



AGENDA
GREER CITY COUNCIL

August 12, 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

Mayor Rick Danner

Public Forum

Minutes of Council Meeting

1. July 22, 2025
(Action Required)

Petitioner

1. Joshua Niewinski
Safety and Code Enforcement for 200 North Line Street.

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final Reading of Ordinance Number 17-2025
AN ORDINANCE AUTHORIZING THE CITY OF GREER TO ENTER INTO AN AGREEMENT WITH THE COUNTY OF SPARTANBURG PROVIDING FOR FIRE SERVICE AND FINANCIAL ARRANGEMENTS FOR PROPERTIES LOCATED IN THE DUNCAN FIRE SERVICE AREA (Action Required)

New Business

1. First and Final Reading of Resolution Number 16-2025

A RESOLUTION TO PROVIDE FOR CERTAIN CERTIFICATIONS REGARDING AN ABANDONED BUILDING AND AN ABANDONED BUILDING SITE, ACCORDING TO SOUTH CAROLINA CODE ANNOTATED SECTION 12-67-100, ET SEQ. (Action Required)

Reno Deaton, Assistant City Administrator

2. First Reading of Ordinance Number 15-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY GREENVILLE HOSPITAL SYSTEM LOCATED ON SOUTH BUNCOMBE ROAD, WEST ROAD AND SOUTH MAIN STREET FROM COMMERCIAL GENERAL (CG) AND OFFICE PROFESSIONAL (OP) TO REGIONAL CENTER (RC) (Action Required)

Ordinance 15-2025 is a rezoning request for six parcels located along S Buncombe Rd, West Rd, and S Main St. The request is to rezone the parcels, consisting of 48.84 acres, from Commercial General (CG) and Office Professional (OP) to Regional Center (RC). The intent of the rezoning is to have a consistent zoning for medical complex expansion. The Planning Commission conducted a public hearing on July 21, 2025 for the rezoning and unanimously recommended approval.

Andy Boyles, Planner

3. First Reading of Ordinance Number 18-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED ON COLDBROOK DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTY (Action Required)

Ordinance 18-2025 is an annexation request for one parcel located on Coldbrook Dr in Spartanburg County. The parcel is approximately 0.262 acres. The requested zoning for the property is TN, Traditional Neighborhood and the intent is to subdivide the parcel and build one single-family detached home per lot. The Planning Commission will conduct a public hearing on August 18, 2025 for the zoning of the parcel.

Andy Boyles, Planner

4. First Reading of Ordinance Number 19-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES OWNED BY RMM ENTERPRISE LLC LOCATED AT 306 EAST FRONTAGE ROAD FROM COMMERCIAL CORRIDOR (CC) TO

MANUFACTURING LOGISTICS (ML)

Ordinance 19-2025 is a rezoning request for three parcels located along E Frontage Rd. The request is to rezone the parcels, consisting of 13.80 acres, from Corridor Commercial (CC) to Manufacturing and Logistics (ML). The intent of the rezoning is to develop a lay-down yard. The Planning Commission conducted a public hearing on July 21, 2025 for the rezoning and unanimously recommended approval.

Andy Boyles, Planner

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
GREER CITY COUNCIL
8/12/2025

Mayor Rick Danner

ATTACHMENTS:

Description	Upload Date	Type
📎 2025 Council Invocation Schedule	7/28/2025	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
8/12/2025

July 22, 2025

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ July 22, 2025 Council Meeting Minutes	8/1/2025	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL July 22, 2025

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:31 P.M.

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

Councilmember Judy Albert was absent.

Others present: Andy Merriman, City Administrator, Mike Sell, Deputy City Administrator, Reno Deaton, Assistant City Administrator 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 July 8, 2025

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the July 8, 2025 Council Regular Meeting be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Departmental Reports

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

Finance

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

General Fund Cash Balance: \$27,936,002.
Revenue: \$54,988,763.
Total Expenditures: \$47,304,975.
Total Percentage: 8% under Budget

Revenue Benchmark Variance: \$3,343,630.
Expenditure Benchmark Variance: \$4,340,158.
Overall Benchmark Variance: \$7,683,788.

Hospitality Fund Cash Balance: \$1,649,030.
Storm Water Fund Cash Balance: \$3,753,154.

Andy Merriman, City Administrator presented the following:

Elections

The election filing period is now open for those interested in serving on the Greer City Council. Districts 2, 4 and 6 are up for election, along with the Commissioner of Public Works position. Filing will be open until noon Friday, Aug. 15. Requirements are listed on the City of Greer website.

