mark Hopper
April 28, 2020	Councilmember Lee Dumas
May 12, 2020	Councilmember Wryley Bettis
May 26, 2020	Councilmember Judy Albert
June 9, 2020	Mayor Rick Danner
June 23, 2020	Councilmember Jay Arrowood
July 14, 2020	Councilmember Wayne Griffin
July 28, 2020	Councilmember Mark Hopper
August 11, 2020	Councilmember Lee Dumas
August 25, 2020	Councilmember Wryley Bettis
September 8, 2020	Councilmember Judy Albert
September 22, 2020	Mayor Rick Danner
October 13, 2020	Councilmember Jay Arrowood
October 27, 2020	Councilmember Wayne Griffin
November 10, 2020	Councilmember Mark Hopper
November 24, 2020	Councilmember Lee Dumas
December 8, 2020	Councilmember Wryley Bettis

Category Number: V.  
Item Number: A.



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**January 28, 2020**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
❏ January 28, 2020 Council Meeting Minutes	2/4/2020	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL January 28, 2020**

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

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

Mayor Rick Danner – 6:33 P.M.

The following members of Council were in attendance:  
Wayne Griffin arrived at 6:36 pm, Mark Hopper, Lee Dumas, Wryley Bettis and Judy Albert.

Councilmember Jay Arrowood was absent.

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

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

Councilmember Wryley Bettis

### **III. INVOCATION**

Councilmember Wryley Bettis

### **IV. PUBLIC FORUM**

No one signed up to speak

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

January 14, 2020

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of January 14, 2020 be received as written. Councilmember Judy Albert seconded the motion.

**VOTE** - Motion carried unanimously.

### **VI. SPECIAL RECOGNITION**

- A.** Mayor Rick Danner read Resolution Number 2-2020 recognizing and commending the following City of Greer Employees for their dedicated and faithful service:

Travis Durham has served in the Parks and Recreation Department for 5 years;  
Gary Melton has served in the Parks and Recreation Department for 10 years;  
Scott Ruttgers has served in the Police Department for 10 years; and  
Richard Watson has served in the Public Services Department for 20 years.

- B.** Mixon Eldridge was recognized upon his retirement for his twenty-three years of dedicated service to the City of Greer Police Department from May 30, 1996 until February 7, 2020.



## **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 **December 2019** were included in the packet for informational purposes.

### **Finance**

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

General Fund Cash Balance: \$9,781,647.  
General Fund Revenue: \$5,968,029.  
General Fund Expenditures: \$14,973,059.  
Revenue Benchmark Variance: (\$1,206,422.)  
Expenditure Benchmark Variance: (\$1,986,648.)  
Overall Benchmark Variance: (\$3,193,070.)

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

Hospitality Fund Cash Balance: \$1,980,877.  
Storm Water Fund Cash Balance: \$1,394,148.

## **VIII. PRESENTATION**

- A.** Ann Cunningham, Director of Parks and Recreation presented her Annual Report. (attachment)

Mayor Danner encouraged Council to join him at the Museum Friday night at 6:00 pm. Museum personnel will provide a presentation regarding a marketing campaign they are going to be engaging in.

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

Ed Driggers, City Administrator presented the following:

**CAFR (Comprehensive Annual Financial Report)** has been placed in your mailboxes.

**Hometown Legislative Action Day** will be held Tuesday, February 4<sup>th</sup>, in Columbia. We are hosting the Legislative Delegations for dinner Tuesday evening.

**Council Planning Retreat** will be held Tuesday, February 18<sup>th</sup> and Wednesday, February 19<sup>th</sup> beginning at 8:30 am. Tuesday's meeting will be held at the Center for the Arts and Wednesday's meeting will be held at the Greer Golf and Country Club.

**Spring Cleaning Day** will be held Saturday, April 25, 2020.

**Center G** we've had a lot of rain but we continue to move forward. We continue to publish a weekly update on the project as well. You can view that at [www.futuregreer.com](http://www.futuregreer.com)

**Hotel Project** continues to move forward. Onsite grading has been completed and mobilization has begun. We are working with the general contractor for the hotel along with the general contractor with the garage that we will be building for logistics on the site. I have asked both contractors to have a Memorandum of Understanding so that we can make sure after my departure that there isn't any issue that have not been addressed of how it will work. We should see construction begin very shortly.

**Garage Project** will follow forty-five (45) days after construction starts on the hotel. We will keep you informed as that process starts.

## **X. APPOINTMENT TO BOARDS AND COMMISSIONS**

### **A. Planning Commission**

District 3 Mark Hopper has tendered his resignation effective 12/31/2019 his term expires 6/30/2021.

No action was taken.

## **XI. EXECUTIVE SESSION**

**ACTION** – In (7:14 p.m.)

### **(A) Personnel Matter – Administration**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Personnel matter pertaining to the Administration Department; as allowed by State Statute Section 30-4-70(a)(1). Councilmember Wayne Griffin seconded the motion. Motion carried unanimously.

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

**ACTION** - Out (8:37 p.m.) – Councilmember Judy Albert made a motion to come out of Executive Session. Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

## **XII. ADJOURNMENT**

8:38 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, January 24, 2020.

DRAFT



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**Planning Commission**

**Summary:**

District 3 Mark Hopper has resigned effective 12/31/2019 his term expires 6/30/2021. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Planning Commission Members	1/30/2020	Backup Material
❑ Hopper resignation	1/30/2020	Backup Material



## CITY OF GREER PLANNING COMMISSION

### Four Year Terms

			TERM EXPIRES	CERTIFICATION DATE
<b>DISTRICT 1</b>	<b>John Holland</b> 405 Oakwind Circle, Greer 29651 Cell 864-420-7175 E-mail <a href="mailto:jcholland79@gmail.com">jcholland79@gmail.com</a>	3/13/18	<b>June 30, 2020</b>	
<b>DISTRICT 2</b>	<b>Judy O. Jones</b> 305 Canteen Avenue, 29650 Residence 877-0440 Business 234-6310 E-mail <a href="mailto:jojones@mindspring.com">jojones@mindspring.com</a>	7/11/2017 6/25/13 7/14/09 7/12/05	<b>June 30, 2021</b> June 30, 2017 June 30, 2013 June 30, 2009	03/06/06 & 10/26/06(6 Hrs) 10/8/07 (3 Hours) 10/27/08 (3 Hours) 7/20/09 (1 Hour)
<b>DISTRICT 3</b>	<b>Mark Hopper</b> 172 Lemon Creek Drive Lyman 29365 Phone 901-0453 E-Mail <a href="mailto:mark.a.hopper@hotmail.com">mark.a.hopper@hotmail.com</a>	7/11/17 10/14/14	<b>June 30, 2021</b> June 30, 2017	
<b>DISTRICT 4</b>	<b>Walden Jones</b> 132 Burlwood Drive, Greer SC Home 864-360-1889 Office 864-582-0585 Email waldn_jones@hotmail.com	5/14/19 8/14/18	<b>June 30, 2023</b> June 30, 2019	
<b>DISTRICT 5</b>	<b>Michael Wright</b> 305 N. Miller Street, 29650 Res/Bus 866-751-5767 Mobile 864-630-1216 E-mail <a href="mailto:mike@flipwright.com">mike@flipwright.com</a>	6/11/19	<b>June 30, 2023</b>	
<b>DISTRICT 6</b>	<b>Brian Martin</b> 3 Meadow Breeze Ct. Greer, SC 29650 Residence 848-3385 Business 334-1986 Fax 334-1987 E-mail <a href="mailto:Brian@MartinandDavis.com">Brian@MartinandDavis.com</a>	6/27/17 6/25/13 6/9/09	<b>June 30, 2021</b> June 30, 2017 June 30, 2013	7/20/09 (1 Hour)
<b>AT LARGE</b>	<b>William Lavender</b> 102 Park Hill Drive Greer, SC 29651 Home 864-848-3262 Cell 864-723-1043 Business 864-334-6104 E-mail <a href="mailto:will@upstatesurveying.com">will@upstatesurveying.com</a>	11/28/17	<b>June 30, 2021</b>	

## Tammela Duncan

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**From:** Brandon McMahan  
**Sent:** Wednesday, November 13, 2019 12:23 PM  
**To:** Tammela Duncan  
**Subject:** FW: Greer Planning Commission resignation

fyi

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**From:** Mark Hopper <mark.a.hopper@hotmail.com>  
**Sent:** Wednesday, November 13, 2019 12:12 PM  
**To:** Brandon McMahan <bmcman@cityofgreer.org>  
**Subject:** Greer Planning Commission resignation

Brandon,

Please consider this email as my official resignation from the City of Greer Planning Commission, effective December 31, 2019. I've greatly enjoyed this opportunity and learned a lot over the past 5 years. While it's bittersweet to resign from the Planning Commission, I look forward to the opportunity to continue to work together and to serve Greer as I move to council.

I'll look forward to seeing you soon.

Sincerely,

Mark Hopper  
864-901-0453



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**Recreation Association, Inc. Board of Trustees**

**Summary:**

District 4 Wayne Yount has resigned effective 1/31/2020 his term expires 12/31/2021. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Parks and Recreation Board of Trustees	2/3/2020	Backup Material
☐ Yount - Resignation	2/3/2020	Backup Material



**CITY OF GREER RECREATION ASSOCIATION, INC.  
BOARD OF TRUSTEES**

**Three Year Terms**

		<b>APPOINTMENT DATE</b>	<b>TERM EXPIRATION</b>
<b>DISTRICT 1</b>	<b>John Bohannon</b> 203 Pelham Street Greer, SC 29650 Cell 864-364-9495      Business 864-214-7722 Email <a href="mailto:jsbohann@gmail.com">jsbohann@gmail.com</a>	January 9, 2018	<b>December 31, 2020</b>
<b>DISTRICT 2</b>	<b>Travis Ware</b> 104 Oakland Ave., Apt. 4 Greer, SC 29650 Cell 864-346-7617 Email	December 11, 2018 January 26, 2016	<b>December 31, 2021</b> December 31, 2018
<b>DISTRICT 3</b>	<b>Amanda Hopper</b> 172 Lemon Creek Drive Lyman, SC 29365 Cell 864-590-4503 Email <a href="mailto:amanda@hopper-financial.com">amanda@hopper-financial.com</a>	December 12, 2017	<b>December 31, 2020</b>
<b>DISTRICT 4</b>	<b>Wayne Yount</b> 705 Austin Woods Court Greer, SC 29651 Residence 801-1164      Cell 275-3306 Email <a href="mailto:wayneyount@hotmail.com">wayneyount@hotmail.com</a>	November 27, 2018 November 24, 2015 November 27, 2012	<b>December 31, 2021</b> December 31, 2018 December 31, 2015
<b>DISTRICT 5</b>	<b>Pamela G. Taylor</b> 209 Pine Street Greer, SC 29650 Cell 804-317-0657 Email <a href="mailto:pgtaylor@vcu.edu">pgtaylor@vcu.edu</a>	December 12, 2017	<b>December 31, 2020</b>
<b>DISTRICT 6</b>	<b>Jason Bridwell</b> 108 Burlwood Drive Greer, SC 29651 Cell 864-915-9134      Business 864-895-3977 Email <a href="mailto:jasonbridwell@charter.net">jasonbridwell@charter.net</a>	January 8, 2019	<b>December 31, 2021</b>
<b>AT LARGE</b>	<b>Marc Metcalf</b> 207 North Miller Street Greer, SC 29650 Cell 864-423-2216      Business 864-283-2312 Email <a href="mailto:mmecalf@upstatealliance.com">mmecalf@upstatealliance.com</a>	November 15, 2017 November 24, 2015	<b>December 31, 2020</b> December 31, 2017



Wayne Yount  
705 Austin Woods Ct.  
Greer, SC 29651  
January 30, 2020

Ann Cunningham  
Director of Parks and Recreation  
City of Greer  
446 Pennsylvania Ave  
Greer, SC 29650

Dear Ann:

It is with regret that I tender my resignation from the Parks and Recreation board of Trustees effective January 31, 2020.

I am grateful for having had the opportunity to serve on the board of this fine organization for the past years. It has been an honor to serve the City of Greer and the people that make use of the great resources of our city. It has been a pleasure to work with the dedicated employees of the Parks and Recreation division over the years and I wish all of you and the City of Greer the best.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wayne Yount', with a long horizontal flourish extending to the right.

Wayne Yount  
Chairman, Board of Trustees



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**Second and Final 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)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 42-2019	2/4/2020	Ordinance
▣ Ord 42-2019 Exhibit A1 Deed	2/4/2020	Exhibit
▣ Ord 42-2019 Exhibit A2 Deed	2/4/2020	Exhibit
▣ Ord 42-2019 Exhibit A3 Deed	2/4/2020	Exhibit
▣ Ord 42-2019 Exhibit B Plat	2/4/2020	Exhibit
▣ Ord 42-2019 Exhibit C Map	2/4/2020	Exhibit
▣ Ord 42-2019 D1 Flood Map	2/4/2020	Exhibit
▣ Ord 42-2019 Exhibit D2 Flood Map	2/4/2020	Exhibit
▣ Ord 42-2019 Exhibit E Statement of Intent	2/4/2020	Exhibit
▣ Ord 42-2019 Exhibit F Site Plan	2/4/2020	Exhibit
▣ Ord 42-2019 Petition for Annexation 1	2/4/2020	Backup Material
▣ Ord 42-2019 Petition for Annexation 2	2/4/2020	Backup Material
▣ Ord 42-2019 Petition for Annexation 3	2/4/2020	Backup Material
▣ Ord 42-2019 Petition for Annexation 4	2/7/2020	Backup Material
▣ Ord 42-2019 Zoning Application	2/4/2020	Backup Material
▣ Ord 42-2019 Planning Commission Minutes	2/4/2020	Backup Material

**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**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Kimberly Bookert

First Reading: November 12, 2019

Second and  
Final Reading: February 11, 2020

**APPROVED AS TO FORM:**

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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 19 85

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 19 85.

