



AGENDA
GREER CITY COUNCIL

March 11, 2025

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

Councilman Lee Dumas

Public Forum

Minutes of Council Meeting

1. February 25, 2025 Council Regular Meeting
(Action Required)
2. February 25, 2025 Council Workshop Meeting
(Action Required)
3. February 26, 2025 Council Workshop Meeting
(Action Required)

Special Recognition

1. Terry and Debbie Dobson

Petitioner

1. Office of Disaster Recovery & Resilience, U.S. Small Business Administration
The U.S. Small Business Administration (SBA) is extending the physical damage loan deadline for disaster declarations affected by the 2024 federal funding lapse. The new deadline to apply is April 27, 2025.

Arleace Green, the Public Affairs Specialist

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Board of Zoning Appeals
Dist 3 Adam Thoma resigned effective 12/31/2024 his term will expire 6/30/2026 (Action Required)

Old Business

1. Second and Final Reading of Ordinance Number 7-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY GRAYDON PROPERTIES, LLC LOCATED AT 1522 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF REGIONAL CENTER (RC) FOR SAID PROPERTY (Action Required)
2. Second and Final Reading of Ordinance Number 8-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THE CITY OF GREER LOCATED ON SOUTH HIGHWAY 14 AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF REGIONAL CENTER (RC) FOR SAID PROPERTIES (Action Required)

New Business

1. First Reading of Ordinance Number 9-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY SIDNEY ROSS SKINNER AND ALLISON M. SKINNER LOCATED AT 105 BALLENGER AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)
Ordinance 9-2025 is a rezoning request for one parcel located at 105 Ballenger Avenue. The request is to rezone the parcel, consisting of 0.24 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to allow for the renovation and addition to the existing duplex. The Planning Commission conducted a public hearing on February 24, 2025 for the rezoning and unanimously recommended approval.
Heather Stahl, Planner II

2. First Reading of Ordinance Number 10-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY 301 ARLINGTON RD LLC LOCATED AT 301 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

Ordinance 10-2025 is a rezoning request for one parcel located at 301 Arlington Road. The request is to rezone the parcel, consisting of 1.09 acres, from Commercial General (CG) to Traditional Neighborhood (TN). The intent of the rezoning is to allow for the development of a small single-family attached community. The Planning Commission conducted a public hearing on February 24, 2025 for the rezoning and unanimously recommended approval.
Heather Stahl, Planner II

3. First Reading of Ordinance Number 11-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY JAMES RANDY AND KIMBERLEY RENEE KEMP LOCATED AT 333 GIN HOUSE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY (Action Required)

Ordinance 11-2025 is an annexation and zoning request for one parcel located at 333 Gin House Rd consisting of 0.50 acres. The requested zoning for the property is Suburban Neighborhood (SN). The intent of the request is to continue single-family residential use. The Planning Commission will conduct a public hearing on March 17, 2025 for the zoning of the parcel.
Heather Stahl, Planner II

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number:
Item Number:



AGENDA
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Councilman Lee Dumas

ATTACHMENTS:

Description	Upload Date	Type
▣ Council 2025 Invocation Schedule	2/12/2025	Backup Material



**Greer City Council
2025 Invocation Schedule**

January 14, 2025	Mayor Rick Danner
January 28, 2025	Councilmember Jay Arrowood
February 11, 2025	Councilmember Karuiam Booker
February 25, 2025	Councilmember Mark Hopper
March 11, 2025	Councilmember Lee Dumas
March 25, 2025	Councilmember Wryley Bettis
April 8, 2025	Councilmember Judy Albert
April 22, 2025	Mayor Rick Danner
May 13, 2025	Councilmember Jay Arrowood
May 27, 2025	Councilmember Karuiam Booker
June 10, 2025	Councilmember Mark Hopper
June 24, 2025	Councilmember Lee Dumas
July 8, 2025	Councilmember Wryley Bettis
July 22, 2025	Councilmember Judy Albert
August 12, 2025	Mayor Rick Danner
August 26, 2025	Councilmember Jay Arrowood
September 9, 2025	Councilmember Karuiam Booker
September 23, 2025	Councilmember Mark Hopper
October 14, 2025	Councilmember Lee Dumas
October 28, 2025	Councilmember Wryley Bettis
November 11, 2025	Councilmember Judy Albert
November 25, 2025	Mayor Rick Danner
December 9, 2025	Councilmember Jay Arrowood

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
3/11/2025

February 25, 2025 Council Regular Meeting

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▢ February 25, 2025 Council Meeting Minutes	3/3/2025	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL February 25, 2025

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:30 P.M.

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

Councilmember Mark Hopper was absent.

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, and various other staff.

Invocation and Pledge of Allegiance

Mayor Rick Danner

Public Forum

No one signed up to speak

Minutes of the Council Meeting February 11, 2025

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the February 11, 2025 Council Regular Meeting be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Departmental Reports

Building and Development Standards, Economic Development, Engineering, Finance, Fire Department, Municipal Court, Parks, Recreation & Tourism, Police Department, Public Services and the Website Activity Reports for January 2025 were included in the packet for informational purposes.

Finance

Chris Kline, Finance Director presented the Financial Report for January 2025. (Attached)

General Fund Cash Balance: \$23,580,410.
Revenue: \$26,096,702.
Total Expenditures: \$25,497,224.
Total Percentage: 8% under Budget

Revenue Benchmark Variance: \$(913,172.)
Expenditure Benchmark Variance: \$1,980,264.
Overall Benchmark Variance: \$1,067,092.

Hospitality Fund Cash Balance: \$2,560,438.
Storm Water Fund Cash Balance: \$3,574,241.

Councilman Arrowood asked Council to review the Fire Department Activity Report regarding delayed response times for EMS. Mayor Danner stated the Mayors of Greenville County have a scheduled meeting upcoming and this is one of the topics to be discussed and hope to take this topic to Greenville County Council.

Petitioner

Chris Stroble petitioned Council but did not appear.

Andy Merriman, City Administrator presented the following:

Public Safety Training Facility

The Public Safety Training Facility groundbreaking was on February 14. Leaders from across the state, public safety partners, and community supporters gathered in Greer last Friday to celebrate an important milestone. The event was a public display of the City of Greer's commitment to keeping our community safe.

City Council Workshop Meeting

The Council Workshop Meeting will be February 26 at 1:30pm. Jim Corbet, Director of Planning from Walker Consultants will present findings of the City of Greer Downtown Parking Study related to existing conditions, initial stakeholder meetings, and public survey analysis.

Platform Huddle meeting

The next Platform Huddle meeting will be March 6 at Greer City Hall from 5:30pm-7:00pm.

Sunday Brunch Greer Farmer's Market

Sunday Brunch Greer Farmer's Market will be March 9 from 11am-2pm. This market will be a Celtic Market with over 30 vendors. See the Greer Farmers Market website for more information.

Greer Cultural Arts and Greer Children's Theatre

The Greer Cultural Arts and Greer Children's Theatre will be presenting Cinderella Youth Edition Feb 28 - March 2 & Mar 7 - 9, 2025. Tickets can be purchased at Greerculturalarts.com.

Statements of Economic Interest Reports

Statements of Economic Interest reports are due March 30, 2025.

OLD BUSINESS

Second and Final Reading of Ordinance Number 5-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LBRE PROPERTIES, LLC LOCATED AT 400 WEST ROAD FROM OFFICE PROFESSIONAL (OP) TO SUBURBAN NEIGHBORHOOD (SN)

Andy Boyles, Planner stated staff and planning commission recommended approval and there are no updates.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 5-2025. Councilmember Karuam Booker seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 6-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CALVERY ROAD INDEPENDENT BAPTIST CHURCH LOCATED AT 1778 BRIGHT ROAD FROM MEDIUM DENSITY RESIDENTIAL (MD) AND RURAL RESIDENTIAL (RR) TO MEDIUM DENSITY RESIDENTIAL (MD)

Andy Boyles, Planner stated staff and planning commission recommended approval and there are no updates.

ACTION – Councilmember Lee Dumas made a motion to approve Second and Final Reading of Ordinance Number 6-2025. Councilmember Karuam Booker seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

NEW BUSINESS

First and Final Reading of Resolution Number 4-2025

A RESOLUTION TO NAME THE ATHLETIC FIELD AT GREER CITY STADIUM "LONNIE MCGEE FIELD"

ACTION – Councilmember Karuam Booker made a motion to approve First and Final Reading of Resolution Number 4-2025. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Executive Session

Mayor Danner stated there are no items for Executive Session.

Adjournment – 7:34 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: March 11, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, February 21, 2025.

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
3/11/2025

February 25, 2025 Council Workshop Meeting

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
▢	February 25, 2025 Workshop Meeting	3/3/2025	Backup Material
	Minutes		

CITY OF GREER, SOUTH CAROLINA

MINUTES of the WORKSHOP MEETING of GREER CITY COUNCIL February 25, 2025

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

Call to Order of the Workshop Meeting

Mayor Rick Danner – 5:33 P.M.

The following members of Council were in attendance: Jay Arrowood arrived at 5:49, Karuiam Booker, Wryley Bettis and Judy Albert.

Councilmembers Mark Hopper and Lee Dumas were absent.

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk and various other staff.

Subject: Annual Comprehensive Financial Report for Fiscal Year Ended June 30, 2024

Chris Kline, Finance Director thanked staff for their assistance in preparing for the audit and introduced Lee Grissom, CPA, CFE, CISA with S. Preston Douglas & Associates, LLP who presented the Annual Comprehensive Financial Report for Fiscal Year Ended June 30, 2024. (Attached)

Discussion was held.

Adjournment – 5:57 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: March 11, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, February 21, 2025.

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
3/11/2025

February 26, 2025 Council Workshop Meeting

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
▢	February 26, 2025 Workshop Meeting	3/3/2025	Backup Material
	Minutes		

CITY OF GREER, SOUTH CAROLINA

MINUTES of the WORKSHOP MEETING of GREER CITY COUNCIL February 26, 2025

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

Call to Order of the Workshop Meeting

Mayor Rick Danner – 1:34 P.M.

The following members of Council were in attendance: Karuam Booker, Lee Dumas left the meeting at 2:18 P.M., Wryley Bettis and Judy Albert.

Councilmembers Jay Arrowood and Mark Hopper were absent.

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk and various other staff.

Subject: City of Greer Downtown Parking

Catrina Woodruff, Assistant City Administrator introduced Jim Corbet, Director of Planning with Walker Consultants. Mr. Corbet presented findings of the City of Greer Downtown Parking Study related to existing conditions, initial stakeholder meetings, and public survey analysis. (Attached)

Discussion was held.

Adjournment – 2:25 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: March 11, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, February 21, 2025.



AGENDA
GREER CITY COUNCIL
3/11/2025

Office of Disaster Recovery & Resilience, U.S. Small Business Administration

Summary:

The U.S. Small Business Administration (SBA) is extending the physical damage loan deadline for disaster declarations affected by the 2024 federal funding lapse. The new deadline to apply is April 27, 2025.

Executive Summary:

Arleace Green, the Public Affairs Specialist

ATTACHMENTS:

Description	Upload Date	Type
U.S. SMALL BUSINESS ADMINISTRATION FACT SHEET - DISASTER LOANS SOUTH CAROLINA	3/4/2025	Backup Material



U.S. Small Business
Administration

**U.S. SMALL BUSINESS ADMINISTRATION
FACT SHEET - DISASTER LOANS**

SOUTH CAROLINA Declaration 20703 & 20704
(Disaster: SC-20012)

Incident: HURRICANE HELENE

occurring: September 25, 2024 through October 7, 2024

in the South Carolina counties of: **Abbeville, Aiken, Allendale, Anderson, Bamberg, Barnwell, Beaufort, Cherokee, Chester, Edgefield, Fairfield, Greenville, Greenwood, Hampton, Jasper, Kershaw, Laurens, Lexington, McCormick, Newberry, Oconee, Orangeburg, Pickens, Richland, Saluda, Spartanburg, Union, York and the Catawba Indian Nation**; for economic injury only in the contiguous South Carolina counties of: **Berkeley, Calhoun, Chesterfield, Clarendon, Colleton, Darlington, Dorchester, Lancaster, Lee and Sumter**; for economic injury only in the contiguous Georgia counties of: **Burke, Chatham, Columbia, Effingham, Elbert, Franklin, Habersham, Hart, Lincoln, Rabun, Richmond, Screven, and Stephens**; and for economic injury only in the contiguous North Carolina counties of: **Cleveland, Gaston, Henderson, Jackson, Macon, Mecklenburg, Polk, Rutherford and Transylvania**

Application Filing Deadlines:

Physical Damage: April 27, 2025

Economic Injury: June 30, 2025

If you are located in a declared disaster area, you may be eligible for financial assistance from the U. S. Small Business Administration (SBA).

What Types of Disaster Loans are Available?

- Business Physical Disaster Loans – Loans to businesses to repair or replace disaster-damaged property owned by the business, including real estate, inventories, supplies, machinery and equipment. Businesses of any size are eligible. Private, non-profit organizations such as charities, churches, private universities, etc., are also eligible.
- Economic Injury Disaster Loans (EIDL) – Working capital loans to help small businesses, small agricultural cooperatives, small businesses engaged in aquaculture, and most private, non-profit organizations of all sizes meet their ordinary and necessary financial obligations that cannot be met as a direct result of the disaster. These loans are intended to assist through the disaster recovery period.
- Home Disaster Loans – Loans to homeowners or renters to repair or replace disaster-damaged real estate and personal property, including automobiles.

What are the Credit Requirements?

- Credit History – Applicants must have a credit history acceptable to SBA.
- Repayment – Applicants must show the ability to repay all loans.

What are the Interest Rates?

By law, the interest rates depend on whether each applicant has Credit Available Elsewhere. An applicant does not have Credit Available Elsewhere when SBA determines the applicant does not have sufficient funds or other resources, or the ability to borrow from non-government sources, to provide for its own disaster recovery. An applicant, which SBA determines to have the ability to provide for his or her own recovery is deemed to have Credit Available Elsewhere. Interest rates are fixed for the term of the loan. The interest rates applicable for this disaster are:

Physical Damage Loan Types	No Credit Available Elsewhere	Credit Available Elsewhere
Home Loans	2.813%	5.625%
Business Loans	4.000%	8.000%
Non-Profit Organizations	3.250%	3.250%

Economic Injury Loan Types	No Credit Available Elsewhere	Credit Available Elsewhere
Businesses & Small Agricultural Cooperatives	4.000%	N/A
Non-Profit Organizations	3.250%	N/A

What are Loan Terms?

The law authorizes loan terms up to a maximum of 30 years. However, the law restricts businesses with credit available elsewhere to a maximum 7-year term. SBA sets the installment payment amount and corresponding maturity based upon each borrower's ability to repay. Borrowers may be required to provide collateral.

What are the Loan Amount Limits?

- **Business Loans** – The law limits business loans to \$2,000,000 for the repair or replacement of real estate, inventories, machinery, equipment and all other physical losses. Subject to this maximum, loan amounts cannot exceed the verified uninsured disaster loss.
- **Economic Injury Disaster Loans (EIDL)** – The law limits EIDLs to \$2,000,000 for alleviating economic injury caused by the disaster. The actual amount of each loan is limited to the economic injury determined by SBA, less business interruption insurance and other recoveries up to the administrative lending limit. EIDL assistance is available only to entities and their owners who cannot provide for their own recovery from non-government sources, as determined by the U.S. Small Business Administration.
- **Business Loan Ceiling** – The \$2,000,000 statutory limit for business loans applies to the combination of physical, economic injury, mitigation and refinancing, and applies to all disaster loans to a business and its affiliates for each disaster. If a business is a major source of employment, SBA has the authority to waive the \$2,000,000 statutory limit.
- **Home Loans** – SBA regulations limit home loans to \$500,000 for the repair or replacement of real estate and \$100,000 to repair or replace personal property. Subject to these maximums, loan amounts cannot exceed the verified uninsured disaster loss.

What Restrictions are there on Loan Eligibility?

- **Uninsured Losses** – Only uninsured or otherwise uncompensated disaster losses are eligible. Any insurance proceeds which are required to be applied against outstanding mortgages are not available to fund disaster repairs and do not reduce loan eligibility. However, any insurance proceeds voluntarily applied to any outstanding mortgages do reduce loan eligibility.
- **Ineligible Property** – Secondary homes, personal pleasure boats, airplanes, recreational vehicles and similar property are not eligible, unless used for business purposes. Property such as antiques and collections are eligible only to the extent of their functional value. Amounts for landscaping, swimming pools, etc., are limited.
- **Noncompliance** – Applicants who have not complied with the terms of previous SBA loans may not be eligible. This includes borrowers who did not maintain flood and/or hazard insurance on previous SBA loans.

Note: Loan applicants should check with agencies / organizations administering any grant or other assistance program under this declaration to determine how an approval of SBA disaster loan might affect their eligibility.

Is There Help with Funding Mitigation Improvements?

If your loan application is approved, you may be eligible for additional funds to cover the cost of improvements that will protect your property against future damage. Examples of improvements include retaining walls, seawalls, sump pumps, etc. Mitigation loan money would be in addition to the amount of the approved loan but may not exceed 20 percent of total amount of physical damage to real property, including leasehold improvements, and personal property as verified by SBA to a maximum of \$500,000 for home loans. It is not necessary for the description of improvements and cost estimates to be submitted with the application. SBA approval of the mitigating measures will be required before any loan increase.

Is There Help Available for Refinancing?

- SBA can refinance all or part of prior mortgages that are evidenced by a recorded lien, when the applicant (1) does not have credit available elsewhere, (2) has suffered substantial uncompensated disaster damage (40 percent or more of the value of the property or 50% or more of the value of the structure), and (3) intends to repair the damage.
- Businesses – Business owners may be eligible for the refinancing of existing mortgages or liens on real estate, machinery and equipment, up to the amount of the loan for the repair or replacement of real estate, machinery, and equipment.
- Homes – Homeowners may be eligible for the refinancing of existing liens or mortgages on homes, up to the amount of the loan for real estate repair or replacement.

What if I Decide to Relocate?

You may use your SBA disaster loan to relocate. The amount of the relocation loan depends on whether you relocate voluntarily or involuntarily. If you are interested in relocation, an SBA representative can provide you with more details on your specific situation.