NEW BUSINESS

Early Work Release – Sport and Events Center

The City of Greer received qualifications for construction manager at risk services for the construction of the Sports and Events Center to be located near Hwy 14 and Buncombe Road. Harper General Contractors was selected as the contractor for this project. The contractor has provided an Early Release Work Package to the City, and staff requests that the Early Release Package Price of \$7,935,932.00 be approved by Council. Funding for this project will come from the Corporation For Greer Fund. (Attachment)

Mike Sell, Deputy City Administrator presented the request.

ACTION – Councilmember Mark Hopper made a motion to approve the Early Release Work Package for the Sports and Events Center in the amount of \$7,935,932.00. Councilmember Lee Dumas seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 17-2025
**AN ORDINANCE AUTHORIZING THE CITY OF GREER TO ENTER
INTO AN AGREEMENT WITH THE COUNTY OF SPARTANBURG
PROVIDING FOR FIRE SERVICE AND FINANCIAL
ARRANGEMENTS FOR PROPERTIES LOCATED IN THE DUNCAN
FIRE SERVICE AREA**

Andy Merriman, City Administrator presented the request.

ACTION – Councilmember Karuam Booker made a motion to approve First Reading of Ordinance Number 17-2025. Councilmember Mark Hopper seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Executive Session

Mayor Danner stated there were no items for Executive Session.

Adjournment – 6:59 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: August 12, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, July 18, 2025.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
8/12/2025

Second and Final Reading of Ordinance Number 17-2025

Summary:

AN ORDINANCE AUTHORIZING THE CITY OF GREER TO ENTER INTO AN AGREEMENT WITH THE COUNTY OF SPARTANBURG PROVIDING FOR FIRE SERVICE AND FINANCIAL ARRANGEMENTS FOR PROPERTIES LOCATED IN THE DUNCAN FIRE SERVICE AREA (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 17-2025	7/28/2025	Ordinance
▣ Ord 17-2025 Exhibit 1 Greer Fire Department Annexation Agreement	7/28/2025	Backup Material

ORDINANCE NUMBER 17- 2025

AN ORDINANCE AUTHORIZING THE CITY OF GREER TO ENTER INTO AN AGREEMENT WITH THE COUNTY OF SPARTANBURG PROVIDING FOR FIRE SERVICE AND FINANCIAL ARRANGEMENTS FOR PROPERTIES LOCATED IN THE DUNCAN FIRE SERVICE AREA

WHEREAS, the City of Greer annexed properties located within the Duncan Fire Service Area identified on the Annexation Agreement attached hereto as Exhibit “A” (“Annexation Agreement”) as 5-24-00-031.00; 5-24-00-025.00, 5-24-00-026.00, 5-24-00-027.00, and 5-24-00-027.01, which five (5) properties identified as 56.799 acres have been consolidated under tax map number 5-24-00-031.00 (“annexed property”); and,

WHEREAS, Spartanburg County created the Duncan Fire Service Area and the County issued general obligation bonds payable from taxes generated in the Duncan Fire Service Area; and,

WHEREAS, pursuant to S.C. Code §§5-3-300 through 5-3-315, when an area located within a special taxing district is annexed into a municipality under the provisions of Section 5-3-150 or 5-3-300, the municipality may elect at its sole option to provide the service formerly provided by the district within the annexed area and the municipality is required assume contractually the obligation to pay debt service on an amount of the district’s bonded indebtedness or other obligations; and,

WHEREAS, the City will be the provider of fire and emergency services for the annexed property; and,

WHEREAS, since the annexed property is no longer located within the boundaries of the Duncan Fire Service Area, the Spartanburg County Auditor is required pursuant to the Agreement to remove the Duncan Fire Service millage levy from the annexed property and to place the City’s millage levy on the annexed property; and,

NOW, THEREFORE, City Council of the City of Greer hereby approves the Annexation Agreement attached hereto as Exhibit “A” and authorizes the Mayor or the City Administrator to execute this Agreement for fire service to the annexed property; the payment of debt service to the County of Spartanburg; and, for the proper millage to be levied on the annexed property.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver the Agreement attached hereto as Exhibit “1.”

