



**AGENDA**  
**GREER CITY COUNCIL**

September 8, 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 Judy Albert

**Public Forum**

**Minutes of Council Meeting**

1. August 25, 2020  
(Action Required)

**Administrator's Report**

Andy Merriman, City Administrator

**Old Business**

1. Second and Final Reading of Ordinance Number 45-2020  
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY VICTORY PROFESSIONAL LLC LOCATED AT 811 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)
2. Second and Final Reading of Ordinance Number 46-2020  
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY APRIL BAUR LOCATED AT 305 BUNCOMBE STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-

FAMILY RESIDENTIAL DISTRICT). (Action Required)

3. Second and Final Reading of Ordinance Number 47-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOSHUA TYNER LOCATED AT 228 DAVID ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

4. Second and Final Reading of Ordinance Number 48-2020

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK LLC LOCATED AT 220 AND 240 J STREET FROM DRD (DESIGN REVIEW DISTRICT) TO R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

5. Second and Final Reading of Ordinance Number 49-2020

AN ORDINANCE AUTHORIZING A ROAD CLOSURE (Action Required)

### **New Business**

1. First 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)

Ordinance 50-2020 is an annexation and zoning request for four (4) parcels located at the intersection of Wade Hampton Blvd and Fairview Rd in Greenville County. The parcels for annexation consist of a total of 9.4 acres. The proposed zoning is C-3, Highway Commercial. The Planning Commission will conduct a Public Hearing on September 21, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

2. First 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. (Action Required)

Ordinance Number 51-2020 is a budget amendment to the General Fund for the fiscal year ending June 30, 2021. The change accounts for the

acceptance of the Assistance to Firefighters Grant approved by City Council. The total general fund budget will be increased by \$195,294 to \$30,204,448.

3. First and Final Reading of Resolution Number 25-2020

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

Reno Deaton, Executive Director, Greer Development Corporation

### **Executive Session**

Council may take action on matters discussed in executive session.

1. Legal Advice and Contractual Matter

Request: Motion to enter into Executive Session to discuss Legal Advice and a Contractual Matter pertaining to Blue Ridge Plantation; as allowed by State Statute Section 30-4-70(a)(2).

### **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**  
9/8/2020

**Councilmember Judy Albert**

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Invocation Schedule	9/2/2020	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**  
**9/8/2020**

**August 25, 2020**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
☐ August 25, 2020 Council Meeting Minutes	9/2/2020	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL August 25, 2020**

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

### **I. CALL TO ORDER OF THE PUBLIC HEARING**

Mayor Rick Danner – 6:36 P.M.

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

Councilmember Jay Arrowood was absent.

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

**Subject:** Consideration of the Closure of a Portion of a City Owned Road

**NOTICE IS HEREBY GIVEN** that the City of Greer, a municipal corporation organized and existing under the laws of the State of South Carolina, will hold a public hearing for consideration of an ordinance to close a portion of the city-owned road known as Biblebrooke Drive pursuant to Resolution 6-2020 on August 25, 2020 at 6:30 pm at Greer City Hall. The portion of Biblebrooke Drive to be abandoned and closed is identified as "15,010 square feet/0.345 acre" and more particularly described on a survey dated July 8, 2020 prepared by Upstate Surveying Associates, LLC for the City of Greer. The portion of the road to be closed is bordered on all sides by properties owned by AHOP 143 Properties, LLC, Timberlake Properties, LLC, Kenneth Darron Wilson, and Morris Kenneth Howard, Sr. and Barbara W. Howard, as Trustees of the Ken and Barbara Howard Family Living Trust dated January 14, 2020 and identified by Spartanburg County Tax Map Nos. 5-18-00-001.00; 5-18-00-002.00; 5-18-00-010.00; and 5-18-00-009.03.

Discussion held.

Mayor Danner opened the Public Hearing for public comment.

- 1) Daniel Hughes, Duggan & Hughes LLC, City Attorney presented the request.
- 2) Allison Rauch, 227 Galena Lane spoke in opposition to closing the road.
- 3) Ron Conover, 128 Flint Lane spoke in opposition to closing the road.
- 4) Karuiam Booker, 554 Biblebrook Drive spoke in opposition to closing the road.
- 5) Kenneth Wilson, 675 Biblebrook Drive spoke in opposition to closing the road.

6) Tarek Itani, 111 Flint Lane spoke in opposition to closing the road.  
Mayor Danner again offered 3 times for additional speakers.

7) Sharon Conover, 128 Flint Lane spoke in opposition to closing the road.

Mayor Danner offered one last time and no one chose to speak.

The Public Hearing adjourned 6:59 P.M.

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

Mayor Rick Danner – 6:59 P.M.

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

Councilmember Jay Arrowood was absent.

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

## **III. PLEDGE OF ALLEGIANCE**

Councilmember Wryley Bettis

## **IV. INVOCATION**

Councilmember Wryley Bettis

## **V. PUBLIC FORUM**

Amanda Hopper, 172 Lemon Creek Drive spoke in support of New Business, Item A Lemon Creek Drive speed bumps.

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

August 11, 2020

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of August 11, 2020 be received as written. Councilmember Wayne Griffin seconded the motion.

**VOTE** - Motion carried unanimously.

## **VII. DEPARTMENTAL REPORTS**

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

### **Finance**

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

General Fund Cash Balance: \$12,540,339.  
General Fund Revenue: \$590,576.  
General Fund Expenditures: \$1,387,903.  
Revenue Benchmark Variance: \$64,907.  
Expenditure Benchmark Variance: \$14,802.  
Overall Benchmark Variance: \$79,709.

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

Hospitality Fund Cash Balance: \$1,348,413.  
Storm Water Fund Cash Balance: \$2,402,334.

## **VIII. ADMINISTRATOR'S REPORT**

**Andy Merriman**, City Administrator presented the following:

**Financial Report** – Fund Balance expenditures have been added to the financial report. As those funds are spent you will be made aware.

**Parking Garage** – The garage is going vertical, precast installation has begun at the garage. It is due to be completed in five to six weeks.

**Streetscape Extension** – has begun. You will see crews working on Main Street. Thursday afternoon Mayor Danner will appear before the Greenville Legislative Delegation and Transportation Committee with an application for C Funds to assist in this project to offset those costs. We are very hopeful they will look at our application favorably.

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

### **A. Construction Board of Adjustments and Appeals** **David Greer has resigned his term expires 12/31/2024.**

**ACTION** – Mayor Rick Danner nominated Gwinn Harvey to serve on the Construction Board of Adjustments and Appeals. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

## **X. OLD BUSINESS**

### **A. Second and Final Reading of Ordinance Number 41-2020** **AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CJN, LLC LOCATED AT 220 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY.**

Ashley Kaade, Planner stated the Planning Commission held a Public Hearing August 17, 2020 and recommended approval.

Discussion held.

**ACTION** – Councilmember Lee Dumas made a motion to approve Second and Final Reading of Ordinance Number 41-2020. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**B. Second and Final Reading of Ordinance Number 42-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CROWN PROPERTIES, LLC LOCATED AT 210 AND 200 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY.**

Ashley Kaade, Planner stated the Planning Commission held a Public Hearing August 17, 2020 and recommended approval.

**ACTION** – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 42-2020. Councilmember Lee Dumas seconded the motion.

Discussion.

**VOTE** – Motion carried unanimously.

**C. Second and Final Reading of Ordinance Number 43-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTIES OWNED BY HONEYWELL INTERNATIONAL LLC LOCATED AT 85 AND 87 BEECO ROAD AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.**

Ashley Kaade, Planner stated the Planning Commission held a Public Hearing August 17, 2020 and recommended approval.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 43-2020. Councilmember Judy Albert seconded the motion.

Discussion.

**VOTE** – Motion carried unanimously.

## **XI. NEW BUSINESS**

### **A. Lemon Creek Drive Speed Bumps**

**Lemon Creek Drive in the River Dale subdivision previously had four rubber speed bumps that were in poor condition. These speed bumps were removed during paving operations and not replaced. Property owners have petitioned to replace the speed bumps.**

Robert Roux, Assistant City Engineer presented the request. Staff recommends approval. (Attachment)

**ACTION** – Councilmember Mark Hopper made a motion to approve the request for speed bumps on Lemon Creek Drive. Councilmember Judy Albert seconded the motion.

Discussion.

**ACTION** – Councilmember Mark Hopper amended his first motion to include Lemon Creek Drive, Yamasee Court, provide an exception for item number 5 in the list of qualifications and move forward with the process. Councilmember Judy Albert amended her second.

**VOTE** – Motion carried unanimously.

### **B. First and Final Reading of Resolution Number 23-2020**

#### **A RESOLUTION TO ADOPT THE GREENVILLE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

Dorian Flowers, Fire Chief presented the request.

**ACTION** – Councilmember Lee Dumas made a motion to approve First and Final Reading of Resolution Number 23-2020. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

### **C. Fiscal Year 2019 Assistance to Firefighter Grant**

**Your application submitted for the Fiscal Year (FY) 2019 Assistance to Firefighters Grant (AFG) Grant funding opportunity has been approved in the amount of \$177,540.00 in Federal funding. As a condition of this grant, you are required to contribute non-Federal funds equal to or greater than 10.0% of the Federal funds awarded, or \$17,754.00 for a total approved budget of \$195,294.00. Please see the FY 2019 AFG Notice of Funding Opportunity for information on how to meet this cost share requirement.**

Dorian Flowers, Fire Chief presented the request. (Attachment)

Discussion.

**ACTION** – Councilmember Wryley Bettis made a motion to accept Fiscal Year 2019 Assistance to Firefighter Grant. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**D. First Reading of Ordinance Number 45-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY VICTORY PROFESSIONAL LLC LOCATED AT 811 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

Ashley Kaade, Planner presented the request. The Planning Commission held a Public Hearing August 17, 2020 and recommended approval. The owner Victor Naranjo was present and spoke briefly.

**ACTION** – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 45-2020. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**E. First Reading of Ordinance Number 46-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY APRIL BAUR LOCATED AT 305 BUNCOMBE STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).**

Ashley Kaade, Planner presented the request. The Planning Commission held a Public Hearing August 17, 2020 and recommended approval. Staff recommends approval. The owner April Baur was present and spoke briefly.

**ACTION** – Councilmember Judy Albert made a motion to receive First Reading of Ordinance Number 46-2020. Councilmember Wryley Bettis seconded the motion.

Discussion.

**VOTE** – Motion carried unanimously.

**F. First Reading of Ordinance Number 47-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOSHUA TYNER LOCATED AT 228 DAVID ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT).**



Ashley Kaade, Planner presented the request. The Planning Commission held a Public Hearing August 17, 2020 and recommended approval. Staff recommends approval. The owner Joshua Tyner was present and spoke briefly.

Lengthy discussion.

**ACTION** – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 47-2020. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried 4-2 with Councilmember Albert and Mayor Danner voting in opposition.

**G. First Reading of Ordinance Number 48-2020  
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A  
PORTION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK LLC  
LOCATED AT 220 AND 240 J STREET FROM DRD (DESIGN REVIEW  
DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

Ashley Kaade, Planner presented the request. The Planning Commission held a Public Hearing August 17, 2020 and recommended approval. Neither the owner nor a representative was present.

**ACTION** – Councilmember Judy Albert made a motion to receive First Reading of Ordinance Number 48-2020. Councilmember Wryley Bettis seconded the motion.

Discussion.