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 recorded in Book page

Partial Release  
TITLE TO REAL ESTATE

William Brently Canada and Pamela 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 Ann L. Pettit witnessed the execution thereof.

Sworn to before me this 24th day of Jan., 1985.  
Ann L. Pettit (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

5920

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 )

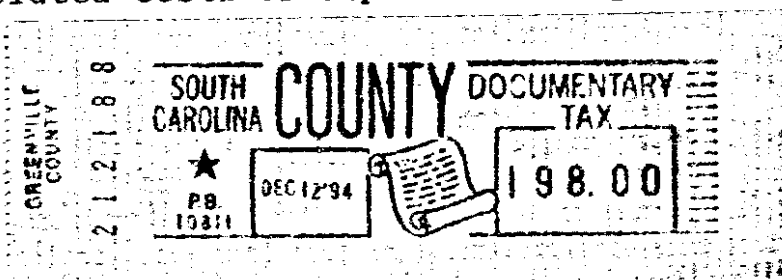
MAIL TO GRANTEE  
3472 Oneal Church Rd.  
Greenville SC 29651  
WARRANTY DEED

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.



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

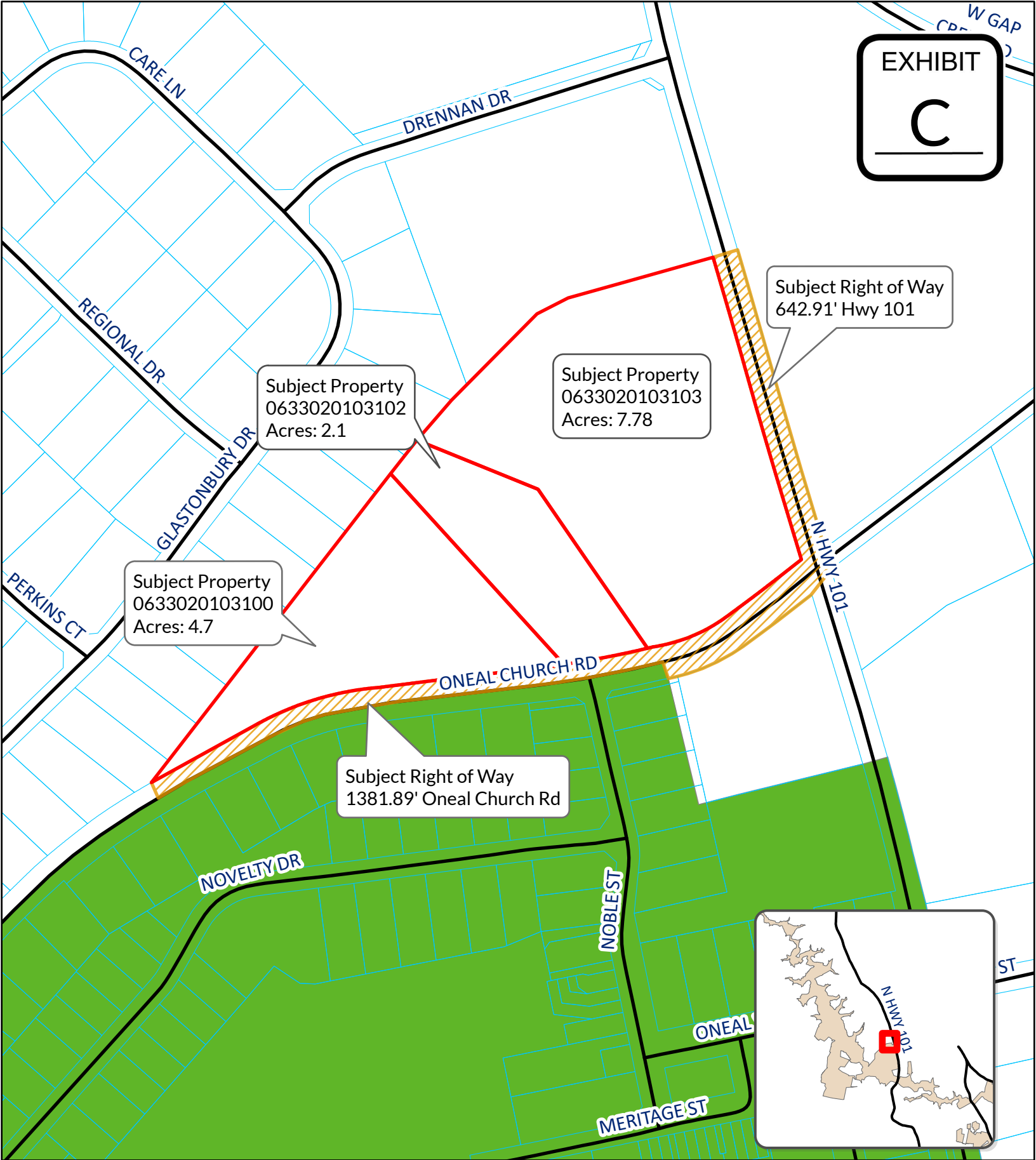
FILED FOR RECORD IN GREENVILLE  
COUNTY SC RMC OFFICE AT 11:51 AM  
12/12/94 RECORDED IN DEED  
BOOK 1593 PAGE 0551  
DOC # 9408094 Donnie Tawfardley





EXHIBIT

C



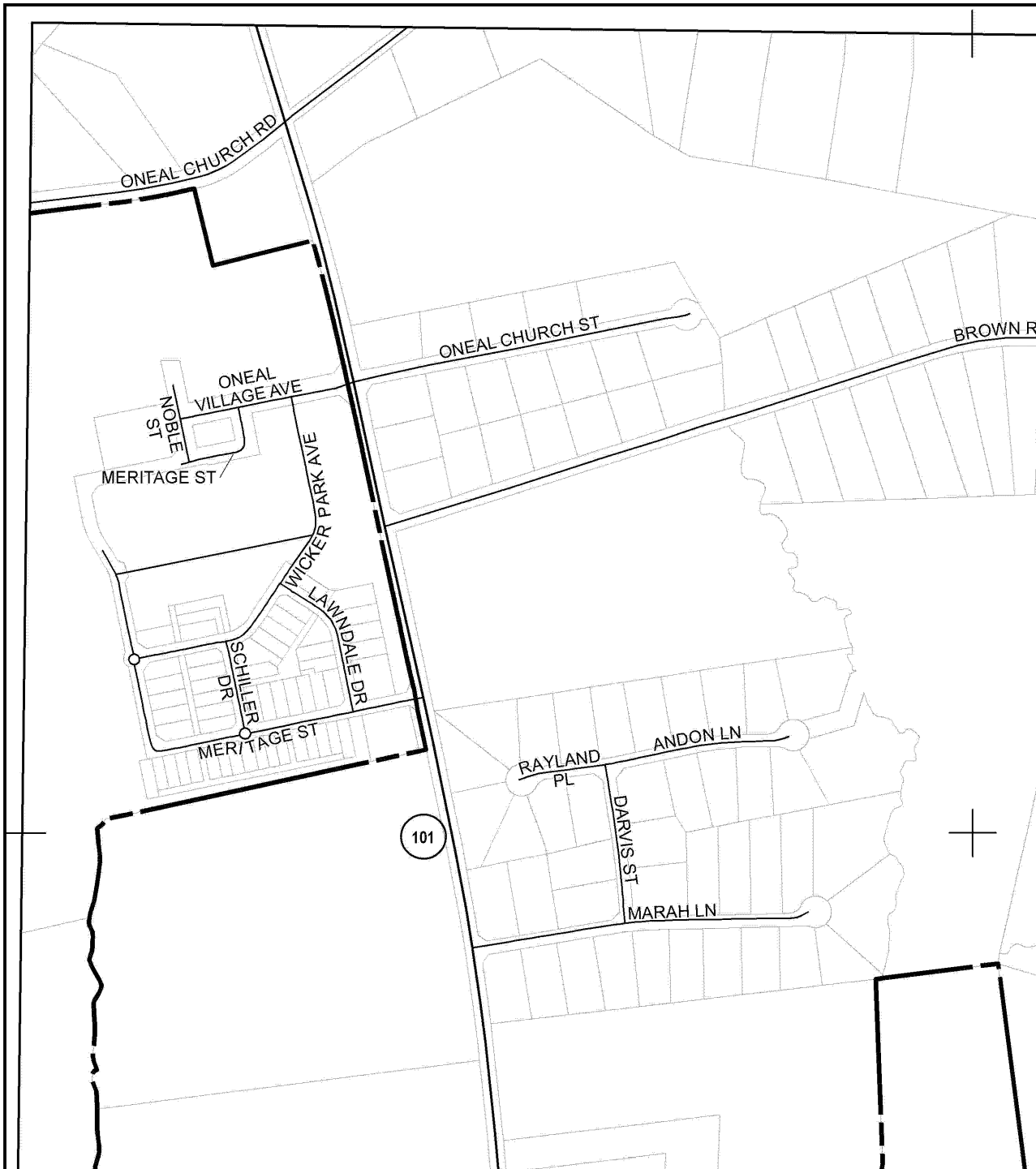
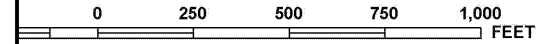
# Ordinance 42-2019

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.

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.



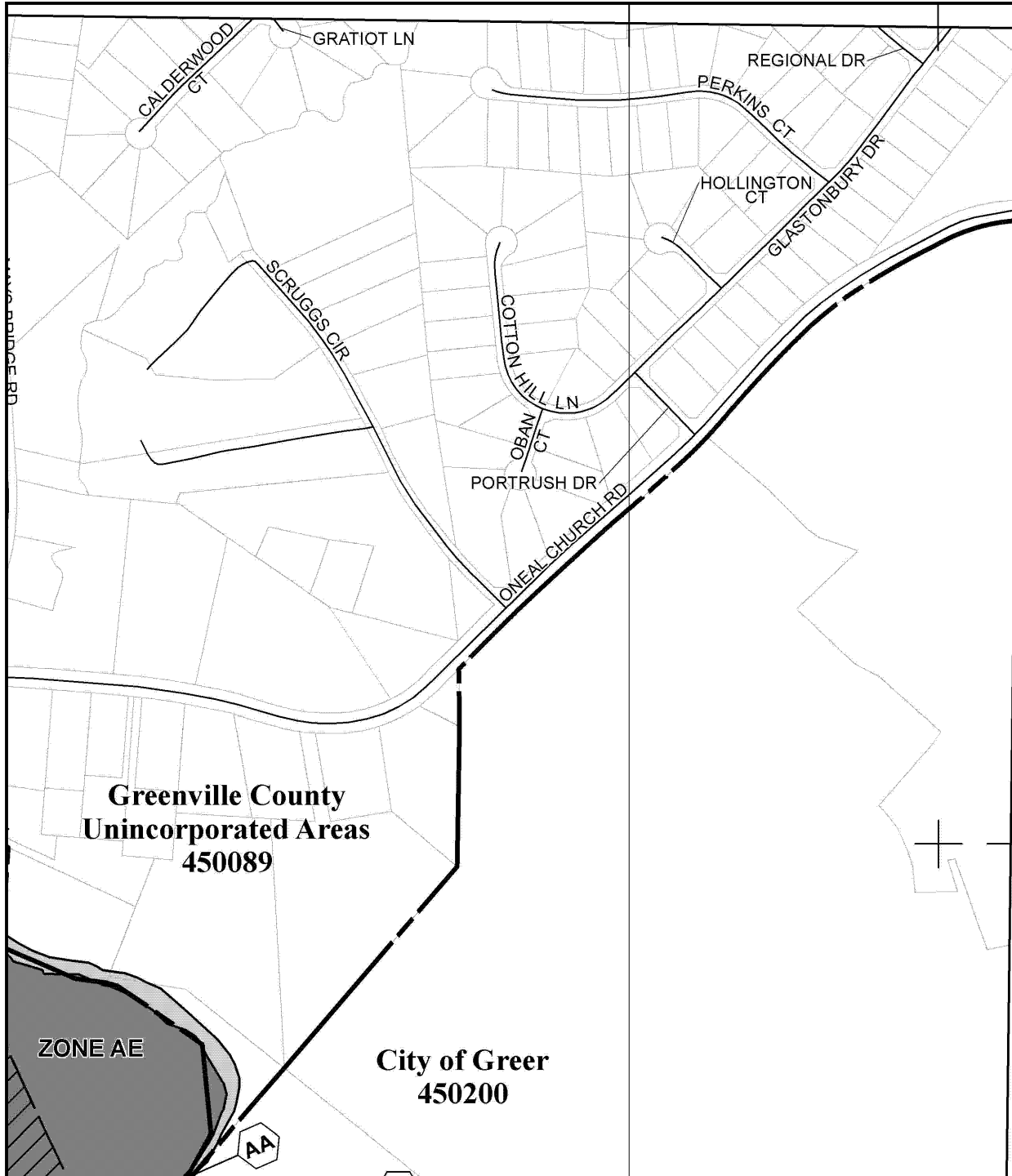
MAP NUMBER  
45045C0332E

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)

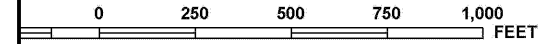




Program at 1-800-638-6620.



MAP SCALE 1" = 500'



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





AMENDMENT TO THE STATEMENT OF INTENT

FOR

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

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Date

October 12, 2019

January 28, 2020 Revised

**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, Site Conditions, and Utilities
  - 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 and Open Space
  - 2.14 O'Neal Village Homeowners Association
  - 2.15 Development Schedule

**OCTOBER 13, 2019**  
**January 28, 2020 Revised**  
**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, LLC. 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. For more information regarding Chesapeake Capital Partners, visit [www.chesapeakecap.com](http://www.chesapeakecap.com).

