



**AGENDA
GREER CITY COUNCIL**

October 13, 2020

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

6:30 PM

COUNCIL REGULAR MEETING

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilmember Jay Arrowood

Public Forum

1. Public Forum

Minutes of Council Meeting

1. September 22, 2020
(Action Required)

Special Recognition

1. Proclamation - Breast Cancer Awareness Month

Petitioner

1. James Plemons
Mr. Plemons would like to speak to Council regarding towing fees.

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final Reading of Ordinance Number 50-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY FOR 8 CORPORATION INC. LOCATED AT 5251 WADE HAMPTON BOULEVARD, 5 FAIRVIEW ROAD, 9 FAIRVIEW ROAD, AND SKYLINE WAY BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

New Business

1. First Reading of Ordinance Number 52-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF TWO PROPERTIES OWNED BY BECKNELL INDUSTRIAL, LLC LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

Ordinance #52-2020 is an annexation and zoning request for a portion of two properties located on Old Jones Rd in Spartanburg County. The portion of the two parcels for annexation consists of 0.46 acres. The property is proposed for industrial development with an I-1, Industrial District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

2. First Reading of Ordinance Number 53-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS LOCATED AT 888 DEYOUNG ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Ordinance #53-2020 is an annexation and zoning request for property located 888 DeYoung Rd in Spartanburg County. The parcel for annexation consists of 20.89 acres. The property is proposed for industrial development with an I-1, Industrial District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

3. First Reading of Ordinance Number 54-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS, PHIL HENDRICKS AND WILLIAM HENDRICKS LOCATED ON SHORTIE STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1

(INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Ordinance #54-2020 is an annexation and zoning request for property located on Shortie St in Spartanburg County. The parcel for annexation consists of 0.21 acres. The property is proposed for industrial development with an I-1, Industrial District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

4. First Reading of Ordinance Number 55-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JAMES AND MARSHA BENNETT AND FREIDA GRAY LOCATED AT 162 LIBERTY HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Ordinance #55-2020 is an annexation and zoning request for portion of a parcel located at 162 Liberty Hill Rd in Spartanburg County. The portion of the parcel for annexation consists of 4.46 acres. The property is proposed for industrial development with an I-1, Industrial District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

5. First Reading of Ordinance Number 56-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JUST CALL LARRY, LLC LOCATED AT 3385 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF S-1 (SERVICE DISTRICT) FOR SAID PROPERTY. (Action Required)

Ordinance #56-2020 is an annexation and zoning request for property located at 3385 Brushy Creek Rd in Greenville County. The parcel for annexation consists of 6.77 acres. The property is currently developed and will continue its current business operations with an S-1, Service District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

6. First Reading of Ordinance Number 57-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY RAY AND SONS INVESTMENTS LOCATED ON FORREST STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Ordinance #57-2020 is a rezoning request for a parcel located on Forest St. The applicant is requesting to rezone the property from R-12, Single Family Residential to DRD, Design Review District with the intent of subdividing the lot into two lots and building two single family residences. The houses will be a minimum of 1,200 sqft with a combination of exterior finishes such as vinyl and stone. The Planning Commission conducted a public hearing on September 21, 2020 and made a recommendation to approve the DRD rezoning request.

Brandon McMahan, Planner

7. First Reading of Ordinance Number 58-2020

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5, ZONING DISTRICT REGULATIONS, SECTION 8.2, C-2, HIGHWAY COMMERCIAL DISTRICT, COMMERCIAL USES PERMITTED BY SPECIAL EXCEPTION, TO ALLOW AIR CONDITIONING EQUIPMENT, SALES AND SERVICE.

Ordinance #58-2020 is a text amendment to the City of Greer Zoning Ordinance amending Article 5 Zoning District Regulations, Section 8 C-2, Commercial District, Subsection 2 to add the air conditioning equipment, sales and service to uses allowed by special exception. The Planning Commission conducted a public hearing on September 21, 2020 and recommended approval of the requested addition as a special exception.

Brandon McMahan, Planner

Executive Session

Council may take action on matters discussed in executive session.

1. Economic Development Matter

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

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:
Item Number:



AGENDA
GREER CITY COUNCIL
10/13/2020

Councilmember Jay Arrowood

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	10/7/2020	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:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
10/13/2020

September 22, 2020

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
▢	September 22, 2020 Council Meeting	10/7/2020	Backup Material
	Minutes		

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL September 22, 2020

Meeting Location: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

Call to Order

Mayor Rick Danner – 6:32 P.M.

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

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media.

Invocation and Pledge of Allegiance

Mayor Rick Danner

Public Forum

No one signed up to speak

Minutes of the Council Meeting

September 8, 2020

ACTION – Councilmember Lee Dumas made a motion that the minutes of September 8, 2020 be received as written. Councilmember Wryley Bettis seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition

Mayor Rick Danner read Resolution Number 26-2020 recognizing and commending the following City of Greer Employees for their dedicated and faithful service:

Joe Aughtry has served in the Building and Development Standards Department for 5 years;
Tom Brenna has served in the Public Services Department for 5 years;
Alexander Cooper has served in the Police Department for 5 years;
Anthony Copeland has served in the Public Services Department for 5 years;
Robbie Davis has served in the Parks and Recreation Department for 5 years;
Dorian Flowers has served in the Fire Department for 5 years;
Julie Hunter has served in the Fire Department for 5 years;
Tiara Pouncy has served in the Administration Department for 5 years;
Smokey Price has served in the Parks and Recreation Department for 5 years;
Christian Aguayo Ruiz has served in the Police Department for 5 years;
Joe Borelli has served in the Fire Department for 10 years;

Mike Davis has served in the Parks and Recreation Department for 10 years;
Mike Ferrell has served in the Police Department for 10 years;
Susan Howell has served in the Administration Department for 10 years;
Wes Keller has served in the Police Department for 10 years;
Dwayne Brown has served in the Fire Department for 25 years;
Kirsten Pressley has served in the Courts Department for 25 years and
Chuck McConnell has served in the Fire Department for 30 years.

Departmental Reports

Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **August 2020** were included in the packet for informational purposes.

Finance

Susan Howell, Budget and Audit Manager presented the Financial Report for the period ending August 31, 2020. (Attached)

General Fund Cash Balance: \$10,328,123.

Revenue: \$1,592,264

Operational Expenditures: \$3,907,228.

Fund Balance Usage: \$485,813.

Total Expenditures: \$4,393,041.

Operational Expenditures: 3% under Budget

Total Percentage: 2% under Budget

Revenue Benchmark Variance: \$416,995.

Expenditure Benchmark Variance: \$(640,742.)

Overall Benchmark Variance: \$(223,747.)

Hospitality Fund Cash Balance: \$1,559,657.

Storm Water Fund Cash Balance: \$2,485,605.

Andy Merriman, City Administrator presented the following:

Absentee Voting Satellite Location – Greenville County Voters Registration and Election Office will provide a satellite absentee voting location in the City of Greer at the Tryon Recreation Center. October 12th through October 30th. Any registered voter in Greenville County may vote at this location.

Paving – Greenville County side paving contractor is scheduled to start work in the Greer area the week of September 28th. Initial streets that week are expected to be Gallivan St, Lindall St, and McCall Street. Paving operations expected to last through mid-October.

Dine on Trade Event – working with Greer Station and Greer Development Corporation we will close down Trade Street every Friday night in October to allow on street dining. We are looking

forward to this and hopefully the weather will remain warm throughout October. I think this has the potential of being a great program and hopefully the restaurants downtown will see the benefits of it.

Paving Program Standards – Staff continues to work on the questions that have been raised and how they may be integrated into the larger UDO (Unified Development Ordinance) or Land Development Regulations. One of those things we will deal with utilities and cuts in the streets. Councilmember Arrowood asked if one of the things is how we regulate or inspect the street cuts made by utility providers and utility contractors. Mr. Merriman stated one of the things we specifically focus on this time is the UDO (Unified Development Ordinance) is just the standards themselves as far as pavement depth, width etcetera and that will all be integrated as part of the UDO (Unified Development Ordinance) but certainly it is of interest to staff how we regulate those efforts of our utility providers and what they do to our streets. I'll take any advice or guidance from Council regarding that matter. Councilman Arrowood stated he thinks instead of a policy it should be an ordinance. Mr. Merriman stated if you are so inclined to consider an ordinance staff can bring an ordinance for your consideration specific to how we regulate street cuts for all utility providers. Mr. Arrowood state that would be appropriate. Discussion held. Mayor Danner stated this was an issue that has concerned Council for some time and suggested to include sidewalk cuts as well.

Appointments to Boards and Commissions

Board of Zoning Appeals

District 5 Lisa Lynn has resigned, her term expires 6/30/2021.

Councilmember Bettis introduced his nominee William Crosby and asked him to introduce himself to Council. Mr. Crosby spoke briefly.

ACTION – Councilmember Wryley Bettis nominated William Crosby to serve on the District 5 seat of the Board of Zoning Appeals. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Old Business

Second and Final Reading of Ordinance Number 51-2020

AN ORDINANCE AMENDING ORDINANCE NUMBER 26-2020, THE BUDGET ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA, FOR FISCAL YEAR ENDING JUNE 30, 2021; TO PROVIDE FOR THE EXPENDITURES OF CERTAIN FUNDS; AND TO ALLOCATE SOURCES OF REVENUE FOR THE SAID FUNDS.

Andy Merriman, City Administrator stated there was no new information.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 51-2020. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Executive Session

An Executive Session was not needed.

Adjournment – 6:56 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, September 18, 2020.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
10/13/2020

Proclamation - Breast Cancer Awareness Month

ATTACHMENTS:

Description	Upload Date	Type
☐ Proclamation	10/9/2020	Backup Material

PROCLAMATION

Mayor Danner recognizes

Breast Cancer Awareness Month

WHEREAS, during National Breast Cancer Awareness Month, we honor the incredible fortitude of breast cancer survivors and offer our heartfelt support and prayers to those currently battling this disease. As one Nation, we remember the precious lives lost to breast cancer and the families forever changed as a result. This month, we devote ourselves to fighting to eradicate breast cancer, working with conviction and compassion to develop treatments and find a cure; and

WHEREAS, this year, an estimated 276,000 Americans will be diagnosed with breast cancer, and more than 42,000 will likely die from this terrible disease. Thankfully, through early detection and improved treatments, today there is a 90 percent five-year survival rate for women diagnosed with breast cancer. Increased awareness, especially of family history and other common risk factors, preventive care, and regular screenings, including mammograms, can help save lives through early diagnosis and prompt treatment; and

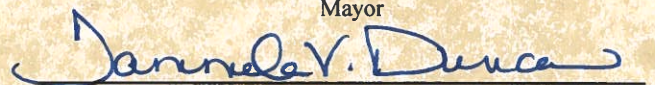
NOW, THEREFORE, as we celebrate the incredible resilience of breast cancer survivors and remember those lost to this disease, we also pray for comfort and strength for those currently battling breast cancer. Together, united by compassion and resolve, we will continue in our effort to find new treatments, medications, and a cure to eradicate this disease from our nation.



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

A handwritten signature in blue ink, reading "Rick Danner", is written over a horizontal line.

Richard W. Danner
Mayor

A handwritten signature in blue ink, reading "Daniel V. Duncan", is written over a horizontal line.

Witness

October 13, 2020

Date



AGENDA
GREER CITY COUNCIL
10/13/2020

Second and Final Reading of Ordinance Number 50-2020

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY FOR 8 CORPORATION INC. LOCATED AT 5251 WADE HAMPTON BOULEVARD, 5 FAIRVIEW ROAD, 9 FAIRVIEW ROAD, AND SKYLINE WAY BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL DISTRICT) FOR SAID PROPERTIES.
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 50-2020	10/7/2020	Ordinance
▣ Ord 50-2020 Exhibit A1 Deed	10/7/2020	Exhibit
▣ Ord 50-2020 Exhibit A2 Deed	10/7/2020	Exhibit
▣ Ord 50-2020 Exhibit A3 Deed	10/7/2020	Exhibit
▣ Ord 50-2020 Exhibit B Plat	10/7/2020	Exhibit
▣ Ord 50-2020 Exhibit C Map	10/7/2020	Exhibit
▣ Ord 50-2020 Exhibit D FIRM	10/7/2020	Exhibit
▣ Ord 50-2020 Petition for Annexation	10/7/2020	Backup Material

ORDINANCE NUMBER 50-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY FOR 8 CORPORATION INC. LOCATED AT 5251 WADE HAMPTON BOULEVARD, 5 FAIRVIEW ROAD, 9 FAIRVIEW ROAD, AND SKYLINE WAY BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, For 8 Corporation Inc. is the sole owner of properties located at 5251 Wade Hampton Boulevard, 5 Fairview Road, 9 Fairview Road, and Skyline Way more particularly described on the legal descriptions attached hereto marked as Exhibits A1, A2 and A3, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers T009050105200, T009050104906, T009050104917, and T009050104908 containing approximately 9.4 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0341E attached hereto marked as Exhibit D; and,

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

WHEREAS, For 8 Corporation, Inc. has petitioned the City of Greer to annex its 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 owner has requested that the subject properties be zoned C-3 (Highway Commercial District); and,

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

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

1. ANNEXATION: The 9.4 acres +/- properties shown in red on the attached map owned by For 8 Corporation, Inc. located at 5251 Wade Hampton Boulevard, 5 Fairview Road, 9 Fairview Road, and Skyline Way as described on the attached City of Greer Map as Greenville County Parcel Numbers T009050105200, T009050104906, T009050104917, and T009050104908 are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 732.5 FEET OF FAIRVIEW ROAD ROADWAY AND 1937 FEET OF WADE HAMPTON BOULEVARD ROADWAY: 732.5 feet of Fairview Road roadway and 1937 feet of Wade Hampton Boulevard Roadway along the edge of the annexed properties owned by For 8 Corporation, Inc. as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced properties shall be zoned C-3 (Highway Commercial District) 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 Transit-oriented district community and corridor on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

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

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: September 8, 2020

Second and
Final Reading: October 13, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney



2011063758 DEED
 Book DE 2394 Page 2732-2744
 September 26, 2011 11 30 27 AM Cons \$393,000 00
 Rec \$16 00 Cnty Tax \$432 30 State Tax \$1,021 80

EXHIBIT

A-1

FILED IN GREENVILLE COUNTY, SC

Block Map No.: T009.05-01-052.00

Grantee's Address: 1120 Owens Road
 Greer, SC 29651

STATE OF SOUTH CAROLINA)
) RECEIVER'S DEED
 COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that **Ben C. Harrison, Esq.**, as Receiver for **Hindman Rentals, Inc.** ("Grantor"), by the power conferred on him by Order Appointing Receiver dated January 8, 2008, in CR NO. 6:07-959-HMH, in the District Court of the United States for the District of South Carolina, Greenville Division and every other power, in consideration of the premises and also in consideration of the sum of Three Hundred Ninety-Three Thousand and 00/100 (\$393,000.00) Dollars paid by **For 8 Corporation, Inc.** the receipt of which is acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **For 8 Corporation, Inc.** ("Grantee").

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining;

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, unto Grantee and Grantee's heirs, successors and assigns forever.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR


FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE ANY SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY PETROLEUM HYDROCARBONS, RADON GAS OR HAZARDOUS MATERIALS, SUBSTANCES OR WASTES AS DEFINED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. EXCEPT FOR THE LIMITED WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN, GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

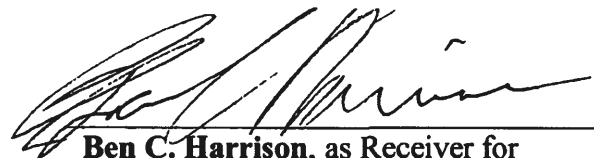
By acceptance of this Receiver's Deed, Grantee agrees to and accepts all of the foregoing matters and takes title subject to subject to all matters of record, including but not limited to recorded easements, restrictions, matters shown on any plats of the Property and/or any matters referenced in such matters of record.

IN WITNESS HEREOF, Ben C. Harrison, as Receiver, under and by virtue of the power conferred by the above-referenced Order, has set his hand and seal on September 19, 2011.

Signed, sealed and delivered in the presence of:


Witness 1


Witness 2


Ben C. Harrison, as Receiver for Hindman Rentals, Inc. pursuant to that "Order Appointing Receiver" dated January 8, 2008, and recorded November 5, 2010 in Book 2380 at page 2104 in the Register of Deeds Office for Greenville County, and not Ben C. Harrison personally.

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

I, Howard R. Kinard, a Notary Public for the State of South Carolina, do hereby certify that Ben C. Harrison, Receiver personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19th day of September, 2011.

H.R. Kinard (Seal)
Notary Public for South Carolina
My commission expires: 10/17/2017

EXHIBIT A
Legal Description

All that certain piece, parcel or lot of land comprised of ± 3.30 acres located on the northern side of Wade Hampton Boulevard (U.S. Highway 29) in the County of Greenville, State of South Carolina more particularly described as follows:

BEGINNING at an iron pin on the northern edge of the right of way of the southbound lane of said Super Highway, and in the eastern edge of old road intersection with said Highway, N 67-15 E 400 feet to an iron pin (I.P. 2'3" therefrom); thence N 17-15 E 295 feet to R.O. 3 x NM; thence N 88-54 W 351 feet to double R.O., 3 x NM (6" therefrom); thence S 31-05 W 295 feet to an iron pin in old road; thence S 1-33 E 200 Feet to the beginning corner in the eastern edge of said old road and on right of way edge of said Super Highway, reference hereby made to said plat for more complete description.

Said property being the same shown on the survey captioned "Closing Survey for Fw 8 Corporation" prepared by Precision Land Surveying, Inc. dated September 20, 2011 recorded in Plat Book 1126 Page 16, Greenville County Register of Deeds.

This being the same property conveyed to Billy Hindman by deed of James DeYoung and Shirley A. DeYoung dated February 1, 1989 and recorded February 2, 1989 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 1351 at Page 825; the said property was subsequently conveyed by Billy Hindman to Hindman Rentals, Inc. by deed dated April 16, 2007, recorded April 16, 2007, in Deed Book 2262 at Page 881 in the Office of the Register of Deeds for Greenville County, South Carolina. This property was forfeited to the United States of America and ordered to be liquidated by Grantor pursuant to the following Orders entered in the matter captioned "United States of America vs. Billy Joe Hindman", U.S. District Court, Greenville Division (CR. No. 6:07-959-HMH):

	<u>Order</u>	<u>Date</u>	<u>Recorded</u>
(1)	Judgment and Preliminary Order of Forfeiture as to Billy Joe Hindman	January 2, 2008	Deed Book 2313, Page 1122 (Greenville County ROD)
(2)	Order Appointing Receiver	January 8, 2008	Deed Book 2380, Page 2104 (Greenville County ROD)
(3)	Partial Final Order of Forfeiture as to Certain Real Property	September 20, 2011	Attached as <u>Exhibit B</u>

TMS #T009.05-01-052.00

IN THE DISTRICT COURT OF THE UNITED STATES
FOR THE DISTRICT OF SOUTH CAROLINA
GREENVILLE DIVISION

UNITED STATES OF AMERICA)

CR. NO. 6:07-959-HMH

v.)

EXHIBIT B

BILLY JOE HINDMAN)

PARTIAL FINAL ORDER OF FORFEITURE AS TO CERTAIN REAL PROPERTY

1. On August 14, 2007, a Federal Grand Jury in the District of South Carolina returned an Indictment in which the Defendant, BILLY JOE HINDMAN ("Defendant", "Hindman"), was charged with conducting an illegal gambling business, in violation of Title 18, United States Code, Sections 1955 and 2, and money laundering, in violation of Title 18, United States Code, Section 1956(a)(1)(A)(I).

2. The Indictment also provided that upon conviction of the Defendant, certain property enumerated therein and below, or equivalent substitute assets, would be subject to forfeiture to the United States pursuant to 18 U.S.C. §§ 981(a)(1)(C), 982(a)(1), 1955(d), and 28 U.S.C. § 2461(c).

3. Pursuant to a written plea agreement, on December 18, 2007, Hindman pled guilty to Counts 1 and 2 of the Indictment, charging him with conducting an illegal gambling business and money laundering. As part of his Plea Agreement, Hindman agreed to forfeit to the United States, all of his right, title and interest in and to certain properties, including the real property which is the subject of this Partial Final Order of Forfeiture.

4. Hindman agreed to the forfeiture of the assets listed in the Indictment and Schedule 1, attached to the Preliminary Order of Forfeiture ("POF"), in the amount of a \$9,000,000.00 money

judgment, representing the amount of illegal proceeds derived from or used in the illegal gambling activity and property involved in the money laundering offenses. Hindman agreed that the money judgment would be satisfied from the liquidation of the assets and real property described in the Indictment and in Schedule 1, or other assets as may be required, to satisfy the money judgment. Hindman also consented to the appointment of a Receiver to facilitate the liquidation of his assets, in order to satisfy the \$9,000,000.00 personal money judgment in an expeditious manner.

5. On January 8, 2008, this Court entered an Order Appointing Ben C. Harrison, as Receiver for BILLY JOE HINDMAN, Hindman Music Company, Hindman Enterprises, Inc., Hindman Rentals Inc., Hindman Family Trust, Inc., and AJ Family Trust, Inc., their subsidiaries, successors and assigns.

6. The POF filed on January 2, 2008, imposed forfeiture of the proceeds of properties enumerated in Schedule 1, for disposition in accordance with the law, to the extent required to satisfy the personal money judgment. The below-listed property identified as # 2 on Schedule 1 is required to be sold, and the proceeds used to satisfy a portion of the money judgment.

A. Real Property / Proceeds Derived From Sale or Other Disposition:

All right, title and interest of the Defendant, BILLY JOE HINDMAN, in and to certain real properties, together with all improvements thereon and with all rights and easements appertaining, including, but not limited to the following:

- (1) 3.30 Acres - Chick Springs Township
5125 Wade Hampton Boulevard
Greenville County, South Carolina
Asset #: 07-IRS-00950

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, containing 3.30 acres, more or less, as per plat thereof by H. S. Brockman, surveyor, dated Dec. 15, 1946, situated on the North side of U.S.

Highway No. 29 (Wade Hampton Boulevard) and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of the right of way of the southbound land of said Super Highway, and in the Eastern edge of old road intersecting with said Highway, N. 67-15 E. 400 feet to an iron pin (I.P. 2'3" therefrom); thence N. 17-15 E. 295 feet to R. O. 3 x NM; thence N. 88-54 W. 351 feet to double R. O., 3 x NM (6" therefrom); thence S. 31-05 W. 295 feet to an iron pin in old road; thence S. 1-33 E. 200 feet to the beginning corner in the Eastern edge of said old road and on right of way edge of said Super Highway, reference hereby made to said plat for more complete description.

This being the same property conveyed to Billy Hindman by deed of James DeYoung and Shirley A. DeYoung dated February 1, 1989 and recorded February 2, 1989 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 1351 at Page 825.

TMS No.: T009.05-01-052.00

7. Beginning March 4, 2011, and running for at least 18 hours per day through April 2, 2011, as required by Rule G(4)(a)(iv)(C) of the Supplemental Rules of Admiralty or Maritime Claims and Asset Forfeiture Action, the United States Attorney's Office published notice of forfeiture of the above assets on the government website "www.forfeiture.gov", a website of general circulation within the United States of America and the State of South Carolina, notifying all third parties of the right to petition the court within thirty (30) days of the final publication date for a hearing to adjudicate the validity of any alleged legal interest in the above listed property. The deadline for filing petitions was May 3, 2011, and no claims have been filed with the court; therefore, all claims to such property are forever foreclosed and barred.

8. The Court has previously determined that the Defendant, BILLY JOE HINDMAN, has an interest in the property set forth below, and that the Government has established the requisite nexus between the said property and the offenses for which the Defendant has been convicted;

therefore, the said property shall be forfeited to the United States pursuant to 21 U.S.C. § 853 and 18 U.S.C. § 982.