**VOTE** – Motion carried unanimously.

**H. First Reading of Ordinance Number 49-2020  
AN ORDINANCE AUTHORIZING A ROAD CLOSURE (Biblebrook Drive)**

Steve Grant, City Engineer, Robert Roux, Assistant City Engineer, Dorian Flowers, Fire Chief spoke.

**ACTION** – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 49-2020. Councilmember Judy Albert seconded the motion.

Lengthy discussion.

**VOTE** – Motion carried 4-2 with Councilmembers Griffin and Albert voting in opposition.

## **XII. EXECUTIVE SESSION**

**ACTION** – In (8:28 p.m.)

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

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

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

**ACTION** - Out (8:43 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Judy Albert seconded the motion. Motion carried unanimously.

### **XIII. ADJOURNMENT**

8:43 P.M.

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Richard W. Danner, Mayor

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Tammela Duncan, Municipal Clerk

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, August 21, 2020.

Category Number:  
Item Number: 1.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/8/2020**

**Second and Final Reading of Ordinance Number 45-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY VICTORY PROFESSIONAL LLC LOCATED AT 811 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
❏ Ordinance Number 45-2020	9/2/2020	Ordinance
❏ Ord 45-2020 Exhibit A Map	9/2/2020	Exhibit
❏ Ord 45-2020 Zoning Map Admend Application	9/2/2020	Backup Material

## **ORDINANCE NUMBER 45-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY VICTORY PROFESSIONAL LLC LOCATED AT 811 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Victory Professional LLC located at 811 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000300101 containing approximately .195 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of its property be changed from C-2 (Commercial District) to R 7.5 (Single Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on August 17, 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 R 7.5 (Single Family Residential District).

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

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

The zoning classification of property located at 811 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G009000300101 containing approximately .195 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to R 7.5 (Single Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

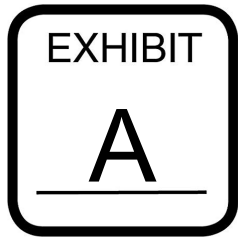
First Reading: August 25, 2020

Second and  
Final Reading: September 8, 2020

Approved as to Form:

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John B. Duggan, Esquire  
City Attorney

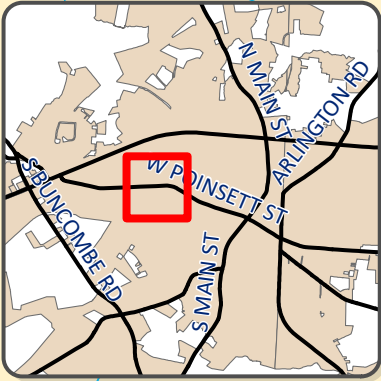


Subject Property  
G009000300101  
Acres: 0.195

N HOWELL ST

W POINSETT ST

S HOWELL ST



# Ordinance 45-2020

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.

N

0 10 20 30 40

Feet

Streets

City Limits

Parcels



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

Date 07/06/2020

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

Tax Map Number(s) G009.00-03-001.01

Property Address(s) 811 W Poinsett Street, Greer, SC 29650

Acreage of Properties 0.195 or 8,508 S.F County Greenville

**Applicant Information**

Name Victor Naranjo / Victory Professional  
Address 811 W Poinsett Street, Greer, SC 29650  
\_\_\_\_\_  
Contact Number 864 325 6238  
Email vic-openhouse@hotmail.com

**Property Owner Information**

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

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

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from C-2 to R-7.5.

Existing Use: Vacant office Proposed Use: Single family residential

Signature(s) Victor Naranjo  
\_\_\_\_\_

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

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_ Case No. \_\_\_\_\_  
Meeting Date \_\_\_\_\_

**See Reverse**

**Complete the section below if multiple property owners**

Name	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
Signature	_____

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

Name	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
Signature	_____



Category Number:  
Item Number: 2.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/8/2020**

**Second and Final Reading of Ordinance Number 46-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY APRIL BAUR LOCATED AT 305 BUNCOMBE STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
❏ Ordinance Number 46-2020	9/2/2020	Ordinance
❏ Ord 46-2020 Exhibit A Map	9/2/2020	Exhibit
❏ Ord 46-2020 Zoning Map Amend Application	9/2/2020	Backup Material

## **ORDINANCE NUMBER 46-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY APRIL BAUR LOCATED AT 305 BUNCOMBE STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by April Baur located at 305 Buncombe Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G004000103100 containing approximately .25 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of her property be changed from R-12 (Single Family Residential District) to RM-2 (Multi-Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on August 17, 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 RM-2 (Multi-Family Residential District).

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

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

The zoning classification of property located at 305 Buncombe Street more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G004000103100 containing approximately .25 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to RM-2 (Multi-Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Judy Albert

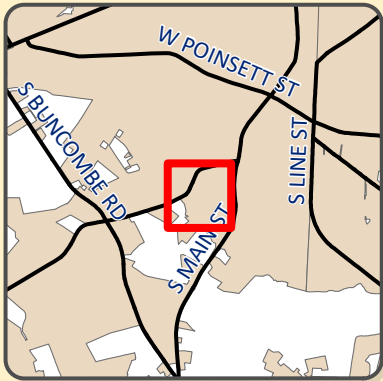
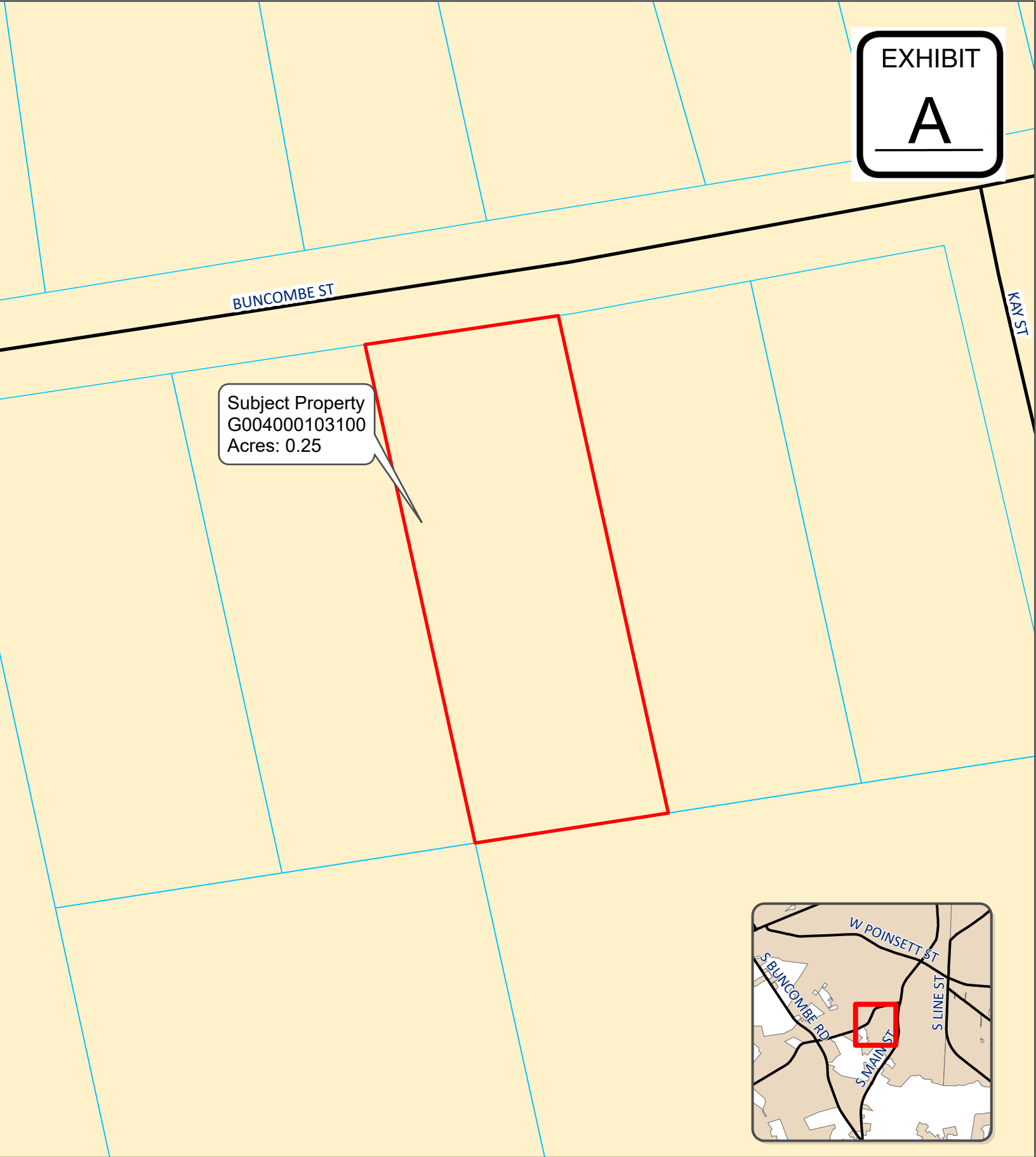
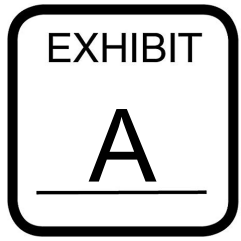
First Reading: August 25, 2020

Second and  
Final Reading: September 8, 2020

Approved as to Form:

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John B. Duggan, Esquire  
City Attorney



# Ordinance 46-2020

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.

0 10 20 30 40 Feet

Streets

City Limits

Parcels



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

Date 7/10/2020

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

Tax Map Number(s) G004000103100  
Property Address(s) 305 Buncombe St. Greer, SC 29650  
Acreage of Properties .25 County Greenville

**Applicant Information**

Name April Baur  
Address 422 Circle Drive  
Greer, SC 29650  
Contact Number 864-266-2130  
Email baurag@wofford.edu

**Property Owner Information**

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

Name April Baur  
Address 422 Circle Drive  
Greer, SC 29650  
Contact Number 864-266-2130  
Email baurag@wofford.edu

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from R-12 to RM-2.

Existing Use: Duplex, rental (1 bedroom) Proposed Use: Duplex, rental (2 bedrooms)

Signature(s) April Baur

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

**OFFICE USE ONLY**

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

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

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

See Reverse

Category Number:  
Item Number: 3.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/8/2020**

**Second and Final Reading of Ordinance Number 47-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOSHUA TYNER LOCATED AT 228 DAVID ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 47-2020	9/2/2020	Ordinance
▣ Ord 47-2020 Exhibit A Map	9/2/2020	Exhibit
▣ Ord 47-2020 Zoning Map Amend Application	9/2/2020	Backup Material

## **ORDINANCE NUMBER 47-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOSHUA TYNER LOCATED AT 228 DAVID ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Joshua Tyner located at 228 David Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-06-13-003.00 containing approximately 1.44 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of his property be changed from C-3 (Highway Commercial District) to R-12 (Single Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on August 17, 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 R-12 (Single Family Residential District).