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 and 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 20%.

#### **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 14.263 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	7.793	RESIDENTIAL, UNZONED
0633020103102	3472 O'NEAL CHURCH ROAD	2.330	RESIDENTIAL, UNZONED
0633020103100	3468 O'NEAL CHURCH ROAD	4.140	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.

A survey of the properties is attached.

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. 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 Cannada/Mason Property 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;
2. Attached residential units: twin-houses (2 units attached) with front-loaded garages;
3. Single-family units: detached single family houses with attached or detached garages accessed from a rear alley;
4. 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 113 residential units as follows:

Type	# of Units
Attached townhomes	98
Attached twin homes	6
Single-family detached	9
Commercial	15,000 square feet

The present land plan continues the existing planning and development strategy implemented at O'Neal Village. The above units will be strategically placed throughout the community mixed on the street. Rather than isolating a particular product to a section of the community, a street could have a mixture of products that are architecturally compatible. The availability of a multiple housing stock in style, price, and square footage allows the community to attract diverse residents including families with children, empty nesters and singles. Attracting residents of all ages accomplishes a definable design theme of an "8 to "80 Philosophy".

With the addition of these residential units, the maximum residential units permitted at O'Neal Village would be 708. 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 residential units are accessed from the front right-of-way or a rear alley. The single-family detached units on O'Neal Church Road are intended to mirror the existing residential product developed as part of O'Neal Village phases 2-4. 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 proposed product range in width from 20' to 45", according to the following:

<b>Lot Type</b>	<b>Building Width*</b>	<b>Lot Width</b>	<b># of lots</b>	<b>Min. Lot Size</b>	<b>Avg. Lot Size</b>
Townhome	20	20	98	2000	2000
Twin Home	32	42	6	6300	6500
Single-Family Detached	30	40	9	5000	6000
*typical					

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 a larger 35' width. The twin homes are front loaded on a 42-foot lot. The single-family is rear loaded on a 40-foot lot,

The garage for the townhomes and twin homes 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 alley. 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 lots defined above are as follows:

<b>Lot Type</b>	<b>Front</b>	<b>Side</b>	<b>Rear</b>
Townhomes	0	n/a	10
Twin Home	15	n/a	10
Single-Family	20	5	10



Setbacks may vary from the above to accommodate a particular lot configuration or to avoid an existing site condition. 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 at Noble Street through a marked crosswalk (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 AND OPEN SPACE.** The residents of the Cannada/Mason Property will utilize the existing active and passive amenities of O'Neal Village in addition to

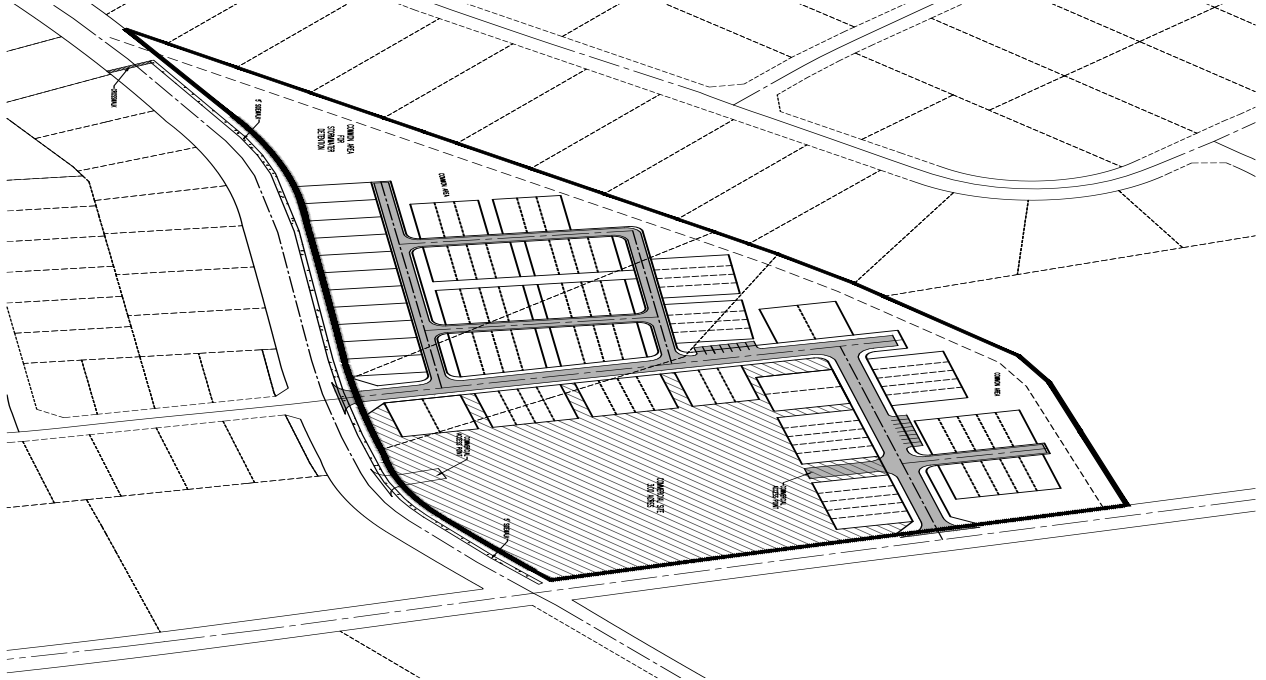
amenities incorporated into the Property. These amenities include a pool, bathhouse, pavilion, a central park, linear park, multiple pocket parks, a fitness center, basketball court, community garden, and dog park in the neighborhood. Additional pocket parks will be included in the development of the balance of O'Neal Village and the Property. The preliminary land plan of the Property incorporates several linear parks allowing townhome owners to face a park rather than a traditional roadway.

**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. The 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 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 or 2021 along with the demolition of the existing dwelling units. Land development activity could occur in the 1st quarter of 2021 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.

S:\C\c-192 Projects\Sukhwinder\0000\N\0000\0000 Church Road\046 C-B\docs\17507 2020 044-48 AM, DWG TO PDF.dwg











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  11/06/2019 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  11/06/2019 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: \_\_\_\_\_  
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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 Spruce - 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 \_\_\_\_\_

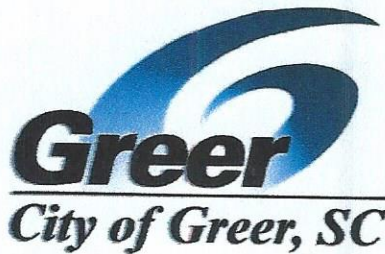
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

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

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

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

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



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  11/06/2019 06:08 PM GMT


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

Witness: \_\_\_\_\_  
Date: As personal Representative of Willie M. Cannada

Parcel Address: 3468 O'Neal Church Rd Greer

Tax Map Number: 0633020103100

Print Name: William B. Cannada

Signature: William B. Cannada  11/06/2019 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: \_\_\_\_\_



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

Date 10-14-2019

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

Tax Map Number(s) 0633020103103, 0633020103102, 0633020103100  
Property Address(s) 3541, 3472, + 3468 ONEAL CHURCH ROAD  
Acreage of Properties 7.7, 2.1, 4.7 County GREENVILLE

**Applicant Information**

Name O'NEAL COMMERCIAL, LLC.  
Address 607 DENDLETON ST, 200  
GREENVILLE, SC 29605  
Contact Number (843) 834-4111  
Email aspivcy@trgcommunities.com

**Property Owner Information**

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

Name RONALD E. + NANCY  
Address 3541 ONEAL CHURCH ROAD  
GREER, SC 29651  
Contact Number ~~(864) 421-4040~~ (864) 421-4040  
Email r.mason@cdanjouner.com

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from UNZONED to PD.

Existing Use: RESIDENTIAL/VACANT Proposed Use: MIXED USE / RESIDENTIAL + OFFICE / RETAIL

Signature(s)

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

**OFFICE USE ONLY**

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

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

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

See Reverse

Complete the section below if multiple property owners

Name WILLIE M CANNADA + WILLIAM BRENTLEY  
ETAL  
Address 212 ZOAR HEIGHTS ROAD GREER, SC  
29651  
Contact Number (864) 608-6161  
Signature \_\_\_\_\_

Name WILLIAM B + TAMELA T CANNADA  
Address 3472 ONEAL CHURCH RD GREER, SC  
29651  
Contact Number (864) 608-6161  
Signature \_\_\_\_\_

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

Name \_\_\_\_\_  
Address \_\_\_\_\_  
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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, NOVEMBER 18, 2019**

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**DOCKET:** AN 2019-14

**APPLICANT:** O’Neal Commercial LLC

**PROPERTY LOCATION:** 3468, 3472 and 3541 O’Neal Church Rd

**TAX MAP NUMBER:** 0633020103100, 0633020103102, 0633020103103

**EXISTING ZONING:** Unzoned (Greenville County)

**REQUEST:** PD, Planned Development

**SIZE:** 14.5 Acres

**COMPREHENSIVE PLAN:** Residential Land Use 3

**ANALYSIS:** AN 2019-14

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**AN 2019-14** is a request to zone three parcels along O’Neal Church Road. The request is to zone the parcels totaling 14.5 acres from Unzoned (Greenville County) to 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 addition of 120 townhomes and 15,000 square feet of commercial on the three parcels. The density for the development will be 3.5 units per acre with the addition of these parcels. The townhomes and commercial will resemble what is currently being developed within O’Neal Village.

Surrounding land uses and zoning include:

North: Unzoned, Greenville County  
East: Unzoned, Greenville County  
South: PD, Planned District, City of Greer – O’Neal Village  
West: Unzoned, Greenville County – Single-Family Residential

The land use map in the Comprehensive Plan defines the area near these properties as Residential Land Use 3. This community category is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre.

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

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

With the current development pattern along Hwy 101 near this addition to O’Neal Village, this would not violate the spirit of the zoning district and would harmonize with the existing developments. A traffic impact study has been requested by the City of Greer to determine if any road improvements are necessary along O’Neal Church Rd and Hwy 101.

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. Jones made a motion to approve AN 2019-14 with a zoning recommendation of PD, Planned Development. Mr. Lavender seconded the motion. The motion carried with a vote of 5 to 1. Mr. Wright voted in opposition of the motion. The motion to approve passed.





**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**Bid Summary - Site Work, Grading and Paving for Kids Planet Playground**

**Summary:**

The Parks and Recreation Department solicited bids for the Site Work, Grading and Paving for Kids Planet Playground. Staff recommends the bid be awarded to Raby Construction.  
Presented by Red Watson, Assistant Director of Parks and Recreation (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Cover Memo	1/31/2020	Cover Memo
☐ Bid Summary	1/31/2020	Backup Material

# Memorandum

**To:** Ed Driggers, City Administrator

**From:** Ann Cunningham, Director, Parks and Recreation

**cc:** Tammy Duncan, Municipal Clerk

**Date:** January 31, 2020

**Re:** Site Work, Grading and Paving for Kids Planet Playground

---

The City of Greer Parks and Recreation Department solicited bids for Site Work, Grading and Paving for Kids Planet Playground, and grading and site work for accessibility items and areas. Seven (7) different companies attended the Mandatory Pre-Bid Meeting on January 2, 2020. No addenda were issued. Bids were opened on January 22, 2020. Bids were as follows:

**Site Work, Grading and Paving for Kids Planet Playground:**

<u>Faulkner Development &amp; Engineering, LLC</u>	Bid Amount- \$474,000
<u>Reedy Construction Group</u>	Bid Amount- \$311,085.40
<u>Raby Construction</u>	Bid Amount- \$252,792

Staff has reviewed bids and information contained in the bid packets such as references, pricing, required permitting and licensing, etc.

Staff recommends the bid be awarded to Raby Construction. Raby Construction is locally owned and has operated in the upstate for the past 24 years. They have experience with a variety of commercial construction projects and specialize in providing turnkey services that are customized to the unique needs of each client.

**CITY OF GREER - Site Work, Grading & Paving for Kids Planet Playground  
BID OPENING SHEET**

<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>	Faulkner Development & Engineering, LLC	Y	Y	Y	N	474,000.00
<b>2</b>	Reedy Construction Group	Y	Y	N	Y	311,085.40
<b>3</b>	Raby Construction	Y	Y	Y	Y	252,792.00
<b>4</b>						
<b>5</b>						
<b>6</b>						
<b>7</b>						
<b>8</b>						
<b>9</b>						

Category Number: X.  
Item Number: B.



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**Bid Summary- Site Work, Grading and Paving for Accessible Areas at Kids Planet Playground**

**Summary:**

The Parks and Recreation Department solicited bids for the Site Work, Grading and Paving for Accessible Areas at Kids Planet Playground. Staff recommends the bid be awarded to Raby Construction. Presented by Red Watson, Assistant Director of Parks and Recreation (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Cover Memo	1/31/2020	Cover Memo
☐ Bid Summary	1/31/2020	Backup Material

# Memorandum

**To:** Ed Driggers, City Administrator

**From:** Ann Cunningham, Director, Parks and Recreation

**cc:** Tammy Duncan, Municipal Clerk

**Date:** January 31, 2020

**Re:** Site Work, Grading and Paving for Accessible Areas at Kids Planet Playground

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The City of Greer Parks and Recreation Department solicited bids for Site Work, Grading and Paving for Accessible Areas at Kids Planet Playground, and grading and site work for accessibility items and areas. Six (6) different companies attended the Mandatory Pre-Bid Meeting on January 2, 2020. No addenda were issued. Bids were opened on January 22, 2020. Bids were as follows:

**Site Work, Grading and Paving for Accessible Areas at Kids Planet Playground:**

<u>Reedy Construction Group</u>	Bid Amount- \$332,716.60
<u>Raby Construction</u>	Bid Amount- \$252,486

Staff has reviewed bids and information contained in the bid packets such as references, pricing, required permitting and licensing, etc.

