



AGENDA
GREER CITY COUNCIL

October 27, 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 Wayne Griffin

Public Forum

Minutes of Council Meeting

1. October 13, 2020
(Action Required)

Departmental Reports

1. Building and Development Standards Activity Report - September 2020
2. Financial Activity Report - September 2020
Link to Detail Financial Reports
3. Fire Department Activity Report - September 2020
4. Municipal Court Activity Report - September 2020
5. Parks and Recreation Activity Report - September 2020
6. Police Department Activity Report - September 2020
7. Public Services Activity Report - September 2020
8. Website Activity Report - September 2020

Administrator's Report

Andy Merriman, City Administration

Appointments to Boards and Commissions

1. The Housing Authority of the City of Greer Board of Commissioners
Perry Dennis's term expires 10/31/2020
Sarrell Strange has resigned his term expires 10/31/2023
(Action Required)

Old Business

1. Second and Final Reading of Ordinance Number 52-2020
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF TWO PROPERTIES OWNED BY BECKNELL INDUSTRIAL, LLC LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)
2. Second and Final Reading of Ordinance Number 53-2020
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS LOCATED AT 888 DEYOUNG ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)
3. Second and Final Reading of Ordinance Number 54-2020
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARY HENDRICKS, PHIL HENDRICKS AND WILLIAM HENDRICKS LOCATED ON SHORTIE STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)
4. Second and Final Reading of Ordinance Number 55-2020
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JAMES AND MARSHA BENNETT AND FREIDA GRAY LOCATED AT 162 LIBERTY HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)
5. Second and Final Reading of Ordinance Number 56-2020
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY

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

6. Second and Final Reading of Ordinance Number 57-2020

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

7. Second and Final Reading of Ordinance Number 58-2020

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

New Business

1. First Reading of Ordinance Number 59-2020

AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA AMENDING THE COMPREHENSIVE FEE SCHEDULE FOR THE RECREATION DEPARTMENT BY AMENDING THE FEES FOR GREER GOLF. (Action Required)

The proposed amendments to the Comprehensive Fee Schedule are requested to properly align the fee structure for Greer Golf with the SC State Sales Tax and the SC State Admissions Tax.

David Seifert, CFO

Executive Session

Council may take action on matters discussed in executive session.

1. Economic Development Matter

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

2. Legal Advice

Request: Motion to enter into Executive Session to receive Legal Advice pertaining to Refinancing Outstanding Debt; as allowed by State Statute Section 30-4-70(a)(2).

Adjournment

Workshop

1. A Workshop will be held immediately following the Regularly Scheduled Council Meeting

The City of Greer City Council and Planning Commission will hold a Workshop following the regularly scheduled Greer City Council meeting on Tuesday, October 27, 2020 at Greer City Hall located at 301 E. Poinsett Street to review the draft 2030 Comprehensive Plan. Documents related to the requests are available for public inspection in the Planning and Zoning Office located at 301 E. Poinsett Street.

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

Category Number:
Item Number:



AGENDA
GREER CITY COUNCIL
10/27/2020

Councilmember Wayne Griffin

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	10/19/2020	Backup Material



**Greer City Council
2020 Invocation Schedule**

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

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
10/27/2020

October 13, 2020

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
□	October 13, 2020 Council Meeting	10/19/2020	Backup Material
	Minutes		

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL October 13, 2020

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

Call to Order

Mayor Rick Danner – 6:31 P.M.

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

Councilmember Wayne Griffin was absent.

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

Invocation and Pledge of Allegiance

Councilmember Jay Arrowood

Public Forum

Jane Kizer, 4 Casa Loma Drive, Taylors shared her concerns regarding Ordinance Number 50-2020.

Minutes of the Council Meeting

September 22, 2020

ACTION – Councilmember Mark Hopper made a motion that the minutes of September 22, 2020 be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition – Mayor Danner read a proclamation in recognition of Breast Cancer Awareness Month and presented the proclamation to Tina Irby. Ms. Irby spoke briefly.

Petitioner – James Plemons

Mr. Plemons requested his name be removed from the agenda.

Andy Merriman, City Administrator presented the following:

Dine on Trade – We’ve had two weeks of Dine on Trade and both of those weeks have been tremendously successful. We will continue this the rest of the month. There are a few things we can tweak but we have a good team pulling it together. I want to thank the downtown merchants for their excitement in participating in this opportunity.

Greenville County Redevelopment Authority – will be at the Cannon Centre Tuesday, October 20, 2020 at 6:30 pm to present conceptual plans for workforce housing development with homeownership opportunities in the Sunnyside Community and would like Community input.

Leadership Team Retreat – a reminder the leadership team will be in a retreat this Friday, (October 16, 2020). We are local.

Council Retreat – a reminder Council will hold their retreat November 6, 2020 at City Hall. I am looking forward to that.

Paving Underway – Paving on Fuller Street was completed today. Paving on Gallivan Street, Gary Armstrong Road and West Church Street have started or will be starting in the next twenty-four to forth-eight hours.

Cannon Street Storm Water Work – Center G Communications Team is working with contractors and residents to keep them apprised of everything that is going on with that project and trying to minimize the impact as much as possible.

Safety Breakfast – On behalf of all the employees City of Greer I want to thank you for your support and partnership for the Safety Breakfast last week. It was tremendously successful. It was our first virtual format and my first Safety Breakfast and in the couple of months so far I am constantly amazed at the family atmosphere that exist with the employees here in Greer. I think that is reflective not only of their work and time here with the City but your leadership and you setting that standard.

Discussion regarding using concrete on Cannon Street.

Old Business

Second and Final Reading of Ordinance Number 50-2020

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

Brandon McMahan, Planner stated the Public Hearing was held September 21, 2020 and the Planning Commission recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 50-2020. Councilmember Jay Arrowood seconded the motion.

Discussion was held.

VOTE – Motion carried unanimously.

New Business

First Reading of Ordinance Number 52-2020

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

First Reading of Ordinance Number 52-2020 was held over until after Executive Session.

First Reading of Ordinance Number 53-2020

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

First Reading of Ordinance Number 53-2020 was held over until after Executive Session.

First Reading of Ordinance Number 54-2020

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

First Reading of Ordinance Number 54-2020 was held over until after Executive Session.

First Reading of Ordinance Number 55-2020

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

First Reading of Ordinance Number 55-2020 was held over until after Executive Session.

First Reading of Ordinance Number 56-2020

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

Brandon McMahan, Planner stated the Planning Commission will hold a public hearing October 19, 2020. Larry Sinn, the owner of the property spoke.

ACTION – Councilmember Judy Albert made a motion to receive First Reading of Ordinance Number 56-2020. Councilmember Jay Arrowood seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 57-2020

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

Brandon McMahan, Planner stated the Planning Commission held a public hearing September 21, 2020 and recommended approval. Neither the owner nor a representative was present.

ACTION – Councilmember Jay Arrowood made a motion to receive First Reading of Ordinance Number 57-2020. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 58-2020

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

Brandon McMahan, Planner stated the Planning Commission held a public hearing September 21, 2020 and recommended approval.

ACTION – Councilmember Judy Albert made a motion to receive First Reading of Ordinance Number 58-2020. Councilmember Lee Dumas seconded the motion.

Lengthy discussion held.

VOTE – Motion carried unanimously.

Executive Session

Economic Development Matter – Project Apollo

ACTION – In (7:19 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project Apollo; as allowed by State Statute Section 30-4-70(a)(5). Councilmember Judy Albert seconded the motion. Motion carried unanimously.

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

ACTION - Out (7:48 p.m.) – Councilmember Judy Albert made a motion to come out of Executive Session. Councilmember Lee Dumas seconded the motion. Motion carried unanimously.

NEW BUSINESS (con't)

First Reading of Ordinance Number 52-2020

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

Brandon McMahan, Planner presented the request and stated the Planning Commission will hold a public hearing October 19, 2020. A representative of the owner Joel Repiscak with Becknell Industrial spoke.

ACTION – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 52-2020. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 53-2020

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

Brandon McMahan, Planner presented the request and stated the Planning Commission will hold a public hearing October 19, 2020. A representative was present but did not speak.

ACTION – Councilmember Judy Albert made a motion to receive First Reading of Ordinance Number 53-2020. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 54-2020

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

Brandon McMahan, Planner presented the request and stated the Planning Commission will hold a public hearing October 19, 2020. A representative was present but did not speak.

ACTION – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 54-2020. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 55-2020

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

Brandon McMahan, Planner presented the request and stated the Planning Commission will hold a public hearing October 19, 2020. A representative was present but did not speak.

ACTION – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 55-2020. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

Adjournment – 7:55 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, October 9, 2020.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
10/27/2020

Building and Development Standards Activity Report - September 2020

ATTACHMENTS:

Description	Upload Date	Type
▢ Building and Development Standards Activity Report - September 2020	10/19/2020	Backup Material

Building and Development Standards

MONTHLY REPORT: SEPTEMBER 2020

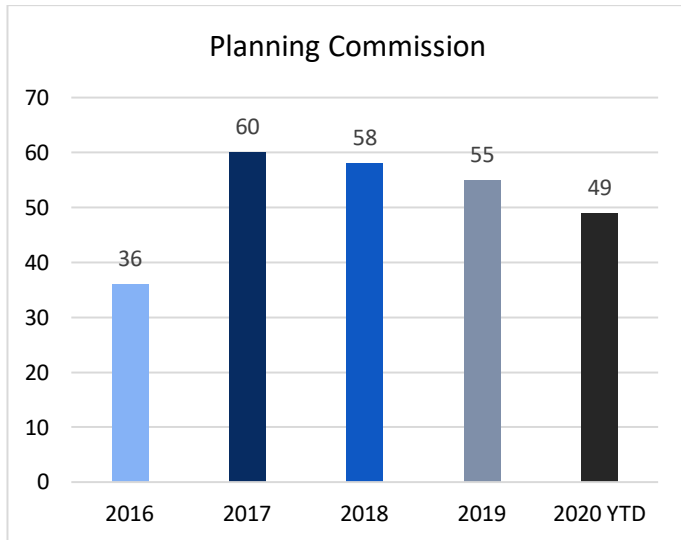


This is the monthly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about each of these divisions is located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

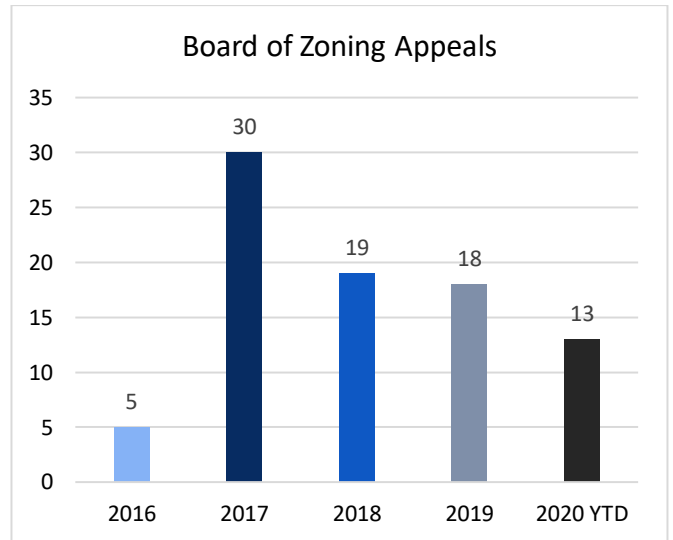
Planning Commission

The Planning Commission reviewed seven cases in September.



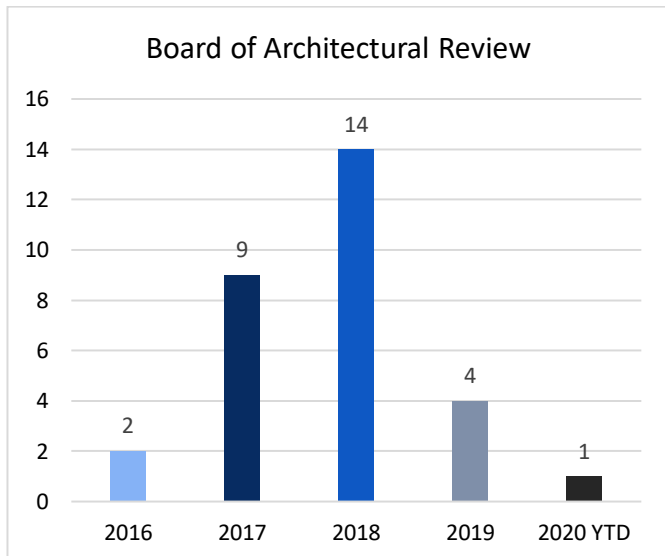
Board of Zoning Appeals

The Board of Zoning Appeals reviewed one case in September.



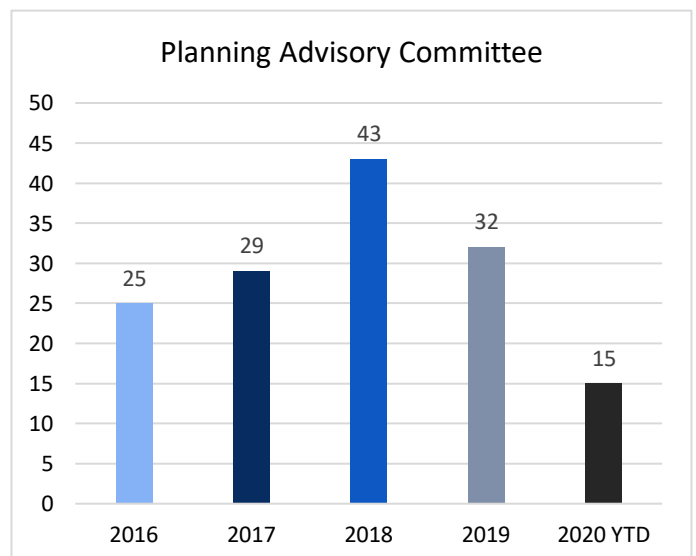
Board of Architectural Review

The Board of Architectural Review reviewed zero cases in September.



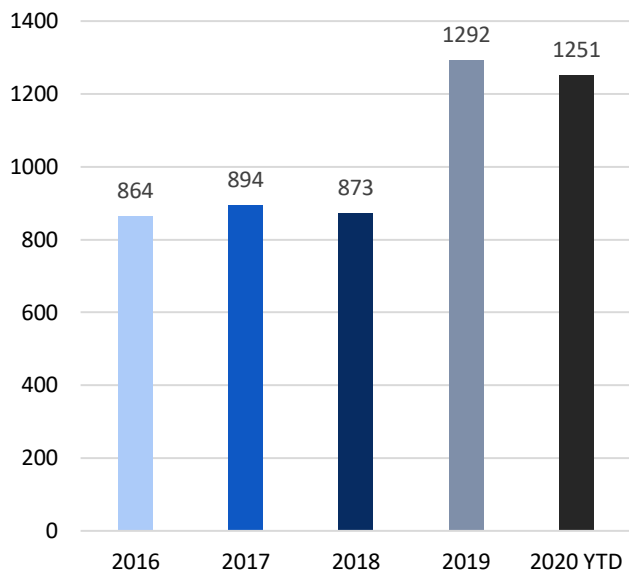
Planning Advisory Committee

The Planning Advisory Committee reviewed zero cases in September.

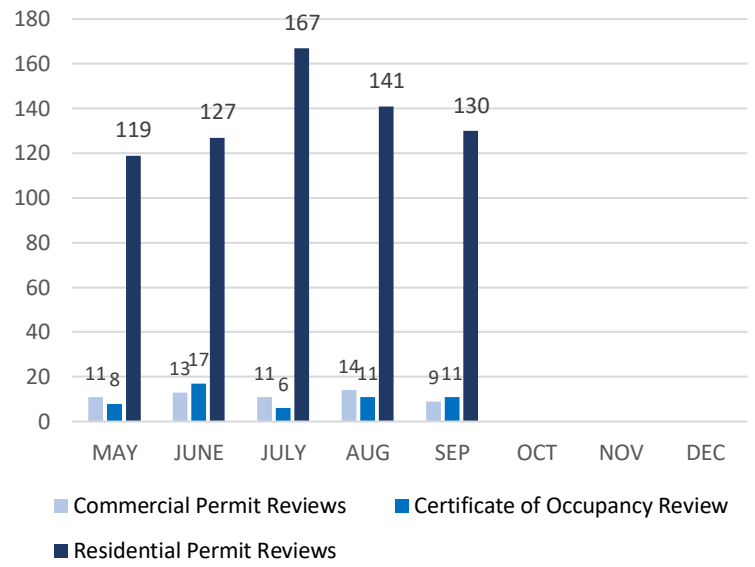


For more information about these cases, please visit the Planning and Zoning division's webpage at: <http://www.cityofgreer.org> or visit the GIS division's webpage to see an interactive Development Dashboard.

Zoning Reviews Yearly Comparison

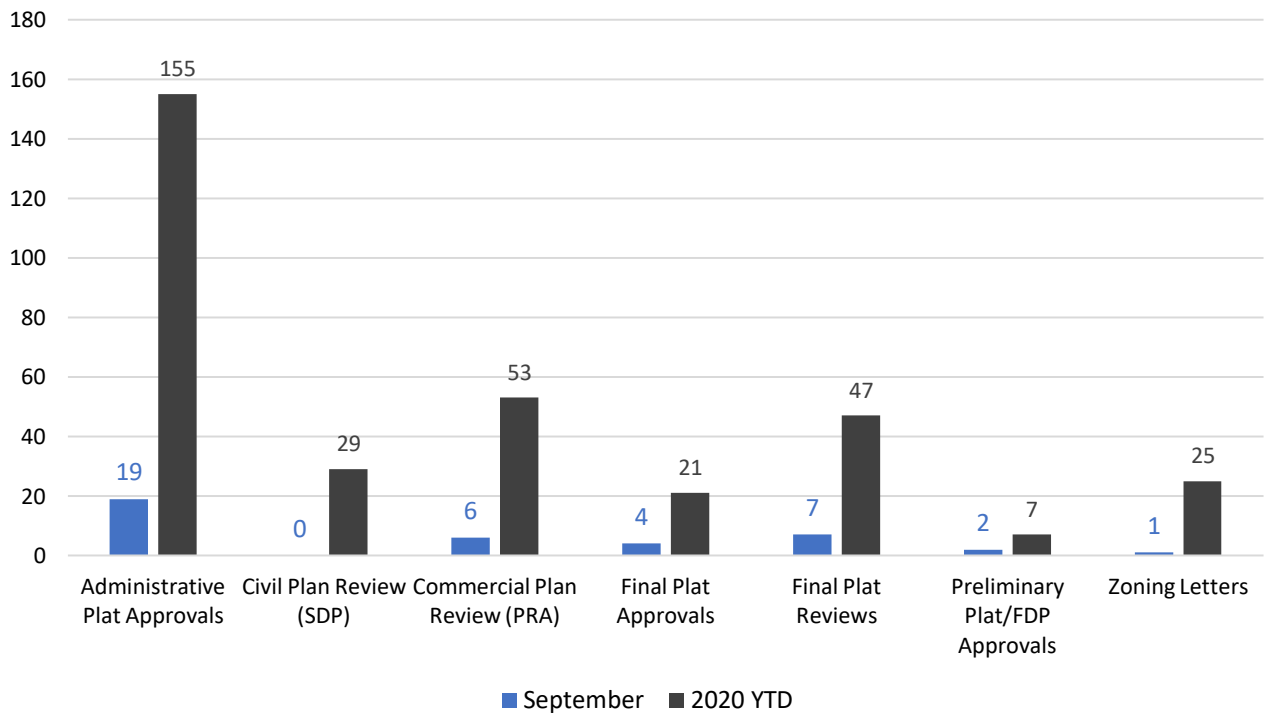


Zoning Review Breakdown



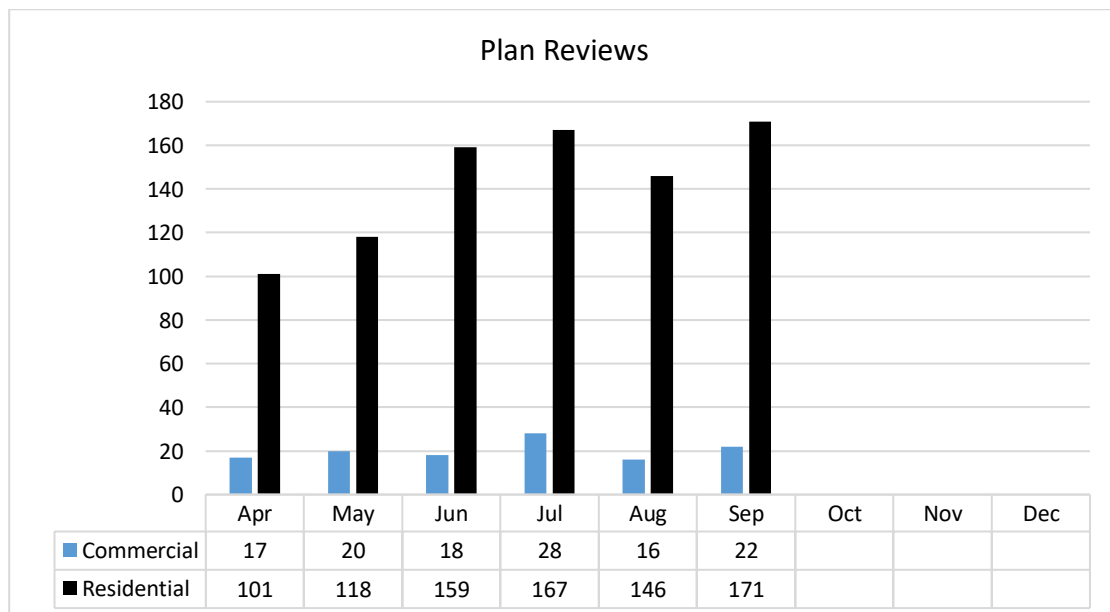
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	97	119	123	117	138	157	184	166	150	0	0	0

Other Planning & Zoning Activity

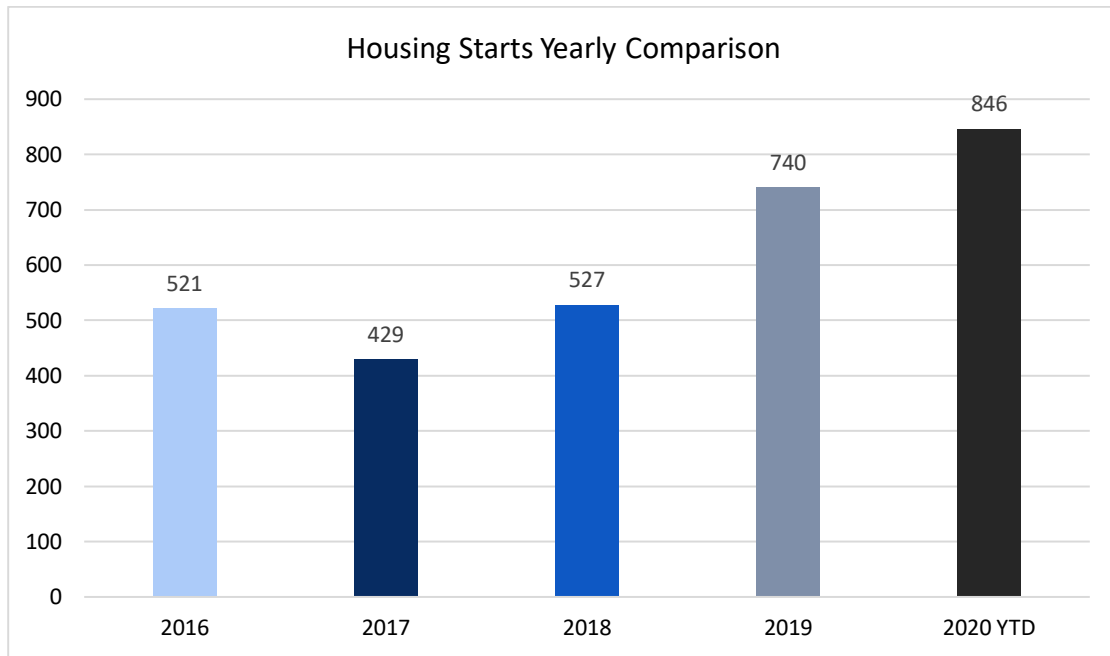


Building Inspections & Code Enforcement

Commercial Plan Review	Address
Sudduth Farms	308,310,312,314,316,318 Sudduth Farm Drive
Brushy Creek Townes	444, 446,448,450 Sea Grit
Sudduth Farms Pool	200 Sudduth Farms Drive
Office upfit	404 Memorial Drive Extn.
Carolina Shower Door	105 John Street
BMW Pro Trans IT Room	410 Global Commerce
Carolina Commerce Lowes Upfit	1601 Poplar Drive
Pure Spa	108 Cannon Street
Brushy Creek Townes	425, 427, 429 Sea Grit
Upfit	112 Cannon Street
Branchwood Townhomes	38, 40, 44, 46 Grey Oak Trail
Victor Apartments Revisions	250 Victor Avenue
Minghua	785 Victor Hill Road
Refresco	1990 Hood Road
Victor Park Shade Structure	108 S Line Street
Oakland Avenue Apartments	212 Oakland Avenue
SRHS Lab Upfit	250 Westomore land Road
BMW Pro Trans Racking	410 Global Commerce
Ice Rink Revisions	211 School Street
Green Laundry Lounge	10 G Moorlyn Lane
South Main Townes	301, 303, 305, 307, 309 Hunt Glen

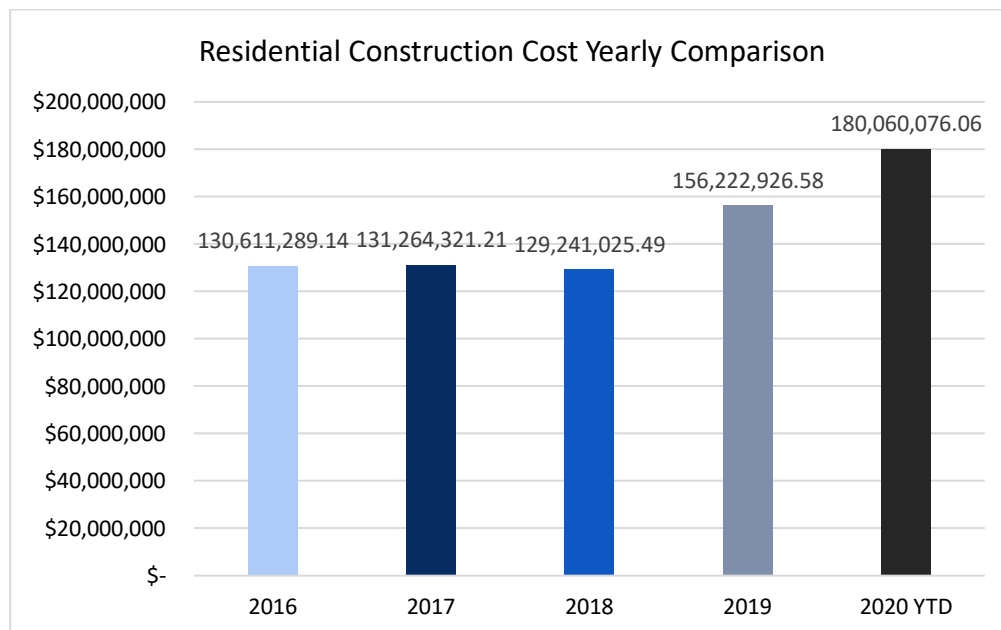


Housing Starts



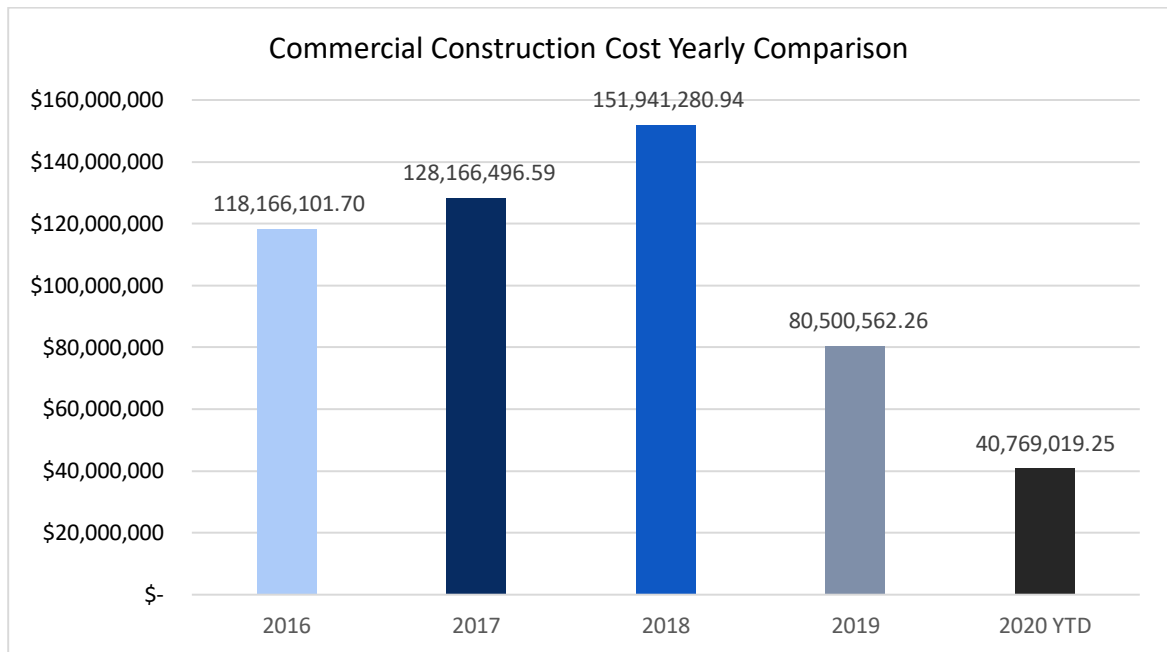
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	66	80	108	86	90	73	124	108	110	0	0	0

Residential Construction Costs



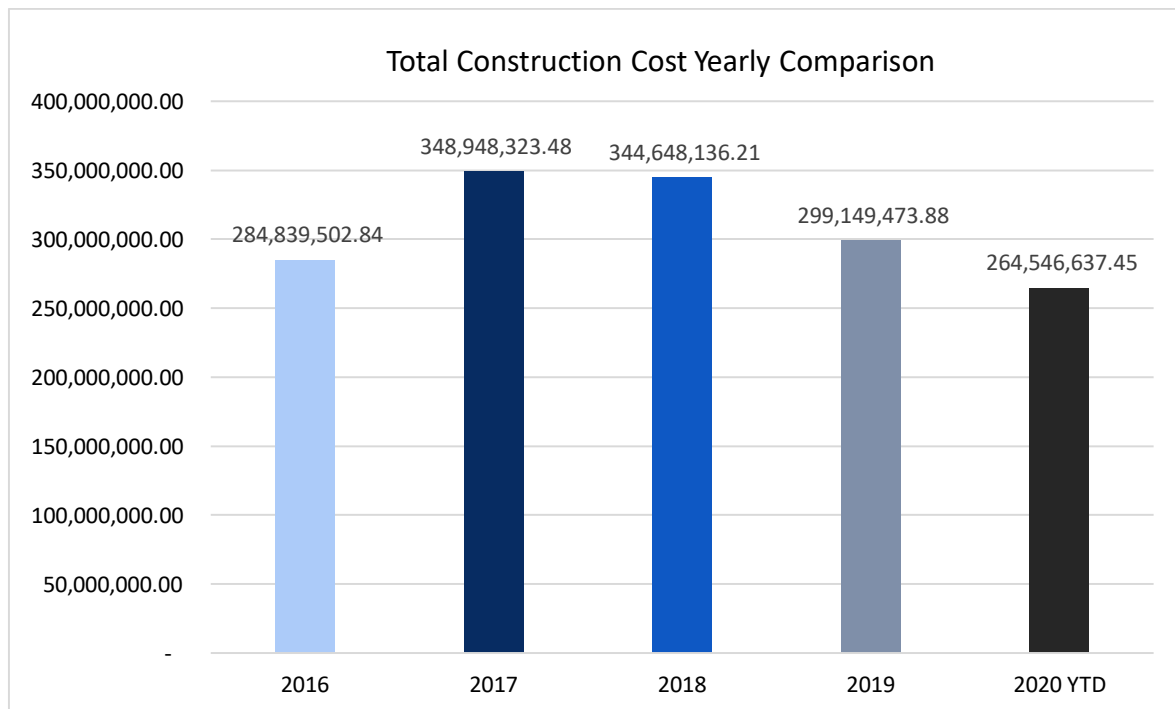
	JAN	FEB	MARCH	APRIL	MAY	JUNE
2020 YTD	14,955,266.04	17,955,746.53	22,210,966.00	15,257,825.80	16,660,852.48	16,957,398.00
	JULY	AUG	SEPT	OCT	NOV	DEC
	26,788,673.15	26,126,363.23	23,146,984.83	0	0	0

Commercial Construction Costs



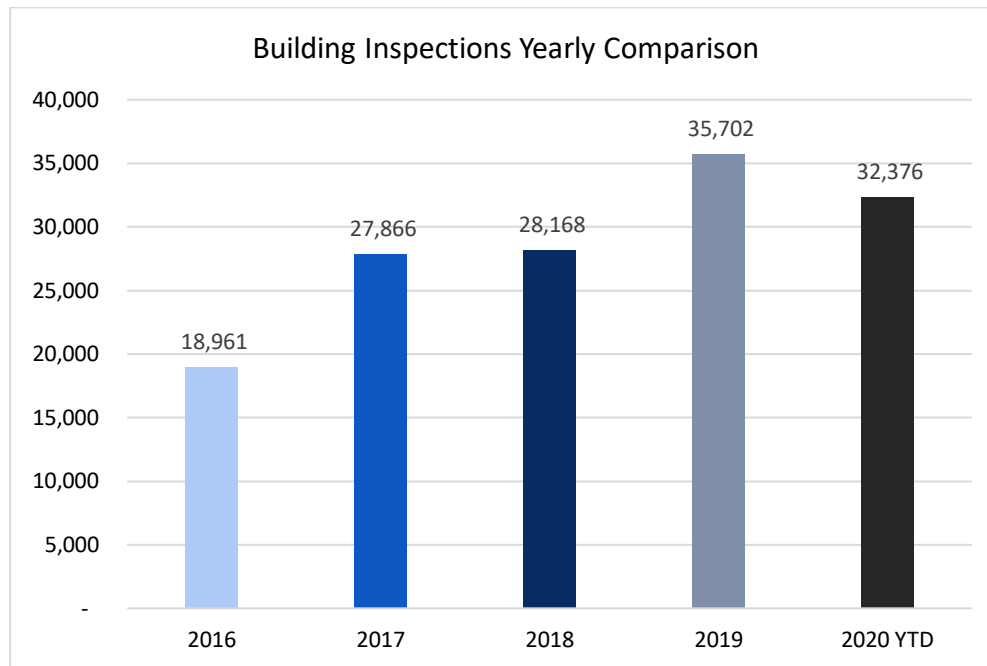
	JAN	FEB	MARCH	APRIL	MAY	JUNE
2020 YTD	3,327,804.00	149,738.30	13,767,393.00	1,558,201.32	1,631,463.30	3,022,622.00
	JULY	AUG	SEPT	OCT	NOV	DEC
	703,043.00	9,481,111.00	7,127,643.33	0	0	0