Are There Insurance Requirements for Loans?

To protect each borrower and the Agency, SBA may require you to obtain and maintain appropriate insurance. By law, borrowers whose damaged or collateral property is located in a special flood hazard area must purchase and maintain flood insurance. SBA requires that flood insurance coverage be the lesser of 1) the total of the disaster loan, 2) the insurable value of the property, or 3) the maximum insurance available.

Applications for disaster loans may be submitted online using the MySBA Loan Portal at <https://lending.sba.gov> or other locally announced locations. Please contact the SBA's Customer Service Center by email at disastercustomerservice@sba.gov or by phone at 1-800-659-2955 for further assistance. For people who are deaf, hard of hearing, or have a speech disability, please dial 7-1-1 to access telecommunications relay services.



AGENDA
GREER CITY COUNCIL
3/11/2025

Board of Zoning Appeals

Summary:

Dist 3 Adam Thoma resigned effective 12/31/2024 his term will expire 6/30/2026 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
Board of Zoning Appeals	2/12/2025	Backup Material



CITY OF GREER BOARD OF ZONING APPEALS

Three Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Emily Tsesseloglou	5/23/2023	June 30, 2026	
	111 Westfield Avenue, 29651	5/26/2020	June 30, 2023	
	Cell 864-630-0630	10/9/2018	June 30, 2020	
	Email Emily.tses@gmail.com			
DISTRICT 2	Jeremiah McKie	5/28/24	June 30, 2027	
	102 Mills Avenue, 29651			
	Cell Phone 864-817-4547			
	Email mckiejeremiah@gmail.com			
DISTRICT 3	Adam Thoma	6/13/2023	June 30, 2026	
	2301 Ditton Court, Greer 29651			
	Cell 847-668-1662			
	Business 864-381-8150			
	Email amontego83@gmail.com			
DISTRICT 4	Mike Norris	5/28/2024	June 30, 2027	
	301 Hillside Drive	7/13/2021	June 30, 2024	
	Greer, SC 29651			
	Cell 864-569-1025			
	Email michaeldavidnorris@gmail.com			
DISTRICT 5	William Crosby	5/28/2024	June 30, 2027	
	213 North Main Street, 29650	6/8/2021	June 30, 2024	
	Cell 912-844-1920	9/22/2020	June 30, 2021	
	Business 864-887-0217			
	Email wcrosbyconsulting@gmail.com			
DISTRICT 6	Steve Griffin	5/23/2023	June 30, 2026	
	207 Brushy Meadows Dr. 29650	5/26/2020	June 30, 2023	
	Residence 877-1190	1/9/2018	June 30, 2020	
	Cell 864-901-2310			
	Email stevegriffin1@hotmail.com			
AT LARGE	Monica Y. Ragin Hughey	5/28/2024	June 30, 2027	
	111 Meritage Street, 29651	6/8/2021	June 30, 2024	
	Cell 864-907-8124	6/12/2018	June 30, 2021	
		7/14/2015	June 30, 2018	
	Email monicayragin@gmail.com			



AGENDA
GREER CITY COUNCIL
3/11/2025

Second and Final Reading of Ordinance Number 7-2025

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY GRAYDON PROPERTIES, LLC LOCATED AT 1522 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF REGIONAL CENTER (RC) FOR SAID PROPERTY (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 7-2025	2/12/2025	Ordinance
▣ Ord 7-2025 Exhibit A Title to Real Estate	2/12/2025	Exhibit
▣ Ord 7-2025 Exhibit B Survey	2/12/2025	Exhibit
▣ Ord 7-2025 Exhibit C Map	2/12/2025	Exhibit
▣ Ord 7-2025 Exhibit D FIRM Map	2/12/2025	Exhibit
▣ Ord 7-2025 Petition for Annexation	2/12/2025	Backup Material
▣ Ord 7-2025 Planning Commission Minutes	3/6/2025	Backup Material

ORDINANCE NUMBER 7-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY GRAYDON PROPERTIES, LLC LOCATED AT 1522 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF REGIONAL CENTER (RC) FOR SAID PROPERTY

WHEREAS, Graydon Properties, LLC is the sole owner of a certain property located at 1522 South Highway 14 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 0535010202100 approximately 0.064 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361F attached hereto marked as Exhibit D; and,

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

WHEREAS, Graydon Properties, LLC has petitioned the City of Greer to annex a portion of its 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 Regional Center (CC); 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 0.064 acres +/- property shown in red on the attached map owned by Graydon Properties, LLC located at 1522 South Highway 14 as described on the attached City of Greer Map as Greenville County Parcel Number 0535010202100 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned Regional Center (RC) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. **LAND USE MAP:** The above referenced property shall be designated as Mixed Employment on the Land Use Map contained within the 2030 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 45045C0361F.

5. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #1.

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: Councilman Jay Arrowood

First Reading: February 11, 2025

Second and
Final Reading: March 11, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

Prepared By: Wm. Dale McKinney 1201 E. Washington Street, Greenville SC
 Grantee's Address: 1522 S. Hwy. 14, Greer SC 29650

State of South Carolina)

)

TITLE TO REAL ESTATE

County of Greenville)

KNOW ALL MEN BY THESE PRESENTS, that **WWD Properties, LLC**, (hereinafter called "Grantor"), in consideration of **One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00)**, to the Grantor in hand paid at and before the sealing of these presents, by Graydon Properties, LLC (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Graydon Properties, LLC,

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 1.94 acres, more or less, on a plat prepared by Chapman Surveying Co., Inc., dated October 23, 2008 entitled "SURVEY FOR GRAYDON PROPERTIES, LLC", recorded on Dec. 4, 2008 in Plat Book 1079 at Page 82 in the Register of Deeds Office for Greenville County, S.C. Reference is hereby made to the above referenced plat for a more complete and accurate description thereof.

This being the same property conveyed to WWD Properties, LLC by Deed of T.V. Properties, LLC dated August 30, 2004 and recorded on September 10, 2004 in Book 2107 at Page 1256 in the office of the Register of Deeds for Greenville County; And whereas, a Corrective Deed was executed on April 20, 2005 and recorded April 21, 2005 in Deed Book 2140 at Page 1018 in the aforementioned public records.

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

Property Address: 1522 S. Hwy. 14
 Greer, SC 29650

TMS No.: 0535 01 02 021 00



2008104292 DEED
 2 PGS
 Book: DE 2348 Page: 1939-1940
 December 04, 2008 11:30:51 AM Cons: \$1,500,000.00
 Rec. \$10.00 Cnty Tax: \$1,650.00 State Tax: \$3,900.00

FILED IN GREENVILLE COUNTY, SC

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto

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

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

WITNESS the Grantor's hands and seals this the 25th day of November, 2008.

SIGNED, SEALED AND DELIVERED
in the presence of:

WWD Properties, LLC

Payton D. Poole

BY: Douglas Wyatt Henderson, member
Douglas Wyatt Henderson, Member

Wendy Henderson

BY: Debbie Henderson, member
Debbie Henderson, Member

BY: Wendy Henderson
Wendy Henderson, Member
n/k/a Wendy H. Rothermel, member
Wendy Henderson, Member
n/k/a Wendy H. Rothermel

State of South Carolina)

County of Greenville)

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that (s)he saw the within-named WWD Properties, LLC sign, seal, and, as their act and deed, deliver the within-written Title to Real Estate, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 25th day of November 2008.

Wendy Henderson (SEAL)
Notary Public for South Carolina
My Commission Expires: 5/19/10

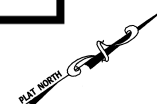
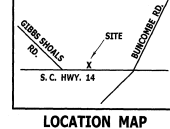
Payton D. Poole

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2008104292 Book: DE 2348 Page: 1939-1940
December 04, 2008 11:30:51 AM

Timothy S. Hanney

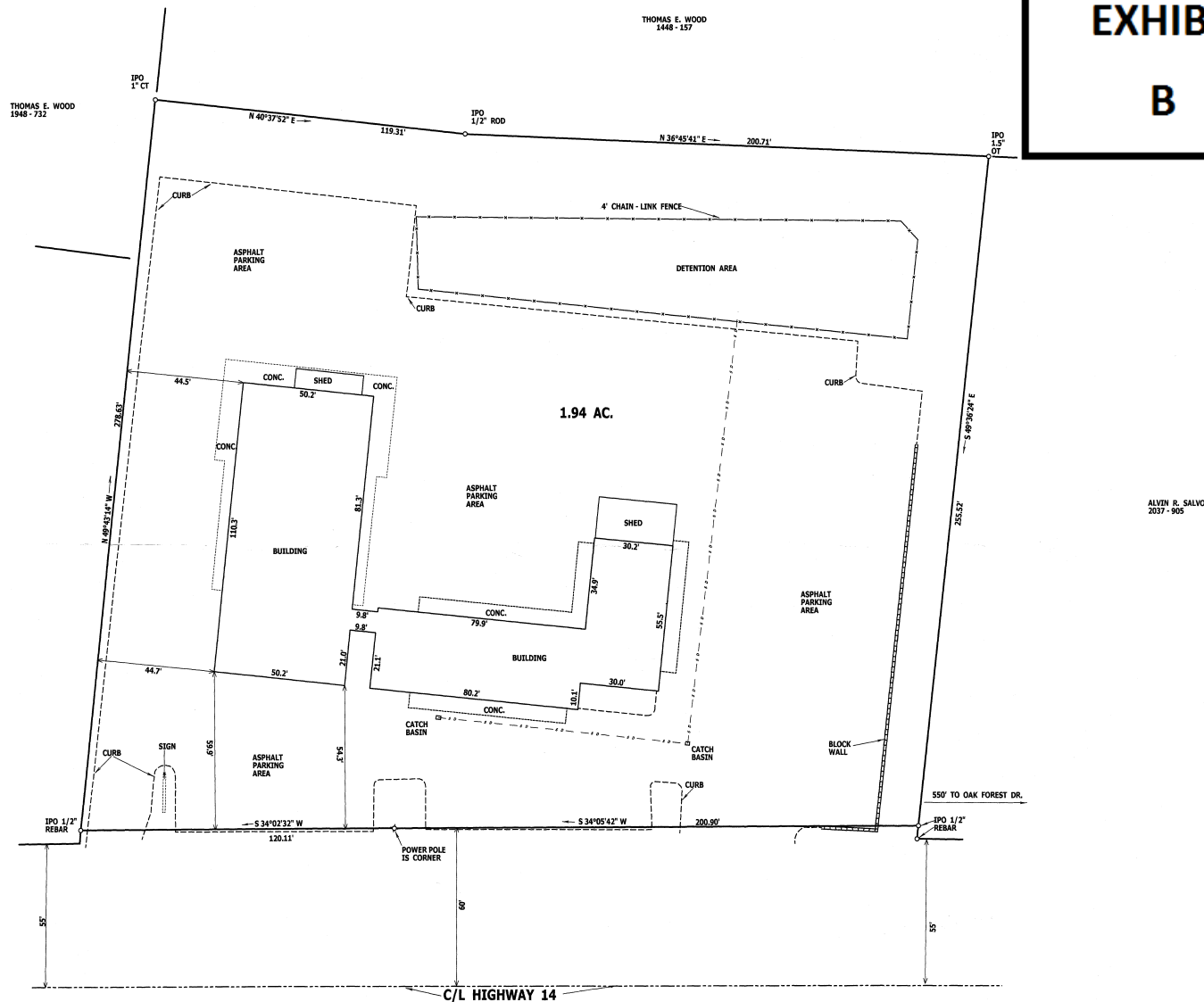
EXHIBIT

B



2008104291
December 04, 2008 11:20:50 AM
Revised: 11:20:50 AM
Only Tax: 00.00 State Tax: 00.00
FILED IN GREENVILLE COUNTY, SC

PETE KALATGES
1880 - 389



REF:
PLAT BOOK 43 S PAGE 90
PLAT BOOK 43 N PAGE 75
DEED BOOK 1765 PAGE 478
TAX MAP 535.1 - 2 - 21
DEED 1387 - 167
DEED 1448 - 157

SCALE 1" = 20'

CHAPMAN SURVEYING CO. INC.
P.O. BOX 104 TAYLORS S.C. 29687
(864) 322-7610

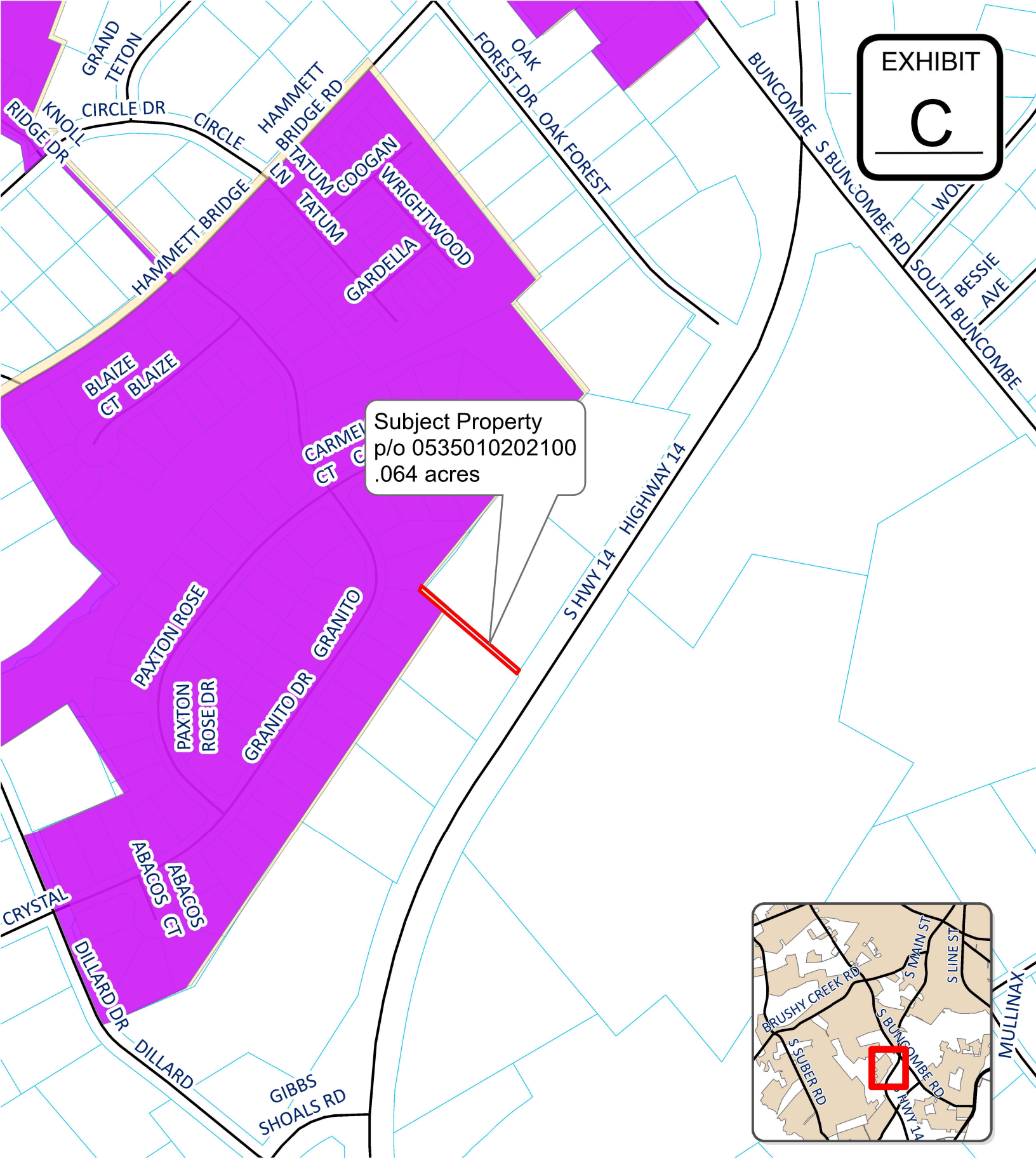
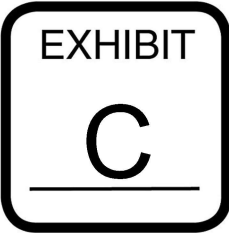
FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2008104291 Book: PL 1015 Page: 10-52
December 04, 2008 11:30:50 AM

Timothy J. Manning

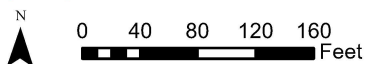
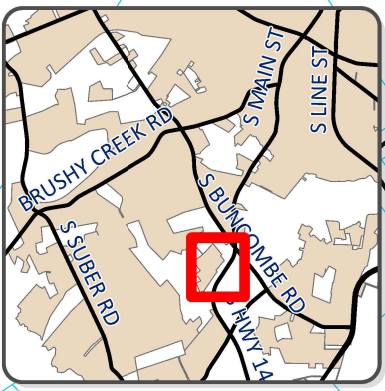
SURVEY FOR
GRAYDON PROPERTIES, LLC
STATE OF SOUTH CAROLINA GREENVILLE COUNTY
OCTOBER 23, 2008