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

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

The zoning classification of property located at 228 David Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel

Number 9-06-13-003.00 containing approximately 1.44 +/- acres attached hereto marked as Exhibit A shall be changed from C-3 (Highway Commercial District) to R-12 (Single Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: August 25, 2020

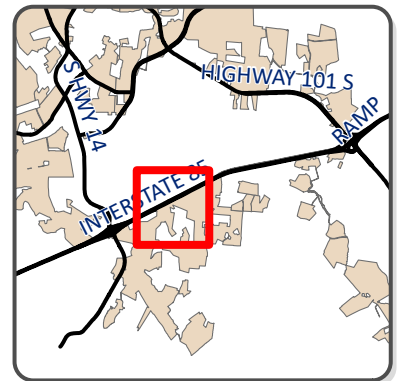
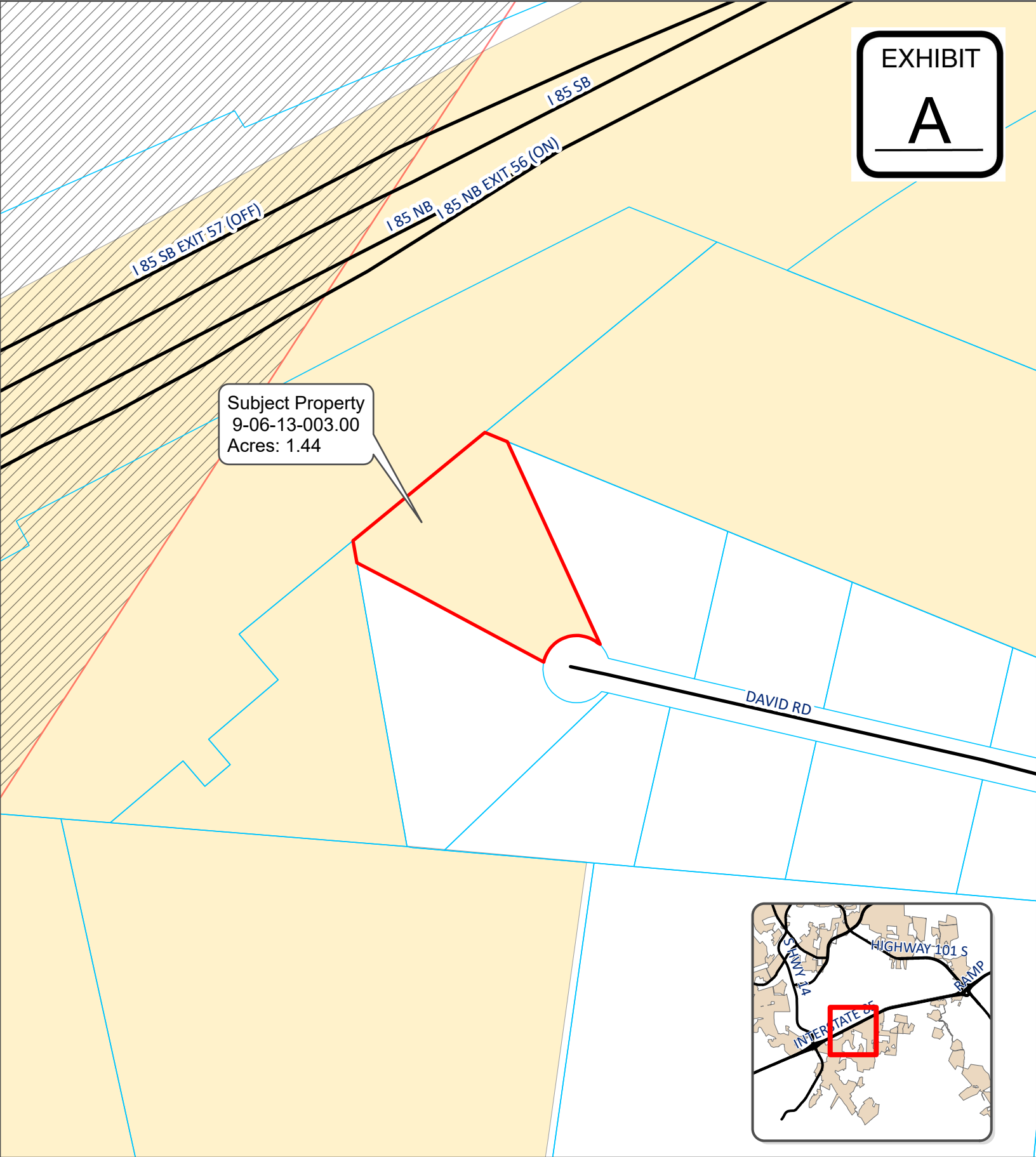
Second and  
Final Reading: September 8, 2020

Approved as to Form:

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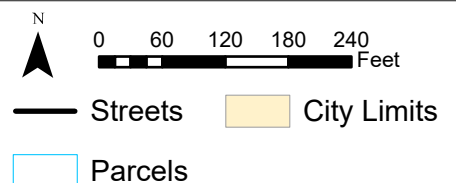
John B. Duggan, Esquire  
City Attorney





# Ordinance 47-2020

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Created 8/20/2020 by City of Greer GIS



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

Date 7/15/2020

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

Tax Map Number(s) 9-06-13-003.00

Property Address(s) 228 David road, Greer, SC 29651

Acreage of Properties 1.44 County Spartanburg

**Applicant Information**

Name Joshua Tyner  
Address 220 Woodmont School Road  
Piedmont, SC 29673  
Contact Number (864) 884-9218  
Email Tynerjos@aol.com

**Property Owner Information**

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

Name Joshua Tyner  
Address 220 Woodmont School Road  
Piedmont, SC 29673  
Contact Number (864) 884-9218  
Email Tynerjos@aol.com

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from C-3 Commercial to Residential R-12.

Existing Use: Vacant Property Proposed Use: Single Family Dwelling

Signature(s) 

*If not the property owner, an  
Acting Agent Authorization from  
will be required at the time of  
submittal.*

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

**OFFICE USE ONLY**

Date Filed                     

Case No.                     

Meeting Date                     

*See Reverse*

Category Number:  
Item Number: 4.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/8/2020**

**Second and Final Reading of Ordinance Number 48-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK LLC LOCATED AT 220 AND 240 J STREET FROM DRD (DESIGN REVIEW DISTRICT) TO R-7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
❏ Ordinance Number 48-2020	9/2/2020	Ordinance
❏ Ord 48-2020 Exhibit A Map	9/2/2020	Exhibit
❏ Ord 48-2020 Zoning Map Amend Application	9/2/2020	Backup Material

## **ORDINANCE NUMBER 48-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK LLC LOCATED AT 220 AND 240 J STREET FROM DRD (DESIGN REVIEW DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Greenville Office Park LLC located at 220 and 240 J Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-07-09-100.00 and 9-07-09-102.00 containing approximately 0.7 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of a portion of its properties be changed from DRD (Design Review District) to R-7.5 (Single Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on August 17, 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 R 7.5 (Single Family Residential District).

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

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

The zoning classification of a portion of properties located at 220 and 240 J Street more particularly identified by the attached City of Greer Map specifying Spartanburg

County Parcel Numbers 9-07-09-100.00 and 9-07-09-102.00 containing approximately 0.7 +/- acres attached hereto marked as Exhibit A shall be changed from DRD (Design Review District) to R 7.5 (Single Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Judy Albert

First Reading: August 25, 2020

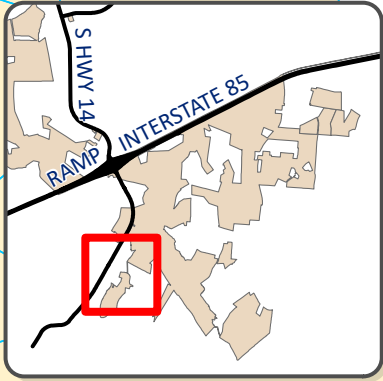
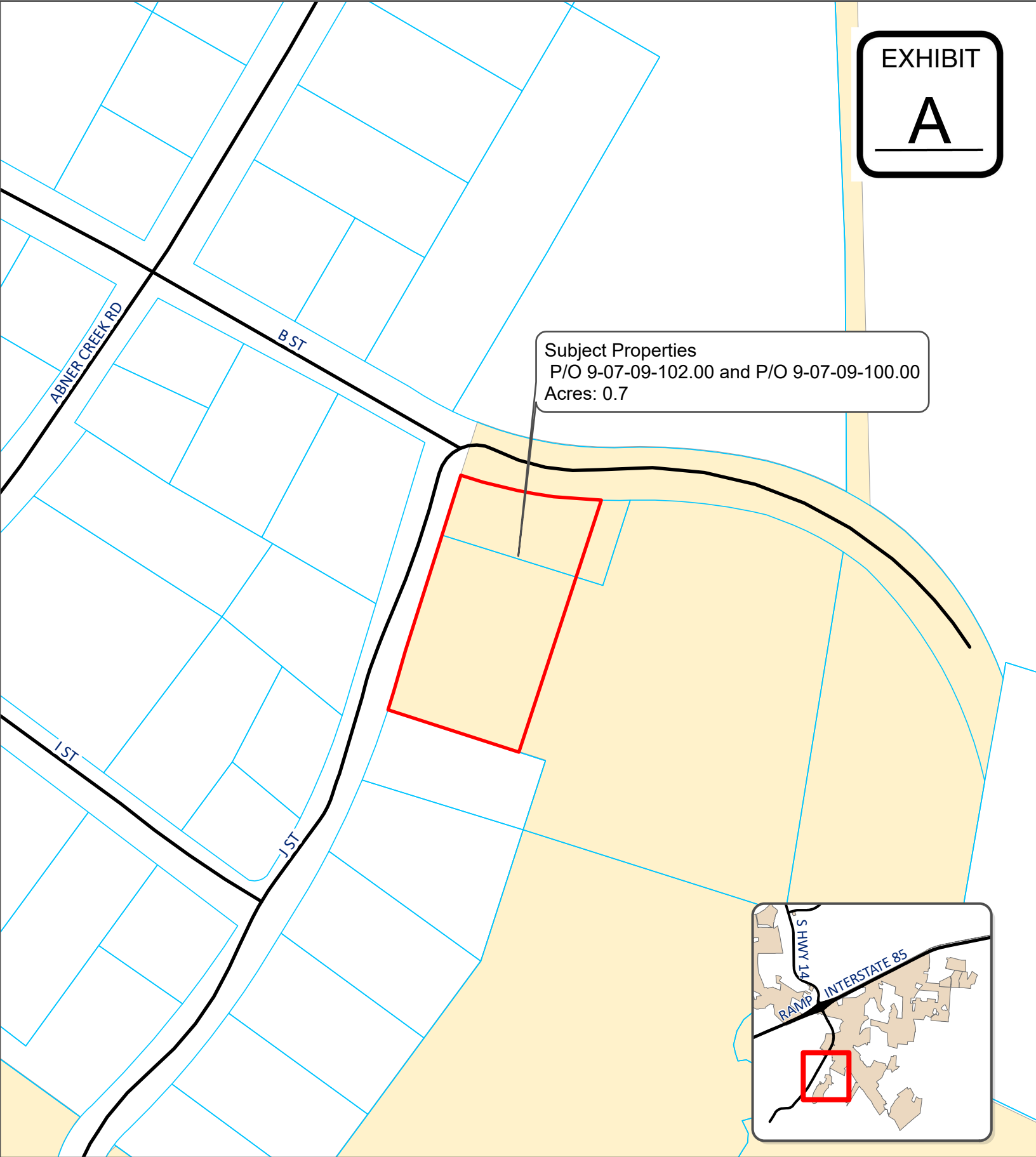
Second and  
Final Reading: September 8, 2020

Approved as to Form:

---

John B. Duggan, Esquire  
City Attorney

EXHIBIT  
A



Ordinance 48-2020

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N

0

40

80

120

160

Feet

Streets

City Limits

Parcels

K7 20 00048



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

Date 7/24/2020

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

Tax Map Number(s) Portion of 9-07-09-102.00 & Portion of 9-07-09-100.00

Property Address(s) 240 J Street & 220 J Street

Acres of Properties Roughly 0.7 acres County Spartanburg

**Applicant Information**

Name CJN LLC  
Address 4113 E. North Street  
Greenville, SC 29615  
Contact Number (864) 905-6026  
Email ZRoberts@accessrealtysc.com

**Property Owner Information**

(If multiple owners, see back of sheet)

Name Greenville Office Park LLC  
Address 4113 E. North Street  
Greenville, SC 29615  
Contact Number (864) 630-0557  
Email NickFranchina@yahoo.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from DRD to R7.5.