Total Construction Costs



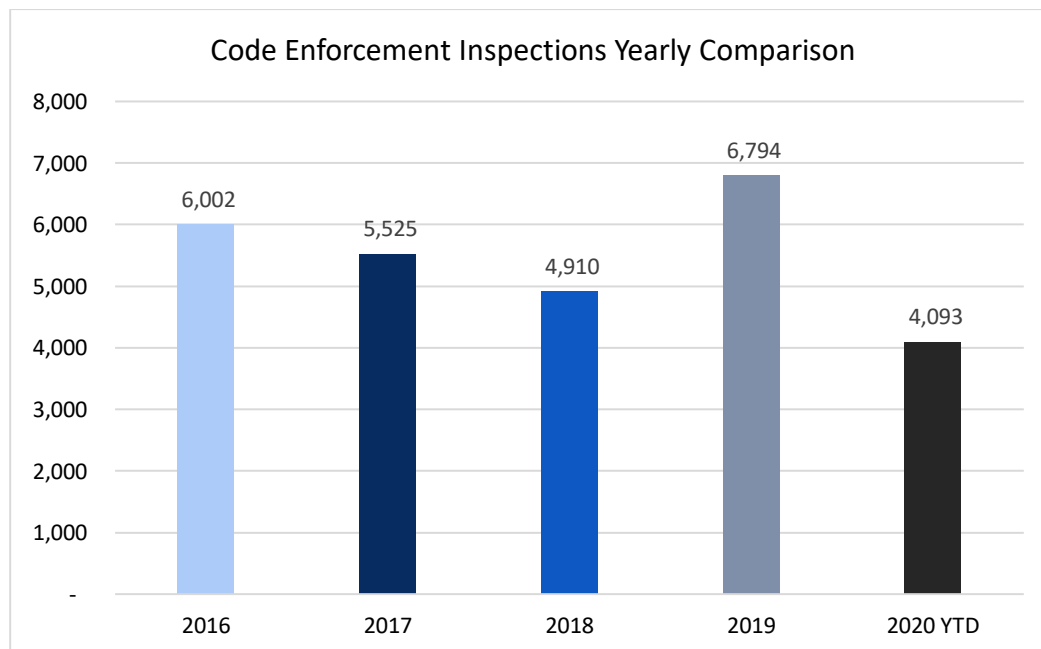
	JAN	FEB	MARCH	APRIL	MAY	JUNE
2020 YTD	24,679,383.71	21,208,476.20	41,241,547.55	24,103,871.41	19,724,442.79	23,516,795.27
	JULY	AUG	SEPT	OCT	NOV	DEC
	31,356,875.79	40,218,521.35	38,496,723.38	0	0	0

Building Inspections



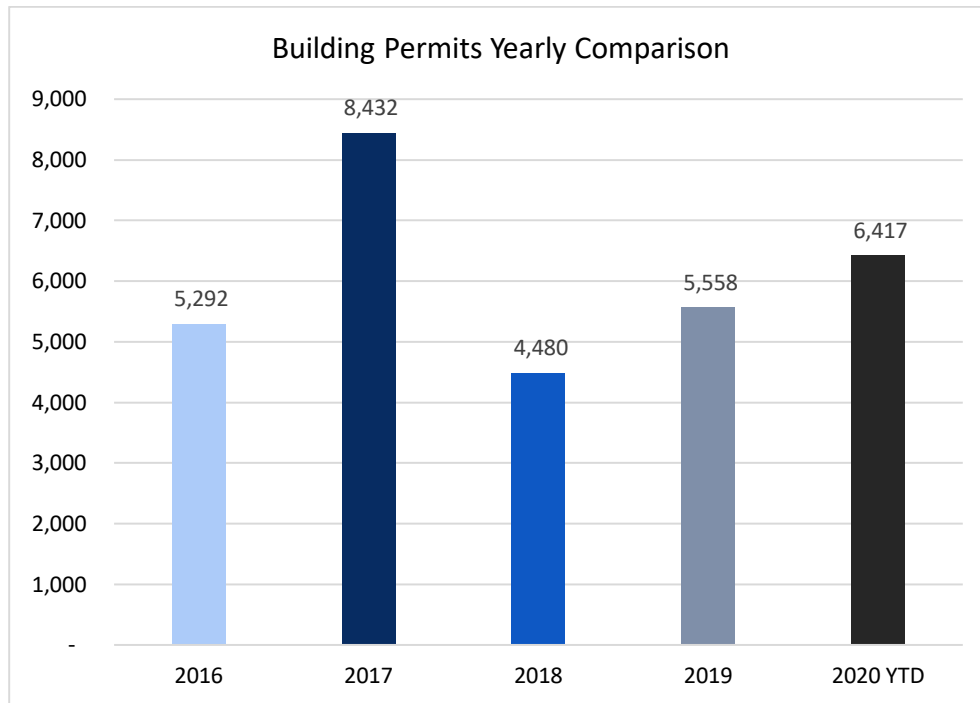
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	3,757	2,956	3,639	3,595	2,892	3,877	3,791	3,582	4,287	0	0	0

Code Enforcement Inspections



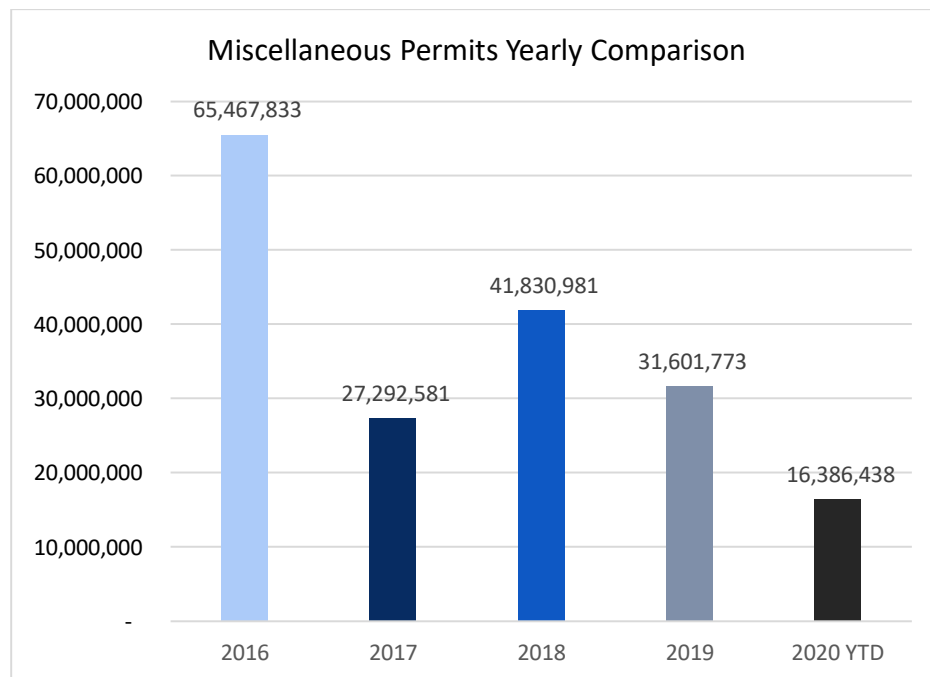
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	304	246	387	387	412	507	568	593	689	0	0	0

Building Permits



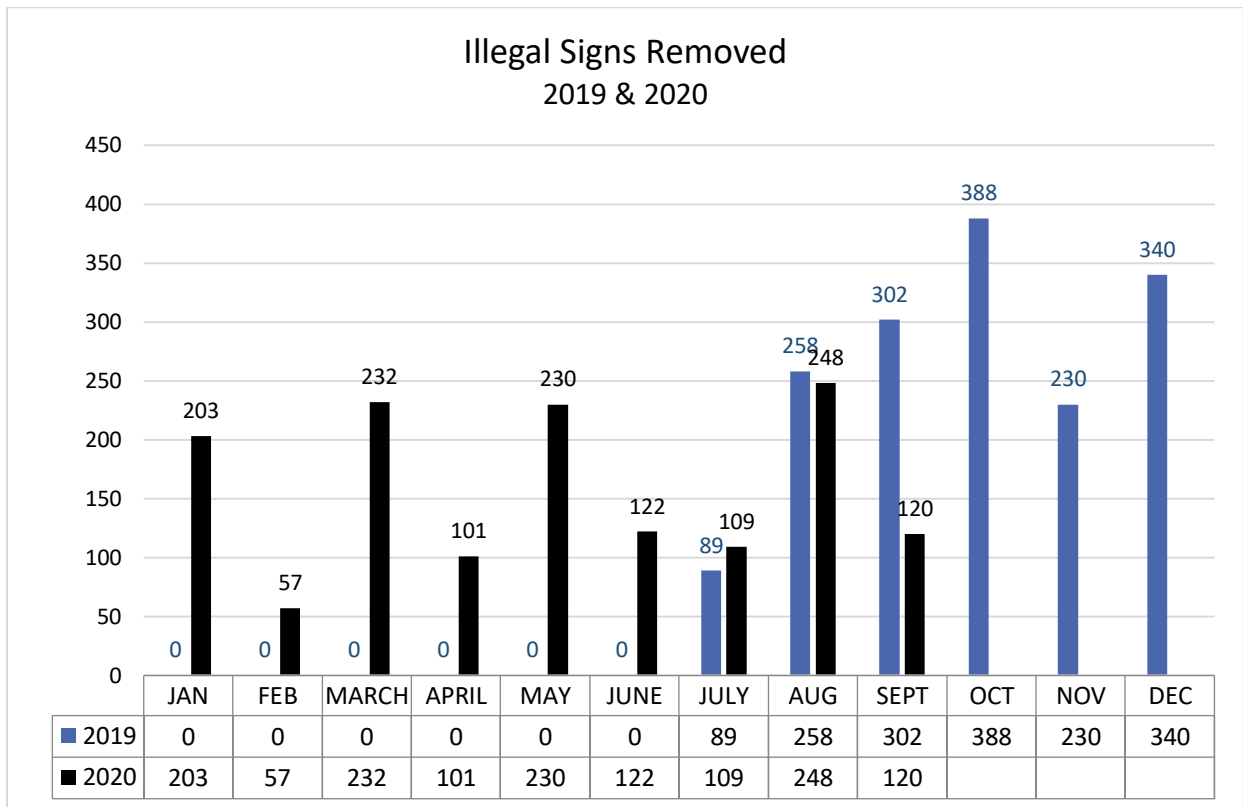
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	436	519	571	709	587	806	909	913	967	0	0	0

Miscellaneous Permits



	JAN	FEB	MARCH	APRIL	MAY	JUNE
2020 YTD	3,181,381.91	828,449.00	1,147,266.22	3,708,303.50	187,666.00	731,351.22
	JULY	AUG	SEPT	OCT	NOV	DEC
	501,466.00	1,858,763.09	4,241,791.24	0	0	0

Illegal Signs



Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
10/27/2020

Financial Activity Report - September 2020

Summary:

[Link to Detail Financial Reports](#)

ATTACHMENTS:

Description		Upload Date	Type
📎	September 2020 Summary Financial	10/22/2020	Backup
	Report		



September 2020 Summary Financial Report



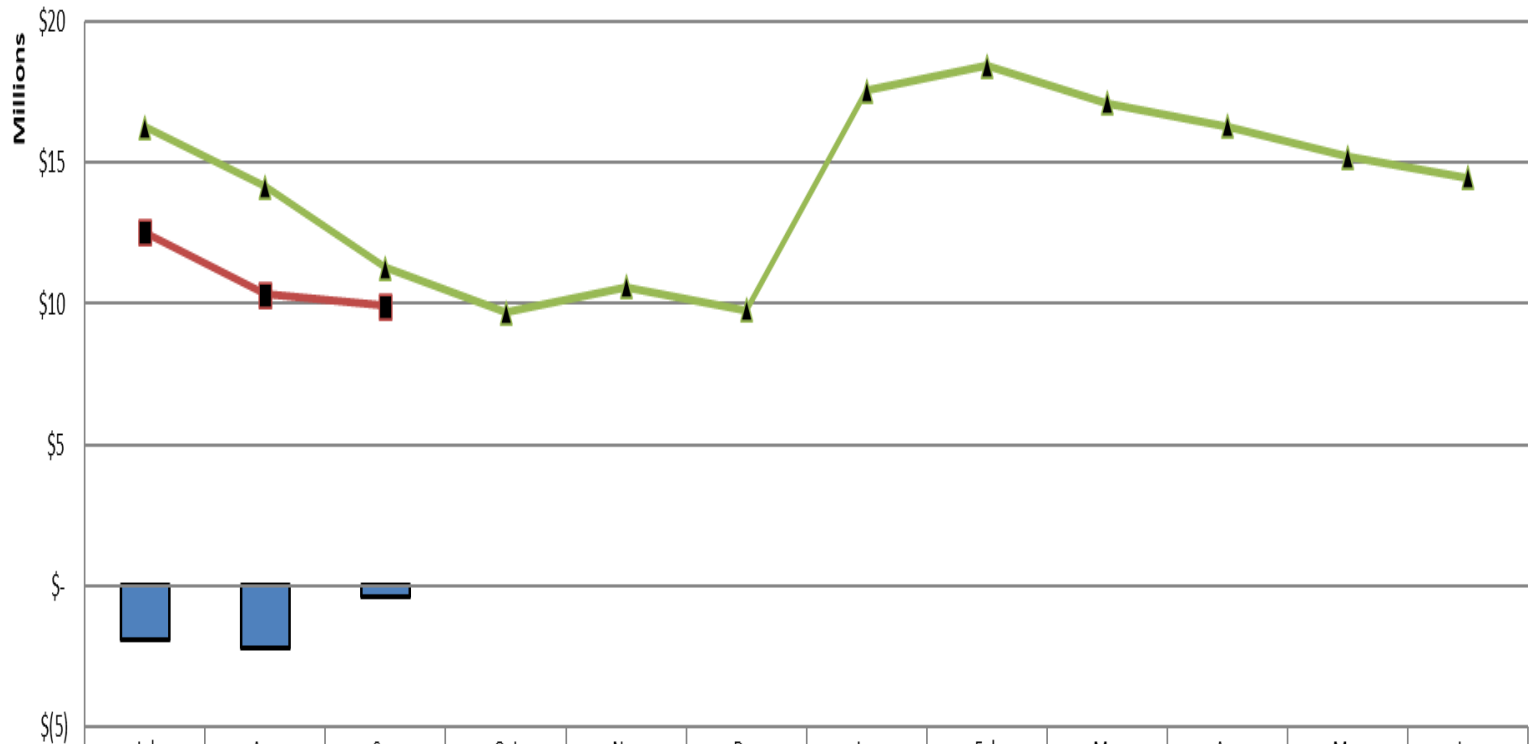
Financial Performance Summary

As of Month End September, 2020

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↓	\$ 9,933,516
Revenue	↓	↑	\$ 2,443,179
Operational Expenditures	↓	↑	\$ 5,712,800
Fund Balance Usage	↓	↑	\$ 499,854
Total Expenditures	↓	↑	\$ 6,212,654
Operational Percentage (Over) / Under	↑	↑	5%
Total Percentage (Over) / Under	↑	—	3%
Revenue Benchmark Variance	↑	↑	\$ 629,626
Expenditure Benchmark Variance	↑	↑	\$ (372,689)
Overall Benchmark Variance	↑	↑	\$ 256,937
HOSPITALITY FUND			
Cash Balance	↑	↓	\$ 1,709,471
Revenue	↓	↓	\$ 611,554
Expenditures	↑	↑	\$ 51,227
STORM WATER FUND			
Cash Balance	↑	↑	\$ 2,493,863
Revenue	↓	↑	\$ 101,493
Expenditures	↓	↓	\$ 13,984

Cash Balance - General Fund

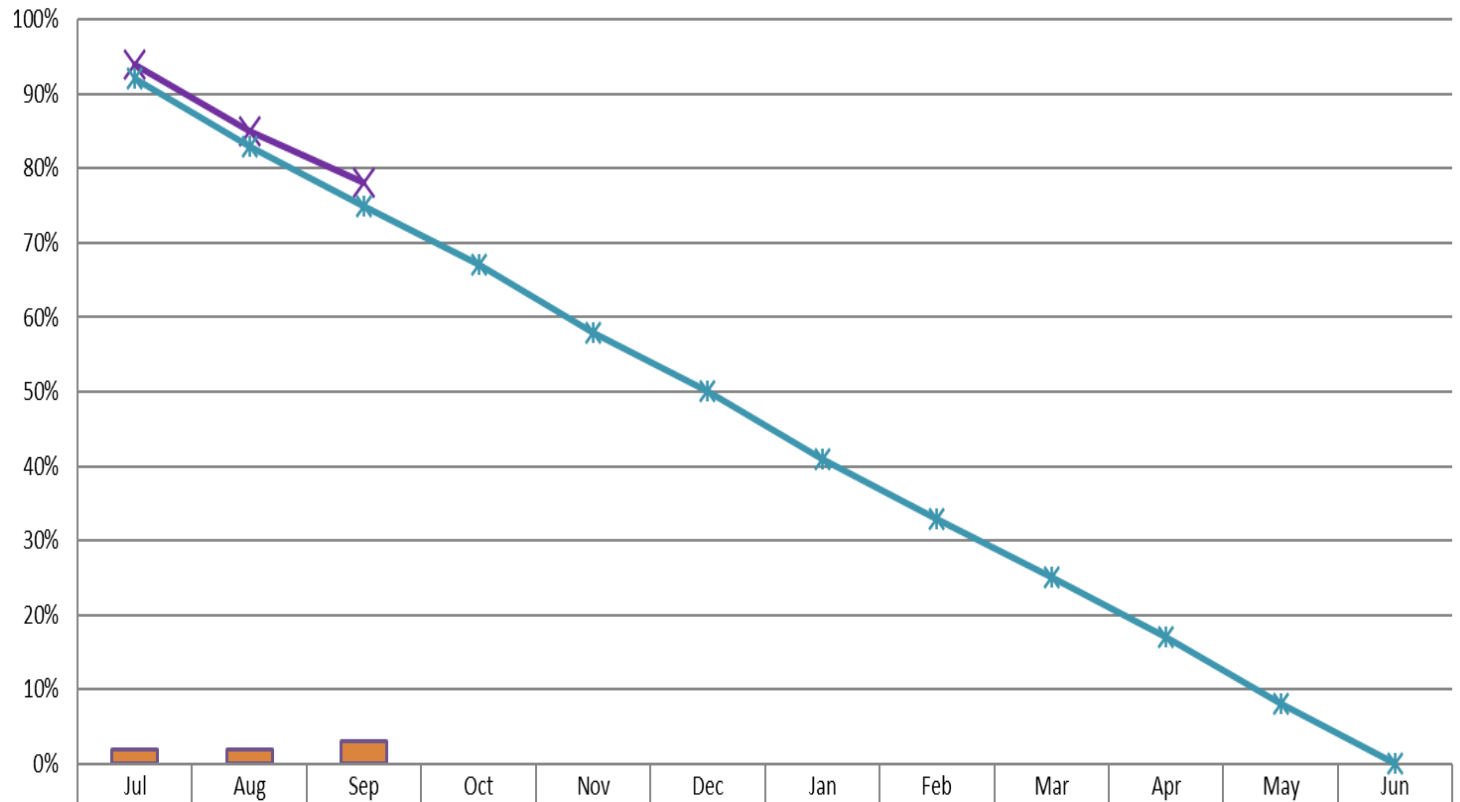
Fiscal Year 2020/21



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(1,912,223)	(2,212,216)	(394,608)	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	12,540,339	10,328,123	9,933,516									
Prior Fiscal YTD Balance	16,239,290	14,142,663	11,260,893	9,697,023	10,601,351	9,781,700	17,541,800	18,413,040	17,100,816	16,296,691	15,210,545	14,452,562

Budget Percent Remaining - General Fund

Fiscal Year 2020/21



(Over) Under Budget	2	2	3									
Actual Percent Remaining	94	85	78									
Prorated Percent Remaining	92	83	75	67	58	50	41	33	25	17	8	0

Revenues

Revenue

Total Revenue

Taxes

Franchises & Licenses

Misc. Revenues

Permits and Fees

Intergovernmental Revenue

Fire Fees

Fines and Forfeitures

Grants

Fund Balance

Refunds

Operating Transfers

2020-21 Financials

☒ Revenues

☐ Expenditures



YTD Actual

YTD Budget

Difference

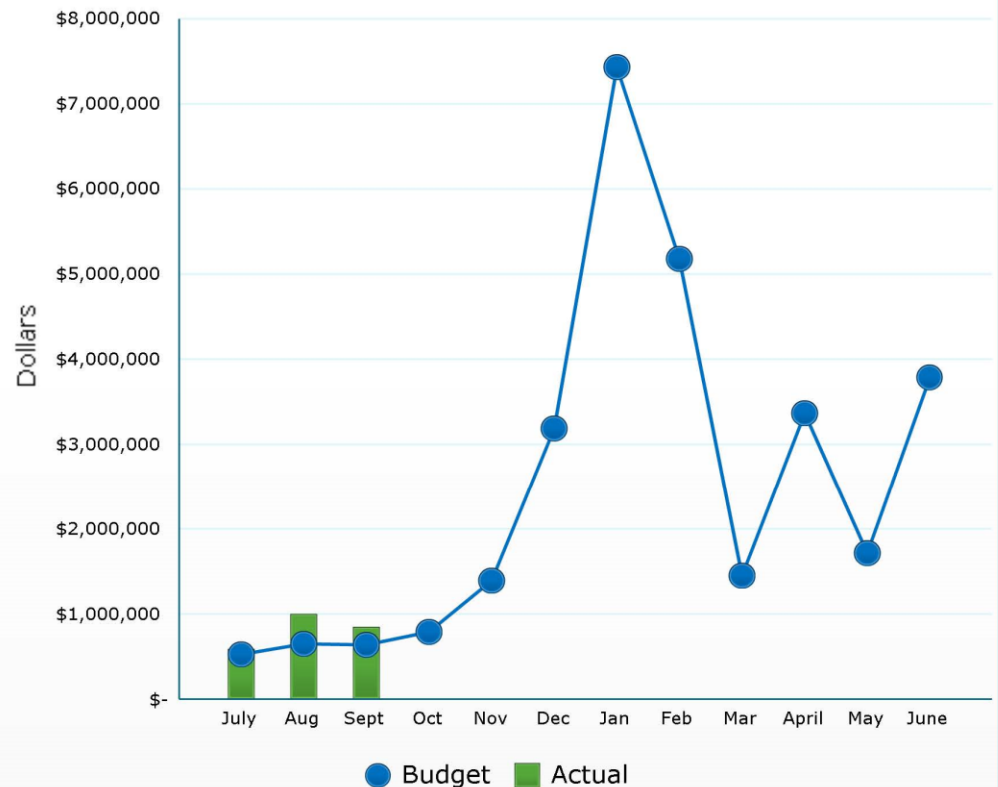
\$2,443,179

\$1,813,553

\$629,626

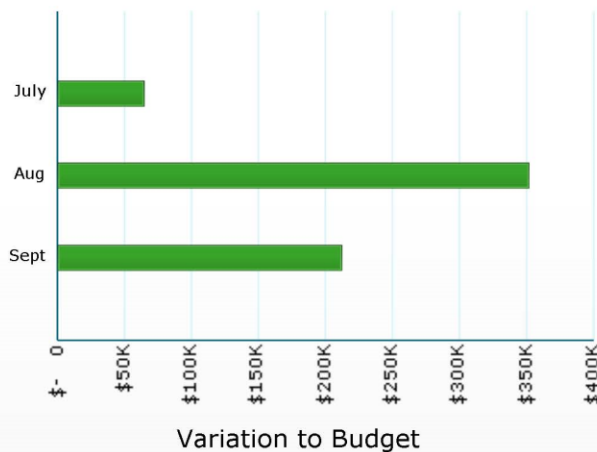
City of Greer Revenues

Fiscal Year 2020-21



Actual vs Budget

Fiscal Year 2020-21



Expenditures

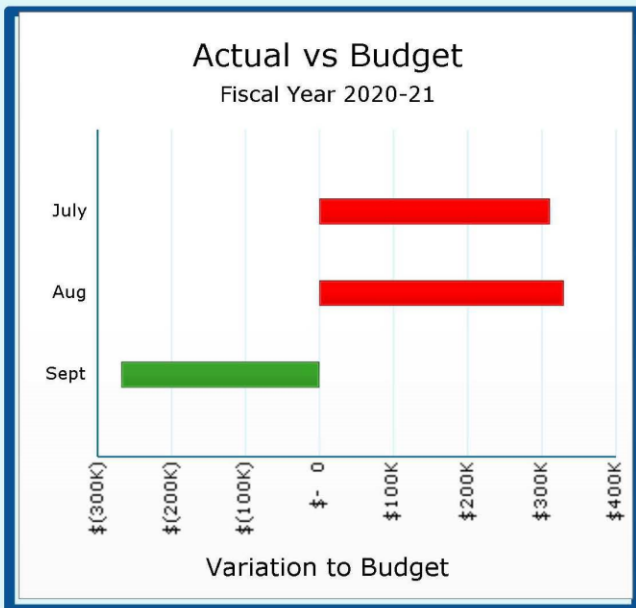
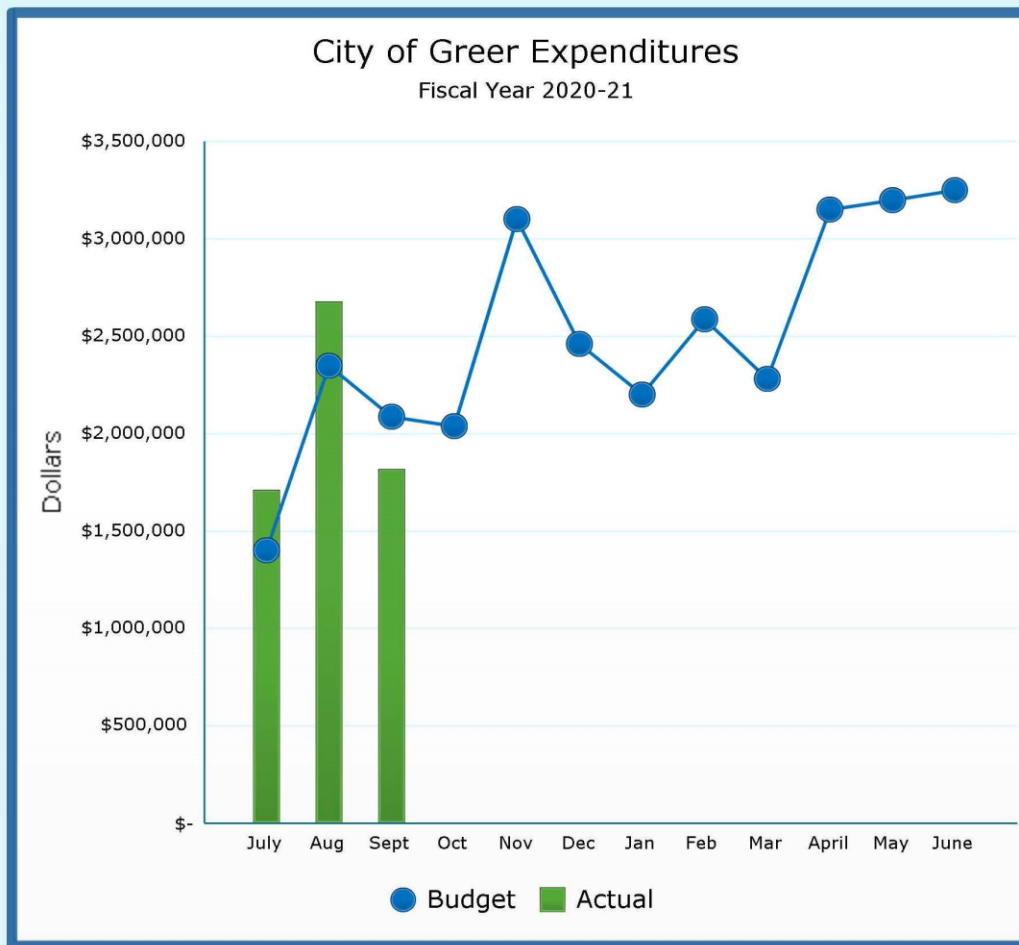
Total Expenditures
Total City Expenditures
YTD Personnel
YTD Operations
Mayor & Council
Administration
Municipal Court
General Government
Fire
Police
Public Services
Recreation
Building Standards

2020-21 Financials

☐ Revenues
 ☒ Expenditures



YTD Actual	YTD Budget	Difference
\$6,212,654	\$5,839,965	\$372,689

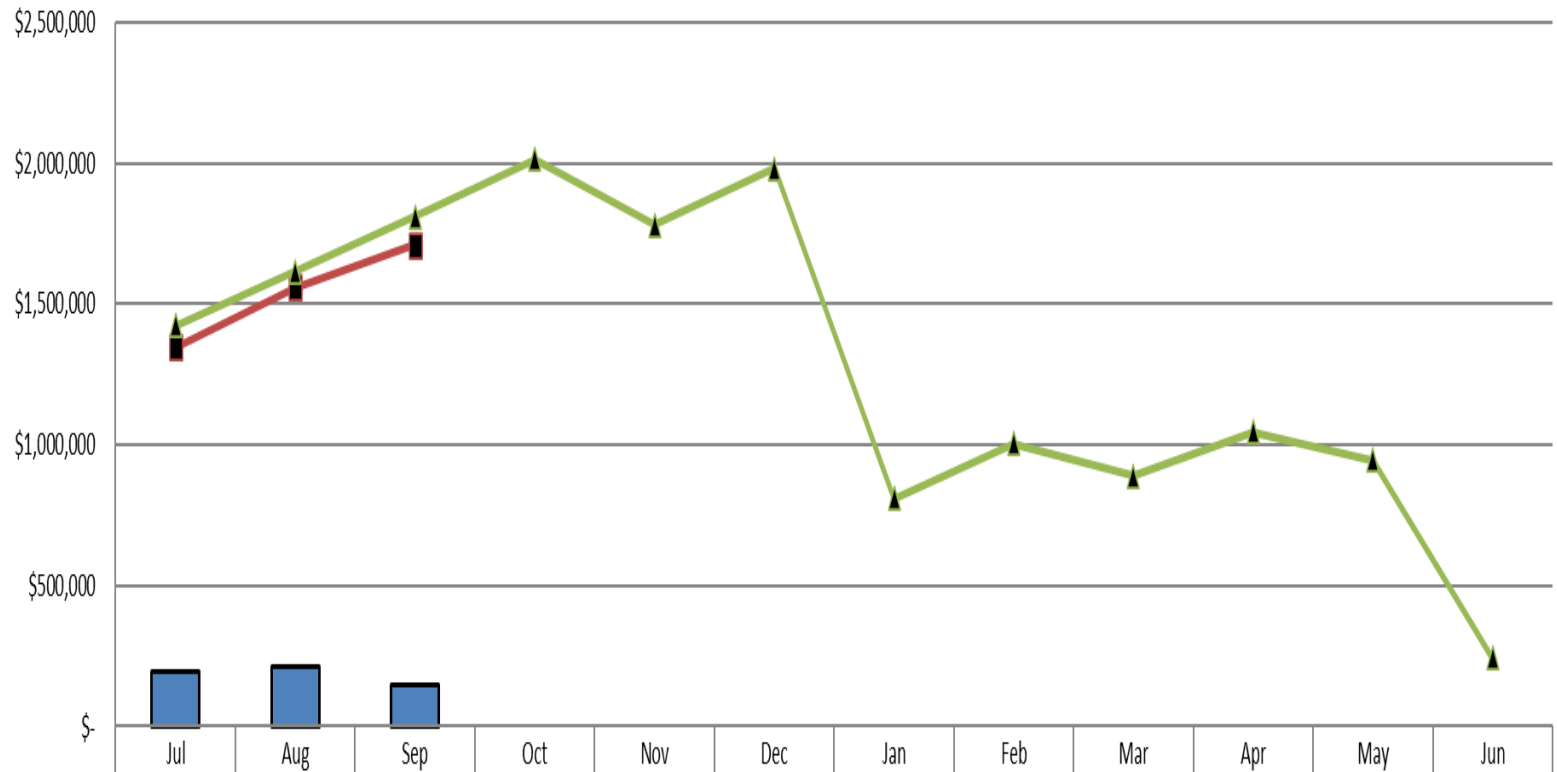




Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

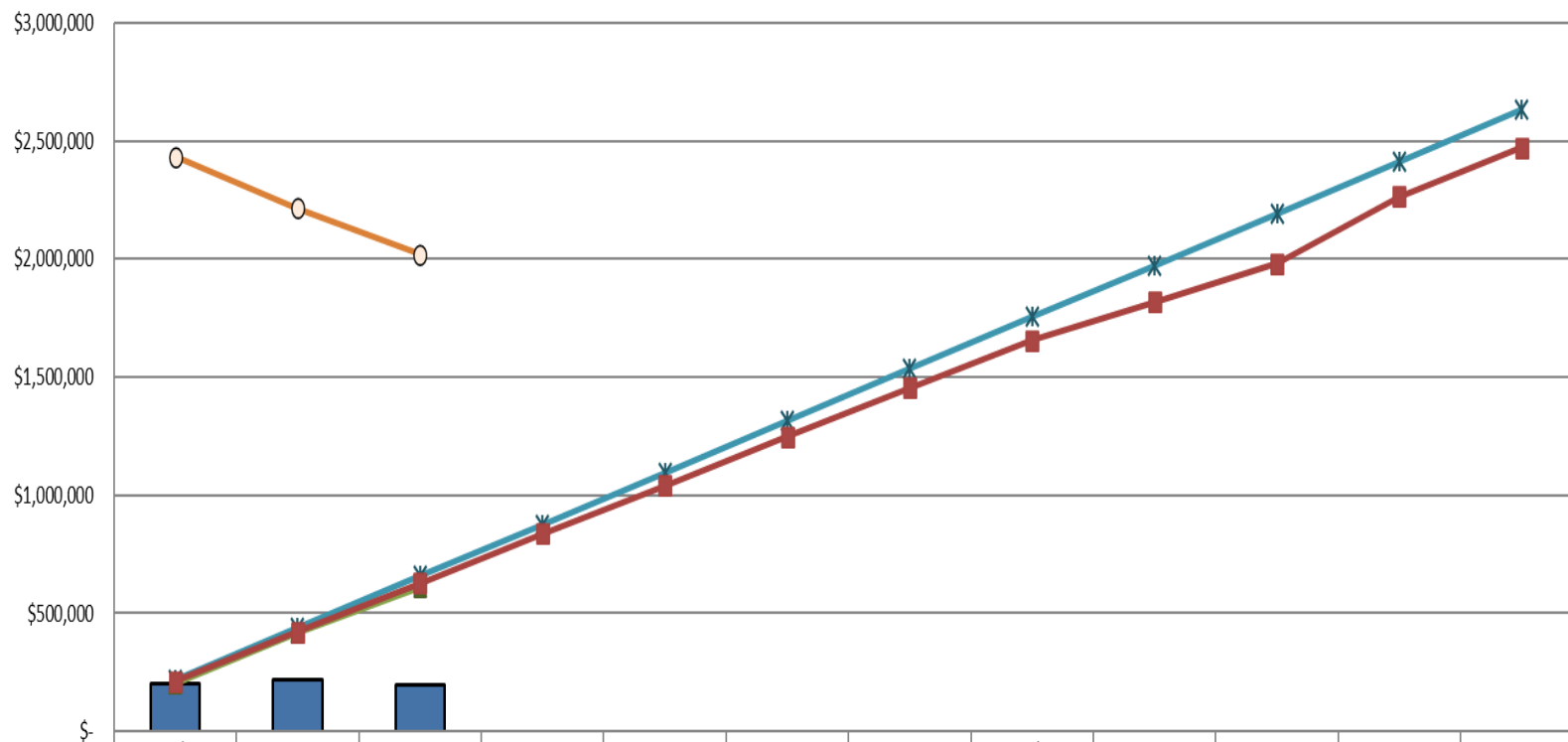
Fiscal Year 2020/21



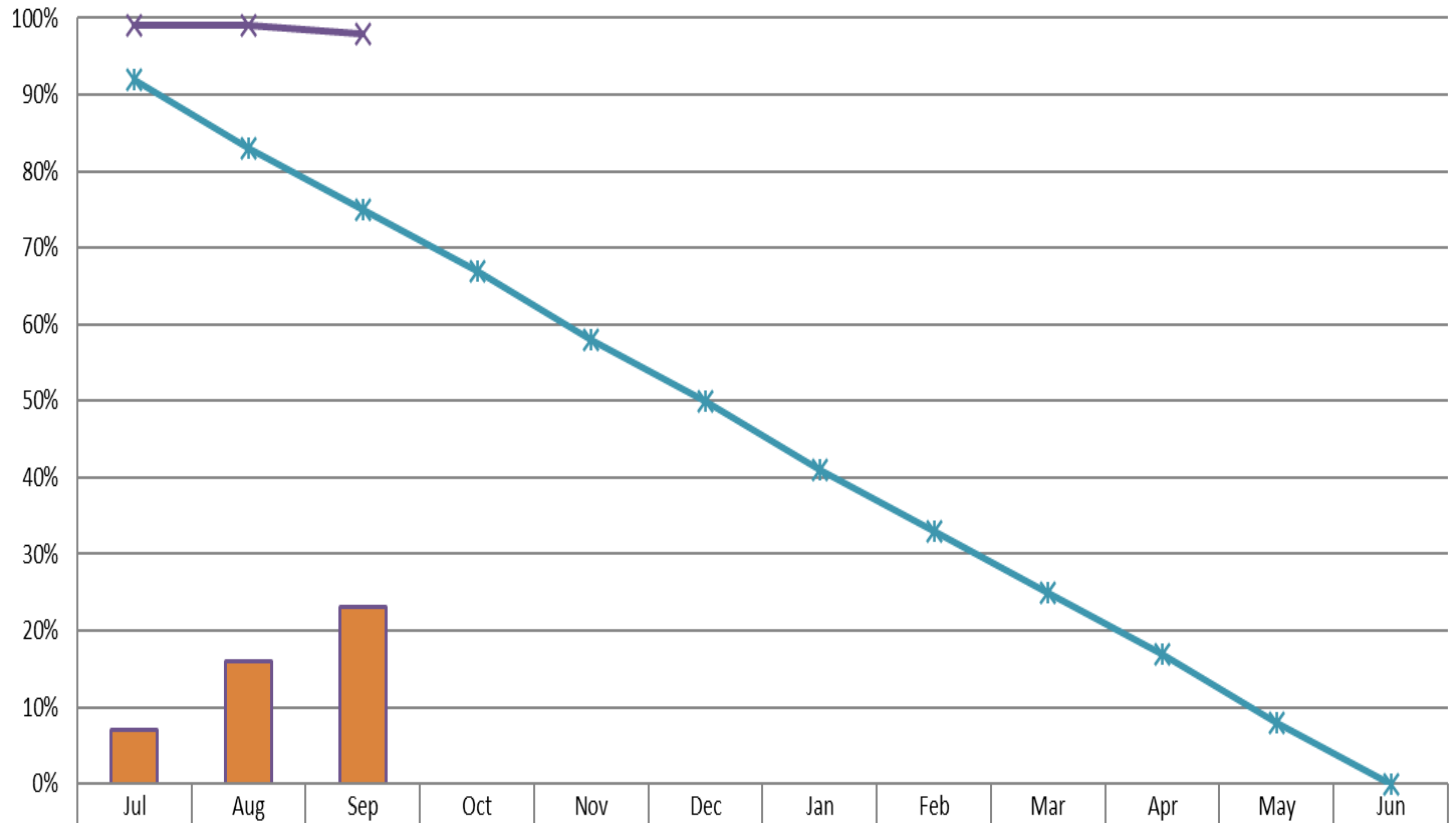
■ Net Monthly Cash	196,455	211,244	149,814	-	-	-	-	-	-	-	-	-
■ Current Fiscal YTD Balance	1,348,413	1,559,657	1,709,471									
▲ Prior Fiscal YTD Balance	1,424,805	1,614,295	1,809,821	2,015,211	1,781,376	1,980,877	808,568	1,005,540	889,944	1,046,560	946,147	244,585