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Karuian Booker

First Reading: July 22, 2025

Second Reading: August 12, 2025

Approved as to form: _____
Daniel R. Hughes
City Attorney

EXHIBIT "1"

ANNEXATION AGREEMENT

This Annexation Agreement (this "**Agreement**") *is* entered into this _____ of _____, 2025 between Spartanburg County, South Carolina (the "**County**") and the City of Greer, South Carolina (the "**City**"). This Agreement is an intergovernmental agreement authorized under Article VIII, Section 13 of the Constitution of the State of South Carolina, 1895, as amended. This Agreement addresses service agreements between special tax districts and municipalities when a municipality annexes property in the service area of a special tax district pursuant to Title 5, Chapter 3 of the Code of Laws of South Carolina, 1976, as amended (the "**SC Code**")

Section 1. Findings of Fact.

(a) Pursuant to the provisions of Title 4, Chapter 19 of the SC Code and a resolution adopted September 10, 1986, as amended, the County created the Duncan Fire Service Area (the "**Duncan FSA**") to provide fire protection services in a portion of the County near and adjacent to the City.

(b) On September 10, 2014, the County issued three series of general obligation bonds payable from taxes generated in the Duncan FSA (the "**Duncan FSA Bonds**") which are currently outstanding in the principal amount of \$1,022,833 and have a final maturity of November 1, 2029.

(c) The City has previously annexed a parcel of real property (the "**Annexed Parcel**") that were within the boundaries of the Duncan FSA. A listing of the Annexed Parcel is on the attached **Exhibit A** which is incorporated herein by reference.

(d) Mindful of the requirements of the annexation statutes under Title 5, Chapter 3 of the SC Code, the County and the City desire to enter into this Agreement in order to provide (i) for the payment of the portion of the debt service on the Duncan FSA Bonds allocated to the Annexed Parcel and (ii) for the proper millage to be levied on the Annexed Parcel.

(e) The City and the County acknowledge and agree that the property identified on **Exhibit A-1** was annexed into the City prior to the issuance of the Duncan FSA Bonds (the "**Town Parcel**").

Section 2. Fire Service Provider for Annexed Parcels.

The Annexed Parcel will receive fire services from the City. The City shall be the provider of fire services authorized to receive notice from 911 dispatch for the provision of fire services.

Section 3. Payment of debt service on Duncan FSA Bonds.

The City will remit to the County at least 15 days prior to each bond payment date, the amounts set forth on the attached **Exhibit B**. Such amounts reflect the portion of Duncan FSA Bonds debt service allocable to each Annexed Parcel, if any.

Section 4. Millage Levied on Annexed Parcel and City Parcel.

Since the Annexed Parcel and the City Parcel are no longer within the boundaries of the Duncan FSA and pursuant to Section 5-3-313 of the SC Code, the County Auditor is hereby notified and directed to remove the Duncan FSA millage levy from the Annexed Parcel and the City Parcel and to simultaneously place the City's millage levy on the Annexed Parcel and the City Parcel.

Section 5. Miscellaneous.

The invalidity or unenforceability of any one or more phrases, sentences, clauses or sections in this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part hereof. No modification to this Agreement shall be effective unless first reduced to writing with the same formality as this Agreement and executed by the duly authorized officers of the County and the City. This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina without reference to choice of law principles thereof. This Agreement is the entire agreement between the County and the Town. All prior representations and proposals have been merged herein and none survived except as specifically set forth in writing herein. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names by their respective officers thereunto duly authorized as of the date first above written.

SPARTANBURG COUNTY, SOUTH CAROLINA

County Administrator

CITY OF GREER, SOUTH CAROLINA

Mayor

Exhibit A

LIST OF ANNEXED
PARCELS

Tax Map Number	Date of Annexation	Description
5-24-00-031.00	July 2018	825 Victor Hill Road
5-24-00-025.00	January 2020	551 Victor Hill Road
5-24-00-026.00	January 2020	557 Victor Hill Road
5-24-00-027.00	January 2020	575 Victor Hill Road
5-24-00-027.01	January 2020	597 Victor Hill Road

EXHIBIT B DUNCAN FSA BONDS

DEBT SERVICE PAYMENTS

PAYABLE BY CITY OF GREER, SOUTH CAROLINA

5-24-00-031.00	\$3.62
5-24-00-025.00	\$0.17
5-24-00-026.00	\$0.43
5-24-00-027.00	\$0.43
5-24-00-027.01	\$0.43
TOTAL	\$5.06

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
8/12/2025

First and Final Reading of Resolution Number 16-2025

Summary:

A RESOLUTION TO PROVIDE FOR CERTAIN CERTIFICATIONS REGARDING AN ABANDONED BUILDING AND AN ABANDONED BUILDING SITE, ACCORDING TO SOUTH CAROLINA CODE ANNOTATED SECTION 12-67-100, ET SEQ. (Action Required)

Executive Summary:

Reno Deaton, Assistant City Administrator

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 16-2025	8/6/2025	Resolution
☐ Res 16-2025 Affidavit	8/6/2025	Backup Material

RESOLUTION NUMBER 16-2025

A RESOLUTION TO PROVIDE FOR CERTAIN CERTIFICATIONS REGARDING AN ABANDONED BUILDING AND AN ABANDONED BUILDING SITE, ACCORDING TO SOUTH CAROLINA CODE ANNOTATED SECTION 12-67-100, *ET SEQ.*

[315 Trade Street]
[Greenville TMS #G020000401100]

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (“Act”) was enacted as South Carolina Code Annotated section 12-67-100, *et seq.*, to create an incentive for the rehabilitation, renovation, and redevelopment of abandoned buildings;

WHEREAS, the Act provides that transformation of abandoned buildings to productive assets for the communities in which the abandoned buildings are located serves a public and corporate purpose and results in job opportunities and tax base;

WHEREAS, section 12-67-140 of the Act provides that a Taxpayer who rehabilitates an abandoned building is eligible either for a credit against income taxes, license fees, or premium taxes, or a credit against local property taxes, all as more further described in the Act;

WHEREAS, Trade Street JV Investment LLC (“Taxpayer”), is the owner and developer who is responsible for all of the rehabilitation expenses associated with the redevelopment of real property, which, according to the information provided by the Taxpayer to the City, is located in the City’s corporate limits, at 315 Trade Street, Greer, South Carolina (“Property”), which is further identified by the Greenville County Tax Map Number: G020000401100;

WHEREAS, the Taxpayer has represented to the City that it is in the Taxpayer’s best interest to pursue only the credit against income taxes pursuant to Section 12-67-140(A)(1) of the Act;

WHEREAS, the Taxpayer has supplied information to the City, a copy of which is attached to this Resolution as Exhibit A, represented to the City that the information is truthful and accurate, and has requested that the City certify the Property is a “building site” that contains an “abandoned building,” all as more fully described in the Act.

NOW, THEREFORE, BASED SOLELY ON THE INFORMATION PROVIDED TO THE CITY BY THE TAXPAYER, WITHOUT INVESTIGATION, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREER, SOUTH CAROLINA, AS FOLLOWS:

Section 1. (a) the geographic area of the Property is a “building site,” as described in Section 12-67-120(2) of the Act, and (b) located on the building site, is an “abandoned building,” as described in Section 12-67-120(1) of the Act.

Section 2. This Resolution provides no property tax relief whatsoever, and the Taxpayer has represented to the City that the Taxpayer will not seek any relief from real property taxes or fees under South Carolina law. This Resolution provides no information regarding the availability of any benefit to the Taxpayer.

Section 3. This Resolution is effective as of the date of its adoption.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
[REMAINDER OF PAGE BLANK]

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Approval Date: August 12, 2025

EXHIBIT A
TAXPAYER'S SUPPORTING INFORMATION
[SEE [] PAGES, ATTACHED]

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

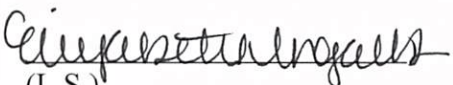
AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, Steven C. Hawkins (the "Affiant"), who being first duly sworn, deposes and states that:

1. I am the managing member for Letchworth Properties, LLC.
2. Letchworth Properties, LLC purchased the real estate located at 300 Randall Street, Greer, South Carolina, Greenville County, TMS No. G020000401300 on June 1, 2017.
3. The Affiant has personal knowledge of the occupancy history of the Building located nearby at 315 Trade Street, Greer S.C., Greenville TMS No. G020000401100, (the "Building").
4. For the period June 1, 2017, to the present time, the Building located at 315 Trade Street has been at least sixty-six percent (66%) vacant and affiant has personal knowledge that the Building remains at least sixty-six percent (66%) vacant at the present time and has had no income-producing use during that period of time.
5. The Affiant verifies that the property did not have a preceding use as a single-family residence.