Existing Use: For Future Home Development Proposed Use: Future Home Development

Signature(s) [Signature]

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

**OFFICE USE ONLY**

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

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

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

See Reverse





**AGENDA**  
**GREER CITY COUNCIL**  
**9/8/2020**

**Second and Final Reading of Ordinance Number 49-2020**

**Summary:**

AN ORDINANCE AUTHORIZING A ROAD CLOSURE (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 49-2020	9/2/2020	Ordinance
▣ Ord 49-2020 Exhibit A Survey	9/2/2020	Exhibit
▣ Ord 49-2020 Removal Offer Letter	9/2/2020	Backup Material
▣ Ord 49-2020 CSX Biblebrook Dr signed	9/2/2020	Backup Material
▣ Ord 49-2020 Biblebrook Bridge Demo	9/2/2020	Backup Material
▣ Ord 49-2020 South End facing East	9/2/2020	Backup Material
▣ Ord 49-2020 South End facing West	9/2/2020	Backup Material
▣ Ord 49-2020 Turnaround Aerial	9/2/2020	Backup Material
▣ Ord 49-2020 Turnaround	9/2/2020	Backup Material
▣ Ord 49-2020 View of Bridge 2	9/2/2020	Backup Material
▣ Ord 49-2020 View of Bridge	9/2/2020	Backup Material
▣ Ord 49-2020 Newspaper Publication	9/2/2020	Backup Material
▣ Ord 49-2020 Notice to Adjoining Property Owners	9/2/2020	Backup Material
▣ Ord 49-2020 Signed Green Cards	9/2/2020	Backup Material



**ORDINANCE NUMBER 49-2020**

**AN ORDINANCE AUTHORIZING A ROAD CLOSURE**

**WHEREAS**, the City of Greer owns and maintains a public road known as Biblebrook Drive; and,

**WHEREAS**, on November 26, 2019, the City of Greer and CSX Transportation, Inc. entered into an Agreement whereby the City agreed to remove the bridge structure and permanently close a portion of the public road known as Biblebrook Drive pursuant to the terms of the Agreement; and,

**WHEREAS**, the survey attached hereto as Exhibit "A" recorded August 12, 2020 in Plat Book 177 at Page 879 identifies the portion of Biblebrook Drive to be closed; and,

**WHEREAS**, pursuant to Resolution Number 6-2020, the Mayor and Council resolved to forward this road closure to the city attorney and to set this matter for a public hearing; and,

**WHEREAS**, in accordance with the terms of Section 78-11, notice of the public hearing on August 25, 2020 was published once a week for three weeks in the Greer Citizen Newspaper on the following dates: July 29, 2020, August 5, 2020, and August 12, 2020; and,

**WHEREAS**, notice of the public hearing was posted at the site of the proposed road closure; and,

**WHEREAS**, in accordance with the terms of Section 78-11, notice of the proposed road closure was provided by certified mail to all property owners abutting the portion of Biblebrook Drive to be closed; and,

**WHEREAS**, after opportunity for public hearing and discussion by the Mayor and Council, the City has determined that it is in the best interests of the City of Greer to close the portion of Biblebrook Drive identified on Exhibit "A"; and,

**WHEREAS**, pursuant to S.C. Code § 5-7-40, a municipality may dispose of property it owns by Ordinance.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Greer, that the portion of Biblebrook Drive identified on Exhibit "A" be closed and that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver any other documents necessary to effectuate this closure.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

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

ATTEST:

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

Introduced by: Councilmember Wryley Bettis

First Reading: August 25, 2020

Second Reading: September 8, 2020

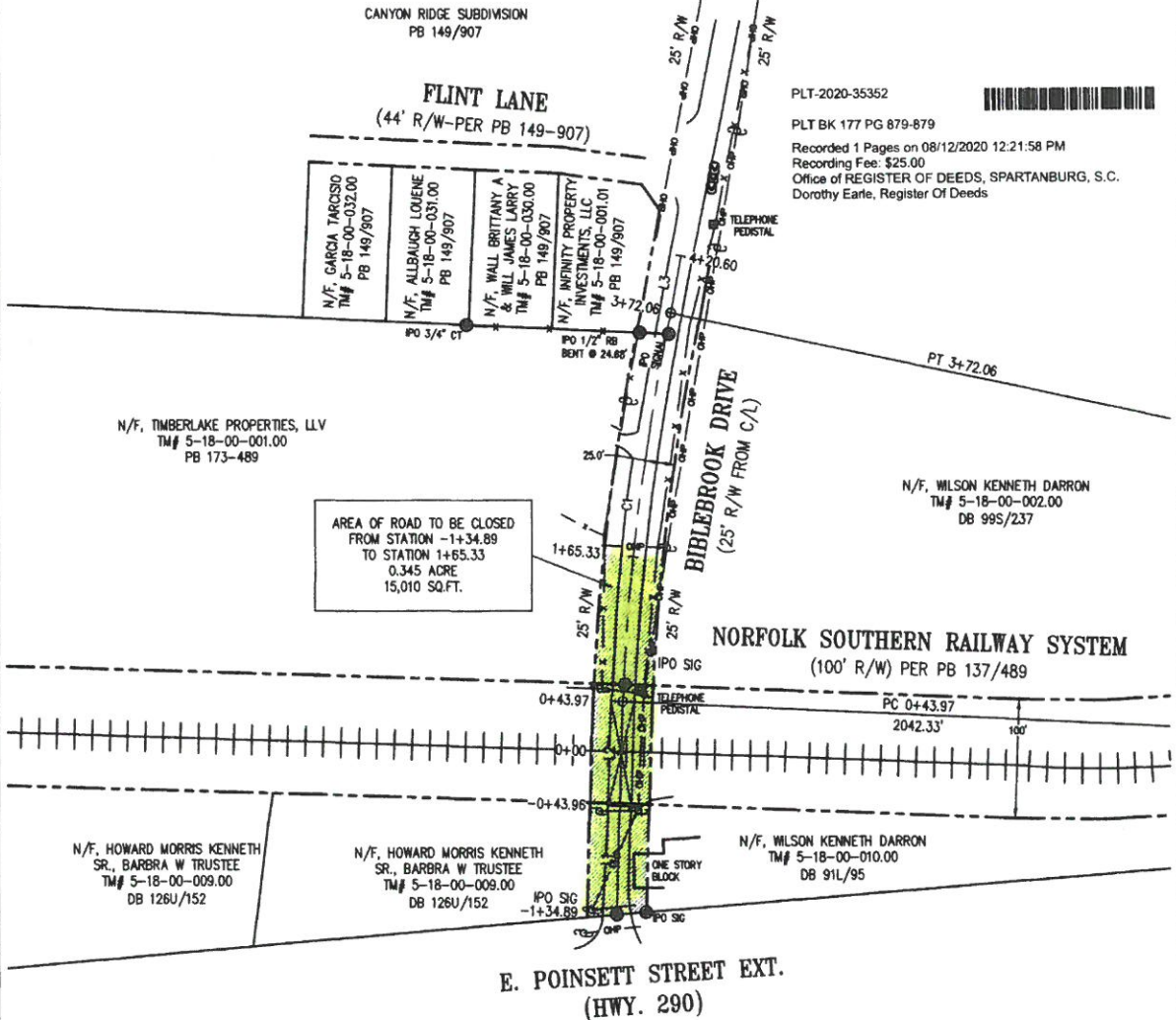
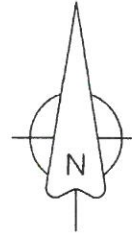
Approved as to form: \_\_\_\_\_  
Daniel R. Hughes, City Attorney

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 A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

LEGEND			
BL BUILDING LINE	DIP DUCTILE IRON	CB CATCH BASIN	
CT CRIMP TOP PIPE	VCP VITRIFIED CLAY	DI DROP INLET	
DE DRAINAGE EASEMENT	RCP REINFORCED CONCRETE	ET ELEC TRANS	
EP EDGE OF PAVEMENT	CMP CORRUGATED METAL	ELEV ELEVATION	
IPD IRON PIN OLD-0	HPDE H.D. POLY STORM	F FIRE HYDRANT	
IPS IRON PIN SET-0	CTV CABLE TV	G GAS METER	
N/C NAIL & CAP	X FENCE LINE	GV GAS VALVE	
OT OPEN TOP PIPE	FOC FIBER OPTIC CABLE	LP LIGHT POLE	
RB REBAR	GAS GAS LINE	PP POWER POLE	
R/W RIGHT OF WAY	OHP OVERHEAD POWER	GP GUY ANCHOR	
SD STORM DRAIN	OHT OVERHEAD TEL	TEL TEL PEDESTAL	
SS SANITARY SEWER	SD STORM DRAIN	C CLEAN OUT	
SSE SS EASEMENT	SS SANITARY SEWER	W WATER METER	
SM STORM MANHOLE	UGP UNDERGROUND POWER	WV WATER VALVE	
SEWER MANHOLE	UGT UNDERGROUND TEL	E ELECTRIC METER	
TEL MANHOLE	W WATER LINE		

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 07°06'00" E	327.74'	2042.33'	328.09'

LINE	BEARING	DISTANCE
1	N 01°37'58" E	90.93'
2	N 01°54'21" E	87.92'
3	N 10°30'49" E	48.54'



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

*[Signature]*  
KEVIN E. GUNES, PS#25433  
WILLIAM T. LAVENDER, PS#28138

APPROVED BY CITY OF GREER  
Approved for the recording in the office of the  
County Register of Deeds  
*[Signature]*  
Director, Building & Zoning, or  
Planning & Zoning Coordinator  
Date: 7-28-20

	PROJECT # 200097	RIGHT OF WAY SURVEY FOR THE CITY OF GREER	
		CITY OF GREER SPARTANBURG COUNTY, SOUTH CAROLINA	
DATE 7/8/20	PROPERTY ADDRESS BIBLEBROOK DRIVE	TAX PIN N/A	
SCALE 1" = 100'	100 0 100 200	FIELD CREW CH/JO	DRAWN BY CH



Todd Allton  
Project Manager II – Public Projects  
1590 Marietta Blvd NW  
Atlanta, GA 30318  
904-588-8861  
Todd\_Allton@csx.com

November 12, 2019

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

**Subject:** Bridge Structure Demo and Closure Proposal – Requesting demolition and closure of the overhead roadway bridge structure at Biblebrook Dr. over CSX DOT No. 640692H, RRMP AKL-72.20

Dear Mr. Driggers:

As part of CSX's commitment to making our railroads and communities safer, we would like to propose the offer to completely remove the wooden bridge structure and permanently close the overhead roadway at Biblebrook Drive, FRA crossing number 640692H.