Revenue - Hospitality Taxes Fund

Fiscal Year 2020/21

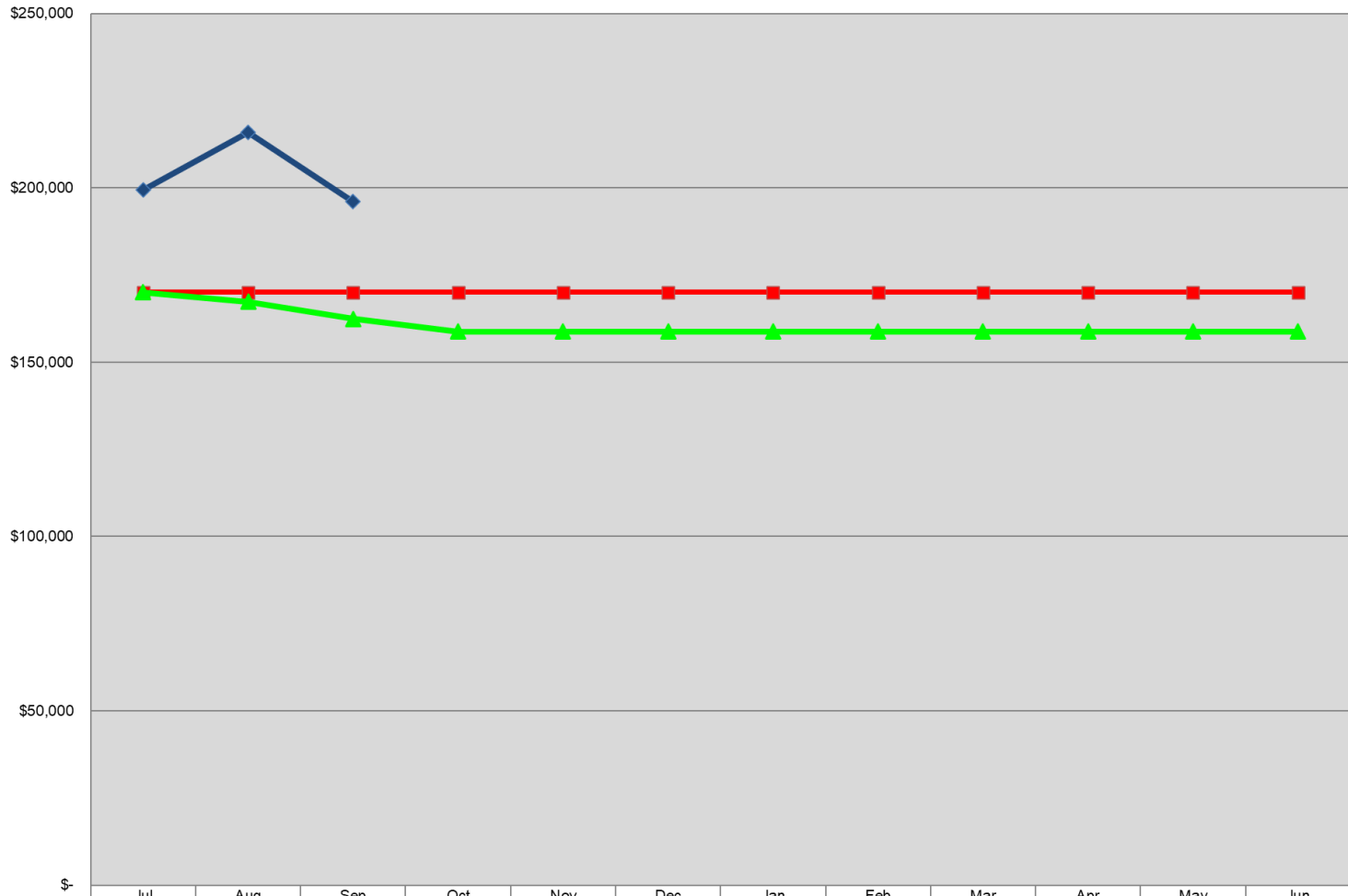
[illegible]

Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2020/21



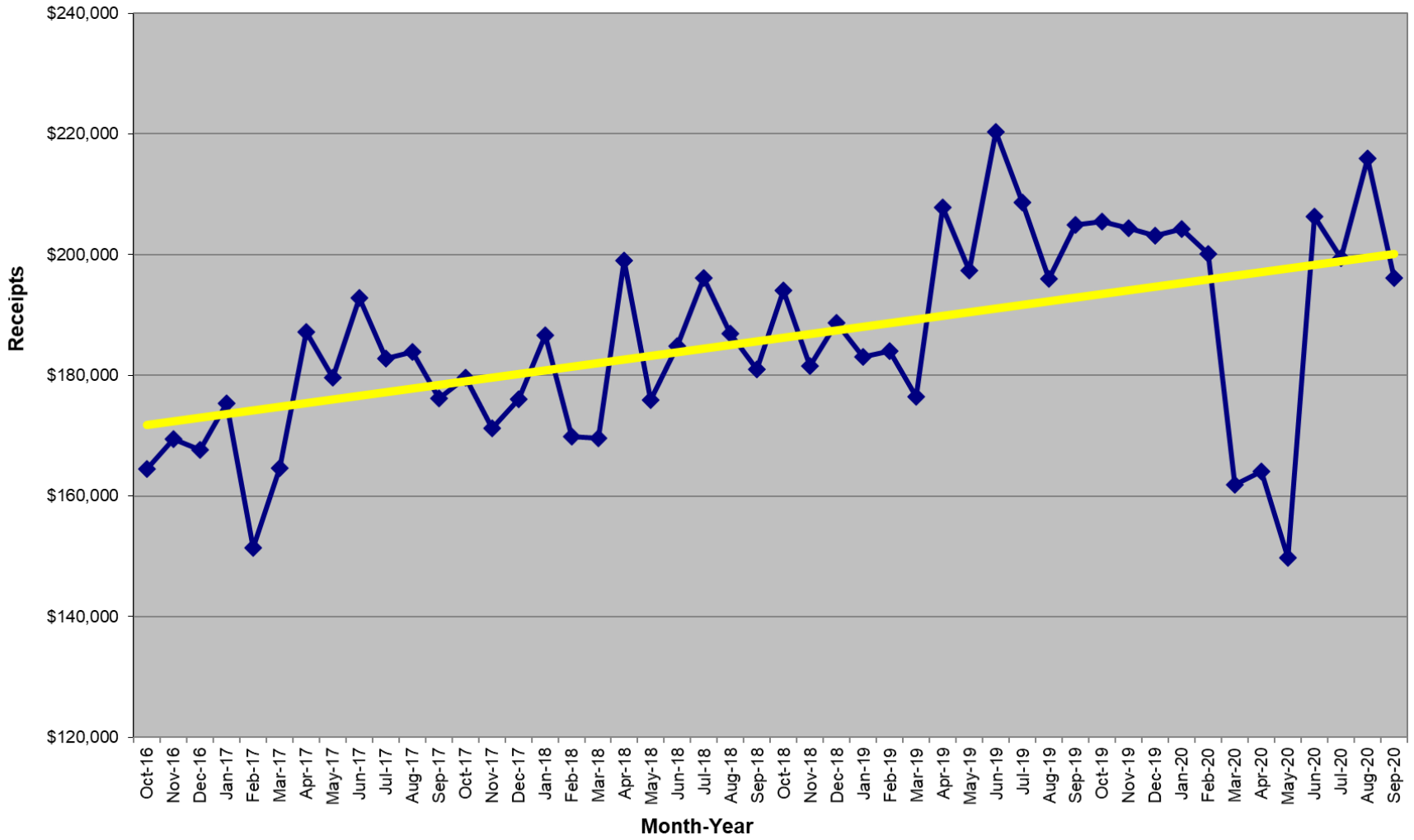
(Over) Under Budget	7	16	23									
Actual Percent Remaining	99	99	98									
Prorated Percent Remaining	92	83	75	67	58	50	41	33	25	17	8	0

Hospitality Taxes Fiscal Year 2020/21

[illegible]

Hospitality Tax

4 - Year Trending

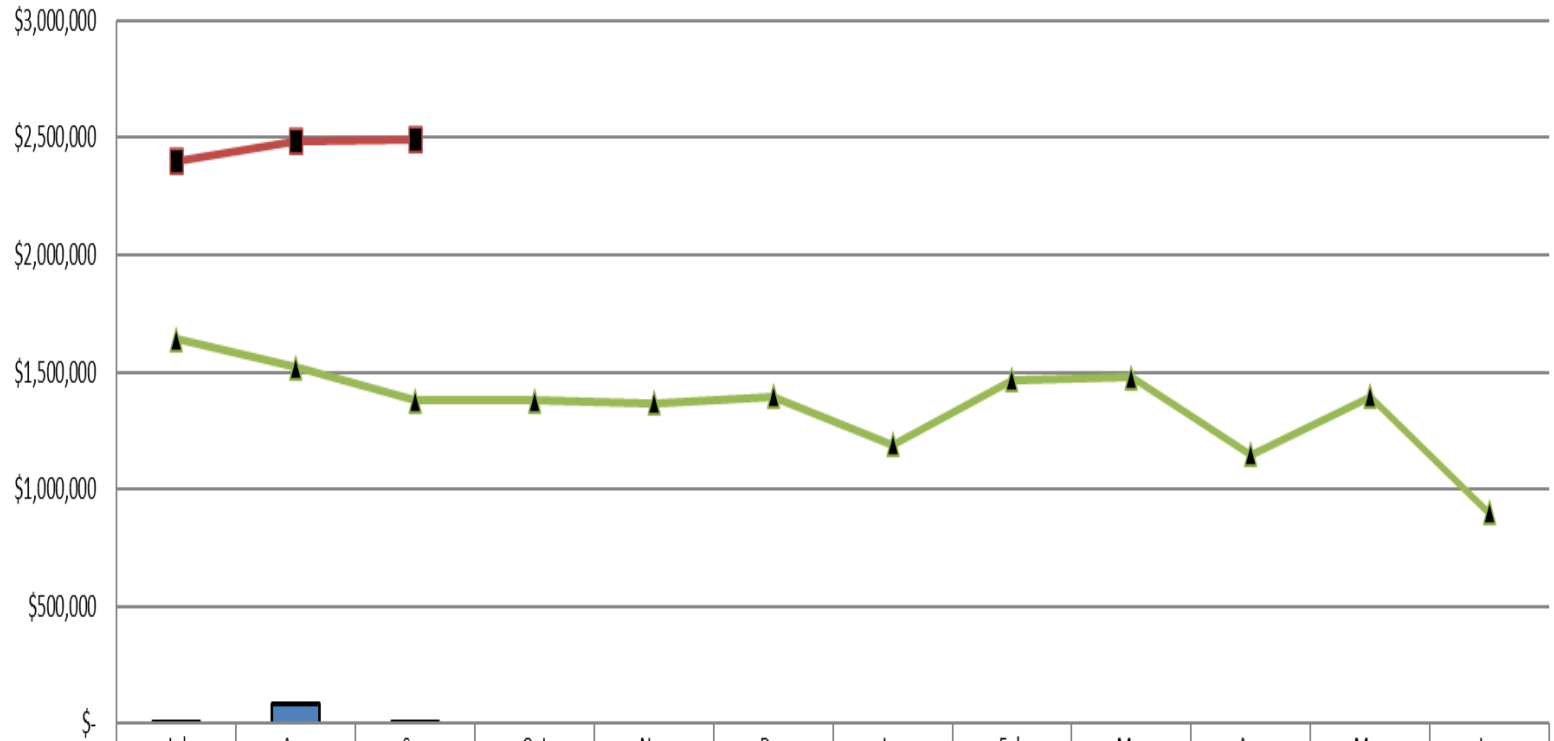




Storm Water Fund

Cash Balance - Storm Water Fund

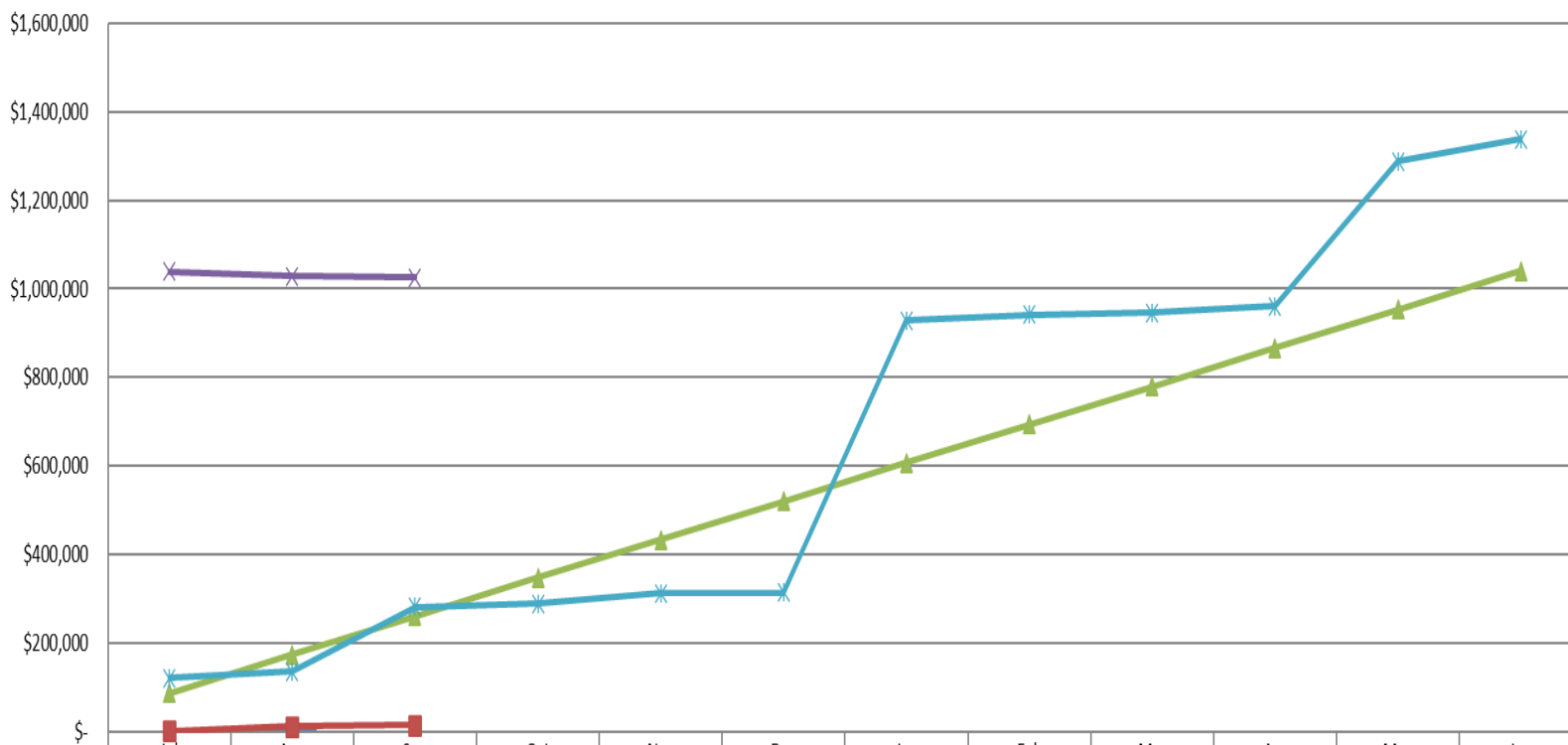
Fiscal Year 2020/21



Net Monthly Cash	1,573	83,271	8,258	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	2,402,334	2,485,605	2,493,863									
Prior Fiscal YTD Balance	1,639,474	1,518,829	1,378,396	1,377,601	1,368,554	1,394,148	1,189,538	1,466,341	1,478,384	1,146,191	1,396,399	898,489

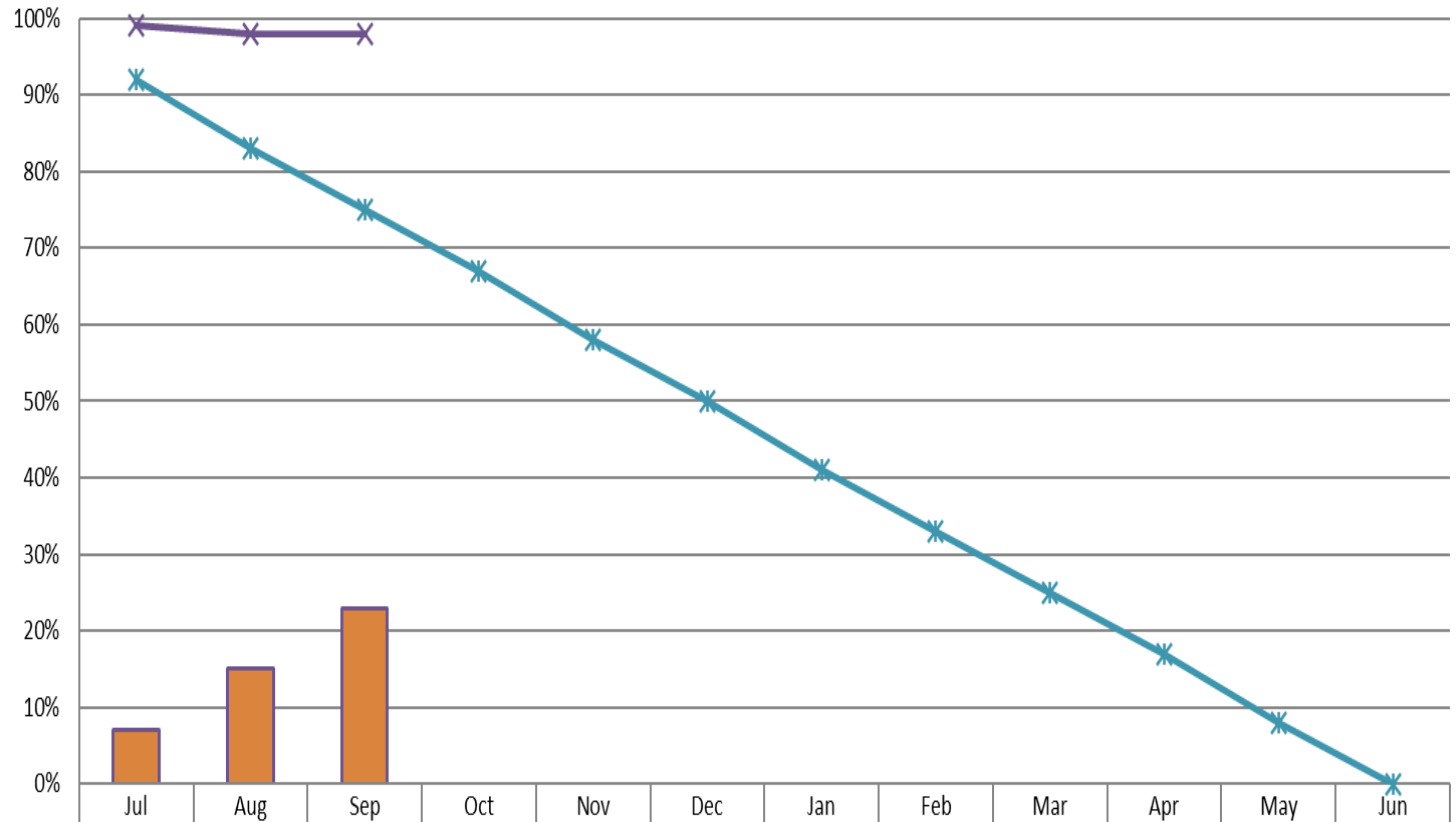
Expenditures - Storm Water Fund

Fiscal Year 2020/21

[illegible]

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2020/21



(Over) Under Budget	7	15	23									
Actual Percent Remaining	99	98	98									
Prorated Percent Remaining	92	83	75	67	58	50	41	33	25	17	8	0

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
10/27/2020

Fire Department Activity Report - September 2020

ATTACHMENTS:

Description	Upload Date	Type
📎 Fire Department Activity Report - September 2020	10/19/2020	Backup Material

CITY OF GREER



FIRE DEPARTMENT

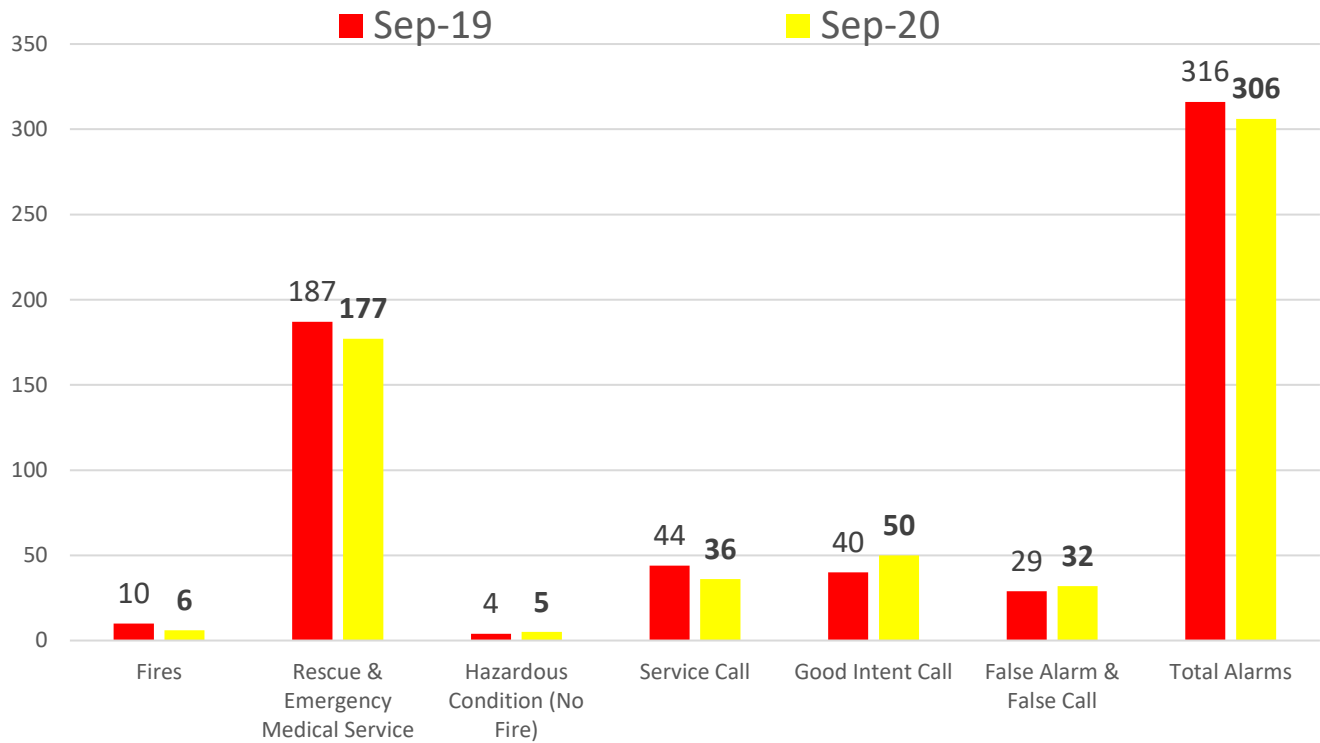
MONTHLY REPORT

SEPTEMBER 2020

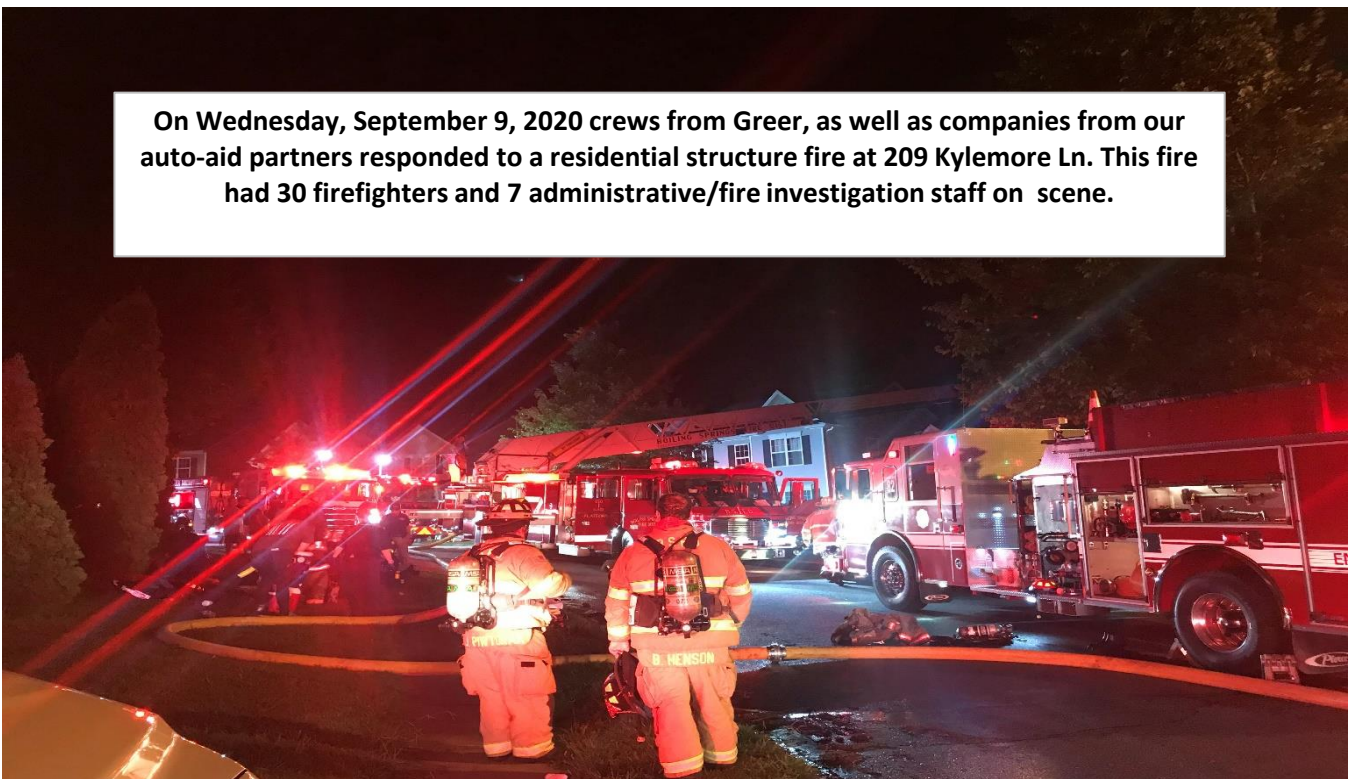


City of Greer Fire Department Monthly Report September 2020

MAJOR INCIDENT TYPES



On Wednesday, September 9, 2020 crews from Greer, as well as companies from our auto-aid partners responded to a residential structure fire at 209 Kylemore Ln. This fire had 30 firefighters and 7 administrative/fire investigation staff on scene.



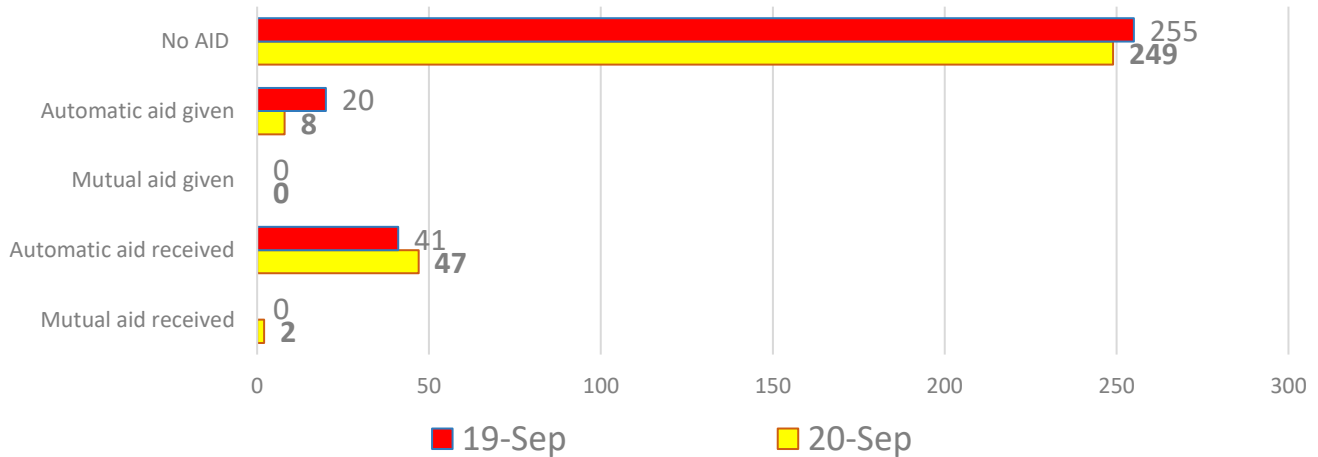


City of Greer Fire Department

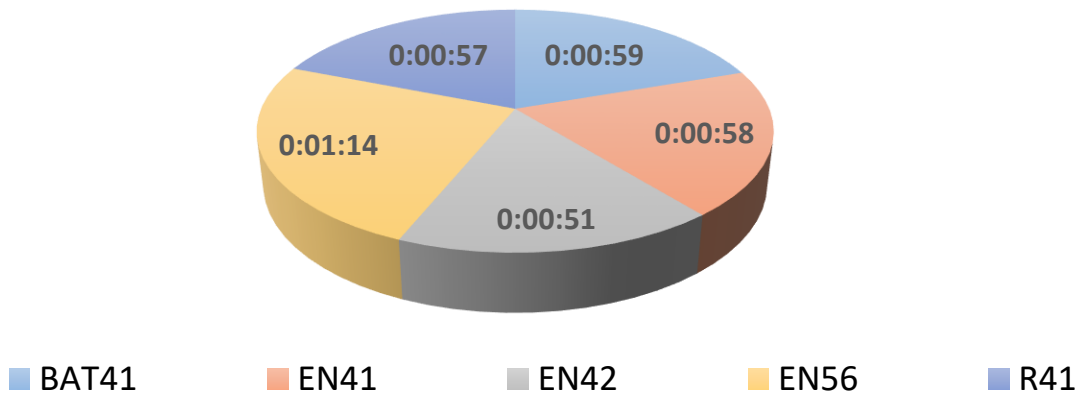
Monthly Report

September 2020

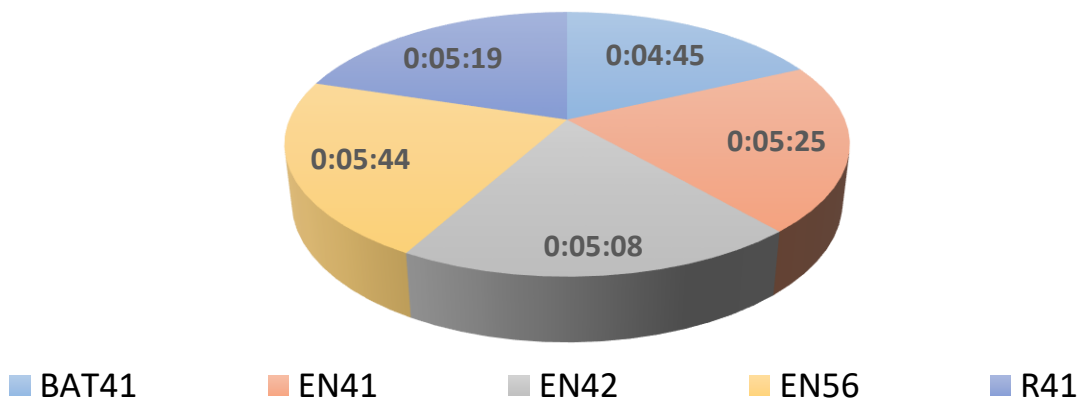
AID GIVEN AND RECEIVED



APPARATUS TURNOUT TIME (min) (Dispatch to Enroute)