Further Your Affiant Sayeth Naught,


Mr. Steven C. Hawkins

Sworn to before me this)
)
 1 day of April) 2024
)
)
)

(L.S.)
Notary Public for South Carolina
My commission expires





AGENDA
GREER CITY COUNCIL
8/12/2025

First Reading of Ordinance Number 15-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY GREENVILLE HOSPITAL SYSTEM LOCATED ON SOUTH BUNCOMBE ROAD, WEST ROAD AND SOUTH MAIN STREET FROM COMMERCIAL GENERAL (CG) AND OFFICE PROFESSIONAL (OP) TO REGIONAL CENTER (RC) (Action Required)

Executive Summary:

Ordinance 15-2025 is a rezoning request for six parcels located along S Buncombe Rd, West Rd, and S Main St. The request is to rezone the parcels, consisting of 48.84 acres, from Commercial General (CG) and Office Professional (OP) to Regional Center (RC). The intent of the rezoning is to have a consistent zoning for medical complex expansion. The Planning Commission conducted a public hearing on July 21, 2025 for the rezoning and unanimously recommended approval.

Andy Boyles, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	8/7/2025	Cover Memo
❑ Ordinance Number 15-2025	8/7/2025	Ordinance
❑ Ord 15-2025 Exhibit A Map	8/7/2025	Exhibit
❑ Ord 15-2025 Exhibit B Titles to Real Estate	8/7/2025	Exhibit
❑ Ord 15-2025 Exhibit C Survey	8/7/2025	Exhibit
❑ Ord 15-2025 Rezoning Application	8/7/2025	Backup Material
❑ Ord 15-2025 Planning Commission Minutes	8/7/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Andy Boyles, Planner

Subject: Ordinance #15-2025

Date: July 23, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 15-2025 is a rezoning request for six parcels located along S Buncombe Rd, West Rd, and S Main St. The request is to rezone the parcels, consisting of 48.84 acres, from Commercial General (CG) and Office Professional (OP) to Regional Center (RC). The intent of the rezoning is to have a consistent zoning for medical complex expansion.

The Planning Commission conducted a public hearing on July 21, 2025 for the rezoning and unanimously recommended approval.

ORDINANCE NUMBER 15-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY GREENVILLE HOSPITAL SYSTEM LOCATED ON SOUTH BUNCOMBE ROAD, WEST ROAD AND SOUTH MAIN STREET FROM COMMERCIAL GENERAL (CG) AND OFFICE PROFESSIONAL (OP) TO REGIONAL CENTER (RC)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Greenville Hospital System located on South Buncombe Road, West Road and South Main Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G006000200603, G004000200101, G004000200110, G004000200106, G004000200100 and 0535010103300 containing approximately 48.84 +/- acres attached hereto marked as Exhibit A, the Titles to Real Estate 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 properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on July 21, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Regional Center (RC).
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 properties located on South Buncombe Road, West Road and South Main Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G006000200603, G004000200101, G004000200110, G004000200106, G004000200100 and 0535010103300 containing approximately 48.84 +/- acres attached hereto marked as Exhibit A shall be changed from Commercial General (CG) and Office Professional (OP) to Regional Center (RC).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