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

MACK L. CHAPMAN JR., PLS 10034 JOB NO. 72528



Subject Property
p/o 0535010202100
.064 acres



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

Streets Parcels

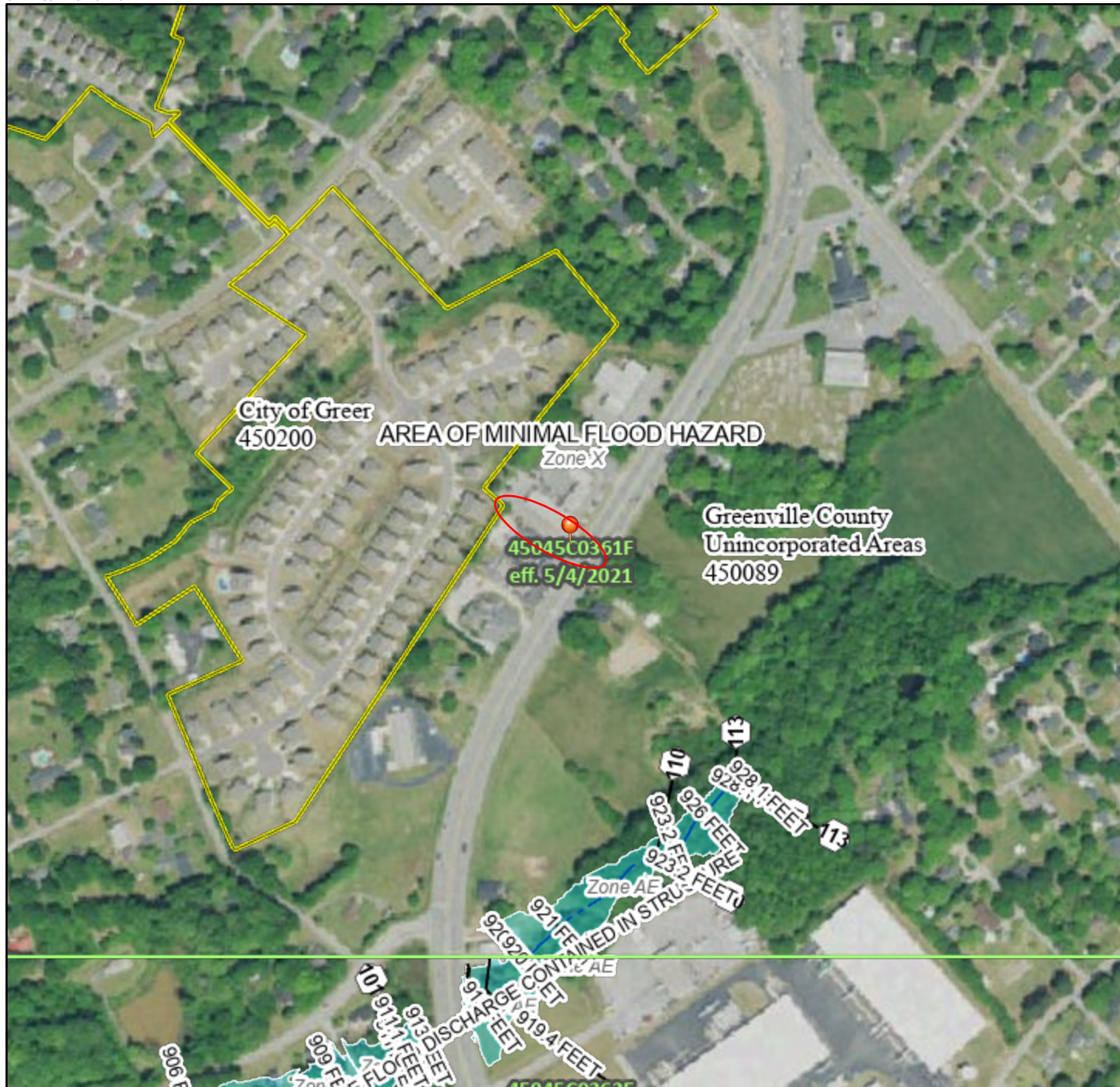
Ordinance 7-2025

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.

National Flood Hazard Layer FIRMette



82°14'39"W 34°54'48"N



Legend

SEE FIS REPORT FOR

SPECIAL FLOOD HAZARD AREA

OTHER AREAS OF FLOOD HAZARD

OTHER AREAS

GENERAL STRUCTURES

OTHER FEATURES

MAP PANELS

EXHIBIT

D

depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/3/2025 at 7:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°14'2"W 34°54'19"N

Basemap Imagery Source: USGS National Map 2023

**PETITION FOR ANNEXATION INTO THE CITY OF GREER BY ONE
HUNDRED PERCENT PETITION METHOD PURSUANT TO THE
PROVISIONS OF S.C. CODE SECTION 5-3-150(3)**

Graydon Properties, LLC ("Petitioner") is the 100% owner of a 1.94 acre parcel of land designated as Greenville County Tax Map Parcel 0535010202100, being more particularly described in the property description contained in the deed attached hereto as Exhibit "A," the plat attached hereto as Exhibit "B," and the GIS map attached hereto as Exhibit "C" (the "Property").

Petitioner hereby petitions to annex a 10-foot strip of the Property, said strip running along the southwest side of the Property and being particularly illustrated on Exhibit "C," and being contiguous to the City of Greer, into the corporate limits of the City of Greer.

This Petition is submitted to the City of Greer pursuant to the provisions of S.C. Code §5-3-150(3) authorizing City Council to annex an area by the one hundred (100%) percent method.

This Petition and all signatures thereto shall be open for public inspection on demand at the City Hall located at 301 E. Poinsett Street, Greer, SC 29651. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accordance with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

Petitioner constitutes one hundred (100%) of the freeholders owning one hundred (100%) of the Ten (10') foot strip depicted on Exhibit "C" attached hereto and the person(s) whose signatures appear below have the authority to bind the Petitioner to this Petition.

This Petition is dated this 31 day of January, 2025, before the first signature below is attached.

The Petitioner requests that the 10-foot wide portion of the Property illustrated on Exhibit "C" attached hereto and the Property being described on the attached Exhibits "A," "B," and "C" be annexed in its entirety into the corporate limits of the City of Greer.

31 January, 2025

Graydon Properties, LLC

Boyce L. Graydon - member

By: Boyce L. Graydon

Its: Member

31 January, 2025

Vicky Graydon - member

By: Vicky Graydon

Its: Member

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, February 24, 2025

DOCKET: AN 25-02

APPLICANT: City of Greer

PROPERTY LOCATION: 1522 S. Hwy 14

TAX MAP NUMBER: p/o 0535010202100

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Regional Center (RC)

SIZE: .064 Acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **AN 25-02**

AN 25-02 is an annexation and zoning request for a portion of 1552 Hwy 14 with a total acreage of 0.064 acres. The request is to annex a portion of the parcel and zone it as Regional Center in order to establish contiguity for the new location of the City's Sports and Events Center.

Surrounding land uses and zoning include:

North:	Unzoned Greenville County - commercial
East:	Unzoned Greenville County - vacant
South:	Unzoned Greenville County - commercial
West:	Design Review District (DRD) – Brentwood subdivision

Mixed Employment 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. These often center around research, medical, manufacturing, assembly, and educational uses.

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

This request is compatible with the existing land uses along the Hwy 14 corridor. It is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Public Hearing

Mr. Jones opened the public hearing for AN 25-02 and AN 25-03 (for the annexation of a 10' strip and 2 parcels to build the City of Greer's Sports and Events Complex).

Ms. Stahl gave the basic information of the request and Ms. Kaade acted as a representative of the applicant (the City), giving some additional information about the ForGreer projects and the site in particular. She also detailed the scope of the TIA as required by SCDOT.

Mr. Jones asked for any speakers regarding the two annexation requests. Hearing none, he closed the public hearing for AN 25-02 and -03.

New Business

Mr. Jones opened the business meeting for AN 25-02 and AN 25-03.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones asked about the 10' strip (AN 25-02) and whether it was to allow for contiguity for the rest of the annexed property. Staff said it was.

Mr. Lavender asked if the 10' strip would include sewer. Ms. Kaade answered no. Sewer would be brought in from elsewhere.

After asking about any further questions/comments/discussion, Mr. Jones asked for motions.

ACTION – Mr. Lavender moved to approve AN25-00002 and AN25-00003. Mr. Lamb seconded the motion. The motion passed with a vote of 6 to 0.



AGENDA
GREER CITY COUNCIL
3/11/2025

Second and Final Reading of Ordinance Number 8-2025

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THE CITY OF GREER LOCATED ON SOUTH HIGHWAY 14 AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF REGIONAL CENTER (RC) FOR SAID PROPERTIES (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 8-2025	2/12/2025	Ordinance
▣ Ord 8-2025 Exhibit A Title to Real Estate	2/12/2025	Exhibit
▣ Ord 8-2025 Exhibit B Survey	2/12/2025	Exhibit
▣ Ord 8-2025 Exhibit C Map	2/12/2025	Exhibit
▣ Ord 8-2025 Exhibit D FIRM Map	2/12/2025	Exhibit
▣ Ord 8-2025 Petition for Annexation	2/12/2025	Backup Material
▣ Ord 8-2025 Planning Commission Minutes	3/6/2025	Backup Material

ORDINANCE NUMBER 8-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THE CITY OF GREER LOCATED ON SOUTH HIGHWAY 14 AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF REGIONAL CENTER (RC) FOR SAID PROPERTIES

WHEREAS, the City of Greer is the sole owner of certain properties located on South Highway 14 and South Buncombe Road more particularly described on the legal description attached hereto marked as Exhibit A, the property descriptions attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers 0528030100600 and 0528030100500 containing approximately 25.856 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361F attached hereto marked as Exhibit D; and,

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

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

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

WHEREAS, the property owner has requested that the subject properties be zoned Regional Center (CC); 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 25.856 acres +/- properties shown in red on the attached map owned by the City of Greer located on South Highway 14 and South Buncombe Road as described on the attached City of Greer Map as Greenville County Parcel Numbers 0528030100600 and 0528030100500 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned Regional Center (RC) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. ANNEXATION OF 705.57 FEET +/- OF SOUTH HIGHWAY 14 AND 725.89 FEET +/- OF SOUTH BUNCOMBE ROAD ROADWAY: 705.57 feet +/- of South Highway 14 and 725.89 Feet +/- of South Buncombe Road roadway along the edge of the annexed properties owned by the City of Greer as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

4. LAND USE MAP: The above referenced properties shall be designated as Mixed Employment on the Land Use Map contained within the 2030 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 45045C0361F.

6. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #1.

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: Councilwoman Judy Albert

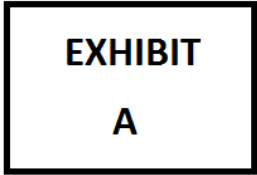
First Reading: February 11, 2025

Second and
Final Reading: March 11, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

DEED Book: DE 2720 Page: 1087 - 109
May 23, 2024 11:47:10 AM Cons: \$3,29
Rec: \$15.00
E-FILED IN GREENVILLE COUNTY, SC



NO TITLE EXAMINATION BY PREPARER.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE
LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Gary Gresham, Heather Gresham, Robert James Price a/k/a Robert J. Price** “as part of an IRC § 1031 Tax-Deferred Exchange” and **David Capers Price a/k/a David C. Price** “as part of an IRC § 1031 Tax-Deferred Exchange” (“Grantors”), in consideration of **Three Million Two Hundred Ninety Four Thousand Two Hundred Seventy and 00/100 Dollars (\$3,294,270.00)** to Grantor in hand paid by **City of Greer** (“Grantee”), the receipt of which is hereby acknowledged, SUBJECT TO any and all easements, restrictions, reservations, liens, taxes, rights-of-ways, conditions, covenants, and other matters of record affecting the property (collectively, the “Exceptions”), has granted, bargained, sold, and released, and by these present does grant, bargain, sell and release unto Grantee, his heirs, successors, and assigns, forever, its entire right, title and interest in and to the following described property:

All that certain piece, parcel or tract of land, situate, lying and being in Greenville County and more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

Grantee’s Address: 301 E. Pinson St., Greer, SC 29651

Together with, subject to the Exceptions, all and singular, the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. To have and to hold, subject to the Exceptions, all and singular the premises before mentioned unto Grantee, their heirs, successors, and assigns, forever. And Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular said premises, subject to the Exceptions, unto Grantee and his heirs, successors, and assigns, against Grantor and against all persons lawfully claiming or to claim the same, or any part thereof, by, under or through Grantor and no others.

[Signature and Acknowledgement Page Follows]

WITNESS the Grantor's hands and seals this the 17th day of May, 2024.

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]
Witness #1

[Signature]
Witness #2

[Signature]
Gary Gresham

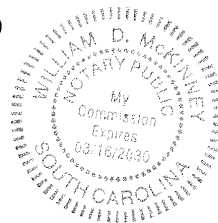
State of South Carolina)
)
County of Greenville)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, a Notary Public in and for the state aforesaid, this 17th day of May, 2024, by Gary Gresham who is personally known to me or having provided sufficient identification to me.

[Signature] (SEAL)
Notary Public for South Carolina

My Commission Expires: 3/16/30



WITNESS the Grantor's hands and seals this the 17th day of May, 2024.

SIGNED, SEALED AND DELIVERED

in the presence of:

in the presence of:

David B. Lewis

Mark Yushman

Witness #2

State of South Carolina

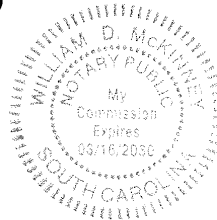
County of Greenville

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, a Notary Public in and for the state aforesaid, this 17th day of May, 2024, by Heather Gresham who is personally known to me or having provided sufficient identification to me.

Willis J. McKee (SEAL)
Notary Public for South Carolina

My Commission Expires: 3/16/30



WITNESS the Grantor's hands and seals this the 16th day of May, 2024.

SIGNED, SEALED AND DELIVERED
in the presence of:

Witness #1

Witness #2

David Capers Price a/k/a

David Price

David Capers Price a/k/a David C. Price

State of South Carolina)

County of Greenville)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, a Notary Public in and for the state aforesaid, this 16th day of May, 2024, by David Capers Price a/k/a David C. Price who is personally known to me or having provided sufficient identification to me.

William D. McKinney (SEAL)
Notary Public for South Carolina

My Commission Expires: 3/16/30



Prepared By: Wm. Dale McKinney, 1201 E. Washington St., Greenville, SC 29601

WITNESS the Grantor's hands and seals this the 17th day of May, 2024.

SIGNED, SEALED AND DELIVERED

in the presence of:

Carol B. Lewis

Witness #1

William D. McKinney

Witness #2

Robert James Price a/k/a Robert J. Price
Robert James Price a/k/a Robert J. Price

State of South Carolina)

County of Greenville)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me, a Notary Public in and for the state aforesaid, this 17th day of May, 2024, by Robert James Price a/k/a Robert J. Price who is personally known to me or having provided sufficient identification to me.

William D. McKinney (SEAL)
Notary Public for South Carolina

My Commission Expires: 3/16/30



Exhibit A
(City of Greer – 15.687 acres, Highway 14, Greer)

ALL that certain piece, parcel of lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Tract 1, containing 15.687 acres, fronting on S.C. Highway 14, as shown on a plat prepared for the City of Greer, dated March 8, 2024, prepared by Site Design, Inc., recorded on May 8, 2024 in the Office of the Register of Deeds for Greenville County in Plat Book 1488 at Page 64. Reference being made to said plat for a more complete metes and bounds description thereof.

THIS BEING the same property, or a portion of the same property conveyed unto Grantors by the following deeds:

1. Deed of Distribution from the Estate of D.C. Price (Greenville County Probate Case No. 98ES2301224) to David Capers Price, Jeannie Price Gresham and Robert James Price by dated and recorded on August 21, 2000 in the Office the Register of Deeds for Greenville County in Deed Book 1922 at Page 291; SEE ALSO, Corrective Deed of Distribution to recorded on or about the date hereof.
2. Deed of David C. Price, as Successor Trustee of the “Velmah A. Price Revocable Trust Agreement Dated May 23, 2012” to Christie Jean Price Gresham, Robert J. Price and David C. Price dated June 27, 2014 and recorded on July 8, 2014 in the Office of the Register of Deeds for Greenville County in Deed Book 2447 at Page 3645.
3. Deed of Distribution from the Estate of Christie Jean Price Gresham (Greenville County Probate Case No. 2022ES2302973) to Heather Gresham and Gary Gresham dated February 21, 2024 and recorded on March 1, 2024 in the Office of the Register of Deeds for Greenville County in Deed Book 2712 at Page 4395.

TMS # 0528.03-01-006.00 to be combined with TMS # 0528.03-010-006.01

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

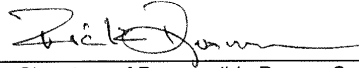
AFFIDAVIT OF CONSIDERATION

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 at 15.687 acres S. Highway 14, Greer, SC, bearing Greenville County Tax Map Number 0528.03-01-006.00/0528.03-01-006.01, was transferred by Robert James Price a/k/a Robert J. Price and David Capers Price a/k/a David C. Price and Heather Gresham and Gary Gresham to City of Greer on May 17, 2024.
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) **XXX** exempt from the deed recording fee because (See Information section of affidavit):
2 – Conveyance to City
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

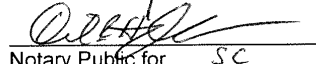
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____
4. Check one of the following if either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

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.



Signature of Responsible Person Connected with the Transaction
City of Greer, By: Richard W. Danner, Mayor

SWORN to before me this 23
day of May, 2024

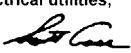

Notary Public for SC (L.S.)
My Commission Expires: 10/18/2026



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 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 that 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 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 subdivision to a limited liability company which is s in under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operated or to take function:  ic transmission assets as defined the Federal Power Act.



2024027096

6 Pgs

DEED Book: DE 2719 Page: 0404 - 0409

May 10, 2024 01:41:54 PM Cons: \$1,423,660.00

Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Harbin

Prepared by and return to:
 Duggan & Hughes, LLC.
 457-B Pennsylvania Avenue
 Greer, SC 29650

State of South Carolina

)

TITLE TO REAL ESTATE

)

County of Greenville

)

KNOW ALL MEN BY THESE PRESENTS, that **Julius Hugh Bruce, Timothy Arthur Harbin, Casey Shnee Harbin and Swafford Properties, LLC**, (hereinafter called "Grantor"), in consideration of **One Million Four Hundred Twenty Three Thousand Six Hundred Sixty and 00/100 Dollars (\$1,423,660.00)**, to the Grantor in hand paid at and before the sealing of these presents, by City of Greer (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the **City of Greer**, its Successors and Assigns, forever:

SEE ATTACHED EXHIBIT "A"

Grantee's Address: 301 E. Poinsett Street
 Greer, SC 29651

TMS No.: 0528 03 01 005 00

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

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

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

WITNESS the Grantor's hands and seals this the 9th day of May, 2024.