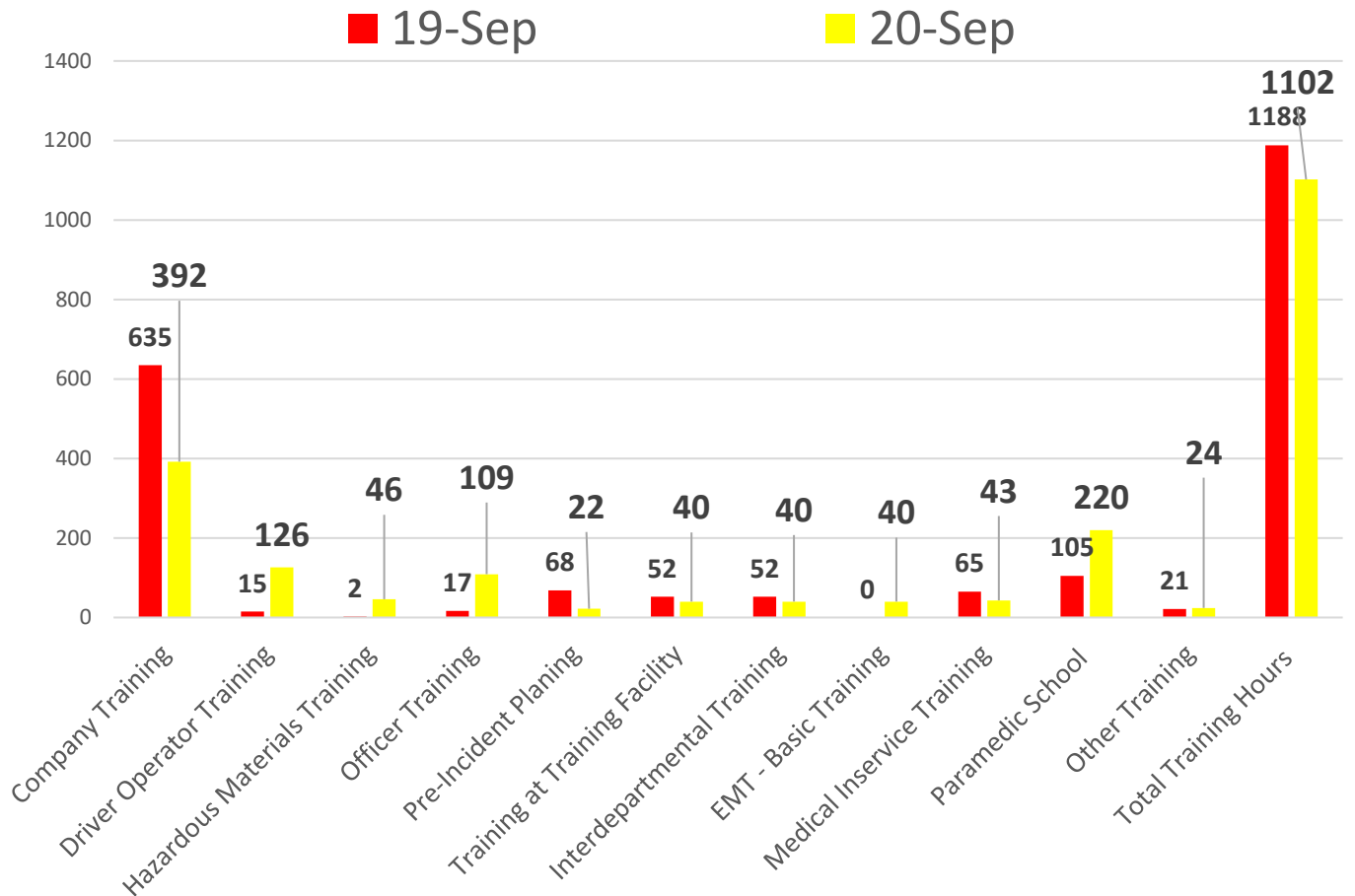
AVERAGE RESPONSE TIME, minutes (Dispatch to Arrived)



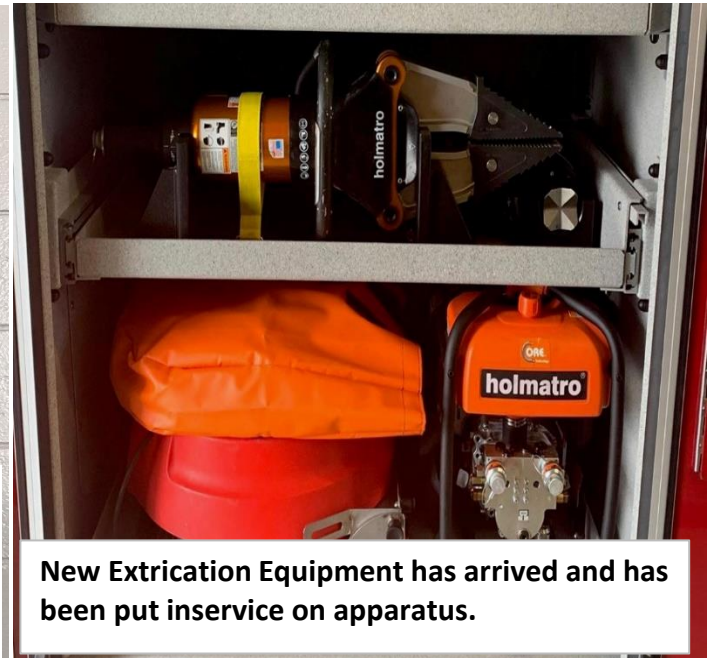


City of Greer Fire Department Monthly Report September 2020

TRAINING



Welcom new Firefighter/Paramedic Eric Baxa-Breedlove. Eric comes to us from Deltona Florida and has 15 years of various fire and EMS experience. Eric is assigned to

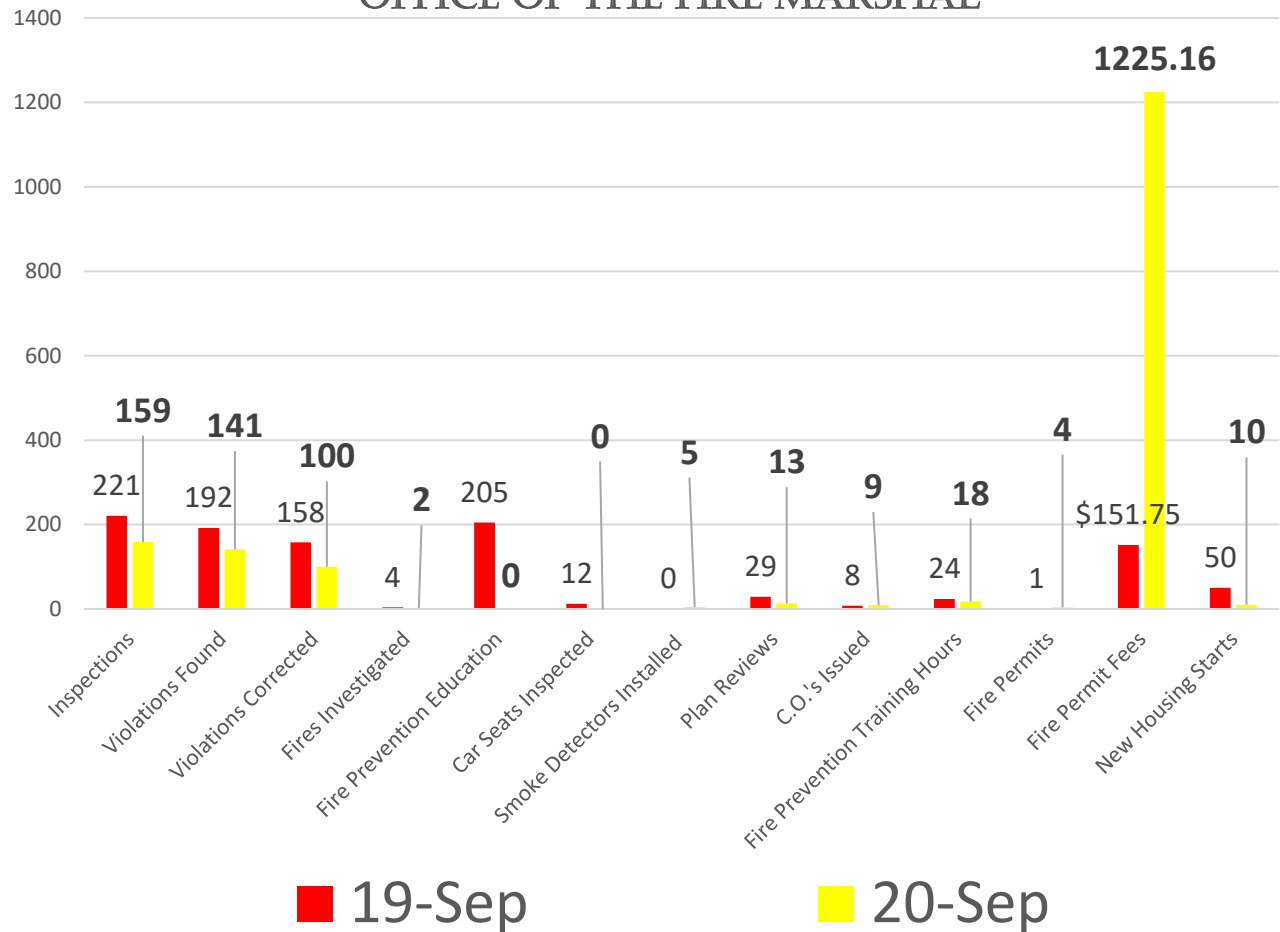


New Extrication Equipment has arrived and has been put inservice on apparatus.



City of Greer Fire Department Monthly Report September 2020

OFFICE OF THE FIRE MARSHAL





City of Greer Fire Department

Monthly Report

September 2020

NFPA REPORT FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	11	0	1	\$259,500.00
2	Apartments (3 or more families) (FPU 429)	4	0	0	\$640.00
3	Hotels and Motels (FPU 449)	1	0	0	\$0.00
4	All Other Residential (dormitories, boarding houses, tents, etc.) (FPU 400, 439, 459-499)	1	0	0	\$3,500.00
5	TOTAL RESIDENTIAL FIRES (Sum of lines 1 through 4)	17	0	0	\$263,640.00
6	Public Assembly (church, restaurant, clubs, etc.) (FPU 100-199)	2	0	0	\$0.00
7	Schools and Colleges (FPU 200-299)	0	0	0	\$0.00
8	Health Care and Penal Institutions (hospitals, nursing homes, prisons, etc.) (FPU 300-399)	0	0	0	\$0.00
9	Stores and Offices (FPU 500-599)	0	0	0	\$0.00
10	Industry, Utility, Defense, Laboratories, Manufacturing (FPU 600-799)	4	0	0	\$3,000.00
11	Storage in Structures (barns, vehicle storage garages, general storage, etc.) (FPU 800-899)	2	0	0	\$75,000.00
12	Other Structures (outbuildings, bridges, etc.) (FPU 900-999)	1	0	0	\$0.00
13	TOTAL FOR STRUCTURE FIRES (Sum of lines 5 through 12)	26	0	1	\$341,640.00
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	21	1	0	\$70,800.00
14b	Fires in Other Vehicles (planes, trains, ships, construction or farm vehicles, etc.) (IT 130, 133-135, 138)	1	0	0	\$2,000.00
15	Fires outside of Structures with Value Involved, but Not Vehicles (outside storage, crops, timber, etc.) (IT 140, 141, 161, 162, 164, 170-173)	4	0	0	\$125.00
16	Fires in Brush, Grass, Wildland (excluding crops and timber), with no value involved (IT 142-143)	1	0	0	\$0.00
17	Fires in Rubbish, Including Dumpsters (outside of structures), with no value involved (IT 150-155)	5	0	0	\$0.00
18	All Other Fires (IT 100, 160, 163)	5	0	0	\$0.00
19	TOTAL FOR FIRES (Sum of lines 13 through 18)	63	0	0	\$414,565.00
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	1355	0	0	\$50,000.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	257	0	0	\$0.00
22	Mutual Aid Responses Given	4	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	22	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	40	0	0	\$0.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	859	0	0	\$35,000.00
25	TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)	2600	1	1	\$500,165.00

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
10/27/2020

Municipal Court Activity Report - September 2020

ATTACHMENTS:

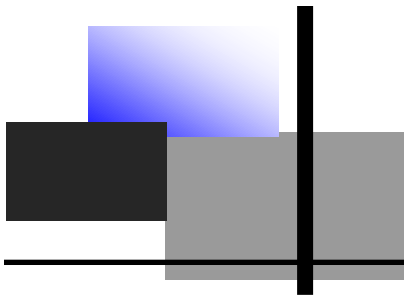
Description	Upload Date	Type
▯ Municipal Court Monthly Report September 2020	10/21/2020	Backup Material



GREER MUNICIPAL COURT

MONTHLY REPORT SEPTEMBER 2020



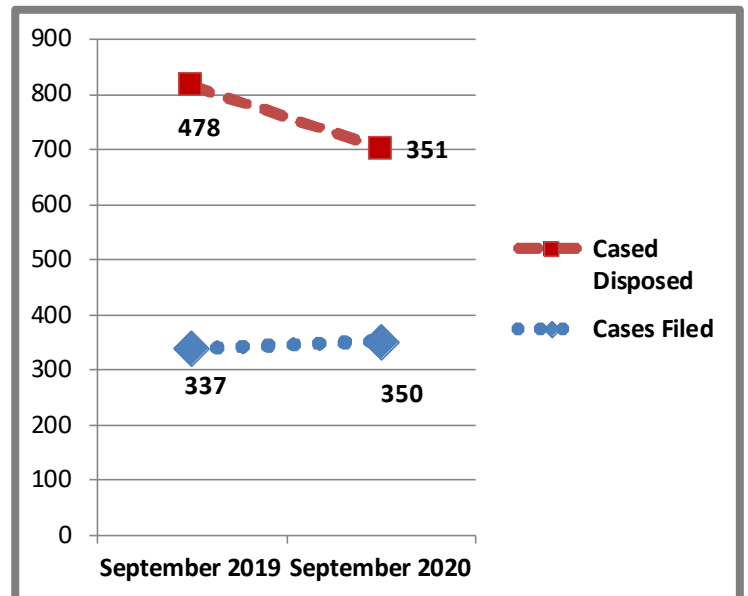
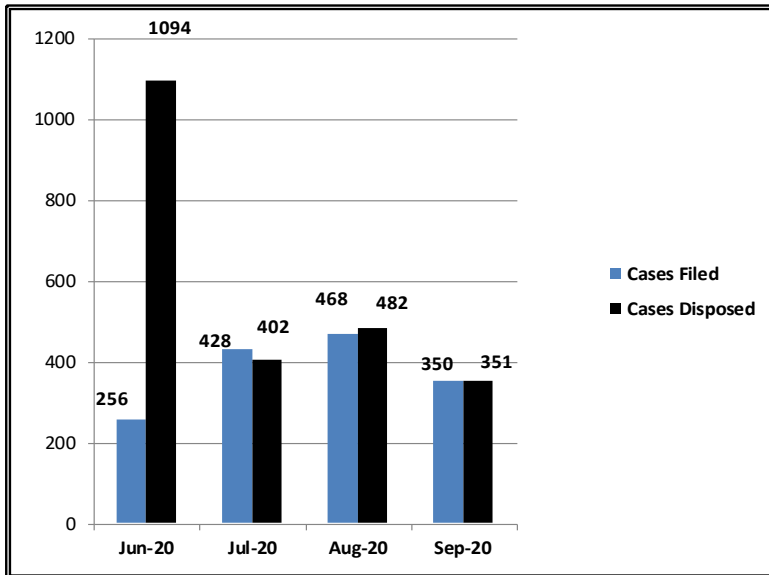


CASE LOAD

Traffic, Criminal and City Ordinances

Total Cases disposed/processed: 351

Total cases filed by officers: 350



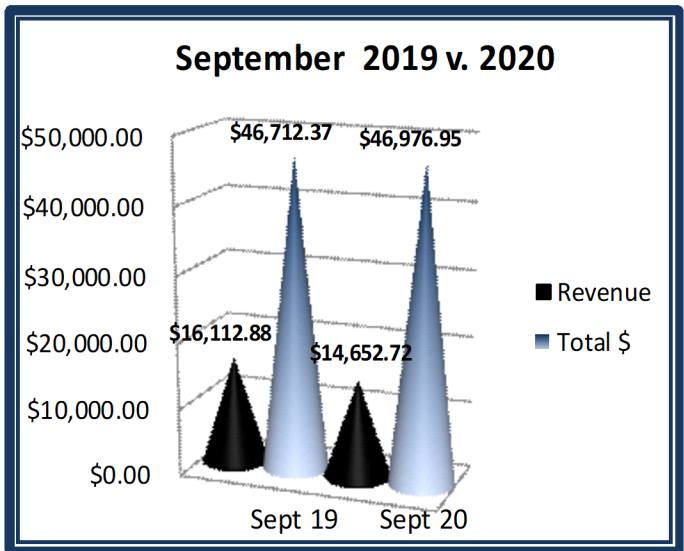
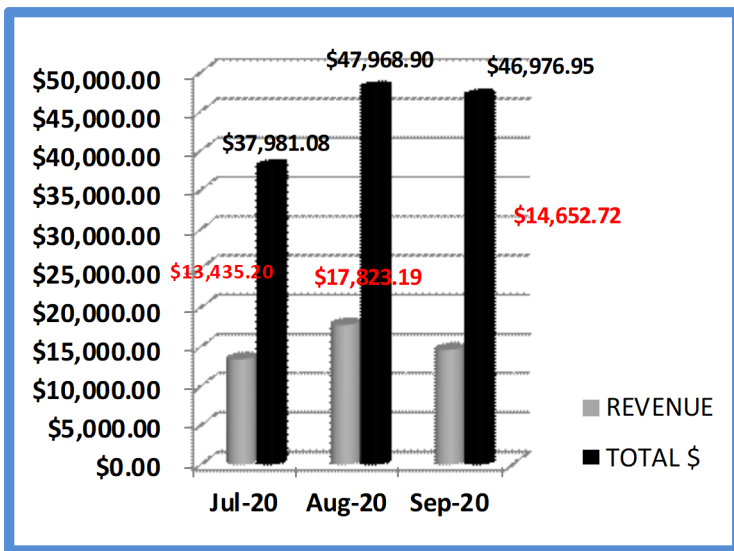
Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	118
Arraignments – # of defendants	103
Arraignments – # of charges	158
Bench Warrants issued	39
Bench Warrants served/processed	7
Search Warrants issued	19

FINANCIALS

Revenue

Total Revenue	\$14,652.72
Sent to State Treasurer	\$18,048.68
Victim Assistance Funds	\$ 2,155.10
Total \$ Collected	\$46,976.95



ACTIVITY

- ♦ Traffic Court was held on September 2, 9, 16, 23, 30.
- ♦ Pretrial Conferences were held on September 17.
- ♦ K. Pressley participated in virtual conference on Domestic Violence September 24.
- ♦ Dana Dowling started working in the court as a part-time records clerk.



Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
10/27/2020

Parks and Recreation Activity Report - September 2020

ATTACHMENTS:

Description	Upload Date	Type
▢ Parks and Recreation Activity Report - September 2020	10/22/2020	Backup Material

Parks & Recreation Department Monthly Report for September 2020



Living Tree Sculpture-Center For The Arts

"Creating Community through People, Parks, and Programs"

Department Projects

Greer Golf

- Golf course staff met with Jeff Lawrence, of Lawrence Golf Design, to begin developing specs for the front nine grass sprigging project in the upcoming spring.

Kids Planet

- We have three contractors working throughout the site at different times on different schedules.
- CPW's contractor, UPA has completed the installation of underground conduit/wiring for electrical and fiber. They will return in early October to begin pulling electrical wire for the decorative acorn poles and the parking lot lights.
- Cunningham Recreation, the playground contractor, is nearing completion of equipment installation with the exception of the hillside slides and some of the fitness stations. The PIP (pour in place) surfacing in the playground areas will begin in early October. The application of the rubber will take approximately two to three weeks to complete due to the designs for each playground.
- The Parks and Recreation Department staff continue updating the restroom facilities in Kids Planet. A soffit was added around both restroom buildings, exterior doors have been replaced and getting quotes from plumbers to redo some of the exposed pipes on the walls. New faucets, toilet hardware, hand dryers have all been ordered. Once sidewalks and fine grading of the site has been completed by Raby Construction, we will begin to install irrigation and some landscaping.
- The new entrance sign is being designed, the sign will have Benson Automotive in the heading.
- With Steve Grant's assistance, a new design for the upper parking lot has been created. It will be designed to flow better and be more efficient. We are working with Mike MacNabb of Bluewater Civil Design, on creating the plans. This will be advertised as a public bid.
- We are planning a soft opening of the playground in late fall and formal dedication in the spring of 2021.

Additional Projects

- Department Staff continues planning for the fitness and shade structure at Victor Park.
- Working with Ruthie Helms, ADA Coordinator, on ADA Renovations at Springwood Park
- We are continuing to review and evaluate our options of whether to purchase pre-fab buildings or construct restrooms facilities at Victor Park and Little Turner Field. There are pros and cons with each.
- Staff is evaluating the possibility of operating a Rugby leagues(s) at Big Turner Field in 2021.

Department Trainings

- Parks and Recreation staff (Supervisors and Coordinators) attended the SCRPA conference in Spartanburg, SC on September 14th through the 16th.
- Robin Byouk and Sara Odom attended an online webinar hosted by the American Association of Community Theatre (AACT) RoundTable. The webinar was about reopening strategies.
- Robin Byouk and Sara Odom attended the Greer Cultural Arts Center (GCAC) Board Meeting and Student Board Meeting. These meetings were held via Zoom.

Department Participation

- Justin Miller attended the Park Hop Committee meeting on September 21, where members put together prize bags for over 500 participants.
- Robin Byouk attended the bi-monthly South Carolina Theatre Association (SCTA) Zoom meeting.
- Robin Byouk had a Zoom call with the Student led production team for the Greer Children's Theatre (GCT) Holiday Show.
- The Athletics Division met with Robin Byouk to discuss sharing the Tryon Recreation Center for the upcoming Wrestling program season.
- Ann Cunningham met with Robin Byouk and Sara Odom to discuss Kids Planet signs and other art projects.
- Robin Byouk and Sara Odom met with Ann Cunningham to review the Remaining Project Balance and Accommodations Tax Grant purchases at the Center for the Arts.
- Sara Odom completed the membership and rental fee brochure for the Greer Golf Course.
- Emma Hagg with the Events Division is participating in the Leadership Greer program. This program is organized by Greer Chamber of Commerce.
- The Events Division met with Greer Station Association and downtown businesses to brainstorm ideas for the Christmas shopping season during Covid-19.

Division Highlights

Athletics

- Youth tackle football practice at Greer City Stadium on Mondays. We participated in the Golden Strip League with Mauldin, Fountain Inn, Greenwood, and Ninety Six.
 - Game nights will be Monday, Tuesday and Thursday.
 - Due to Covid restrictions we are hosting one game per night at each game site. Temperature checks are being completed before each tackle football game for every participant.
 - League season concludes in October with playoffs at Greer City Stadium.
- NFL Flag football practices/games at Greer Country Club Park held on Tuesday and Thursday evenings.
 - Participants ages 4-12 compete in this league. Teams will play 9 regular season games and a playoff.
 - Age divisions are 6U (Termites), 9U (Junior Varsity), and 12U (Varsity).
 - Players from all over Greenville County register to play our 7-on-7 flag football league. This season will conclude in late October.
- Cheer For Greer meets at Greer City Stadium Mondays, Tuesdays, and Thursdays.
 - The cheerleaders will travel to Mauldin, Fountain Inn, and Greenwood this season to cheer on the football teams.
- Greer Baseball Club Fall baseball practices and games at Century Park every Tuesday, Wednesday, and Thursday.
 - Our teams interleague with Mauldin every fall, and this season will be no different.
 - During the spring season we typically have enough in each age division to play completely in house.
- Youth Softball practices on Monday, Tuesday, Wednesday, and Thursday nights.
 - Games are facilitated at Victor Park or Tyger River Park. Teams from Byrnes, Dorman, Boiling Springs, Landrum, Inman, and Chapman compete in this Spartanburg County based league.
 - The season will conclude with playoffs in October.



- GBC Academy baseball practices at Stevens Field and Country Club Road Park every Monday, Tuesday, and Thursday.
- Foothills Soccer Club of Greer Academy soccer practices at Country Club Road Park and South Suber Road Park every Monday, Tuesday, and Thursday. Our 16U team is currently in first in their division. The 13U and 14U teams are in the top 3 in their respected divisions. The season concludes in mid-November for these teams following the SCYSA State Cup.
- Foothills Soccer Club of Greer Recreation soccer practices/games at South Suber Road Park every Monday and Thursday night. The U6 division plays an 8 game season while the U8, U10, and U12 division play 10 games. The season will conclude in October.

Recreation

- The Recreation Division facilitated the following programs:
 - Senior Action-served lunch outside of the Needmore Recreation Center on Mondays, Wednesdays, and Fridays.
 - Needmore Afterschool Program has 15 kids in attendance and meets Monday through Thursday.
 - Programming continued meeting in facilities with participants.
 - Archery (Beginner, Level 2, Adult(160)
 - Artifacts (20)
 - Cutlery Club (25)
 - Pickle Ball Clinics (108)
 - Never Alone (30)
 - One Mobile Recreation Playdate was held at City Park with 22 kids in attendance.
 - Creative Advancement Organization held registration night and began their program at Victor Gym with 40 kids in attendance.
 - Creative Advancement staff and Wired Minds Staff attended a First Aid, AED, and CPR certification class on September 3. This class was given by Justin Miller at the Parks and Recreation Operation Center.
 - Free Basketball Clinics were held at Victor Gym every Tuesday and Thursday. This clinic had 24 kids in attendance each week.



- SOAR
 - FM Transmitted Bingo was held at Victor Gym. The first meeting had eight participants.
 - A drive-thru activity bag pick up was held at Victor Gym.
 - SOAR members were unable to meet in person due to COVID-19, we have continued to make phone calls and send out emails to stay in touch with our seniors.
- Recreation Rentals
 - This division had a total of seven rentals in September.
 - Recreation Centers-6
 - Wards Creek Park-1



Cultural Arts

- The Emerging Artists exhibit was held on September 15th. Along with unveiling of the Tree Sculpture “Emerging”. There were 63 people in attendance.
- The one year anniversary of the Center for the Arts was celebrated with an Arts Fair called Get Your Art On! There were 15 vendors, two food trucks, and 450 in attendance.
- Our Fall Classes began on September 8th. These classes are full but with lower registration to follow the CDC guidelines.
 - Creative Art Adventures-Meets on Tuesdays with six students in each group.
 - Adult Pottery Wheel Class-Meets on Wednesdays with six students in attendance.
 - Kids Slab Building Class-Meets on Thursday with four students in attendance.
 - Belly Dancing Class-Meets on Saturdays with eight students in attendance.

Grounds Maintenance

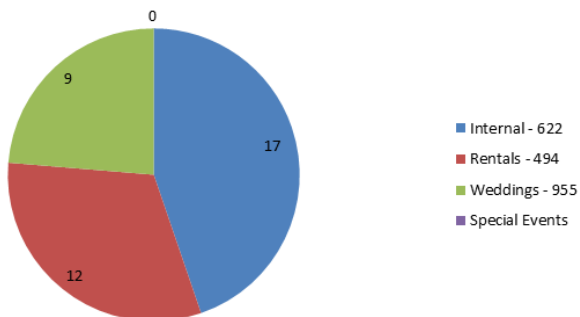
- Division Staff
 - Removed Liriope at Greer City Park Picnic Shelter to prepare for new landscaping
 - Prepared Victor Gym for rentals.
 - Prepared South Suber Road Park for the start of SCYSA State Soccer Games.
 - Assisted Golf Course grounds crew with drainage project along hole #11.
 - Delivered new mowers to Center for the Arts and the athletic fields.
 - Changed the lenses at Greer City Park fountain to teal for Ovarian Cancer Awareness Month.
 - Painted flag football fields at Country Club Road Park to prepare for the start of the season.
 - Prepared Victor Field for the 10U softball scrimmage.
 - On Mondays and Fridays, staff are cleaning Trade Street. With assistance from Public Services sweeper truck.
 - Repairs were made to the Greer City Park irrigation system.
 - Dreamscape Landscape installed sod at the picnic shelter, removed old Switchgrass and installed new Butterfly Bushes along the amphitheater steps, removed diseased roses, and planted Azaleas at flag pole bed.
 - Prepared Center for the Arts for the “Emerging” tree sculpture unveiling.

Greer Golf

- Interviews were conducted for the part-time positions of Pro Shop Attendants and Cart Attendants.
- Golf course staff continues with applications of fertilizer on the back nine holes.
- Quotes were obtained for repairs to the cart barn, upgrades to the driving range equipment, and upgrades to the mower fleet.

Events Division

Rentals



- The Events Division hosted 38 events, at which nearly 2,071 guests visited the City of Greer Events Center.
- The Events Division has been working with Greer Station Association/GDC by providing information and input for the creation of a “Wedding Festival” to provide brides with information regarding wedding vendors in the Downtown Greer area.

Google Review

★★★★★ 2 weeks ago

Always fun, kids love to play in playground and walk around the pond. Very clean park!

★★★★★ 3 weeks ago

I really enjoy this park. Lots of room to walk around. The music that plays at one of the fountains is a nice touch and it's a lot of fun to play the game Pokemon go there. I'm posting this in the month of September and there's lots of nice blooms there too



Ambassador

- The Ambassadors picked up 632 passengers in September. A total of 23 pick-up requests were made via mytraxgps. In 2019, we picked up 1,206 passengers.

Upcoming Events

- Kids Planet Dedication/Opening-(Date TBD)
- GCAC Production “The Descendants” (Cannon Centre) November 6-8 and 13-15
- Giving Thanks Art Show-November 10 (City Hall)
- Gingerbread Jamboree-December 3 (Center for the Arts)
- Greer Children’s Theater Christmas Show-December 11-13 (Center for the Arts)
- Christmas Tree Lighting-December 4 (City Park)
- Breakfast with Santa-December 5 (Cannon Centre)

Current Projects

- Kids Plant Playground Renovation
- H.R. Turner Field and Victor Park Restroom Facilities
- Springwood Park ADA Renovation
- Victor Park Fitness Equipment and Shade Structure
- Country Club Road Park Upper Deck Renovation
- Replacing Park Signs at Tryon Recreation Center, Victor Heights Community Park, Greentown Neighborhood Park, and Wards Creek Park

The City of Greer Parks and Recreation Department is committed to fulfilling our mission of providing quality recreational experiences while administering the values of community image, human development, preservation of environmental resources, health and wellness, economic development and cultural unity.

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
10/27/2020

Police Department Activity Report - September 2020

ATTACHMENTS:

Description	Upload Date	Type
☐ Police Department Activity Report - September 2020	10/19/2020	Backup Material

GREER POLICE DEPARTMENT

September 2020 Monthly Report



GREER POLICE DEPARTMENT

September 2020 Monthly Report

Command Staff

Chief Hamby

Captain Pressley

Lt. Fortenberry-

Administrative Division

Lt. Blackwell-

Operations Division

Lt. Richardson-

Patrol Division

Lt. Varner-

Investigations Division



Greer PD and Tina
Irby teamed up for a
Stuff-A-Cruiser Event

Lt. Fortenberry- Administrative Division

Staffing Report

2020 Greer Police Department Staffing Report				
Department	Total Allocated Positions	Current Staffing Level	Individuals on Light Duty, FMLA, or Military Leave	Positions to Fill
Sworn Officers	62 FT / 1 PT	56 FT / 0 PT	4	6 FT / 1 PT
Communications	12 FT	9 FT	1	3 FT
Detention	7 FT	6 FT	0	1 FT
Administrative	7 FT / 1 PT	7 FT / 1 PT	0	0 FT / 0 PT
Animal Control	1 FT	1 FT	0	0
Total	89 FT / 2 PT	79 FT / 1 PT	5	10 FT / 1 PT

Volunteer Hours

Citizen's Academy Volunteer Hours 2020		
Month	Monthly Total	Total YTD
January	151.5	151.5
February	91	242.5
March	44.5	287
April	15.5	302.5
May	13.5	316
June	6.5	322.5
July	39	361.5
August	47	408.5
September	39.5	448
October		
November		
December		

Departmental Training Report

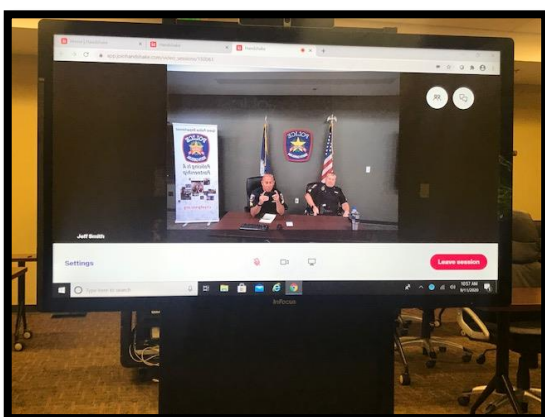
Month	Classes	# Of Students	# Of Class Hours	Total Training Time
Jan. 2020	11	191	76	1,444
Feb. 2020	11	194	112	1,282
Mar. 2020	7	141	21.5	560
Apr. 2020	3	62	8	192
May 2020	6	39	18	126
June 2020	25	258	69.5	677
July 2020	16	141	41	355
Aug. 2020	14	169	86.5	1321
Sept. 2020	10	97	79.5	941.5
Oct. 2020				
Nov. 2020				
Dec. 2020				
Total YTD	103	1,292	512	6,898.5

Lt. Fortenberry- Administrative Division

Records & Data Entry	
Reports Coded	443
Traffic citations entered into Database	2
Record Requests / FOIA	320
Incident & Supplemental Reports Entered/ Copied Over	425
Expungements Received	0
Expungements Researched/ Completed/ Sealed	56
Total Expungements Remaining (Started with 306)	110
Criminal History Checks	28
SLED Submittal	1

School Resource Officers Report

Daily Activities	Total
Conferences with Teachers/Admin Staff	21
Meetings with Students	12
Phone Conferences with Parents	4
Conferences with Parents (In-Person)	5
School Events	10
Class Room Visits	8
Incident Reports	0
Follow Ups	1
Training Classes	25



**Sgt. Smith & Sgt. Sharratta
participated in a Virtual Career Fair
with USC Upstate**

Lt. Blackwell- Operations Division

Communications Center

Dispatch and Call Frequency	Aug-20	Sep-20	% Change From Previous Month	Year to Date 2019	Year to Date 2020	% Change from previous year
Number of 911 Calls	1,288	1,192	-7.5%	12,115	11,330	-6.5%
Incoming 7-Digit Line Calls	4,956	4,948	-0.2%	48,018	44,680	-7.0%
Police Calls for Service	3,099	2,612	-15.7%	24,460	26,734	9.3%
Fire Calls for Service	859	846	-1.5%	7,022	7,143	1.7%
Total Dispatched Calls	3,958	3,458	-12.6%	32,109	33,877	5.5%

Detention Center

Inmate and Process Total	Aug-20	Sep-20	% Change From Previous Month	Year to Date 2019	Year to Date 2020	% Change from previous year
Number of Adults Processed	98	96	-2.0%	999	890	-10.9%
Transported to Greenville	33	27	-18.2%	370	234	-36.8%
Transported to Spartanburg	18	26	44.4%	247	187	-24.3%
Inmates Transported by Det. Off.	22	22	0.0%		165	
Number of trips made by Det. Off.	16	14	-12.5%		57	
Inmates Transport by Patrol	29	27	-6.9%		205	
Number of trips made by patrol	26	17	-34.6%		86	
Juveniles Processed	1	5	400.0%	14	24	71.4%
Hours Covered by Patrol	0	0	#DIV/0!	12	48	300.0%

Det. Off. transported 45% of the inmates in September.

Det. Off. transported 45% of inmates year to date 2020.

Lt. Blackwell- Operations Division

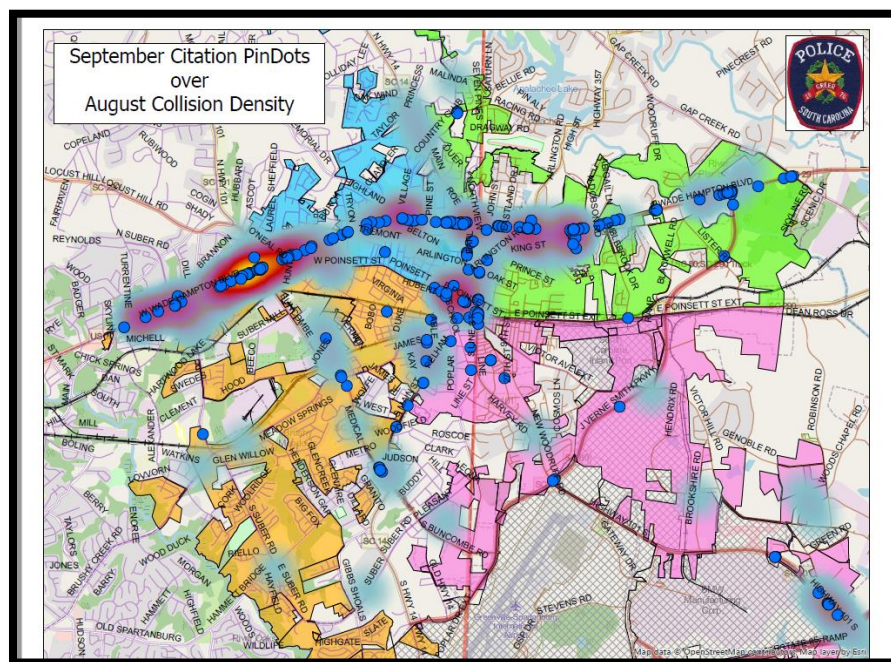
Animal Control Services

Animal Control Activity	Aug-20	Sep-20	% Change from Previous Month	Year to Date 2019	Year to Date 2020	% Change from Previous Year
Calls for Service	143	121	-15%	1,318	1,048	-20%
Live Dogs Picked Up	5	4	-20%	87	46	-47%
Live Cats Picked Up	12	10	-17%	40	43	8%
Traps Delivered	6	6	0%	45	36	-20%
Follow Up Calls	6	6	0%	107	61	-43%
Citations Issued	0	0	#DIV/0!	10	1	-90%

Lt. Richardson- Patrol Division

Police Patrol Activity	Sep-19	Sep-20	% Change	Last YTD	YTD	% Change
Citations issued	287	277	-3.48%	3,344	3,466	3.65%
Arrests	90	107	18.89%	1,306	1,179	-9.72%
Incident Reports	266	325	22.18%	3,041	2,748	-9.63%
Collision Reports	131	114	-12.98%	1,161	1,164	0.26%
Warning Citations	275	287	4.36%	2,502	2,928	17.03%
Patrol Miles	28,214	34,122	20.94%	282,631	268,760	-4.91%
Warrants Served	63	64	1.59%	1,098	839	-23.59%

September 2020 Traffic Collision And Enforcement Efforts



Downtown Parking Enforcement

Now that the first phase of the Center G project is complete efforts have started to educate drivers in the area on the proper way to park. The first phase is to give a warning to drivers and provide information on the correct way to park in the area. During the month of September, a total of **9** warnings were issued in the downtown corridor.