NOW THEREFORE, upon motion of the United States and for good cause shown,

It is hereby ORDERED, ADJUDGED and DECREED:

1. All right, title and interest in and to the proceeds from the following property is hereby forfeited to the United States of America:

A. Proceeds

- (1) 3.30 Acres - Chick Springs Township
5125 Wade Hampton Boulevard
Greenville County, South Carolina
Asset #: 07-IRS-00950

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, containing 3.30 acres, more or less, as per plat thereof by H. S. Brockman, surveyor, dated Dec. 15, 1946, situated on the North side of U.S. Highway No. 29 (Wade Hampton Boulevard) and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of the right of way of the southbound land of said Super Highway, and in the Eastern edge of old road intersecting with said Highway, N. 67-15 E. 400 feet to an iron pin (I.P. 2'3" therefrom); thence N. 17-15 E. 295 feet to R. O. 3 x NM; thence N. 88-54 W. 351 feet to double R.O., 3 x NM (6" therefrom); thence S. 31-05 W. 295 feet to an iron pin in old road; thence S. 1-33 E. 200 feet to the beginning corner in the Eastern edge of said old road and on right of way edge of said Super Highway, reference hereby made to said plat for more complete description.

This being the same property conveyed to Billy Hindman by deed of James DeYoung and Shirley A. DeYoung dated February 1, 1989 and recorded February 2, 1989 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 1351 at Page 825.

TMS No.: T009.05-01-052.00

2. Pursuant to 21 U.S.C. § 853 (n)(7), clear title in and to the above-described property is vested in the United States of America, its successors and assigns, and no other right, title or interest exists therein. All claims to the above-described property is forever foreclosed and barred, and the said property shall be disposed of by the United States Department of Treasury, Internal Revenue Service in accordance with law.

3. Upon the entry of this Order, the Internal Revenue Service, or their designees are authorized to seize and dispose of the above-described forfeited property as directed by the United States Attorney's Office, in coordination with the court-appointed Receiver in this case.

4. The United States and/or the court-appointed Receiver upon approval by the United States Attorney's Office, shall dispose of in accordance with law, the above-described property as required to satisfy the \$9,000,000.00 money judgment. Therefore, the United States has clear title to the proceeds from the sale of the real property, and the same shall be disposed of according to law.

5. The Court shall retain jurisdiction to resolve disputes which may arise and to enforce this Order and to amend this Order as necessary, pursuant to Fed. R. Crim. P. 32.2(e).

6. The Clerk, U.S. District Court, shall provide one (1) certified copy of this Order to the United States Attorney's Office.

IT IS SO ORDERED.

s/HENRY M. HERLONG, JR.
SENIOR UNITED STATES DISTRICT JUDGE

Greenville, South Carolina

September 20, 2011

EXHIBIT A
Legal Description

All that certain piece, parcel or lot of land comprised of ±3.30 acres located on the northern side of Wade Hampton Boulevard (U.S. Highway 29) in the County of Greenville, State of South Carolina more particularly described as follows:

BEGINNING at an iron pin on the northern edge of the right of way of the southbound lane of said Super Highway, and in the eastern edge of old road intersection with said Highway, N 67-15 E 400 feet to an iron pin (I.P. 2'3" therefrom); thence N 17-15 E 295 feet to R.O. 3 x NM; thence N 88-54 W 351 feet to double R.O., 3 x NM (6" therefrom); thence S 31-05 W 295 feet to an iron pin in old road; thence S 1-33 E 200 Feet to the beginning corner in the eastern edge of said old road and on right of way edge of said Super Highway, reference hereby made to said plat for more complete description.

Said property being the same shown on the survey captioned "Closing Survey for For 8 Corporation" prepared by Precision Land Surveying, Inc. dated September 20, 2011 recorded in Plat Book ____, Page ____, Greenville County Register of Deeds.

This being the same property conveyed to Billy Hindman by deed of James DeYoung and Shirley A. DeYoung dated February 1, 1989 and recorded February 2, 1989 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 1351 at Page 825; the said property was subsequently conveyed by Billy Hindman to Hindman Rentals, Inc. by deed dated April 16, 2007, recorded April 16, 2007, in Deed Book 2262 at Page 881 in the Office of the Register of Deeds for Greenville County, South Carolina. This property was forfeited to the United States of America and ordered to be liquidated by Grantor pursuant to the following Orders entered in the matter captioned "United States of America vs. Billy Joe Hindman", U.S. District Court, Greenville Division (CR. No. 6:07-959-HMH):

	<u>Order</u>	<u>Date</u>	<u>Recorded</u>
(1)	Judgment and Preliminary Order of Forfeiture as to Billy Joe Hindman	January 2, 2008	Deed Book 2313, Page 1122 (Greenville County ROD)
(2)	Order Appointing Receiver	January 8, 2008	Deed Book 2380, Page 2104 (Greenville County ROD)
(3)	Partial Final Order of Forfeiture as to Certain Real Property	September 20, 2011	Attached as <u>Exhibit B</u>

TMS #T009.05-01-052.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 5125 Wade Hampton Blvd., Greenville, SC _____, bearing Greenville County Tax Map Number T009.05-01-052.00, was transferred by Ben C. Harrison, Esq., Receiver to For 8 Corporation, Inc. on September 19, 2011.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (see Information section of Affidavit): _____ (If exempt, please skip items 4 - 7 and go to item 8 of this Affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see Information section of this Affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$393,000 00.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$393,000.00
 - (b) Place the amount listed in item 5 above here: -0-
(If no amount is listed, place zero here)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$393,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$1,454.10.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the

transaction as Attorney for Grantee

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

Mari M. [Signature]
Responsible Person Connected with the Transaction

SWORN to before me this 23rd
day of September, 2011.

Jessica M. Grayson
Notary Public for South Carolina
My Commission Expires: 1/18/16

INFORMATION

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

Exempted are deeds

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars, Gift,
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts,
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States, (LLC & Chapter 11)
- (4) transferring realty whereby no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A). This exemption will exempt transfers to a spouse and most transfers that are the result of a divorce,
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the Interests in the realty that are being exchanged in order to partition the realty,
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39,
- (7) that constitute a contract for the sale of timber to be cut,
- (8) transferring realty to a corporation, partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust,
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and grantor's spouse, parents, sisters, brothers, grandparents, children, step children, grandchildren and the spouse and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A),
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation,
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) Foreclosure - Mortgagor to Mortgagee, or
- (14) transferring realty from an agent to an agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchaser as well as for the purpose of purchasing realty

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2011063758 Book: DE 2394 Page: 2732-2744
September 26, 2011 11:30:27 AM

Timothy J. Manney

FAYSSOUX & LANDIS ATTORNEYS AT LAW, P.A. Post Office Box 10207, Greenville, SC 29603

State of South Carolina)
)
 County of Greenville) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Angeliki Stavros Hrysikos or her successor or successors in trust, as Trustee of the Angeliki Stavros Hrysikos Revocable Trust dated March 1, 2018, (hereinafter called "Grantor"), in consideration of Three Hundred Forty Thousand and no/100 Dollars (\$340,000.00), to the Grantor in hand paid at and before the sealing of these presents, by For 8 Corporation, Inc., (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

For 8 Corporation, Inc.,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown as 3.786 acres on plat entitled survey for Steve G. Hrysikos recored in plat book 27-x, page 52 and having, according to said plat, metes and bounds as shown thereon.

This being the same property acquired by Grantor by deed of Angeliki Stavros Hrysikos recorded in Deed Book 2533 at page 0602 on 3/2/18.

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

Grantee's Address: 1 Windy Oak Way, Greenville, S.C. 29651
 TMS No.: T009050104917

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

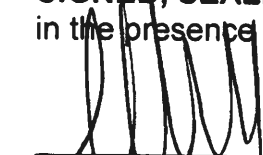
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS the Grantor's hands and seals this the 8th day of October, 2019.

SIGNED, SEALED AND DELIVERED

in the presence of:



Amanda S. Turner



James W. Fayssoux

State of South Carolina)

County of Greenville)

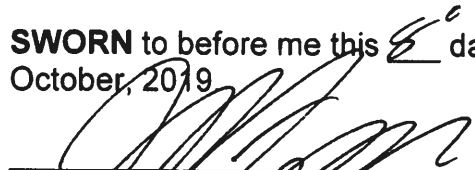


Angeliki Stavros Hrysikos, Trustee

ACKNOWLEDGMENT

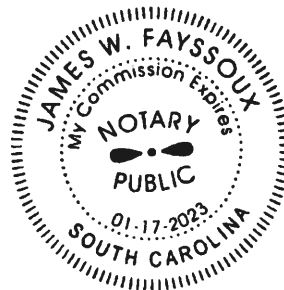
I, James W. Fayssoux, a Notary Public for the State of South Carolina, do hereby certify that Angeliki Stavros Hrysikos or her successor or successors in trust, as Trustee of the Angeliki Stavros Hrysikos Revocable Trust dated March 1, 2018 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 8th day of
October, 2019



Notary Public for South Carolina
James W. Fayssoux
My Commission Expires: 1/17/23

(SEAL)





STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

EXHIBIT

A-3

KNOW ALL MEN BY THESE PRESENTS, that BLUE STAR ENTERPRISES, LLC in consideration of FOUR HUNDRED THOUSAND DOLLARS AND NO/100, (\$400,000.00), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto,

FOR 8 CORPORATION, INC.

ALL THAT CERTAIN piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, being a part of Tract No. 3 of the B. F. Flynn Estate, a plat of which is recorded in the Office of the Register of Deeds for Greenville County South Carolina, in Plat Book BB at Page 143, and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Fairview Road, which point is approximately 218 feet from the intersection of said Road and U. S. Highway 29, and running thence N. 88-04 W. 217.8 feet to an iron pin; thence N. 18-29 E. 200 feet to an iron pin; thence S. 88-54 E. 217.8 feet to a point in Fairview Road; running thence with Fairview Road, S. 91-20 E. 200 feet to a point in said Road, the point of BEGINNING.

This being the same property as conveyed to Blue Star Enterprises, LLC by deed of Delphin Ansel Burdette, Jr., Trustee, recorded 7/10/18 in Deed Book 2542 at Page 4093.

ALSO:

ALL THAT CERTAIN piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, being a part of Tract No. 3 of the B. F. Flynn Estate, plat of which is recorded in the Office of the Register of Deed for Greenville County, South Carolina in Plat Book BB at Page 143 and having the following metes and bounds, to-wit:

BEGINNING at a point in the western side of Fairview Road, which point is approximately 418 feet from the intersection of said Road and U. S. Highway 29, and running thence along Fairview Road, N. 19-30 E. 220 feet to a point in said Road; thence S. 83-20 W. 238.94 feet to an iron pin; thence S. 33-12 W. 203.45 feet to an iron pin; thence S. 13-20 W. 194.59 feet to an iron pin; thence S. 88-04 E. 36.1 feet to an iron pin; thence N. 18-29 E. 200 feet to an iron pin; thence S. 88-54 E. 217.8 feet to a point in Fairview Road, the point of BEGINNING.

This being a portion of the same property as conveyed to Blue Star Enterprises, LLC by deed of Delphin Ansel Burdette, Jr., Trustee recorded 1/18/18 in Deed Book 2529 at Page 5781.

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

Together with all and singular the rights, members, hereditament 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(s') heirs or successors and assigns, forever. And, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor(s') successors or assigns 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(s') Hand(s) and Seal(s) this 16 day of NOVEMBER 2019

BLUE STAR ENTERPRISES, LLC

BY: DELPHIN ANSEL BURDETTE, JR., MEMBER

Jordan C. Thayer
Witness
David C. Thayer
Witness

State of South Carolina
County of Greenville

Acknowledgment

The undersigned Notary Public for SC does hereby certify that Delphin Ansel Burdette, Jr., as Member, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Jordan C. Thayer
Notary Public for SC My Commission expires 4-15-2024

Notary Public, State of South Carolina
My Commission Expires
April 15, 2024

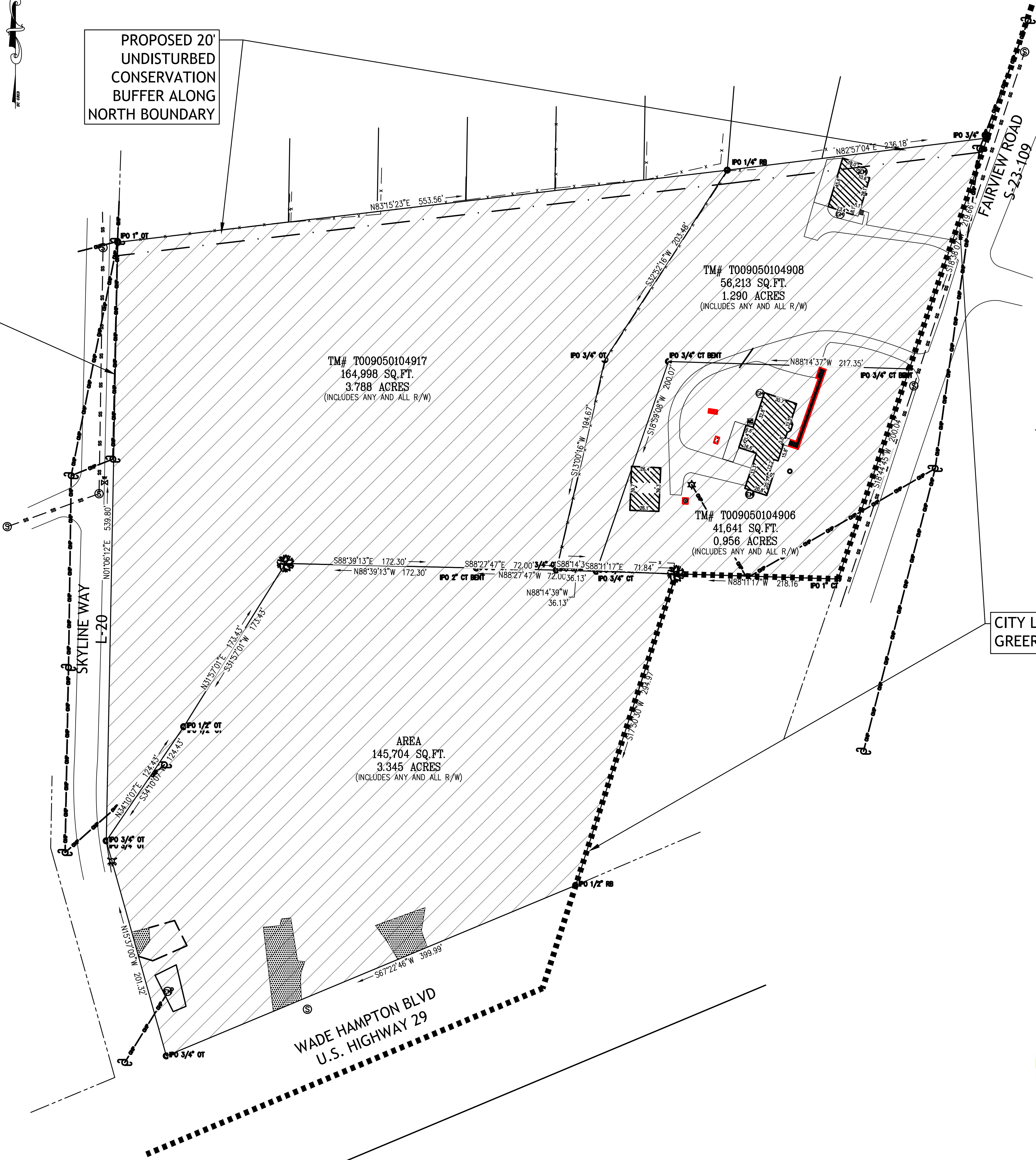
DEED Book: DE 2580 Page: 1515 - 1515
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Rec: \$15.00 Cnty Tax: \$440.00 State Tax: \$1,040.00
FILED IN GREENVILLE COUNTY, SC
2019089064
1 Pgs

EXHIBIT
B



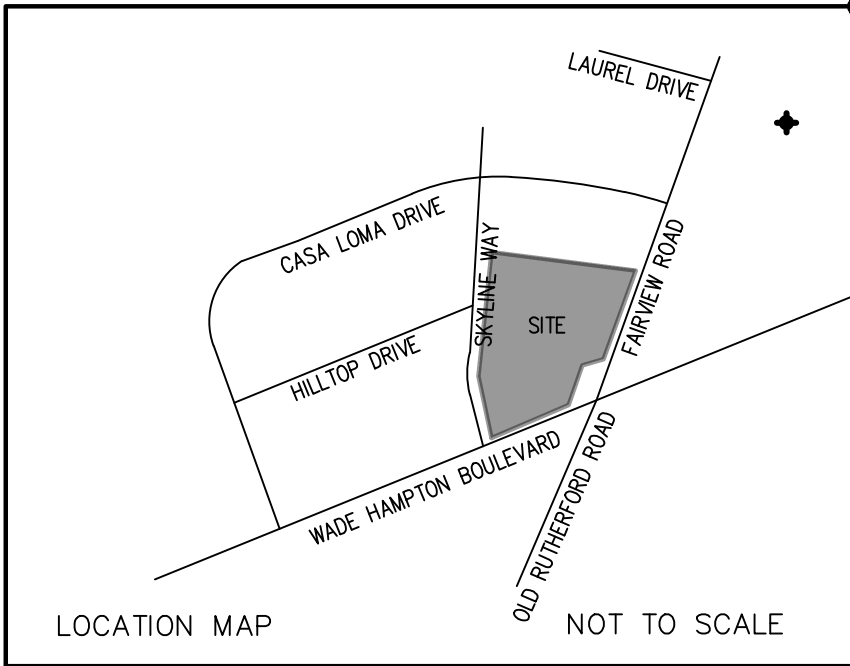
ANNEXATION AREA
9.4± ACRES

PROPOSED 20'
UNDISTURBED
CONSERVATION
BUFFER ALONG
NORTH BOUNDARY

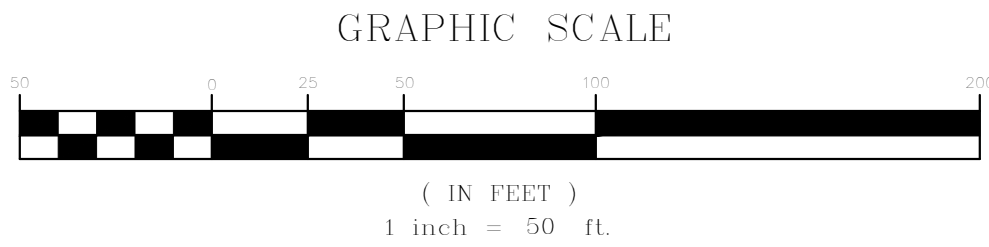
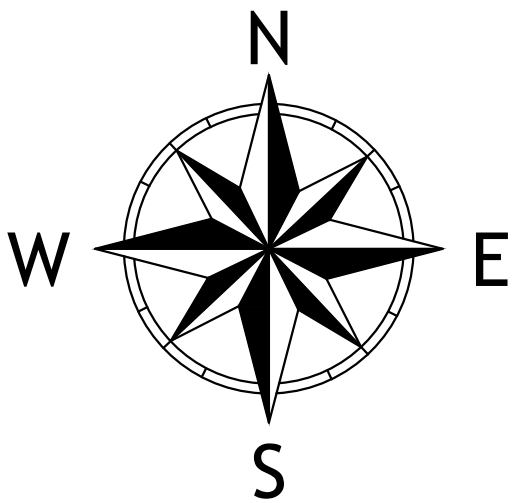


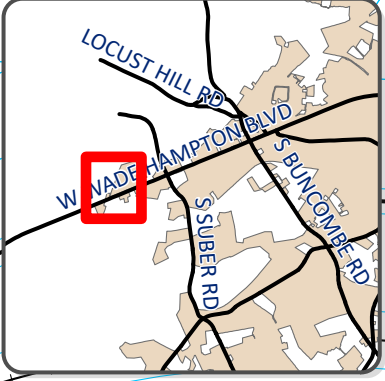
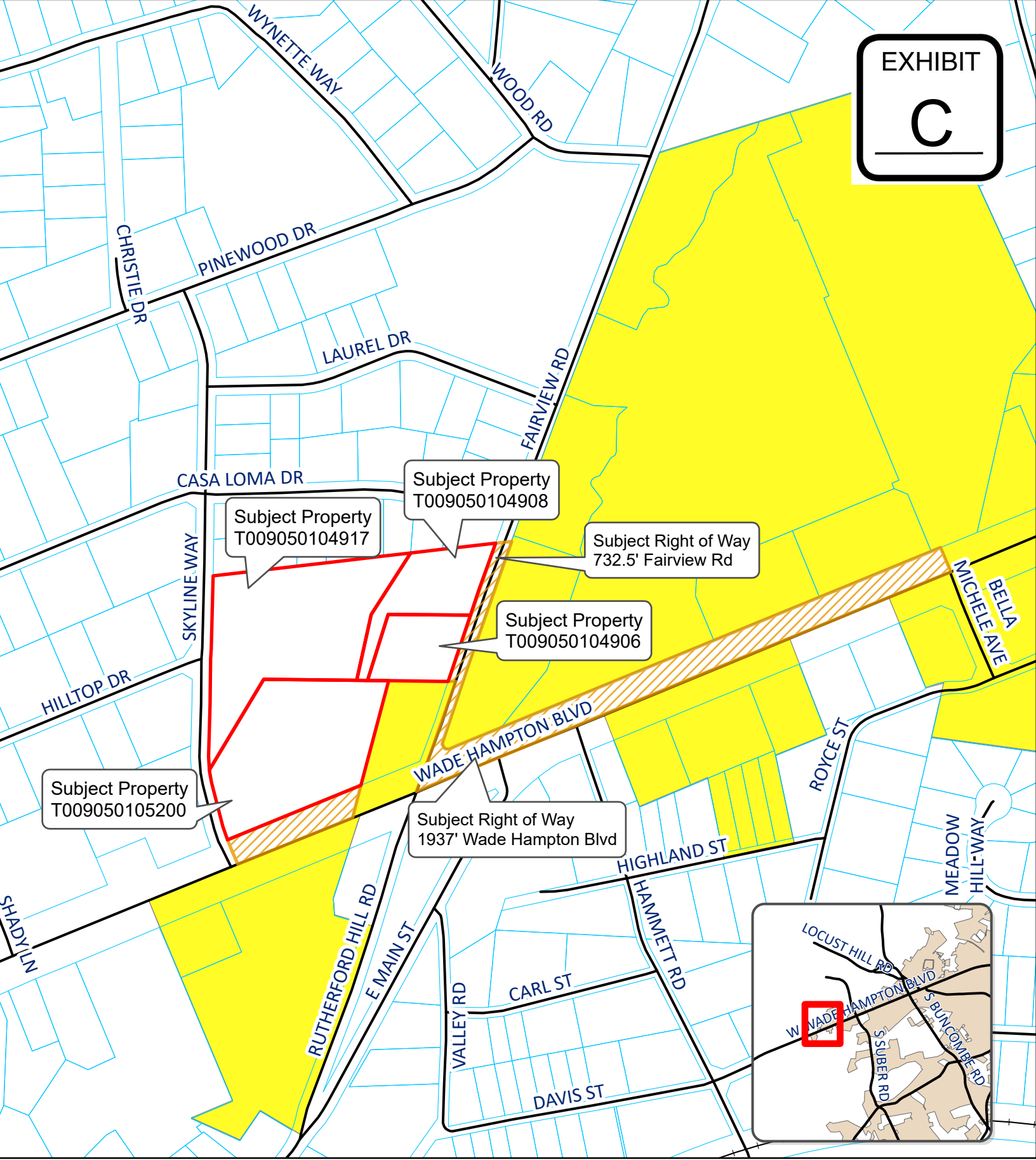
CITY LIMITS OF
GREER, SC