SIGNED, SEALED AND DELIVERED

in the presence of:

Charles B. Slaughter
Witness #1:

Carol A. Bruce
Witness #2:

Julius Hugh Bruce
Julius Hugh Bruce

Timothy Arthur Harbin
Timothy Arthur Harbin

Casey Shnee Harbin
Casey Shnee Harbin

Swafford Properties, LLC

By: Van H. Swafford
Van H. Swafford, as Trustee of The Van
H. Swafford Revocable Trust, dated
11/20/2018, and as Amended and
Restated on 8/30/2023

Its: Member
By: Tina H. Swafford
Tina H. Swafford, as Trustee of The
Tina H. Swafford Revocable Trust,
dated 8/30/2023

Its: Member

State of South Carolina

)

ACKNOWLEDGMENT

)

County of Greenville

)

I, Daniel R. Hughes, a Notary Public for South Carolina, do hereby certify that Julius Hugh Bruce, Timothy Arthur Harbin, Casey Shnee Harbin and Swafford Properties, LLC, by its duly authorized Members, Van H. Swafford, as Trustee of The Van H. Swafford Revocable Trust, dated 11/20/2018, and as Amended and Restated on 8/30/2023 and Tina H. Swafford, as Trustee of The Tina H. Swafford Revocable Trust, dated 8/30/2023 personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of May, 2024.

Daniel R. Hughes (SEAL)

Notary Public for South Carolina

My Commission Expires: 10/18/2026



EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Tract 2, containing 10.169 Acres, shown on a plat entitled "Survey for City of Greer", prepared by Site Design, Inc., dated 3/8/2024 and recorded in Plat Book 1488, at Page 64, in the ROD Office for Greenville County, South Carolina, reference to said plat is hereby made to said plat for a more complete metes and bounds description thereof.

This being a portion of the same property conveyed to Arthur Harbin by deed of A. R. Hawkins as Executor of the Will of J.N. DeYoung, deceased, dated 1/27/1933 and recorded 3/31/1933 in Deed Book 125, at Page 160, in the ROD Office for Greenville County, SC. Arthur Harbin died Testate on 10/15/1960 as being shown in Greenville County Probate Court in Will Apt. 744, File 18, devising a life estate interest to Eddie Hughes Harbin and the remaindermen to his children, Florence Elizabeth Bruce, Fred Thomas Harbin, Arthur H. Harbin, Jr., Billy Dean Harbin, Angie Faythe Swafford and Eddie Ray Harbin. Eddie Hughes Harbin conveyed his interest to Florence Elizabeth Bruce, Fred Thomas Harbin, Arthur H. Harbin, Jr., Billy Dean Harbin, Angie Faythe Swafford and Eddie Ray Harbin by deed dated 3/4/1981 and recorded 3/13/1984 in Deed Book 1208, at Page 31. Arthur H. Harbin, Jr. conveyed to Eddie R. Harbin by deed dated 4/17/1992 and recorded 4/20/1992 in Deed Book 1471, at Page 171. Eddie Ray Harbin died Testate on 11/27/2021 as being shown in Greenville County Probate Court File No. 2021ES2303281, devising his interest to Julius Hugh Bruce, also see Deed of Distribution from the Estate of Eddie Ray Harbin to Julius Hugh Bruce dated 10/31/2022 and recorded 11/2/2022 in Deed Book 2672, at Page 3702. Fred Thomas Harbin, Sr. conveyed his interest to Fred Thomas Harbin, Jr., Theresa Dale Harbin and Samuel Eugene Harbin by deed dated 5/24/1988 and recorded 5/25/1988 in Deed Book 1326, at Page 208. Billy Dean Harbin conveyed his interest to Billy Dean Harbin, Jr., Cindy Gail Harbin and Timothy Arthur Harbin reserving a Life Estate unto himself, by deed dated 9/17/1993 and recorded 11/3/1993 in Deed Book 1537, at Page 121. Billy Dean Harbin died on 3/10/1996 as being shown on the Death Certificate filed in Greenville County Probate Court on 6/13/1997 shown as 97-988. Cindy Gail Harbin conveyed her interest to Eddie R. Harbin by deed dated 1/10/2012 and recorded 9/21/2015 in Deed Book 2473, at Page 3367. Retta W. Harbin being the Sole Heir of Fred Thomas Harbin, Jr., whom died intestate on 4/26/2008 as being shown in Greenville County Probate File No. 2008ES2300971, conveyed her interest to Eddie R. Harbin by deed dated 2/25/2010 and recorded 10/26/2010 in Deed Book 2379, at Page 4988. Eddie Ray Harbin died Testate on 11/27/2021 as being shown in Greenville County Probate Court File No. 2021ES2303281, devising his interest to Julius Hugh Bruce, also see Deed of Distribution from the Estate of Eddie Ray Harbin to Julius Hugh Bruce dated 10/31/2022 and recorded 11/2/2022 in Deed Book 2672, at Page 3702. Dale Theresa Harbin aka Theresa Dale Harbin died intestate on 10/31/1999 leaving as her sole heirs at law, Christy Leigh McCall and Michael Justin McCall see Greenville County Probate File No. 2000ES230061, also see Deed of Distribution from the Estate of Dale Theresa Harbin to Faythe Tenney, as Conservator for Christy Leigh McCall and Michael Justin McCall dated 4/12/01 and recorded 7/23/01 in Deed Book 1960, at Page 1332. Thereafter, Faythe Tenney as conservator for Christy Leigh McCall and Michael Justin McCall conveyed to Christy Leigh McCall and Michael Justin McCall by deed dated 10/31/2005 and recorded 10/31/2005 in Deed book 2173, at Page 541. Thereafter, Christy Leigh McCall and Michael Justin McCall conveyed to Eddie R. Harbin by deed dated 1/15/2014 and recorded 3/15/2022 in Deed Book 2651, at Page 3115. Eddie Ray Harbin died Testate on 11/27/2021 as being shown in Greenville County Probate Court File No. 2021ES2303281, devising his interest to Julius Hugh

Bruce, also see Deed of Distribution from the Estate of Eddie Ray Harbin to Julius Hugh Bruce dated 10/31/2022 and recorded 11/2/2022 in Deed Book 2672, at Page 3702. Billy D. Harbin, Jr. conveyed to Casey Shnee Harbin by deed dated 11/25/2014 and recorded 11/25/2014 in Deed Book 2455, at Page 3559. Florence Elizabeth Harbin Bruce conveyed to Julius Hugh Bruce by deed dated 11/15/1994 and recorded 12/19/1996 in Deed Book 1661, at Page 163.

Samuel Eugene Harbin conveyed to Van Harbin Swafford by deed dated 4/2/14 and recorded 8/13/2014 in Deed Book 2449, at Page 4255. Angie Faythe Tenney died Testate on 12/9/2013 as being shown in Greenville County File No. 2013ES2302614, devising her interest to Drew Swafford and Van Swafford, also see Deed of Distribution to from The Estate of Angie Faythe Tenney to Drew Swafford and Van Swafford dated 10/22/2014 and recorded 10/27/2014 in Deed Book 2453, at Page 5446. Drew Swafford aka Hoyt Andres Swafford, Jr., died intestate on 5/20/2015 as being shown in Greenville County Probate Court File No. 2015ES2301427, also see Quit-Claim Deed from The Estate of Hoyt Andrew Swafford, Jr., to Van Swafford dated 8/14/2015 and recorded 8/18/2015 in Deed Book 2471, at Page 2883. Samuel Eugene Harbin conveyed to Van Harbin Swafford by deed dated 4/2/2014 and recorded 8/13/2014 in Deed Book 2449, at page 4255. Thereafter, Van Swafford conveyed to Swafford Properties, LLC, by deed dated 8/4/2015 and recorded 8/18/2015 in Deed Book 2471, at Page 2886, in the ROD Office for Greenville County, SC.

TMS No.: 0528 03 01 005 00

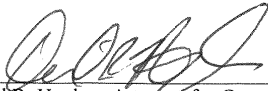
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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 being transferred is located in Greenville County bearing Greenville County Tax Map No. 0528 03 01 005 00 and was transferred by Julius Hugh Bruce, Timothy Arthur Harbin, Casey Shnee Harbin and Swafford Properties, LLC to City of Greer.
3. Check one of the following: The deed is
 - (A) _____ SUBJECT to the deed recording fees as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$_____.
 - (B) _____ SUBJECT to the deed recording fees 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. The fee is computed on the fair market value of the realty which is \$_____.
 - (C) X _____ EXEMPT from the deed recording fee because of Exemption Number 2. (See Exemptions on back) [If exempt skip Items 4-7 and go to Item 8.]
4. Check one of the following if either Item 3(A) or 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) Amount listed in Item 4, above: \$ _____
 - (b) Amount listed in Item 5, above (if none shown, 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 for Grantee/Grantor.
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.

By:  (SEAL)
Daniel R. Hughes, Attorney for Grantor

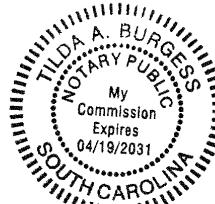
SWORN to before me this 9
day of May, 2024

 (SEAL)

Notary Public for SC

Printed Name of Notary Public

My Commission Expires: 4/19/2031



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; (GIFT)
- 2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- 3) that are otherwise exempted under the laws and Constitution of this State or of the United States; (LLC & CHPT 11)
- 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); (DIVORCE)
- 5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are exchanged in order to effect the partition;
- 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 as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner or trust beneficiary as long as 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, except for transfers from one family trust to another family trust without consideration, 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, as long as 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. "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 them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A family partnership or a family trust also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- 10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- 11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- 12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, as long as no consideration 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 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 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.

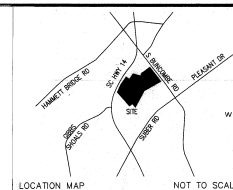


NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; 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.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	136.47	1373.00	N30°20'20"E	136.41
C2	285.62	7694.51	S37°57'06"E	285.61

EXHIBIT

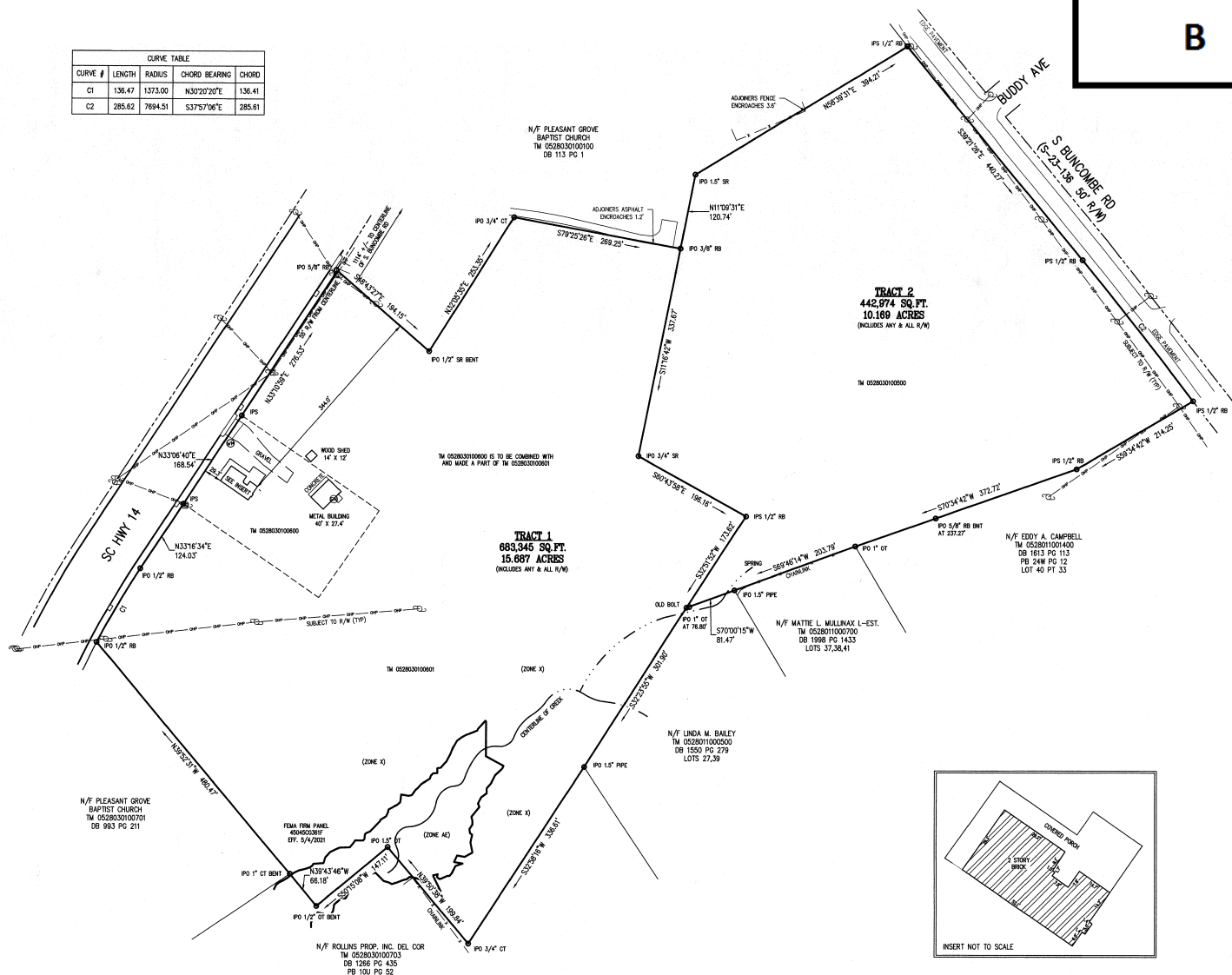
B



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

REFERENCE:
DEED BOOKS 2712-4395, 1922-291, 2672-3702
PLAT BOOKS 42T-41 727-37 T-477

MACK L. CHAPMAN, JR., P.L.S.
S.C. REG. NOV. 100346



THE PLAT IS NOT A SUBDIVISION AS

DEFINED BY THE GREENVILLE COUNTY
LAND DEVELOPMENT REGULATIONS

5-8-24
DATE

Chad Davis
AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY OF TENNESSEE

LEGEND

[illegible]

SURVEY FOR

CITY OF GREER
GREENVILLE COUNTY, SOUTH CAROLINA

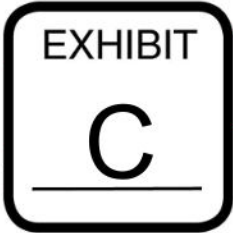
GREENVILLE COUNTY, SOUTH CAROLINA				
SCALE 1"=80'	PROPERTY ADDRESS SC HIGHWAY 14 AND SOUTH BUNCOMBE RD		TAX PIN AS NOTED	
DATE 3/08/2024	80	0	80	160
			FIELD CREW BB NB	DRAWN JWM



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

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864) 271-0496

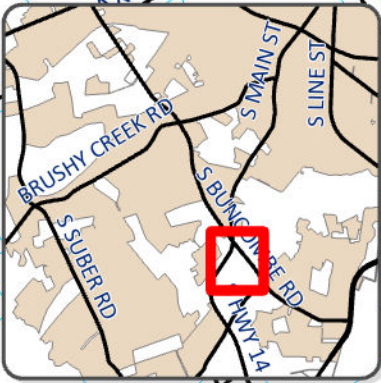
www.sitedesign-inc.com



Subject Property
0528030100600 and 0528030100500
25.856 acres

Subject Right of Way
+/- 725.89' of S Buncombe Rd

Subject Right of Way
+/- 705.57' of S Highway 14



Ordinance 8-2025

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 |

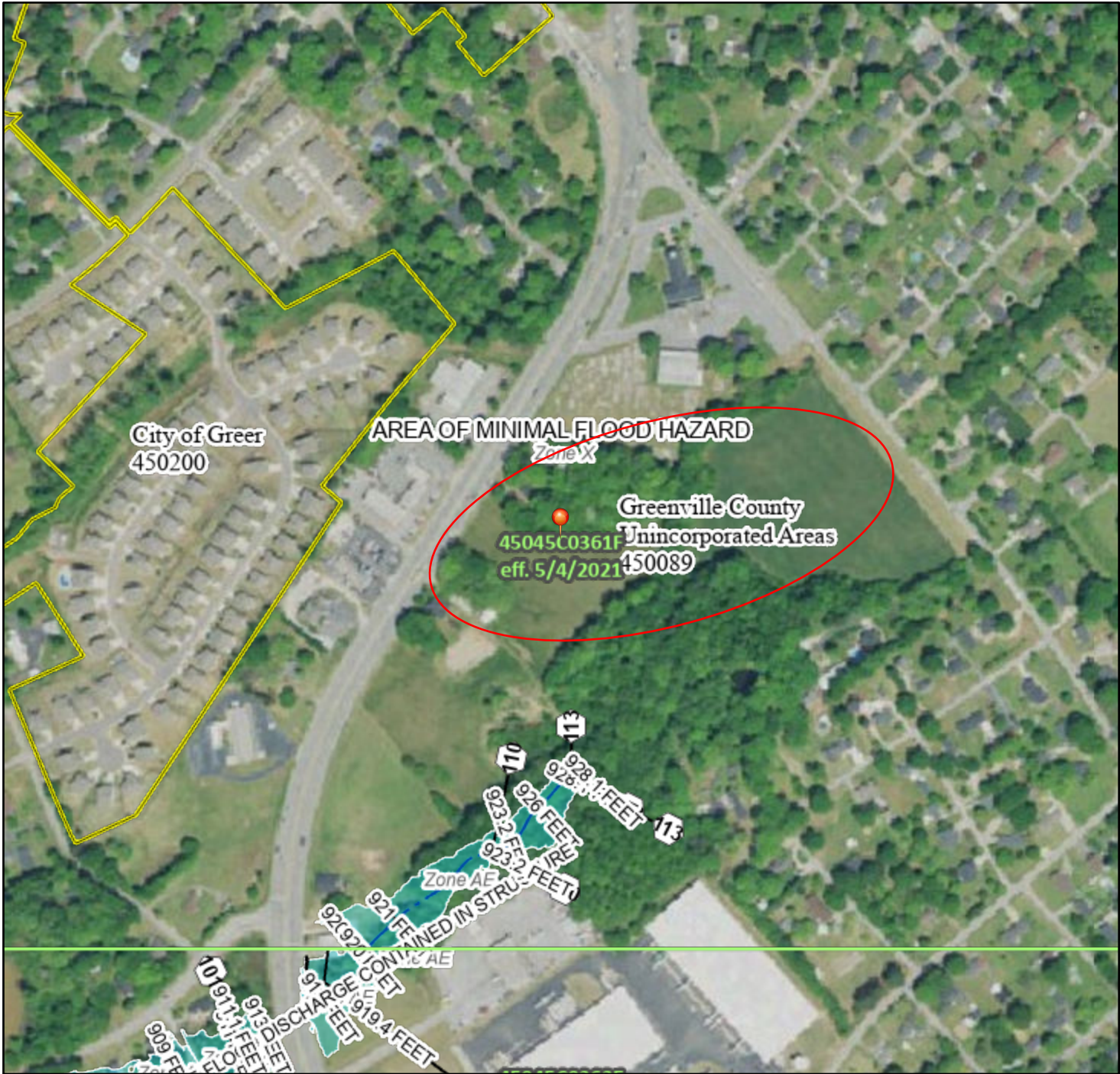
- Streets
- Parcels
- Right of Way

Created 2/4/2025 by City of Greer GIS

National Flood Hazard Layer FIRMette



82°14'34"W 34°54'49"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°13'57"W 34°54'19"N

Basemap Imagery Source: USGS National Map 2023

L
SEE
SP
HA

EXHIBIT
D

PANEL LAYOUT
tion (BFE)
AO, AH, VE, AR
d Hazard, Areas
d with average
r with drainage
Future Conditions 1% Annual
Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to
Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
OTHER AREAS
Area of Undetermined Flood Hazard Zone D
GENERAL
STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
OTHER
FEATURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/3/2025 at 7:09 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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 SC Highway 14 and S Buncombe 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 0528030100600 and 0528030100500 attached hereto

marked as Exhibit C containing approximately 25.856 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 3 day of February, 2025 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 Regional Center.