Lt. Richardson- Patrol Division

Proactive Efforts

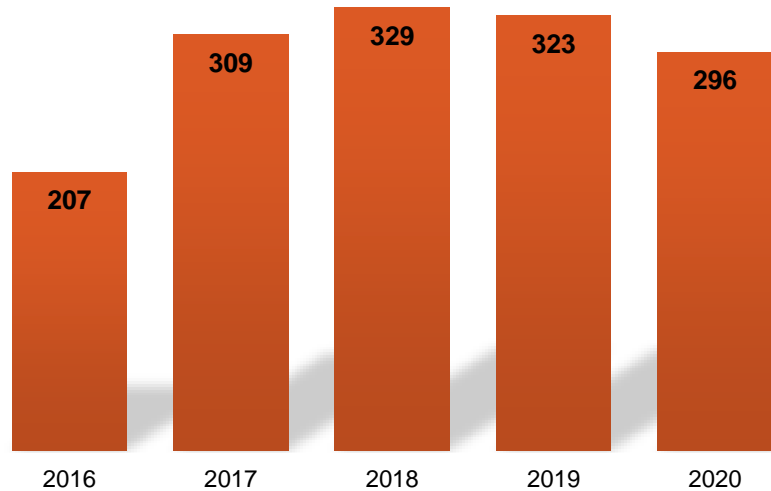
<i>Patrol Proactive Policing for September</i>				
DUI Arrests	Drug Charges	Driving Under Suspension	General Session Charges	Warrants Obtained
9	25	35	52	81
<i>Drugs Seized</i>	Weight			
Marijuana	34.97 grams			
Meth	23.54 grams			
Heroin	.10 grams			
Cocaine	.22 grams			

Lt. Varner- Investigations Division

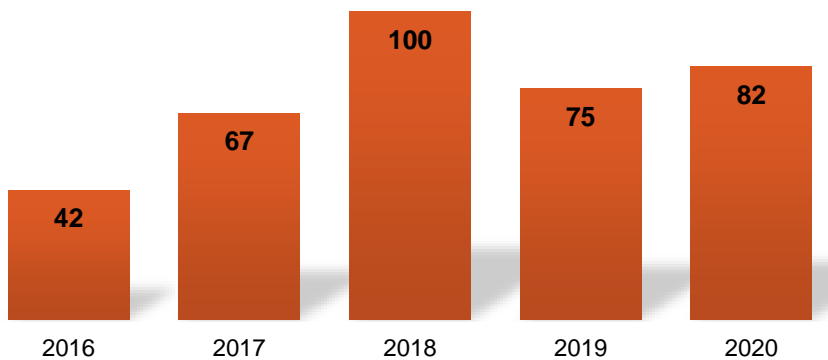
Cases Assigned YTD

There were a total of 21 new cases assigned to CID in September 2020. White collar crimes were the most assigned cases and property crimes were the second most with a similar amount for the month.

CID Assigned Cases 2020 Total YTD



White Collar Cases 2020 Total



White Collar Crimes

Detective Bash was assigned 9 white collar cases in September. The year-to-date numbers continue to climb as these cases are becoming the most assigned each month.

Lt. Varner- Investigations Division

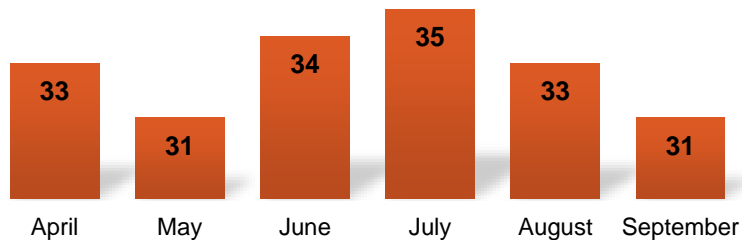
CID Closed Cases

The chart represents the total number of closed CID cases through September 2020, broken down by crimes against persons and property crimes.

CID Closed Cases - 2020 Total (Admin, Ex-Clear, No Status, Unfounded, Arrest)



Crime Analysis - Cases Worked September 2020



Crime Analyst Cases Worked

Crime Analyst Ellis worked 31 cases during the month of September. Ellis has been working to gather information for the history of the police department and has created a committee to work on the project. Ellis has been working to identify more gang members frequenting our area, working with other agencies to determine what gangs are associated with the city, and which gangs within the city expand into other areas of the upstate.

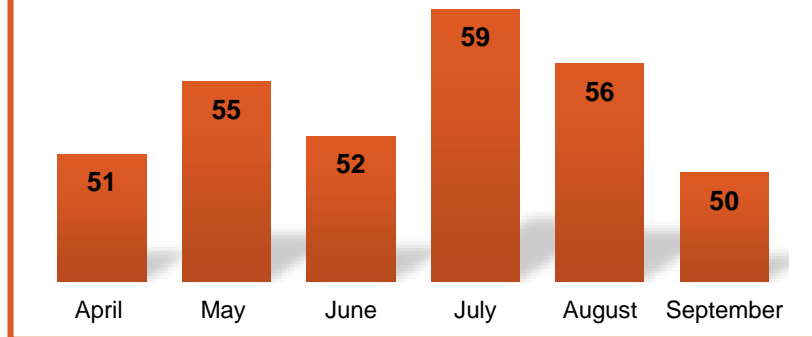
Lt. Varner- Investigations Division

New Victim Advocate Cases

There were 50 new victims in September 2020. There are an average of 54 new victims over the course of six months.

Victim Services has been working with the City Attorney's office with the transition of DV court. Victim services attended numerous virtual training webinars, SCCJA Acadis training sessions, and MASC training sessions. VA Weibel coordinated with SLED to ensure a Human Trafficking victim was able to participate in a HT investigation and assisted in placing the victim in a safe location.

New VA Cases September 2020



CID TRAINING/OTHER

- CID personnel were called to an attempted murder having occurred at Drummond Village. Two victims were shot while attending a large gathering at the apartments.
- CID personnel attended several webinars through NTOA, SCCJA, and MASC.
- Det. Arterburn and Dana Chandler attended orientation for Leadership Greer and attended a portion of the Leadership Greer retreat later in the month.
- Sgt. Forrester attended the 40-hour FBI-LEEDA PIO and Media class.

Category Number:
Item Number: 7.



AGENDA
GREER CITY COUNCIL
10/27/2020

Public Services Activity Report - September 2020

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Services Activity Report - September 2020	10/19/2020	Backup Material



TO: ANDY MERRIMAN, CITY ADMINISTRATOR
TAMMY DUNCAN, CITY CLERK

FROM: PUBLIC SERVICES DEPARTMENT

SUBJECT: ACTIVITY REPORT FOR September, 2020

DATE: October 15, 2020

PUBLIC SERVICE CREW

- Limbs cut back in the street right-of-ways in Hartwood Subdivision
- Repaired sinkhole at bridge at Biblebrook Dr.
- Placed signs and concrete barricades on Biblebrook Dr. to close rail road bridge.
- CCTV new pipeline on Executive Dr.
- Cut and removed tree on Circle Dr.
- Pulled curblines and a section of sidewalk on Marshland Dr. and repoured new concrete
- Section of sidewalk poured on Able St
- Section of curbline poured on Calvary St.
- Street sweeper ran 17 days in September
- Sprayed for weeds on Hwy 14, Wilson, Victor, 1st-11th St, 12th-27th St, retention pond, Victor Heights, Hardin, and Maplewood,

CARTS DELIVERED

NEW HOME CARTS: 81

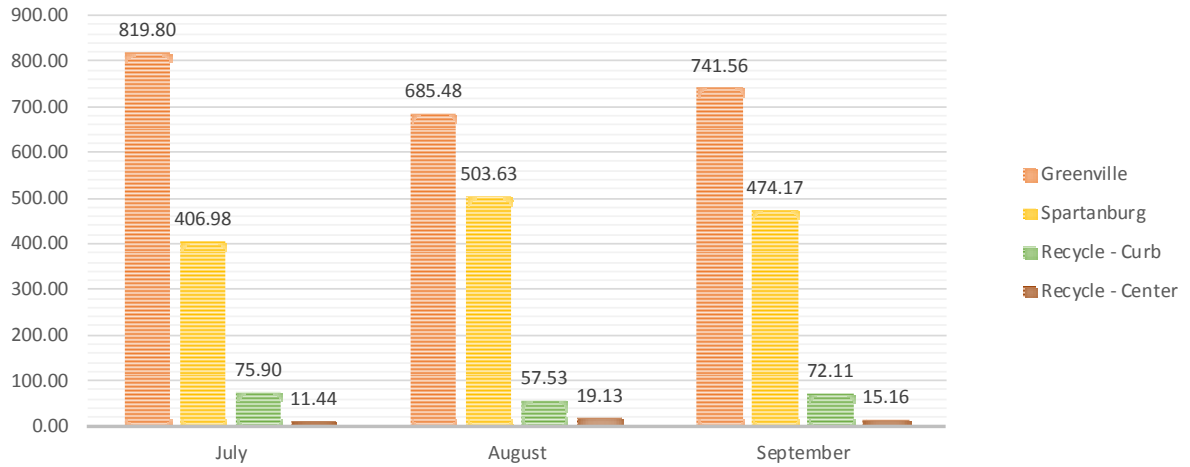
REPLACEMENT CARTS: 31

RECYCLE BINS: 105

CARTS REPAIRED: 11

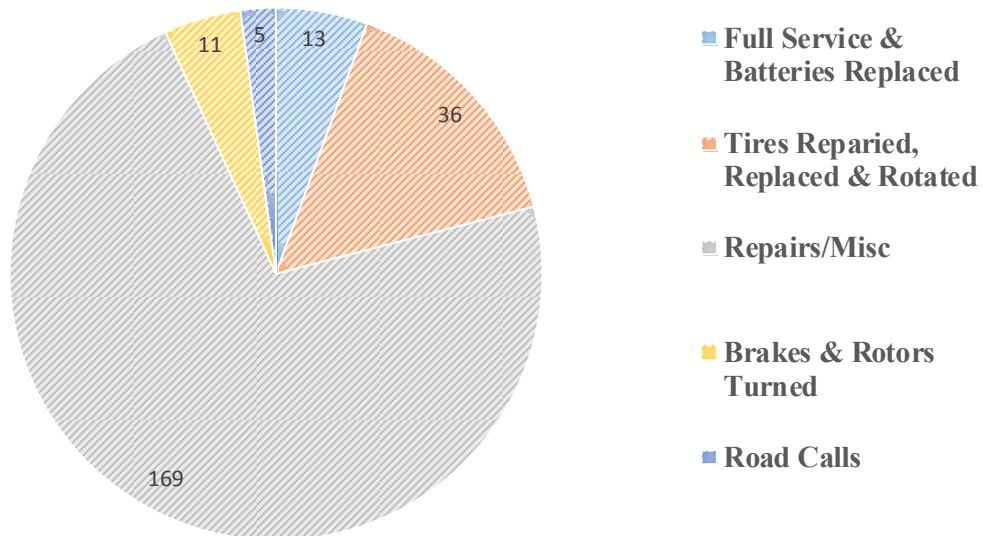
YARD WASTE CARTS: 3

GARBAGE/RECYCLING COLLECTION



YTD Fiscal Year Totals: Greenville 2246.84 + Spartanburg 1384.78 = **3,631.62 Total**

VEHICLE MAINTENANCE



RIGHT OF WAY CUTBACKS & GRASS CUTTING

- Cut grass around town and at the old shop, OC Building, Highbridge, and triangles at Old Woodruff, Acorn St, Hampton and Line St.
- Cemetery grass cut twice in September
- Operated both bush hogs 14 days in September

POTHOLES

- Patched/repared potholes on Westmoreland, Executive Dr., Village Dr., West Phillips, Gary Armstrong, Tryon St. Ext., Broadus and 4th St.

SIGNS REPAIRED/REPLACED

- Repaired/replaced street signs at Parker and Virginia; Suber and Sweetbriar Ct; Woodland and Ashmore; Mt. Vernon and Peachtree; Clearview and Wade Hampton; Peter McCord Ln and Old Woodruff; Bent Creek and Westmoreland
- Four chevron signs installed on Biblebrook
- Installed 6 Road Closed signs and Bridge Out signs on Biblebrook

CITY BUILDING, AND CUSTODIAL MAINTENANCE

- Remodel Victor Gym kitchen →
- Replaced leaking sink drain at Cannon Center
- Painted storage room at Greer Golf
- Cleaned carpets and chairs in Courts Dept.
- Installed new LED lighting in ladder truck bay at main F.D.
- Install new mini split in vehicle maintenance office.
- HVAC repair at Needmore
- Roof repair at main Fire Dept.
- Replaced lighting control board in main Court.
- Doors replaced to restrooms at Kids Planet
- Elevator inspection at City Hall
- Repaired vent in holding cell (inmate damage)
- Replaced exhaust fan in Courts area



CITY ENGINEER

Ongoing Engineering Projects:

- 2021 Paving Program – Evaluating
- Wayfinding project – need DOT Enc. Permit
- Mt. Vernon/Chestnut Ave traffic – consultant
- Randall Street study- consultant evaluating counts
- Blackwell Rd bridge repair – Consultant in design
- CSX Railroad bridge at Biblebrook road/bridge closure – nearing completion
- Executive Drive SD repair – nearing completion (picture below)



- Road Improvement Program – evaluating
- Downtown Streetscape project Phs 2 – under const.
- Fire Dept driveway – waiting on DOT
- US 29 Accel/Decel lanes – on hold
- Recycle Center Upgrade phase 2 – on hold
- Lemon Creek speed humps – waiting on signatures

Public Works Projects & Activities:

- Sidewalk repair at Shelburne Farms – Scope finalized, contractor start in late Oct.
- Leesburg Peak waste site – coordinating with DHEC
- Asset Management study – review prelim reports
- Recycle Center monthly inspection completed for Sept.
- Recycle Center DHEC Annual Inspection completed
- Reviewing Encroachment Permit details
- Biblebrook Rd culvert inspection and road repair
- Encroachment Permit process discussions

Subdivision/Development Projects – Meetings with engineers and developer representatives discussing details with new subdivisions or commercial sites that are either in planning stages or under construction.

Active projects:

- Blue Ridge Plantation – Infrastructure meetings
- Sudduth Farms – conf call regarding sidewalk and pedestrian bridge
- Woodland Ridge – drainage issue
- Chestnut Grove – plan review

Other:

- PAC site reviews (1)
- Century Park parking lot study for Parks/Rec
- New job title follow up for Crew Leader and PSWIII
- Utility complaint – Country Meadows
- Drainage issue – Mitchell Dr., Village Ct, Turner St
- GIS data collector demo for stormwater data
- SCSPE Board meeting
- Century Park stream bank restoration project meeting
- Conf call w/ DHEC regarding Views at Mt Vernon
- Springwood Park ADA parking project w/ Parks/Rec
- GPATS study team meeting

STORMWATER MANAGER

STORMWATER MANAGER – (Robert Roux, Assistant City Engineer)

Miscellaneous Tasks – Engineering & Stormwater

- 1) Biblebrook Drive Bridge demolition by CSX work forces. →
- 2) Lemon Creek Drive peak hour traffic counts and speed bump impact area confirmation.
- 3) TMDL Monitoring - dry weather stream samples obtained on 9-22-20.
- 4) Training demo with Trimble R2 GIS Device.
- 5) Met with DHEC Stormwater Division staff on site issues at the Views at Mt. Vernon.
- 6) Performed Annual Stormwater Comprehensive Facility Inspections at the Recycle Center and Operations Center.
- 7) Site visits to Springwood Park to discuss ADA improvement project.
- 8) Executive Drive storm drain repair project paving work. (pictured left below).
- 9) Parking Garage construction ongoing (pictured right below).



Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings (*Construction and Post-construction Minimum Control Measures*) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt to maintain pre-development runoff conditions are required by our SMS4 permit.

Plan Reviews- Site Development, Stormwater, As-Built	
Review Type	Project Name
FINAL PLAT MAJOR REVISION	Suber Branch Townhomes
FINAL PLAT MAJOR REVISION	Suber Branch Townhomes
MAJOR MODIFICATION	Overton Park Subdivision - Major Mod. Additional Lots
RESIDENTIAL	City Station Townes
RESIDENTIAL	City Station Townes
AS BUILT REVIEW	Freeman Farm Industrial Park Site Prep
AS BUILT REVIEW	Freeman Farm Industrial Park Site Prep
AS BUILT REVIEW	Global Commerce Park Phase 1
AS BUILT REVIEW	Global Commerce Park Phase 1
AS BUILT REVIEW	Carolina Commerce Center
AS BUILT REVIEW	Chili's
FINAL PLAT	Lismore Village Ph 2
FINAL PLAT	Lismore Village Ph 2
FINAL PLAT	Reserve at Redcroft-63 lot subdivision
FINAL PLAT	Saddle Brook Farms Phase 2
FINAL PLAT	Suber Branch Townhomes
FINAL PLAT	Suber Branch Townhomes
FINAL PLAT	Suber Branch Townhomes
FINAL PLAT	Sudduth Farms Phase 2D

Permits Issued		
Permit Type	Project Name	Address
ENCROACHMENT	cut street in order to make a 4"sewer tap and 3/4 water tap	115 OAKDALE AVE
ENCROACHMENT	Fiber Optic Cable Route-Direct Bore	805 W WADE HAMPTON BLVD
ENCROACHMENT	Harvey St (99F21810N)	

ENCROACHMENT	New Home Build	126 SPRING ST
ENCROACHMENT	New Home Build	128 SPRING ST
ENCROACHMENT	S Buncombe Rd (99F21810N)	1503 S BUNCOMBE RD
ENCROACHMENT	Sewer pipe repair	217 SPRING ST
GRADING COMMERCIAL	City of Greer Streetscape Phase 2	217 CANNON ST

Engineering and Stormwater Issues	
Issue Type	
STORM WATER	6
STREET LIGHT OUT	8
STREET REPAIR AND POTHOLE	8

Engineering & Stormwater Inspections	
Inspection Type	
CEPSCI INSPECTION	58
CLOSEOUT INSPECTION	12
ENCROACHMENT	21
PAVING	2

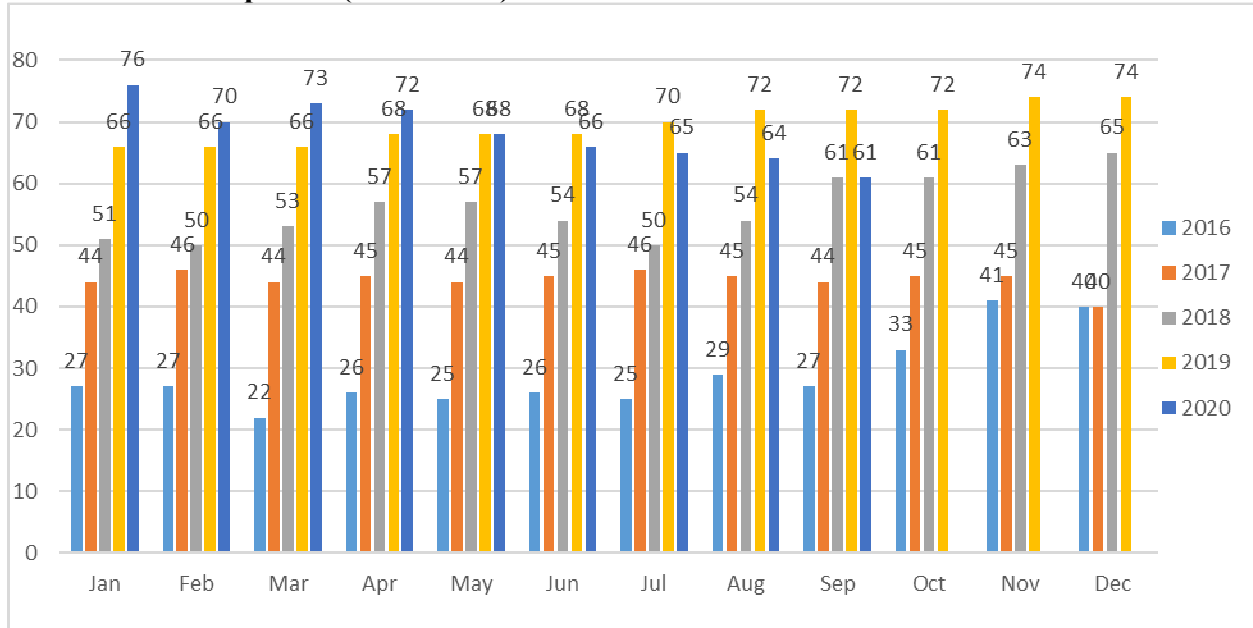
2020 Stormwater Summary January 1 st through June 30th, 2020		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
21	63	16

Historical Project Submittals	
Year	Projects Submitted
2020	21
2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

STORMWATER INSPECTIONS

STORMWATER INSPECTION: Anthony Copeland/Brian Hunter

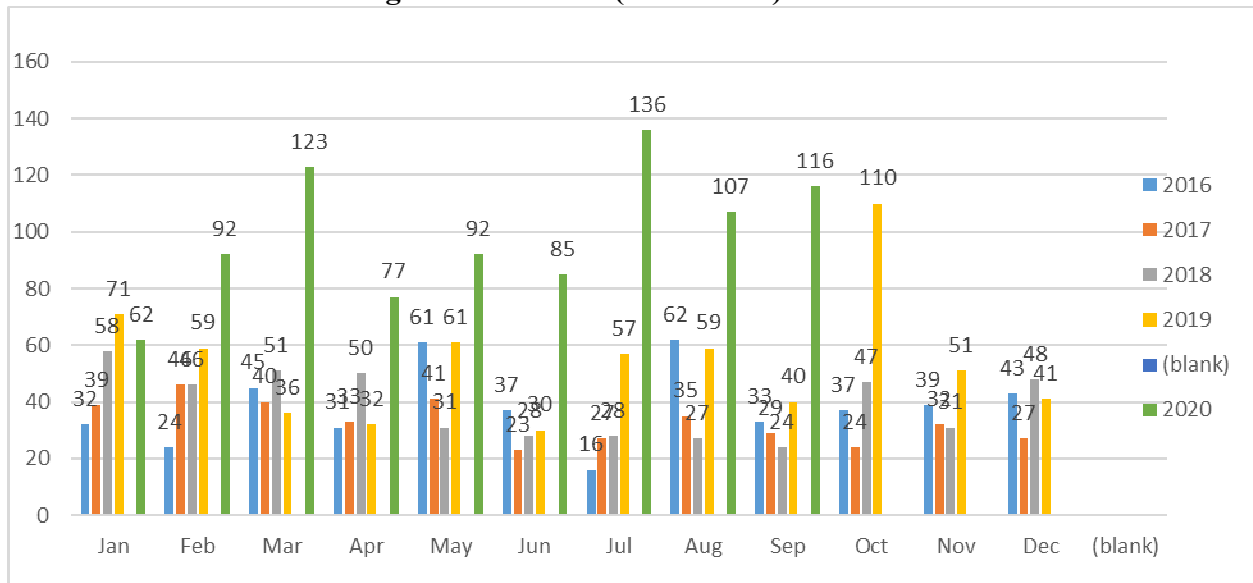
61 Active Site Inspected (Per Month)



1. Turner St. (4) New Houses	2. New Hope Baptist Church	3. Greer Parking Garage
4. Greer High School Addition	5. Old Woodruff Rd. Ind. WH	6. API Box
7. Cranky Yankey Ph-2 WH	8. Suber Branch Towns	9. Cypress Landing Subd.
10. Abner Creek Elem. Addition	11. Bent Creek Sewer Ext. Ph 3	12. Freeman Farms Subd.
13. Crescent Park Commons	14. Shine on Two-9	15. Greer Express Carwash
16. Manor At Abner Crk. Subd.	17. Braeburn Orchard Subd.	18. Gibbs Cancer Center
19. Mayfield Crossing Subd.	20. Pleasant Dr. Subd.	21. Pelham Glen Subd.
22. Branchwood Subd.	23. Global Commerce Park Ph-II	24. Foundations Early Learn Ctr.
25. Oneal Village Subd. Ph-2	26. Darrien Properties Lot 3	27. Overton Park
28. Oneal Village Subd. Ph-3	29. Briar Ridge	30. Echo Ridge
31. Oneal Village Subd. Ph-4	32. Praise Cathedral	33. Mayfair Station
34. Orchard Crest Subd. Ph-1	35. Redcroft Subd. Ph-2	36. South Main Towns
37. Town Pines	38. Century Park Kids Planet	39. Reserves at Redcroft
40. Views At Mt. Vernon	41. Hammett Bridge Town	42. Town City Retail
43. The Ledges	44. Hammett Bridge Res. Subd.	45. Creekside Manor
46. Brushy Creek Towns	47. Hartwood Lake Subd.	48. Nifty Lift
49. Ozellas Ridge	50. Netzero	51. Hampton Inn
52. STI Trucking Ph2	53. GHS GME Residence	54. Sudduth Farms
55. Freeman Farms Industrial	56. Carolina Commerce	57. Magnolia Greens
58. Lear Corporation Addition	59. Global Commerce	60. Affordable Suites
61. Brockman McClimon Rd.		

STORMWATER INSPECTION: Anthony Copeland

116 Individual LOT Drainage Plan Reviews (Per Month)



Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Stormwater runoff from King St.	9-11-2020	Margaret Talley Turner ST	COG met onsite. Asphalt berms will be installed.	In-Queue

Asphalt Activities Inspection: Anthony Copeland

Subd. / Project Name	Date	Operation
Sudduth Farms	9/1/2020	Proof-roll was performed on stone base at: Corbel Dr. Sta: 1+50 to 9+39 Planters Pl. Sta: 00+50 to 6+00

Category Number:
Item Number: 8.



AGENDA
GREER CITY COUNCIL
10/27/2020

Website Activity Report - September 2020

ATTACHMENTS:

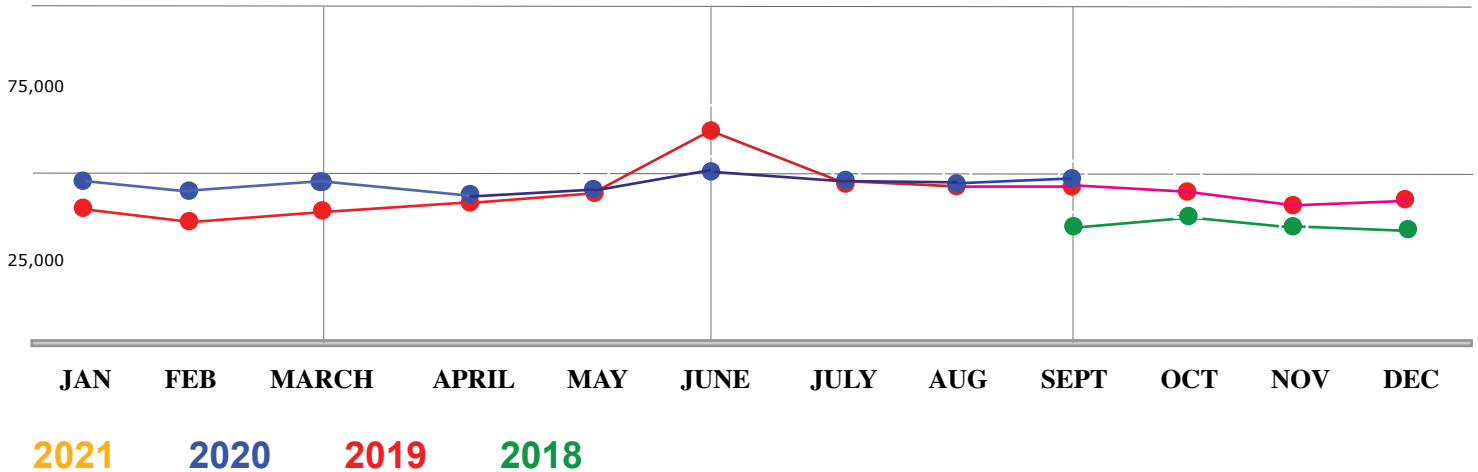
Description		Upload Date	Type
□	Website Activity Report - September	10/26/2020	Backup Material
	2020		



City of Greer Website

September 2020 Monthly Report

Total Page Views by Month



Daily sessions at www.cityofgreer.org

September 1-30, 2020



Visitors to www.cityofgreer.org

Total Users: 17,201 from 76 countries
Desktop: 44.0 %
Mobile: 53.5 %
Tablet: 2.5 %

Retention

Monthly Page Views: 49,852
Avg Pages per Session: 2.29
Average Time per Session: 1 minute 44 seconds

Traffic Sources

Search Engines 69.8 %
Direct Traffic: 25.0 %
Social/Other: 4.2 %

Most Viewed Pages

1. Home
2. City Departments
3. Events Center Rentals
4. Yard Waste
5. Police Department
6. City Directory
7. Parks and Recreation
8. Detention Center
9. Recycling Center
10. Youth Sports
11. Leaf Collection
12. Century Park
13. Job Openings
14. Business License Rebate
15. Recycling Center

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
10/27/2020

The Housing Authority of the City of Greer Board of Commissioners

Summary:

Perry Dennis's term expires 10/31/2020
Sarrell Strange has resigned his term expires 10/31/2023
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ The Housing Authority of the City of Greer Board of Commissioners	10/19/2020	Backup Material
▣ GHA Dennis Recommendation	10/19/2020	Backup Material
▣ GHA Strange Recommendation	10/19/2020	Backup Material
▣ Cynthia Green Biographical Sketch	10/23/2020	Backup Material



**THE HOUSING AUTHORITY OF
THE CITY OF GREER
Board of Commissioners**

Five Year Terms

	Date of Appointment	Term Expiration
Mayor Rick Danner 108 Davenport Avenue Greer, SC 29650 Residence 879-4026 Business 848-5140		
Alison Rauch 227 Galena Lane Greer, SC 29651 Cell 864-417-3997 Business 864-968-3214 Email: alison.rauch@greercpw.com	November 26, 2019	October 31, 2024
Perry Dennis 108 Aster Drive Greer, SC 29651 Residence 879-4402	October 13, 2015 November 22, 2011	October 31, 2020 October 31, 2015
Sarrell Strange 306 Snow Street, Apt. #19 Greer, SC 29650 Residence 877-5033	November 13, 2018 December 10, 2013 September 9, 2008	October 31, 2023 October 31, 2018 October 31, 2013 October 31, 2008
Flora Jones 8 Mary Street Greer, SC 29651 Residence 848-4314 Business 486-1805	September 27, 2016 February 13, 2013	October 31, 2021 October 31, 2016
Julie Barnes 104 Roe Street Greer, SC 29651 Residence 505-6947 Business 879-7833	October 24, 2017 October 23, 2012 November 8, 2011	October 31, 2022 October 31, 2017 October 31, 2012

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

From: Janice Fowler <jfowler@greerha.com>
Sent: Thursday, October 15, 2020 1:55 PM
To: Tammela Duncan <tduncan@cityofgreer.org>
Subject: RE: GHA board of commissioners

Tamela,

Mr. Dennis term is expiring. Yes he does want to continue to serve.

Thanks,

Janice Fowler
Executive Director
Greer Housing Authority
103 School St.
Greer S C 29651
864-877-5471
864-848-1331 fax

From: Janice Fowler <jfowler@greerha.com>
Sent: Tuesday, October 13, 2020 2:53 PM
To: Tammela Duncan <tduncan@cityofgreer.org>
Subject: GHA board of commissioners

Tamela,

Resident Commissioner Sarrell Strange is retiring from the GHA Board due to health reason. His term expires October 31 2023. Please see attached recommendation for Cynthia Green as his replacement for the council to consider. Please consider this request to be added to the agenda of the next council meeting. I have attached the Certificate of Appointment/Reappointment for Cynthia Green per council approval. Please contact me if any further action or information is needed.