Should the City be agreeable to the structure removal and closure, CSXT is willing to complete the services relating to the Trade St., School St., and Main St. Streetscaping project at crossings 640683J and 640682C without cost to the City. Additionally, CSXT will contribute up to \$10,000.00 towards roadway improvements where the road will terminate adjacent CSXT, for vehicle turnaround as determined needed by the City and following approval and acceptance by CSXT. Finally, CSXT will grant a future easement as outlined in the Bridge Demolition Agreement that is included with this Offer.

Thank you for considering this proposal. If you need additional information, please do not hesitate to contact me.

Sincerely,

---

Todd Allton  
Project Manager – Public Projects

Enclosures:  
Bridge Demolition Agreement

## BRIDGE DEMOLITION AGREEMENT

This Bridge Demolition Agreement (this "Agreement") is entered into this 26 day of Nov, 2019, by and between CSX Transportation, Inc., a Virginia corporation ("CSXT") and City of Greer, a body politic of the State of South Carolina (the "City").

### RECITALS

WHEREAS, the City has agreed to remove the bridge structure and permanently close the roadway at Biblebrook Drive at MP AKL-72.19 (DOT# 640692H) (the "Biblebrook Dr."); and

WHEREAS, CSXT has agreed to provide certain incentives to the City, as specifically set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual agreements contained herein and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereto agree and covenant as follows:

1. Biblebrook Dr. Bridge Demolition. The City hereby consents to the permanent removal of the bridge (the "Demolition"). The Demolition is to be completed within 60 days after this Agreement has been fully executed.

---

2. CSX Incentives. CSXT will provide the following incentive to the City:

- Structure Removal. CSXT agrees to remove and dispose of the bridge structure and to restore and repair reasonably necessary surface improvements.
- Cost Contribution. CSXT will contribute up to \$10,000.00 towards roadway improvements where Biblebrook Dr. will terminate adjacent to CSXT's corridor. CSXT must approve that design and scope prior to work being performed. Funds will be paid to the City following: i) completion of the work, ii) CSXT acceptance of the work, and iii) receipt of an invoice from the City by CSXT.
  - In the event that City desires to construct a new bridge over CSXT at this same location in the future, insofar as it has the right to do so, CSXT shall grant, without warranty to the City, easement(s) for the use and maintenance of the bridge over CSXT property for a \$0.00 dollar consideration on terms and conditions acceptable to both parties and in accordance with the required Construction Agreement and plans approved by CSXT.
- Construction Engineering, Inspection, and Administrative Services. CSXT agrees to complete the services relating to the Trade St., School St., and Main St. Streetscaping construction project at crossings 640683J and 640682C, without cost to the City. Exact scope will be defined in the Construction Agreement.

3. Maintenance. City shall maintain and repair, at its sole cost and expense, all barricades and end-of-road treatments.

4. Entire Agreement. This Agreement embodies the entire understanding of the parties, and may not be waived or modified except in a writing signed by authorized representatives of both parties, and supersedes all prior or contemporaneous written or oral understandings, agreements, or negotiations regarding its subject matter.

5. Waiver. If either party fails to enforce its respective rights under this Agreement, or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights or obligations in this Agreement.

6. Notices. All notices, consents, and approvals required or permitted by this Agreement shall be in writing and shall be deemed delivered upon personal delivery, upon the expiration of three (3) days following mailing by first class U.S. mail, or upon the next business day following mailing by a nationally recognized overnight carrier, to the parties at the addresses set forth below, or at such other addresses as either party may designate by delivery of prior notice to the other party:

If to CSXT: CSX Transportation, Inc.  
500 Water Street, S/C J-301  
Jacksonville, Florida 32202  
Attention: Director Project Management-Public Projects

---


If to the City: Ed Driggers, City Administrator  
City of Greer  
301 E. Poinsett Street  
Greer, SC 29651

7. Severability. The parties agree that if any part, term or provision of this Agreement is held to be illegal, unenforceable, or in conflict with any applicable federal, state, or local law or regulation, such part, term, or provision shall be severable, with the remainder of the Agreement remaining valid and enforceable.

8. Applicable Law. This Agreement shall be governed by the laws of the State of South Carolina exclusive of its choice of law rules.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first set forth above.

**City of Greer, South Carolina**

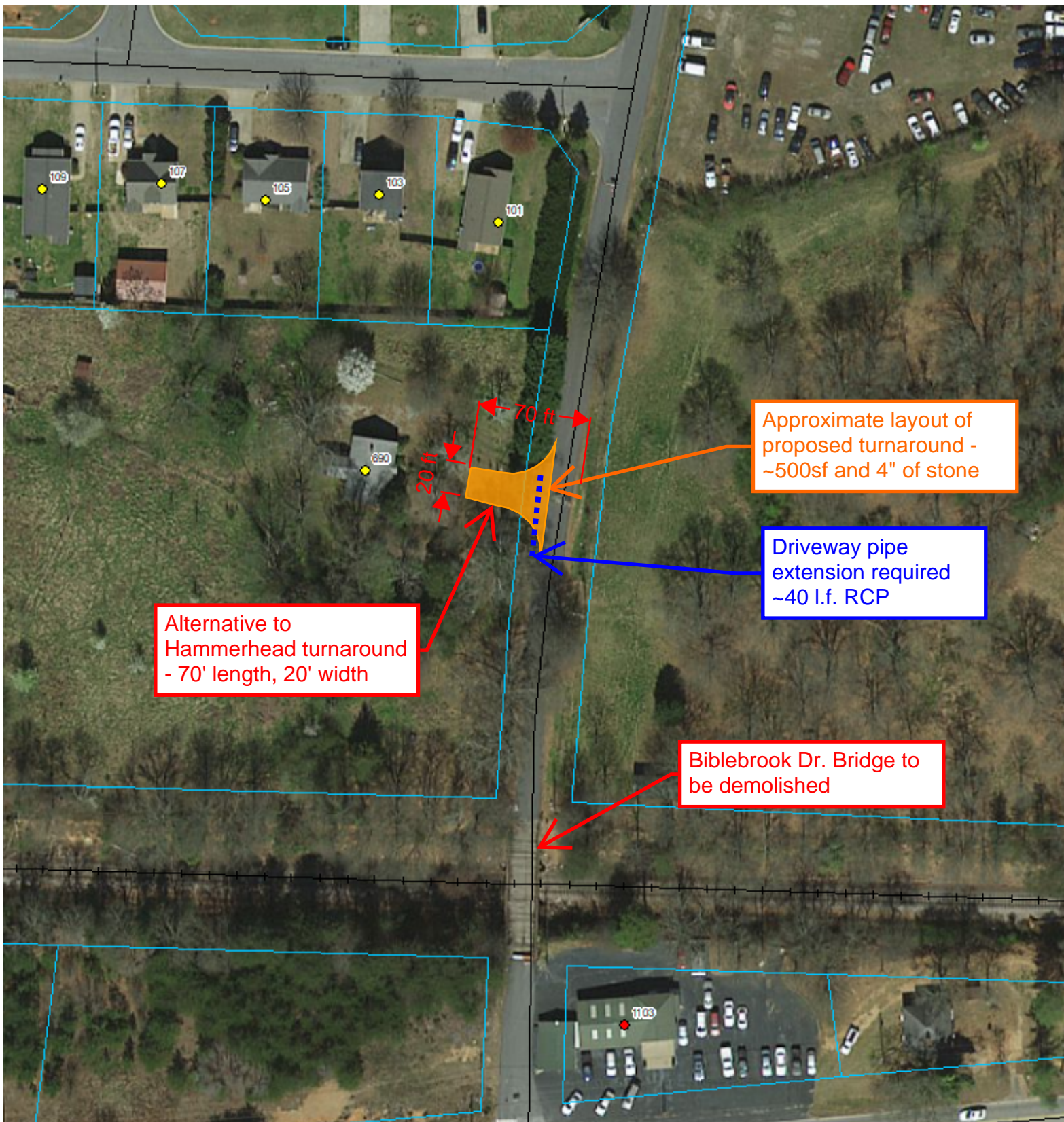
By:   
Name: Edward R. Driggers  
Title: City Administrator

**CSX Transportation, Inc.**

By: \_\_\_\_\_  
Tony C. Bellamy  
Director Project Management-Public Projects

---





Alternative to  
Hammerhead turnaround  
- 70' length, 20' width

Approximate layout of  
proposed turnaround -  
~500sf and 4" of stone

Driveway pipe  
extension required  
~40 l.f. RCP

Biblebrook Dr. Bridge to  
be demolished



Biblebrook Dr. - Driveway Location Looking North (May 2016 Streetview)







1103



Bilebrook

City of Greer  
**PUBLIC HEARING**  
[www.cityofgreer.org](http://www.cityofgreer.org)  
**864-801-2009**





City of Greer  
PUBLIC HEARING  
[www.cityofgreer.org](http://www.cityofgreer.org)  
864-801-2009

**Public Hearing**  
Pending Road Closure  
Public Hearing will be held on  
August 25, 2020 at 6:30pm at  
Greer City Hall 864-801 2009



















## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City of Greer, a municipal corporation organized and existing under the laws of the State of South Carolina, will hold a public hearing for consideration of an ordinance to close a portion of the city-owned road known as Biblebrook Drive pursuant to Resolution 6-2020 on August 25, 2020 at 6:30 pm at Greer City Hall. The portion of Biblebrook Drive to be abandoned and closed is identified as "15,010 square feet/0.345 acres" and more particularly described on a survey dated July 8, 2020 prepared by Upstate Surveying Associates, LLC for the City of Greer. The portion of the road to be closed is bordered on all sides by properties owned by AHOP 143 Properties, LLC, Timberlake Properties, LLC, Kenneth Darron Wilson, and Morris Kenneth Howard, Sr. and Barbara W. Howard, as Trustees of the Ken and Barbara Howard Family Living Trust dated January 14, 2020 and identified by Spartanburg County Tax Map Nos. 5-18-00-001.00; 5-18-00-002.00; 5-18-00-010.00; and 5-18-00-009.03.

7-29, 8-5, 12

## PUBLISHER'S CERTIFICATE

State of South Carolina,  
County of Greenville.

Personally appeared before the undersigned, a notary public within and for said county and state,

**Greenville County, South Carolina, Steve Blackwell**, publisher of **The Greer Citizen**, a newspaper published at GREER, county of GREENVILLE, State of SOUTH CAROLINA, who being duly sworn, states on oath that the attached is:

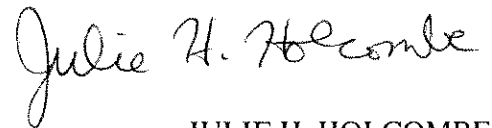
### PUBLIC NOTICE

a true copy of which is hereto annexed, was published in said newspaper in its issues of: July 29, August 5 and 12, 2020



Publisher

Subscribed and sworn before me this 12th day of August, 2020.