Staff recommends the bid be awarded to Raby Construction. Raby Construction is locally owned and has operated in the upstate for the past 24 years. They have experience with a variety of commercial construction projects and specialize in providing turnkey services that are customized to the unique needs of each client.

**CITY OF GREER - Site Work, Grading & Paving for Accessible Areas at Kids Planet Playground**  
**BID OPENING SHEET**

<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>	Reedy Construction Group	Y	Y	N	Y	332,716.60
<b>2</b>	Raby Construction	Y	Y	Y	Y	252,486.00
<b>3</b>						
<b>4</b>						
<b>5</b>						
<b>6</b>						
<b>7</b>						
<b>8</b>						
<b>9</b>						

Category Number: X.  
Item Number: C.



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**First and Final Reading of Resolution Number 3-2020**

**Summary:**

A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS  
AN ABANDONED BUILDING SITE (Action Required)  
Presented by Reno Deaton, Executive Director of Greer Development Corporation

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Resolution Number 3-2020	2/3/2020	Resolution
☐ Res 3-2020 Exhibit C Abandoned Building Affidavit	2/3/2020	Exhibit

**RESOLUTION NUMBER 3-2020**

**A RESOLUTION CERTIFYING  
CERTAIN REAL PROPERTY IN THE CITY OF GREER  
AS AN ABANDONED BUILDING SITE**

WHEREAS, the City of Greer, South Carolina ("City"), acting by and through its City Council ("Council"), is authorized and empowered to certify real property as an "abandoned building site" according to South Carolina Code Annotated 12-67-100, *et seq.*, as amended ("Act");

WHEREAS, according to section 12-67-120(1) of the Act, an "Abandoned Building" means, among other things, "a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a 'Notice of Intent to Rehabilitate';"

WHEREAS, according to section 12-67-120(2) of the Act, a "Building Site" means "the abandoned building together with the parcel of land upon which it is located, and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use";

WHEREAS, ELEV8T Properties Trade St, LLC ("ELEV8T") has informed the City that ELEV8T owns the property described and approximately depicted (heavy-lined area) on Exhibit A to this Resolution ("Property");

WHEREAS, ELEV8T seeks to receive the income tax credit provided by the Act and has filed a Notice of Intent to Rehabilitate, as defined in section 12-67-120(7), a copy of which is attached as Exhibit B to this Resolution ("Notice"), with the South Carolina Department of Revenue;

WHEREAS, ELEV8T has provided the City with an affidavit ("Affidavit") regarding the Property, a copy of which is attached as Exhibit C to this Resolution;

WHEREAS, Exhibit A and Exhibit B, collectively, identify the Property, the building site, and the estimated rehabilitation expenses, and Exhibit C provides substantive information regarding the timing of the Property's prior use; and

WHEREAS, according to section 12-67-140(C) of the Act, ELEV8T has requested the City to determine the eligibility of the building site and the proposed rehabilitation expenses for the income tax credit.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, in Council Assembled that:

Section 1. Based solely on the information provided by ELEV8T in Exhibit A, Exhibit B, and Exhibit C:

- (a) The site located on the Property contains an "Abandoned Building" as provided in section 12-67-120(1) of the Act;
- (b) The Property qualifies as a "Building Site" as provided in section 12-67-120(2) of the Act; and
- (c) The estimated Rehabilitation Expense, as defined in section 12-67-120(6) of the Act, is \$600,000.00.



**[ONE SIGNATURE PAGE AND THREE EXHIBITS FOLLOW]**  
**[REMAINDER OF PAGE INTENTIONALLY BLANK]**

Adopted: February 11, 2020.

CITY OF GREER, SOUTH CAROLINA

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Richard W. Danner, Mayor

(SEAL)

ATTEST:

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Tammela Duncan, Municipal Clerk

Approved as to Form:

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Michael E. Kozlarek, Esq.  
Kozlarek Law LLC

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land, with all improvements thereon located in the City of Greer, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Trade Street, 150 feet from the intersection of Trade Street and Victoria Street, being 30 feet wide and 100 feet in depth, together with a small lot being 30 feet by 48.5 feet fronting on an alley to the rear of the above lot, being shown as G020.00-03-020.00 and G020.00-03-019.00 on the Greenville County Tax Maps.

TMS# G020.00-03-020.00 and G020.00-03-019.00

**EXHIBIT B**  
**NOTICE OF INTENT**

ELEV8T Properties Trade St, LLC  
525 Verdae Boulevard  
Greenville, South Carolina 29607

May 2, 2019

Abandoned Building Credit Notice  
Research and Forms Development  
South Carolina Department of Revenue  
Columbia, SC 29214-0019

Re: ELEV8T Properties Trade St, LLC- Notice of Intent to  
Rehabilitate-215 Trade Street, Greer, South Carolina

**To Whom It May Concern:**

Pursuant to Section 12-67-140(B)(1) of the South Carolina Code of Laws, 1976, as amended (the "Code"), this Notice of Intent to Rehabilitate (this "Notice") is hereby submitted to the Department in order for ELEV8T Properties Trade St, LLC (the "Company") to claim certain state income tax credits under Section 12-67-140(A) of the Code for proposed rehabilitation expenses to be incurred in connection with the Company's acquisition and redevelopment of the real property and improvements located at 215 Trade Street in Greer, Greenville County, South Carolina (the "Property"). As required by Section 12-67-120(7) of the Code, the Company hereby provides the following information in this Notice:

1. Location. As indicated above, the proposed building site has a physical street address of 215 Trade Street located in the City of Greer, South Carolina. The property consists of two tax parcels bearing Greenville County Tax Map Numbers G020.00-03-020.00, and G020.00-03-019.00.
2. Acreage. The Property, in the aggregate, contains .103 acres.
3. Existing Building Square Footage. There are two buildings in existence on the Property as of the date of this Notice which contain 7,200 square feet.
4. Estimated Expenses. The Company estimates that its rehabilitation expenses for redevelopment of the building site will be \$600,000.
5. New Construction. The existing building will remain intact and will be renovated as part of the rehabilitation. No additional square footage will be added to the building, so no new construction will be involved.

If you have any questions concerning the foregoing or need additional information, please contact the undersigned at 864-293-0256 or [dmartin@tribe513.org](mailto:dmartin@tribe513.org).

Yours very truly,



David Martin  
Managing Member

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State of South Carolina  
**Department of Revenue**  
300A Outlet Pointe Blvd., Columbia, South Carolina 29210  
PO Box 125, Columbia, South Carolina 29214

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May 8, 2019

ELEV8T Properties Trade St, LLC  
Attn: David Martin  
525 Verdae Boulevard  
Greenville, SC 29607

RE: Notice of Intent to Rehabilitate  
ELEV8T Properties Trade St, LLC  
215 Trade Street, Greer, SC  
Tax Map Number: G020.00-03-020.00, G020.00-03-019.00

The South Carolina Department of Revenue (SCDOR) acknowledges receipt of a "Notice of Intent to Rehabilitate" an abandoned building for the above referenced taxpayer.

This letter does not represent approval of the taxpayer's eligibility for the abandoned building tax credit, approval of estimated rehabilitation expenses, or approval of the income tax credit amount. This letter only acknowledges receipt of the Notice by the SCDOR.

South Carolina Revenue Ruling #15-7 provides guidance concerning the Abandoned Building Revitalization Act of 2013. A copy of this advisory opinion is available at [dor.sc.gov/policy](http://dor.sc.gov/policy).

If you have any questions, contact this office.

Krystle Walden  
Tax Research Analyst  
(803) 898-5749  
[Krystle.Walden@dor.sc.gov](mailto:Krystle.Walden@dor.sc.gov)

South Carolina Department of Revenue  
Attn: Tax Credits  
PO Box 125  
Columbia, SC 29214-0825

NOTE: The information in this message and/or attachments may be proprietary and/or confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

**EXHIBIT C**  
**AFFIDAVIT**


SOUTH CAROLINA	)		
	)	Regarding TMS Numbers	G020.00-03-020.00
GREENVILLE COUNTY	)		G020.00-03-019.00

**AFFIDAVIT REGARDING ABANDONED BUILDING STATUS**

APPEARED before me the undersigned, who being duly sworn, swears and states:

1. My name is George E. Bomar, and I am the Trustee of the George E. Bomar Living Trust.  
("Bomar").
2. I am 18 years of age or older, am of sound mind and body, and personally aware of the information contained in this Affidavit.
3. I swear and affirm the following:
  - A. Bomar was the previous owner of land and buildings located at the TMS numbers referenced above ("Property");
  - B. Prior to the sale of the Property from Bomar to ELEV8T Properties Trade St, LLC ("ELEV8T"), the Property included various parcels and buildings known by one or more previously assigned Greenville TMS numbers.
  - C. Prior to the sale of the buildings located on the Property to ELEV8T at least sixty-six percent of the space was not used continuously for business or otherwise nonoperational for income producing purposes for a period of at least five years.
4. I intend for the City of Greer, South Carolina, to rely on this Affidavit in making a determination as provided in South Carolina Code Annotated section 12-67-100, *et seq.*, as amended.

Further Affiant sayeth not.

  
George Bonnar, Trustee

January 10, 2020

SWORN to and subscribed before me

January 10, 2020

  
Notary Public for South Carolina

My Commission Expires: 3/17/20



**Category Number: X.**  
**Item Number: D.**



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**First and Final Reading of Resolution Number 4-2020**

**Summary:**

A RESOLUTION ADOPTING THE CITY OF GREER ANNUAL SAFETY STATEMENT (Action Required)  
Presented by Fire Chief Dorian Flowers

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Resolution Number 4-2020	1/30/2020	Resolution



**RESOLUTION NUMBER 4-2020**

**A RESOLUTION ADOPTING THE CITY OF  
GREER ANNUAL SAFETY STATEMENT**

**WHEREAS**, the Mayor and City Council recognize that the prevention of accidental losses affecting employees, property, and the public will enhance the operating efficiency of City government; and,

**WHEREAS**, a pro-active loss control posture requires that sound loss prevention measures are of primary consideration and take precedence over expediency in all operations;

**NOW, THEREFORE, BE IT RESOLVED** that the City will endeavor to provide a work environment free of recognized hazards through the establishment and implementation of loss control policies and procedures, and their subsequent amendments and additions, designed to provide protection to City employees, public and private property, and members of the public;

**BE IT FURTHER RESOLVED** that the City will support compliance with all Federal and State safety regulations; provide and require the use of personal protective equipment by all employees; and ensure that all employees are advised of and understand their loss control responsibilities in the performance of their work.

This resolution shall be effective upon approval by the Council of the City of Greer.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**Attest:**

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Tammela Duncan, Municipal Clerk

Approval Date: February 11, 2020



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**First and Final Reading of Resolution Number 5-2020**

**Summary:**

A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE PATHOGEN  
STANDARD TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH  
ADMINISTRATION REQUIREMENTS (Action Required)  
Presented by Fire Chief Dorian Flowers

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Resolution Number 5-2020	1/30/2020	Resolution

**RESOLUTION NUMBER 5-2020**

**A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE  
PATHOGEN STANDARD TO COMPLY WITH OCCUPATIONAL  
SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS**

**WHEREAS,** The City of Greer Safety Committee has reviewed the City's Blood Borne Pathogen Standard for compliance with Occupational Safety and Health Administration requirements; and

**WHEREAS,** the Safety Committee finds that the Blood Borne Pathogen Standard is in compliance with OSHA requirements;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Greer in Council duly assembled that;

- a) No revisions were made to the plan.
- 1. Each department head is hereby directed to attach a copy of this resolution and attachment to the Personnel Policies and Procedures Manual on file in his/her department and post where employees can have access to this information twenty-four hours a day.

**CITY OF GREER, SOUTH CAROLINA**

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

**Attest:**

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

Approval Date: February 11, 2020

**Exposure Control Plan**  
**For the City of Greer**

***Occupational Safety & Health Administration***

***Blood Borne Pathogen Standard***

***29 C.F.R. 1910.1030***

## **Statement of Policy**

Hepatitis B Virus (HBV) has long been recognized as a pathogen capable of causing serious illness and death. The virus is transmitted through blood and certain body fluids. Personnel who handle blood and other potentially infectious materials as part of their jobs have an increased risk of contraction HBV. The Human Immunodeficiency Virus (HIV), the virus that cause Acquired Immune Deficiency Syndrome (AIDS). Because the transmission of HIV is considerably less efficient than HBV, the risk of HIV infection to employees who must handle blood or other potentially infectious material is less than for HBV. The consequences of HIV infection are grave however because HIV causes the fatal disease AIDS. Accordingly, the following policy is established to further our efforts to provide a City-wide environment for an employee which is free from recognized hazards that cause or are likely to cause serious physical harm or death.

The policy of universal precautions is hereby established. Universal precautions are a system of infectious disease control which assumes that every direct contact with body fluids is considered infectious and requires that every employee exposed to direct contact with body fluids be protected as though such body fluids were HBV or HIV infected. Body fluids which have been directly linked to the transmission of HBV or HIV and to which universal precautions apply include ***blood, semen, blood products, vaginal secretions, cerebrospinal fluid, pericardial fluid, amniotic fluid, and concentrated HIV or HBV virus***. Universal precautions are intended to prevent firefighters, jailors, law enforcement personnel and others from exposures to blood borne pathogens.

Occupational exposure may occur in many ways including needle sticks and cut injuries. City employees employed in certain occupations are assumed to be at high risk for blood borne infections due to their routinely increased exposure to body fluids from potentially infected sources. These high risk occupations include but are not limited to Firefighters, Law Enforcement, Jailors, and Sanitation workers. Employees in any occupation where they are directly exposed to body fluids are considered to be at substantial risk of exposure to HIV or HBV. Neither HIV nor HBV is transmitted by casual contact in the workplace.