Thanks,

Janice Fowler
Executive Director
Greer Housing Authority
103 School St.
Greer S C 29651
864-877-5471
864-848-1331 fax



**BIOGRAPHICAL SKETCH
(FOR PERSONS NOMINATED FOR BOARDS AND COMMITTEES)**

Date: 10/13/2020

Nominated for GHA Resident Commissioner

Nominated by: GHA Board of Commissioners

Name: Cynthia Green

Address: 220 Biblebrook Dr. Greer SC 29651

Home Phone Number: _____ (Cell) 864-526-8542

Business Phone: _____

Email Address: green cynt99@gmail.com FAX: _____

City Resident: Yes ☒ No ☐

Current Place of Employment: N/A

Address: _____

Professional Affiliations: _____

Education: Greer High School

Community Organizations in which nominee hold memberships: _____

Additional Comments: Serve on Greer Housing Resident Advisory Board and Hearing Panel

Nominee has been advised of the time requirements of this position and is willing to



AGENDA
GREER CITY COUNCIL
10/27/2020

Second and Final Reading of Ordinance Number 52-2020

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 52-2020	10/20/2020	Ordinance
▣ Ord 52-2020 Exhibit A-1 Deed	10/20/2020	Exhibit
▣ Ord 52-2020 Exhibit A-2 Deed	10/20/2020	Exhibit
▣ Ord 52-2020 Exhibit B-1 Plat	10/20/2020	Exhibit
▣ Ord 52-2020 Exhibit B-2 Plat	10/20/2020	Exhibit
▣ Ord 52-2020 Exhibit C Map	10/20/2020	Exhibit
▣ Ord 52-2020 Exhibit D FIRM	10/20/2020	Exhibit
▣ Ord 52-2020 Petition 5-29-00-051.02	10/20/2020	Backup Material
▣ Ord 52-2020 Petition 5-29-00051.03	10/20/2020	Backup Material
▣ Ord 52-2020 Planning Commission Minutes	10/22/2020	Backup Material

ORDINANCE NUMBER 52-2020

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

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

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

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

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

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

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

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

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

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

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

4. LAND USE MAP: The above reference properties shall be designated as Employment Center Community and Regional Center on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT**A-1**

DEE-2020037819

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

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

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

DOROTHY EARLE REGISTER OF DEEDS

BK:DEE 128-2 PG:971-975

Prepared By:

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

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

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

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

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

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

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

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

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

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

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

SIGNED, sealed and delivered
in the presence of:

Brenda Williams
Witness #1

Print Name: Brenda Williams

Arvil J. Williams III

Arvil J. Williams, III

Crystal M Holmes
Witness #2

Print Name: Crystal M Holmes

STATE OF South Carolina

COUNTY OF Spartanburg

ACKNOWLEDGMENT

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

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

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

Crystal M Holmes (SEAL)

Notary Public for the State of South Carolina

My commission expires: May 21, 2024

**CRYSTAL M HOLMES
NOTARY PUBLIC
SOUTH CAROLINA**

MY COMMISSION EXPIRES 05-27-26

LEGAL DESCRIPTION

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

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

EXHIBIT "A"

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

BEING THE SAME PROPERTY ALSO DESCRIBED AS:

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

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

EXHIBIT "B"

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

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

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

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

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

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

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

[affix notary seal]

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

A-2

BK:DEE 128-Z PG:993-997

~~3-02109~~ CT#3-02109

)

}

1

SPECIAL WARRANTY DEED

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

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

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

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

SIGNED, sealed and delivered
in the presence of:

Jacob Lowe
Witness #1
Print Name: Jacob Lowe

Brandy Blackwell
Brandy Blackwell

Charmen Harris
Witness #2
Print Name: Charmen Harris

STATE OF South Carolina)
COUNTY OF Spartanburg)

ACKNOWLEDGMENT

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

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

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

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

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

LEGAL DESCRIPTION

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

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

EXHIBIT "A"

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

BEING THE SAME PROEPRTY ALSO DESCRIBED AS:

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

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EXHIBIT "B"

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

12/2

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

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

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

Brandy Blackwell
Brandy Blackwell
Grantor connected with this transaction

Sworn to before me this 19
day of August, 2020

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

[affix notary seal]

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

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

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



LOCATION MAP
 NOT TO SCALE

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

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

REFERENCE:
 PLAT BOOK 108/460

NOTES:

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

TOTAL AREA = 0.27 ACRES

SURVEY FOR:

BECKNELL INDUSTRIAL, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

LOCATION: OLD JONES RD, GREER, SC

SPARTANBURG COUNTY, SC

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

DATE: 17 JUL 2020 JOB NO.: 348520

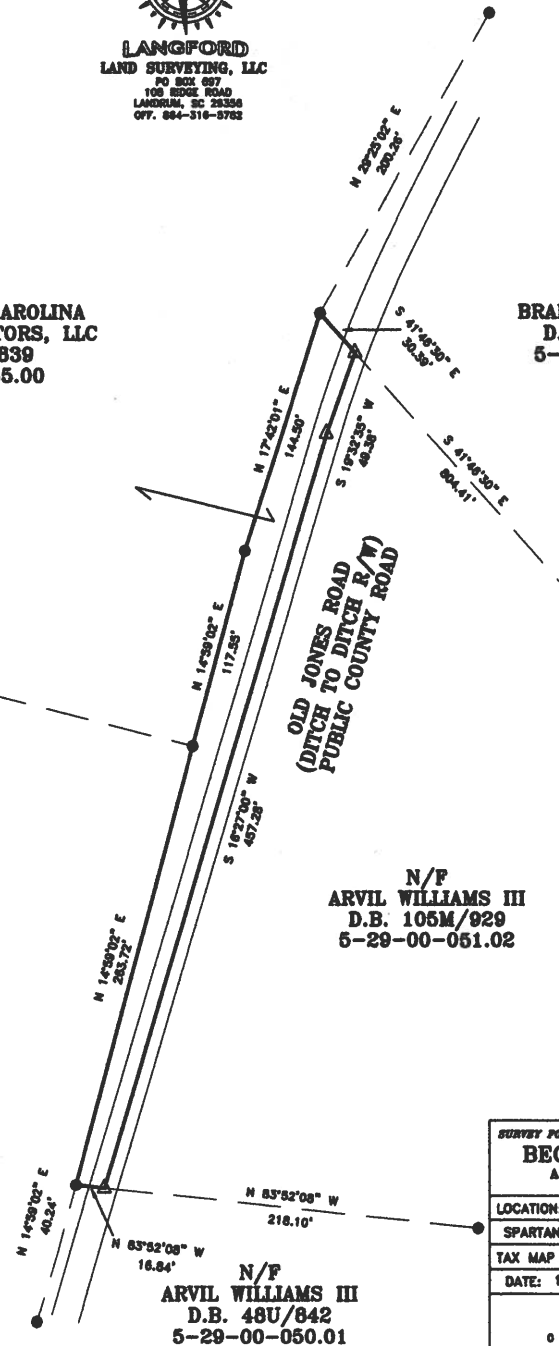
SCALE: 1" = 50'

0 25 50 100 150

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



SC REGISTRATION NO.: 10396



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

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

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

EXHIBIT

B-2

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

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

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

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

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

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

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

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

LOCATION MAP
NOT TO SCALE

REFERENCE:
PLAT BOOK 186/427

NOTES:

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

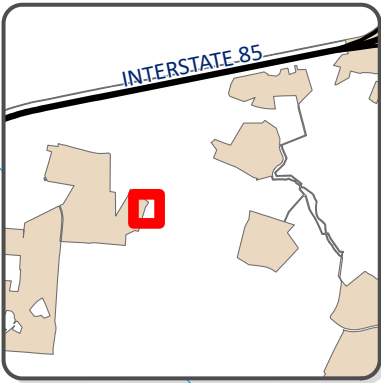
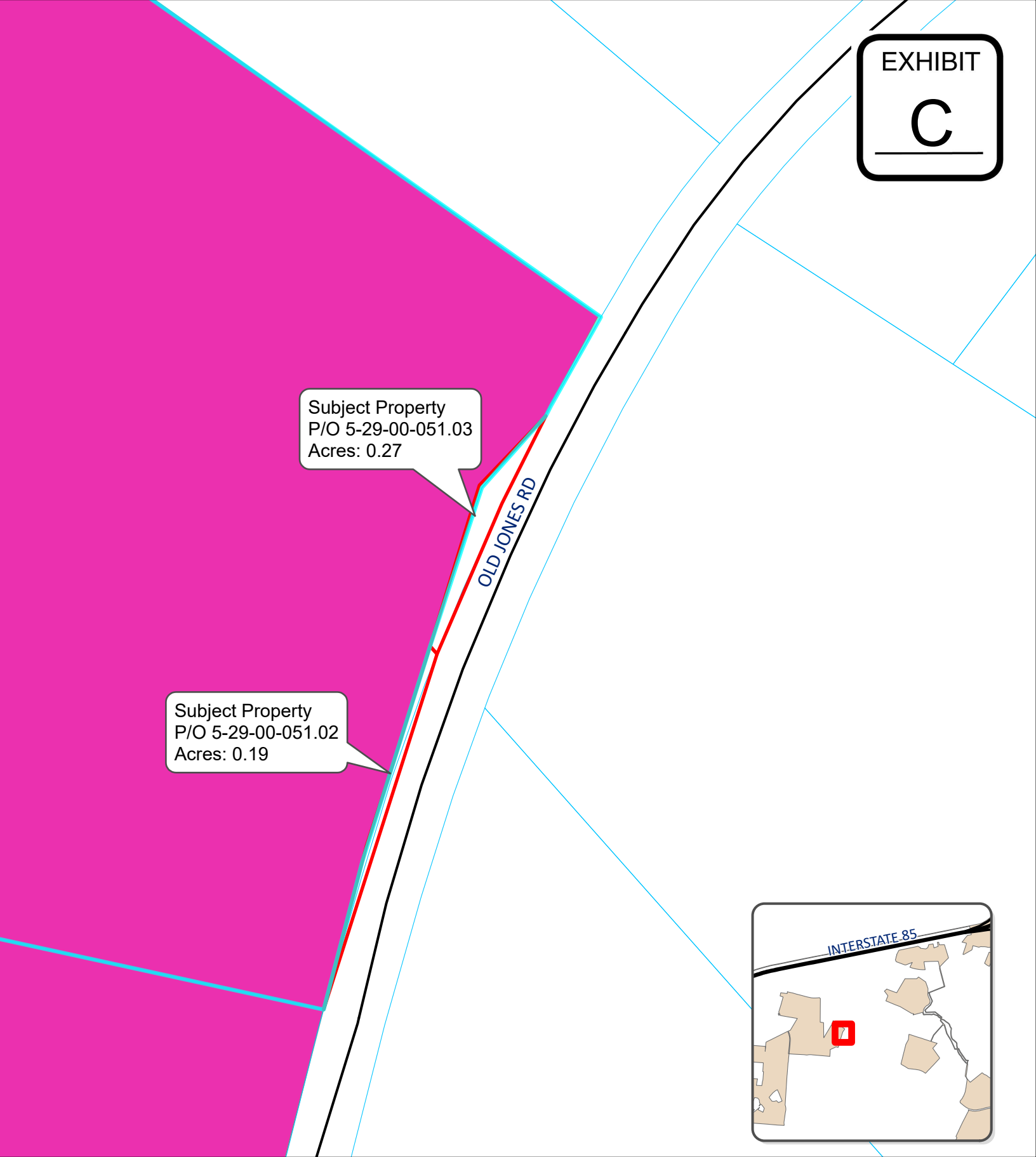
TOTAL AREA = 0.19 ACRES

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

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



SC REGISTRATION NO.: 18390



Ordinance 52-2020

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

Council Districts

1	4
2	5
3	6

N

0125250375500

Feet

Streets

Parcels

Right of Way

EXHIBIT

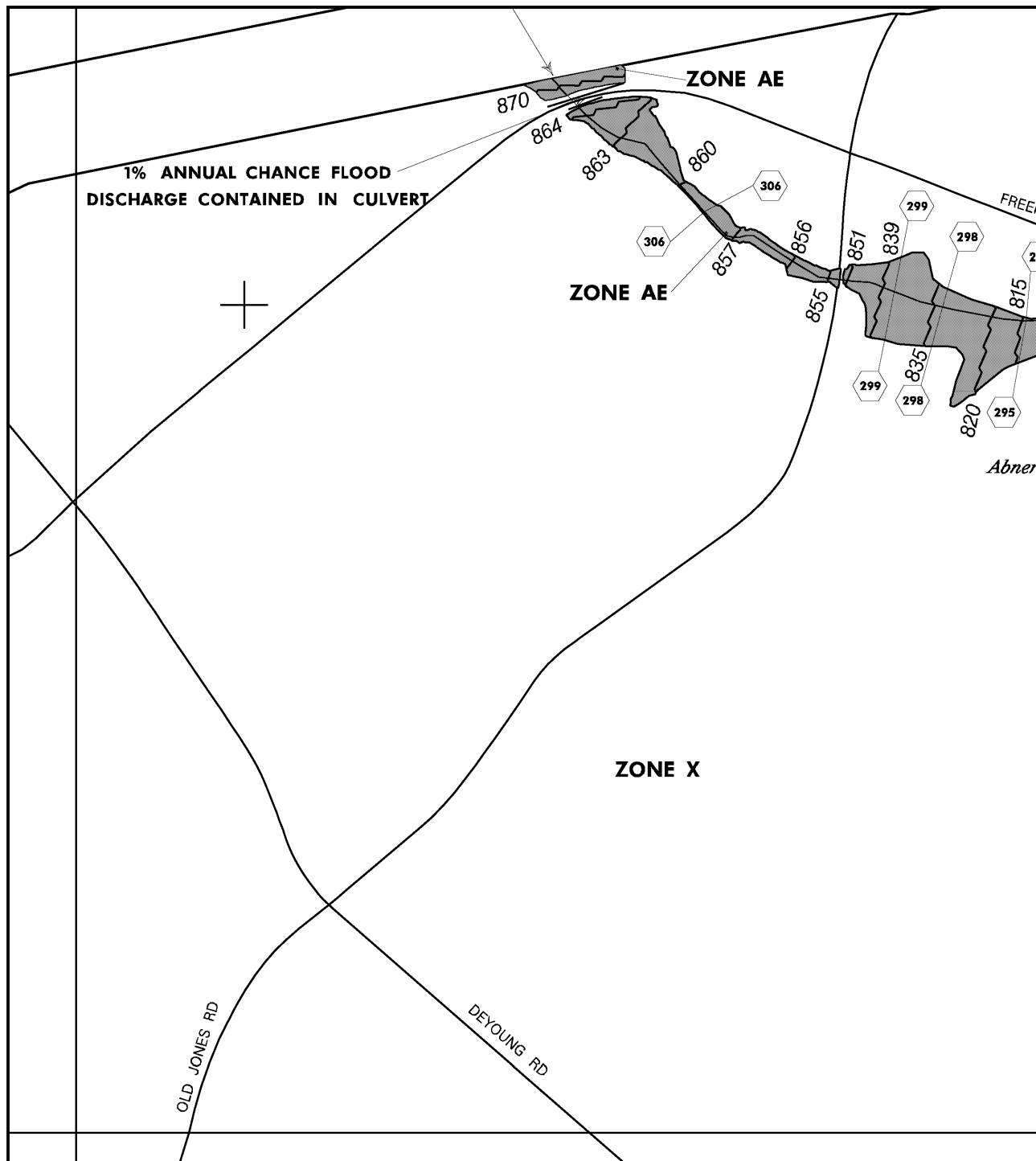
D

flood insurance is available in the
National Flood Insurance Program



MAP SCALE 1" = 500'

250 0 500 1000 FEET



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0218D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0218	D

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



MAP NUMBER
45083C0218D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

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



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 0 Old Jones Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-29-00-051.02 attached hereto marked as Exhibit C containing approximately 0.27 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 7th day of September, 2020 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

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

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

☐ Yes ☒ No

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

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



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 0 Old Jones Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-29-00-051.03 P10 attached hereto marked as Exhibit C containing approximately 0.19 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.

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☐ Yes ☒ No

Print Name: J. Mark Shapland
Signature: [Signature]
Address: 2750 East 146th St., Ste. 200, Carmel, IN 46033
Witness: _____
Date: September 7, 2020
Parcel Address: 0 Old Jones Road
Tax Map Number: 5-29-00-051.03

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, October 19, 2020

DOCKET: AN 20-92

APPLICANT: Becknell Industrial, LLC

PROPERTY LOCATION: Jones Rd

TAX MAP NUMBER: P/O 5-29-00-051.02 & P/O 5-29-00-051.03

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annex and zone I-1 Industrial

SIZE: 0.27 and 0.19 acres

COMPREHENSIVE PLAN: Near a Regional Center and adjacent to an Employment Center

ANALYSIS: AN 20-92

AN 20-92 is an annexation and zoning request for portions of two parcels located on Jones Rd. The request is to zone the parcels from unzoned (Spartanburg County), to I-1, Industrial, for an industrial complex.

Surrounding land uses and zoning include:

North: I-1, Industrial
East: Unzoned (Spartanburg County) – Residential Use
South: I-1, Industrial (City of Greer) and Unzoned (Spartanburg County) – Vacant and Residential Use
West: I-1, Industrial

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Regional Center adjacent to an Employment Center. These centers also can vary in size, but are fairly accessible to the service area population on a weekly or biweekly basis. Regional centers can contain grocery stores, big box stores, specialty retail, as well as medium to large employment centers. These land uses are equivalent to the medium and higher density residential zoning districts, the C-2, C-3, O-D, S-1, and I-1 zoning districts. The land use balance is about a 30% residential and 70% nonresidential mix. The regional center is a minimum five-mile driving distance for its service area population. While Employment Centers serves as employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed-use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Martin made a motion to approve AN 20-92. Ms. Jones seconded the motion. The

motion carried with a vote of 5 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
10/27/2020

Second and Final Reading of Ordinance Number 53-2020

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 53-2020	10/20/2020	Ordinance
▣ Ord 53-2020 Exhibit A Deed	10/20/2020	Exhibit
▣ Ord 53-2020 Exhibit B Plat	10/20/2020	Exhibit
▣ Ord 53-2020 Exhibit C Map	10/20/2020	Exhibit
▣ Ord 53-2020 Exhibit D FIRM	10/20/2020	Exhibit
▣ Ord 53-2020 Petition for Annexation	10/20/2020	Backup Material
▣ Ord 53-2020 Planning Commission Minutes	10/22/2020	Backup Material

ORDINANCE NUMBER 53-2020

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

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

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

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

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

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

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

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

South Carolina, as follows:

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

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

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

4. LAND USE MAP: The above reference property shall be designated as Employment Center Community and Regional Center on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Judy Albert

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT

A

DEED8

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

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



[Space Above This Line For Recording Data]

NO TITLE EXAMINATION

GENERAL WARRANTY DEED

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

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

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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

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

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

SIGNED, sealed and delivered
in the presence of:

Susan E. Guest
Judith W. Lineback

Mary C. Hendricks
MARY C. HENDRICKS

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

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

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

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

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

EXHIBIT A

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

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

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

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

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

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

TAX MAP NO. 5 29-00 034.00

COUNTY OF GREENVILLE

AFFIDAVIT FOR EXEMPT TRANSFERS

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


1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located in Reidville Township, bearing Spartanburg County Tax Map Number 5 29-00 034.00, and was transferred by Mary C. Hendricks to Mary C. Hendricks, Trustee of the Mary C. Hendricks Living Trust under trust agreement dated January 12, 2006 on January 12, 2006.
3. The deed is exempt from the deed recording fee because (See Information Section of Affidavit):

No. 8.

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

Judith W. Lineback
Judith W. Lineback, Esquire

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

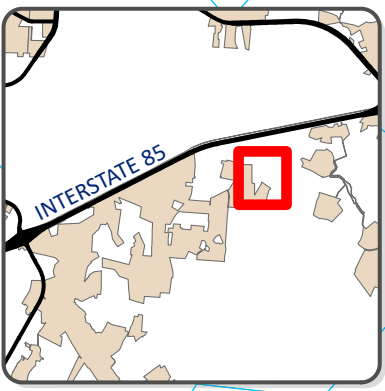
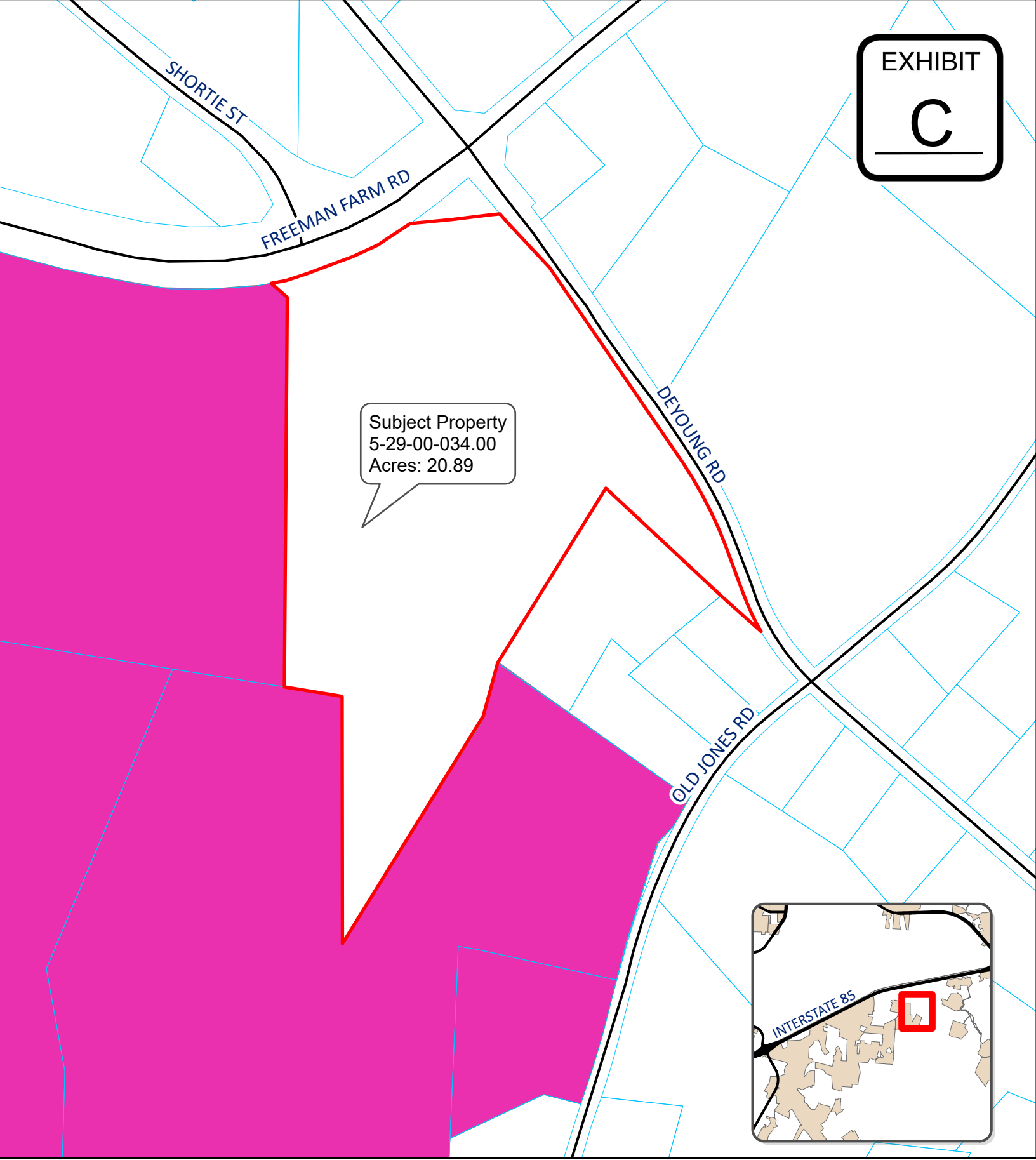

Notary Public for South Carolina
My Commission Expires: 1/8/11

INFORMATION

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

Exempted are deeds:

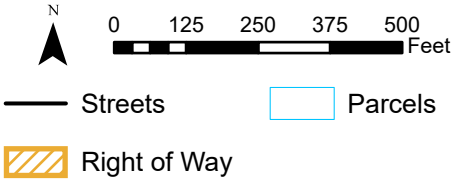
- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
-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



Ordinance 53-2020

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

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



EXHIBIT

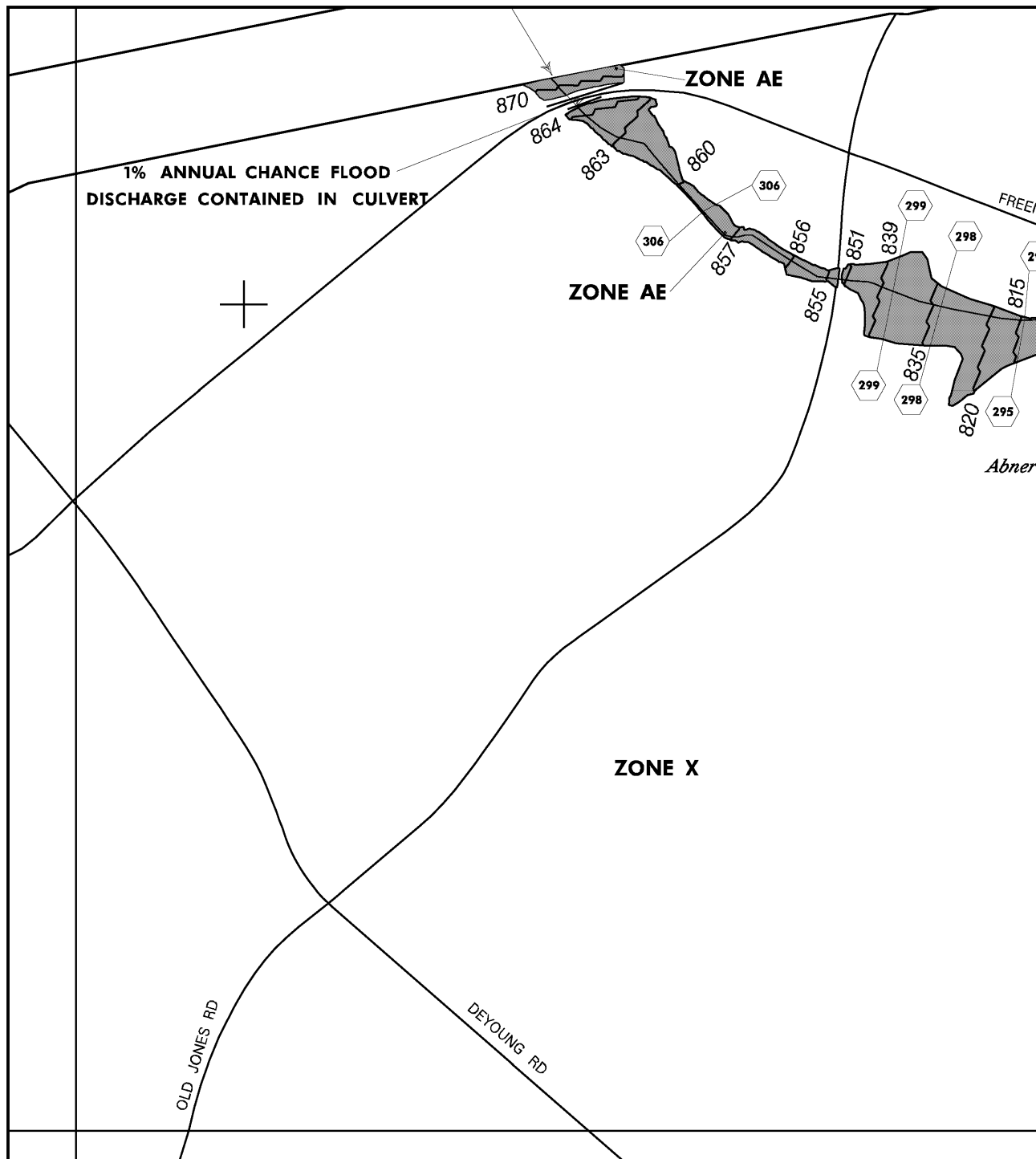
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flood insurance is available in the
National Flood Insurance Program



MAP SCALE 1" = 500'

250 0 500 1000 FEET



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0218D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0218	D

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



MAP NUMBER
45083C0218D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

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



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 0 Shortie Street more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-29-00-065.05 ✓ attached hereto marked as Exhibit C containing approximately 0.21 ✓ acres; Identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 7th day of September, 2020 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

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

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

☐ Yes ☒ No

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

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, October 19, 2020

DOCKET: AN 20-93

APPLICANT: Becknell Industrial, LLC

PROPERTY LOCATION: 888 DeYoung Rd

TAX MAP NUMBER: 5-29-00-034.00

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annex and zone I-1 Industrial

SIZE: 20.89 acres

COMPREHENSIVE PLAN: Near a Regional Center and adjacent to an Employment Center

ANALYSIS: AN 20-93

AN 20-93 is an annexation and zoning request for a parcel located at 888 DeYoung. The request is to zone the parcels from unzoned (Spartanburg County), to I-1, Industrial, for an industrial complex.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg County) – Vacant and various business uses
East: Unzoned (Spartanburg County) – Residential Use
South: I-1, Industrial (City of Greer) – Vacant
West: I-1, Industrial (City of Greer) - Vacant

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Regional Center adjacent to an Employment Center. These centers also can vary in size, but are fairly accessible to the service area population on a weekly or biweekly basis. Regional centers can contain grocery stores, big box stores, specialty retail, as well as medium to large employment centers. These land uses are equivalent to the medium and higher density residential zoning districts, the C-2, C-3, O-D, S-1, and I-1 zoning districts. The land use balance is about a 30% residential and 70% nonresidential mix. The regional center is a minimum five-mile driving distance for its service area population. While Employment Centers serves as employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed-use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Martin made a motion to approve AN 20-93. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
10/27/2020

Second and Final Reading of Ordinance Number 54-2020

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 54-2020	10/20/2020	Ordinance
▣ Ord 54-2020 Exhibit A Deed	10/20/2020	Exhibit
▣ Ord 54-2020 Exhibit B Plat	10/20/2020	Exhibit
▣ Ord 54-2020 Exhibit C Map	10/20/2020	Exhibit
▣ Ord 54-2020 Exhibit D FIRM	10/20/2020	Exhibit
▣ Ord 54-2020 Petition for Annexation	10/20/2020	Backup Material
▣ Ord 54-2020 Planning Commission Minutes	10/22/2020	Backup Material

ORDINANCE NUMBER 54-2020

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

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

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

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

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

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

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

the land planning of the city.

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

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

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

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

4. LAND USE MAP: The above reference property shall be designated as Employment Center Community and Regional Center on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

DEE-2016-43862



DEE BK 113-M PG 603-611

EXEMPT

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

Recording Fee: \$13.00

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

Dorothy Earle, Register Of Deeds

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

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

CASE NUMBER: 2014ES4200855

County where property is located If not above County:

The undersigned states as follows:

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

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

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

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

I was appointed Personal Representative on March 23, 2015.

Decedent owned real property described as follows:

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

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

Legal Description: **SEE ATTACHED EXHIBIT A**

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

This transfer is made pursuant to:

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

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

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

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

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

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

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

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

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

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

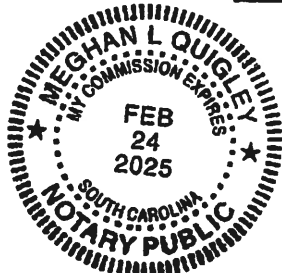
Estate of: WILLIAM LEROY HENDRICKS, SR.
 Signature of Personal Representative: Mary Hendricks
 Print Name: Mary Hendricks

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

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

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



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

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

EXHIBIT "A"
LEGAL DESCRIPTION

Tax Map Number: 5-29-00-065.00

Street/Property Address: 1077 Freeman Farm Road

Legal Description:

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

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

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

TMS# 5-29-00-065.00

AND ALSO,

Tax Map Number: 5-29-00-065.06

Street/Property Address: 0 Freeman Farm Road

Legal Description:

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

LE 00 115 000 000

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

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

TMS# 5-29-00-065.06

AND ALSO,

Tax Map Number: 5-29-00-065.04

Street/Property Address: DeYoung Rd

Legal Description:

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

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

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

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

TMS# 5-29-00-065.04

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

LESS, HOWEVER:

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

AND ALSO,

Tax Map Number: 5-29-00-065.05

Street/Property Address: Shortie Street

Legal Description:

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

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

TMS# 05-29-00-065.05

LESS, HOWEVER:

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

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

2. The property being transferred is located at **1077 Freeman Farm Road, Spartanburg, South Carolina**, bearing **Spartanburg County Tax Map Number 5-29-00-065.00** and also, **0 Freeman Farm Road, Spartanburg, South Carolina** bearing **Spartanburg County Tax Map Number 5-29-00-065.06** and also, **DeYoung Road, Spartanburg, South Carolina** bearing **Spartanburg County Tax Map Number 5-29-00-065.04** and also, **Shortie Street, Spartanburg, South Carolina**, bearing **Spartanburg County Tax Map Number 5-29-00-065.05** was transferred by the **Estate of William Leroy Hendricks, Sr. to Mary C Hendricks, William LeRoy Hendricks, Jr. and Phil Lamar Hendricks.**

3. Check one of the following - the deed is:

_____ (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

_____ (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

 X (c) exempt from the deed recording fee because #12

(See Information section of affidavit)

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

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

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

_____ (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$_____.

_____ (b) The fee is computed on the fair market value of the realty which is _____.

_____ (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No 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:

(b) Place the amount listed in item 5 above here:

If no amount is listed, place zero here:

(c) Subtract Line 6(b) from Line 6(a) and place result here:

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

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

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

~~SWORN to before me~~ (no)
~~this~~ day of July, 2016.

BRIAN A. MARTIN

See next page for
Notary

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

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



Page 2 of 2

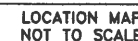
INFORMATION

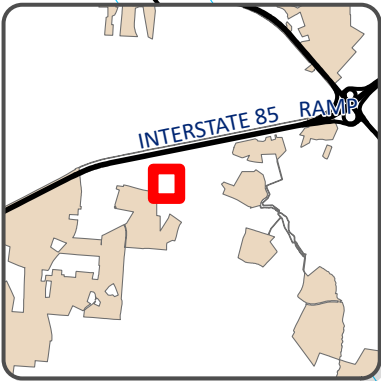
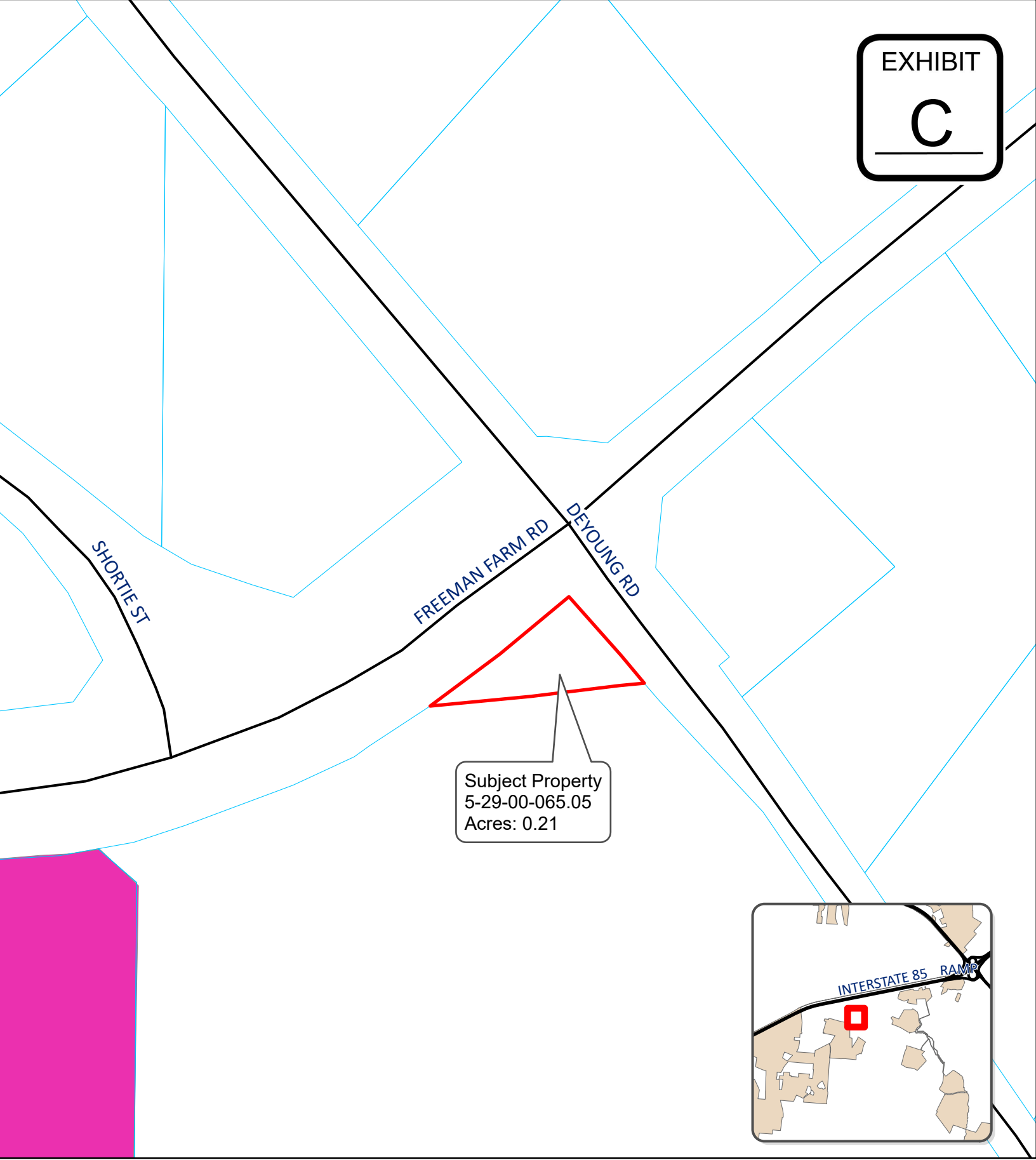
Except as provided in this paragraph, the term "value" means the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other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

Exempted from the fee are deeds:

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

B





Ordinance 54-2020

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

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

Legend:

- Streets
- Parcels
- Right of Way

EXHIBIT

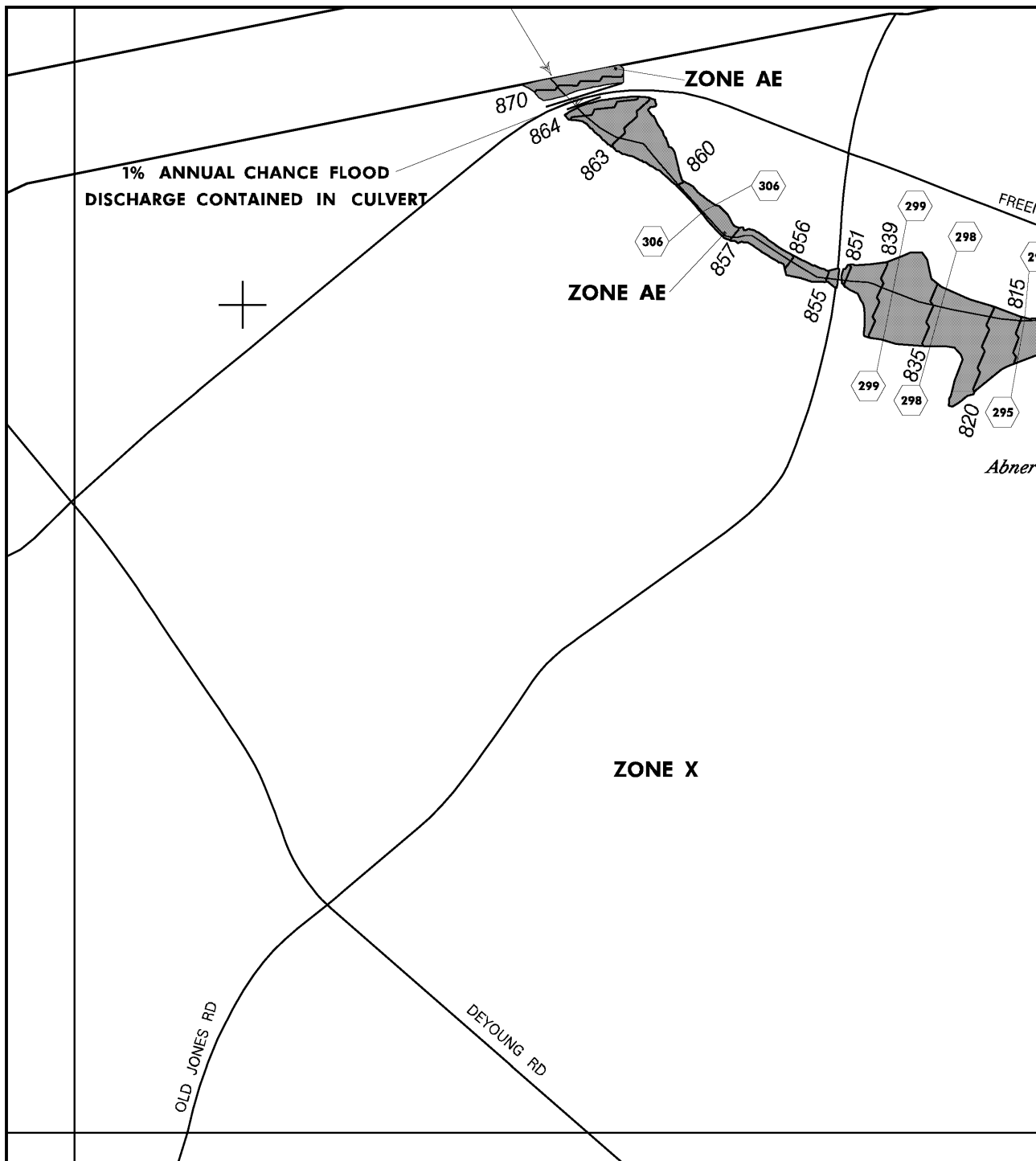
D

flood insurance is available in the
National Flood Insurance Program



MAP SCALE 1" = 500'

250 0 500 1000 FEET



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0218D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0218	D

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



MAP NUMBER
45083C0218D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency

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



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 0 Shortie Street more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-29-00-065.05 ✓ attached hereto marked as Exhibit C containing approximately 0.21 ✓ acres; Identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 7th day of September, 2020 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

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

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

☐ Yes ☒ No

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

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, October 19, 2020

DOCKET: AN 20-94

APPLICANT: Becknell Industrial, LLC

PROPERTY LOCATION: Shortie St

TAX MAP NUMBER: 5-29-00-065.05

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annex and zone I-1 Industrial

SIZE: 0.21 acres

COMPREHENSIVE PLAN: Near a Regional Center and adjacent to an Employment Center

ANALYSIS: AN 20-94

AN 20-94 is an annexation and zoning request for a parcel located on Shortie St. The request is to zone the parcels from unzoned (Spartanburg County), to I-1, Industrial, for an industrial complex.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg County)
East: Unzoned (Spartanburg County) – Residential Use
South: I-1, Industrial (City of Greer) and Unzoned (Spartanburg County) – Vacant and Residential Use
West: I-1, Industrial (City of Greer) and Unzoned (Spartanburg County)

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Regional Center adjacent to an Employment Center. These centers also can vary in size, but are fairly accessible to the service area population on a weekly or biweekly basis. Regional centers can contain grocery stores, big box stores, specialty retail, as well as medium to large employment centers. These land uses are equivalent to the medium and higher density residential zoning districts, the C-2, C-3, O-D, S-1, and I-1 zoning districts. The land use balance is about a 30% residential and 70% nonresidential mix. The regional center is a minimum five-mile driving distance for its service area population. While Employment Centers serves as employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed-use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Martin made a motion to approve AN 20-94. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
10/27/2020

Second and Final Reading of Ordinance Number 55-2020

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 55-2020	10/20/2020	Ordinance
▣ Ord 55-2020 Exhibit A Deed	10/20/2020	Exhibit
▣ Ord 55-2020 Exhibit B Plat	10/20/2020	Exhibit
▣ Ord 55-2020 Exhibit C Map	10/20/2020	Exhibit
▣ Ord 55-2020 Exhibit D FIRM	10/20/2020	Exhibit
▣ Ord 55-2020 Petition for Annexation	10/20/2020	Backup Material
▣ Ord 55-2020 Planning Commission Minutes	10/22/2020	Backup Material

ORDINANCE NUMBER 55-2020

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

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

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

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

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

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

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

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

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

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

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

4. LAND USE MAP: The above reference property shall be designated as Employment Center Community and Regional Center on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0214D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

DEED 10A - PG 242

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

EXEMPT

STATE OF SOUTH CAROLINA)

: TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

) (Reservation of Life Estate)

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

See Exhibit "A" attached hereto and incorporated herein

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

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

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

SIGNED, Sealed and Delivered
 in the Presence of

Linda S. Masson
Alan H. Lushington

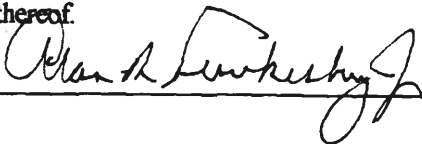
James O. Bennett (SEAL)
 James O. Bennett

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

DEED 10A - PG 243

STATE OF SOUTH CAROLINA)
:
COUNTY OF SPARTANBURG)

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



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

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

EXHIBIT "A"

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

Parcel #1

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

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

ALSO:

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

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

DEED 10A - PG 245

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

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

Parcel #2

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

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

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

Tax Map Number #5-14-10 27.00

Parcel #3

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

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

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

Tax Map Ref# 4-10-00-4.03

Parcel #4

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

Tax Map Number #4-06-00-2.00

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

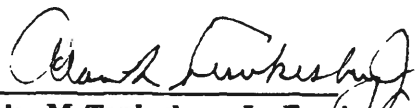
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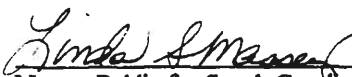
DEED 10A - PG 247

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

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


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

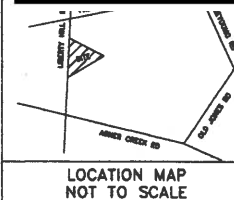
SWORN to before me this
25th day of May, 1999.

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

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

EXHIBIT

B



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

NOTES:

1. BECKNELL INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE SURVEYED PROPERTY AND HAS THE RIGHT TO POSSESS AND USE THE SAME.
2. ALL DATA SET ARE 1/4" REBAR UNLESS NOTED OTHERWISE.
3. THE RATIO OF PRECISION OF THE UNBALANCED TRIANGULAR MEASUREMENTS IS 1:10000.
4. THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
5. THE PROPERTY BOUNDARY IS UNCHANGED.
6. THE UNDERGROUND LOCATED SHOWN HEREIN HAVE BEEN LOCATED FROM UTILITY LOCATIONS MARKED ON THE GROUND. ALL ARE CONTACTED BY ALL UTILITIES BEFORE ANY CONSTRUCTION OF THE PROPERTY.
7. THE UNDERGROUND DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.
8. THE UNDERGROUND DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY SUBSTANTIAL POLLUTION OF THE SURVEY AND OTHER THAN THOSE SHOWN. IF ANY, UNLAWFUL BURNING ARE SUBJECT TO FINAL APPROVAL BY THE U.S. E.P.A. OF COURSE.
9. THIS PLAN WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREIN. THE PERSON, PERSONS, OR ENTITY NAMED HEREIN ARE NOT TO BE USED IN ANY MANNER OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE PERSON, PERSONS, OR ENTITY NAMED HEREIN ARE NOT TO BE USED IN ANY MANNER OTHER THAN THAT FOR WHICH IT WAS PREPARED.
10. HEREIN CONTAINED BY THIS METHOD.
11. THIS SURVEY WAS PREPARED BASED ON A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, C/O POLICY NUMBER 2-0576.
12. THE PROPERTY BOUNDARY IS LOCATED IN ZONE 1 OF THE FIRM FLOOD INSURANCE RATE MAP (FIRM FLOOD INSURANCE RATE).
13. THERE ARE NO GAPS OR GORES.



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

LEGAL DESCRIPTION

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

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

A.L.T.A. COMMITMENT

Chicago Title Insurance Company

COMMITMENT FILE NUMBER: 3-0208

DATE OF POLICY: June 16, 2020

SCHEDULE A, PART 1

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

1.

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

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

2. Standard Exceptions:

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

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

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

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

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

3. Special Exceptions:

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

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

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

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

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

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

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

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

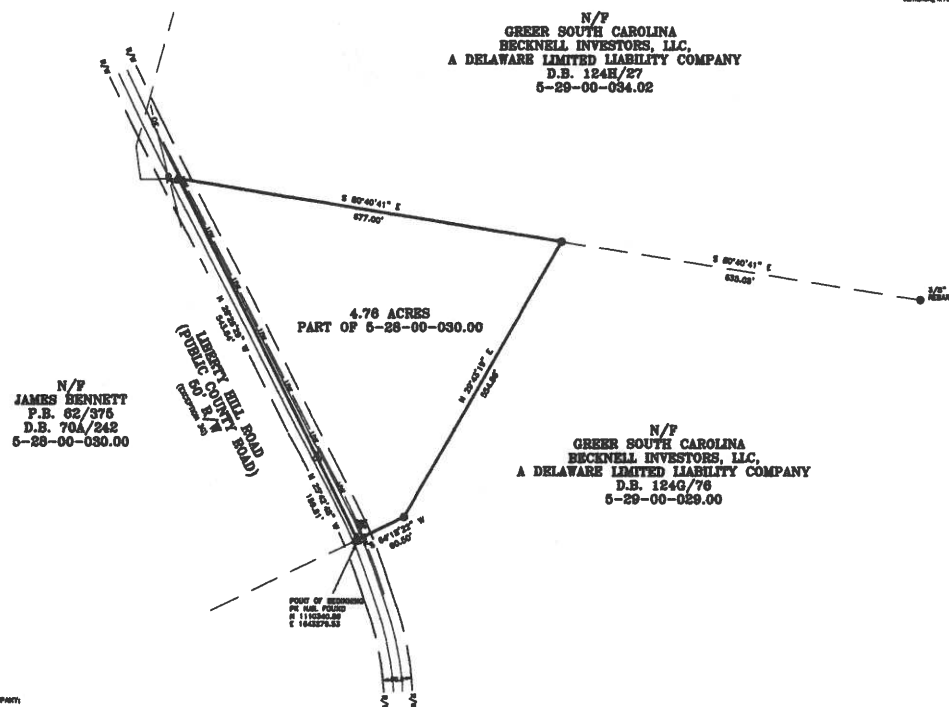
(h) Right-of-Way Easement from H. R. MacCrimmon to Duke Power Company, dated May 28, 1945, recorded in April 10, 1946, recorded in Book 130 Page 375, in the Register of Deeds for Spartanburg County, South Carolina. DOES NOT AFFECT PROPERTY.

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

(j) Right-of-Way Easement from H. R. MacCrimmon to Duke Power Company, dated April 1957, recorded in Book 186, Page 381, above said Records. DOES NOT AFFECT PROPERTY.

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

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



N/F
 JAMES BENNETT
 P.B. 62/376
 D.B. 704/242
 5-28-00-030.00

N/F
 GREER SOUTH CAROLINA
 BECKNELL INVESTORS, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 D.B. 1248/27
 5-29-00-034.02

N/F
 GREER SOUTH CAROLINA
 BECKNELL INVESTORS, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 D.B. 1248/78
 5-29-00-029.00

PRELIMINARY

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

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

DATE OF PLAN

JAMES S. LANGFORD, JR.
 REG. NUMBER 15346

SURVEY FOR
BECKNELL INDUSTRIAL, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

LOCATION: GREER, SC

SPARTANBURG COUNTY, SC

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

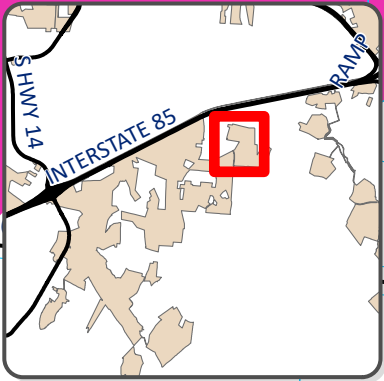
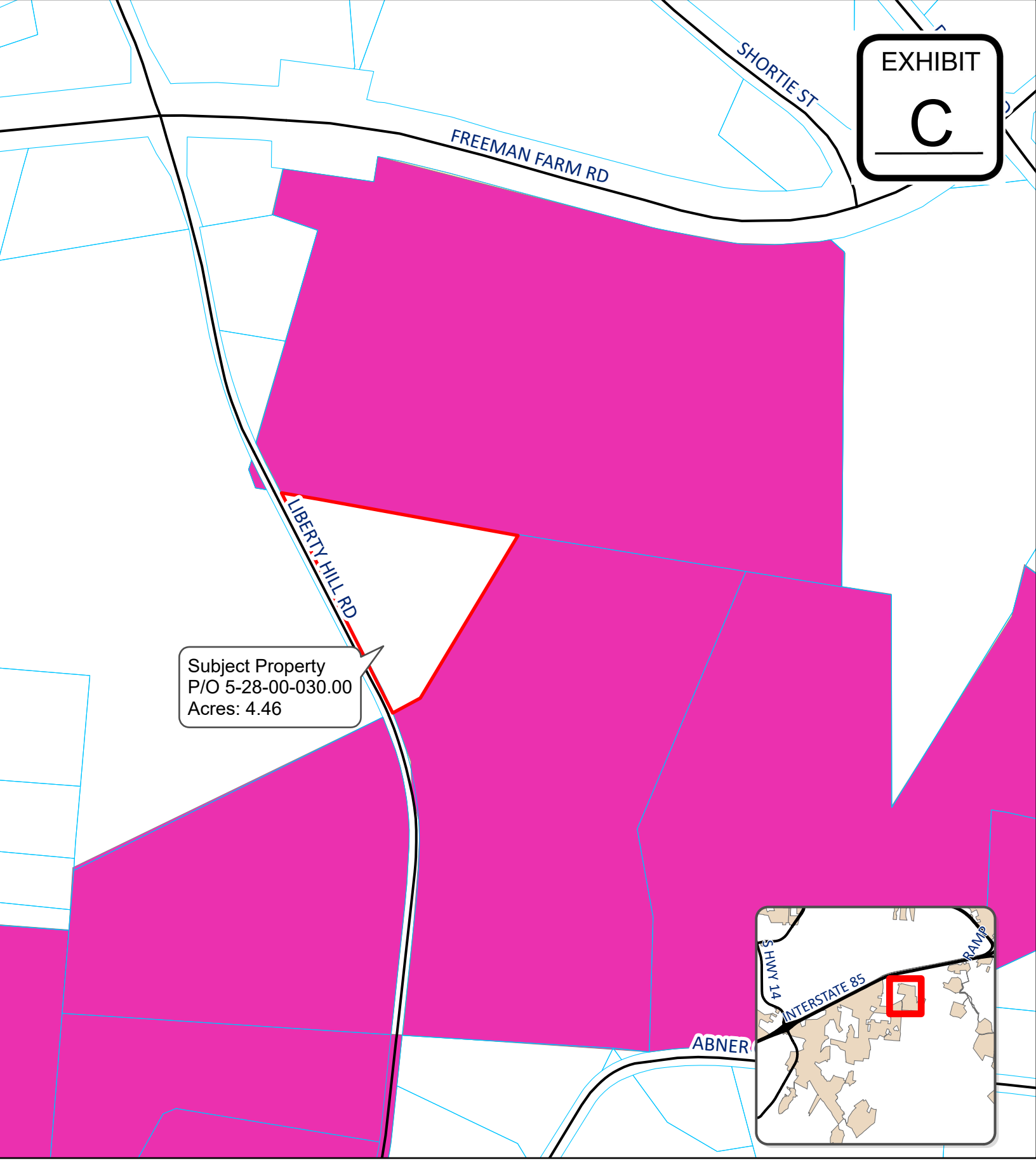
DATE: 17 JUL 2020 JOB NO.: 337019

SCALE: 1" = 100'

0 50 100 200 300



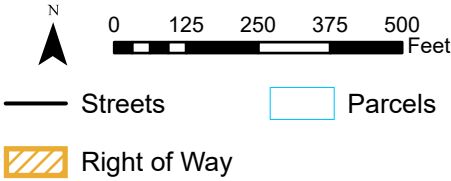
EXHIBIT
C



Ordinance 55-2020

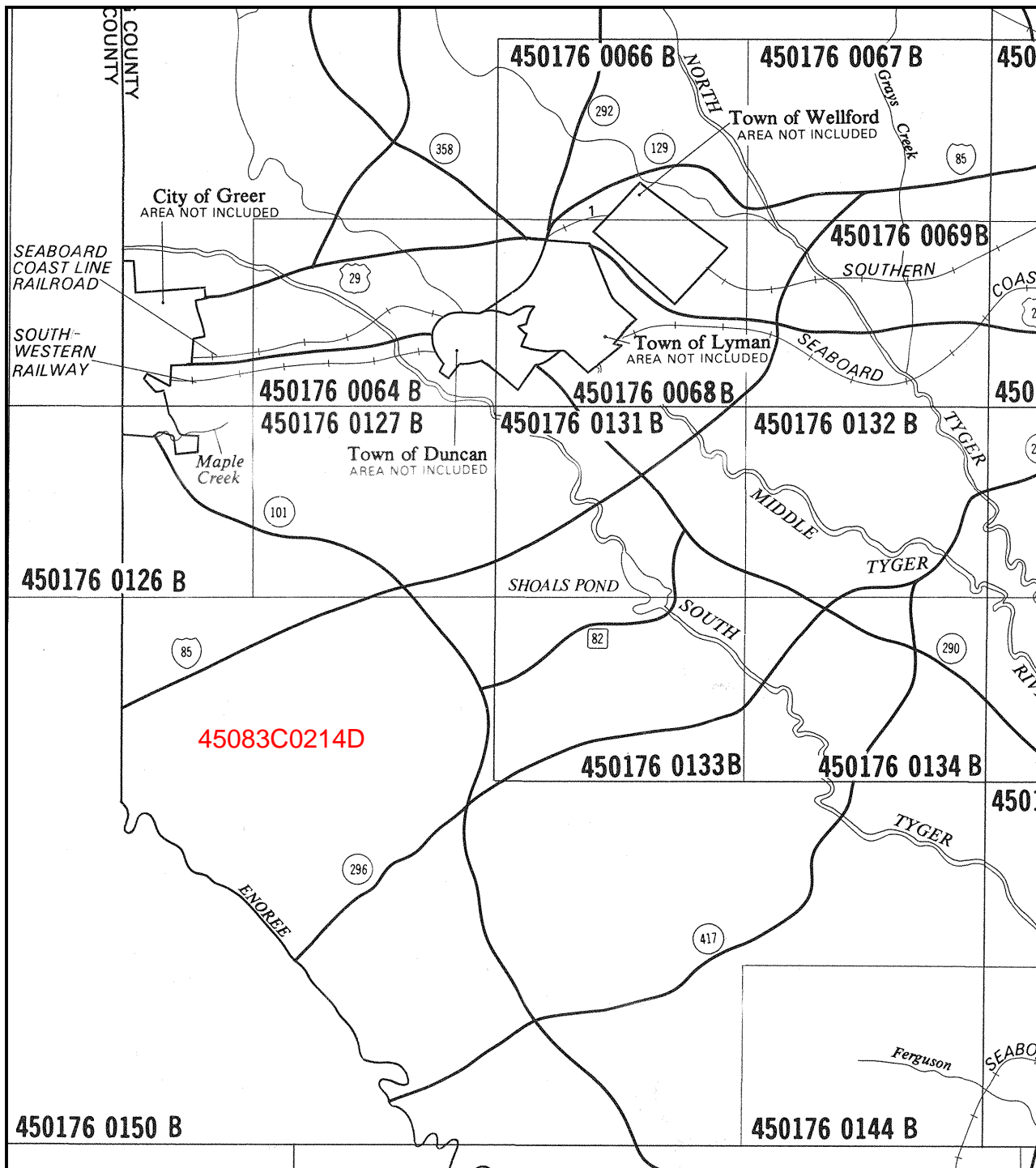
The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American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

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



EXHIBIT

D



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

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

MAP INDEX

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

COMMUNITY-PANEL NUMBERS

450176 0001-0275

EFFECTIVE DATE:
AUGUST 1, 1984



Federal Emergency Management Agency

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



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 162 Liberty Hill Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-28-00-030.00 P/O ✓ attached hereto marked as Exhibit C containing approximately 4.46 ✓ acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 7th day of September, 2020 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

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

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

☐ Yes ☒ No

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

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, October 19, 2020

DOCKET: AN 20-95

APPLICANT: Becknell Industrial, LLC

PROPERTY LOCATION: 162 Liberty Hill Rd

TAX MAP NUMBER: P/O 5-28-00-030.00

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annex and zone I-1 Industrial

SIZE: 4.46 acres

COMPREHENSIVE PLAN: Near a Regional Center and adjacent to an Employment Center

ANALYSIS: **AN 20-95**

AN 20-95 is an annexation and zoning request for a portion of a parcel located on Liberty Hill Rd. The request is to zone the parcel from unzoned (Spartanburg County), to I-1, Industrial, for an industrial complex.

Surrounding land uses and zoning include:

North: Unzoned (Spartanburg County)
East: I-1, Industrial (City of Greer)
South: I-1, Industrial (City of Greer) and Unzoned (Spartanburg County) – Vacant and Residential Use
West: Unzoned (Spartanburg County)

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Regional Center adjacent to an Employment Center. These centers also can vary in size, but are fairly accessible to the service area population on a weekly or biweekly basis. Regional centers can contain grocery stores, big box stores, specialty retail, as well as medium to large employment centers. These land uses are equivalent to the medium and higher density residential zoning districts, the C-2, C-3, O-D, S-1, and I-1 zoning districts. The land use balance is about a 30% residential and 70% nonresidential mix. The regional center is a minimum five-mile driving distance for its service area population. While Employment Centers serves as employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed-use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential.

In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Wright made a motion to approve AN 20-95. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
10/27/2020

Second and Final Reading of Ordinance Number 56-2020

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 56-2020	10/20/2020	Ordinance
▣ Ord 56-2020 Exhibit A Deed	10/20/2020	Exhibit
▣ Ord 56-2020 Exhibit B Plat	10/20/2020	Exhibit
▣ Ord 56-2020 Exhibit C Map	10/20/2020	Exhibit
▣ Ord 56-2020 Exhibit D FIRM	10/20/2020	Exhibit
▣ Ord 56-2020 Petition for Annexation	10/20/2020	Exhibit
▣ Ord 56-2020 Planning Commission Minutes	10/22/2020	Backup Material

ORDINANCE NUMBER 56-2020

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

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

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

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

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

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

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

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

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Judy Albert

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT

A

BOOK 2064 PAGE 1825 ✓

FILED

GRANTEE'S ADDRESS: 3385 Brushy Creek Road, Greer, SC 29650

STATE OF SOUTH CAROLINA)

2003 NOV 24 P 1:58

DEED OF REAL ESTATE

COUNTY OF GREENVILLE)

REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, that

LARRY A. SINN AND LAUREN E. SINN, GRANTOR

EXEMPT

NOV 24 2003

in consideration of

ONE DOLLAR AND NO OTHER CONSIDERATION

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

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

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

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

11-223-26-2-3.3

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

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

137622

11-24 4732

3

1000

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

In the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
Larry A. Sinn

[Signature] (SEAL)
Lauren E. Sinn

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

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

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

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

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

AFFIDAVIT

Page 1 of 2

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

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

2. The property being transferred is located at: 3355 Brumfield Rd Greenville, SC 29615
bearing Greenville County Tax Map Number _____, was
transferred by LAURA A. JENNIFER & CAROL E. JENNIFER
to WINDHURST LAND LIMITED (LTD) (London) on November
21, 2000.

3. Check one of the following: The deed is

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

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

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

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

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

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

6. The deed recording fee is computed as follows:

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

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

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

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

[Signature]
Responsible Person Connected with the Transaction

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

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

INFORMATION

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

Exempted from the fee are deeds:

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

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

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

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

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

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

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C1	S 51°06'04" W	322.17'	549.31'	326.97'

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

EXHIBIT

B

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

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

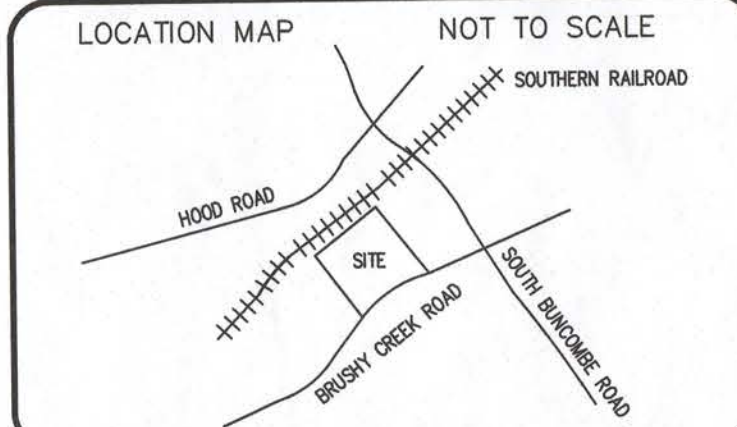
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3365 BRUSHY CREEK ROAD

TAX PIN
G006000200303

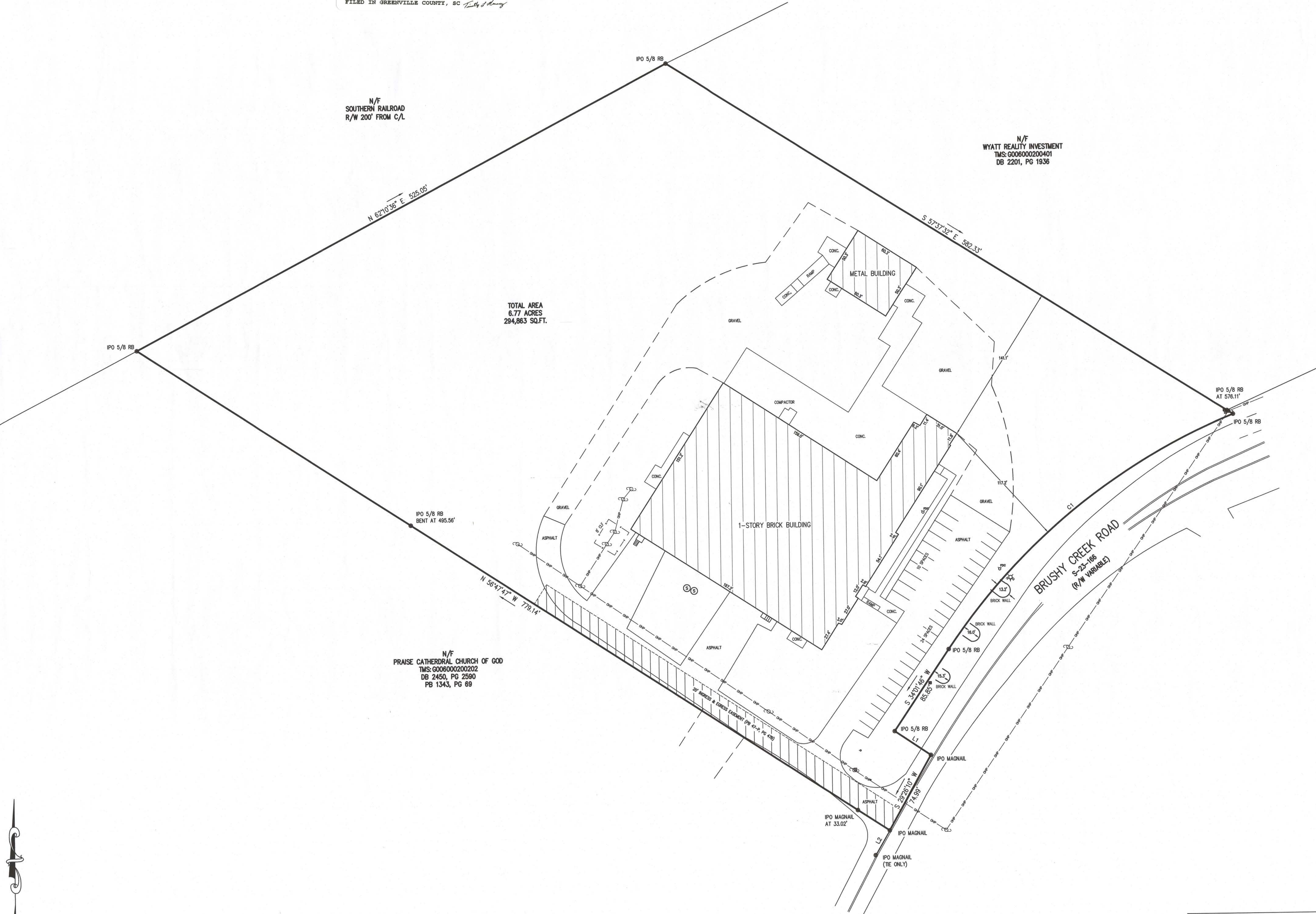
DATE
09/14/2020

FIELD CREW
BGD/DF/MM

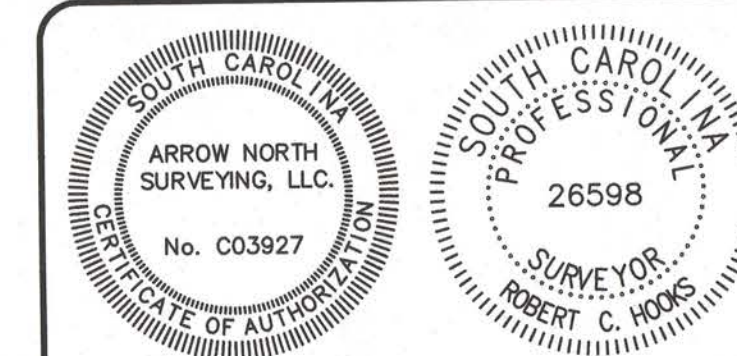
DRAWN BY
BGD



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



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



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

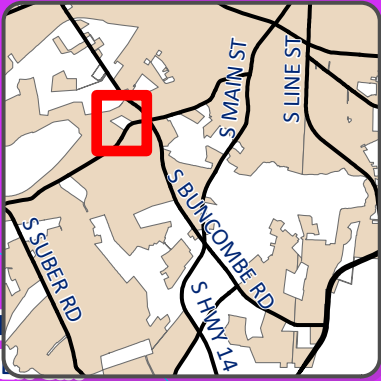
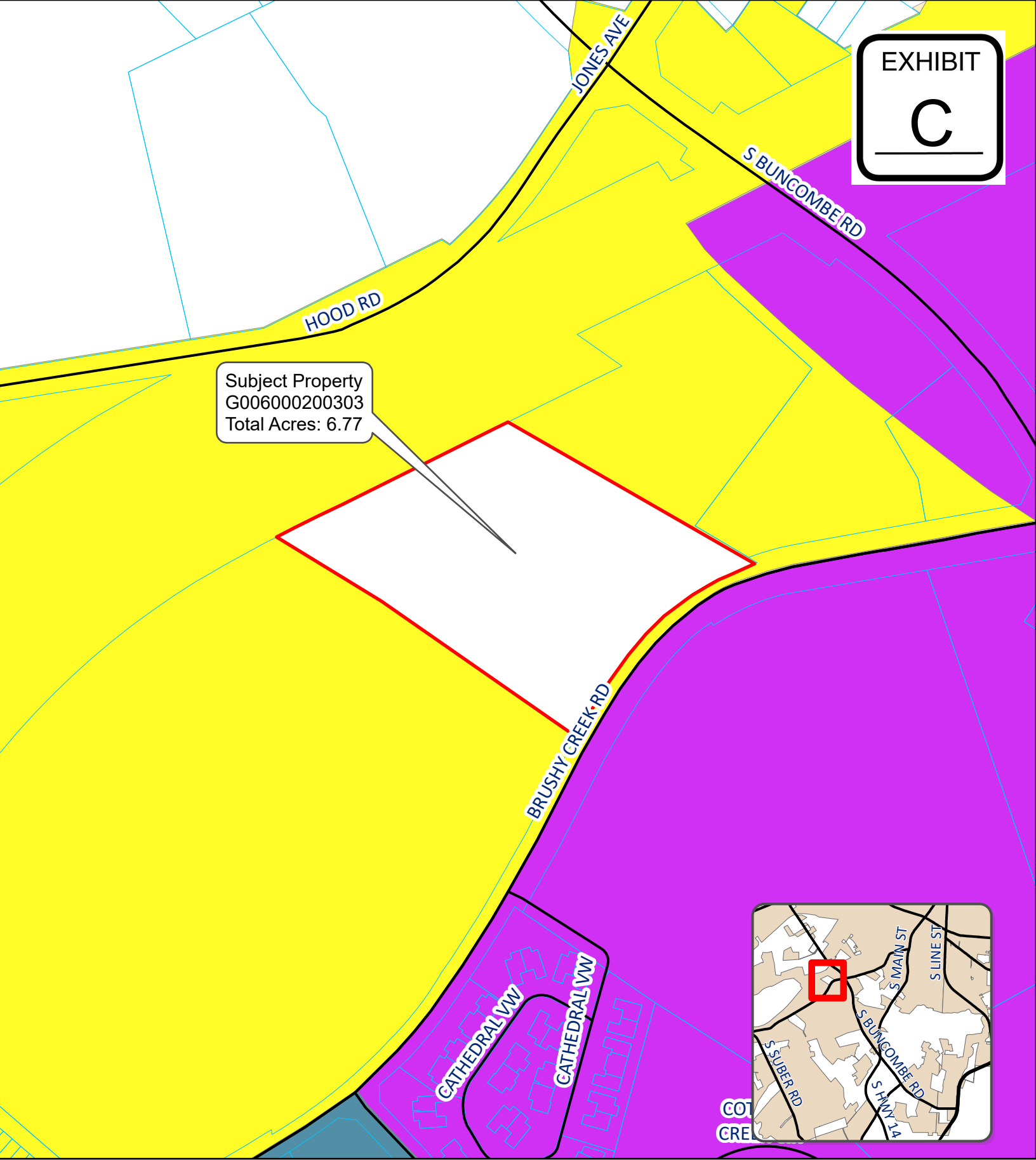
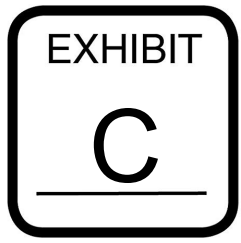
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "DT" SURVEY AS SPECIFIED THEREIN,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

Robert C. Hooks
ROBERT C. HOOKS, P.S.
S.C. REG. NO. 26598

9/15/2020
DATE

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





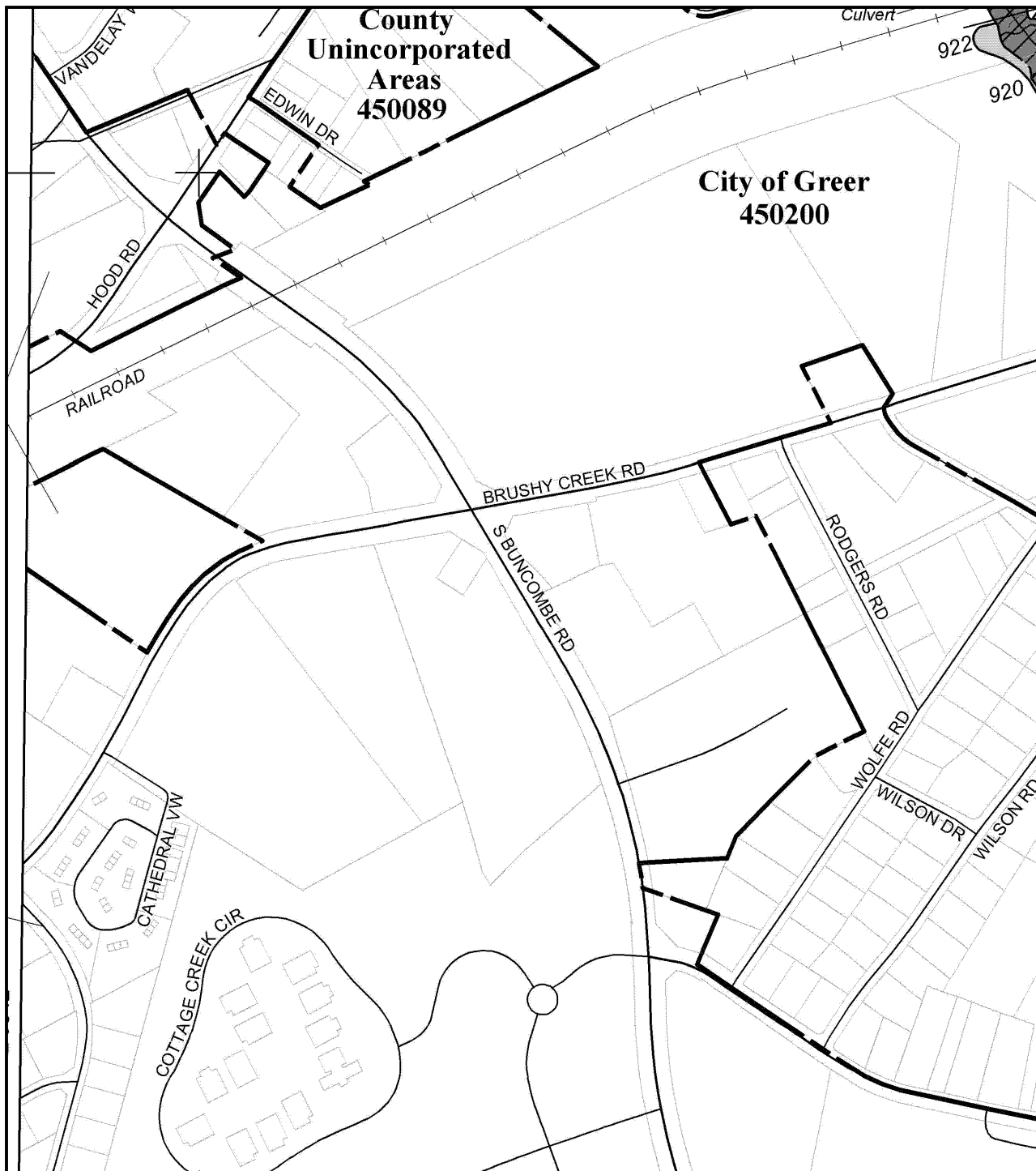
Ordinance 56-2020

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

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

- Streets
- Parcels
- Right of Way

EXHIBIT D



See Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0361E

FIRM

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

PANEL 361 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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

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



MAP NUMBER
45045C0361E

MAP REVISED
AUGUST 18, 2014

Federal Emergency Management Agency

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



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 3383 + 3385 Brushy Creek Rd 29650 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 G006.00 - 02 - 003.03 attached hereto marked as Exhibit C containing approximately 7 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 28th day of August, 2020 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to S-1.