CITY OF GREER



LEGEND	
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	STREAM BANK
	WETLAND BUFFER
	LIMITS OF CONSTRUCTION/DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	WATER MANHOLE
	DRAINAGE MANHOLE (EXISTING)
	DRAINAGE MANHOLE (PROPOSED)
	CATCH BASIN (EXISTING)
	CATCH BASIN (PROPOSED)
	HEADWALL (PROPOSED)
	FLARED END PIPE (PROPOSED)
	STORM DRAINAGE PIPE (EXISTING)
	STORM DRAINAGE PIPE (PROPOSED)
	SANITARY SEWER LINE (EXISTING)
	SANITARY SEWER LINE (PROPOSED)
	SANITARY SEWER MANHOLE (EXISTING)
	SANITARY SEWER MANHOLE (PROPOSED)
	WATER LINE (EXISTING)
	WATER LINE (PROPOSED)
	GAS LINE (EXISTING)
	GAS LINE (PROPOSED)
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC LINE (EXISTING)
	UNDERGROUND FIBER OPTIC LINE (PROPOSED)
	UNDERGROUND ELECTRIC (EXISTING)
	UNDERGROUND ELECTRIC (PROPOSED)
	OVERHEAD POWER (EXISTING)
	OVERHEAD POWER (PROPOSED)
	WATER METER
	WATER VALVE
	HYDRANT (EXISTING)
	HYDRANT (PROPOSED)
	LIGHT POLE (EXISTING)
	UTILITY POLE (EXISTING)
	TRAFFIC SIGNAL POLE
	SIGN
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL BOX
	IRON PIN-REBAR FOUND





Ordinance 50-2020

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

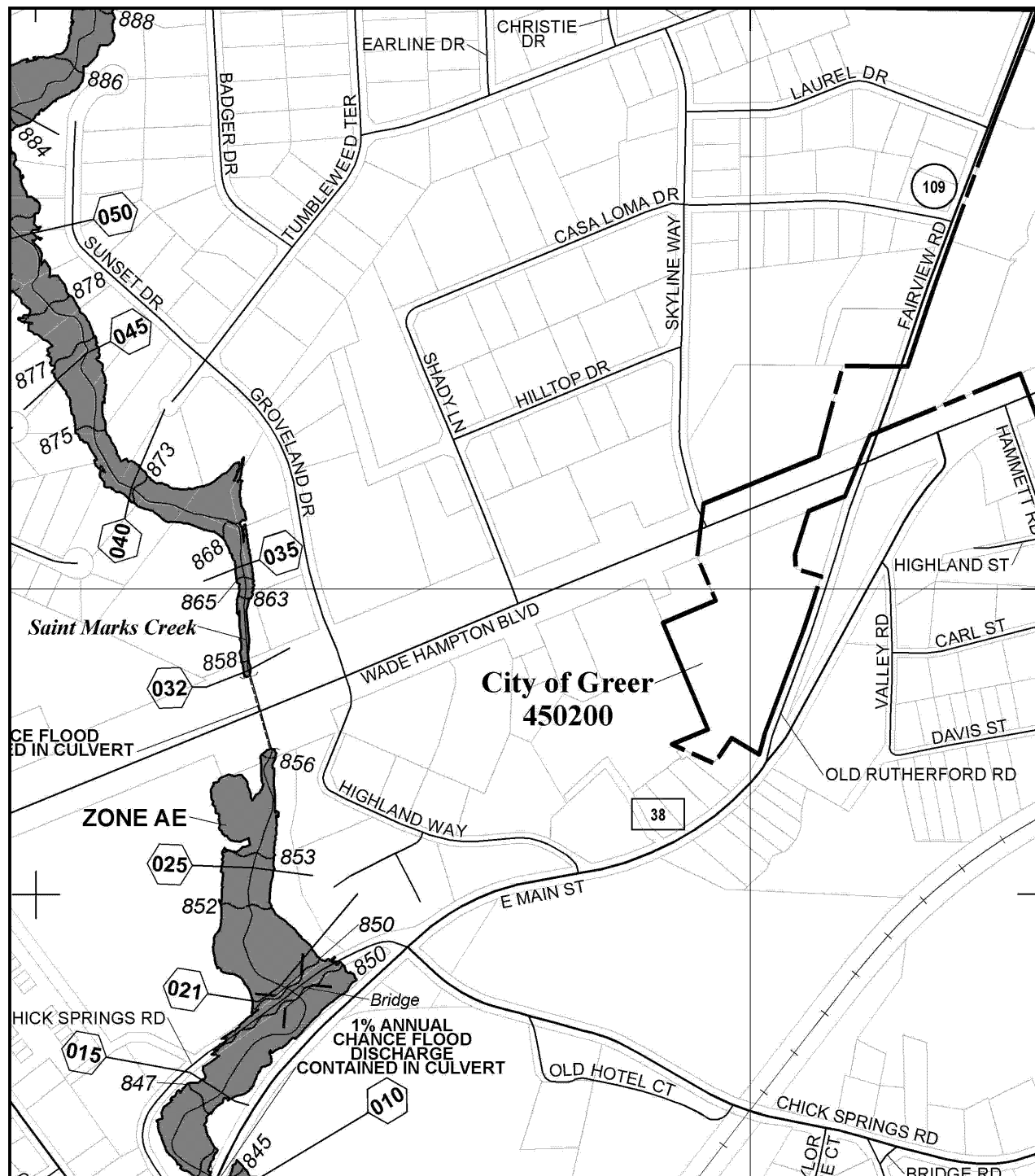
Council Districts

1	4
2	5
3	6

Streets
 Parcels
 Right of Way

EXHIBIT

D



Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0341E

FIRM

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

PANEL 341 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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

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



MAP NUMBER
45045C0341E

MAP REVISED
AUGUST 18, 2014

Federal Emergency Management Agency

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



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 5251 Wade Hampton Blvd. more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number T009050105200, 4917, 4908, 4906 attached hereto marked as Exhibit C containing approximately 9.4 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 27th day of July, 2020 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>FOR 8 CORPORATION, INC.</u>	Print Name: _____
Signature: <u>Curt E. Nimsch; PRES.</u>	Signature: _____
Address: <u>1 WINDY OAK WAY GREER, SC</u>	Address: _____
Witness: <u>[Signature]</u> <u>29651</u>	Witness: _____
Date: <u>7/27/2020</u>	Date: _____
Parcel Address: <u>5251 Wade Hampton Blvd</u>	Parcel Address: _____
Tax Map Number: <u>T009050105200</u> <u>T009050104917</u> <u>T009050104908</u> <u>T009050104906</u>	Tax Map Number: _____

Annexation
Page 1 of 2

(See attached Map & Property Description)



AGENDA
GREER CITY COUNCIL
10/13/2020

First Reading of Ordinance Number 52-2020

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF TWO PROPERTIES OWNED BY BECKNELL INDUSTRIAL, LLC LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

Executive Summary:

Ordinance #52-2020 is an annexation and zoning request for a portion of two properties located on Old Jones Rd in Spartanburg County. The portion of the two parcels for annexation consists of 0.46 acres. The property is proposed for industrial development with an I-1, Industrial District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	10/6/2020	Cover Memo
❑ Ordinance Number 52-2020	10/6/2020	Ordinance
❑ Ord 52-2020 Exhibit A1 Deed	10/6/2020	Exhibit
❑ Ord 52-2020 Exhibit A2 Deed	10/6/2020	Exhibit
❑ Ord 52-2020 Exhibit B1 Plat	10/6/2020	Exhibit
❑ Ord 52-2020 Exhibit B2 Plat	10/6/2020	Exhibit
❑ Ord 52-2020 Exhibit C Map	10/6/2020	Exhibit
❑ Ord 52-2020 Exhibit D FIRM	10/6/2020	Exhibit
❑ Ord 52-2020 Petition for Annexation	10/6/2020	Backup Material
❑ Ord 52-2020 Petition for Annexation	10/6/2020	Backup Material

Memorandum

To: Andrew Merriman, City Administrator

From: Brandon McMahan, Planner

Subject: Ordinance #52-2020

Date: September 22, 2020

CC: Tammy Duncan, Clerk to City Council

Ordinance #52-2020 is an annexation and zoning request for a portion of two properties located on Old Jones Rd in Spartanburg County. The portion of the two parcels for annexation consists of 0.46 acres. The property is proposed for industrial development with an I-1, Industrial District zoning.

The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

ORDINANCE NUMBER 52-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF TWO PROPERTIES OWNED BY BECKNELL INDUSTRIAL, LLC LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, Becknell Industrial, LLC is the sole owner of two properties located on Old Jones Road more particularly described on the legal descriptions attached hereto marked as Exhibits A1 and A2 the property description attached hereto marked as Exhibit B1 and B2, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 5-29-00-051.02 and 5-29-00-051.03 containing approximately 0.27 and 0.19 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D attached hereto marked as Exhibit D; and,

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

WHEREAS, Becknell Industrial, LLC has petitioned the City of Greer to annex a portion of its properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

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

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

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

1. ANNEXATION: The 0.27 and 0.19 acres +/- properties shown in red on the attached map owned by Becknell Industrial, LLC located on Old Jones Road as described on the attached City of Greer Map as Spartanburg County Parcel Numbers 5-29-00-051.02 and 5-29-00-051.03 are hereby annexed into the corporate city limits of the City of Greer.

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

3. ZONING ASSIGNMENT: The above referenced properties shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference properties shall be designated as Employment Center Community and Regional Center 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 Number 45083C0218D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT**A-1**

DEE-2020037819

Recorded 5 on 08/26/2020 01:04:20 PM

Recording Fee: \$15.00 County Taxes: \$11.00 State Taxes: \$26.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

DOROTHY EARLE REGISTER OF DEEDS

BK:DEE 128-2 PG:971-975

Prepared By:

Amanda Calloway
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Road
Suite 525
Atlanta, GA 30319
3-02121

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF SPARTANBURG)	SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Arvil J. Williams, III a resident of South Carolina, in consideration of **TEN and NO/100 (\$10.00) Dollars and other good and valuable consideration**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Becknell Development L.L.C., an Illinois limited liability company its successors and assigns, forever, its address being 120 E. Burlington Ave., LaGrange, Illinois 60525 the following described property:

All that certain piece, parcel or lot of land, situate lying and being in the County of Spartanburg, State of South Carolina, with improvements thereon, being more particularly described on Exhibit "A" attached hereto and incorporated herein.

This being the same property as conveyed by that certain Deed from Estate of Louise H. Williams to Arvil J. Williams, III, dated April 10, 2013, filed for record March 7, 2014, recorded in Book 105-M, Page 930 in the Register of Deeds for Spartanburg County, South Carolina.

Being a portion of TMS Number 5-29-00-051.02

This conveyance is subject only to those items listed on Exhibit "B" attached hereto and by this referenced incorporated herein.

TOGETHER with all and singular the rights, members, hereditaments and

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

AND, the grantor does hereby bind the grantor and the grantor's successors and administrators to warrant and forever defend all singular the said premises unto the grantee and the grantee's successors and assigns and against the grantor and the grantor's successors and assigns.

WITNESS my Hand and Seal this 19th day of August, 2020.

SIGNED, sealed and delivered
in the presence of:

Brenda Williams
Witness #1

Print Name: Brenda Williams

Arvil J. Williams III

Arvil J. Williams, III

Crystal M Holmes
Witness #2

Print Name: Crystal M Holmes

STATE OF South Carolina

COUNTY OF Spartanburg

ACKNOWLEDGMENT

under SC Code Sec. 30-5-30 (C)

I, the undersigned Notary Public, do hereby certify that Arvil J. Williams, III, appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 19th day of August, 2020.

Crystal M Holmes (SEAL)

Notary Public for the State of South Carolina

My commission expires: May 21, 2024

**CRYSTAL M HOLMES
NOTARY PUBLIC
SOUTH CAROLINA**

MY COMMISSION EXPIRES 05-27-26

LEGAL DESCRIPTION

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Spartanburg, shown on a plat entitled SURVEY FOR: BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, dated 17 JUL 2020, prepared by Langford Land Surveying, LLC, and having the following metes and bounds to-wit:

Beginning at PK Nail set in the center of Old Jones Road and having the state plane coordinates of N 1110215.01 E 1645421.78 and being the POINT OF BEGINNING; thence with Old Jones Road S 19°32'35" W for a distance of 49.38' to a PK Nail set; thence continuing with Old Jones Road S 16°27'00" W for a distance of 457.28' to a PK Nail set; thence leaving Old Jones Road N 83°52'08" W for a distance of 16.84' to a 1/2" rebar found at the common corner with Greer South Carolina Becknell Investors, LLC; thence turning and with Greer South Carolina Becknell Investors, LLC N 14°59'02" E for a distance of 263.72' to a 1/2" rebar found; thence continuing with Greer South Carolina Becknell Investors, LLC N 17°42'01" E for a distance of 144.50' at the common corner with Brandy Blackwell; thence turning and with Brandy Blackwell S 41°46'30" E for a distance of 30.39' to a PK Nail set and being the POINT OF BEGINNING and containing 0.27 Acres.

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Spartanburg County, South Carolina, being shown and designated as a lot containing 0.27 acres (11,625 SQ. FT.), on plat prepared by Langford Land Surveying, LLC, dated July 17, 2020 entitled "Survey for Becknell Industrial, LLC, a Delaware limited liability company", as more particularly depicted on a plat recorded in Plat Book 177, Page 916 in the Register of Deeds for Spartanburg County, South Carolina, which plat is incorporated herein by reference hereto.

BEING THE SAME PROPERTY ALSO DESCRIBED AS:

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Spartanburg, shown on a plat entitled SURVEY FOR: BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, dated 17 JUL 2020, prepared by Langford Land Surveying, LLC, and having the following metes and bounds to-wit:

Beginning at PK Nail set in the center of Old Jones Road and having the state plane coordinates of N 1110215.01 E 1645421.78 and being the POINT OF BEGINNING; thence with Old Jones Road S 19°32'35" W for a distance of 49.38' to a PK Nail set; thence continuing with Old Jones Road S 16°27'00" W for a distance of 457.28' to a PK Nail set; thence leaving Old Jones Road N 83°52'08" W for a distance of 16.84' to a 1/2" rebar found at the common corner with Greer South Carolina Becknell Investors, LLC; thence turning and with Greer South Carolina Becknell Investors, LLC N 14°59'02" E for a distance of 263.72' to a 1/2" rebar found; thence continuing with Greer South Carolina Becknell Investors, LLC N 17°42'01" E for a distance of 144.50' at the common corner with Brandy Blackwell; thence turning and with Brandy Blackwell S 41°46'30" E for a distance of 30.39' to a PK Nail set and being the POINT OF BEGINNING and containing 0.27 Acres.

EXHIBIT "B"

- (a) All general or special taxes and assessments, including Public Service District assessments, if any, for Spartanburg County, South Carolina for the year 2020 and subsequent years.
- (b) Roll-back taxes as provided under Title 12, Article 3, of the South Carolina Code of Laws, 1976, as amended, Provisions Section 12-43-220(d) and others.
- (c) Exception is taken to the right-of-way of Old Jones Road/State Road S42-653.

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG) TRANSFER TAX AFFIDAVIT

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Arvil J. Williams, III to Becknell Development L.L.C. on August 19, 2020.
3. Check one of the following: The Deed is
 - A. X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - B. ___ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - C. ___ EXEMPT from the deed recording fee because (exemption #)
(Explain, if required)
4. Check one of the following if either item 3(A) or item 3(B) above has been checked:
 - A. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$10,000.00.
 - B. ___ The fee is computed on the fair market value of the realty which is \$
 - C. ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$
5. Check YES ___ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$
6. The DEED recording fee is computed as follows:
 - A. \$10,000.00 the amount listed in item 4 above.
 - B. \$0 the amount listed in item 5 above (if no amount place zero).
 - C. \$10,000.00 Subtract line 6(B) from 6(A) and place the result here. Multiply 6(C) by \$3.70 per \$1,000.00 to obtain amount of tax due.
 - D. \$37.00 the amount of tax due.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Arvil J. Williams III
Arvil J. Williams, III
Grantor connected with this transaction

Sworn to before me this 19th
day of August, 2020

Crystal M Holmes
Notary Public State of SC
My commission expires May 27, 2026

[affix notary seal]

CRYSTAL M HOLMES
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 05-27-26

A-2

BK:DEE 128-Z PG:993-997

Amanda Calloway
Calloway Title and Escrow, LLC
4170 Ashford Dunwoody Road
Suite 525
Atlanta, GA 30319
~~3-021-21~~ CT#3-02109

TOGETHER with all and singular the rights, members, hereditaments and

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

AND, the grantor does hereby bind the grantor and the grantor's successors and administrators to warrant and forever defend all singular the said premises unto the grantee and the grantee's successors and assigns and against the grantor and the grantor's successors and assigns.

WITNESS my Hand and Seal this 19 day of August, 2020.

SIGNED, sealed and delivered
in the presence of:

Jacob Lowe
Witness #1
Print Name: Jacob Lowe

Brandy Blackwell
Brandy Blackwell

Charmen Harris
Witness #2
Print Name: Charmen Harris

STATE OF South Carolina)
COUNTY OF Spartanburg)

ACKNOWLEDGMENT

under SC Code Sec. 30-5-30 (C)

I, the undersigned Notary Public, do hereby certify that Brandy Blackwell, appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 19 day of August, 2020.

Charmen Harris (SEAL)
Notary Public for the State of SC
My commission expires: 02/14/2027

CHARMEN HARRIS
NOTARY PUBLIC
State of South Carolina
My Commission Expires Feb. 14, 2027

LEGAL DESCRIPTION

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Spartanburg, shown on a plat entitled SURVEY FOR: BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, dated 17 JUL 2020, prepared by Langford Land Surveying, LLC, and having the following metes and bounds to-wit:

Beginning at PK Nail set in the center of Old Jones Road and having the state plane coordinates of N 1110215.01 E 1645421.78 and being the POINT OF BEGINNING; thence with Arvil Williams III N 41°46'30" W for a distance of 30.39' to a 1/2" rebar found at the common corner with Greer South Carolina Becknell Investors, LLC; thence turning and with Greer South Carolina Becknell Investors, LLC N 18°10'01" E for a distance of 104.75' to a 1/2" rebar found; thence continuing with Greer South Carolina Becknell Investors, LLC N 41°15'10" E for a distance of 99.64' to a 1/2" rebar found at the common corner with Thomas Gaston; thence with Thomas Gaston N 35°31'35" E for a distance of 126.97' to a PK Nail Set in Old Jones Road; thence S 57°13'29" E for a distance of 8.15' to a PK Nail Set in Old Jones Road centerline; thence turning and with Old Jones Road centerline S 29°31'57" W for a distance of 276.72' to a PK Nail set; thence continuing with Old Jones Road S 22°01'27" W for a distance of 59.61' to a PK Nail set and being the POINT OF BEGINNING and containing 0.19 Acres.

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Spartanburg County, South Carolina, being shown and designated as a lot containing 0.19 acres (8449 SQ. FT.), on plat prepared by Langford Land Surveying, LLC, dated July 17, 2020 entitled "Survey for Becknell Industrial, LLC, a Delaware limited liability company", as more particularly depicted on a plat recorded in Plat Book 177, Page 915 in the Register of Deeds for Spartanburg County, South Carolina, which plat is incorporated herein by reference hereto.

BEING THE SAME PROEPRTY ALSO DESCRIBED AS:

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Spartanburg, shown on a plat entitled SURVEY FOR: BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, dated 17 JUL 2020, prepared by Langford Land Surveying, LLC, and having the following metes and bounds to-wit:

Beginning at PK Nail set in the center of Old Jones Road and having the state plane coordinates of N 1110215.01 E 1645421.78 and being the POINT OF BEGINNING; thence with Arvil Williams III N 41°46'30" W for a distance of 30.39' to a 1/2" rebar found at the common corner with Greer South Carolina Becknell Investors, LLC; thence turning and with Greer South Carolina Becknell Investors, LLC N 18°10'01" E for a distance of 104.75' to a 1/2" rebar found; thence continuing with Greer South Carolina Becknell Investors, LLC N 41°15'10" E for a distance of 99.64' to a 1/2" rebar found at the common corner with Thomas Gaston; thence with Thomas Gaston N 35°31'35" E for a distance of 126.97' to a PK Nail Set in Old Jones Road; thence S 57°13'29" E for a distance of 8.15' to a PK Nail Set in Old Jones Road centerline; thence turning and with Old Jones Road centerline S 29°31'57" W for a distance of 276.72' to a PK Nail set; thence continuing with Old Jones Road S 22°01'27" W for a distance of 59.61' to a PK Nail set and being the POINT OF BEGINNING and containing 0.19 Acres.

EXHIBIT "B"

- (a) All general or special taxes and assessments, including Public Service District assessments, if any, for Spartanburg County, South Carolina for the year 2020 and subsequent years.
- (b) Roll-back taxes as provided under Title 12, Article 3, of the South Carolina Code of Laws, 1976, as amended, Provisions Section 12-43-220(d) and others.
- (c) Exception is taken to the right-of-way of Old Jones Road/State Road S42-653.
- (d) Easement from J. Paul Hendrix to Duke Power Company, dated October 25, 1951, recorded November 2, 1951, recorded in Book 18-H, Page 216, in the Register of Deeds for Spartanburg County, South Carolina.
- (e) Easement from J. Paul Hendrix to Duke Power Company, dated February 14, 1961, filed for record February 22, 1951 at 11:35 a.m., recorded in Book 26-S, Page 533, aforesaid Records.