Personal protective equipment, including personal protective equipment for eyes, face, head and extremities, protective clothing and protective shields and barriers, shall be provided used and maintained in sanitary and reliable condition whenever it is necessary by reason of the processes or environment to protect against contamination by blood or body fluids. This equipment or clothing must be provided by the department concerned and available in the work area at all times.

The use of gloves will vary according to the procedure involved. The use of disposable gloves is required where body fluids are handled and is particularly important if the employee has cuts, abraded skin, chapped hands, dermatitis or the like.

Gloves must be of appropriate material and quality for the procedures to be performed, and of appropriate size for each worker. Surgical and examination gloves must be disposed of after use and may not be washed or disinfected. General purpose utility (rubber) gloves worn by maintenance, housekeeping and other non-medical personnel may be decontaminated and reused. No gloves shall be used if they are peeling, cracked, or discolored or if they have punctures, tears, or other evidence of deterioration.

Gowns, aprons, lab coats, or similar garment must be worn when splashes to skin or clothing with body fluid are likely to occur. Gowns, including surgical gowns shall be made of, or lined with, impervious material and shall protect all areas of exposed skin.

Masks and protective eye wear and/or face shields are required when contamination of eyes, mouth or nose is likely to occur due to splashes or aerosolized materials.

Pocket masks, resuscitation bags (BVM), or other ventilation devices shall be provided in strategic locations and to key personnel where the need for resuscitation is likely to occur to eliminate the need for emergency mouth to mouth resuscitation.

When an employee's skin or mucous membrane may come in contact with body fluids; gowns (or like), mask, and eye protection shall be worn.

Persons performing or assisting in postmortem procedures are required to wear personal protective clothing to avoid exposure to blood or body fluids.

Housekeeping and environmental services operations involving substantial risk or direct exposure to body fluids shall take into account the proper precautions while cleaning rooms and blood spills. Cleaning schedules shall be frequent as is necessary depending upon the area to be cleaned, the type of surface to be cleaned and the amount and type of contaminant present. Chemical germicides that are approved for use as hospital disinfectant and the tuberculocidal when used as recommended shall be used to decontaminate spills and other fluids. A solution of 5.25 percent sodium hypochlorite (household bleach) diluted 1:10 with water or other suitable disinfectant shall be used for disinfections.

All specimens of body fluids shall be put in a well constructed container with a secure lid to prevent leaking during transport and shall be disposed of in an approved manner.

All persons at substantial risk of directly contacting blood or body fluids are offered Hepatitis B Vaccinations in the amounts and at the times prescribed by standard practice.

All laundry operations involving direct exposure to body fluids shall be identified by bagging in red bio hazard bags which prevent leakage in the area where it was removed and transported to be laundered.

Hands and other skin surfaces shall be washed thoroughly after removing gloves and immediately after contact with body or body fluids.

If a City of Greer employee has a percutaneous (needle stick or laceration) or mucous membrane (splash to eye, nasal mucosa, or mouth) exposure to body fluid or has a cutaneous exposure to blood when the worker's skin is chapped, abraded, or otherwise non-intact, the source person shall be informed of the incident and tested for HIV and HBV infections after consents obtained. If source person's consent is refused, follow **Blood/Body Fluid Exposure Management for GMH ER's** (attached to all policies). The city employee shall be evaluated clinically by HIV antibody testing and advised to report and seek medical evaluation of any acute febrile illness that occurs within 12 weeks after exposure. The testing will be performed by the City's designated Physician.

HIV serum-negative workers shall be retested 6 weeks after exposure and on a periodic basis thereafter (2 weeks and 6 months after exposure). Follow-up procedures shall be taken for and employee potentially exposed to HBV. The types of follow-up depend on the immunization status of the employee and the HBV serologic status of the source person of the source person. If an employee refused to submit to the foregoing procedures when such procedures are medically indicated no adverse action can be taken on that ground alone since the procedures are designed for the benefit of the exposed employee.

All high risk employees shall receive education on precautionary measures, epidemiology, and modes of transmission and prevention of HIV/HBV. This education shall be provided by Spartanburg Regionals' designated person to explain possible and future risks. In addition, such high risk employees must receive training regarding the location, availability and proper use of personal protective equipment. They shall review with their supervisor, medical control officer, or designated person concerning proper work practices and shall understand the concept of universal precaution as it applies to their work practices. They shall be trained and by their supervisor, medical control officer, or designated person about the meaning of color coding, the biological and infectious waste. Additionally, workers shall receive training about procedures to be used if they are exposed to needle sticks or body fluids.

All employees who may reasonably anticipated skin, eye, mucous membrane, or parietal contact with blood or other potentially infectious materials in the performance of their duties must participate in a training program at the time of initial employment and **before being assigned work or permitted to enter the work area.** The material must be appropriated in content and vocabulary to the educational level, literacy, and language background of the participants. The training program must contain the following elements...

1. A copy of the OSHA Blood borne pathogen Standard and an explanation of its contents
2. A general explanation of the epidemiology and symptoms of bloodborne diseases.
3. An explanation of the modes of transmission of bloodborne pathogens.
4. An explanation of the City of Greer Bloodborne Pathogenic Control Policy
5. An explanation of appropriate methods for recognizing tasks and other potentially infectious materials.
6. An explanation of the use and limitations of practices that will prevent or reduce exposure including appropriate engineering controls, work practices and personal protective equipment.

7. Information on the type, proper use, location, removal handling and/or disposal of personal protective equipment
8. An explanation of the basis for the selection of personal protective equipment
9. Information on the availability of Hepatitis B Vaccine including information on its efficiency, safety and benefits of being vaccinated
10. Information on the appropriate actions to take and persons to contact in an emergency
11. An explanation of the procedure to follow if an exposure occurs including the method of reporting the incident and the medical follow-up that will be made available, including medical counseling which will be provided to exposure individuals.
12. An explanation of signs, labels and/or color coding

## **Exposure Determinations**

Within this plan blood: is defined as human blood, human blood components and products made from human blood. The following body fluids are defined as “other potentially infectious material” : human semen, vaginal secretions, cerebrospinal fluid, synovial fluid, pleural fluid, pericardial fluid, peritoneal fluid, amniotic fluid, saliva in dental procedures, any body fluid that that is visibly contaminated with blood, and all body fluids in situations where it is difficult or impossible to differentiated between body fluids; any unfixed tissues or organ (other than intact skin) from a human (living or dead); and HIV-containing culture medium or other solutions, and blood organs or other tissue from experimental animals infected with HIV or HBV.

All employees in the following job classifications are considered to have occupational exposure to bloodborne pathogen:

### **Fire Department**

Chief  
Fire Marshal  
Training Officer  
Captain  
Lieutenant  
Senior Engineer  
Firefighter/Engineer  
Firefighter  
Fire Volunteers

### **Police Department**

Chief  
Captain  
Lieutenant  
Sergeant  
Corporal  
Patrol Officer  
Detention Officers  
Field Training Officers  
Resources Officer  
Detective division

### **Other job titles**

Animal Control  
Recreation Program Director  
Nuisance Abatement Officer  
City Engineer  
Storm Water Engineer  
Storm Water Inspector

This list is not absolute and may be updated (added to or deleted from at the discursion of department head, city administrator, or medical coordinator.



## **Method of Implementation for Eliminating or Minimizing Employee Exposure to Blood and Other Potentially Infectious Materials**

The personnel manager and safety committee chairman shall be responsible for evaluating the need for and implementing the following requirements of the OSHA Bloodborne pathogen Standard. All controls must be reviewed and updated and least annually.

### **Universal Precautions:**

The City of Greer has adopted the practice of Universal Precautions to prevent contact with blood and other potentially infectious materials. Under circumstances where differentiation between body fluid types is difficult or impossible, all body fluids shall be considered potentially infectious materials.

### **Engineering Controls:**

Evidence such as sharps (needles) and other potentially infectious materials shall be stored and maintained in containers in accordance with this policy. Where occupational exposure remains after these controls, personal protective equipment (PPE) must be used.

### **Work Practice Controls:**

The following controls are applicable to City of Greer employees who may reasonably anticipate skin, eye, mucous membrane, or potential contact with blood or other potentially infectious materials in the performance of their duties.

1. Hand washing facilities are generally readily accessible. When hand washing facilities are not feasible, the employee's department shall provide an appropriate antiseptic hand cleaner in conjunction with clean cloth/paper towels or antiseptic towelettes. When antiseptic hand cleaners or antiseptic towelettes are used hand shall be washed with soap and running water as soon as possible in accordance to BBP training.
2. Employees shall wash their hands immediately after removal of gloves or other protective equipment.
3. Employees shall wash hands and any other skin with soap and running water immediately after contact with blood or other potentially infectious material
4. Bending or shearing of contaminated needles is prohibited. Recapping of needles by two handed technique is prohibited. No pipetting or suctioning by mouth.
5. Contaminated sharps (needles) shall be placed in appropriate containers until properly disposed. Containers must be puncture resistance, labeled with the biohazard warning label, leak proof on the sides and bottom and packaged in such a manner that employees are not required to reach by hand into the container. Located near services rendered if possible. Dispose of container when needed by container manufacture instruction. Daily inspections to ensure no overfilling.
6. Eating, drinking, smoking, use of smokeless tobacco, applying cosmetics or lip balm and handling contact lenses are prohibited in work areas where there is a likelihood of occupational exposure.
7. Food and drink shall not be kept in refrigerators, freezers, shelves, cabinets, counter top or desk tops where blood or other potentially infectious materials are present.

8. All procedures involving blood or other potentially infectious materials shall be performed in manner to minimize splashing, spraying, spattering or the generation of droplets.
9. Blood or other potentially infectious material shall be placed in containers which prevent leakage during collections, handling, storage, transport, or shipping
10. Internal container for storage, transport or shipping shall be color coded **RED** and marked with biohazard symbol.
11. The high risk occupation employee's department shall provide, at no cost to the employee, access to appropriate personal protective equipment such as gloves, gowns, lab coats, face shields, masks, eye protections (with side shields), mouth pieces, resuscitation bags, pocket masks and other such personal protection as required to protect the employee from exposure.
12. The employee's department shall provide protective clothing and equipment in appropriate sizes which are readily available or are issued to employees. Hypoallergenic gloves, glove liners, powerless gloves must be readily available for employees who are allergic to gloves normally provided.
13. The employee's department shall clean, launder and dispose of personal protective clothing and equipment at no cost to the employee. Disposable protective clothing and equipment provided by the department is an acceptable alternative to cleaning and laundering.
14. All personal protective clothing and equipment shall be removed prior to leaving a contaminated work area and place in appropriately designated container for storage, cleaning or disposal.
15. Gloves and other personal protective clothing and equipment shall be worn when the possibility of contamination exists.
16. Employees shall immediately report to management any exposure or potential exposure to contamination and immediate action shall be taken initiate the Control Plan.

### **HBV Vaccination and Post Exposure Evaluation and Follow-Up**

#### **Hepatitis B Vaccination**

Hepatitis B Vaccination is offered at no cost to the employee through the City of Greer designated physician with 10 working days of the initial assignment to a position where occupational exposure to bloodborne pathogen is possible and at anytime thereafter that the employee chooses to receive the vaccine. Refusal to receive the vaccine will be in writing utilizing the statement found in appendix A to Section 1910.1010 of the OSHA Standards. This form may be obtained at the City of Greer personnel office.

#### **Procedures after exposure report**

Following a report of an exposure incident the employee receives a confidential medical evaluation and follow-up including documentation of routes of exposure and the circumstances and documentation of the source individual unless that identification is infeasible or prohibited by state or local law. Post exposure prophylaxis when medically indicated will be provided

along with counseling and evaluation of reported illness. All blood samples will be held for ninety (90) days.

## **Record keeping**

### **Medical Records**

The City of Greer personnel department shall establish an accurate record for each employee with occupational exposure, in accordance with 29 CFR 1910.20

1. This record shall include:
  - a. The name and social security number of the employee
  - b. A copy of the employee's hepatitis B vaccinations and any medical record relative to the employee's ability to receive vaccination
  - c. A copy of the employee's declination letter of the hepatitis B vaccination is declined
  - d. A copy of all results of examinations, medical testing and follow-up procedures.
  - e. The employer's copy of the health care professional's written opinion, when one is consulted after and employee exposure to blood or other potentially infectious material.
  - f. A copy of the information provided to the healthcare professional who is responsible for evaluating an employee after an exposure incident.
2. The employer shall ensure that employee medical records are...
  - a. **Kept confidential**
  - b. **Are not disclosed or reported with out the employee's express written consent to any person within or outside the work place except as required by this section or as may be required by law. The employer shall maintain the records require for at least the duration of employment , plus 30 years in accordance with 29 CFR 1910.20**

**Training Records:** Training records shall include the following information

1. The dates of the training session(s)
2. The contents or a summary of the training sessions including documentation of employee's receipt of OSHA standard 1910.20
3. The names and qualification of person(s) conducting the training
4. The names and job titles of all persons attending the training session
5. Training records shall be maintained for three (3) years from the date on which the training occurred.
6. Records of any subsequent yearly training

## **Waiver of Hepatitis B Vaccination**

I understand that due to my occupational exposure to blood or other potentially infectious material I may be at risk of acquiring the hepatitis B virus (HBV) infection. I have been given the opportunity to be vaccinated with hepatitis B vaccination at this time. I understand that by declining this vaccine, I continue to be at risk of acquiring Hepatitis B, a serious disease. If in the future I continue to have occupational exposure to blood or other potentially infectious material and I want to be vaccinated with the hepatitis B vaccine, I can receive the vaccination series at no charge to me.

Date\_\_\_\_\_ Employee Signature\_\_\_\_\_

Date\_\_\_\_\_ Witness Signature\_\_\_\_\_

Category Number: X.  
Item Number: F.