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

☐ Yes ☒ No

Just Call LARRY, LLC. Larry A. Sinn
Larry A. Sinn

Print Name: Larry A. Sinn
Signature: Larry A. Sinn
Address: 414 Crepe Myrtle Drive 29651
Witness: _____
Date: 8-28-20
Parcel Address: 3385 Brushy Creek Road
Tax Map Number: G006.00 - 02 - 003.03

Print Name: LAUREN SINN
Signature: Lauren Sinn
Address: 414 Crepe Myrtle Drive 29651
Witness: _____
Date: 8-28-20
Parcel Address: 3385 Brushy Creek Rd.
Tax Map Number: G006.00 - 02 - 003.03

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 19, 2020

DOCKET: AN 20-91

APPLICANT: Just Call Me Larry, LLC

PROPERTY LOCATION: 3385 Brushy Creek Rd

TAX MAP NUMBER: G006000200303

EXISTING ZONING: Greenville County Industrial

REQUEST: S-1, Services District

SIZE: 6.77 Acres

COMPREHENSIVE PLAN: Near Employment Center

ANALYSIS: **AN 20-91**

AN 20-91 is a request to annex one parcel along Brushy Creek Rd with a requested zoning of S-1, Services District for the continued use of an existing plumbing, heating and cooling company.

Surrounding land uses and zoning include:

North: Railroad Right-of-Way
East: C-2, Commercial (City of Greer)
South: R-12, Residential District (City of Greer) – Praise Cathedral
West: S-1, Services District (City of Greer)

The land use map in the Comprehensive Plan identifies the area near these properties as Employment Center. These centers serve as locations for employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% non-residential.

The business is currently in existence, and surrounded by high intensity use zoning districts and proximity to the railroad. In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the proposed request.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Wright made a motion to approve AN 20-91. Mr. Martin seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
10/27/2020

Second and Final Reading of Ordinance Number 57-2020

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
❑ Ordinance Number 57-2020	10/20/2020	Ordinance
❑ Ord 57-2020 Exhibit A Map	10/20/2020	Exhibit
❑ Ord 57-2020 Exhibit B Statement of Intent	10/20/2020	Exhibit
❑ Ord 57-2020 Exhibit C Plat	10/20/2020	Exhibit
❑ Ord 57-2020 Zoning Map Amend Application	10/20/2020	Backup Material
❑ Ord 57-2020 Planning Commission Minutes	10/20/2020	Backup Material

ORDINANCE NUMBER 57-2020

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

The City Council of Greer makes the following findings:

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

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

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

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

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

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

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: October 13, 2020

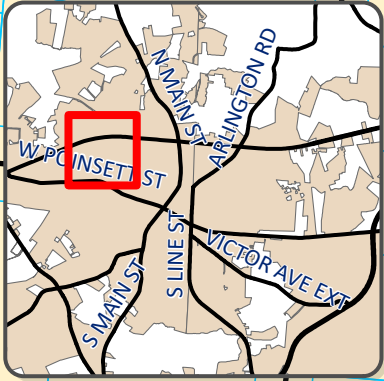
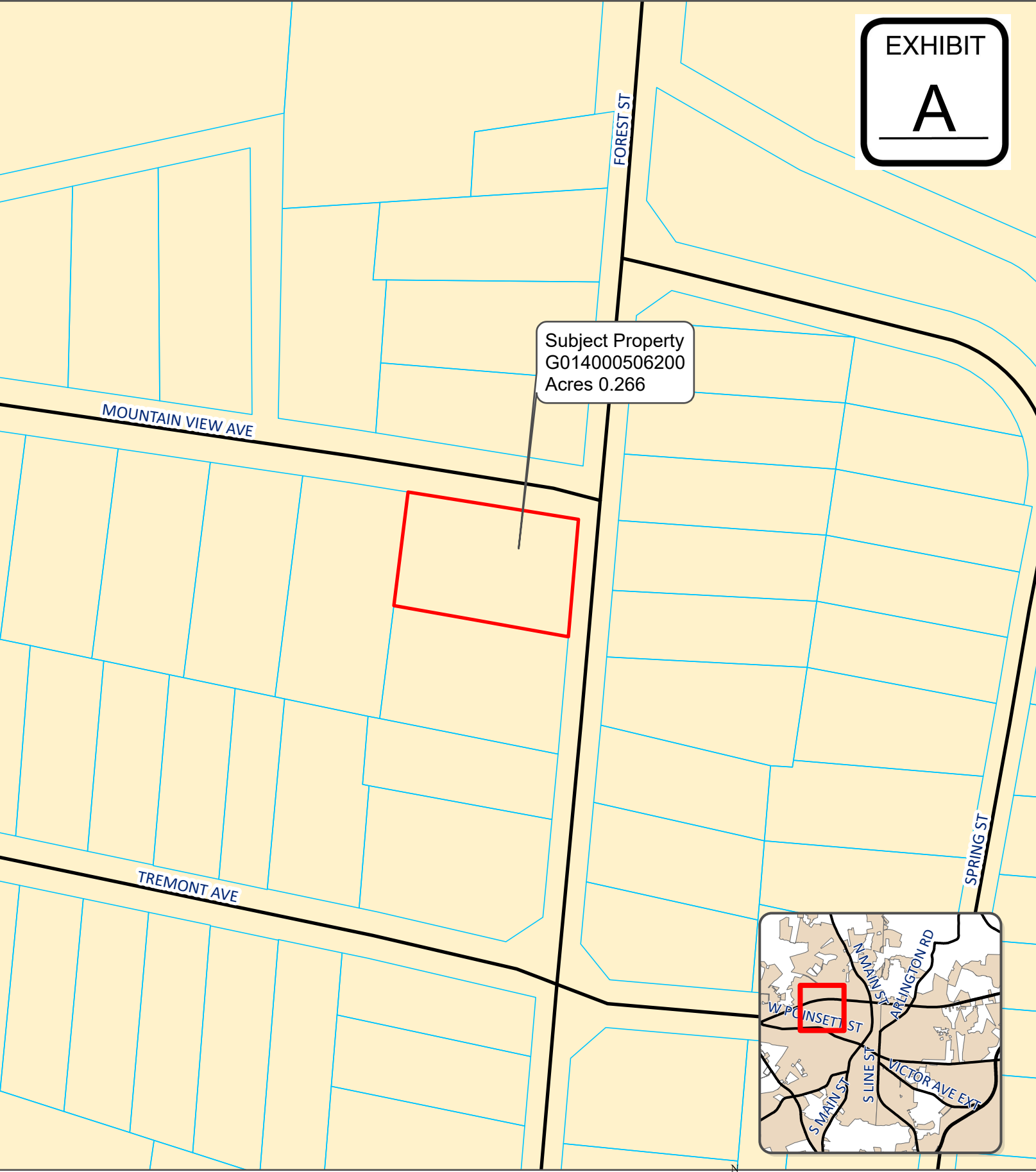
Second and
Final Reading: October 27, 2020

Approved as to Form:

John B. Duggan, Esquire
City Attorney

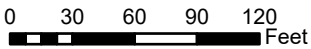

EXHIBIT
A


Subject Property
G014000506200
Acres 0.266




Ordinance 57-2020

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is 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.



 Streets

 City Limits

 Parcels

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

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

Re: Proposed Development
Forest St and Mountain View Ave

To Whom It May Concern:

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

Square Footages

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

Exterior Finishes

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

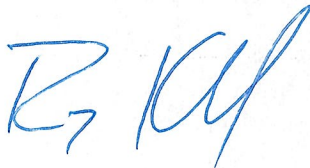
Landscaping

Shrubs
Grass

Zoning

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

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



LEGEND

BL BUILDING LINE	CATV ■ CABLE TV PEDESTAL
CL CENTERLINE	TEL ☎ TELEPHONE PEDESTAL
CMP CONCENTRATED METAL PIPE	Ⓜ ELECTRIC METER
CT CRIMP TOP	CB □ CATCH BASIN
DE DRAINAGE EASEMENT	DI □ DROP INLET
EP EDGE OF PAVEMENT	Ⓛ ELEC TRANS
IPO IRON PIN OLD—○	90.0 ELEVATION
IPS IRON PIN SET—○	⚡ FIRE HYDRANT
N&C NAIL & CAP	Ⓜ GAS METER
OT OPEN TOP	GV ⊗ GAS VALVE
RB REBAR	LP ✱ LIGHT POLE
RCP REINFORCED CONC PIPE	PP ⚡ POWER POLE
R/W RIGHT OF WAY	GP ⚡ GUY ANCHOR
SD STORM DRAIN	SDMH ○ SD MANHOLE
SS SANITARY SEWER	SSMH ○ SS MANHOLE
SSE SS EASEMENT	TMH ○ TELEPHONE MANHOLE
	CO ○ CLEAN OUT



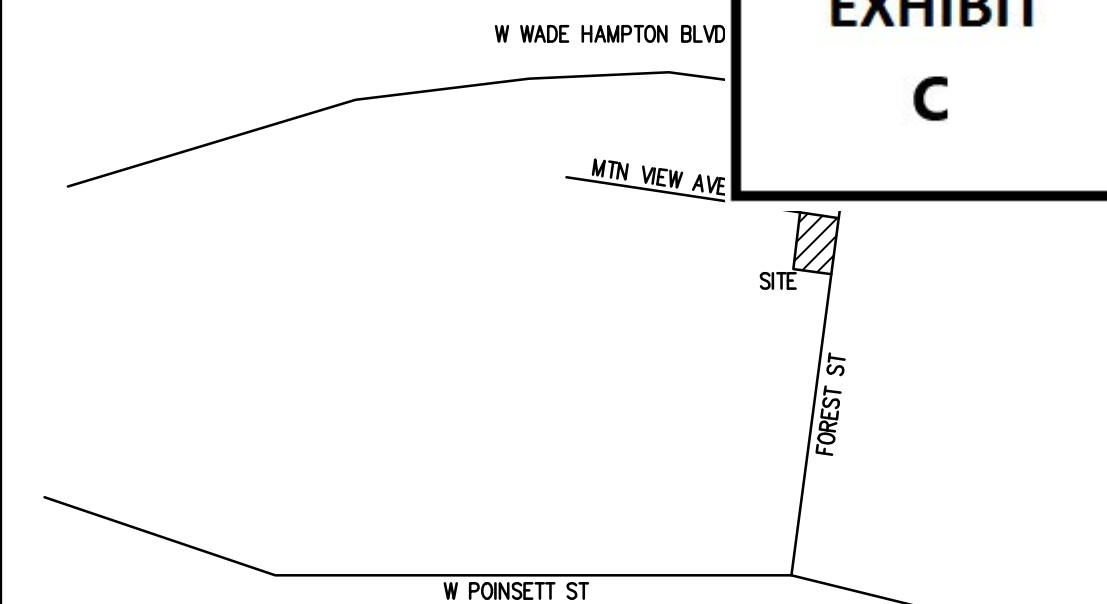
TC/BC	TOP/BOTTOM CURB
TW/BW	TOP/BOTTOM WALL
VCP	VITRIFIED CLAY PIPE
	WATER METER
	WATER VALVE
—CTV—	CABLE TV
—X—	FENCE LINE
—FOC—	FIBER OPTIC CABLE
—GAS—	GAS LINE
—OHP—	OVERHEAD POWER
—OHT—	OVERHEAD TELEPHONE
—SD—	STORM DRAIN
—SS—	SANITARY SEWER
—UGP—	UNDERGROUND POWER
—UGT—	UNDERGROUND TEL
—W—	WATER LINE

EXHIBIT
C



LOCATION MAP

NOT TO SCALE

CERTIFICATE OF ACCURACY

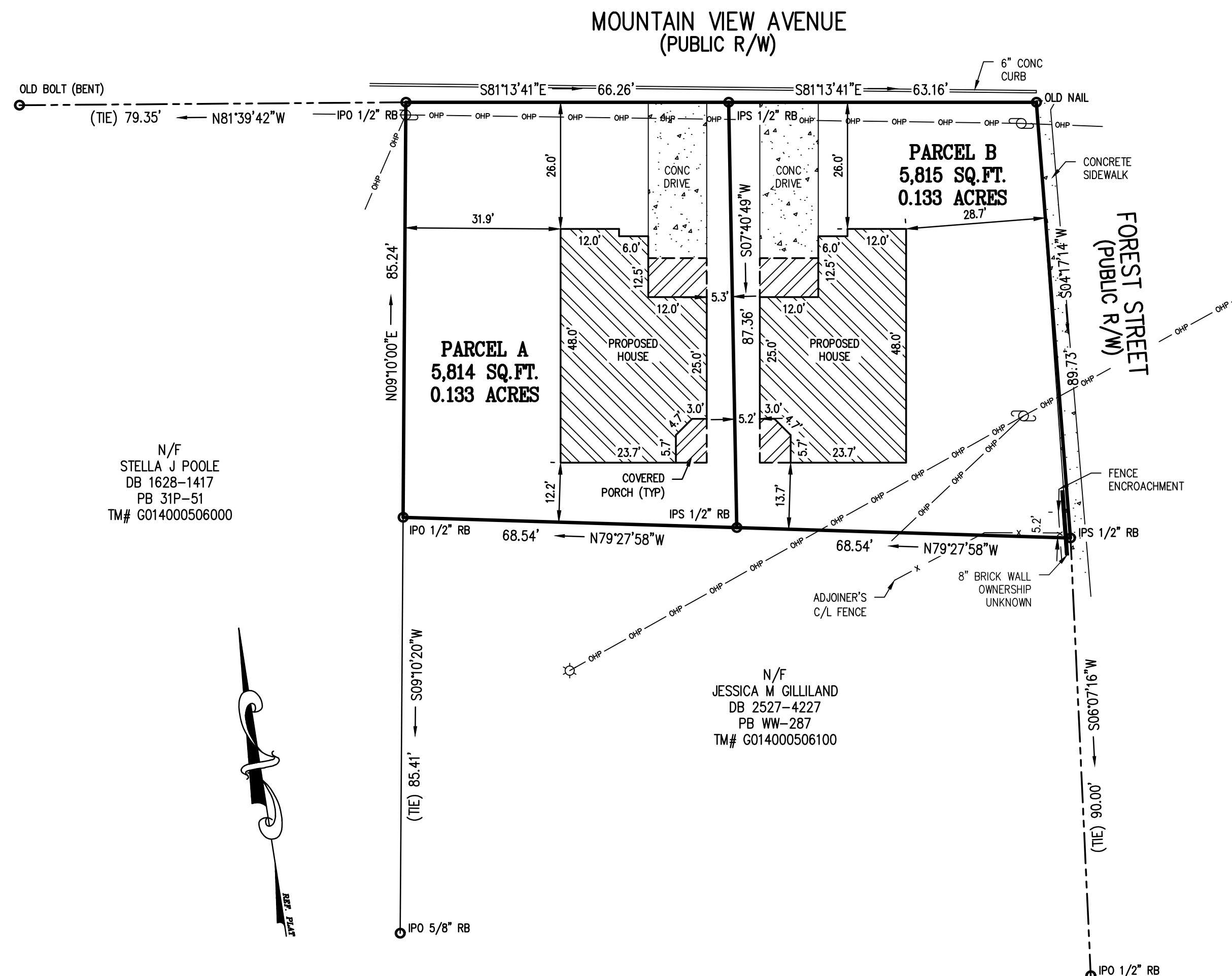
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

DATE _____

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

10034

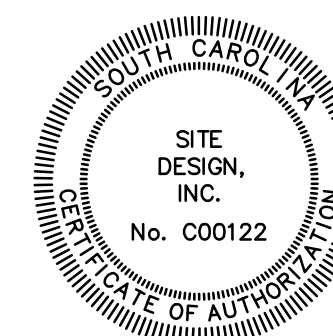
S.C. REGISTRATION NO



N/F
STELLA J POOLE
DB 1628-1417
PB 31P-51
TM# G014000506000

N/F
JESSICA M GILLILAND
DB 2527-4227
PB WW-287
TM# G014000506100

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



SURVEY FOR

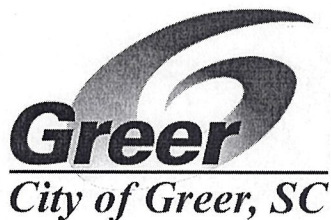
RAY AND SONS INVESTMENTS,
LLC

SCALE 1" = 20'	PROPERTY ADDRESS FOREST ST		TAX PIN G014000506200
DATE 6/23/20	20	0 20 40	FIELD CREW BM/EM/AK
			DRAWN BY GCC



SITE DESIGN, INC.

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



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 8/05/2020

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

Tax Map Number(s) G014000506200

Property Address(s) Forest St Greer

Acreage of Properties 0.266

County _____

Applicant Information

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

Property Owner Information

(If multiple owners, see back of sheet)

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

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

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

Existing Use: _____ Proposed Use: _____

Signature(s) Ry KU

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

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

DOCKET: RZ 20-50

APPLICANT: Ray Kandoll

PROPERTY LOCATION: Corner of Forest St and Mountain View Ave

TAX MAP NUMBER: G014000506200

EXISTING ZONING: R-12, Single-family Residential

REQUEST: Rezone to DRD, Design Review District

SIZE: 0.31 Acres

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

ANALYSIS: **RZ 20-50**

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

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

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

Surrounding land uses and zoning include:

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

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

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

STAFF RECOMMENDATION: Approval

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

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

Category Number:
Item Number: 7.



AGENDA
GREER CITY COUNCIL
10/27/2020

Second and Final Reading of Ordinance Number 58-2020

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
Ordinance Number 58-2020	10/20/2020	Ordinance

ORDINANCE NUMBER 58-2020

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

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

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

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

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

5:8.2 Uses Permitted by Special Exception

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

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

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

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Judy Albert

First Reading: October 13, 2020

Second and
Final Reading: October 27, 2020

Approved as to Form:

Daniel Hughes, City Attorney



AGENDA
GREER CITY COUNCIL
10/27/2020

First Reading of Ordinance Number 59-2020

Summary:

AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA AMENDING THE COMPREHENSIVE FEE SCHEDULE FOR THE RECREATION DEPARTMENT BY AMENDING THE FEES FOR GREER GOLF.
(Action Required)

Executive Summary:

The proposed amendments to the Comprehensive Fee Schedule are requested to properly align the fee structure for Greer Golf with the SC State Sales Tax and the SC State Admissions Tax.
David Seifert, CFO

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 59-2020	10/23/2020	Ordinance

ORDINANCE NUMBER 59 - 2020

AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA AMENDING THE COMPREHENSIVE FEE SCHEDULE FOR THE RECREATION DEPARTMENT BY AMENDING THE FEES FOR GREER GOLF.

WHEREAS, the City of Greer from time to time must review its fees and charges and make adjustments as necessary; and

WHEREAS, the need to adopt certain fees for activities and services performed by the Recreation Department in carrying out its responsibilities at Greer Golf shall be as indicated in the following schedule; and

WHEREAS, the fees approved by the Mayor and Greer City Council are as follows:

CITY OF GREER COMPREHENSIVE FEE SCHEDULE

PARKS AND RECREATION DEPARTMENT FEES

Fee Structure – Greer Golf

Greens Fees Without Cart	Price
9 Holes Resident Fee	\$10.00
9 Holes Non-Resident Fee	\$11.00
Monday – Thursday	
18 Holes Resident Fee	\$16.00
18 Holes Non-Resident Fee	\$17.00
Monday – Thursday	
9 Holes Resident	\$15.00
9 Holes Non-Resident	\$16.00
Weekends/Holidays	
18 Holes Resident	\$21.00
18 Holes Non-Resident	\$22.00
Weekends/Holidays	
<u>9 Holes Resident Fee</u>	<u>\$5.00</u>
<u>9 Holes Non-Resident Fee</u>	<u>\$6.00</u>
<u>Junior 18 & Under</u>	
<u>18 Holes Resident Fee</u>	<u>\$4.00</u>
<u>18 Holes Non-Resident Fee</u>	<u>\$4.00</u>
<u>Junior 18 & Under</u>	

<u>9 Holes Resident Fee</u>	<u>\$9.00</u>
<u>9 Holes Non-Resident Fee</u>	<u>\$9.00</u>
<u>Senior 62 & Up</u>	
<u>18 Holes Resident Fee</u>	<u>\$13.00</u>
<u>18 Holes Non-Resident Fee</u>	<u>\$13.00</u>
<u>Senior 62 & Up</u>	
<u>Twilight Rate Resident</u>	<u>\$10.00</u>
<u>Twilight Rate Non-Resident</u>	<u>\$11.00</u>
<u>18 Holes After 3pm</u>	
Greens Fee Including Cart	Price
9 Holes Resident	\$20.00
9 Holes Non-Resident	\$22.00
Monday—Thursday	
18 Holes Resident	\$32.00
18 Holes Non-Resident	\$34.00
Monday—Thursday	
9 Holes Resident	\$25.00
9 Holes Non-Resident	\$27.00
Weekends /Holidays	
18 Holes Resident	\$37.00
18 Holes Non-Resident	\$39.00
Weekends/Holidays	
9 Holes Resident	\$15.00
9 Holes Non-Resident	\$17.00
Junior 18 & Under	
18 Holes Resident	\$20.00
18 Holes Non-Resident	\$21.00
Junior 18 & Under	
9 Holes Resident	\$19.00
9 Holes Non-Resident	\$20.00
Senior 62 & Up	
18 Holes Resident	\$29.00
18 Holes Non-Resident	\$30.00
Senior 62 & Up	
Twilight Rate Resident	\$26.00
Twilight Rate Non-Resident	\$28.00
18 Holes After 3pm	

Golf Course Cart Fees	Price
9 Holes Resident Fee	\$10.00
9 Holes Non-Resident Fee	\$11.00
18 Holes Resident Fee	\$16.00
18 Holes Non-Resident Fee	\$17.00
<u>9 Holes Resident Fee</u>	<u>\$10.00</u>
<u>9 Holes Non-Resident Fee</u>	<u>\$11.00</u>
<u>Junior 18 & Under</u>	
<u>18 Holes Resident Fee</u>	<u>\$16.00</u>
<u>18 Holes Non-Resident Fee</u>	<u>\$17.00</u>
<u>Junior 18 & Under</u>	
<u>9 Holes Resident Fee</u>	<u>\$10.00</u>
<u>9 Holes Non-Resident Fee</u>	<u>\$11.00</u>
<u>Senior 62 & Up</u>	
<u>18 Holes Resident Fee</u>	<u>\$16.00</u>
<u>18 Holes Non-Resident Fee</u>	<u>\$17.00</u>
<u>Senior 62 & Up</u>	
<u>Twilight Rate Resident</u>	<u>\$16.00</u>
<u>Twilight Rate Non-Resident</u>	<u>\$17.00</u>
<u>18 Holes After 3pm</u>	
<u>Replay/Extra 9 Resident Fee</u>	<u>\$12.00</u>
<u>Replay/Extra 9 Non-Resident Fee</u>	<u>\$12.00</u>
<u>Replay/Extra 9 Resident Fee</u>	<u>\$5.00</u>
<u>Replay/Extra 9 Non-Resident Fee</u>	<u>\$5.00</u>
<u>Junior 18 & Under</u>	
<u>Replay/Extra 9 Resident Fee</u>	<u>\$10.00</u>
<u>Replay/Extra 9 Non-Resident Fee</u>	<u>\$10.00</u>
<u>Senior 62 & Up</u>	

Member Cart Fee	Price
9 Holes	\$8.00
18 Holes	\$14.00
<u>Replay/Extra 9</u>	<u>\$6.00</u>

Golf Membership	Price
Single Resident	\$105.00
Single Non-Resident	\$115.00
Monthly	
Family Resident	\$125.00
Family Non-Resident	\$140.00
Monthly	
Junior Resident	\$60.00
Junior Non-Resident	\$70.00
Monthly 8-17 Years Old	
Senior Resident	\$100.00
Senior Non-Resident	\$110.00
Monthly 65 & Older	

Corporate Resident	\$200.00
Corporate Non-Resident	\$225.00
Monthly	

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, the Comprehensive Fee Schedule is amended to include the above provisions.

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:

Second Reading and
Final Approval:

Approved as to Form:

John B. Duggan
City Attorney

4.1 FUTURE LAND USE

CHARACTER AREAS

Instead of using the traditional approach to land use (i.e. residential, commercial, industrial categories), a series of Character Areas were created to better describe the different components and land use of Greer. The Character Areas are based upon the Preferred Growth Strategies from the 2015 Greer Community Master Plan and align with the Character Areas and visioning in the Greenville County Comprehensive Plan (2020). The Character Areas have unique development characteristics that include primary and secondary uses, transportation, parking, and open space.

The three Character Areas in the City of Greer are Communities, Centers, and Corridors. Communities are equivalent to describing how entire neighborhoods are characterized, while Corridors and Centers are considered overlays that are contained within Communities. Corridors and Centers specify where commercial and neighborhood business areas are located throughout the City.

The following descriptions and illustrative photos represent the existing and envisioned character of Greer in 2020 and are intended to be reviewed and updated accordingly.



COMMUNITIES

Community Character Areas include seven different sub-areas in the City. Each subarea describes how entire neighborhoods are categorized. These are the Community subareas:

- Suburban Neighborhood
- Conservation Subdivision
- Traditional Neighborhood
- Suburban Commercial
- Downtown Living
- Mixed Employment
- Manufacturing & Logistics

This section provides an overall description and details on development characteristics of each unique Community Character Area.



SN

SUBURBAN NEIGHBORHOOD

Development Characteristics
Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

Primary Uses	Single-family attached and detached residential, townhomes, senior housing
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial
Transportation	Automobile access with sidewalk system and trail connections, interconnected streets
Parking	Private driveway with attached or detached garages, on-street parking
Open Space	Parks, schools, and streetscape; interconnected open space/greenway trail connections



CS

CONSERVATION SUBDIVISION

Development Characteristics
Conservation Subdivisions are low-density residential areas that offers opportunities for low-intensity development that preserves and design around natural features such as large stands of trees, steep slopes, floodplains and water bodies. Residential development should occur clustered together in those areas most suitable for development rather than evenly spread over the land thus preserving and providing contiguous publicly accessible open spaces.

Primary Uses	Single-family attached and detached residential, greenhouses and nurseries, working farms
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial, low intensity warehouse and industrial
Transportation	Automobile access with sidewalk system and trail connections, interconnected streets
Parking	Private driveway with attached or detached garages, on-street parking
Open Space	Parks, schools, and streetscape; interconnected open space/greenway trail connections, Farmland and natural areas



TN

TRADITIONAL NEIGHBORHOOD

Development Characteristics
Traditional Neighborhoods irradiates out of the Downtown Living. Promotes an interconnected street grid and offers an opportunity to intensify the existing mixture of commercial, institutional and residential uses and building types, including single-family homes, small-scale apartment buildings and attached townhomes. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes.

Primary Uses	Single-family attached and detached residential, townhomes
Secondary Uses	Accessory Dwelling Units (ADU), civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial
Transportation	Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
Parking	On-street, driveways, garages off alleys, off-street parking should be in rear of buildings
Open Space	Neighborhood parks



SC

SUBURBAN COMMERCIAL

Development Characteristics
Suburban Commercial Centers are highway-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they will become candidates for adaptive redevelopment into denser mixed-use centers, particularly where access to high-frequency transit is provided. Site improvements should emphasize design quality, connectivity, and efficient use of infrastructure.

Primary Uses	Regional commercial, neighborhood commercial, office, multi-family apartments
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
Transportation	Automobiles, sidewalks, trail connections, park-and-ride lots, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces



DL

DOWNTOWN LIVING

Development Characteristics
Downtown Living is the community's historic core. Development is characterized by a mix of civic, entertainment, cultural, mixed-use buildings, detached and attached single-family homes, mid-sized multi-family buildings, and commercial development. This area is compact, walkable, with a well-connected sidewalk network supporting multi-modal transportation.

Primary Uses	Commercial, office, retail, townhome, multi-family
Secondary Uses	Civic and institutional facilities (e.g., places of worship), neighborhood parks, short-term rentals
Transportation	Narrow streets, sidewalks on both sides, regular transit stops, interconnected street grid
Parking	On-street, limited off-street
Open Space	Neighborhood parks



ME

MIXED EMPLOYMENT

Development Characteristics
Mixed Employment Centers are office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Characterized by a campus-style development pattern integrating jobs, amenities and places of residence.

Primary Uses	Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities
Secondary Uses	Open space, neighborhood commercial, multi-family residential
Transportation	Auto oriented but walkable, transit/park-and-ride lots should be provided
Parking	Large surface parking on street parking, central parking garages should be encouraged
Open Space	Civic greens, courtyard greens



ML

MANUFACTURING & LOGISTICS

Development Characteristics
Manufacturing and logistics are located close to major transportation corridors and characterized by developments such as BMW plant, GSP airport, and the inland port. It supports large-scale manufacturing and production, including assembly and processing, regional warehousing and distribution, bulk storage, and utilities. Landscaping requirements should screen development from the right-of-way and neighboring properties.

Primary Uses	Warehouses, light manufacturing, heavy manufacturing, distribution and trucking
Secondary Uses	Open space, highway commercial
Transportation	Located next to highways for freight access, development is auto oriented, access to transit
Parking	Large surface parking buffered from surrounding development, may include garages
Open Space	Stormwater management areas, preserved open spaces, walking and nature paths

CENTERS

Center Character Areas include two different sub-areas. Each subarea describes how neighborhood and regional business districts/ centers in the City are categorized. These are the Center subareas:

- Neighborhood Center
- Regional Center

This section provides an overall description and details on development characteristics of each unique Center Character Area.



NC

NEIGHBORHOOD CENTER

Development Characteristics

Neighborhood Centers are roughly 1/8 mile radius from identified nodes serving to guide where non-residential uses should be clustered in primarily residential areas. Providing goods and services to immediate neighborhoods.

Primary Uses	Neighborhood commercial, office, multi-family apartments
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
Transportation	Automobiles, sidewalks, trail connections, park-and-ride lots, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces



RC

REGIONAL CENTER

Development Characteristics

Regional Centers are roughly 3/8 mile radius from identified nodes serving to guide where clustered commercial, employment and recreation serving a population beyond Greer. Typically are large-scale developments located near major highways and often at interstate exits.

Primary Uses	Regional commercial, neighborhood commercial, office, multi-family apartments
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
Transportation	Automobiles, sidewalks, trail connections, park-and-ride lots, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces

CORRIDORS

Corridor Character Areas include three different sub-areas in the City. Each subarea describes how different commercial corridors are categorized. These are the Corridor subareas:

- Suburban Commercial Corridor
- Neighborhood Corridor
- Transitional Corridor

This section provides an overall description and details on development characteristics of each unique Corridor Character Area.



NBC

NEIGHBORHOOD CORRIDOR

Development Characteristics

Neighborhood Corridors are typically a community's core and have a unique identity from other commercial centers. It is the most traditionally "urban" development pattern with vertically integrated uses in attached buildings and a close sidewalk orientation.

Primary Uses	Commercial, office, retail
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
Transportation	Wide right-of-way to allow multiple modes of transportation, interconnected street grid
Parking	On-street parking, off-street surface parking should be in rear of buildings
Open Space	Neighborhood parks, plazas



SCC

SUBURBAN COMMERCIAL CORRIDOR

Development Characteristics

Suburban Commercial Centers are highway-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they will become candidates for adaptive redevelopment into denser mixed-use centers, particularly where access to high-frequency transit is provided. Site improvements should emphasize design quality, connectivity, and efficient use of infrastructure.

Primary Uses	Regional commercial, neighborhood commercial, office, multi-family apartments
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
Transportation	Automobiles, sidewalks, trail connections, park-and-ride lots, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces



TC

TRANSITIONAL CORRIDOR

Development Characteristics

Transitional Corridors are older, primarily commercial corridors with a wide range of land uses and development patterns. These places developed in the first wave of automobile-oriented design, and currently consist of extensive surface parking, numerous vehicular curb cuts, and inconsistent development patterns. Older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site design, and more pedestrian-friendly building placement.

Primary Uses	Commercial, office, retail, mixed-use building, advanced manufacturing, civic/institutional facilities
Secondary Uses	Townhomes, attached single-family residential, multi-family residential, neighborhood commercial, open space
Transportation	Wide right-of-way to allow multiple modes of transportation, interconnected street grid
Parking	On-street parking, off-street surface parking in rear of buildings
Open Space	Neighborhood parks, plazas

FUTURE LAND USE

Possibly one of the most important tools from this Comprehensive Plan is the Future Land Use Map. This map will provide guidance on future land use, planning, zoning, and development decision-making in Greer.

As identified in the planning process, future population and job growth of Greer will need to be concentrated in key areas of the City to avoid the effects of urban sprawl and any resulting inefficient utility and service investments. The Future Land Use Map on the facing page, along with the Character Area descriptions, illustrates how future growth should occur in the City of Greer.