12/12/21

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG) TRANSFER TAX AFFIDAVIT

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by Brandy Blackwell to Becknell Industrial LLC on August 19, 2020.
3. Check one of the following: The Deed is
 - A. X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - B. ___ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - C. ___ EXEMPT from the deed recording fee because (exemption #)
(Explain, if required)
4. Check one of the following if either item 3(A) or item 3(B) above has been checked:
 - A. X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$7,500.00.
 - B. ___ The fee is computed on the fair market value of the realty which is \$
 - C. ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$
5. Check YES ___ or NO X to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$
6. The DEED recording fee is computed as follows:
 - A. \$7,500.00 the amount listed in item 4 above.
 - B. \$0 the amount listed in item 5 above (if no amount place zero).
 - C. \$7,500.00 Subtract line 6(B) from 6(A) and place the result here. Multiply 6(C) by \$3.70 per \$1,000.00 to obtain amount of tax due.
 - D. \$27.75 the amount of tax due.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Brandy Blackwell
Brandy Blackwell
Grantor connected with this transaction

Sworn to before me this 19
day of August, 2020

[Signature]
Notary Public State of SC
My commission expires 02/14/2027

[affix notary seal]

CHARMEN HARRIS
NOTARY PUBLIC
State of South Carolina
My Commission Expires Feb. 14, 2027

1/2" IRON PIN FOUND = ●
 1/2" REBAR SET = ■
 NAIL FOUND = ▲
 NAIL SET = ▴

LANGFORD
 LAND SURVEYING, LLC
 PO BOX 667
 106 BIRCH ROAD
 LANGFORD, SC 29356
 OFF. 864-316-5762

LOCATION MAP
NOT TO SCALE

N/F
 GREER SOUTH CAROLINA
 BECKNELL INVESTORS, LLC
 D.B. 124F/839
 5-29-00-035.00

N/F
 BRANDY BLACKWELL
 D.B. 105M/933
 5-29-00-051.03

REFERENCE:
 PLAT BOOK 108/460

NOTES:

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND EIGHTS & COVENANTS RECORDED OR UNRECORDED.
 THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.
 THIS SURVEY IS A LEGAL DOCUMENT FOR THE PARTY (PARTIES) LISTED BELOW ONLY.
 PROPERTY SHOWN IS TO BE COMBINED WITH THE ADJOINING TRACT SHOWN AS 5-29-00-050.00

N/F
 GREER SOUTH CAROLINA
 BECKNELL INVESTORS, LLC
 D.B. 127S/240
 5-29-00-041.00

N/F
 ARVIL WILLIAMS III
 D.B. 105M/929
 5-29-00-051.02

TOTAL AREA = 0.27 ACRES

SURVEY FOR:

BECKNELL INDUSTRIAL, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

LOCATION: OLD JONES RD, GREER, SC

SPARTANBURG COUNTY, SC

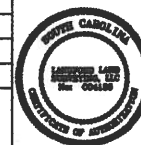
TAX MAP NO.: PART OF 5-29-00-051.02

DATE: 17 JUL 2020 JOB NO.: 348520

SCALE: 1" = 50'

0 25 50 100 150

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



SC REGISTRATION NO.: 16586

N/F
 ARVIL WILLIAMS III
 D.B. 48U/842
 5-29-00-050.01



EXHIBIT

B-2

1/2" IRON PIN FOUND = ●
1/2" REBAR SET = □
NAIL FOUND = ▮
NAIL SET = ▲

LANGFORD
LAND SURVEYING, LLC
PO BOX 697
100 RIDGE ROAD
LANDRUM, SC 29356
OFF. 804-516-5782

N/F
THOMAS GASTON
D.B. 79D/658
5-29-00-039.01

OLD JONES ROAD
(DITCH TO DITCH R/W)
PUBLIC COUNTY ROAD

N/F
RONALD YOUNG
D.B. 57X/754
5-29-00-043.01

N/F
GREER SOUTH CAROLINA
BECKNELL INVESTORS, LLC
D.B. 124F/839
5-29-00-035.00

N/F
BRANDY BLACKWELL
D.B. 105M/933
5-29-00-051.03

N/F
ARVIL WILLIAMS III
D.B. 105M/929
5-29-00-051.02

LOCATION MAP
NOT TO SCALE

REFERENCE:
PLAT BOOK 186/427

NOTES:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND NOW'S & COVENANTS RECORDED OR UNRECORDED.
THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.
THIS SURVEY IS A LEGAL DOCUMENT FOR THE PARTY (PARTIES) LISTED BELOW ONLY.
PROPERTY SHOWN IS TO BE COMBINED WITH THE ADJACENT TRACT SHOWN AS 5-29-00-035.00

TOTAL AREA = 0.19 ACRES

SURVEY FOR: BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY	
LOCATION: OLD JONES RD, GREER, SC SPARTANBURG COUNTY, SC	
TAX MAP NO.: PART OF 5-29-00-051.03	
DATE: 17 JUL 2020	JOB NO.: 348520
SCALE: 1" = 50'	
0 25 50 100 150	

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

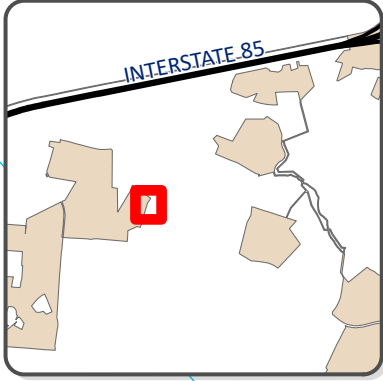


SC REGISTRATION NO.: 18390

Subject Property
P/O 5-29-00-051.03
Acres: 0.27

Subject Property
P/O 5-29-00-051.02
Acres: 0.19

OLD JONES RD



Ordinance 52-2020

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

Council Districts

1	4
2	5
3	6

0 125 250 375 500 Feet

Streets

Parcels

Right of Way

EXHIBIT

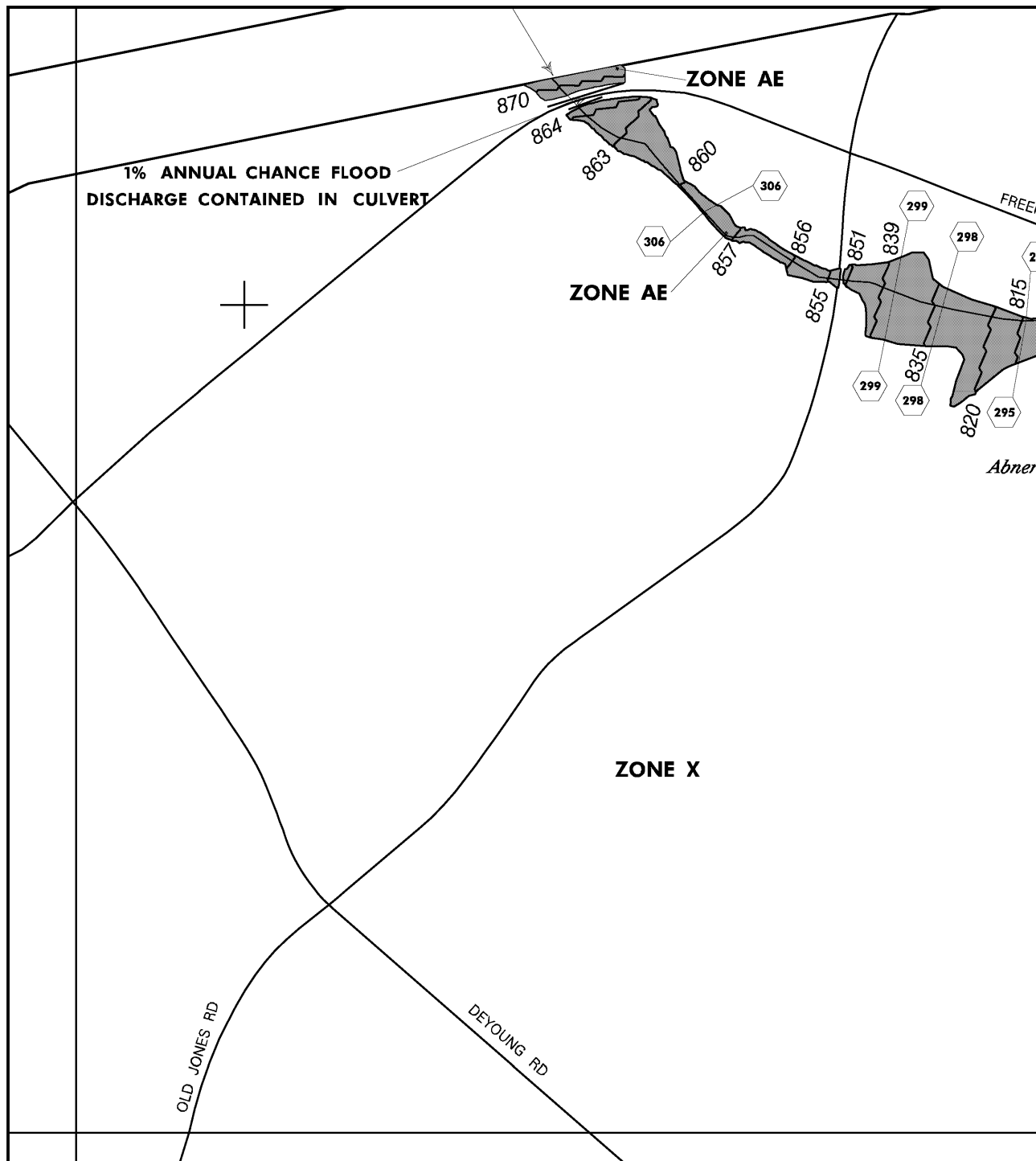
D

flood insurance is available in the
National Flood Insurance Program



MAP SCALE 1" = 500'

250 0 500 1000 FEET



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0218D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0218	D

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



MAP NUMBER
45083C0218D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

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



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 0 Old Jones Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-29-00-051.02 attached hereto marked as Exhibit C containing approximately 0.27 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 7th day of September, 2020 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.

The applicant hereby requests that the property described be zoned to I-1 (Industrial District).

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

☐ Yes ☒ No

Print Name: J. Mark Shapland
Signature: [Signature]
Address: 2750 East 146th St., Ste. 200, Carmel, IN 46033
Witness: _____
Date: September 7, 2020
Parcel Address: 0 Old Jones Road
Tax Map Number: 5-29-00-051.02

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



Petition for Annexation

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Tax Map Number: 5-29-00-051.03

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



AGENDA
GREER CITY COUNCIL
10/13/2020

First Reading of Ordinance Number 53-2020

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS LOCATED AT 888 DEYOUNG ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Executive Summary:

Ordinance #53-2020 is an annexation and zoning request for property located 888 DeYoung Rd in Spartanburg County. The parcel for annexation consists of 20.89 acres. The property is proposed for industrial development with an I-1, Industrial District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	10/7/2020	Cover Memo
❑ Ordinance Number 52-2020	10/7/2020	Ordinance
❑ Ord 53-2020 Exhibit A Deed	10/7/2020	Exhibit
❑ Ord 53-2020 Exhibit B Plat	10/7/2020	Exhibit
❑ Ord 53-2020 Exhibit C Map	10/7/2020	Exhibit
❑ Ord 53-2020 Exhibit D FIRM	10/7/2020	Exhibit
❑ Ord 53-2020 Petition for Annexation	10/7/2020	Exhibit

Memorandum

To: Andrew Merriman, City Administrator

From: Brandon McMahan, Planner

Subject: Ordinance #53-2020

Date: September 22, 2020

CC: Tammy Duncan, Clerk to City Council

Ordinance #53-2020 is an annexation and zoning request for property located 888 DeYoung Rd in Spartanburg County. The parcel for annexation consists of 20.89 acres. The property is proposed for industrial development with an I-1, Industrial District zoning.

The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

ORDINANCE NUMBER 53-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS LOCATED AT 888 DEYOUNG ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Mary Hendricks is the sole owner of property located at 888 DeYoung Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 5-29-00-034.00 containing approximately 20.89 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D attached hereto marked as Exhibit D; and,

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

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

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

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

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

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

South Carolina, as follows:

1. ANNEXATION: The 20.89 acres +/- property shown in red on the attached map owned by Mary Hendricks located at 888 DeYoung Road as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-29-00-034.00 is hereby annexed into the corporate city limits of the City of Greer.

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

3. ZONING ASSIGNMENT: The above referenced property shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference property shall be designated as Employment Center Community and Regional Center 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 Number 45083C0218D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT

A

DEED8

After Recording Return To:
Mary C. Hendricks, Trustee
888 Deyoung Rd.
Greer, SC 29651

DEE-2006-3942
Recorded 5 Pages on 1/24/2006
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



[Space Above This Line For Recording Data]

NO TITLE EXAMINATION

GENERAL WARRANTY DEED

STATE OF SOUTH CAROLINA)	Grantee's address:
)	888 Deyoung Rd.
COUNTY OF SPARTANBURG)	Greer, SC 29651

KNOW ALL MEN BY THESE PRESENTS, that **MARY C. HENDRICKS**, in consideration of **One Dollar and no other consideration**, the receipt of which is hereby acknowledged, having granted, bargained, sold, and released, by these presents does grant, bargain, sell and release unto **MARY C. HENDRICKS, TRUSTEE of the MARY C. HENDRICKS LIVING TRUST under trust agreement dated January 12, 2006**, her successors and assigns forever, all of her right, title and interest in and to the following described property:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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

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

WITNESS the Grantor's hand this 12 day of January 2006.

SIGNED, sealed and delivered
in the presence of:

Susan E. Guest
Judith W. Lineback

Mary C. Hendricks
MARY C. HENDRICKS

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for the State of South Carolina, do hereby certify that **MARY C. HENDRICKS** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 12th day of January 2006.

Judith W. Lineback
Notary Public for South Carolina
My Commission Expires: 6/20/15

Prepared by:
LOVE, THORNTON, ARNOLD & THOMASON, P.A.
P.O. Box 10045
410 E. Washington Street
Greenville, S.C. 29603
Attention: Judith W. Lineback
File No. GR05.0695

EXHIBIT A

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, Reidville Township being shown on plat prepared for William Leroy Hendricks and Mary C. Hendricks by Terry T. Dill, Surveyor, dated July 30, 1977 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of County Road and running thence S. 31-40 E. 249.4 feet to a point in said road; thence S. 23-24 E. 110 feet to a point in said road; thence S. 19-38 E. 200 feet to a point in said road; thence S. 26-28 E. 80 feet to a point in said road; thence S. 40-16 E. 120 feet to a point; thence S. 52-19 W. 29 feet to a point; thence N. 42-14 W. 673 feet to a point; thence N. 32-22 E. 225 feet to the point of beginning.

THIS is the same property conveyed to Grantor by deed of W. Leroy Hendricks dated December 10, 1998 and recorded in the Register of Deeds Office for Spartanburg County on December 16, 1998 in Deed Book 69A at Page 952 and by deed of J. Paul Hendrix recorded in the Office of the Register of Deeds for Spartanburg County on August 22, 1977 in Deed Book 44-W at Page 439.

ALSO, ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, Reidville Township, about four miles southeast of Greer, S.C., containing approximately nineteen and one-half (19.5) acres and having the following metes and bounds, to-wit:

BEGINNING on a stake, stone gone, near an oak tree and on the now or former McClimon line and runs thence with the now or former Vaughn line due north 1140 feet to an iron pin on the south edge of a farm road; thence with the said road S. 64-55 E. 100 feet to bend; thence S. 88-25 E. 100 feet to bend; thence N. 79-37 E. 348 feet to the center of the surfaced road; thence with the surfaced road S. 35-38 E. 300 feet to a bend; thence S. 34-37 E. 287.5 feet, more or less, to a point in the said road and on the line now or formerly of Paul Hendrix land; thence with the now or former Paul Hendrix, Carrie Brown and John D. McClimon line S. 33-45 W. 878 feet, more or less to a pine stump, old corner; thence with the now or former John D. McClimon line S. 04-07 E. 279 feet to a stake or iron pin, new corner, and corner of the one-half acre lot conveyed to Irene Brookshire and William Leroy Hendrix by deed of John D. McClimon and Cecil McClimon recorded in Deed Book 18-L at Page 373, thence with the new line N. 85-15 W. 318 feet to a stake or iron pin on the original Hendrix-Brookshire and McClimon line; thence with the said line N. 5-45 E. 296 feet to a stake or iron pin, old corner, thence with the now or former McClimon line N. 80-39 W. 112.2 feet to the beginning corner.

THIS is the same property conveyed to Grantor by deed of W. Leroy Hendricks dated December 10, 1998 and recorded in the Register of Deeds Office for Spartanburg County on December 16, 1998 in Deed Book 69A at Page 952.

TAX MAP NO. 5 29-00 034.00

COUNTY OF GREENVILLE

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located in Reidville Township, bearing Spartanburg County Tax Map Number 5 29-00 034.00, and was transferred by Mary C. Hendricks to Mary C. Hendricks, Trustee of the Mary C. Hendricks Living Trust under trust agreement dated January 12, 2006 on January 12, 2006.

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

No. 8.

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

Judith W. Lineback
Judith W. Lineback, Esquire

SWORN to before me this 16TH
day of January 2006.

Notary Public for South Carolina
My Commission Expires: 1/8/11

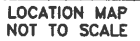
INFORMATION

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

Exempted are deeds:

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

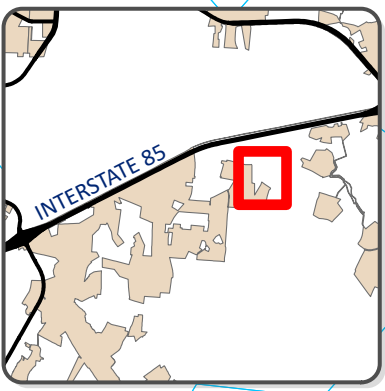
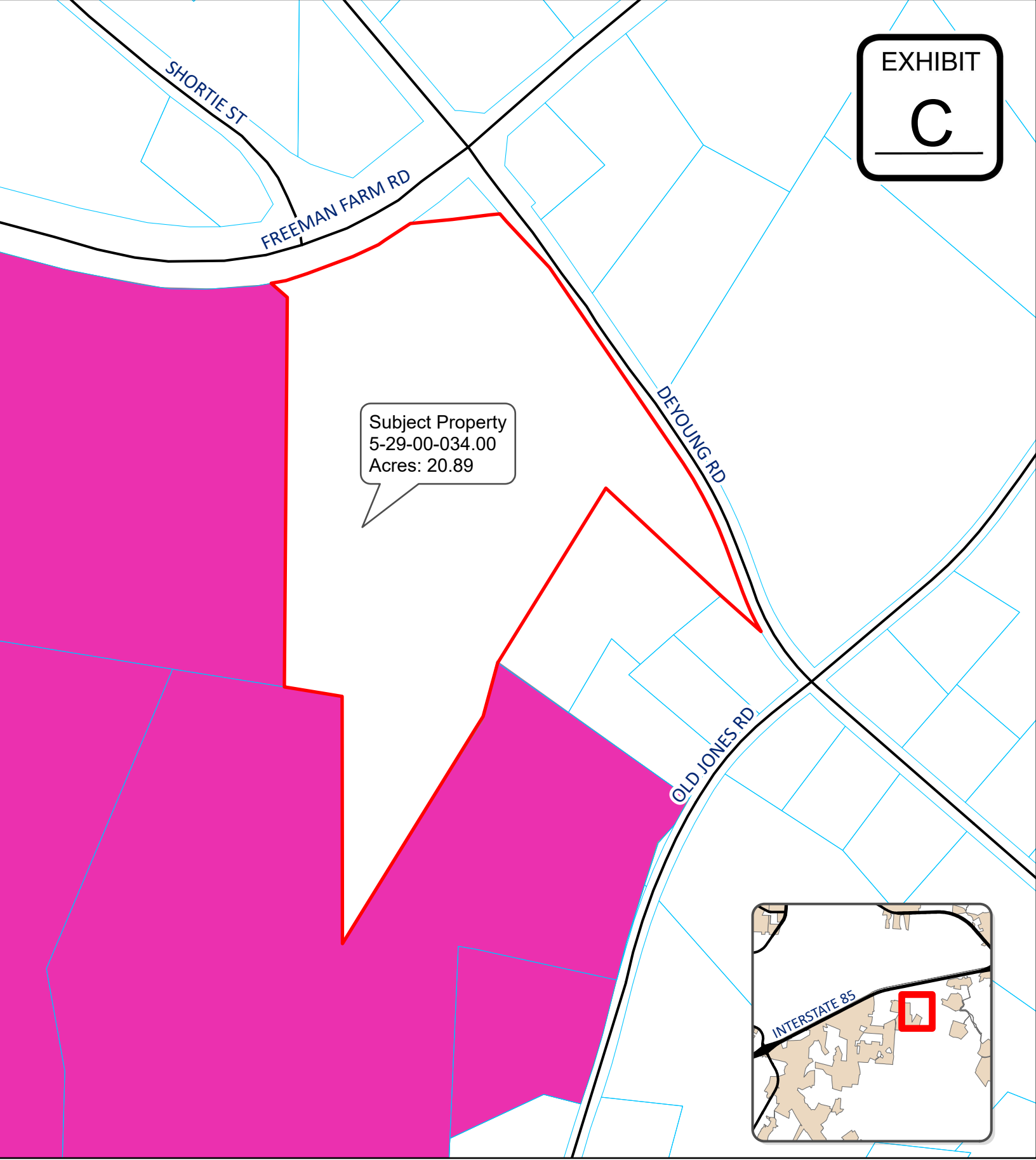
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JAMES D. LANGFORD, JR.
BIO. NUMBER 18708

ACT	1
LOC	SP
TAX	DA

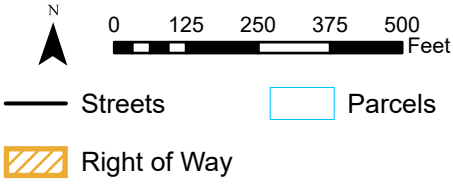




Ordinance 53-2020

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



EXHIBIT

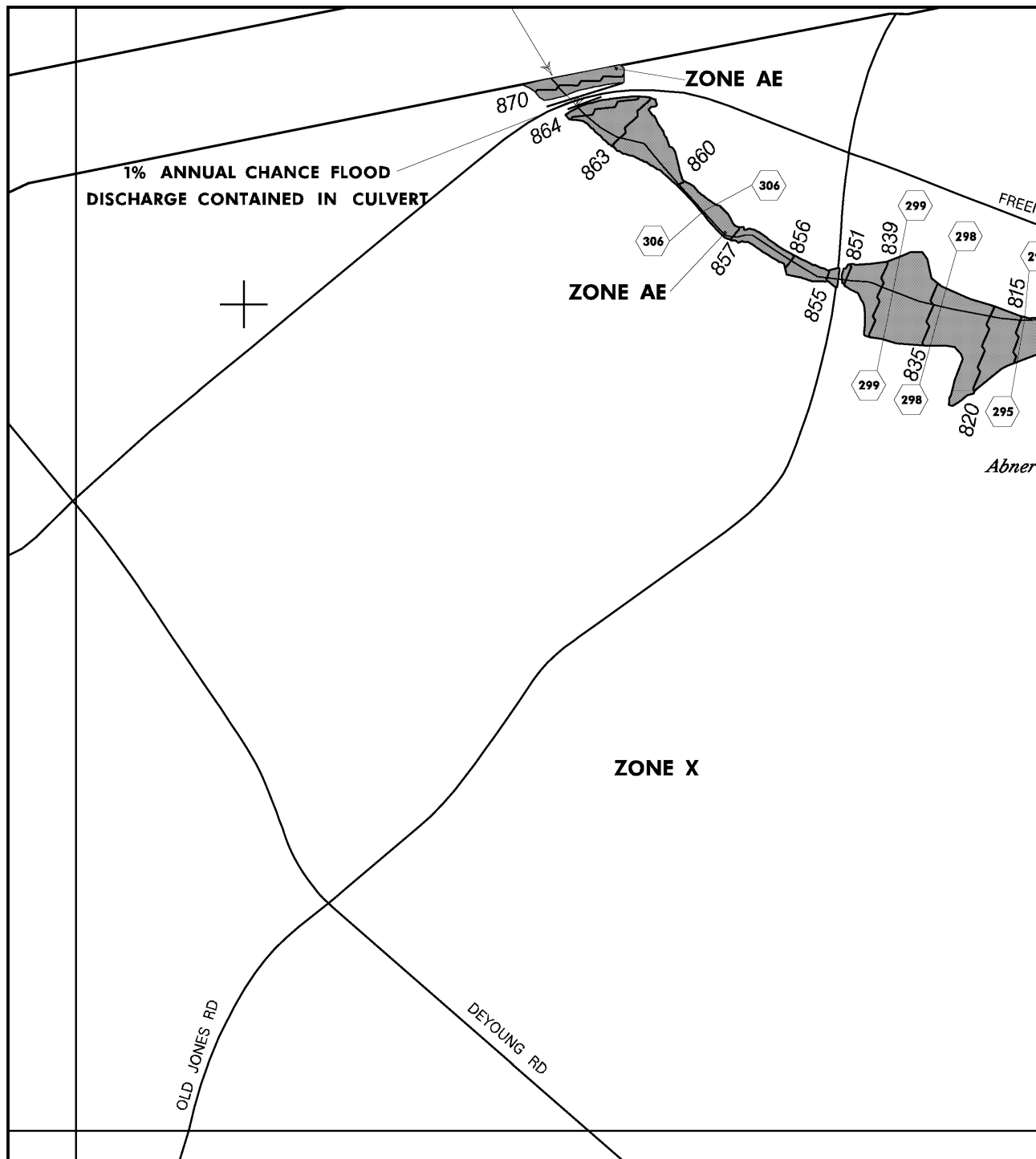
D

flood insurance is available in the
National Flood Insurance Program



MAP SCALE 1" = 500'

250 0 500 1000 FEET



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0218D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0218	D

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45083C0218D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

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DATE OF PETITION: This petition is dated this 7th day of September, 2020 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.

The applicant hereby requests that the property described be zoned to I-1 (Industrial District).

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

☐ Yes ☒ No

Print Name: Mary Hendricks ✓
Signature: Mary Hendricks
Address: 5740 Hwy 357, Campobello, SC 29322
Witness: Danny Brown
Date: 9-3-2020
Parcel Address: 0 Shortie Street
Tax Map Number: 5-29-00-065.05

Print Name: Danny Brown, Trustee
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____



AGENDA
GREER CITY COUNCIL
10/13/2020

First Reading of Ordinance Number 54-2020

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS, PHIL HENDRICKS AND WILLIAM HENDRICKS LOCATED ON SHORTIE STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Executive Summary:

Ordinance #54-2020 is an annexation and zoning request for property located on Shortie St in Spartanburg County. The parcel for annexation consists of 0.21 acres. The property is proposed for industrial development with an I-1, Industrial District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	10/7/2020	Cover Memo
❑ Ordinance Number 54-2020	10/7/2020	Ordinance
❑ Ord 54-2020 Exhibit A Deed	10/7/2020	Exhibit
❑ Ord 54-2020 Exhibit B Plat	10/7/2020	Exhibit
❑ Ord 54-2020 Exhibit C Map	10/7/2020	Exhibit
❑ Ord 54-2020 Exhibit D Flood Map	10/7/2020	Exhibit
❑ Ord 54-2020 Petition for Annexation	10/7/2020	Backup Material

Memorandum

To: Andrew Merriman, City Administrator

From: Brandon McMahan, Planner

Subject: Ordinance #54-2020

Date: September 22, 2020

CC: Tammy Duncan, Clerk to City Council

Ordinance #54-2020 is an annexation and zoning request for property located on Shortie St in Spartanburg County. The parcel for annexation consists of 0.21 acres. The property is proposed for industrial development with an I-1, Industrial District zoning.