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

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

Business Name: City of Greer
Print Name: Andrew Merriman, City Administrator
Signature: [Signature]
Address: 301 E Poinsett Greer, SC 29601
Witness: Ashley Kaide
Date: 2-3-25
Parcel Address: S. Highway 14 and S Buncombe
Tax Map Number: 0528030100600 and 0528030100500

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, February 24, 2025

DOCKET: AN 25-03

APPLICANT: City of Greer

PROPERTY LOCATION: S. Hwy 14 & S. Buncombe Road

TAX MAP NUMBER: 0528030100600; 0528030100500

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Regional Center (RC)

SIZE: 25.856 Acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **AN 25-03**

AN 25-03 is an annexation and zoning request for two parcels located at S. Hwy 14 & S. Buncombe Road the with a total acreage of 25.856 acres. The request is to annex the parcels and zone them as Regional Center in order to combine the properties and develop a Sports and Events Complex.

Surrounding land uses and zoning include:

North:	Unzoned Greenville County – Pleasant Grove Baptist Church
East:	Unzoned Greenville County – residential
South:	Unzoned Greenville County – residential and commercial
West:	Unzoned Greenville County - commercial

Mixed Employment 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. These often center around research, medical, manufacturing, assembly, and educational uses.

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

This request is compatible with the existing land uses along the Hwy 14 corridor. It is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Public Hearing

Mr. Jones opened the public hearing for AN 25-02 and AN 25-03 (for the annexation of a 10' strip and 2 parcels to build the City of Greer's Sports and Events Complex).

Ms. Stahl gave the basic information of the request and Ms. Kaade acted as a representative of the applicant (the City), giving some additional information about the ForGreer projects and the site in particular. She also detailed the scope of the TIA as required by SCDOT.

Mr. Jones asked for any speakers regarding the two annexation requests. Hearing none, he closed the public hearing for AN 25-02 and -03.

New Business

Mr. Jones opened the business meeting for AN 25-02 and AN 25-03.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones asked about the 10' strip (AN 25-02) and whether it was to allow for contiguity for the rest of the annexed property. Staff said it was.

Mr. Lavender asked if the 10' strip would include sewer. Ms. Kaade answered no. Sewer would be brought in from elsewhere.

After asking about any further questions/comments/discussion, Mr. Jones asked for motions.

ACTION – Mr. Lavender moved to approve AN25-00002 and AN25-00003. Mr. Lamb seconded the motion. The motion passed with a vote of 6 to 0.



AGENDA
GREER CITY COUNCIL
3/11/2025

First Reading of Ordinance Number 9-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY SIDNEY ROSS SKINNER AND ALLISON M. SKINNER LOCATED AT 105 BALLENGER AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

Executive Summary:

Ordinance 9-2025 is a rezoning request for one parcel located at 105 Ballenger Avenue. The request is to rezone the parcel, consisting of 0.24 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to allow for the renovation and addition to the existing duplex. The Planning Commission conducted a public hearing on February 24, 2025 for the rezoning and unanimously recommended approval.

Heather Stahl, Planner II

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	3/6/2025	Cover Memo
▣ Ordinance Number 9-2025	3/6/2025	Ordinance
▣ Ord 9-2025 Exhibit A Map	3/6/2025	Exhibit
▣ Ord 9-2025 Exhibit B Title to Real Estate	3/6/2025	Exhibit
▣ Ord 9-2025 Exhibit C Survey	3/6/2025	Exhibit
▣ Ord 9-2025 Rezoning Application	3/6/2025	Backup Material
▣ Ord 9-2025 Planning Commission Minutes	3/6/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance #9-2025

Date: March 3, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 9-2025 is a rezoning request for one parcel located at 105 Ballenger Avenue. The request is to rezone the parcel, consisting of 0.24 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to allow for the renovation and addition to the existing duplex.

The Planning Commission conducted a public hearing on February 24, 2025 for the rezoning and unanimously recommended approval.

ORDINANCE NUMBER 9-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY SIDNEY ROSS SKINNER AND ALLISON M. SKINNER LOCATED AT 105 BALLENGER AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Sidney Ross Skinner and Allison M. Skinner located at 105 Ballenger Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000700200 containing approximately 0.24 +/- acre attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on February 24, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Traditional Neighborhood (TN).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 105 Ballenger Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000700200 containing approximately 0.24 +/- acre attached hereto marked as Exhibit A shall be changed from Suburban Neighborhood (SN) to Traditional Neighborhood (TN).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

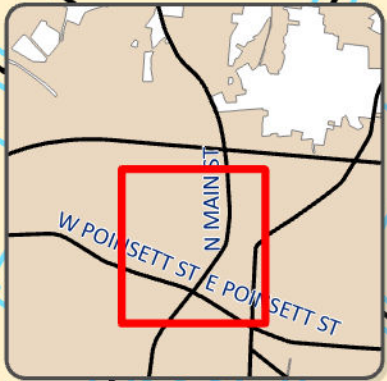
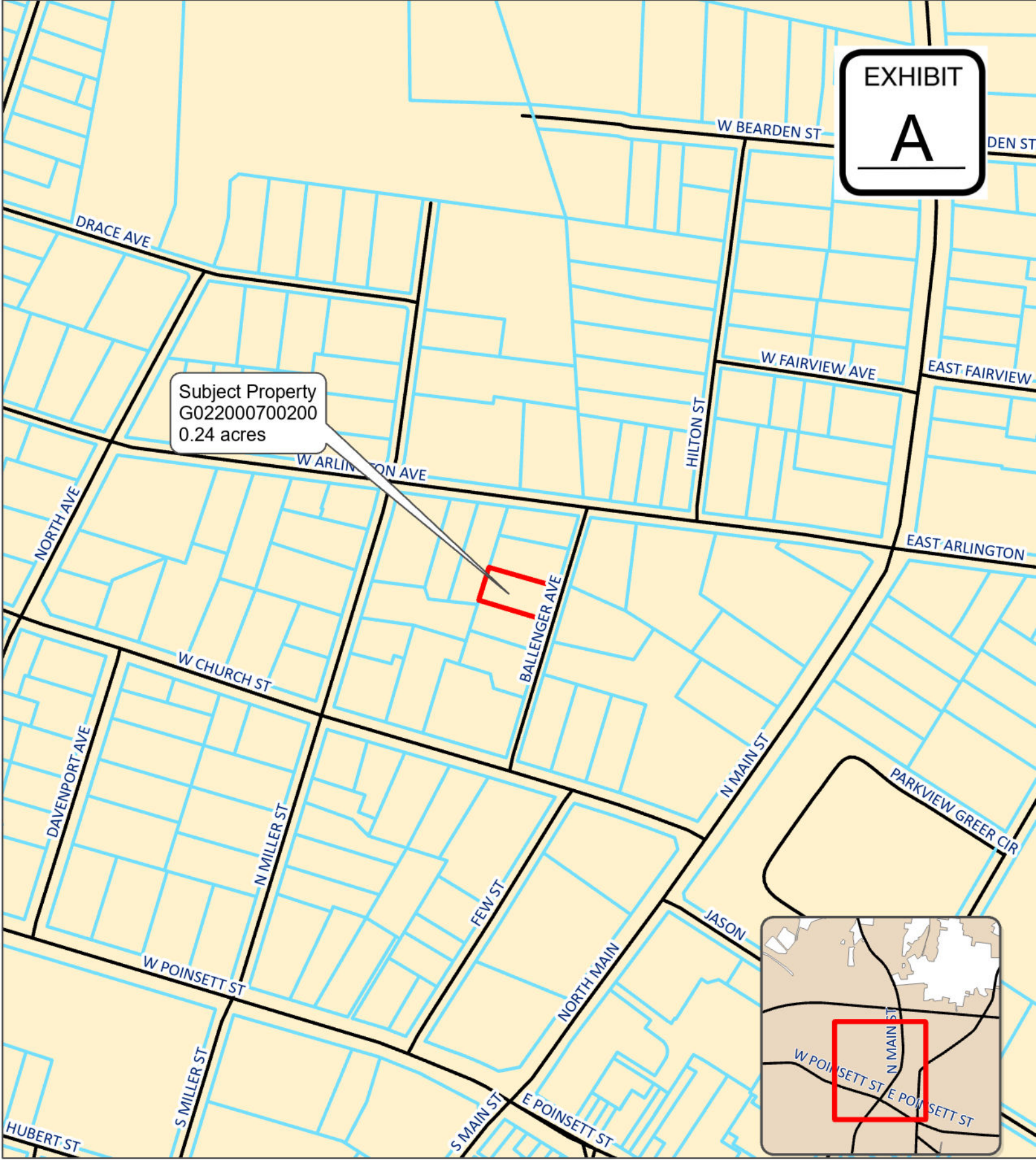
Introduced by:

First Reading: March 11, 2025

Second and
Final Reading: March 25, 2025

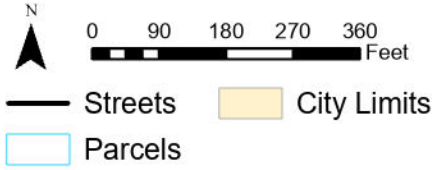
Approved as to Form:

Daniel R. Hughes, City Attorney



Ordinance 9-2025

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.



EXHIBIT

B

BOOK 2183 PAGE 395

GRANTEE'S ADDRESS: 609 Dill Farms Way, Greer, SC 29651

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS that WILLIAM T. PONDER and MILDRED M. PONDER, Trustees, or their successors in trust, under the WILLIAM T. PONDER and MILDRED M. PONDER LIVING TRUST, dated July 11, 1996, and any amendments thereto (hereinafter "Grantor"), for and in consideration of the sum of EIGHTY-TWO THOUSAND & 00/100 (\$82,000.00) DOLLARS of which is hereby acknowledged does grant, bargain, sell, and release unto

SIDNEY ROSS SKINNER and ALLISON M. SKINNER

their heirs and assigns, forever, (hereinafter "Grantee") the following real property: (11) 285- 222- 7- 2

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the western side of Ballenger Avenue, in the Town of Greer, SC, said pin being on the northeast corner of a lot of land heretofore deeded by J.A. Waldrop to C. M. Ponder, and running thence in a northerly direction with the western edge of said Ballenger Avenue N 17.15 E 75 feet to an iron pin, (said iron pin being set 3 feet back on property line); thence N 73.09 W 153.15 feet to an iron pin on Gabe Waters line; thence S 17.27 W 75 feet along said Gabe Waters line to an iron pin, northwest corner of said lot of C. M. Ponder heretofore deeded to him by J.A. Waldrop; thence S 73.09 E with the southern line of said C.M. Ponder lot 153.4 feet to the beginning corner.

LESS: ALL that certain piece, parcel or lot of land in the City of Greer, in Chick Springs Township of Greenville County, South Carolina, located off the West side of Ballenger Avenue and having the following metes and bounds as described in Deed Book 521 at Page 277.

This is the same property conveyed to grantors herein by Deed of William T. Ponder, dated 8-29-96, recorded on 10-09-96, in Deed Book 1654 at Page 1751.

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

STATE 213.20

JAN 03 2006

COUNTY 90.20

appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before-mentioned unto the said Grantee, his/her/their heirs and assigns, forever.

AND Grantor does hereby bind itself, and its successors and assigns, to warrant and forever defend all and singular, the premises before mentioned unto the said Grantee, his/her/their heirs, administrators, and assigns, from an against the Grantor and its successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness Grantor's seal this 30 day of December, 2005.

Signed, sealed and delivered in the
Presence of:

Larry N. Byrns
WITNESS #1

William T. Ponder
William T. Ponder, trustee

Donna P. Cantrell
WITNESS #2

Mildred M. Ponder
Mildred M. Ponder, trustee

STATE OF SC)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

The foregoing Title to Real Estate was acknowledged before me by grantor, this 30 day of December, 2005.

Larry N. Byrns
Notary Public for the State of SC
My commission expires 4-10-06

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 03:22 PM
01 04 06 RECORDED IN DEED
BOOK 2183 PAGE 0395 THRU 0396
DOC # 2006000912

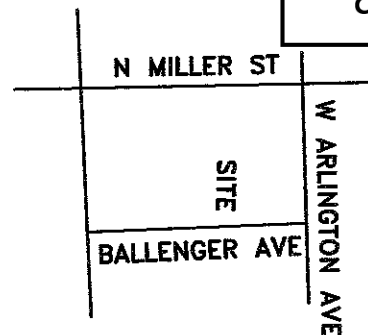
Timothy

1/2" PIPE FOUND = ●
 1/2" REBAR SET = ○
 POWER POLE = P
 POWER LINE = —
 WATER METER = WM



**LANGFORD
LAND SURVEYING, LLC**

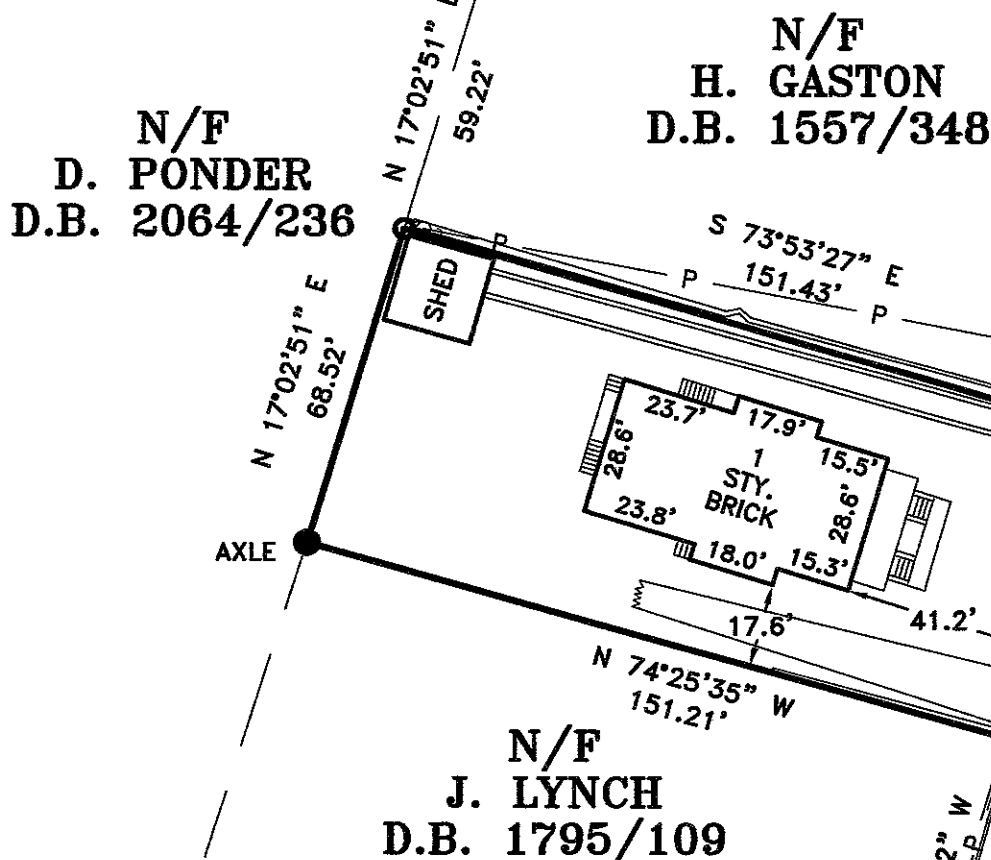
PO BOX 697
 108 RIDGE ROAD
 LANDRUM, SC 29356
 OFF. 864-316-5782



LOCATION MAP
NOT TO SCALE

REFERENCES:

DEED BOOK 2183 PAGE 395
 DEED BOOK 521 PAGE 277



NOTES:

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND ROW'S & COVENANTS RECORDED OR UNRECORDED.