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**First Reading of Ordinance Number 1-2020**

**Summary:**

A SECOND SUPPLEMENTAL BOND ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING \$2,800,000 CITY OF GREER, SOUTH CAROLINA, ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND, SERIES 2020; AND OTHER RELATED MATTERS. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❏ Ordinance Number 1-2020	2/3/2020	Ordinance

## ORDINANCE NUMBER 1-2020

### A SECOND SUPPLEMENTAL BOND ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING \$2,800,000 CITY OF GREER, SOUTH CAROLINA, ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND, SERIES 2020; AND OTHER RELATED MATTERS.

**BE IT ORDAINED** by the City Council of the City of Greer (“*Council*”) as the governing body of the City of Greer, South Carolina (“*City*”):

**Section 1. Findings of Fact**. As an incident to the enactment of this Ordinance, and the issuance of the bond provided for in this Ordinance, the Council finds the facts set forth in this Section 1:

(a) On March 27, 2012, the Council enacted a General Bond Ordinance (“*General Bond Ordinance*”) providing for the issuance of Accommodations Tax and Hospitality Tax Revenue Bonds.

(b) The Council has determined that it is in the best interest of the City to issue a Series of Bonds for the purposes of (i) financing the designing, planning, acquiring, constructing, installing, and equipping a public golf course and related recreation structures, facilities, and equipment (collectively, “*Project*”); and (ii) paying the related Costs of Issuance.

**Section 2. Definitions**. The terms defined above and in this Section 2 and all terms defined in the General Bond Ordinance (General Bond Ordinance, as from time to time amended or supplemented by Supplemental Ordinances, collectively, “*Ordinance*”) (except as otherwise expressly provided in this Supplemental Bond Ordinance or unless the context otherwise requires), shall for all purposes of this Supplemental Bond Ordinance have the respective meanings given to them in the Ordinance and in this Section 2.

“*Interest Payment Date*” shall mean, with respect to the Series 2020 Bond, October 1, 2020, and each April 1 or October 1 thereafter until the principal of the Series 2020 Bond has been paid in full.

“*Purchaser*” shall mean [], its successors or assigns.

“*Series 2020 Bond*” shall mean the City’s Accommodations Tax and Hospitality Tax Revenue Bond, Series 2020, in the aggregate principal amount of not exceeding \$2,800,000 authorized to be issued hereunder taxable or tax-exempt, in one or more series.

“*Term Sheet*” shall mean the term sheet of the Purchaser dated [], 2020, addressed to the City relating to the purchase by the Purchaser of the Series 2020 Bond.

### **Section 3. Authorization of Series 2020 Bond, Maturities, Interest Rate, and Mandatory Redemption Provisions.**

(a) There is hereby authorized to be issued a Series of Bonds designated “Accommodations Tax and Hospitality Tax Revenue Bond, Series 2020” (“*Series 2020 Bond*”) in the total principal amount of not exceeding \$2,800,000 for the purpose of set forth in Section 1(b).

(b) The Series 2020 Bond shall be issued as a single, fully registered Bond in the denomination of \$2,800,000 or whatever lesser amount as is actually issued. The Series 2020 Bond shall be dated as of its date of delivery, shall mature on each April 1 in the years and in the principal amounts as set forth below.

The Series 2020 Bond shall bear interest at the rate of []% per annum as set forth in the Term Sheet of the Purchaser. The Series 2020 Bond shall be numbered R-1.

(c) Principal of and premium, if any, on the Series 2020 Bond when due, shall be payable at the City's office. Interest on the Series 2020 Bond shall be payable from the date of initial issuance of the Series 2020 Bond. No accrued interest shall be due. Interest on the Series 2020 Bond (calculated on the basis of a 360-day year of twelve 30-day months) shall be payable on each Interest Payment Date, in each case to the Holders as of the immediately preceding Record Date, interest to be paid by the City by check or draft mailed to each Holder at his address as it appears on the Books of Registry initially maintained by the City.

(d) The Series 2020 Bond shall be in substantially the form attached as **Exhibit B** to this Supplemental Bond Ordinance, with any necessary or appropriate variations, omissions, and insertions as are incidental to the series, numbers, denominations, maturities, interest rate or rates, redemption provisions, the purpose of issuance, and other details thereof or as are otherwise permitted or required by law or by the Ordinance.

**Section 4. Optional Redemption of Series 2020 Bond.** [The Series 2020 Bond shall not be subject to redemption prior to maturity.] [to be finalized prior to second reading according to the Purchaser's offer letter]

**Section 5. Use and Disposition of Series 2020 Bond Proceeds.** Upon the delivery of the Series 2020 Bond and receipt of the proceeds thereof, such proceeds and other available funds shall be disposed of as follows:

(a) \$[] of Series 2020 Bond proceeds shall be deposited in a Construction Fund[, maintained by the Purchaser], according to Article VI of the General Bond Ordinance;

(b) the remaining sums, shall be deposited in an account maintained by the City to be utilized to pay Costs of Issuance of the Series 2020 Bond; and

(c) any proceeds remaining after paying the Project Costs of the Project and paying Costs of Issuance of the Series 2020 Bond may be transferred to and held by the City for payment of principal of and interest on the Series 2020 Bond.

**Section 6. Certain Findings and Determinations.** The City finds and determines:

(a) This Supplemental Ordinance supplements the Ordinance, constitutes and is a "Supplemental Ordinance" within the meaning of that term as contained in the General Bond Ordinance, and is enacted under and pursuant to the Ordinance.

(b) The Series 2020 Bond constitutes and is a "Bond" within the meaning of that term as contained in the Ordinance.

(c) The Pledged Fee Revenues pledged under the Ordinance are not encumbered by any lien or charge thereon or pledge thereof, other than the lien and charge thereon and pledge thereof created by the General Bond Ordinance, as amended and supplemented, providing for payment and security of the Bonds.

(d) There does not exist an Event of Default, nor does there exist any condition which, after the passage of time or the giving of notice, or both, would constitute an Event of Default under the Ordinance.

(e) The Series 2020 Bond is being issued for the purpose of set forth in Section 1(b).

(f) There shall not be a Debt Service Reserve Fund related to the Series 2020 Bond.

(g) The Pledged Fee Revenues deposited into the Pledged Fee Revenue Fund for the most recent fiscal year (ending June 30, 2019) immediately preceding the anticipated issuance date of the Series 2020 Bond are not less than 125% of the average annual Principal and Interest Requirements for (a) all Series of Bonds

Outstanding as of the enactment of this Ordinance and (b) the Series 2020 Bond proposed to be issued according to this Supplemental Bond Ordinance.

**Section 7. Continuing Disclosure.** Pursuant to South Carolina Code Annotated section 11-1-85, the City covenants, to the extent required, to file with a central repository for availability in the secondary bond market, when requested, an annual independent audit, within 30 days of the City's receipt of the audit; and event specific information within 30 days of an event adversely affecting more than 5% of the City's revenue or tax base. The only remedy for failure by the City to comply with the covenant in this Section 7 is an action for specific performance of this covenant. The City reserves the right to amend, without the consent of any purchaser or bondholder, this covenant to reflect any change in or repeal of section 11-1-85.

**Section 8. Award of Series 2020 Bond.**

(a) The Series 2020 Bond is authorized to be sold to the Purchaser pursuant to the Term Sheet, the form of which is presented at this meeting and attached as **Exhibit C** to this Supplemental Bond Ordinance. The City Administrator, on behalf of the City, is hereby authorized to execute the Term Sheet of the Purchaser, which terms thereof are consistent with Section 3 of this Supplemental Bond Ordinance.

(b) A copy of this Supplemental Bond Ordinance shall be filed with the minutes of this meeting.

(c) The Council hereby authorizes and directs all of the officers and employees of the City to carry out or cause to be carried out all obligations of the City under the Ordinance and to perform all other actions as they shall consider necessary or advisable in connection with the issuance, sale, and delivery of the Series 2020 Bond.

**Section 9. Tax Status of Series 2020 Bond.**

(a) The Series 2020 Bond and the interest thereon shall be exempt from all state, county, municipal, school district, and all other taxes or assessments in the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, or transfer taxes.

(b) If the Series 2020 Bond is issued as a federally tax-exempt obligation, then

- (i) the City shall not take, or permit or suffer to be taken, any action with respect to the gross proceeds of the Series 2020 Bond which would cause the Series 2020 Bond to be an "arbitrage bond" within the meaning of Section 148(a) of the Code;
- (ii) the City, including all entities subordinate thereto, including the City's Commission of Public Works, does not intend to issue tax-exempt obligations in calendar year 2020 which will exceed \$10,000,000 in aggregate principal amount (other than private activity bonds which are not qualified 501(c)(3) bonds as defined in Section 145 of the Code); and
- (iii) the City will designate the Series 2020 Bond as a "qualified tax-exempt obligation" in accordance with Section 265(b)(3)(B) of the Code.

**Section 10. Interested Parties.** To the extent that the Ordinance confers upon or gives or grants to any Person any right, remedy or claim under or by reason of the Ordinance, such Person is hereby explicitly recognized as being a third-party beneficiary hereunder and may enforce any such right, remedy or claim conferred, given or granted hereunder.

Nothing in the Ordinance expressed or implied is intended or shall be construed to confer upon, or to give or grant to, any person or entity, other than the City and the Registered Holders of the Series 2020 Bond, any right, remedy or claim under or by reason of the Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in the Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City and the Registered Holders of the Series



2020 Bond.

**Section 11. Additional Provisions.** As supplemented herein, the General Bond Ordinance remains in full force and effect and shall govern the issuance of the Series 2020 Bond, and is amended as follows:

(a) Section 1.01 is amended to reflect that the City exists in Greenville County, South Carolina, and Spartanburg County, South Carolina; and

(b) Section 7.01 is amended, in the third full paragraph, by striking “Five Hundred Million Dollars (\$500,000,000)” and replacing it with “\$50,000,000 or trust assets under management of not less than \$500,000,000.”

The preceding amendments are effective with respect any Series of Bonds issued on or after this Supplemental Bond Ordinance’s enactment.

**Section 12. Additional Documents.** The Mayor and the City Administrator, acting jointly or individually, are each fully authorized and empowered to take any further action and to execute and deliver any closing documents as may be necessary and proper to effect the delivery of the Series 2020 Bond in accordance with the terms and conditions hereinabove set forth, and the action of the officers or any one or more of them in executing and delivering any documents, in the form as he, she, or they shall approve, is hereby fully authorized.

**Section 13. Section Headings.** The headings and titles of the several sections hereof are solely for convenience of reference and shall not affect the meaning, construction, interpretation, or effect of this Supplemental Bond Ordinance.

**Section 14. Notices.**

(a) All notices, certificates, or other communications hereunder or under the Ordinance shall be sufficiently given and shall be deemed given when mailed by registered mail, postage prepaid, or given when dispatched by telegram addressed as follows:

**If to the City:**

City of Greer  
Attention: City Administrator  
301 East Poinsett Street  
Greer, South Carolina 29651

**If to the Purchaser:**

[]  
Attention: []  
[]  
[]

(b) The City and the Purchaser may, by written notice given to the other party, designate any further or different addresses to which subsequent notice, certificates, or other communications shall be sent.

**Section 15. Effective Date.** This Ordinance is effective after second reading.

[SIGNATURE PAGE AND TWO EXHIBITS FOLLOW]  
[REMAINDER OF PAGE INTENTIONALLY BLANK]

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**[SEAL]**  
**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: February [], 2020

Second Reading / Final Approval: February [], 2020

APPROVED AS TO FORM:

---

Michael E. Kozlarek, Esq.  
Kozlarek Law LLC

**EXHIBIT A**  
**TERM SHEET**

**EXHIBIT B**

**FORM OF BOND**

**UNITED STATES OF AMERICA  
STATE OF SOUTH CAROLINA  
CITY OF GREER  
ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND  
SERIES 2020**

**No.: R-1**

**\$[]**

**INTEREST RATE**  
**[]%**

**MATURITY DATE**  
**April 1, 20[]**

**ORIGINAL ISSUE DATE**  
**March [], 2020**

**REGISTERED HOLDER: []**

**PRINCIPAL SUM: [] and no/100 Dollars**

**LET IT BE KNOWN TO ALL BY THESE PRESENTS**, that the City of Greer, South Carolina (“**City**”), a body politic and corporate and a municipal corporation organized and existing under the laws of the State of South Carolina (“**State**”), is justly indebted, and, for value received, hereby promises to pay, but only from the Pledged Fee Revenues (defined below) pledged to the payment hereof, to the Registered Holder, or registered assigns, hereof on the Maturity Date set forth above, the Principal Sum set forth above pursuant to the principal payment schedule set forth below (unless this Bond be subject to redemption and shall have been duly called for previous redemption and payment of the redemption price made or provided for), and to pay interest on the Principal Sum from the date hereof or from the April 1 or October 1 next preceding the date of authentication to which interest shall have been paid, unless the date of authentication is an April or October 1 to which interest shall have been paid, in which case from that date, interest being payable to the maturity hereof on April 1 and October 1 of each year (those dates being hereinafter referred to as the Interest Payment Dates), commencing October 1, 2020, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months), until payment of the Principal Sum.

Principal of this Bond is payable on April 1 in each of the years and in the amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>
2021		2029	
2022		2030	
2023		2031	
2024		2032	
2025		2033	
2026		2034	
2027		2035	
2028			

The interest so payable and to be punctually paid or duly provided for on any Interest Payment Date will be paid to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the calendar month next preceding the Interest Payment Date (the Regular Record Date), mailed to the Registered Holder hereof by the City at his address as it appears on the registration books (the Books of Registry) of the City or at any other address as is furnished in writing by the Registered Holder to the City; provided that payment to any Registered Holder of \$1,000,000 or more of the Series 2020 Bond (defined below) may be made by wire transfer to an account in the continental United States in accordance with written instructions filed thereto no later than the Record Date. The principal of and premium, if any, of this Bond, when due, shall be payable without demand, presentation, or surrender of this Bond, provided, however, the principal of and premium, if any, of this Bond, when due, shall be payable

at presentation and surrender of this Bond at the City's office. Both the principal of, premium, if any, and interest on this Bond are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for the payment of public and private debts.