The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

ORDINANCE NUMBER 54-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS, PHIL HENDRICKS AND WILLIAM HENDRICKS LOCATED ON SHORTIE STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Mary Hendricks, Phil Hendricks and William Hendricks are the sole owners of property located on Shortie Street more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 5-29-00-065.05 containing approximately 0.21 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D attached hereto marked as Exhibit D; and,

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

WHEREAS, Mary Hendricks, Phil Hendricks and William Hendricks have petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owners have requested that the subject property be zoned I-1 (Industrial District); and,

WHEREAS, the requested zoning is consistent with the land uses in the general area and

the land planning of the city.

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

1. ANNEXATION: The 0.21 acres +/- property shown in red on the attached map owned by Mary Hendricks, Phil Hendricks and William Hendricks located on Shortie Street as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-29-00-065.05 is hereby annexed into the corporate city limits of the City of Greer.

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

3. ZONING ASSIGNMENT: The above referenced property shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference property shall be designated as Employment Center Community and Regional Center 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 Number 45083C0218D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

DEE-2016-43862



DEE BK 113-M PG 603-611

EXEMPT

Recorded 9 Pages on 09/29/2016 01:47:45 PM

Recording Fee: \$13.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)
)
 IN THE MATTER OF:)
WILLIAM LEROY HENDRICKS, SR.)
 (Decedent))

IN THE PROBATE COURT
 CORRECTIVE DEED OF DISTRIBUTION
 (Real Property Only)
 NOT A WARRANTY DEED

CASE NUMBER: 2014ES4200855

County where property is located If not above County:

The undersigned states as follows:

WHEREAS, a Deed of Distribution in this matter was filed in the Office of the Register of Deeds for Spartanburg County on July 24, 2015 in Deed Book 109-Q at Page 577; and

WHEREAS said Deed of Distribution listed incorrect intestate percentages of the devisees and misidentified ownership interest percentage of the Estate in a portion of the property conveyed therein,

NOW, THEREFORE, this Corrective Deed of Distribution is being filed to correct those percentages of ownership and correctly identify interest percentage in property conveyed by the Estate.

Decedent died on May 14, 2014; and probate of the Estate is being administered in the Probate Court for Spartanburg County, South Carolina, in File # 2014ES4200855.

I was appointed Personal Representative on March 23, 2015.

Decedent owned real property described as follows:

Tax Map Number: **SEE ATTACHED EXHIBIT A**

Street/Property Address: **SEE ATTACHED EXHIBIT A**

Legal Description: **SEE ATTACHED EXHIBIT A**

☒ Additional sheet(s) for additional property(ies) is/are attached (check, if applicable).

This transfer is made pursuant to:

- ☐ Decedent's Will
☒ Intestacy Statute: SCPC 62-2-103
☐ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative does hereby release all of the Personal Representative's right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

% (or fraction): 50%
 to Name: Mary C. Hendricks
 Address: 888 DeYoung Road
Greer, South Carolina 29651

% (or fraction): 25%
 to Name: Phil Lamar Hendricks
 Address: 888 DeYoung Road
Greer, South Carolina 29651

% (or fraction): 25%
 to Name: William LeRoy Hendricks, Jr.
 Address: 5740 Highway 357
Campobello, South Carolina 29322

% (or fraction): _____
 to Name: _____
 Address: _____

☐ An additional sheet is attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative of the above Estate, has executed this Deed of Distribution, on this ____ day of September, 2016.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

Witness: Meghan L. Quigley
 Print Name: Meghan L. Quigley
 Witness: Kate G. Ridgeway
 Print Name: Kate G. Ridgeway

Estate of: WILLIAM LEROY HENDRICKS, SR.
 Signature of Personal Representative: Mary Hendricks
 Print Name: Mary Hendricks

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, Meghan L. Quigley Notary Public, a notary for the State of South Carolina do hereby certify that **MARY HENDRICKS**, as Personal Representative of the Estate of **WILLIAM LEROY HENDRICKS, SR. [CASE NUMBER: 2014ES4200855]**, personally appeared before me this day and acknowledged her due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the ____ day of September, 2016.



Meghan L. Quigley (SEAL)
 (Signature of Notary Public)
Meghan L. Quigley
 (Print name of Notary Public)
 Notary Public for State of South Carolina
 My Commission Expires: 2/24/25

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

EXHIBIT "A"
LEGAL DESCRIPTION

Tax Map Number: 5-29-00-065.00

Street/Property Address: 1077 Freeman Farm Road

Legal Description:

ALL of that certain parcel or tract of land containing 104.5 acres, more or less, situated on both sides of the road that leads from Anders Store to the Pelham-Tucapau Road, Reidville Township, Spartanburg County, State of South Carolina, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on south side of farm road and on the Vaughn line, and runs thence Due North 2912 feet to an iron pin in or on branch near Beech and Poplar; thence down branch, S. 61 E. 94 feet to pin; thence S. 57 to pin; thence S. 68 E. 165 feet to a black gum on branch; thence S. 87 E. 132 feet to an iron pin on branch; thence leaving the branch, N. 43-30 E. 385 feet to a stone, Davis and McElrath corner; thence S. 56-25 E. 726 feet to a stone, McElrath corner; thence S. 23-15 W. 264 feet to a stone; thence S. 5-15 W. 377 feet to a stone by Black Gum on branch; thence down branch S. 42 E. 277 feet to a stone by Maple; thence 32-20 W. 2196 feet to a point in the surface road and on the line of Paul Hendrix (formerly G. L. Wood); thence with the said road S. 34-37 W. 287.5 feet, more or less, to bend; thence N. 35-58 W. 300 feet to a point in the center of the said road and in line with the center of a farm road; thence with the farm road, S. 79-37 W. 348 feet to a bend; thence N. 88-25 W. 100 feet to a bend; thence N. 64-55 W. 100 feet to beginning.

This being the same property conveyed to W. Leroy Hendricks by deed of distribution of the Estate of Irene J. Brookshire recorded in the ROD for Spartanburg County on May 28, 1999, in Deed Book 69-Y, Page 953. And also being the same property conveyed to Irene J. Brookshire by deed of William LeRoy Hendricks recorded in the ROD Office for Spartanburg County on July 25, 1958, in Deed Book 24-D at page 374 and subject to all restrictions, easements, rights-of-way and roadways of record, on the recorded plats or on the premises.

TMS# 5-29-00-065.00

AND ALSO,

Tax Map Number: 5-29-00-065.06

Street/Property Address: 0 Freeman Farm Road

Legal Description:

ALL that certain piece, parcel or tract of land, and the improvements thereon, situate, lying and being in the State and County aforesaid, Reidville Township, about four miles southeast from

LE 00 115 000 000

Greer, S.C., lying on both sides of the road that leads from old State Highway No. 101 at Anders Store to the Pelham-Tucapau Road west from the home of T.J. Hendrix by deed recorded in the office of the R.M.C. for Spartanburg County in Deed Book 6-H at page 213, and having the following courses and distances, to wit: BEGINNING on an iron pin on south side of farm road and on the Vaughn line, and runs thence, Due North 2912 feet to an iron pin in or on branch, near Beech and Poplar; thence down branch, S. 61 E. 94 feet to pin; thence S. 57 E. 534 feet near the intersection of another branch; thence S. 65 E. 330 feet to pin; thence S. 68 E. 165 feet to a Black Gum on branch; thence S. 87 E. 132 feet to an iron pin on branch; thence leaving the branch, N. 43-30 E. 385 feet to a stone, Davis and McElrath corner; thence S. 56-25 E. 726 feet to a stone, McElrath Corner; thence S. 23-15 W. 264 feet to a stone; thence S. 5-15 W. 377 feet to a stone by Black Gum on branch; thence down branch S. 42 E. 277 feet to a stone by Maple; thence S. 32-20 W. 2916 feet to a point in the surfaced road and on the line of Paul Hendrix (formerly G. L. Wood) thence with the said road N. 34-37 W. 287.5 feet, more or less, to bend; thence N. 35-58 W. 300 feet to a point in the center of the said road and in line with the center of a farm road; thence with the farm road, S. 79-37 W. 348 feet to a bend; thence N. 88-25 W. 100 feet to a bend; thence N. 64-55 W. 100 feet to beginning corner, containing One Hundred Four and Five Tenths (104.5) acres, more or less.

This being the same property conveyed to W. Leroy Hendricks by deed of distribution of the Estate of Irene J. Brookshire recorded in the ROD for Spartanburg County on May 28, 1999, in Deed Book 69-Y, Page 953. And also being the same property conveyed to Irene J. Brookshire by deed of William LeRoy Hendricks recorded in the ROD Office for Spartanburg County on December 31, 1951, in Deed Book 18-L at Page 372 and subject to all restrictions, easements, rights-of-way and roadways of record, on the recorded plats or on the premises.

TMS# 5-29-00-065.06

AND ALSO,

Tax Map Number: 5-29-00-065.04

Street/Property Address: DeYoung Rd

Legal Description:

ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Reidville Township, about four miles southeast from Greer, S.C., lying west from the road that from old State Highway No. 101 at Anders Store to the Pelham-Tucapau Road west from the home of T.J. Hendrix, and being a part of tract No. 4 as shown on Plat of Property of B. A. & Missouri McClimon Estates made by H.S. Brockman, Surveyor, November 27th, 1941, and having the following courses and distances, to wit:-

BEGINNING on a pine stump, old corner, and joint corner of John D. McClimon, John D. & Cecil McClimon and of the grantees herein, and runs thence with the original dividing line, S. 33-45 W.

321 feet to a stake, joint corner of the lot being exchanged; thence S. 85-15 E. 160.6 feet to a stake or iron pin on or near John D. McClimon line; thence N. 4-07 E. 279 feet to the beginning corner, containing One Half (1/2) acre, more or less.

THIS being the same property conveyed to W. Leroy Hendricks by deed of distribution of the Estate of Irene J. Brookshire recorded in the ROD for Spartanburg County on May 28, 1999, in Deed Book 69-Y, Page 953. And also being the same property conveyed to Irene J. Brookshire by deed of John D. McClimon & Cecil McClimon recorded in the ROD Office of Spartanburg County on December 31, 1951, in Deed Book 18-L at Page 373 and subject to all restrictions, easements, rights-of-way and roadways of record, on the recorded plats or on the premises.

TMS# 5-29-00-065.04

LESS, HOWEVER:

Property conveyed by deed to Spartanburg County, a political subdivision of the State of South Carolina, Deed Book 63-B, Page 224, recorded March 07, 1997.

LESS, HOWEVER:

Property conveyed by deed to Duke Power Company, Deed Book 55-B, Page 915, recorded February 1, 1989;

LESS, HOWEVER:

Property conveyed by deed to Duke Power Company, Deed Book 65-N, Page 472, recorded March 7, 1997;

LESS, HOWEVER:

Property conveyed by deed to Duke Power Company, Deed Book 65-N, Page 479, recorded March 7, 1997;

LESS, HOWEVER:

Property conveyed by deed to The South Carolina State Ports Authority, Deed Book 58-Z, Page 828, recorded July 1, 1992;

LESS, HOWEVER:

Property conveyed by deed to American Telephone and Telegraph Company, Deed Book 54-F, Page 919, recorded May 24, 1988;

LESS, HOWEVER:

Property conveyed by deed to The South Carolina Department of Highways and Public Transportation, Deed Book 58-D, Page 695, recorded October 8, 1991;

LESS, HOWEVER:

Property conveyed by deed to The South Carolina Department of Highways and Public Transportation, Deed Book 58-D, Page 694, recorded October 8, 1991;

LESS, HOWEVER:

Property conveyed by deed to William Leroy Hendrix, Jr., Deed Book 45-P, Page 906, recorded May 24, 1978. ALSO: Deed Book 46-C, Page 251;

LESS, HOWEVER:

Property conveyed by deed to Phil L. Hendricks, Deed Book 46-H, Page 366, recorded March 7, 1979 ;

LESS, HOWEVER:

Property conveyed by deed to Heather H. Smith, Deed Book 69-T, Page 818, recorded April 21, 1999;

LESS, HOWEVER:

Property conveyed by deed to the South Carolina Department of Transportation, Deed Book 80-P, Page 160, recorded June 6, 2004. See also, property containing 0.14 acres conveyed to W. LeRoy Hendricks and Mary C. Hendricks by deed of the South Carolina Department of Transportation, Deed Book 88-C, Page 224, recorded March 21, 2007.

LESS, HOWEVER:

Property conveyed by deed to Phil C. Hendricks, Deed Book 88-M, Page 817, recorded May 8, 2007;

AND ALSO,

Tax Map Number: 5-29-00-065.05

Street/Property Address: Shortie Street

Legal Description:

.21 acres: Deed Book 18-L, Page 372

THIS being the same property conveyed to William LeRoy Hendricks by deed of John D. McClimon & Cecil McClimon recorded in the ROD Office of Spartanburg County on December 31, 1951, in Deed Book 18-L at Page 374 and subject to all restrictions, easements, rights-of-way and roadways of record, on the recorded plats or on the premises.

TMS# 05-29-00-065.05

LESS, HOWEVER:

Property conveyed by deed to Duke Power Company, Deed Book 65-N, Page 472, recorded March 7, 1997;

See next page for
Notary

Sworn to before
me this 21st day
of September, 2016

Meghan L. Quigley
Notary Public for South Carolina
My Commission Expires: 2/24/25



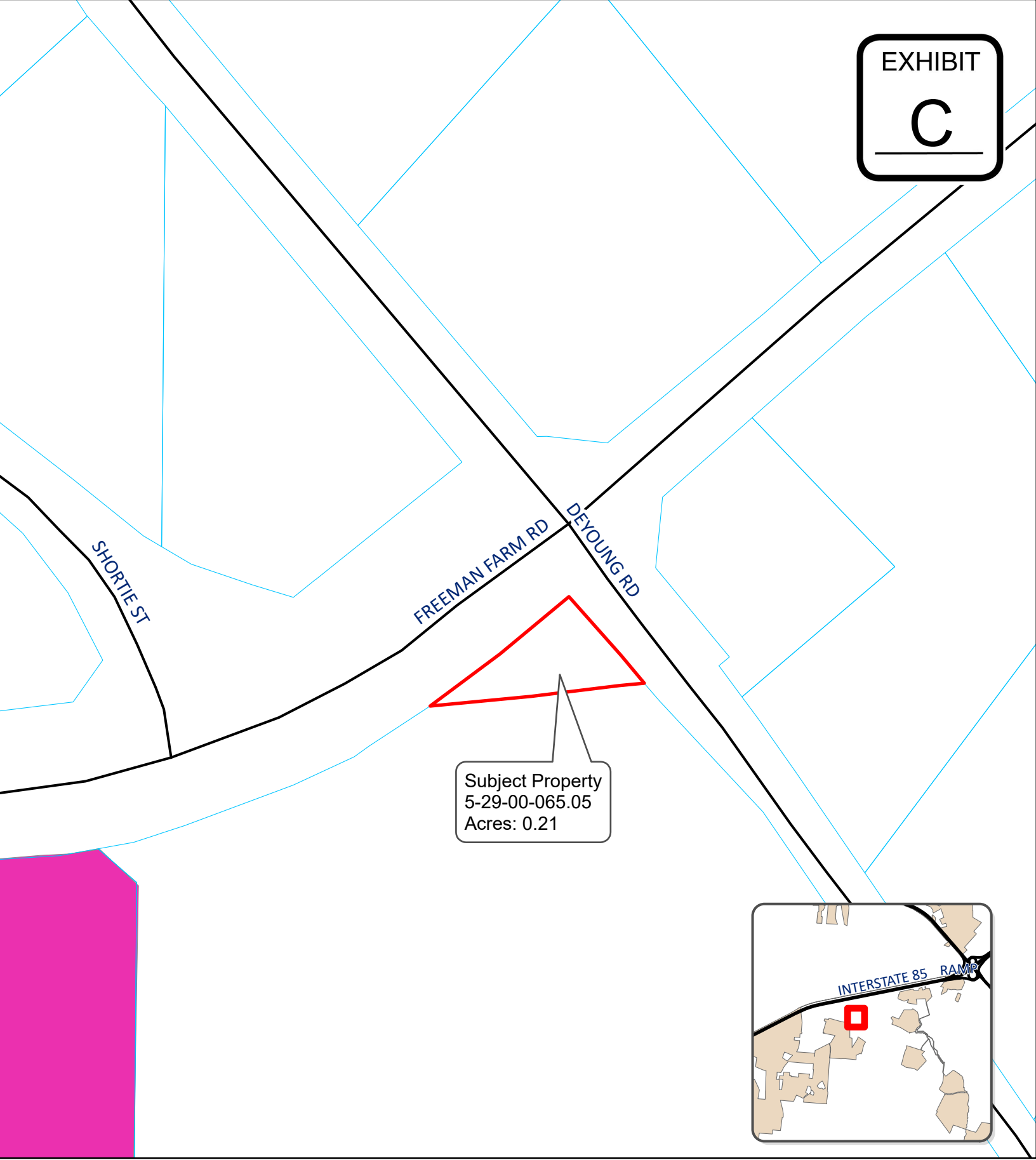
Page 2 of 2

INFORMATION

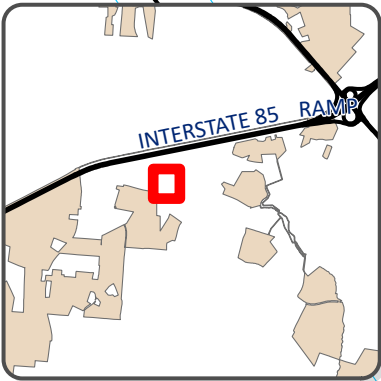
Except as provided in this paragraph, the term "value" means the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other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

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A family partnership is a partnership whose partners are all members of the same family. A family trust is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. Family means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A charitable entity means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quit claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit claim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S. C. Section 791[a]) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



Subject Property
5-29-00-065.05
Acres: 0.21



Ordinance 54-2020

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

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

Legend:

- Streets
- Parcels
- Right of Way

EXHIBIT

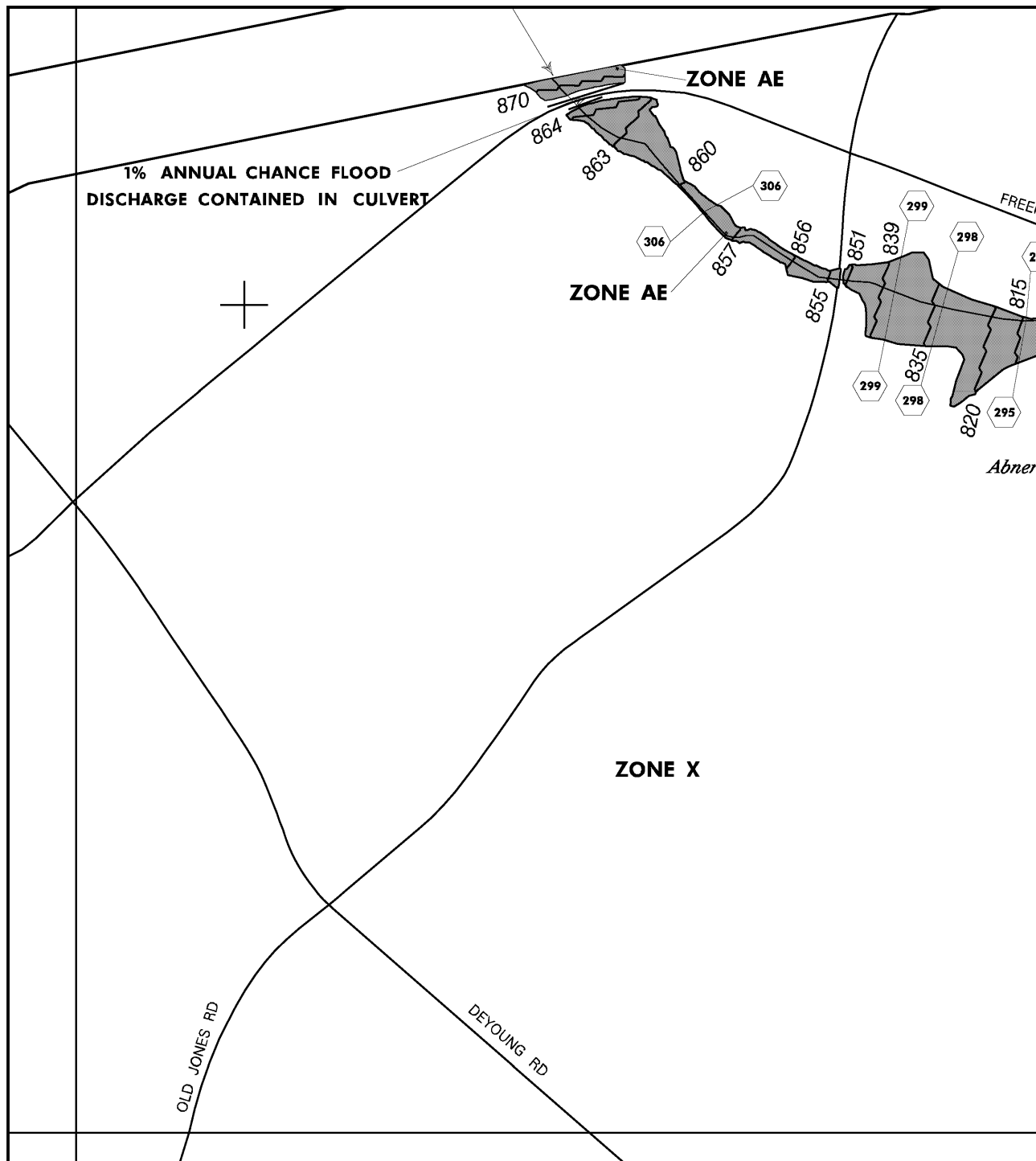
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flood insurance is available in the
National Flood Insurance Program



MAP SCALE 1" = 500'

250 0 500 1000 FEET



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0218D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0218	D

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



MAP NUMBER
45083C0218D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

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



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 0 Shortie Street 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 5-29-00-065.05 ✓ attached hereto marked as Exhibit C containing approximately 0.21 ✓ 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 7th day of September, 2020 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.

The applicant hereby requests that the property described be zoned to I-1 (Industrial District).

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

☐ Yes ☒ No

Print Name: Mary Hendricks ✓
Signature: Mary Hendricks
Address: 5740 Hwy 357, Campobello, SC 29322
Witness: Danny Brown
Date: 9-3-2020
Parcel Address: 0 Shortie Street
Tax Map Number: 5-29-00-065.05

Print Name: Danny Brown, Trustee
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____



AGENDA
GREER CITY COUNCIL
10/13/2020

First Reading of Ordinance Number 55-2020

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JAMES AND MARSHA BENNETT AND FREIDA GRAY LOCATED AT 162 LIBERTY HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

Executive Summary:

Ordinance #55-2020 is an annexation and zoning request for portion of a parcel located at 162 Liberty Hill Rd in Spartanburg County. The portion of the parcel for annexation consists of 4.46 acres. The property is proposed for industrial development with an I-1, Industrial District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	10/7/2020	Cover Memo
❑ Ordinance Number 55-2020	10/7/2020	Ordinance
❑ Ord 55-2020 Exhibit A Deed	10/7/2020	Exhibit
❑ Ord 55-2020 Exhibit B Plat	10/7/2020	Exhibit
❑ Ord 55-2020 Exhibit C Map	10/7/2020	Exhibit
❑ Ord 55-2020 Exhibit D FIRM	10/7/2020	Exhibit
❑ Ord 55-2020 Petition for Annexation	10/7/2020	Backup Material

Memorandum

To: Andrew Merriman, City Administrator

From: Brandon McMahan, Planner

Subject: Ordinance #55-2020

Date: September 22, 2020

CC: Tammy Duncan, Clerk to City Council

Ordinance #55-2020 is an annexation and zoning request for portion of a parcel located at 162 Liberty Hill Rd in Spartanburg County. The portion of the parcel for annexation consists of 4.46 acres. The property is proposed for industrial development with an I-1, Industrial District zoning.