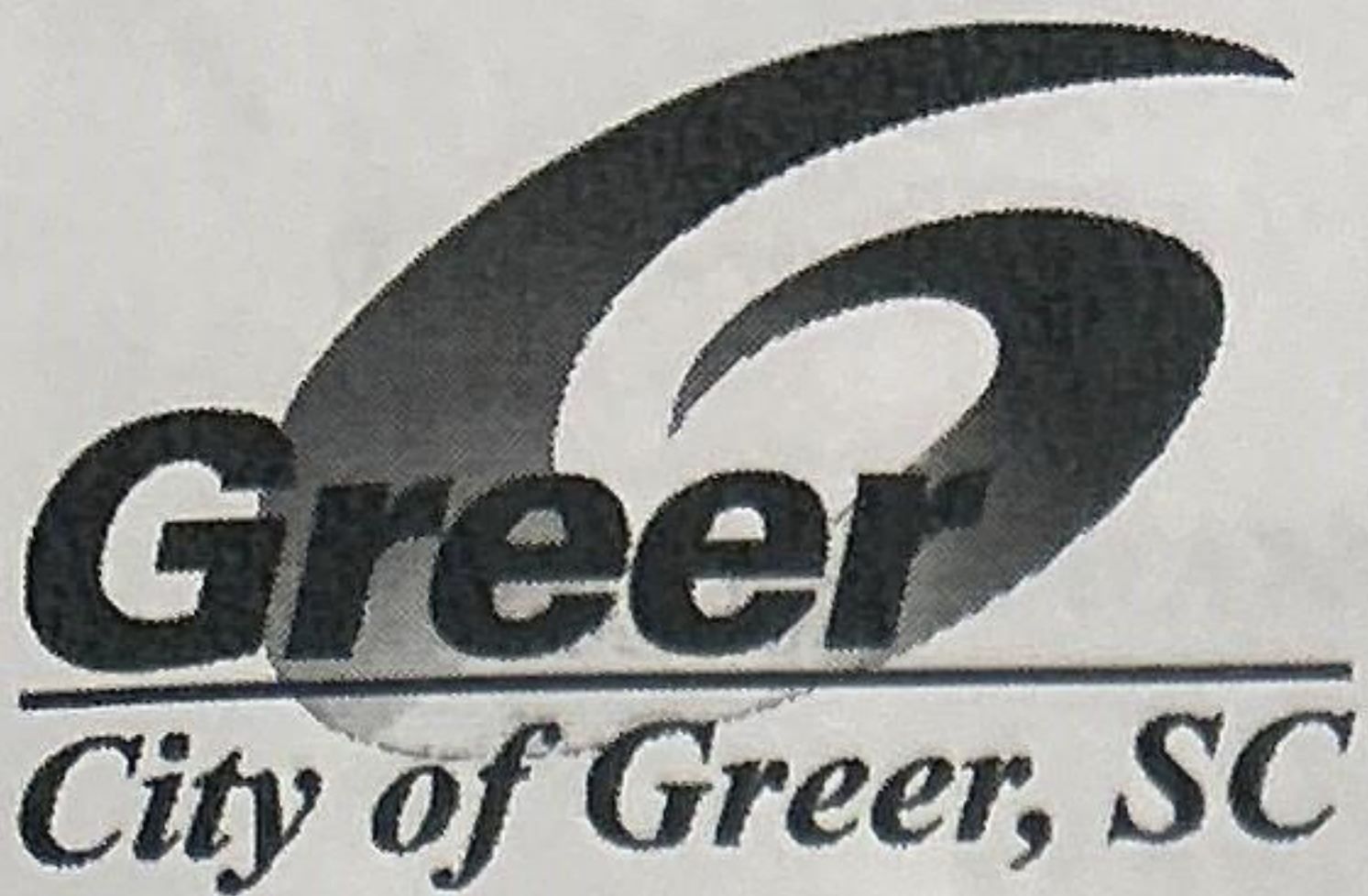
THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.

THIS SURVEY IS A LEGAL DOCUMENT FOR THE PARTY (PARTIES) LISTED BELOW ONLY.

TOTAL AREA = 0.24 ACRES

SURVEY FOR:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREIN



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 1-6-24

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

Tax Map Number(s) 6022000700200
Property Address(s) 105 BALLANGER AVE
Acreage of Properties .240 County Greenville

Applicant Information

Name Sidney Ross Skinner
Address 100 Yellow Fin CT
Greer SC 29657
Contact Number 864 979-0802
Email PSKINNER62@ATT.NET
Business Name _____

Property Owner Information

(If multiple owners, see back of sheet)

Name Sidney Ross Skinner and Allison M Skinner
Address 100 Yellow Fin CT
Greer SC 29657
Contact Number 864 979 0802
Email PSKINNER62@ATT.NET
Business Name _____

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

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

The applicant hereby requests that the property described be rezoned from

Suburban Neighborhood to Traditional Neighborhood

Existing Use: Duplex Proposed Use: Duplex

Signature(s) Sidney Ross Skinner
Allison Skinner

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

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, February 24, 2025

DOCKET: RZ 25-02

APPLICANT: Sidney Ross Skinner

PROPERTY LOCATION: 105 A Ballenger Avenue

TAX MAP NUMBER: G022000700200

EXISTING ZONING: Suburban Neighborhood (SN)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: 0.24 Acres

COMPREHENSIVE PLAN: Downtown Living

ANALYSIS: **RZ 25-02**

RZ 25-02 is a rezoning request for one parcel located at 105 Ballenger Avenue with a total acreage of 0.24 acres. The request is to rezone the property from Suburban Neighborhood to Traditional Neighborhood in order to allow for an addition to the existing duplex, which is currently considered legally nonconforming.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood – residential
East:	Medium Density – residential
South:	Suburban Neighborhood/Medium Density – residential
West:	Suburban Neighborhood – residential

Downtown Living encompasses the community’s historic core. Development is characterized by a mix of civic, entertainment, cultural, mixed-use buildings, detached and attached single-family homes, and mid-sized multi-family and commercial development. Much of this development is sidewalk and street oriented for strolling and outdoor seating. This area is compact, walkable, and well-connected with a wide sidewalk network and it supports multimodal transportation.

- **Primary Uses:** Retail, entertainment, and office commercial; and upper story, townhome, multiplex, and multi-family residential; civic uses and spaces
- **Secondary Uses:** Institutional facilities, regional parks, hotels and short-term rentals
Transportation Narrow streets, sidewalks on both sides, regular transit stops, interconnected street grid

This request is compatible with the surrounding residential land uses and zoning, and it is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Public Hearing

Mr. Jones opened the public hearing for RZ 25-02.

Ms. Stahl gave the basic information of the request.

Mr. Jones called the applicant, Mr. Ross Skinner, forward. Mr. Skinner outlined why he was appearing before the Planning Commission – he wanted to renovate and improve the old duplex situated on this property by building an addition, among other things. However, his planned addition encroached on the side setbacks required by the current zoning district (Suburban Neighborhood, SN), so he was applying for Traditional Neighborhood (TN) to reduce the side setback requirement.

Two individuals came forward to express their concerns over the request – Ms. Missy Lynch and Mr. Joe Lynch, who live next door to the subject property.

Ms. Lynch first asked why the property was considered noncompliant and then expressed concerns relating to the number of cars that the new living space would add to the traffic and parking conditions on Ballenger Avenue. She asked about the plans for the driveway(s) at the house.

Mr. Lynch came forward and informed the Commission that his family had lived in the house beside the subject property for over 20 years. He then recounted the story of how he suspected that the son of a tenant at the subject property was a drug dealer and how he once had to call the police on that individual after Mr. Lynch's daughter came to him and asked him to (at the request of his neighbor, the tenant of the subject property, who felt threatened by her son). Mr. Lynch then expressed concerns about the addition of 2 new bedrooms to the duplex, saying that would effectively open the door for 2 more families to move into the duplex (in addition to the tenants already living there).

Mr. Jones asked if there were any more speakers for the public hearing regarding RZ 25-02. Hearing none, he closed the public hearing for this item on the agenda.

New Business

Mr. Jones opened the business meeting for RZ 25-02.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones called the applicant, Mr. Skinner, forward. Mr. Skinner reiterated his desire to make the property nicer and addressed some of the comments/concerns expressed by Mr. and Ms. Lynch. He stated the driveway wouldn't change much, but it might stop at the addition and he'd be tearing down the garage in the backyard. There were some concerns about parking, so Ms. Stahl reminded the room that duplexes only require one parking space per unit, which they would meet.

Mr. Jones asked about the noncompliant status of the structure, so Ms. Stahl explained how it came to be legal nonconforming.

Mr. Thoma expressed concerns about the houses being too close together because one of the neighboring homes appeared to be built right at the setback line.

Mr. Jones asked for clarification about what triggered the rezoning and Mr. Skinner reiterated the side setback issue.

Mr. Booker made the point that if it weren't for the proposed addition, this rezoning request

likely would not exist.

Mr. Lavender inquired about the possibility of a variance for the side setback requirements rather than a rezoning, citing density concerns. Ms. Stahl said that even with the TN district change they could still only have 2 units on that parcel.

Mr. Lamb asked about the number of people who could live in the duplex and whether or not there were any regulations for that. Ms. Stahl suggested that the Fire Code might, but she was unaware of any others.

Mr. Jones asked about the legality of street parking. That prompted a discussion of this issue among the members of the Commission.

Mr. Thoma asked if the southern addition could go ahead without rezoning, and Mr. Lamb asserted that they still might need it even if they abandoned plans for the northern addition because the southern addition was very close to the setback line.

Mr. Lavender reiterated parking concerns, encouraging the applicant to encourage the future tenants to park in the driveways, not in the street. Mr. Skinner responded by saying that his son would be living on one side. He also said that he is spending a lot of money to fix the place up, so he'll be sure to make sure the tenants keep it nice.

Mr. Booker said that his concerns over density had been alleviated by Ms. Stahl's reminder that they could still only put 2 units on a parcel this size in a TN zoning district.

ACTION - Mr. Booker made a motion to approve RZ25-00002. Mr. Lamb seconded the motion. The motion passed with a vote of 6 to 0.



AGENDA
GREER CITY COUNCIL
3/11/2025

First Reading of Ordinance Number 10-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY 301 ARLINGTON RD LLC LOCATED AT 301 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

Executive Summary:

Ordinance 10-2025 is a rezoning request for one parcel located at 301 Arlington Road. The request is to rezone the parcel, consisting of 1.09 acres, from Commercial General (CG) to Traditional Neighborhood (TN). The intent of the rezoning is to allow for the development of a small single-family attached community. The Planning Commission conducted a public hearing on February 24, 2025 for the rezoning and unanimously recommended approval.

Heather Stahl, Planner II

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	3/6/2025	Cover Memo
▣ Ordinance Number 10-2025	3/6/2025	Ordinance
▣ Ord 10-2025 Exhibit A Map	3/6/2025	Exhibit
▣ Ord 10-2025 Exhibit B Deed	3/6/2025	Exhibit
▣ Ord 10-2025 Exhibit C Survey	3/6/2025	Exhibit
▣ Ord 10-2025 Rezoning Application	3/6/2025	Backup Material
▣ Ord 10-2025 Planning Commission Minutes	3/6/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance #10-2025

Date: March 3, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 10-2025 is a rezoning request for one parcel located at 301 Arlington Road. The request is to rezone the parcel, consisting of 1.09 acres, from Commercial General (CG) to Traditional Neighborhood (TN). The intent of the rezoning is to allow for the development of a small single-family attached community.

The Planning Commission conducted a public hearing on February 24, 2025 for the rezoning and unanimously recommended approval.

ORDINANCE NUMBER 10-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY 301 ARLINGTON RD LLC LOCATED AT 301 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by 301 Arlington Rd LLC located at 301 Arlington Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-13-041.00 containing approximately 1.09 +/- acres attached hereto marked as Exhibit A, the Quit Claim Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on February 24, 2025.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Traditional Neighborhood (TN).

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

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

The zoning classification of property located at 301 Arlington Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-13-041.00 containing approximately 1.09 +/- acres

attached hereto marked as Exhibit A shall be changed from Commercial General (CG) to Traditional Neighborhood (TN).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

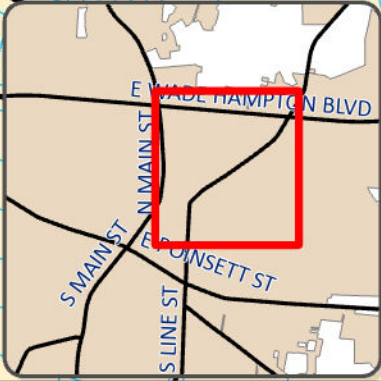
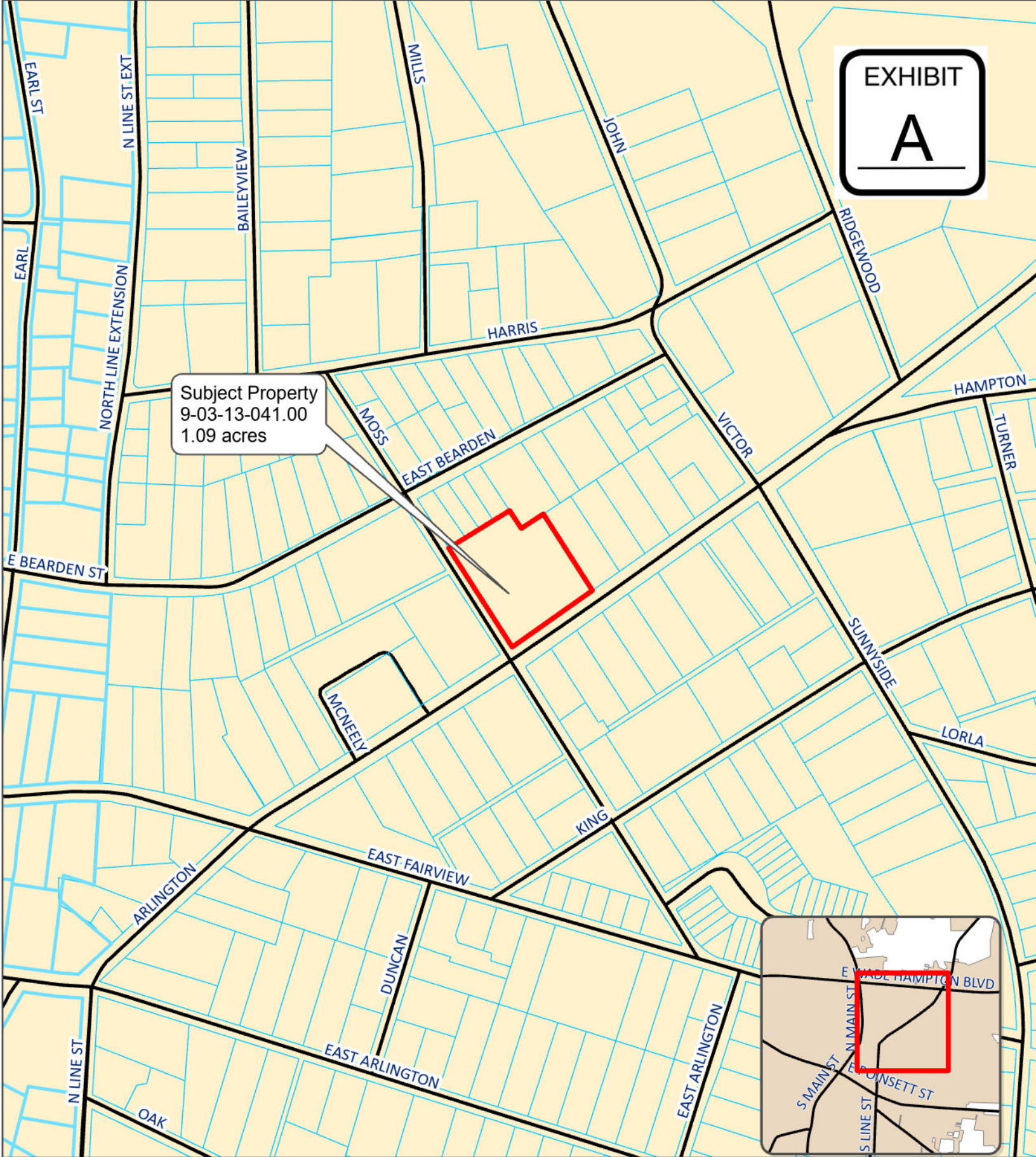
Introduced by:

First Reading: March 11, 2025

Second and
Final Reading: March 25, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney



Ordinance 10-2025

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

0 90 180 270 360 Feet

Streets

City Limits

Parcels

EXHIBIT

A

DEE-2024040256 EXEMPT
 Recorded 6 on 10/09/2024 02:50:59 PM
 Recording Fee: \$15.00
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 ASHLEY B. WILLIAMS REGISTER OF DEEDS
 BK:DEE 148-N PG:424-429

GRANTEE'S ADDRESS: 1622 E. NORTH ST Suite 9, Greenville, SC 29607

STATE OF SOUTH CAROLINA)

QUIT-CLAIM DEED

COUNTY OF SPARTANBURG)

NO TITLE SEARCH PERFORMED

KNOW ALL MEN BY THESE PRESENTS, that BUTCH SIMS ("Grantor") in consideration of TEN (\$10.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, release and forever quit-claim unto 301 ARLINTON RD LLC ("Grantee"), its successors and assigns forever, the following real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

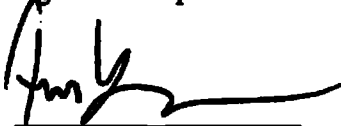
THIS conveyance is subject to all easements, conditions, covenants, restrictions, zoning ordinances, encumbrances and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

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, so that neither the said Grantor nor Grantor's heirs or successors, nor any other person or persons claiming under Grantor shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

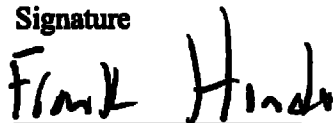
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

IN WITNESS WHEREOF the Grantor has signed and sealed these presents the day and year first above written.

Signed in the presence of:



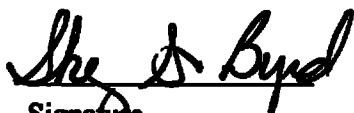
Signature



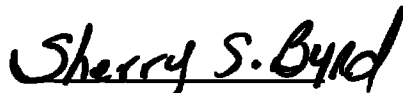
Witness Name



Butch Sims



Signature



Witness Name

Grantor Acknowledgement

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Before me, Yolandra Walker - Pepper, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Butch Sims, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act on behalf of the Grantor.

Witness my official seal this 20th day of September, 2021.

Yolandra Walker - Pepper
Notary Public for the State of South Carolina

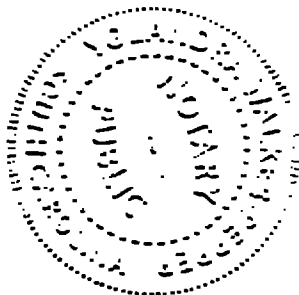
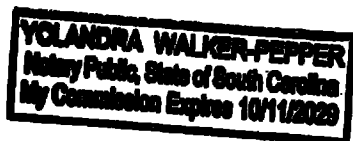
County of GreenvilleMy commission expires: 10/11/2029

EXHIBIT "A"

Property Description

All that lot or parcel of land in the County of Spartanburg, State of South Carolina, being known and designated as Lot No. 15, as shown on a plat entitled "Map of T.E. Armstrong Property," dated November 1, 1928, made by H.S. Brockman, and recorded in Plat Book 37, Page 495, RMC Office for Spartanburg County, South Carolina.