JULIE H. HOLCOMBE  
Notary Public,  
(SEAL)

My commission expires :  
JANUARY 22, 2024

**DUGGAN & HUGHES, LLC**  
ATTORNEYS AND COUNSELORS AT LAW

John B. Duggan  
Daniel R. Hughes  
Evan C. Bramhall

457-B Pennsylvania Avenue  
Greer, South Carolina 29650  
Telephone: (864) 879-0144 or (864) 334-2500  
Facsimile: (864) 879-0149

Mailing Address  
Post Office Box 449  
Greer, S.C. 29652

July 27, 2020

**Via: Certified Mail/Return Receipt**

AHOP 143 Properties, LLC  
Timberlake Properties, LLC  
P.O. Box 2167  
Greer, SC 29650

**Via: Certified Mail/Return Receipt**

Kenneth Darren Wilson  
13510 E. Wade Hampton Boulevard  
Greer, SC 29651

**Via: Certified Mail/Return Receipt**

Morris Kenneth Howard, Sr. and Barbara W. Howard, as  
Trustees of the Ken and Barbara Howard Living Trust  
133 Indigo Court  
Greer, SC 29651

Re: Road Closure of a portion of Biblebrook Drive  
Our File No.: GR99.0456

Dear Sir or Madam:

I serve as Attorney for the City of Greer. Please be advised that the City has scheduled a public hearing on August 25, 2020 at 6:30 p.m. for consideration of the closure of a portion of Biblebrook Drive as shown on the survey dated July 8, 2020 enclosed herein. The portion of road sought to be closed is the shaded area which has been designated as 15,010 square feet/0.345 acres. Each of you are owners of properties that abut this portion of Biblebrook Drive and are therefore entitled to notice by certified mail of the public hearing on August 25, 2020. Also attached is the Notice of Road Closure that is being published in the Greer Citizen to advertise the public hearing.

If you have any questions or concerns, please do not hesitate to contact me or one of our City Engineers, Steve Grant at 864-848-2181 or Robert Roux at 864-801-2026.

Sincerely,

DUGGAN & HUGHES, LLC

*Daniel R. Hughes*

Daniel R. Hughes, Esquire

DRH/tab

cc:

**Via: Email Only:**

Steve Grant (SGrant@cityofgreer.org)

Robert Roux (rroux@cityofgreer.org)

**NOTICE**

**IS HEREBY GIVEN** that the City of Greer, a municipal corporation organized and existing under the laws of the State of South Carolina, will hold a public hearing for consideration of an ordinance to close a portion of the city-owned road known as Biblebrook Drive pursuant to Resolution 6-2020 on August 25, 2020 at 6:30 pm at Greer City Hall. The portion of Biblebrook Drive to be abandoned and closed is identified as "15,010 square feet/0.345 acres" and more particularly described on a survey dated July 8, 2020 prepared by Upstate Surveying Associates, LLC for the City of Greer. The portion of the road to be closed is bordered on all sides by properties owned by AHOP 143 Properties, LLC, Timberlake Properties, LLC, Kenneth Darron Wilson, and Morris Kenneth Howard, Sr. and Barbara W. Howard, as Trustees of the Ken and Barbara Howard Family Living Trust dated January 14, 2020 and identified by Spartanburg County Tax Map Nos. 5-18-00-001.00; 5-18-00-002.00; 5-18-00-010.00; and 5-18-00-009.03.

ALERT: DUE TO LIMITED TRANSPORTATION AVAILABILITY AS A RESULT OF NATIONWIDE COVID-19 IMPACTS, PACKAGE DELIVERY TIMES MAY BE EXTENDED. PRIORITY MAIL EXPRESS® SERVICE WILL NOT CHANGE. [READ MORE.](https://faq.usps.com/s/article/USPS-CORONAVIRUS-UPDATES-EXPECTED-DELIVERY-CHANGES?R=8&UI-FORCE-COMPONENTS-CONTROLLERS-RECORDGLOBALVALUEPROVIDER.RECORDGWP.GETRECORD=1) (https://faq.usps.com/s/article/USPS-CORONAVIRUS-UPDATES-EXPECTED-DELIVERY-CHANGES?R=8&UI-FORCE-COMPONENTS-CONTROLLERS-RECORDGLOBALVALUEPROVIDER.RECORDGWP.GETRECORD=1)

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app=uspsTools&ref=info nepageBanner&appURL=https%3A%2F%2Finformadelivery.usps.com/box/pages/intro/start.action)

Tracking Number: 70162710000048257941

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Your item was delivered to an individual at the address at 12:55 pm on July 29, 2020 in GREER, SC 29651.



Delivered

July 29, 2020 at 12:55 pm  
Delivered, Left with Individual  
GREER, SC 29651

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Tracking History



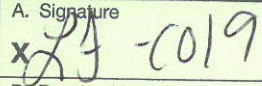
Product Information



See Less ∨

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Go to our FAQs section to find answers to your tracking questions.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature   <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:  <b>Kenneth Darren Wilson</b>  <b>13510 E. Wade Hampton Boulevard</b>  <b>Greer, SC 29651</b></p>		<p>B. Received by (Printed Name)  <b>Ken Wilson</b></p>	<p>C. Date of Delivery  <b>7/29</b></p>
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If yes, address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)  <b>7016 2710 0000 4825</b></p>		<p>3. Service type  <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Mail Restricted Delivery</p>	
<p>9590 9402 5793 0034 2830 93</p>		<p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature   <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:  <b>AHOP 143 Properties, LLC</b>  <b>Timberlake Properties, LLC</b>  <b>P.O. Box 2167</b>  <b>Greer, SC 29650</b></p>		<p>B. Received by (Printed Name)  <b>Renee Bellant</b></p>	<p>C. Date of Delivery  <b>8/18/2020</b></p>
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If yes, address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)  <b>7016 2710 0000 4825</b></p>		<p>3. Service type  <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Mail Restricted Delivery</p>	
<p>9590 9402 5793 0034 2831 09</p>		<p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	



**AGENDA**  
**GREER CITY COUNCIL**  
**9/8/2020**

**First 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)

**Executive Summary:**

Ordinance 50-2020 is an annexation and zoning request for four (4) parcels located at the intersection of Wade Hampton Blvd and Fairview Rd in Greenville County. The parcels for annexation consist of a total of 9.4 acres. The proposed zoning is C-3, Highway Commercial. The Planning Commission will conduct a Public Hearing on September 21, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Cover Memo	9/3/2020	Cover Memo
❑ Ordinance Number 50-2020	9/3/2020	Ordinance
❑ Ord 50-2020 Exhibit A1 Deed	9/3/2020	Exhibit
❑ Ord 50-2020 Exhibit A2 Deed	9/3/2020	Exhibit
❑ Ord 50-2020 Exhibit A3 Deed	9/3/2020	Exhibit
❑ Ord 50-2020 Exhibit B Plat	9/3/2020	Exhibit
❑ Ord 50-2020 Exhibit C Map	9/3/2020	Exhibit
❑ Ord 50-2020 Exhibit D Flood Map	9/3/2020	Exhibit
❑ Ord 50-2020 Petition for Annexation	9/3/2020	Backup Material

# Memorandum

**To:** Mr. Andy Merriman, City Administrator

**From:** Brandon McMahan, Planner

**Subject:** Ordinance #50-2020

**Date:** September 1, 2020

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

---

Ordinance 50-2020 is an annexation and zoning request for four (4) parcels located at the intersection of Wade Hampton Blvd and Fairview Rd in Greenville County. The parcels for annexation consist of a total of 9.4 acres. The proposed zoning is C-3, Highway Commercial.

The Planning Commission will conduct a public hearing on September 21, 2020 for the zoning of this parcel.



**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:

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.

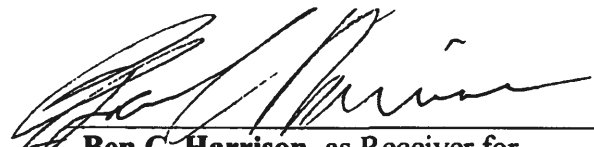
By acceptance of this Receiver's Deed, Grantee agrees to and accepts all of the foregoing matters and takes title subject to subject to all matters of record, including but not limited to recorded easements, restrictions, matters shown on any plats of the Property and/or any matters referenced in such 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 19<sup>th</sup> 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  $\pm 3.30$  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](http://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 23<sup>rd</sup>  
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;

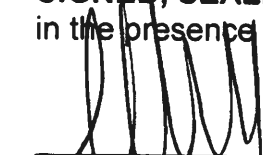
**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises 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 8<sup>th</sup> day of October, 2019.

**SIGNED, SEALED AND DELIVERED**

in the presence of:

  
\_\_\_\_\_  
Amanda S. Turner

  
\_\_\_\_\_  
James W. Fayssoux

State of South Carolina )

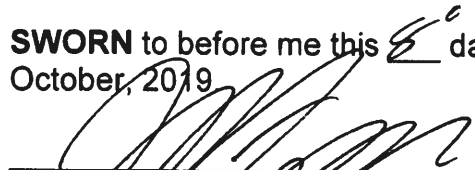
County of Greenville )

  
\_\_\_\_\_  
Angeliki Stavros Hrysikos, Trustee

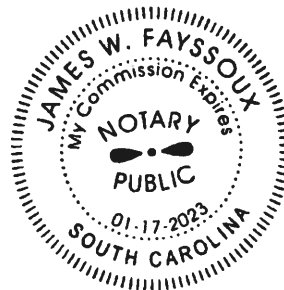
**ACKNOWLEDGMENT**

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 8<sup>th</sup> 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  
November 7, 2019 10:42:47 AM Cons: \$400,000.00  
Rec: \$15.00 Cnty Tax: \$440.00 State Tax: \$1,040.00  
FILED IN GREENVILLE COUNTY, SC  
2019089064  
1 Pgs