The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

ORDINANCE NUMBER 55-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JAMES AND MARSHA BENNETT AND FREIDA GRAY LOCATED AT 162 LIBERTY HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, James and Marsha Bennett and Freida Gray are the sole owners of property located at 162 Liberty Hill Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 5-28-00-030.00 containing approximately 4.46 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0214D attached hereto marked as Exhibit D; and,

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

WHEREAS, James and Marsha Bennett and Freida Gray have petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owners have requested that the subject property be zoned I-1 (Industrial District); and,

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

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

1. ANNEXATION: The 4.46 acres +/- property shown in red on the attached map owned by James and Marsha Bennett and Freida Gray located at 162 Liberty Hill Road as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-28-00-030.00 is hereby annexed into the corporate city limits of the City of Greer.

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

3. ZONING ASSIGNMENT: The above referenced property shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference property shall be designated as Employment Center Community and Regional Center 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 Number 45083C0214D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

DEED 10A - PG 242

ADDRESS OF GRANTEE: Freida B. Gray
 Marsha K. Bennett
 PO Box 1029
 Greer, SC 29642

STATE OF SOUTH CAROLINA)

: TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

: (Reservation of Life Estate)

EXEMPT

KNOW ALL MEN BY THESE PRESENTS, that James O. Bennett ("Grantor"), in consideration of One Dollar (\$1.00) - LOVE AND AFFECTION, the receipt of which is hereby acknowledged, has (have) granted, bargained, sold, and released, and by these presents, do(es) grant, bargain, sell and release unto Freida B. Gray and Marsha K. Bennett ("Grantee"), their heirs and assigns forever, all of the Grantor's right, title, and interest, in and to the subject property herein below described, reserving a life estate to the Grantor in the subject property:

See Exhibit "A" attached hereto and incorporated herein

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before-mentioned unto said Grantee(s), and Grantee's(s) heirs (or successors) and assigns forever, reserving unto the Grantor a life estate. And Grantor(s) do(es) hereby bind Grantor(s) and Grantor's(s) heirs (successors) and assigns, to warrant and forever defend all and singular the said premises unto Grantee(s) and Grantee's(s) heirs (or successors) and assigns against the Grantor(s) and Grantor's(s) heirs (or successors) and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any, and the life estate herein reserved to each Grantor.

WITNESS the Grantor's(s) hand(s) and seal(s) this 25th day of May, 1999.

SIGNED, Sealed and Delivered
 in the Presence of

Linda S. Masson
Alan H. Lushington

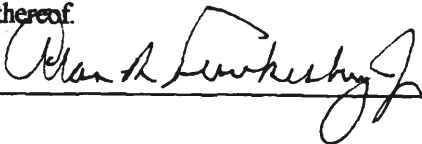
James O. Bennett (SEAL)
 James O. Bennett

RECORDED
 99 JUN - 7 PM 2:29
 S.M.C.
 SPARTANBURG, S.C.

DEED 10A - PG 243

STATE OF SOUTH CAROLINA)
:
COUNTY OF SPARTANBURG)

PERSONALLY APPEARED the undersigned witness and made oath that (s)he saw the within-named grantor(s) **James O. Bennett**, sign, seal and as grantor's act and deed deliver the within-named Deed, and that (s)he with the other witness subscribed above, witnessed the execution thereof.



SWORN to before me this 25th day
of May, 1999.


 (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: October 26, 2004

EXHIBIT "A"

All the Grantor's right, title, and interest in and to the following described property:

Parcel #1

All that piece, parcel or lot of land in Reidville Township, County of Spartanburg, State of South Carolina, and being the same conveyed to B.A. McClimon by J.F. Smith on Dec. 13, 1911, less 5 ½ acres sold to N.G. McClimon and one half acre sold to J.O. Vaughn. Said land lying on the West side of a certain branch known as the Hughes branch and containing 36 acres more or less. Less the above-mentioned 6 acres. Bounded now or formerly by lands of George Davis on the North, Sam Hendrix and J.F. Smith, on the East by J.P. and B.A. McClimon on the South, George Davis on West.

This is the same conveyed to H. R. McClimon by B.A. McClimon by deed recorded in deed book 7-E page 116, Spartanburg County RMC Office.

ALSO:

All that piece, parcel or lot of land in Reidville Township, County of Spartanburg, State of South Carolina, on both sides of the road from Greer to Liberty Hill Church, designated as Tract No. Six (6) on plat of the B.A. and Missouri McClimon Estates, prepared by H.S. Brockman, surveyor, Nov. 27, 1941 and having the following courses and distances, to wit: BEGINNING at iron pin, corner of lots 5 and 6, on line of Y.L. Vaughn, and runs thence with the Vaughn line, N. 80-39 W., 677 feet to a stone on said road; thence S. 89-40 W., 66 feet to center of branch; thence N. 89-15W., 99 feet to iron pin, cornering with other lands of H. R. McClimon; thence with his line S. 1-30 E., 552.5 feet to pin in center of branch; thence N. 85-00 W., 386 feet to iron pin, cornering with Graham & Marvin McClimon; thence with their line S. 5-00 W., 543 feet to iron pin; thence N. 64-45 E., (crossing branch) 1073 feet to iron pin on said road; thence N. 29-40 E., 543 feet to the beginning corner, and containing fourteen and 18/100 (14.18) acres.

LESS AND EXCEPTING 2 acres, more or less, deeded by James O. Bennett to Freida B. Gray by deed recorded September 18, 1984, in Deed Book 50-T at page 151, Spartanburg County R.M.C. Office.)

DEED 10A - PG 245

This being the same property inherited by the Grantor herein from Elizabeth M. Bennett under Will probated in Spartanburg County Probate Court File 38687.

Tax Map Number #5-28-00 30.00 and Tax Map Number 5-28-00 30.01

Parcel #2

All that parcel or lot of land in Beech Springs Township, Spartanburg County, State of South Carolina, fronting on Scenic Drive, near the Town of Duncan, being shown as Lot No. 143 on a plat of subdivision of property known as SERENE HEIGHTS, made by W.N. Willis, Engineers, July 15, 1959, recorded in Plat Book No. 39, pages 150-151, R.M.C. Office for Spartanburg County, and having the following courses and distances, to wit:

BEGINNING at a stake at corner of intersection of Scenic Drive and Skyline Drive, joint corner of Lots Nos. 143 and 144 on said plat, and runs thence with the common line of these lots, S. 55-30 E. 440 feet to a stake on branch; thence with meanders of branch as the line, N. 64-47 E. about 50 feet to a stake; joint rear corner of Lots Nos. 142 and 143; thence with the common line of Lots Nos. 142 and 143, N. 49 W. 415 feet to a stake on Scenic Drive; thence with the margin of Scenic Drive, S. 64 W. 101.7 feet to the beginning corner.

This being the same property deeded to James O. Bennett and Elizabeth M. Bennett by deed of H.R. McClimon recorded on November 8, 1973 in Deed Book 411, page 541, RMC Office for Spartanburg County. James O. Bennett thereafter received the one-half interest of Elizabeth M. Bennett by Will probated in Spartanburg County Probate Court File 38687.

Tax Map Number #5-14-10 27.00

Parcel #3

All that piece, parcel or lot of land in Spartanburg County, State of South Carolina located on the western side of a county road and the eastern side of Enoree River and being shown and designated as tract number twelve (12) on plat of R.B. Bruce, recorded in plat book 100 page 66 and having the following courses and distances, to wit: BEGINNING at an iron pin in center of county road, said pin 750.8 feet South of the common line of the property of Robert B. Bruce and that now or formerly of Brockman and running thence with the creek as the line, S. 40-05 W., 730.1 feet to a point on the bank of Enoree River; thence with the Enoree River as the line the following distances and courses: to wit N. 28-00 W., 310.2 feet N. 27-45 W., 211 feet N. 25-00 W., 150.7 feet N. 27-30 W., 200.6 feet to the

feet to corner of Tract 11; thence with tract 11, S. 70.07 E., 615.9 feet to an iron pin in center of county road; thence with said road S. 21-35 W., 100 feet to iron pin; thence still with road S. 12-01 W., 59.7 feet to point of beginning and containing 10.1 acres, more or less.

This being the same property conveyed to James O. Bennett by deed of Charles D. Baldwin and Juanita F. Baldwin by deed dated January 14, 1991 and recorded January 14, 1991 in Deed Book 57-H, page 879, in Spartanburg County RMC Office.

Tax Map Ref# 4-10-00-4.03

Parcel #4

All that piece, parcel or lot of land in Reidville Township, County of Spartanburg, State of South Carolina, about one mile North from Cashville on the western side of the Buncombe Road (now State Highway No. 101), being bounded on the north by lot now or formerly of John K. Bridges and lands now or formerly of J.E.B. Bennett, on the East by the said highway and lands now or formerly of T.B. West, on the south by lands now or formerly of J.W. and Emma Johnson and on the west by land formerly of J.E.B. Bennett and having the following courses and distances, to wit: BEGINNING on a point in the center of the said highway No. 101, joint corner of the John K. Bridges lot and runs thence with the Bridges line S. 69-20 W., 903.5 feet to an iron pin on the lands now or formerly of J.E.B. Bennett; thence with the Bennett line, S. 40-45 W., 339.5 feet to a stone, old corner; thence with another Bennett line, S. 26-03 E., 299.3 feet to a stone, Bennett corner; thence N. 69-20 E., 1173.5 feet to a point in the center of Highway No. 101; thence with the center of said highway N. 20-40 W., 456 feet to the beginning corner and containing 12 acres, more or less. This is the same conveyed to James O. Bennett by deed recorded in deed book 47A page 681, R.M.C. Office for Spartanburg County, recorded Dec. 7, 1979, in which the within grantor reserved a life estate or right to reside on the within described property.

Tax Map Number #4-06-00-2.00

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

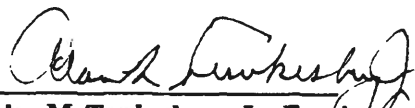
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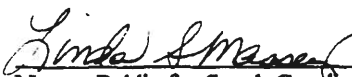
DEED 10A - PG 247

PERSONALLY APPEARED BEFORE ME the undersigned who being duly sworn, deposes and says:

1. Property located at (See Attached Exhibit "A") bearing Spartanburg County Tax Map Number (See Attached Exhibit "A"), was transferred by James O. Bennett to Freida B. Gray and Marsha K. Bennett on May 25th 1999.
2. The transaction was (check one):
 - ☐ An arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$.
 - ☐ NOT an arm's length real property transaction and the fair market value of the property is \$*¹.
 - ☒ The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, et seq. because the Deed is gift of property.
3. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as attorney for Grantor.
4. I further understand that a person required to furnish this Affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand Dollars (\$1,000) or imprisoned not more than one (1) year, or both.


Alan M. Tewkesbury, Jr., Esquire
(Purchaser, Legal Representative of Purchaser, or other responsible person connected with transaction)

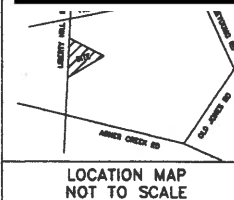
SWORN to before me this
25th day of May, 1999.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: October 26, 2004

¹ The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

EXHIBIT

B



1/2" IRON PIN FOUND =
 1/2" REBAR SET =
 NAIL FOUND =
 NAIL SET =
 ELECTRIC POLE =
 OVERHEAD ELECTRIC =
 FIRE HYDRANT =
 UNDERGROUND WATER =

NOTES:

1. BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE SURVEYED PROPERTY AND HAS THE RIGHT TO THE SURVEYED PROPERTY.
2. ALL DATA SET ARE 1/4" REBAR UNLESS NOTED OTHERWISE.
3. THE RATIO OF PRECISION OF THE UNBALANCED TRIANGULAR MEASUREMENTS IS 1:10000.
4. THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
5. THE PROPERTY BOUNDARY IS UNCHANGED.
6. THE UNDERGROUND LOCATED SHOWN HEREIN HAVE BEEN LOCATED FROM UTILITY LOCATIONS MARKED ON THE GROUND. ALL ARE CONTACTED BY ALL UTILITIES BEFORE ANY CONSTRUCTION.
7. THE UNDERGROUND LOCATED SHOWN HEREIN HAVE BEEN LOCATED FROM UTILITY LOCATIONS MARKED ON THE GROUND. ALL ARE CONTACTED BY ALL UTILITIES BEFORE ANY CONSTRUCTION.
8. THE UNDERGROUND LOCATED SHOWN HEREIN HAVE BEEN LOCATED FROM UTILITY LOCATIONS MARKED ON THE GROUND. ALL ARE CONTACTED BY ALL UTILITIES BEFORE ANY CONSTRUCTION.
9. THIS PLAN WAS PREPARED BY A PROFESSIONAL SURVEYOR FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PERSON, PERSONS, OR ENTITY NAMED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PERSON, PERSONS, OR ENTITY NAMED HEREIN.
10. SURVEYOR'S LIABILITY IS LIMITED TO THE PERSON, PERSONS, OR ENTITY NAMED HEREIN.
11. THIS SURVEY WAS PREPARED BASED ON A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, CHICAGO POLICY NUMBER 2-05165.
12. THE PROPERTY BOUNDARY IS LOCATED IN ZONE 1 OF THE FIRM FLOOD INSURANCE RATE MAP (FIRM FLOOD INSURANCE RATE MAP).
13. THERE ARE NO GAPS OR GIBBS.



LANGFORD
LAND SURVEYING, LLC
 PO BOX 697
 105 RIDGE ROAD
 LANDRUM, SC 29356
 OFF. 864-318-5782

LEGAL DESCRIPTION

All that certain plot, parcel or lot of land being in the State of South Carolina, County of Spartanburg, shown on a plat entitled SURVEY FOR: BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, dated 17 July 2020, prepared by Langford Land Surveying, LLC, and having the following metes and bounds to-wit:

Beginning at a PE nail found in the center of Liberty Hill Road at the common corner with Greer South Carolina Becknell Investors, LLC and having the state plane coordinates N 1110340.88 E 1543279.53 and being the POINT OF BEGINNING; thence with the center of Liberty Hill Road S 2°42'48" W for a distance of 158.85' to a PE nail set; thence continuing with said road S 2°37'27" W for a distance of 543.86' to a PE nail found at the common corner with Greer South Carolina Becknell Investors, LLC; thence with Greer South Carolina Becknell Investors, LLC S 80°40'41" E for a distance of 677.00' to a 1/2" rebar; thence turning and with Greer South Carolina Becknell Investors, LLC S 29°43'39" W for a distance of 154.88' to a 1/2" rebar; thence turning and with Greer South Carolina Becknell Investors, LLC S 84°37'27" W for a distance of 630.00' to a PE nail found and being the POINT OF BEGINNING and containing 4.78 Acres.

A.L.T.A. COMMITMENT

Chicago Title Insurance Company

COMMITMENT FILE NUMBER: 3-02108

DATE OF POLICY: June 16, 2020

SCHEDULE A, PART 1

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or agreement identified in Schedule A, and will include the following Exclusions unless cleared to the satisfaction of the Company:

B.

SCHEDULE B OF THE POLICY OR POLICIES TO BE REVISED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the public records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 Requirements are met. NOT A SURVEY MATTER.

2. Standard Exceptions:

(a) Rights or claims of parties in possession not shown by the public records. NOT A SURVEY MATTER.

(b) Easements, or claims of easements, not shown by the public records. NOT A SURVEY MATTER.

(c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. DOES NOT AFFECT PROPERTY.

(d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. NOT A SURVEY MATTER.

(e) Taxes or special assessments which are not shown as existing here by the public records. NOT A SURVEY MATTER.

3. Special Exceptions:

(a) All general or special taxes and assessments, including Public Service District assessments, if any, for Spartanburg County, South Carolina for the year 2020 and subsequent years. NOT A SURVEY MATTER.

(b) No insurance is afforded as to the exact amount of acreage contained in the property described herein. NOT A SURVEY MATTER.

(c) Riparian rights incident to the premises. NOT A SURVEY MATTER.

(d) Rights of interests in possession under unrecorded leases. NOT A SURVEY MATTER.

(e) Roll-back taxes as provided under Title 12, Article 2, of the South Carolina Code of Laws, 1976, as amended, Provisions Section 12-43-2206(a) and others. NOT A SURVEY MATTER.

(f) Any security interest created at closing. NOT A SURVEY MATTER.

(g) Exception is taken to the right-of-way of Liberty Hill Road. AFFECTS PROPERTY. SHOWN ON PLAN.

NOTE: Upon confirmation of the current right of way width of Liberty Hill Road with the Department of Transportation, this exception will be removed.

(h) Right-of-Way Easement from H. R. MacCrimmon to Duke Power Company, dated May 28, 1945, recorded in April 10, 1946, recorded in Book 130 Page 375, in the Register of Deeds for Spartanburg County, South Carolina. DOES NOT AFFECT PROPERTY.

(i) Right-of-Way Easement from H. R. MacCrimmon to Duke Power Company, dated April 16, 1946, recorded in May 17, 1946, recorded in Book 154, Page 346, above said Records. DOES NOT AFFECT PROPERTY.

(j) Right-of-Way Easement from H. R. MacCrimmon to Duke Power Company, dated April 1947, recorded in Book 186, Page 381, above said Records. DOES NOT AFFECT PROPERTY.

(k) Right-of-Way Easement from James O. Bennett, Freda S. Gray and Martha S. Bennett to Laurens Electric Cooperative, Inc., a cooperative corporation, dated November 13, 2001, filed for record January 23, 2002 at 4:02 p.m., recorded in Book 75-10, Page 316, above said Records. DOES NOT AFFECT PROPERTY.

(l) All those matters as disclosed by that certain plat recorded in Plat Book 92, Page 374, above said Records. DOES NOT AFFECT PROPERTY.

SURVEY FOR:

BECKNELL INDUSTRIAL, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

LOCATION: GREER, SC

SPARTANBURG COUNTY, SC

TAX MAP NO.: PART OF 5-28-00-030.00

DATE: 17 JUL 2020 JOB NO.: 337019

SCALE: 1" = 100'

0 50 100 200 300



BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
 BECKNELL INDUSTRIAL OPERATING PARTNERSHIP, L.P.,
 LAR REALTY INVESTORS, LLC,
 CHICAGO TITLE INSURANCE COMPANY,
 JAMES B. BENNETT,
 FRED S. GRAY

IN WITNESS WHEREOF:

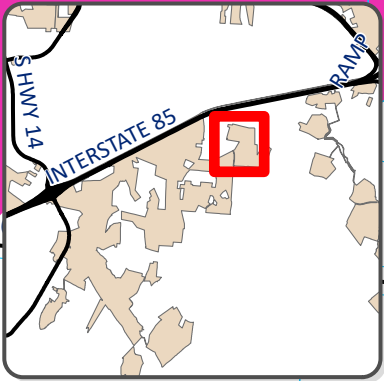
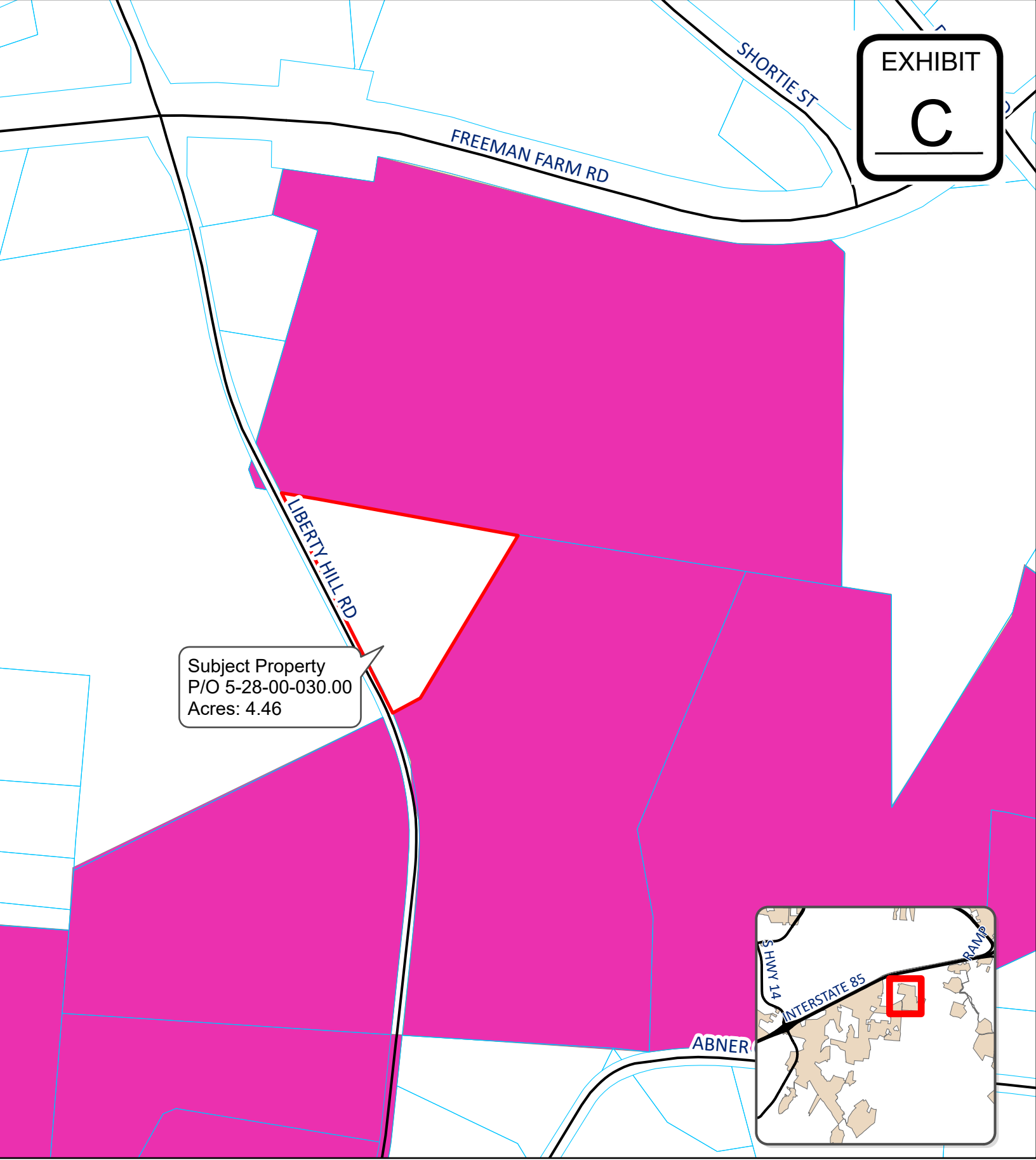
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 STANDARD DETAIL REQUIREMENTS FOR ALTA/ADPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ADPS, AND INCLUDING THE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 17 JULY 2020.