This being the same property conveyed unto Butch Sims by deed of EMC Mortgage Corporation, as Successor in Interest to United Companies Lending Corporation, pursuant to that asset purchase agreement dated 5-26-00 as approved by that certain court dated 9-13-00, US Bankruptcy Court, District of Delaware, Case 99-00-450 (MFW) through 99-00461 (MFW) dated January 22, 2003 and recorded January 31, 2003 in Book 77-F at Page 816 in the Register of Deeds Office for Spartanburg County, South Carolina.

TMS# 9-03-13-041.00

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

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

2. The property being transferred is located bearing See deed SpartanburgCounty was transferred from Butch Sims to 301 Arlinton Rd LLC on September 26, 2024
TMS: 9-03-13-041.00

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) X exempt from the deed recording fee because (See Information section of affidavit): #1

(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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: _____ 0.00 _____

(b) Place the amount listed in item 5 above here: _____ 0.00 _____

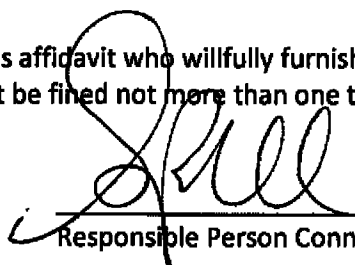
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: _____ 0.00 _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
_____ 0.00 _____.

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.


 Responsible Person Connected with the Transaction

P. Griffin Bell

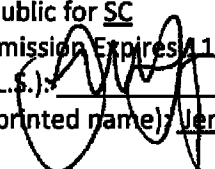
Print or Type Name Here

SWORN to and subscribed before me this

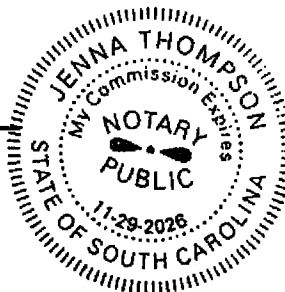
26 day of September 2024

Notary Public for SC

My Commission Expires 11-29-2026

Notary (L.S.): 

Notary (printed name): Jenna Thompson

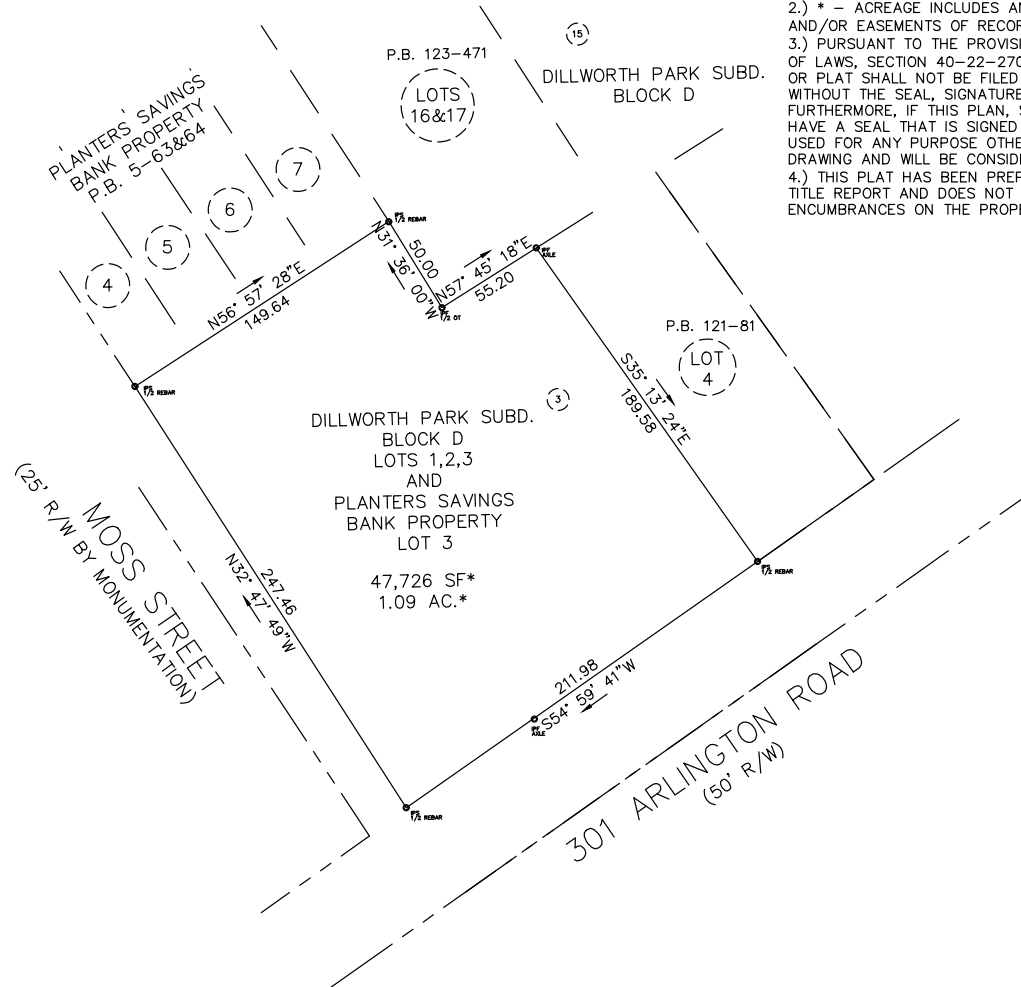


INFORMATION

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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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:

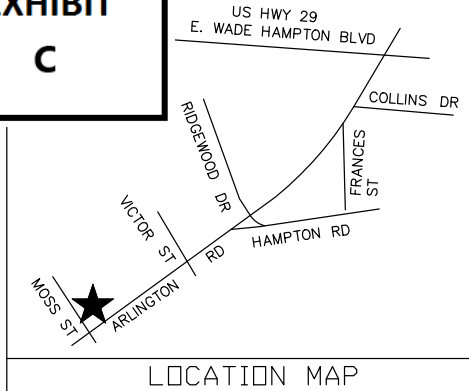
- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (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 constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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;
- (12) that constitutes 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 mortgagor or deed pursuant to foreclosure proceeding;
- (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.



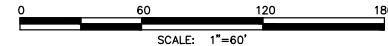
- NOTES:
- 1.) REFERENCE:
 - TAX MAP # 9-03-13-041.00
 - D.B. 70C-372
 - P.B. 12-179 AND 5R-69
 - 2.) * - ACREAGE INCLUDES ANY AND ALL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.
 - 3.) PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
 - 4.) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

EXHIBIT

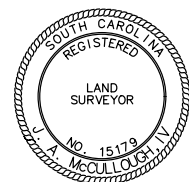
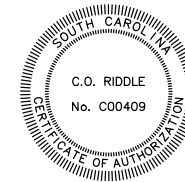
C



SURVEY FOR
301 ARLINGTON ROAD LLC
 CITY OF GREER
 SPARTANBURG COUNTY
 SOUTH CAROLINA
 MARCH 4, 2025



P.O. BOX 5632
 GREENVILLE, S.C. 29606
 PHONE (864) 235-3892
 TEXT (864) 982-9929
 E-MAIL: joe@coriddle.com



J. A. McCULLOUGH, IV
 RLS 15179
 DRAWING NO. 2025-040

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, February 24, 2025

DOCKET: RZ 25-04

APPLICANT: Seamon Whiteside

PROPERTY LOCATION: 301 Arlington Road

TAX MAP NUMBER: 9-03-13-041.00

EXISTING ZONING: Commercial General (CG)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: 1.10 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 25-04**

RZ 25-04 is a rezoning request for one parcel located at 301 Arlington Road with a total acreage of 1.10 acres. The request is to rezone the property from Commercial General to Traditional Neighborhood in order to develop townhomes.

Surrounding land uses and zoning include:

North:	Medium Density Residential – residential
East:	Medium Density Residential – residential
South:	Commercial General/Medium Density Residential – commercial & residential
West:	Design Review District – Greer Bed & Breakfast

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, four-plexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses
- Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
- **Parking:** On-street, driveways, garages off alleys, off street parking to the rear of buildings
- **Open Space:** Neighborhood parks, greens, & boulevards

This request is compatible with the surrounding residential land uses and zoning, and it is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Public Hearing

Mr. Jones opened the public hearing for RZ 25-04.

Ms. Stahl presented the basic information of the request.

Mr. Jones called the applicant forward. Nick Myers, a representative of the developer, came forward. He gave a brief rundown of the project, summarizing the plans for 9 luxury townhomes primarily facing Moss Street.

Mr. Jones asked for any participants in the public hearing. Hearing none, he closed the public hearing for this agenda item and the public hearing section of the Planning Commission meeting.

New Business

Mr. Jones opened the business meeting for RZ 25-04.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones called the applicant forward and asked about the number of units. Mr. Myers said that there were 7 planned facing Moss Street and 2 facing Arlington, with a total of 9. Mr. Jones also asked about parcel size and open space. Mr. Myers originally said there would be 2 acres of open space, but that was a miscalculation. He said it would meet the 10% open space requirement, though.

Mr. Lamb asked about the number of bedrooms in each unit. Mr. Myers said he wasn't sure yet, but the units were meant to be luxury townhomes, larger than townhomes typically are, so he said they would likely have around 3 bedrooms with a 2-car garage and 3 stories.

ACTION – Ms. Jones made a motion to approve RZ25-00004. Mr. Lavender seconded the motion. The motion passed with a vote of 6 to 0.



AGENDA
GREER CITY COUNCIL
3/11/2025

First Reading of Ordinance Number 11-2025

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY JAMES RANDY AND KIMBERLEY RENEE KEMP LOCATED AT 333 GIN HOUSE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance 11-2025 is an annexation and zoning request for one parcel located at 333 Gin House Rd consisting of 0.50 acres. The requested zoning for the property is Suburban Neighborhood (SN). The intent of the request is to continue single-family residential use. The Planning Commission will conduct a public hearing on March 17, 2025 for the zoning of the parcel.

Heather Stahl, Planner II

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	3/6/2025	Cover Memo
❑ Ordinance Number 11-2025	3/6/2025	Ordinance
❑ Ord 11-2025 Exhibit A Deed	3/6/2025	Exhibit
❑ Ord 11-2025 Exhibit B Survey	3/6/2025	Exhibit
❑ Ord 11-2025 Exhibit C Map	3/6/2025	Exhibit
❑ Ord 11-2025 Exhibit D FIRM	3/6/2025	Exhibit
❑ Ord 11-2025 Petition for Annexation	3/7/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance 11-2025

Date: March 3, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 11-2025 is an annexation and zoning request for one parcel located at 333 Gin House Rd consisting of 0.50 acres. The requested zoning for the property is Suburban Neighborhood (SN). The intent of the request is to continue single-family residential use.

The Planning Commission will conduct a public hearing on March 17, 2025 for the zoning of the parcel.

ORDINANCE NUMBER 11-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY JAMES RANDY AND KIMBERLEY RENEE KEMP LOCATED AT 333 GIN HOUSE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY

WHEREAS, James Randy and Kimberley Renee Kemp are the sole owners of a certain property located at 333 Gin House 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 Number 5-35-00-057.00 containing approximately 0.5 +/- acre attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0331D attached hereto marked as Exhibit D; and,

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

WHEREAS, James Randy and Kimberley Renee Kemp 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 Suburban Neighborhood (SN); 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 0.5 acre +/- property shown in red on the attached map owned by James Randy and Kimberley Renee Kemp located at 333 Gin House Road as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-35-00-057.00 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned Suburban Neighborhood (SN) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. **ANNEXATION OF 124.98 FEET +/- OF GIN HOUSE ROAD ROADWAY:** 124.98 feet +/- of Gin House Road roadway along the edge of the annexed property owned by James Randy and Kimberly Renee Kemp as shown in Exhibit C is hereby annexed into the corporate limits of the City of Greer.

4. **LAND USE MAP:** The above referenced property shall be designated as Suburban Neighborhood on the Land Use Map contained within the 2030 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 45083C0331D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: March 11, 2025

Second and
Final Reading: March 25, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

EXHIBIT

A

DEED ONLY

NO TITLE OPINION EXPRESSED BY PREPARER

Prepared
Anderson
240 Magnolia St.
Spartanburg, SC 29306
Telephone: 864-641-6431
Fax: 864-641-6435

DEE-2022-7412



DEE BK 135-U PG 40-42

EXEMPT

Recorded 3 Pages on 02/11/2022 01:20:28 PM

Recording Fee: \$15.00

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

Dorothy Earle, Register Of Deeds

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **SANDRA G. SIMPSON, JAMES RANDY KEMP AND SHELBY J. ROCHESTER**, hereinafter called "Grantors", in consideration of **FIVE DOLLAR and 00/100 (\$5.00) LOVE AND AFFECTION** to the Grantors in hand paid at and before the sealing of these presents, receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release her life estate interest, unto **JAMES RANDY KEMP and KIMBERLY RENEE KEMP, a married couple**, as Joint Tenants with Right of Survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever, in fee simple, together with every contingent remainder and right of reversion, the following described property:

All that certain piece, parcel or lot of land, with all buildings and improvements thereon or hereinafter constructed thereon, situate, lying and being in the State of South Carolina County of Spartanburg beginning at a nail in pavement of Gin House Road and thence running N74-17-24E 124.98' to a ½" rebar; thence turning and running S17-27-23E 174.96' to a ½" rebar; thence turning and running S74-16-46W 125.00' to a ½" rebar; thence turning and running N17-26-53W 174.98' to a nail in pavement of Gin House Road, also known as point of beginning.

LESS AND EXCEPTING: All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Spartanburg, being shown and designated as 24.89 acres, on a survey prepared for Converse Properties, LLC by Azimuth Control, Inc. Land Surveying, dated May 12, 2021 and recorded in Plat Book 180 at page 670 in the Register of Deeds Office for Spartanburg County, SC. For a more complete and accurate description reference is hereby made to above referenced plat.

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

DERIVATION: This being a portion the same property conveyed to Sandra G. Simpson, James Randy Kemp and Shelby J. Rochester, by deed of Jessie B. Kemp as life estate holder, conveyed to remaindermen Sandra G. Simpson, James Randy Kemp and Shelby J. Rochester before her natural death by deed dated November 17, 2020 and recorded in Deed Book 130-A, Page 52 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Grantee's Address: 5 Hawk Knob Way, Landrum, SC 29356

Block Map Reference: 5-35-00-057.00

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

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

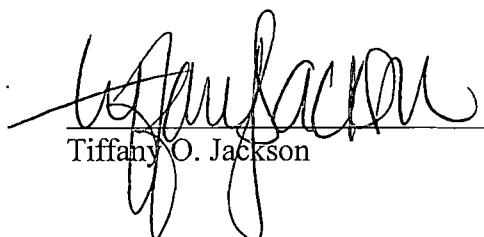
TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, and the Grantee's Heirs, Successors and Assigns forever. And the Grantor(s) do(es) hereby bind


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

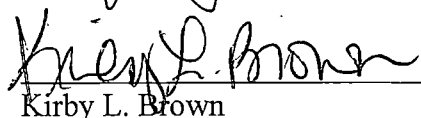
Any reference to this instrument to the singular shall include and plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

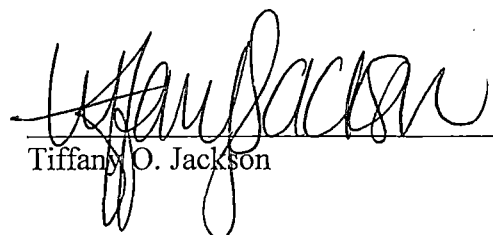
IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand and seal this the 9th day of February, 2022.

**SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:**



Tiffany O. Jackson

 (SEAL)
SANDRA G. SIMPSON


Kirby L. Brown

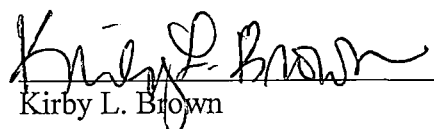

Tiffany O. Jackson

 (SEAL)
JAMES RANDY KEMP


Kirby L. Brown


Tiffany O. Jackson

 (SEAL)
SHELBY J. ROCHESTER



Kirby L. Brown

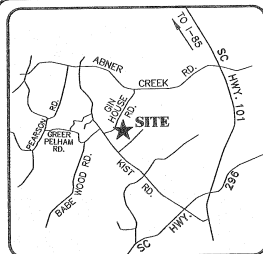
STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Jennifer D. Moore, a Notary Public of the County and State aforesaid, certify that **SANDRA G. SIMPSON, JAMES RANDY KEMP AND SHELBY J. ROCHESTER** appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of February, 2022.

 (SEAL)
Notary Public for South Carolina
My Commission Expires: 3 Feb 2025



VICINITY MAP

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 minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class B Survey as specified therein; also there are no visible encroachments or projections other than shown.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.

CHECK ALL RIGHTS-OF-WAY AND SETBACKS BEFORE CONSTRUCTION.

THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

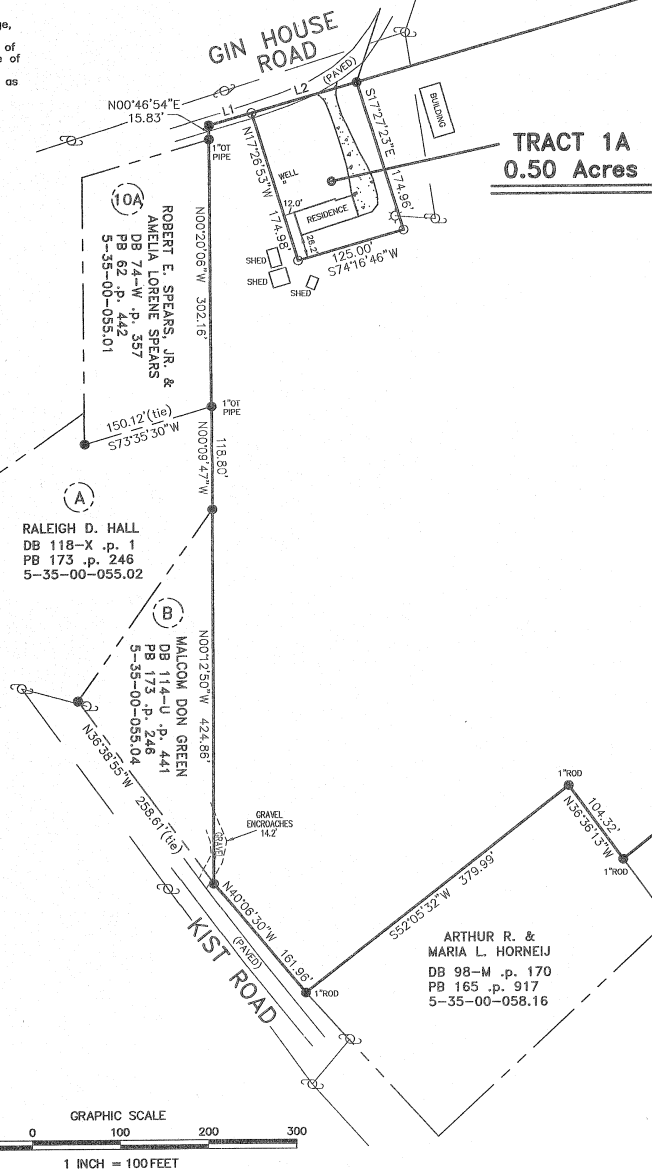


SOUTHER LAND SURVEYING

10253 ASHEVILLE HWY
INMAN, SC 29349
864-473-1240

LINE	BEARING	DISTANCE
L1	N74°17'24"E	50.04'
L2	N74°17'24"E	124.98'

(12)
JIMMY WADDELL
DB 50-J .p. 561
PB 91 .p. 461
5-35-00-054.00



EXHIBIT

B

JAMES EDWARD LEONARD
DB 71-W .p. 368
PB 147 .p. 447
5-35-00-053.00

ROBERT A. &
DIANE M. JOHNSON
DB 75-P .p. 512
PB 103 .p. 897
5-35-00-058.10

(13A)
SHAWN &
RACHEL JOHNSON
DB 97-D .p. 902
PB 164 .p. 276
5-35-00-058.04

(13B)
CATHERINE A. &
DANIEL WARFEL
DB 94-L .p. 551
PB 164 .p. 276
5-35-00-058.18

P/O
(14)
MARQUE EUGENE &
BARBARA MITMAN KILPATRICK
(TRUSTEES)
DB 105-D .p. 395
PB 158 .p. 832
5-35-00-057.02

P/O
(14)
MBK HOLDINGS, LLC.
DB 105-E .p. 729
PB 158 .p. 854
5-35-00-057.01

ARTHUR R. &
MARIA L. HORNEIJ
DB 98-M .p. 170
PB 165 .p. 917
5-35-00-058.16

Before any land disturbing activities occur on any parcel, all applicable grading, encroachment, development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT
OCT 24 2018
DATE

APPROVED

This subdivision of land meets the requirement of the Spartanburg County Unified Land Management Ordinance (ULMO).

OCT 24 2018

DATE

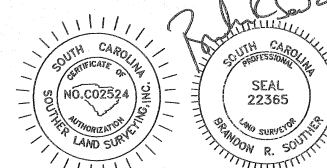
Signature of Surveyor

TOTAL: 25.38 AC.

THIS BEING A REVISION OF TRACT 1,
ON A SURVEY OF MRS. EMMA GREEN ESTATE.
JAMES HENRY KEMP ESTATE
SPARTANBURG COUNTY, SOUTH CAROLINA
LEGAL REFERENCE: DB 43-K .p. 497
PB 27 .p. 66

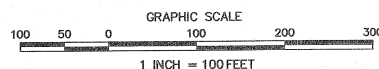
TAX MAP REFERENCE: 5-35-00-057.00

18 APRIL 2018

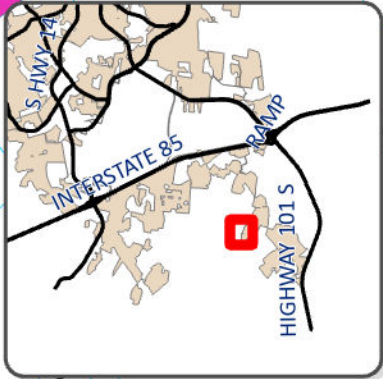
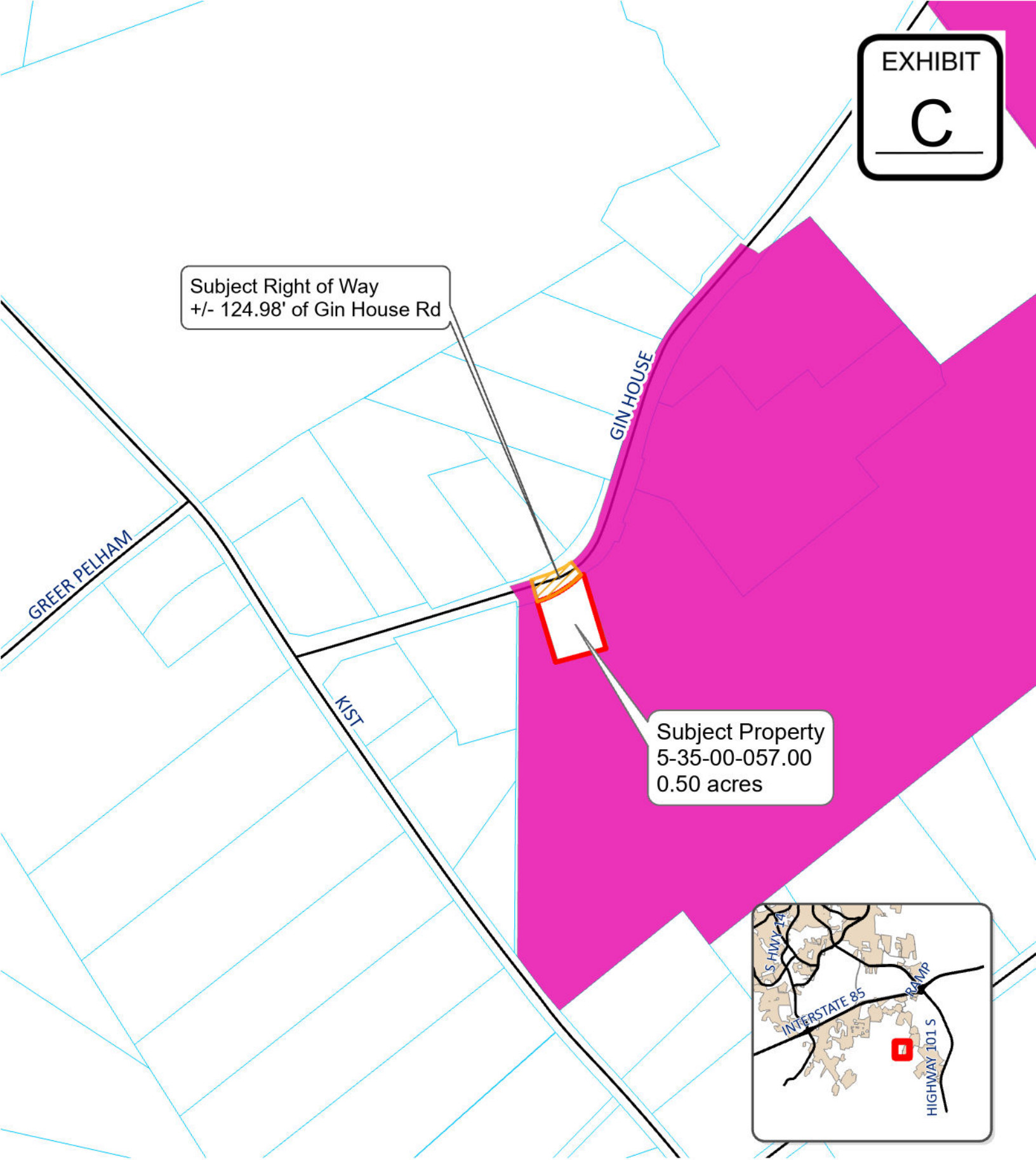


BRANDON R. SOUTHER P.L.S. 22365
JOB NO. 06916

- LEGEND**
- 1/2" REBAR FOUND (IPO)
 - 1/2" REBAR SET (IPS)
 - MAG NAIL FOUND IN ROAD
 - MAG NAIL SET IN ROAD
 - POWER POLE
 - LIGHT POLE
- NOTES:**
- ALL PINS ARE 1/2" REBAR OR MAG NAILS IN ROAD, UNLESS OTHERWISE NOTED.



PLT 2018-48917
PLT BK 174 PG 874-874
Recorded 1 Pages on 10/24/2018 10:50:10 AM
Recording Fee: \$10.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register of Deeds



Ordinance 11-2025

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

Council Districts

1

2

3

4

5

6

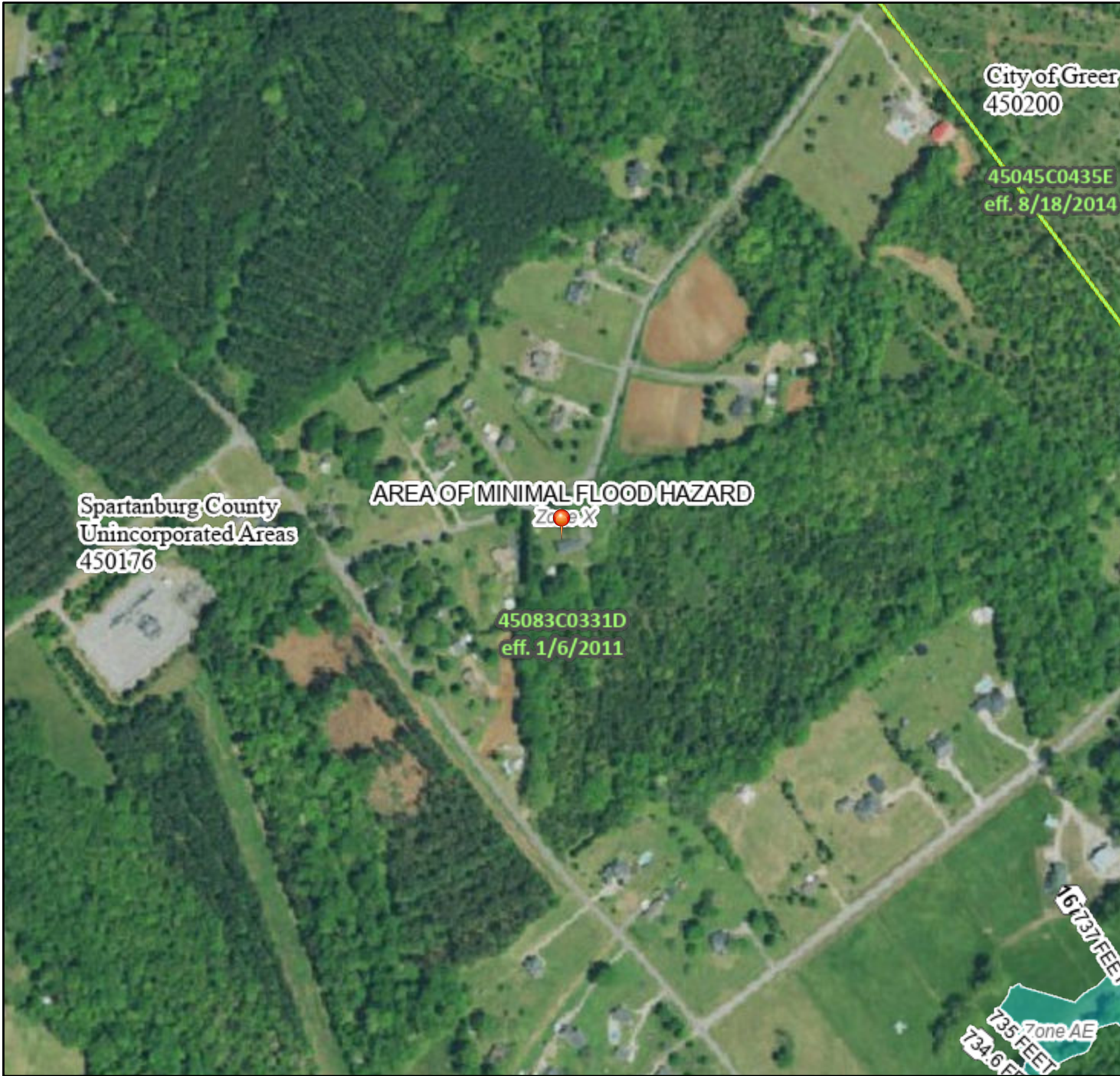
Streets

Parcels

Right of Way

National Flood Hazard Layer FIRMMette

82°10'31"W 34°52'3"N



1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR

SPECIAL FLOOD
HAZARD AREAS

OTHER AREAS OF
FLOOD HAZARD

OTHER AREAS

GENERAL
STRUCTURES

OTHER
FEATURES

MAP PANELS

EXHIBIT

D

Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/3/2025 at 3:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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 333 Gin House Rd. Greer SC more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-35-00-057.00 attached hereto

marked as Exhibit C containing approximately .47 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 24 day of Feb, 2025 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 Residential.

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

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

Business Name: _____

Print Name: James Randy Kemp

Signature: James Randy Kemp

Address: 333 Gin House Rd Greer SC

Witness: Ken Walker

Date: 2/24/25

Parcel Address: 333 Gin House Rd Greer SC

Tax Map Number: 5-35-00-057-00

Business Name: Kimberly Renee Kemp

Print Name: Kimberly Renee Kemp

Signature: Kimberly Renee Kemp

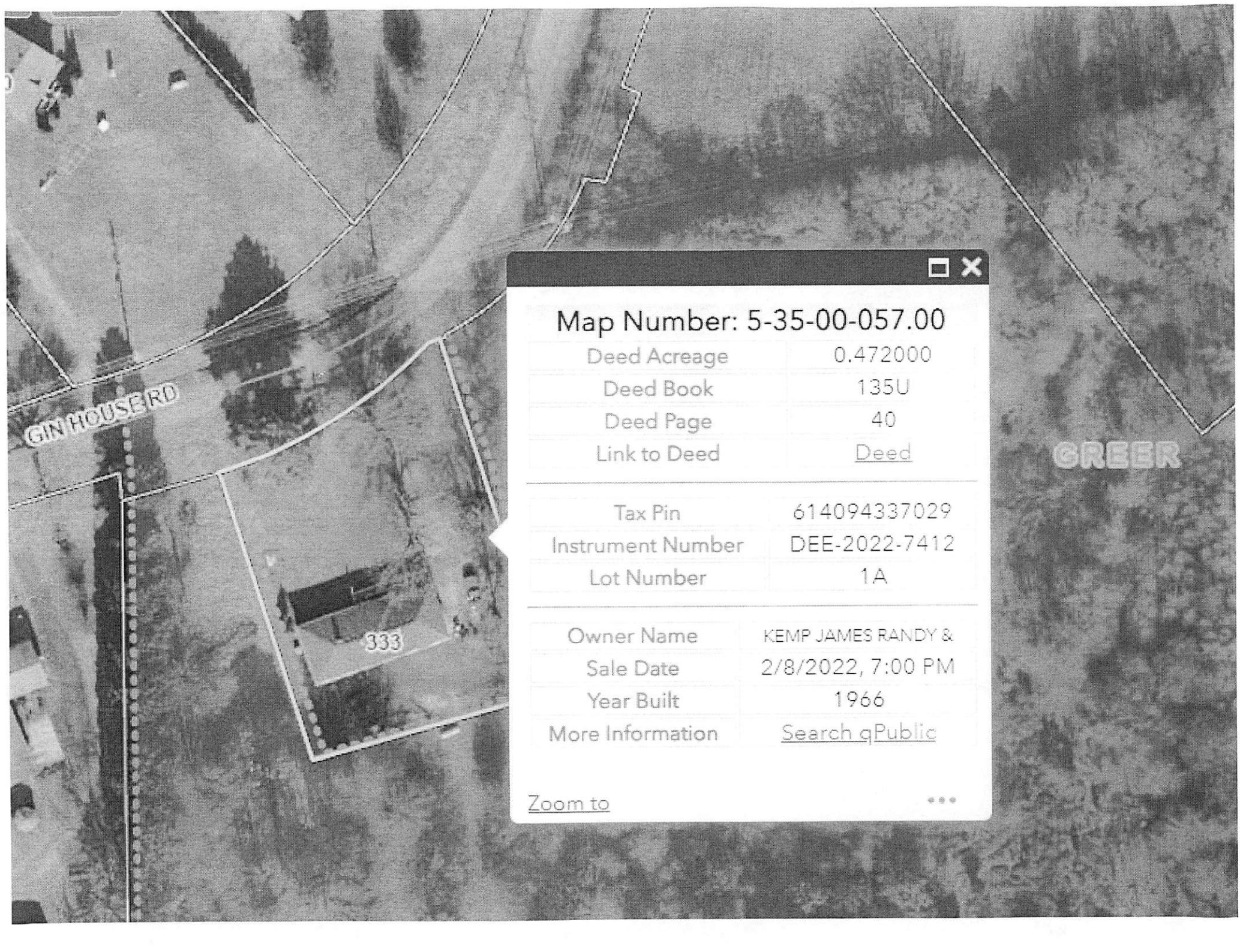
Address: 333 Gin House Rd Greer SC

Witness: Ken Walker

Date: 2/24/25

Parcel Address: 333 Gin House Rd. Greer SC

Tax Map Number: 5-35-00-057-00



Map Number: 5-35-00-057.00

Deed Acreage	0.472000
Deed Book	135U
Deed Page	40
Link to Deed	Deed

Tax Pin	614094337029
Instrument Number	DEE-2022-7412
Lot Number	1A

Owner Name	KEMP JAMES RANDY &
Sale Date	2/8/2022, 7:00 PM
Year Built	1966
More Information	Search qPublic

[Zoom to](#)