THIS BOND HAS BEEN ISSUED UNDER THE PROVISIONS OF TITLE 6, CHAPTER 17 AND SECTION 6-1-760 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED (COLLECTIVELY, "**ENABLING STATUTE**", AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN ANY STATE CONSTITUTIONAL PROVISIONS (OTHER THAN ARTICLE X, SECTION 14, PARAGRAPH 10 OF THE CONSTITUTION OF THE STATE OF SOUTH CAROLINA, 1895, AS AMENDED, AUTHORIZING OBLIGATIONS PAYABLE SOLELY FROM SPECIAL SOURCES PERMITTED THEREIN) OR STATUTORY LIMITATION AND SHALL NEVER CONSTITUTE NOR GIVE RISE TO A PECUNIARY LIABILITY OF THE CITY OR A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWER. THE FULL FAITH, CREDIT, AND TAXING POWERS OF THE CITY ARE NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THIS BOND.

This Bond and the interest hereon are exempt from all State, county, municipal, school district, and all other taxes or assessments of the State, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except estate, transfer or certain franchise taxes.

It is hereby certified and recited that all acts, conditions, and things required by the Constitution and Laws of the State to exist, to happen, and to be performed precedent to or in the issuance of this Bond exist, have happened, and have been done and performed in regular and due time, form, and manner, and that the amount of this Bond does not exceed any constitutional or statutory limitation thereon.

This Bond shall not be entitled to any benefit under the Ordinance (as hereinafter defined) or become valid or obligatory for any purpose until it shall have been authenticated by the execution of the Certificate of Authentication which appears hereon by the manual signature of an authorized officer of the City as Bond Registrar.

This Bond is in the principal amount of \$[] ("**Series 2020 Bond**") and is issued pursuant to a General Bond Ordinance enacted by the City Council of the City on March 27, 2012, and a Second Supplemental Bond Ordinance enacted by the City Council of the City on February [], 2020 (collectively, "**Ordinance**"), and under and in full compliance with the Constitution and Statutes of the State, including particularly Section 14, Paragraph 10 of Article X of the Constitution of the State of South Carolina, 1895, as amended, and the Enabling Statute, to obtain funds to [] of the City and to pay related Costs of Issuance (all as more fully described in the Second Supplemental Bond Ordinance). The Series 2020 Bond is issuable only as a single fully registered bond in the principal amount of \$[].

[The Series 2020 Bond shall not be subject to redemption prior to maturity.]

All principal, interest, or other amounts due hereunder shall be payable only to the Registered Holder hereof. The City is the Bond Registrar and as such will maintain the Books of Registry for the registration or transfer of this Bond. This Bond may not be transferred except by the Registered Holder hereof in person or by his attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the City as Bond Registrar duly executed by the Registered Holder of this Bond or his duly authorized attorney. Any purported assignment in contravention of the foregoing requirements shall be, as to the City, absolutely null and void. The person in whose name this Bond shall be registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of the principal of and interest on this Bond shall be made only to or upon the order of the Registered Holder or his legal representative. All payments made in this manner shall be valid and effective to satisfy and discharge the liability of the City upon this Bond to the extent of the sum or sums paid. No person other than the Registered Holder shall have any right to receive payments, pursue remedies, enforce obligations, or exercise or enjoy any other rights under this Bond against the City. Notwithstanding the foregoing, nothing herein shall limit the rights of a person having a beneficial interest in this Bond as against a person (including the Registered

Holder) other than the City, as in the case where the Registered Holder is a trustee or nominee for two or more beneficial owners of an interest in this Bond.

The City shall not be required (a) to exchange or transfer the Series 2020 Bond from the Regular Record Date to the next succeeding Interest Payment Date or (b) to transfer the Series 2020 Bond called for redemption.

The principal of, premium, if any, and interest on the Series 2020 Bond are payable solely from the Pledged Fee Revenues (as defined in the Ordinance). The pledge of Pledged Fee Revenues made to secure the payment of the Series 2020 Bond has priority over all other pledges of Pledged Fee Revenues except the lien in favor of bonds issued or to be issued under the General Bond Ordinance and any series-specific supplemental bond ordinance on a parity with the Series 2020 Bond.

No recourse shall be had for the payment of the principal of, premium, if any, and interest on the Series 2020 Bond against the several funds of the City, except in the manner and to the extent provided in the Ordinance, nor shall the credit or taxing power of the City be deemed to be pledged to the payment of the Series 2020 Bond. The Series 2020 Bond shall not be a charge, lien, or encumbrance, legal or equitable, upon any property of the City or upon any income, receipts, or revenues of the City, other than the Pledged Fee Revenues that have been pledged to the payment thereof, and this Bond is payable solely from the Pledged Fee Revenues pledged to the payment thereof and the City is not obligated to pay the same except from the Pledged Fee Revenues.

Whenever the terms of this Bond require any action be taken on a Saturday, Sunday, or legal holiday or bank holiday in the State or in any state where the corporate trust office of the trustee or custodian, if then appointed, is located, the action shall be taken on the first business day occurring thereafter.

The Ordinance contains provisions defining terms; sets forth the terms and conditions upon which the covenants, agreements, and other obligations of the City made therein may be discharged at or prior to the maturity of this Bond with provisions for the payment thereof in the manner set forth in the Ordinance; and sets forth the terms and conditions under which the Ordinance may be amended or modified with or without the consent of the Registered Holder of this Bond. Reference is hereby made to the Ordinance, to all the provisions of which any Registered Holder of this Bond by the acceptance hereof thereby assents.

IN WITNESS WHEREOF, THE CITY OF GREER, SOUTH CAROLINA, has caused this Bond to be signed in its name by the Mayor and attested by the City Clerk.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**[SEAL]**  
**ATTEST:**

---

Tammela Duncan, Municipal Clerk

## **CERTIFICATE OF AUTHENTICATION**

This Bond is the Bond designated herein and issued under the provisions of the referenced Ordinance.

**Date of Authentication: March [], 2020**

**CITY OF GREER, SOUTH CAROLINA,  
as bond registrar**

---

Ed Driggers, City Administrator

**[SEAL]  
ATTEST:**

---

Tammela Duncan, Municipal Clerk

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common TEN ENT - as tenants in entireties  
JT TEN - as joint tenants with right of survivorship and not as tenants in  
common

UNIF GIFT MIN ACT - \_\_\_\_\_  
(Cust)

Custodian \_\_\_\_\_  
(Minor)

under Uniform Gifts to Minors Act \_\_\_\_\_  
(State)

Additional abbreviations may also be used, though not in the above list.

#### ASSIGNMENT

FOR VALUE RECEIVED he undersigned hereby sells, assigns and transfers unto \_\_\_\_\_  
(Social Security No. or other Identifying Number of Assignee \_\_\_\_\_) the within Bond of the CITY  
OF GREER, SOUTH CAROLINA, and does hereby irrevocably constitute and appoint transfer the within  
Bond on the books kept for registration thereof with full power of substitution in the premises.

DATED: \_\_\_\_\_

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

NOTICE: Signature must be guaranteed by an institution who is a participant in the Securities Transfer Agent Medallion Program ("STAMP") or similar program.

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.





**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**First Reading of Ordinance Number 2-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PROFESSIONAL PHARMACY OF GREER LOCATED ON SUNNYSIDE DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 02-2020 is a rezoning request for a portion of one parcel on Sunnyside Dr between Arlington Rd and King St. The request is to rezone the segment from C-2 Commercial District to R-M1, Residential Multi-family. The purpose of the rezoning is to combine the portion of this property with the adjacent parcel to the south for future residential development.

The Planning Commission conducted a public hearing on January 27, 2020 for the rezoning of the portion of this property. The Planning Commission recommended to approve this request.

Ashley Kaade, Planner

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Cover Memo	2/4/2020	Cover Memo
❑ Ordinance Number 2-2020	2/4/2020	Ordinance
❑ Ord 2-2020 Exhibit A Map	2/4/2020	Exhibit
❑ Ord 2-2020 Exhibit B Plat	2/4/2020	Exhibit
❑ Ord 2-2020 Zoning Application	2/4/2020	Backup Material
❑ Ord 2-2020 Planning Commission Minutes	2/4/2020	Backup Material

# Memorandum

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

**From:** Ashley Kaade, AICP, Planner

**Subject:** Ordinance 02-2020

**Date:** February 3, 2020

**CC:** Tammy Duncan, City Clerk

---

Ordinance 02-2020 is a rezoning request for a portion of one parcel on Sunnyside Dr between Arlington Rd and King St. The request is to rezone the segment from C-2 Commercial District to R-M1, Residential Multi-family. The purpose of the rezoning is to combine the portion of this property with the adjacent parcel to the south for future residential development.

The Planning Commission conducted a public hearing on January 27, 2020 for the rezoning of the portion of this property. The Planning Commission recommended to approve this request.

## **ORDINANCE NUMBER 2-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PROFESSIONAL PHARMACY OF GREER LOCATED ON SUNNYSIDE DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Professional Pharmacy of Greer located on Sunnyside Drive and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-066.00 containing approximately 0.39 +/- acres marked as Exhibit A and the plat attached hereto marked as Exhibit B.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on January 27, 2020.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to RM-1 (Residential Multi-Family District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located on Sunnyside Drive more particularly identified by the attached City of Greer Map specifying Spartanburg

County Parcel Number 9-03-14-066.00 containing approximately 0.39 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to RM-1 (Residential Multi-Family District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

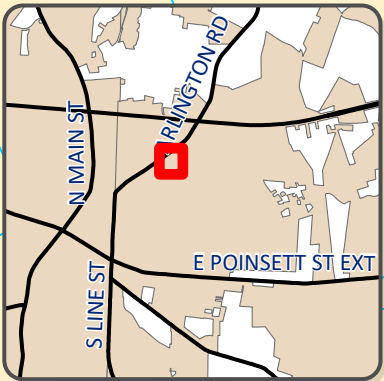
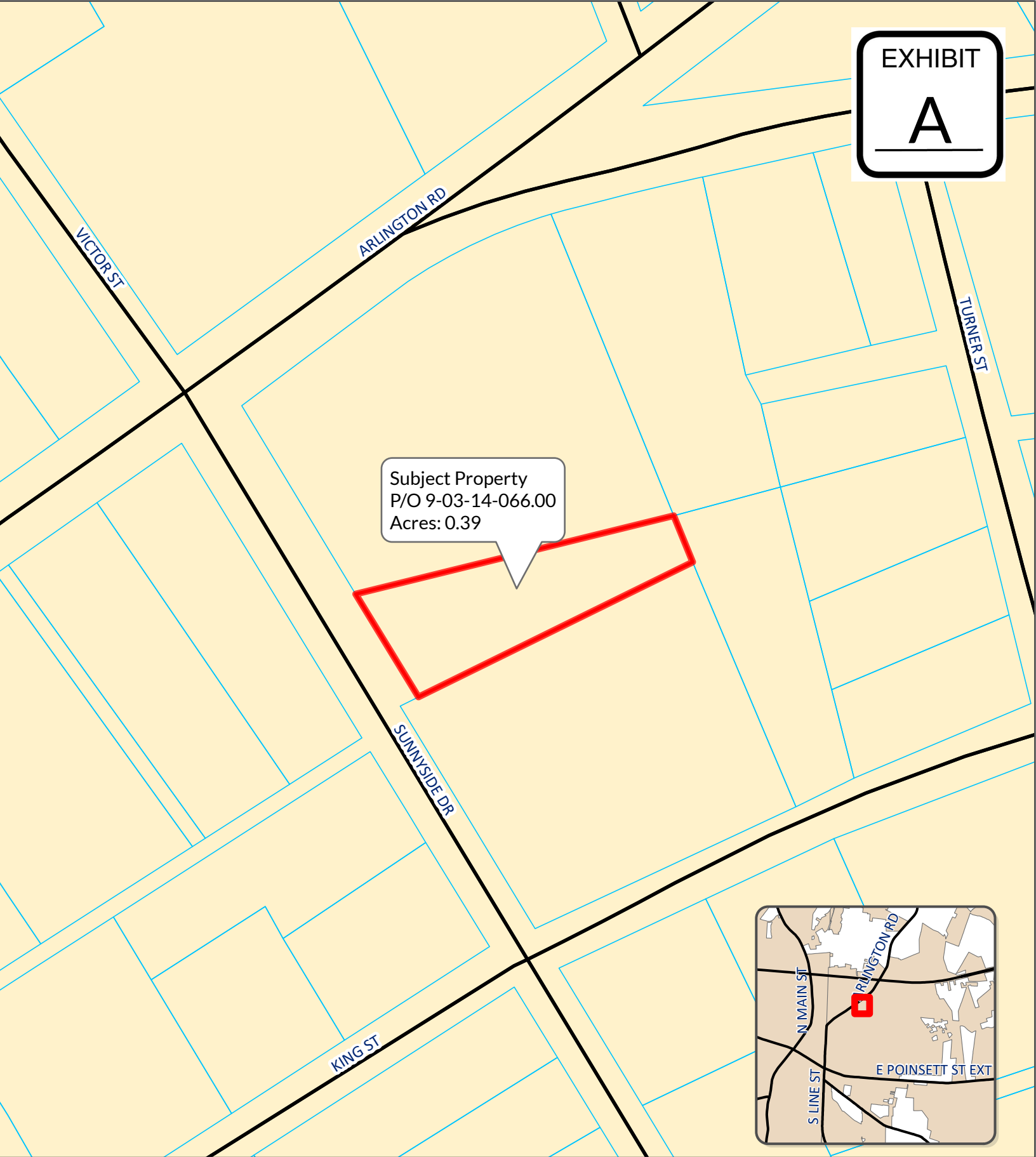
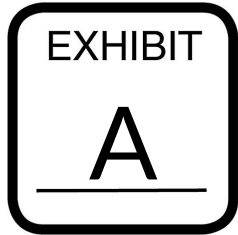
First Reading: February 11, 2020

Second and  
Final Reading: February 25, 2020

Approved as to Form:

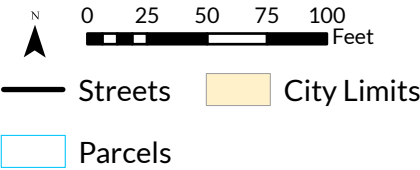
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John B. Duggan, Esquire  
City Attorney



# Ordinance 02-2020

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ARLINGTON ROAD  
SC-42-357

N/F  
PROFESSIONAL PHARMACY OF GREER  
DB 117L-901  
PB 5-63/64  
TAX NO. 9-03-14-66

N/F  
GREER COMMUNITY OUTREACH  
CENTER, INC.  
DB 119D-828  
TAX NO 9-03-14-070.01

TRACT A  
13,452 SQ.FT.  
0.309 ACRES

TRACT B  
31,833 SQ.FT.  
0.731 ACRES

TAX NO. 9-03-14-082.00

LOCATION MAP

EXHIBIT  
B

TOTAL COMBINED ACREAGE  
1.040 ACRES

NOTE:  
TRACT A IS TO BE COMBINED WITH TRACT B INTO ONE TAX PARCEL.