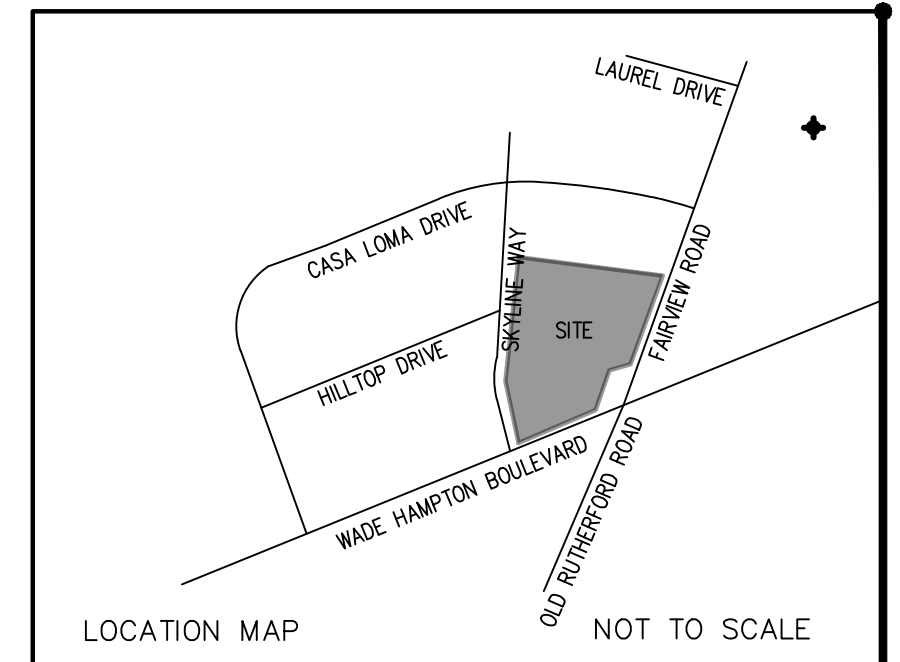
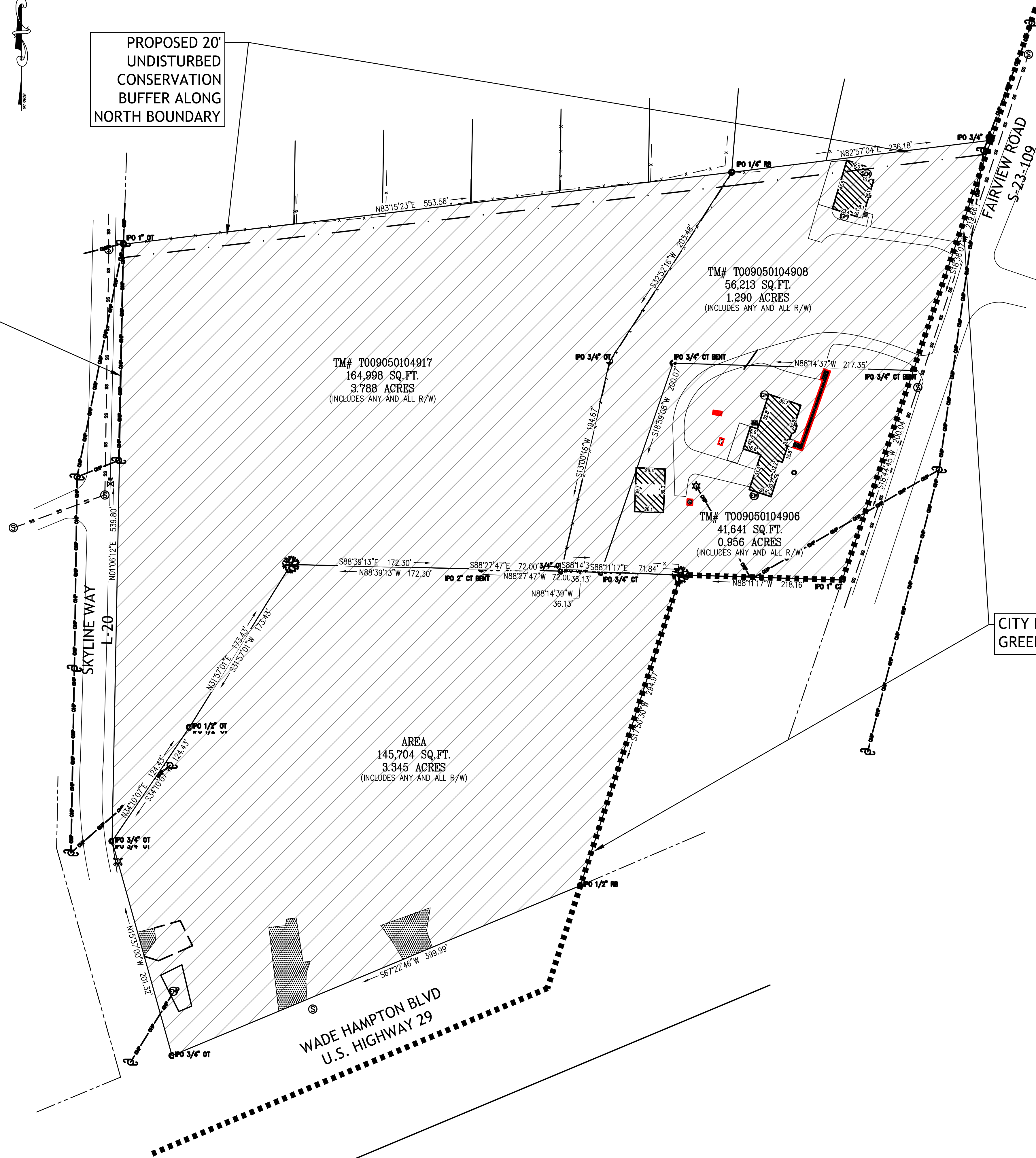


## B



PROPOSED 20'  
UNDISTURBED  
CONSERVATION  
BUFFER ALONG  
NORTH BOUNDARY

ANNEXATION AREA  
9.4± ACRES



Christopher L. Price, P.E.  
South Carolina PE# 22396

**blue**WAIVER  
civil design  
bluewater civil design, llc  
718 Lowndes Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com

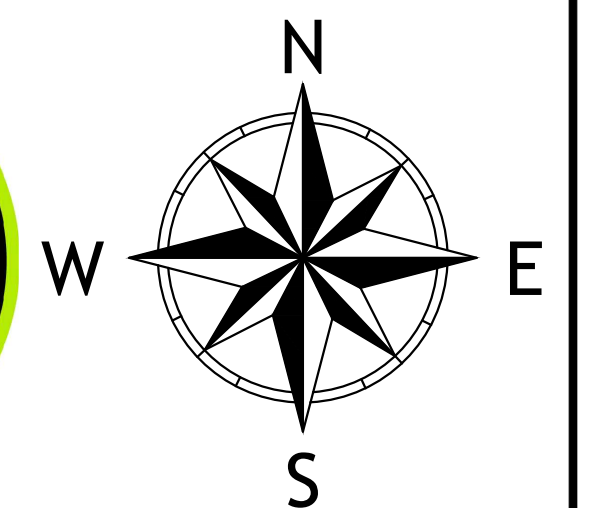
Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

**FOR 8 CORPORATION**  
**ANNEXATION EXHIBIT**  
Wade Hampton Blvd & Fairview Road  
Greer, South Carolina

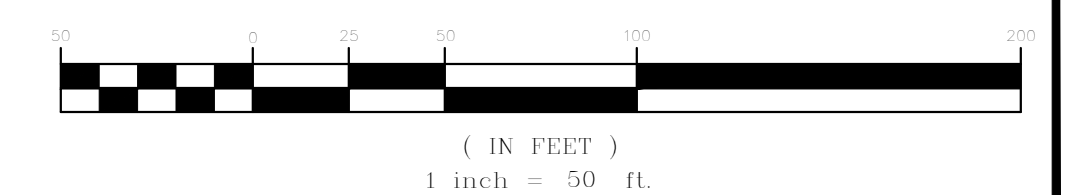
[illegible]

CITY OF GREER  
ANNEXATION  
EXHIBIT

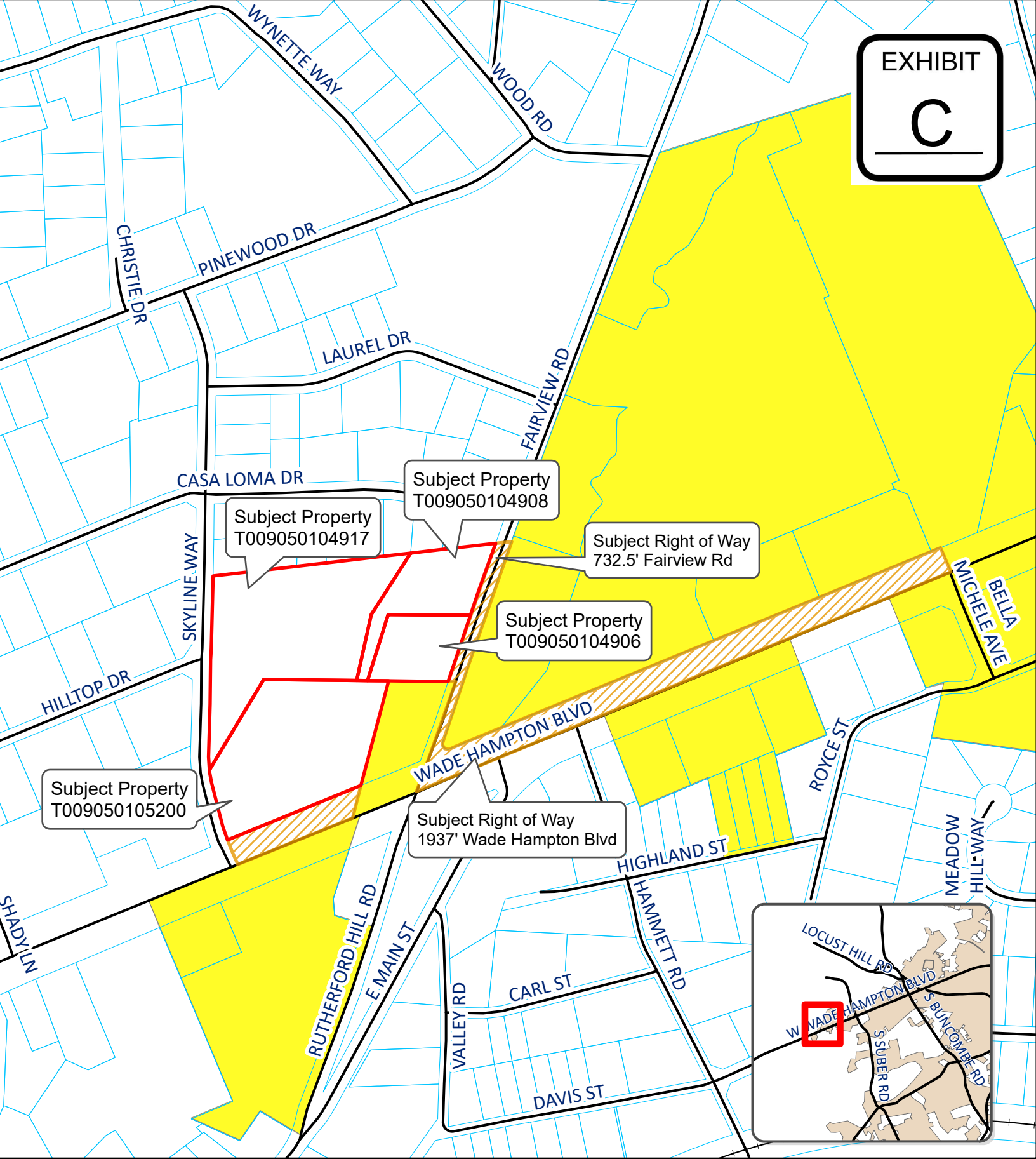
# ANNEX



GRAPHIC SCALE



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# 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