DATE OF PLAN

JAMES B. LANGFORD, JR.
 REG. NUMBER 12345

PRELIMINARY

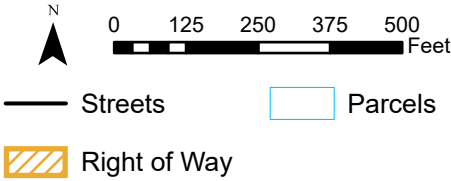
EXHIBIT
C



Ordinance 55-2020

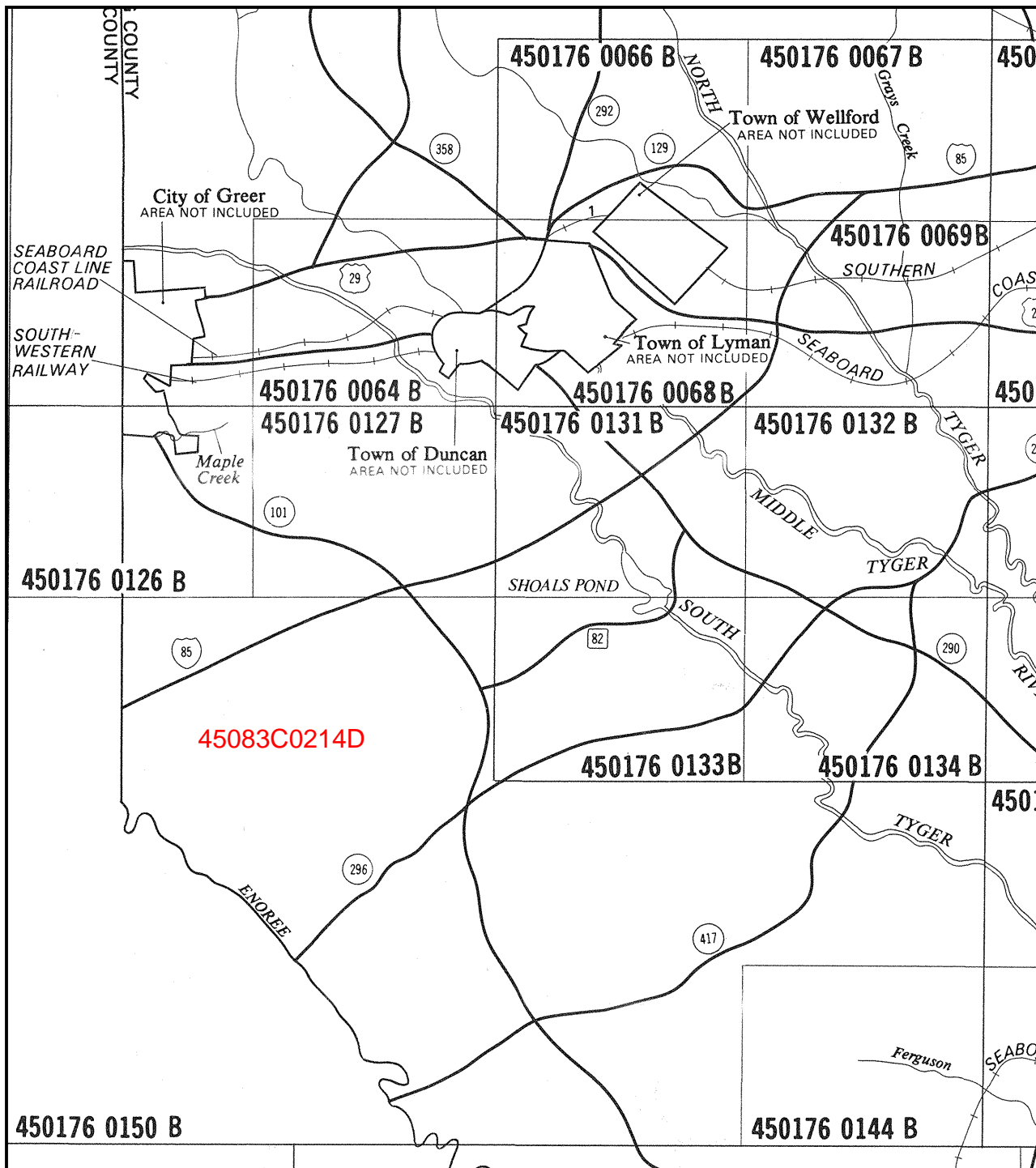
The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American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

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



EXHIBIT

D



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**SPARTANBURG COUNTY,
SOUTH CAROLINA**
(UNINCORPORATED AREAS)

MAP INDEX

PANELS PRINTED: 25, 50, 57, 64, 66, 67, 68,
69, 75, 76, 77, 78, 79, 81, 82, 85, 86, 87, 88,
89, 91, 92, 93, 94, 111, 113, 125, 126, 127,
131, 132, 133, 134, 144, 150, 151, 152, 153,
154, 156, 158, 161, 162, 163, 164, 175, 200,
207, 225, 226, 250, 275

COMMUNITY-PANEL NUMBERS

450176 0001-0275

EFFECTIVE DATE:
AUGUST 1, 1984



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



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 162 Liberty Hill Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-28-00-030.00 P/O ✓ attached hereto marked as Exhibit C containing approximately 4.46 ✓ 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 7th day of September, 2020 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.

The applicant hereby requests that the property described be zoned to I-1 (Industrial District).

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

☐ Yes ☒ No

Print Name: James Bennett
Signature: James D. Bennett
Address: 162 Liberty Hill Road
Witness: _____
Date: 9/9/20
Parcel Address: 162 Liberty Hill Road
Tax Map Number: 5-28-00-030.00

Print Name: MARSHA K BENNETT / Freida B. Gray
Signature: Marsha K Bennett / Freida B. Gray
Address: 162 Liberty Hill Rd
Witness: _____
Date: 9/9/20
Parcel Address: 162 LIBERTY HILL RD
Tax Map Number: 5-28-00-030.00



AGENDA
GREER CITY COUNCIL
10/13/2020

First Reading of Ordinance Number 56-2020

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JUST CALL LARRY, LLC LOCATED AT 3385 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF S-1 (SERVICE DISTRICT) FOR SAID PROPERTY. (Action Required)

Executive Summary:

Ordinance #56-2020 is an annexation and zoning request for property located at 3385 Brushy Creek Rd in Greenville County. The parcel for annexation consists of 6.77 acres. The property is currently developed and will continue its current business operations with an S-1, Service District zoning. The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel. Brandon McMahan, Planner

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	10/7/2020	Cover Memo
▣ Ordinance Number 56-2020	10/7/2020	Ordinance
▣ Ord 56-2020 Exhibit A Deed	10/7/2020	Exhibit
▣ Ord 56-2020 Exhibit B Plat	10/7/2020	Exhibit
▣ Ord 56-2020 Exhibit C Map	10/7/2020	Exhibit
▣ Ord 56-2020 Exhibit D FIRM	10/7/2020	Exhibit

Memorandum

To: Andrew Merriman, City Administrator

From: Brandon McMahan, Planner

Subject: Ordinance #56-2020

Date: September 22, 2020

CC: Tammy Duncan, Clerk to City Council

Ordinance #56-2020 is an annexation and zoning request for property located at 3385 Brushy Creek Rd in Greenville County. The parcel for annexation consists of 6.77 acres. The property is currently developed and will continue its current business operations with an S-1, Service District zoning.

The Planning Commission will conduct a public hearing on October 19, 2020 for the zoning of this parcel.

ORDINANCE NUMBER 56-2020

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JUST CALL LARRY, LLC LOCATED AT 3385 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF S-1 (SERVICE DISTRICT) FOR SAID PROPERTY.

WHEREAS, Just Call Larry, LLC is the sole owner of property located at 3385 Brushy Creek Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Number G006000200303 containing approximately 6.77 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361E attached hereto marked as Exhibit D; and,

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

WHEREAS, Just Call Larry LLC has petitioned the City of Greer to annex it's property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owner has requested that the subject property be zoned S-1 (Service District); and,

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

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

1. ANNEXATION: The 6.77 acres +/- property shown in red on the attached map owned by Just Call Larry LLC located at 3385 Brushy Creek Road as described on the attached City of Greer Map as Greenville County Parcel Number G006000200303 is hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced property shall be zoned S-1 (Service District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. LAND USE MAP: The above reference property shall be designated as Employment Center Community and Community Center on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.
4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361E.
5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT

A

BOOK 2064 PAGE 1825 ✓

FILED

GRANTEE'S ADDRESS: 3385 Brushy Creek Road, Greer, SC 29615

STATE OF SOUTH CAROLINA)

2003 NOV 24 P 1:58

DEED OF REAL ESTATE

COUNTY OF GREENVILLE)

REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, that

LARRY A. SINN AND LAUREN E. SINN, GRANTOR

EXEMPT

NOV 24 2003

in consideration of

ONE DOLLAR AND NO OTHER CONSIDERATION

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

JUST CALL LARRY, LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOREVER, GRANTEE

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and lying on the northwestern side of Brushy Creek Road, being shown as a 10.03 acre tract of land according to plat prepared by Site Design, Inc., entitled "Survey for Larry A. Sinn and Lauren E. Sinn" said plat being dated September 6, 2003 and being recorded in the Register of Deeds Office for Greenville County in Plat Book 47-P at Pages 47 A & B, and having the same courses and distances as will appear by reference to said plat.

This is the same property conveyed to the Grantors herein by the Deed of Van De Wiele of America, Inc., said Deed being recorded in the Register of Deeds Office for Greenville County, South Carolina in Deed Book 2062 at Page 662 on November 5, 2003.

11-223-26-2-3.3

This conveyance is made subject to all easements, restrictions, covenants and such other matters of public record or actually existing on the above described premises.

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

137622

11-24 4732

3

1000

WITNESS the grantor(s) hand(s) and seal(s) the 21st day of November, 2003.

In the presence of:

[Signature]
[Signature]

[Signature] (SEAL)

Larry A. Sinn

[Signature] (SEAL)

Lauren E. Sinn

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, Larry K. Wood, Notary Public for the State of South Carolina, do hereby certify that personally appeared before me this day Larry A. Sinn and Lauren E. Sinn who acknowledged the due execution of the foregoing instrument.

SWORN to before me this 21st day of November, 2003

[Signature]
Notary Public for South Carolina
My Commission Expires: 05/02/09

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

AFFIDAVIT

Page 1 of 2

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

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at: 3355 Brumfield Rd Greenville, SC 29615
 bearing Greenville County Tax Map Number _____, was
 transferred by LAURA A. JENNIFER & CAROL E. JENNIFER
 to WINDHURST LAND LIMITED LIABILITY COMPANY on NOVEMBER
21, 2005.

3. Check one of the following: The deed is

- (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 (c) ☒ exempt from the deed recording fee because (See Information section of affidavit): NO

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

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

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 (b) _____ The fee is computed on the fair market value of the realty which is _____.
 (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes ☒ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____

6. The deed recording fee is computed as follows:

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

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

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

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

[Signature]
Responsible Person Connected with the Transaction

SWORN to before me this 2/1/11 day of January 20 2011
Lamar K. Wood
Print or Type Name Here

Notary Public for [Signature]
My Commission Expires: 12-19-12

INFORMATION

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

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the

Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

FILED FOR RECORD IN GREENVILLE
COUNTY SC.R.O.D. OFFICE AT 01:58 PM
11 24 03 RECORDED IN DEED
BOOK 2064 PAGE 1828 THRU 1828
DOC # 2003137622
Lamar K. Wood
Notary Public

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF ROBERT C. HOOKS, SOUTH CAROLINA PROFESSIONAL SURVEYOR No. 26598. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.

THE PROPERTY SHOWN IS KNOWN AS THE REMAINDER OF "PROPERTY OF LARRY A. SINN & LAUREN E. SINN," BY SITE DESIGN, INC, DATED 9/06/03, RECORDED IN PLAT BOOK 47-P, PAGE 47-B, OFFICE OF THE R.O.D. FOR GREENVILLE COUNTY, SOUTH CAROLINA.

2020075699
PLAT/LG Book: PL 1377 Page: 0080 - 0080 1 Pgs
September 18, 2020 08:42:52 AM
Rec: \$25.00
FILED IN GREENVILLE COUNTY, SC

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 51°06'04" W	322.17	549.31	326.97

LINE	BEARING	DISTANCE
L1	S 56°00'04" E	37.86
L2	S 30°17'59" W	24.94

EXHIBIT

B

ORTH
FYING, LLC
MAPPERS
BURG DRIVE
29607
289
yying.com

SURVEY FOR
JUST CALL LARRY, LLC
GREENVILLE COUNTY, SOUTH CAROLINA

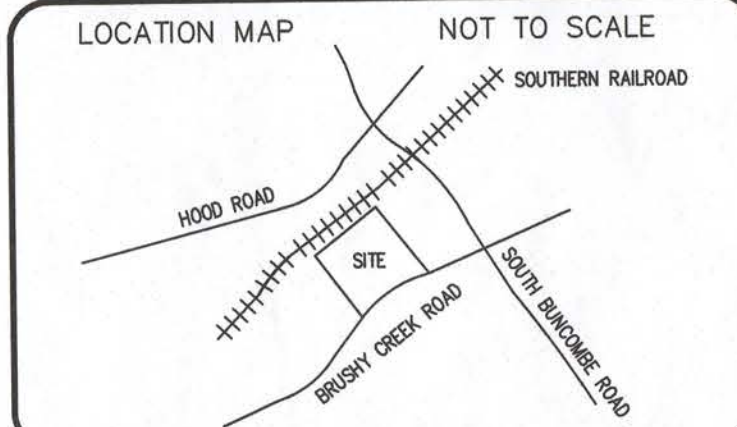
PROPERTY ADDRESS
3385 BRUSHY CREEK ROAD

TAX PIN
G006000200303

DATE
09/14/2020

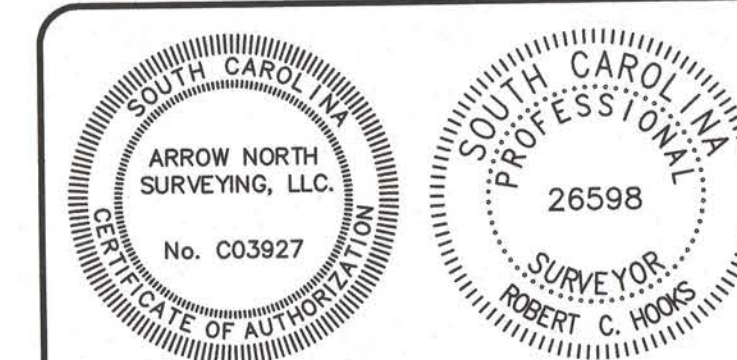
FIELD CREW
BGD/DF/MM

DRAWN BY
BGD



SURVEYOR'S NOTES
1) BRICK WALLS PROJECT INTO THE RIGHT OF WAY OF BRUSHY CREEK ROAD (S23-186) AS SHOWN AND LABELED HEREON.

LEGEND		
BL BUILDING LINE	TC/BC TOP/BOTTOM CURB	CB CATCH BASIN
CT CRIMP TOP	TW/BW TOP/BOTTOM WALL	D DROP INLET
DE DRAINAGE EASEMENT	EM ELECTRIC METER	E ELEVATION
EP EDGE OF PAVEMENT	WM WATER METER	SS FIRE HYDRANT
IPO IRON PIN OLD-O	WV WATER VALVE	GM GAS METER
IPS IRON PIN SET-O	CTV CABLE TV	GV GAS VALVE
N&C NAIL & CAP	FENCE LINE	LP LIGHT POLE
OT OPEN TOP	FOC FIBER OPTIC CABLE	PP POWER POLE
RB REBAR	GAS GAS LINE	GP GUY ANCHOR
R/W RIGHT OF WAY	OWP OVERHEAD POWER	
SD STORM DRAIN	QHT OVERHEAD TEL	
SS SANITARY SEWER	SD STORM DRAIN	
SSE SS EASEMENT	SS SANITARY SEWER	
SMH SD MANHOLE	UGP UNDERGROUND POWER	
SMH SS MANHOLE	UT UNDERGROUND TEL	
CO CLEAN OUT	WATER LINE	
TMH TELEPHONE MANHOLE	TEL TELEPHONE PEDESTAL	



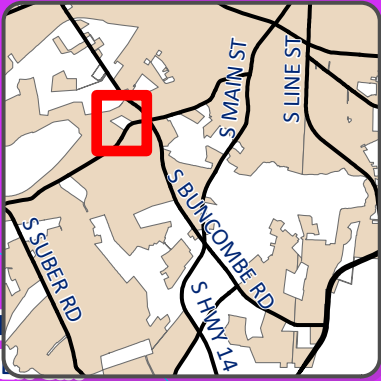
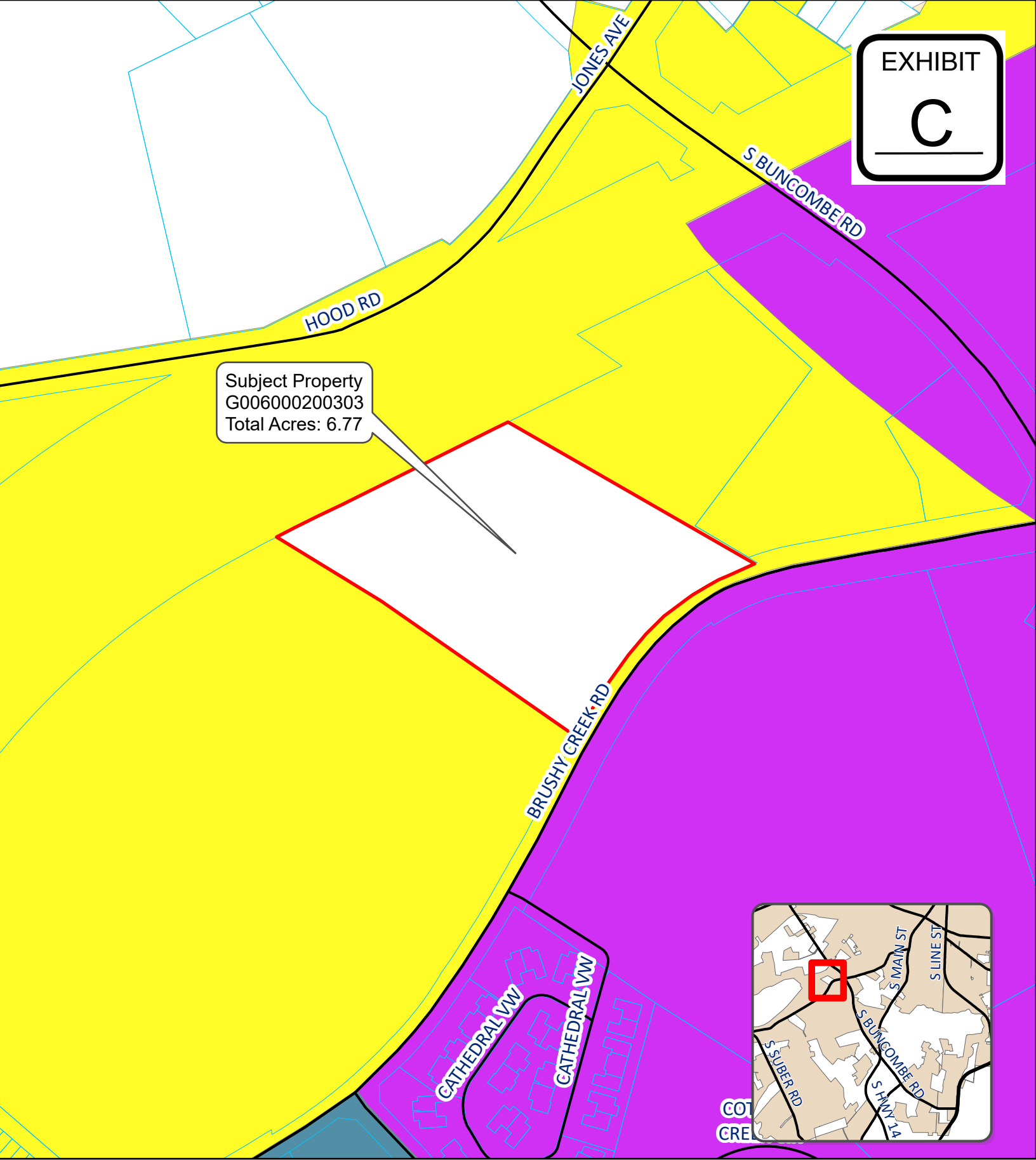
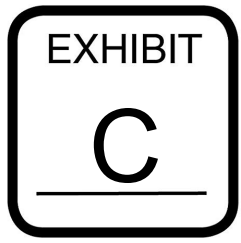
THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF ROBERT C. HOOKS.

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 "DT" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Robert C. Hooks
ROBERT C. HOOKS, P.S.
S.C. REG. NO. 26598
9/15/2020
DATE

This plat is not a subdivision as defined in the Greenville County Land Development Regulations, Article 2, Definitions.





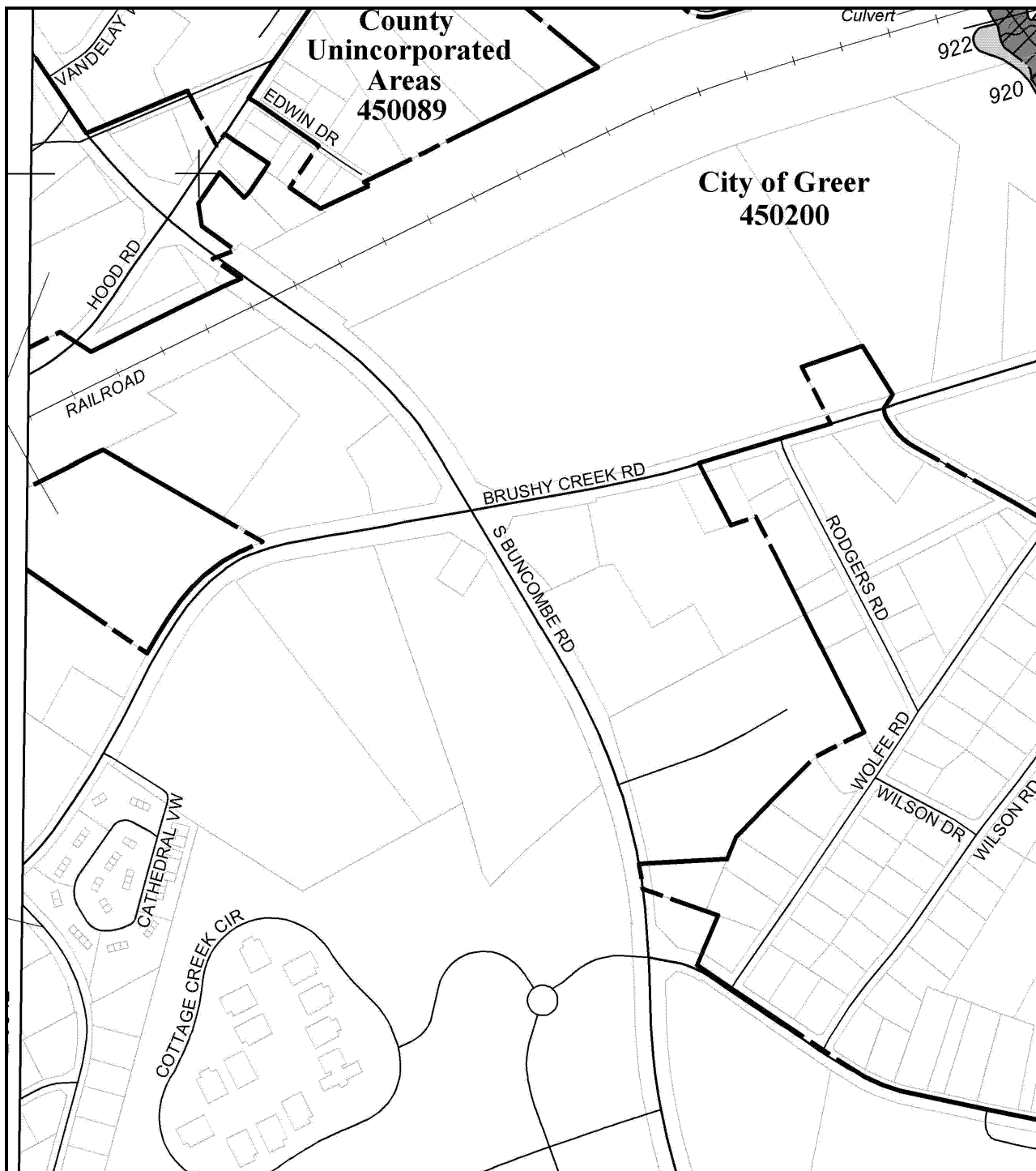
Ordinance 56-2020

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

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

- Streets
- Parcels
- Right of Way

EXHIBIT D



See Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0361E

FIRM

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

PANEL 361 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0361	E
GREER, CITY OF	450200	0361	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
45045C0361E

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



AGENDA
GREER CITY COUNCIL
10/13/2020

First Reading of Ordinance Number 57-2020

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY RAY AND SONS INVESTMENTS LOCATED ON FORREST STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

Executive Summary:

Ordinance #57-2020 is a rezoning request for a parcel located on Forest St. The applicant is requesting to rezone the property from R-12, Single Family Residential to DRD, Design Review District with the intent of subdividing the lot into two lots and building two single family residences. The houses will be a minimum of 1,200 sqft with a combination of exterior finishes such as vinyl and stone. The Planning Commission conducted a public hearing on September 21, 2020 and made a recommendation to approve the DRD rezoning request.