REFERENCE:  
DEED BOOK 117-L PAGE 901  
TAX NO 9-03-11-082.00 & PART OF 9-03-14-088.00

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

BENCHMARK SURVEYING, INC.

0' 50' 100'  
SCALE 1"= 50'

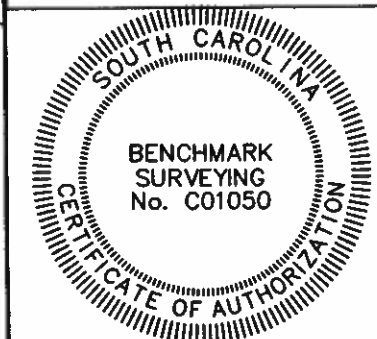
DATE:  
NOVEMBER 27, 2019

P.O. BOX 25455  
GREENVILLE, S.C. 29616

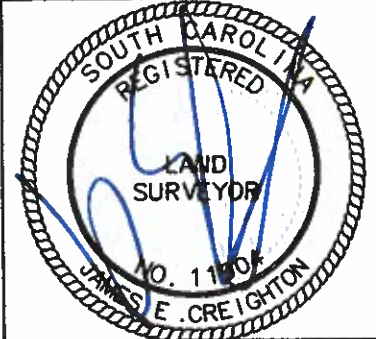
TEL. ( 864 ) 979-6401  
jecreighton@bellsouth.net

STATE OF SOUTH CAROLINA

SPARTANBURG COUNTY



SURVEY  
FOR  
PROFESSIONAL PHARMACY  
OF GREER



DWG. NO. # 1561-2

JAMES E. CREIGHTON, RLS # 11904



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

Date 12-9-19

\$300

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

Tax Map Number(s) P/09-03-14-66,  
Property Address(s) Sunnyside Dr  
Acreage of Properties .309 County \_\_\_\_\_

**Applicant Information**

Name CHARLES D. WALL  
Address 115 PEACHTREE DR  
GREER, SC 29651  
Contact Number 864-423-1063  
Email donwallrph@gmail

**Property Owner Information**

(If multiple owners, see back of sheet)

Name PROFESSIONAL PHARMACY OF GREER  
Address 320 MEMORIAL DRIVE  
GREER, SC 29650  
Contact Number 864-877-3386  
Email donwallrph@gmail

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 C-2 to Rm-1.

Existing Use: NONE Proposed Use: pharmacy

Signature(s) Don Wall  
12-9-19

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

**OFFICE USE ONLY**

Date Filed 12-9-19  
Meeting Date 1-27-20

Case No. 22 2020-01

See Reverse

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JANUARY 27, 2020**

---

**DOCKET:** RZ 2020-01

**APPLICANT:** Charles D. Wall

**PROPERTY LOCATION:** Sunnyside Dr

**TAX MAP NUMBER:** P/O 9-03-14-066.00

**EXISTING ZONING:** C-2, Commercial

**REQUEST:** R-M1, Residential Multi-family

**SIZE:** 0.39 acres

**COMPREHENSIVE PLAN:** Residential Land Use 3 Community

**ANALYSIS:** RZ 2020-01

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**RZ 2020-01** is a rezoning request for a portion of a parcel located at the corner of Sunnyside Dr and Arlington Rd. The request is to rezone 0.39 acres of property from C-2, Commercial to R-M1, Residential Multi-family and the portion of property will be combined with the property to the south for a future residential development.

Surrounding property zoning and land uses include:

North: C-3, Commercial – Strip Mall  
East: R-M1, Multi-Family Residential – Single-Family Residential  
South: R-M1, Multi-Family Residential – Vacant  
West: R-M2, Multi-Family Residential and C-2, Commercial – Vacant

Zoning History:  
Zoned C-2, Commercial in 1979

The land use map in the Comprehensive Plan defines the property as Residential Land Use 3 Community. This Community category is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre.

In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the proposed rezoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION:** Ms. Jones made a motion to approve RZ 2020-01. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.





**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**First Reading of Ordinance Number 3-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES, LLC LOCATED ON BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO C-2 (COMMERCIAL DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 03-2020 is a rezoning request for a parcel located at the corner of Brushy Creek Rd and Kingscreek Dr. The request is to rezone the property from DRD, Design Review District to C-2, Commercial. The purpose for this request is to remove the restrictive DRD zoning in order to market and develop the property as commercial. The Planning Commission conducted a public hearing on January 27, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.  
Ashley Kaade, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	2/4/2020	Cover Memo
❑ Ordinance Number 3-2020	2/4/2020	Ordinance
❑ Ord 3-2020 Exhibit A Map	2/4/2020	Exhibit
❑ Ord 3-2020 Zoning Application	2/4/2020	Backup Material
❑ Planning Commission Minutes	2/4/2020	Backup Material

# Memorandum

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

**From:** Ashley Kaade, AICP, Planner

**Subject:** Ordinance 03-2020

**Date:** February 3, 2020

**CC:** Tammy Duncan, City Clerk

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Ordinance 03-2020 is a rezoning request for a parcel located at the corner of Brushy Creek Rd and Kingscreek Dr. The request is to rezone the property from DRD, Design Review District to C-2, Commercial. The purpose for this request is to remove the restrictive DRD zoning in order to market and develop the property as commercial.

The Planning Commission conducted a public hearing on January 27, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

## **ORDINANCE NUMBER 3-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES, LLC LOCATED ON BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO C-2 (COMMERCIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Pearce Properties located on Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing approximately 2.086 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on January 27, 2020.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to C-2 (Commercial District).

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

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

The zoning classification of property located on Brushy Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing approximately 2.086 +/- acres attached

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

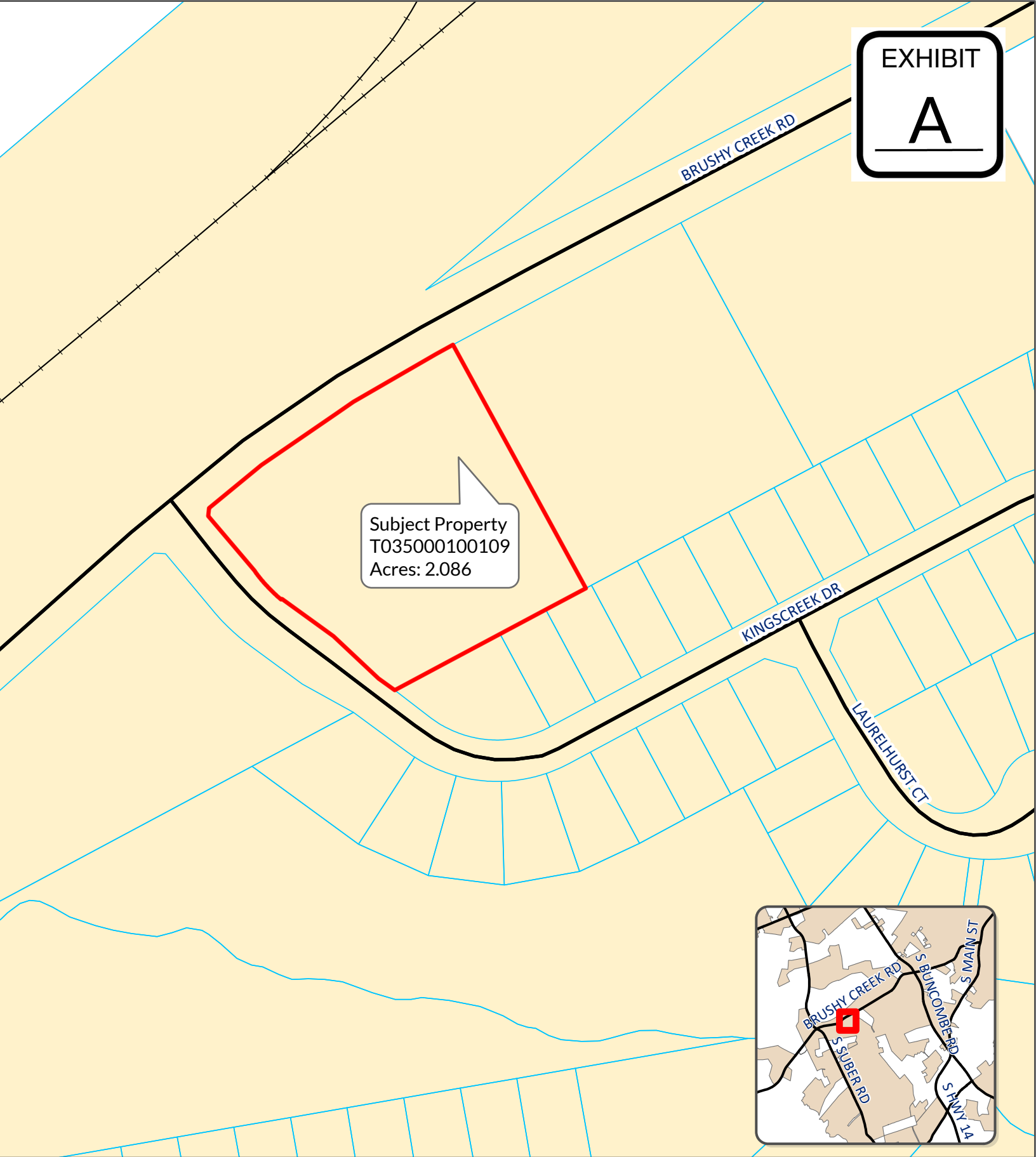
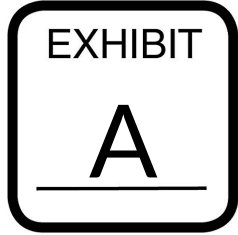
First Reading: February 11, 2020

Second and  
Final Reading: February 25, 2020

Approved as to Form:

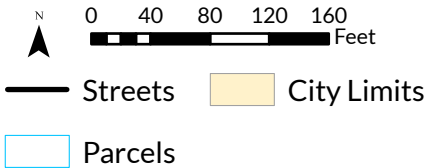
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John B. Duggan, Esquire  
City Attorney



# Ordinance 03-2020

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

Date 12-13-19

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

Tax Map Number(s) T 035 000 100 109 ✓  
Property Address(s) BRUSHY CREEK ✓  
Acreage of Properties 2.086 ACRES County GREENVILLE

**Applicant Information**

Name HOPE TZ SCHMALZ  
Address BHHS JOYNER COMMERCIAL  
24 Vardry St GREENVILLE SC  
Contact Number 864 630 0352 29601  
Email HOPE TZ @ joyner commercial,  
com

**Property Owner Information**

(If multiple owners, see back of sheet)

Name PEARCE PROPERTIES LLC  
Address 125 ASH MORE ROAD  
GREER SC 29650  
Contact Number \_\_\_\_\_  
Email pearce - S @ Bell SOUTH.NET

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from ✓ DRO to C2.

Existing Use: VACANT LAND Proposed Use: OFFICE / RETAIL

Signature(s) Paul Pearce

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

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JANUARY 27, 2020**

---

**DOCKET:** RZ 2020-02

**APPLICANT:** Hope Tz Schmalzl

**PROPERTY LOCATION:** Brushy Creek Rd

**TAX MAP NUMBER:** T035000100109

**EXISTING ZONING:** DRD, Design Review District

**REQUEST:** C-2

**SIZE:** 2.086 acres

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

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**ANALYSIS:** RZ 2020-02

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**RZ 2020-02** is a rezoning request for a parcel located at corner of Brushy Creek Rd and Kingscreek Dr. The request is to rezone the property from DRD, Design Review District to C-2, Commercial. This property was rezoned DRD, Design Review District in 2017 for the project know as Pups and Pints and the applicant is requesting to rezone back to C-2, Commercial for future development.

Surrounding property zoning and land uses include:

North: I-1, Industrial and Railroad Right of Way – Infintium  
East: C-2, Commercial - Vacant  
South: PD, Planned Development – Carmen Glen Subdivision  
West: C-2, Commercial – DaVita Dialysis

**Zoning History:**

Annexed and Zoned to PD-R in 1999  
Rezoned to C-2, Commercial in 2000  
Rezoned to DRD in 2017

The land use map for the City of Greer defines the area adjacent to this parcel as a Residential Land Use 3 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. The corridor width is about 125 feet from the centerline, 250 foot width in total. Land uses 2010 Comprehensive Plan 124 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.

In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the proposed rezoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Jones made a motion to approve RZ 2020-02. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

**Category Number: XI.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**2/11/2020**

**Economic Development Matter**

**Summary:**

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).