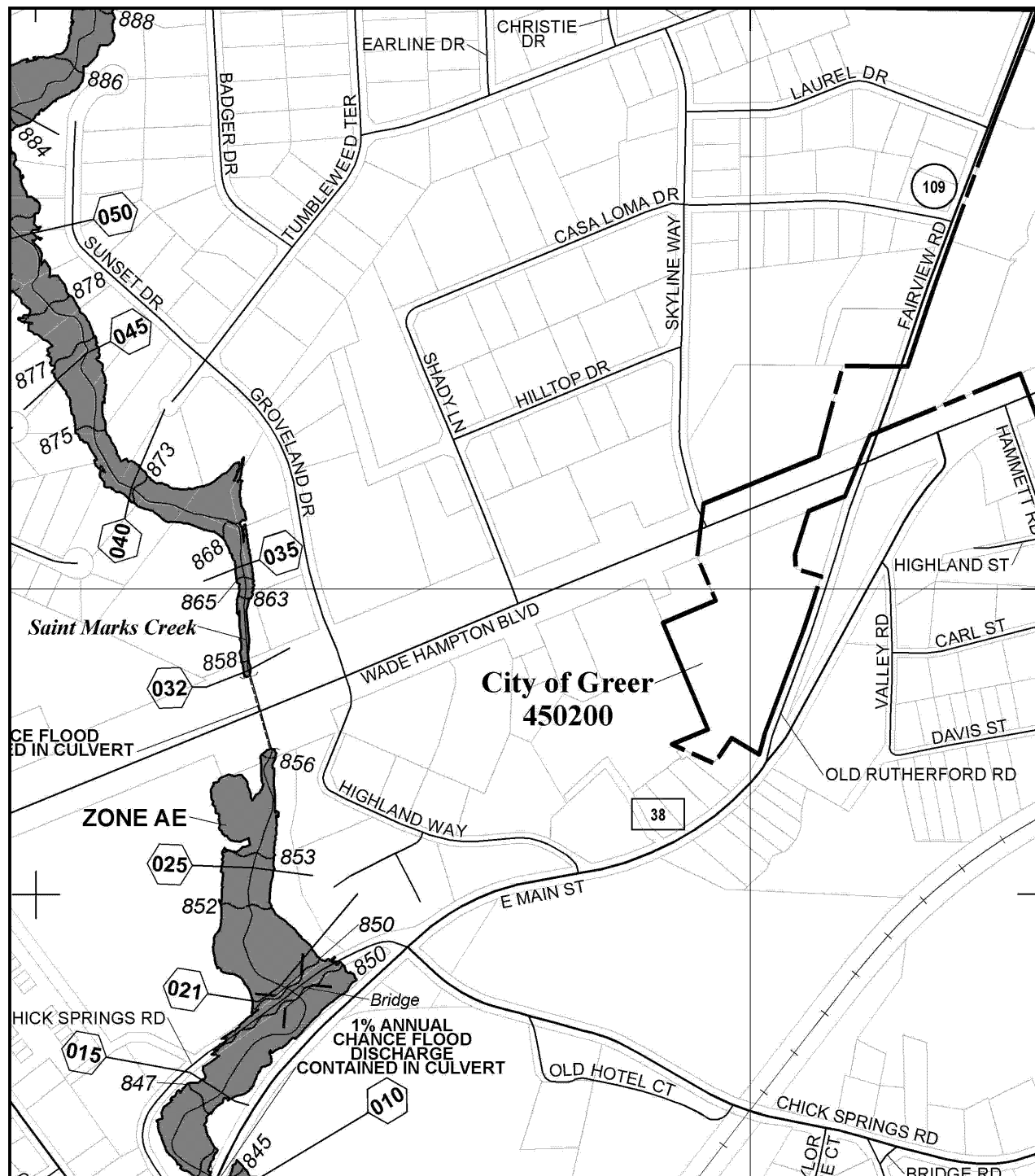
Parcels

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](http://www.msc.fema.gov)



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

### Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 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 27<sup>th</sup> 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)

Category Number:  
Item Number: 2.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/8/2020**

**First Reading of Ordinance Number 51-2020**

**Summary:**

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. (Action Required)

**Executive Summary:**

Ordinance Number 51-2020 is a budget amendment to the General Fund for the fiscal year ending June 30, 2021. The change accounts for the acceptance of the Assistance to Firefighters Grant approved by City Council. The total general fund budget will be increased by \$195,294 to \$30,204,448.

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 51-2020	9/2/2020	Ordinance



## **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.**

**WHEREAS**, Section 5-11-40 (c) of the South Carolina Code of Laws (1976), as amended, provides the authority to prepare an annual budget for all departments and agencies of the City Government; and

**WHEREAS**, Section 5-7-260 (3) of the South Carolina Code of Laws (1976), as amended, requires that a municipal council act by ordinance to adopt a budget, pursuant to public notice; and

**WHEREAS**, The City Council did adopt the Budget Ordinance 26-2020 on June 23, 2020, for the fiscal year ending June 30, 2021; and

**WHEREAS**, The City of Greer has been awarded an Assistance to Firefighters Grant in the amount of \$177,540.00 and carries a City match amount of \$17,754.00 for the purchase of self-contained breathing apparatus and was accepted by Council in a meeting duly assembled on August 25, 2020.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREER, SOUTH CAROLINA, IN A MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF, THAT:**

**SECTION 1:** The General Fund for the fiscal year ending June 30, 2021, of the City of Greer, South Carolina be amended as follows:

<b>Account</b>	<b>Original Budget</b>	<b>Amended Budget</b>
Assistance to Firefighters Grant	\$0	\$177,540.00
Fund Balance Appropriation	\$608,219.00	\$625,973.00
Breathing Apparatus	\$0	\$195,294.00

The net effect of this amendment will increase the General Fund by \$195,294.00 to account for the acceptance of the Assistance to Firefighters Grant for a total General Fund budget of \$30,304,448.00.

**SECTION 2:** That in all other respects, except as hereby amended, the General Fund budget of the City of Greer for the fiscal year ending June 30, 2021, shall remain in full force and effect.

**SECTION 3:** All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**SECTION 4:** This Ordinance shall become effective immediately upon its adoption on second and final reading.

ADOPTED in regular meeting this 22nd day of September, 2020.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela V. Duncan, Municipal Clerk

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Andrew J. Merriman, City Administrator

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David H. Seifert, CPA, Chief Financial Officer

**Introduced by:**

**First Reading:** September 8, 2020

**Second and  
Final Reading:** September 22, 2020

Category Number:  
Item Number: 3.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/8/2020**

**First and Final Reading of Resolution Number 25-2020**

**Summary:**

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

Reno Deaton, Executive Director, Greer Development Corporation

**ATTACHMENTS:**

Description	Upload Date	Type
❏ Resolution Number 25-2020	9/3/2020	Resolution
❏ Res 25-2020 Exhibit C Condemnation Letter	9/3/2020	Exhibit

## RESOLUTION NUMBER 25-2020

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

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

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

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

WHEREAS, Sunnyside Greer, LLC (“Sunnyside”) has informed the City that Sunnyside owns property located at 503 East Fairview Avenue, containing approximately 3.00 acres, with a building situated thereon having an aggregate of approximately 11,040 square feet, bearing Spartanburg County Tax Map No. 9-03-14-029.01, and being more particularly described on Exhibit A, attached to this Resolution (“Property”);

WHEREAS, Sunnyside has provided the City with a survey of the Property dated July 21, 2017, which is attached to this Resolution as Exhibit B, which appears to reflect the location and size of the building on of the Property;

WHEREAS, the City sent a Condemnation Letter to the previous owner of the Property dated, June 24, 2019, a copy of which is attached to this Resolution as Exhibit C;

WHEREAS, according to Sunnyside, Sunnyside intends to file a Notice of Intent to Rehabilitate, as defined in section 12-67-120(7) of the Act with the South Carolina Department of Revenue once its redevelopment plans and cost budget are completed;

WHEREAS, Exhibit A and Exhibit B, as provided by Sunnyside, appear to identify the Property and building site, and the City’s Code Enforcement Officer previously determined that the building on the Property is unsafe for occupancy in its current condition; and

WHEREAS, according to section 12-67-160 of the Act, Sunnyside has requested the City determine whether the Property as an “abandoned building site” and the Property’s compliance with the Act as a “building site.”

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

Section 1. Based solely on the information as indicated in this Resolution:

- (a) The site located on the Property contains an “Abandoned Building” as provided in section 12-67-120(1) of the Act; and
- (b) The Property qualifies as a “Building Site” as provided in section 12-67-120(2) of the Act.

Adopted: September 8, 2020.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

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

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Tammela Duncan, Municipal Clerk

APPROVED AS TO FORM:

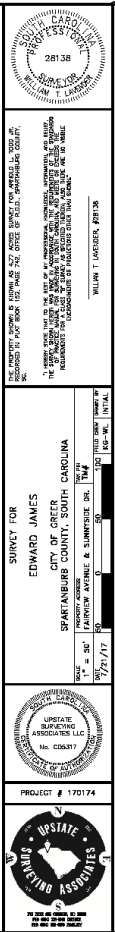
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Michael E. Kozlarek, Esq.  
Kozlarek Law LLC

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

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown and designated as Parcel "A" (3.00) acres on that certain plat entitled, "Survey for Edward James," prepared by Upstate Surveying Associates dated July 21, 2017 and recorded August 9, 2017 in Plat Book 172 at Page 927 in the Office of the Register of Deeds for Spartanburg County, South Carolina, reference is made to said plat is hereby made for a more complete metes and bounds description thereof.

Spartanburg County Tax Map No. 9-03-14-029.01

[illegible]

**EXHIBIT C**  
**CONDEMNATION LETTER**

[SEE ATTACHED]





06/24/2019

**CONDEMNATION LETTER**

WILLIAMSON AARON DAVID  
5 MONTPELIER DR  
Greer, SC, 29650

**CASE: V19-035144**

**RE: Lot At – 503 E FAIRVIEW AVE**

**BUILDING/STRUCTURE: COMMERCIAL  
TAX MAP/GIS #:**

Dear Owner and/or Occupant,

The building identified by this letter has been condemned by the Code Enforcement Officer of the City of Greer.

**Action to be Taken**

X 1. **Repair.** The premises are to be repaired by the owner. Such repairs must be carried out to the full extent indicated in the attached report. The repair work must commence within 30 days of the date of this letter, and permits must be obtained by licensed contractors prior to beginning work. The work must be completed by 9/24/2019. All repair work must comply with the International Property Maintenance Code, a copy of which is available for review at the City Hall Building Department.

2. **Occupancy.** The premises may remain occupied temporarily. However, if the described repairs are not commenced and completed by the time specified above, then the building will be ordered vacated and further occupancy shall be prohibited.

3. **Vacate Premises.** The premises, if occupied, must be vacated by the occupant(s) by \_\_\_\_\_.

4. **Removal.** The premises are to be removed by the owner. Permits for demolition must be secured and demolition completed within \_\_\_\_\_ days of this notice.

**FAILURE TO COMPLY**

Failure to comply with these requirements shall result in the City of Greer taking lawful measures to compel your compliance, including, but not limited to criminal prosecution. Each day of a continuing violation shall be deemed a separate offense, each punishable upon conviction by a fine of up to **one thousand eighty-seven dollars and fifty cents (\$1,087.50) and/or imprisonment of up to thirty (30) days.**

**Right to Appeal**

You may appeal this decision with the City of Greer Building Official within **Twenty (20) days** of the date of this letter. **Please submit the following in writing to 301 E. Poinsett Street, Greer, SC 29651.**

- The identity of the building and/or property by street address or legal description.
- Your legal interest.
- The specific order or section being appealed.
- The issues on which you wish to be heard.
- Your signature, mailing address, and a separate submission of a **one hundred dollar (\$100.00) filing fee** with the appeal.

### Unsafe Building Report

Vacant Structure	Yes	No	
<b>List of Items</b>	<b>Acceptable</b>	<b>Unacceptable</b>	<b>Explanation</b>
Foundation			
Condition of roof		X	Roof failed in multiple areas
Condition of exterior walls		X	Brick scaling off/Paint
Condition of paint/trim		X	Paint flaking, trim broken/missing
Condition of windows		X	Paint
Condition of doors		X	Paint/disrepair
Interior walls/ceiling		X	Water damaged/paint/drywall damage/ceiling failing in multiple areas.
Flooring/carpets		X	Water damaged/floor covering in disrepair in some areas
Stairs/porches			
Structural items			
Chimneys/fireplaces			
Egress (exits)			
Electrical		X	Water damage/terminated
Plumbing			
Heating system			
Gas (natural/propane)			
Free of infestation			
Accessory Buildings			
Attached building/garage			
Other			

**Note: The repairs and/or demolition must be completed within the allotted time frame. Inspections must be requested and passed in order to fully comply with this notice. All permits and certifications are required prior to beginning work.**

Should you have any questions please contact the Code Enforcement Officer at (864) 801-2041.

Sincerely,

*Joe Holbrooks*

Joe Holbrooks  
Code Enforcement Officer