Brandon McMahan, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	10/7/2020	Cover Memo
❑ Ordinance Number 57-2020	10/7/2020	Ordinance
❑ Ord 57-2020 Exhibit A Map	10/7/2020	Exhibit
❑ Ord 57-2020 Exhibit B Statement of Intent	10/7/2020	Exhibit
❑ Ord 57-2020 Exhibit C Plat	10/7/2020	Exhibit
❑ Ord 57-2020 Zoning Application	10/7/2020	Backup Material
❑ Ord 57-2020 Planning Commission Minutes	10/7/2020	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Brandon McMahan, Planner

Subject: Ordinance #57-2020

Date: September 23, 2020

CC: Tammy Duncan, City Clerk

Ordinance #57-2020 is a rezoning request for a parcel located on Forest St. The applicant is requesting to rezone the property from R-12, Single Family Residential to DRD, Design Review District with the intent of subdividing the lot into two lots and building two single family residences. The houses will be a minimum of 1,200 sqft with a combination of exterior finishes such as vinyl and stone.

The Planning Commission conducted a public hearing on September 21, 2020 and made a recommendation to approve the DRD rezoning request.

ORDINANCE NUMBER 57-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY RAY AND SONS INVESTMENTS LOCATED ON FORREST STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Ray and Sons Investments located on Forrest Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G014000506200 containing approximately 0.266 +/- acres marked as Exhibit A.

1. The owners have requested that the zoning classification of its property be changed from R-12 (Single Family Residential District) to DRD (Design Review District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on September 21, 2020 which has recommended to Council that the zoning change be approved;

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

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

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

The zoning classification of property located on Forrest Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel

Number G014000506200 containing approximately 0.266 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: October 13, 2020

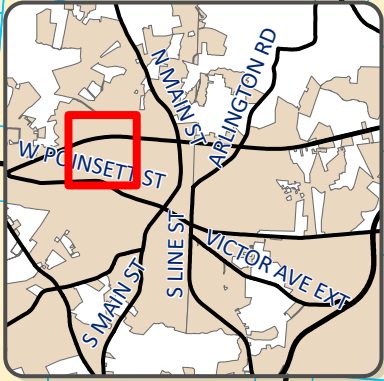
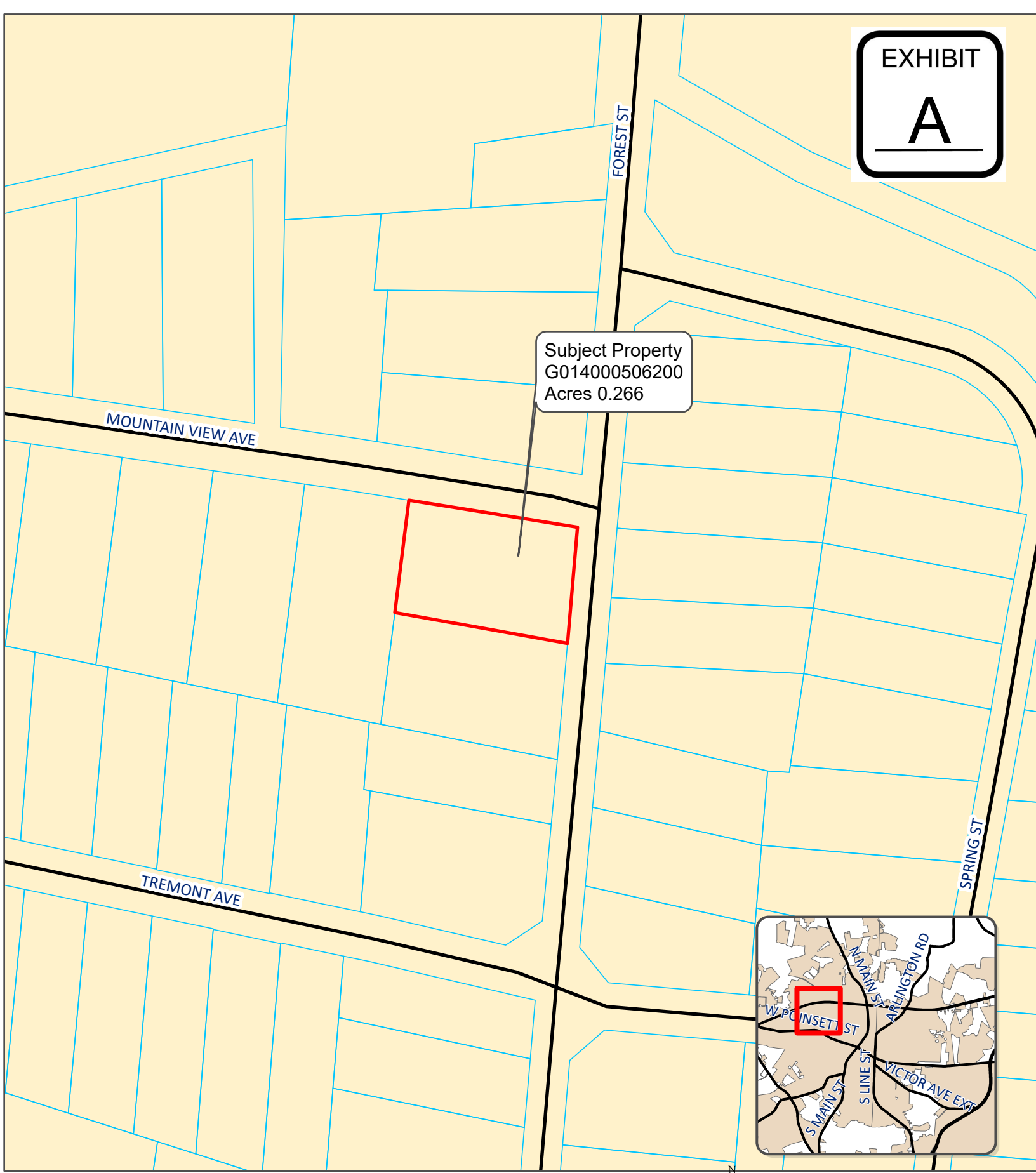
Second and
Final Reading: October 27, 2020

Approved as to Form:

John B. Duggan, Esquire
City Attorney

EXHIBIT
A

Subject Property
G014000506200
Acres 0.266



Ordinance 57-2020

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 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.

Streets

City Limits

Parcels

Ray & Sons Investments, LLC
Po Box 1486
Greer, SC 29652
(864) 346-6571

Building & Development Standards
City of Greer
201 E. Poinsett St
Greer, SC 29651

Re: Proposed Development
Forest St and Mountain View Ave

To Whom It May Concern:

I submit for review the following project to be developed on the corner of Forest St and Mountain View Ave, in Greer. The tax map number is G0140005062.00. My intent is to construct two single family homes, with three bedrooms and two baths, on this lot, to be split in half. Please refer to the below information and submitted site plan.

Square Footages

Both homes to have 1212 heated square feet.
Porches on each to be 148 square feet

Exterior Finishes

Concrete driveway
Vinyl Siding
Architectural Roofing
Slab Foundation
Solid Vinyl Windows with Insulated Glass

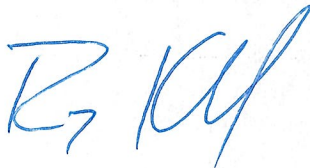
Landscaping

Shrubs
Grass

Zoning

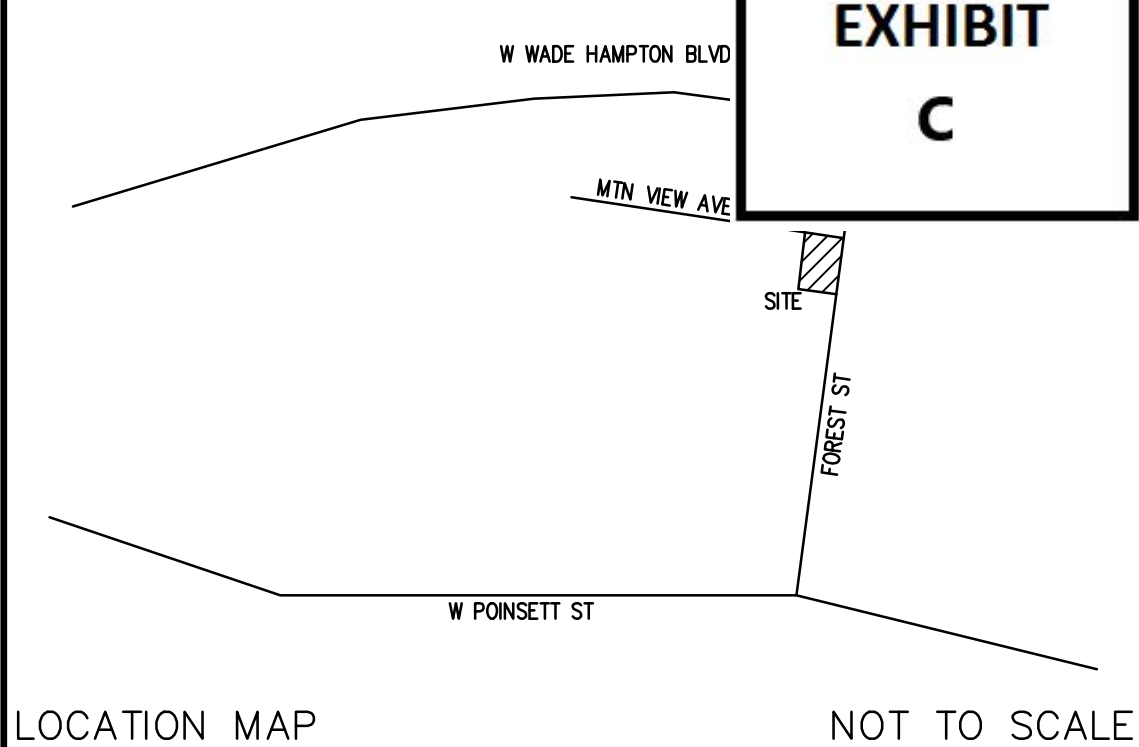
The current zoning for this proposed development is R-12. I am requesting a rezoning of this property to DRD to allow for this property to be split. Please let me know if there is any further information needed.

Respectfully Submitted,
Ray Kandoll, owner of Ray and Sons Investments, LLC



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

- LEGEND**
- | | | | | | |
|-----|-----------------------|------|--------------------|-------|---------------------|
| BL | BUILDING LINE | CATV | CABLE TV PEDESTAL | TC/BC | TOP/BOTTOM CURB |
| CL | CENTERLINE | TEL | TELEPHONE PEDESTAL | TW/BW | TOP/BOTTOM WALL |
| CMP | CORRUGATED METAL PIPE | EM | ELECTRIC METER | VCP | VITRIFIED CLAY PIPE |
| CT | CRIMP TOP | CB | CATCH BASIN | WM | WATER METER |
| DE | DRAINAGE EASEMENT | DI | DROP INLET | WV | WATER VALVE |
| EP | EDGE OF PAVEMENT | E | ELEVATION | CTV | CABLE TV |
| IPO | IRON PIN OLD | FH | FIRE HYDRANT | X | FENCE LINE |
| IPS | IRON PIN SET | G | GAS METER | FOC | FIBER OPTIC CABLE |
| N&C | NAIL & CAP | GV | GAS VALVE | GAS | GAS LINE |
| OT | OPEN TOP | LP | LIGHT POLE | OHP | OVERHEAD POWER |
| RB | REBAR | PP | POWER POLE | OHT | OVERHEAD TELEPHONE |
| RCP | REINFORCED CONC PIPE | GP | GUY ANCHOR | SD | STORM DRAIN |
| R/W | RIGHT OF WAY | SDMH | SD MANHOLE | SS | SANITARY SEWER |
| SD | STORM DRAIN | SSMH | SS MANHOLE | UGP | UNDERGROUND POWER |
| SS | SANITARY SEWER | TMH | TELEPHONE MANHOLE | UGT | UNDERGROUND TEL |
| SSE | SS EASEMENT | CO | CLEAN OUT | W | WATER LINE |

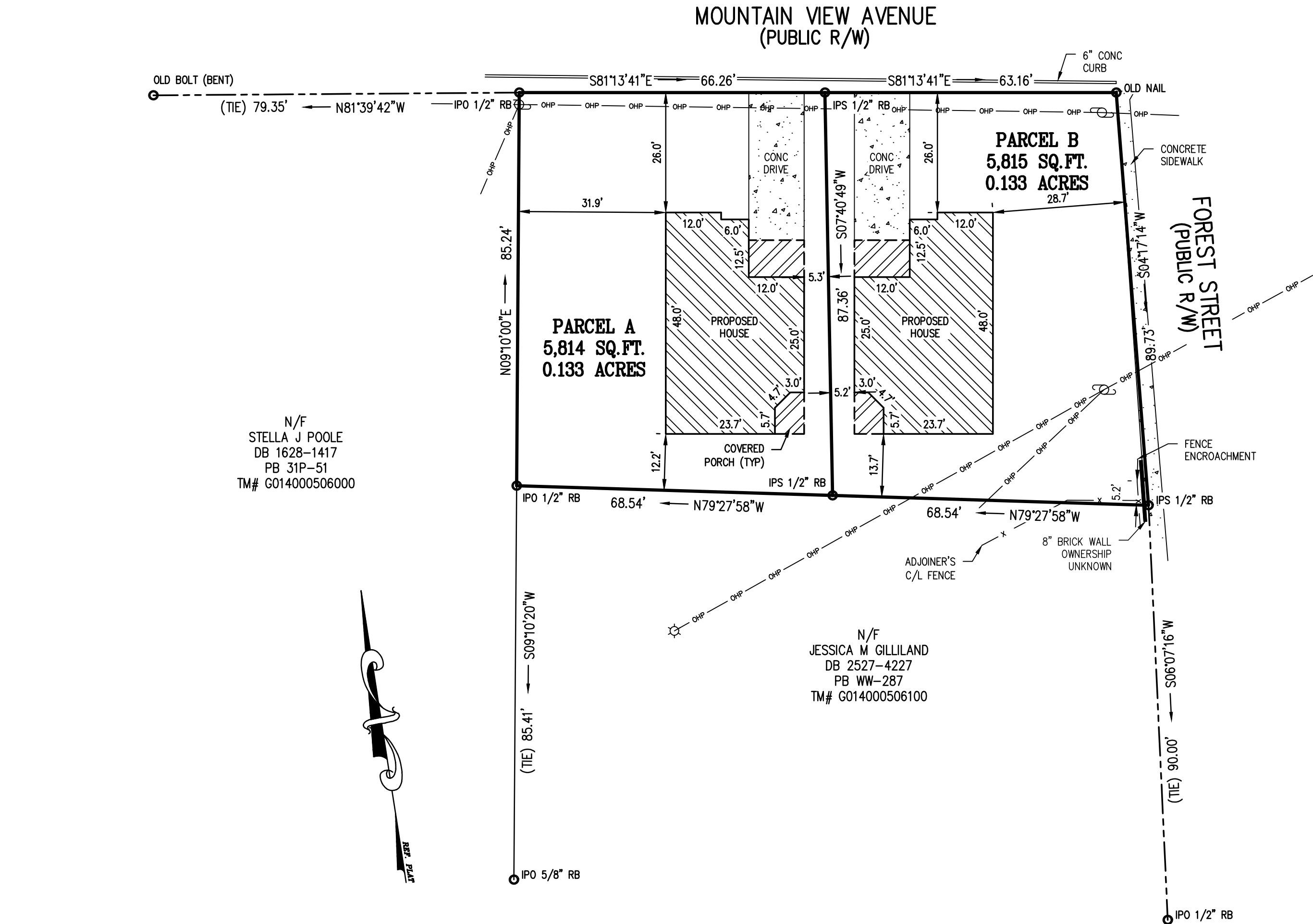


CERTIFICATE OF ACCURACY

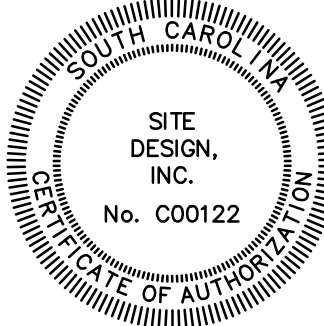
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

DATE: 10034
S.C. REGISTRATION NO: 10034

MACK L. CHAPMAN, JR., P.L.S.



REF DEED: DB 2528, PG 2462
REF PLAT: PB WW, PG 287



SURVEY FOR

RAY AND SONS INVESTMENTS, LLC

SCALE: 1" = 20'

PROPERTY ADDRESS: FOREST ST

TAX PIN: G014000506200

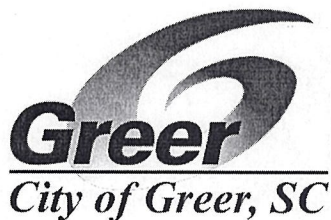
DATE: 6/23/20

FIELD CREW: BM/EM/AK

DRAWN BY: GCC

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 8/05/2020

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

Tax Map Number(s) G014000506200
Property Address(s) Forest St Greer
Acreage of Properties 0.266 County _____

Applicant Information

Name RAY KANDOLL
Address PO Box 1486
Greer, SC 29652
Contact Number 864-346-6571
Email rkbuilder@mail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name RAY B SONS INVESTMENTS
Address PO Box 1486
Greer, SC 29652
Contact Number 864-346-6571
Email rkbuilder@mail.com

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

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

Existing Use: _____ Proposed Use: _____

Signature(s) Ry KU

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, SEPTEMBER 21, 2020

DOCKET: RZ 20-50

APPLICANT: Ray Kandoll

PROPERTY LOCATION: Corner of Forest St and Mountain View Ave

TAX MAP NUMBER: G014000506200

EXISTING ZONING: R-12, Single-family Residential

REQUEST: Rezone to DRD, Design Review District

SIZE: 0.31 Acres

COMPREHENSIVE PLAN: Residential Land Use 3 in a Transit-oriented Corridor

ANALYSIS: **RZ 20-50**

RZ 20-50 is a request to rezone a parcel located at the corner of Forest St and Mountain View Ave. The request is to rezone the property from R-12, Residential District to DRD, Design Review District. The zoning will allow for the property to be subdivided with a smaller than traditional lot size resulting in two lots with the potential for one single-family dwelling on each lot.

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

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

Surrounding land uses and zoning include:

North: R-12, Single-Family Residential
East: R-12, Single-Family Residential
South: R-7.5, Single-Family Residential
West: R-12, Single-Family Residential

The land use map in the Comprehensive Plan defines the property as Residential Land Use 3. This Community category is the location of higher density residential development, primarily multi-family developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre. Additionally, the property is located in a Transit-oriented Corridor. These corridors normally link employment centers with urban areas. The land uses along these transit corridors could support a future mass transit system and incorporate a balance of both residential and non-residential development.

The proposed use is in keeping with the existing neighborhood and with its proximity to a TOD Corridor and Wade Hampton, a smaller lot size/higher density is appropriate. In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the request.

STAFF RECOMMENDATION: Approval

ACTION: The commission discussed with the applicant the square footage and make up of each of the homes. The applicant stated that each home would be a minimum of 1,200 sqft, 3 bedrooms, 2 bathrooms with a combination of exterior features such as vinyl and stone with a starting price of \$180,000

Mr. Wright made a motion to approve the rezoning request and Mr. Lavender seconded the motion. The motion was approved 6-0.



AGENDA
GREER CITY COUNCIL
10/13/2020

First Reading of Ordinance Number 58-2020

Summary:

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5, ZONING DISTRICT REGULATIONS, SECTION 8.2, C-2, HIGHWAY COMMERCIAL DISTRICT, COMMERCIAL USES PERMITTED BY SPECIAL EXCEPTION, TO ALLOW AIR CONDITIONING EQUIPMENT, SALES AND SERVICE.

Executive Summary:

Ordinance #58-2020 is a text amendment to the City of Greer Zoning Ordinance amending Article 5 Zoning District Regulations, Section 8 C-2, Commercial District, Subsection 2 to add the air conditioning equipment, sales and service to uses allowed by special exception. The Planning Commission conducted a public hearing on September 21, 2020 and recommended approval of the requested addition as a special exception.

Brandon McMahan, Planner

ATTACHMENTS:

Description	Upload Date	Type
❏ Cover Memo	10/8/2020	Cover Memo
❏ Ordinance Number 58-2020	10/8/2020	Ordinance
❏ Ord 58-2020 Planning Commission Minutes	10/8/2020	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Brandon McMahan, Planner

Subject: Ordinance #58-2020

Date: September 22, 2020

CC: Tammy Duncan, City Clerk

Ordinance #58-2020 is a text amendment to the City of Greer Zoning Ordinance amending Article 5 Zoning District Regulations, Section 8 C-2, Commercial District, Subsection 2 to add the air conditioning equipment, sales and service to uses allowed by special exception.

The Planning Commission conducted a public hearing on September 21, 2020 and recommended approval of the requested addition as a special exception.

ORDINANCE NUMBER 58-2020

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5, ZONING DISTRICT REGULATIONS, SECTION 8.2, C-2, HIGHWAY COMMERCIAL DISTRICT, COMMERCIAL USES PERMITTED BY SPECIAL EXCEPTION, TO ALLOW AIR CONDITIONING EQUIPMENT, SALES AND SERVICE.

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

WHEREAS, Greer City Council wishes to amend “Article 5, Zoning District Regulations, Section 8.2, C-2, Highway Commercial District, Commercial Uses Permitted by Special Exception,” by adding air conditioning equipment, sales and service as an allowed use by special exception; and,

WHEREAS, the City of Greer Planning Commission recommended approval of the requested amendment to the City of Greer Zoning Ordinance at a Public Hearing held at 6:30 p.m. on September 21, 2020 after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering a proposed amendment to the City of Greer Zoning Ordinance. The Planning Commission minutes and staff report from said meeting are attached hereto marked as Exhibit “A.”

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer that “Article 5, Zoning District Regulations, Section 8.2, C-2, Highway Commercial District, Commercial Uses Permitted by Special Exception” is amended as follows:

5:8.2 Uses Permitted by Special Exception

Air conditioning equipment, sales and service, subject to the following:

- A. The minimum lot size must be 0.50 acres; and,**
- B. For lots which abut residentially zoned properties, outdoor storage areas are prohibited within fifteen (15) feet of the residential property; and,**
- C. For lots which abut residentially zoned properties, an electronic message board sign is not allowed.**

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

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

Approved as to Form:

Daniel Hughes, City Attorney

**TEXT AMENDMENT REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, SEPTEMBER 21, 2020**

EXHIBIT

A

DOCKET: MISCP 20-05

APPLICANT: City of Greer

Zoning Text Amendment: Article 5 (C-2 Commercial Districts)

Purpose: To add "Air conditioning equipment, sales, and service to be allowed uses by Special Exception in C-2, Commercial"

ANALYSIS:

MISCP 20-05

The Planning Commission recommended denial of RZ 20-43, a request to rezone a parcel at the corner of Poplar Drive and S Line Ext from C-2, Commercial District to C-3, Highway Commercial, at its July 20 meeting. City Council heard the request at its July 28 meeting and tabled the request. Staff was directed by Council to prepare a text amendment allowing the air conditioning equipment, sales, and service use to be an allowed use by Special Exception in C-2, Commercial. As such, Staff proposes the following text amendment:

Amend Article § 5:8.2 of the City of Greer, SC Zoning Ordinance to add the following use to the C-2 Commercial District by Special Exception with the following conditions.

Air conditioning equipment, sales, and service subject to the following:

- A. Minimum lot size must be 0.50 acres
 - B. Where sites abut residentially zoned properties, outdoor storage areas cannot be placed within 15 feet of the residentially property.
 - C. If within a residential area an electronic message board is not allowed
-

STAFF RECOMMENDATION: Approval

ACTION – The commission discussed the options of allowing the use by right versus a use by special exception. Mr. Lavender was concerned about the potential for equipment to be left laying around the property, while Mr. Kriese had concern about potential traffic of large vehicles for deliveries. Staff explained the process and requirement for a Special Exception.

Mr. Lavender made a motion to approve the text amendment to allow air conditioning equipment sales and service as a use allowed by special exception. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.