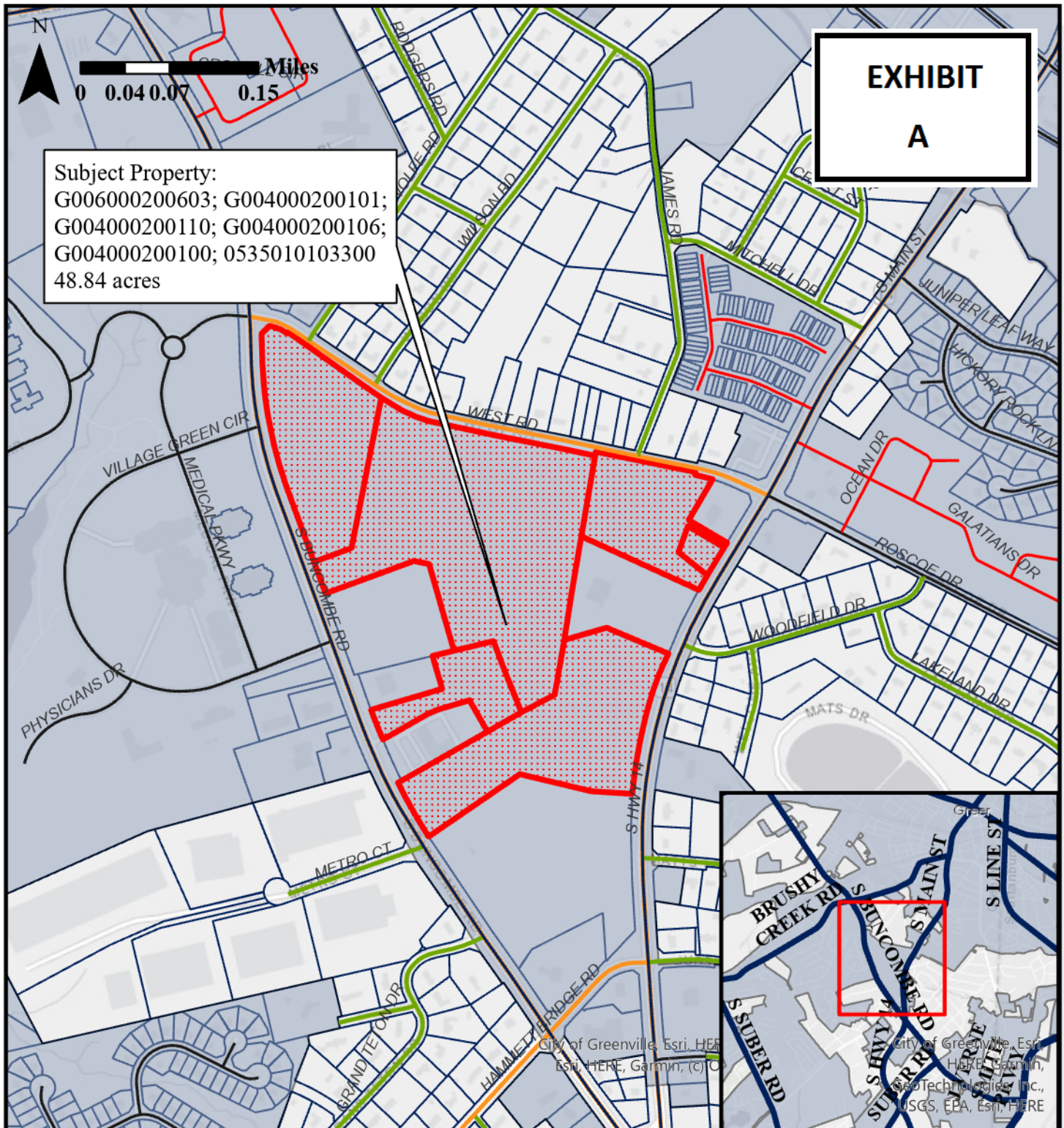
Introduced by:

First Reading: August 12, 2025

Second and
Final Reading: August 26, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney




Location Map: Ordinance 15-2025

Case Number: RZ 25-06

Legend

City Limits
 Parcels

 RZ 25-06 (Greer Memorial CG/OP to RC)

Created by the City of Greer Planning & Development Services Department:
 8/1/2025 11:29 AM

The City of Greer Planning & Development Services 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 & Development Services Department.



BOOK 2039 PAGE 813

Offices of HAYNSWORTH SINKLER BOYD, P. A., Attorneys at Law, Greenville, SC

EXEMPT

2003 MAY 23 A 11:35

MAY 23 2003

GRANTEE ADDRESS:
701 Grove Road
Greenville, SC 29605STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that

OLB, LLC, a South Carolina limited liability company,

in consideration of -----TEN and No/100 (\$10.00) ----- DOLLARS and other valuable consideration, and as Part of an IRC Sec. 1031 Tax-Deferred Exchange

to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto:

Greenville Hospital System, its Successors and Assigns, forever:

All that certain piece, parcel or tract of land containing 4.00 acres situate on the eastern side of Buncombe Road, in the County of Greenville, State of South Carolina and shown and designated as Tract 2 on plat of survey entitled, "Boundary Survey for Greenville Hospital System" dated February 25, 2003, prepared by Site Design, Inc., and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 46 W at Page 100, reference to which is hereby craved for a metes and bounds description thereof.

Derivation: This is a portion of the property conveyed to the Grantor herein by deed of John Thomas Herd, recorded in the Office of the Register of Deeds for Greenville County on June 1, 1999 in Deed Book 1842 at Page 288.

-288-535.1-1-33

This conveyance is made subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may appear of record or on the subject 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, and the grantee's heirs or successors and assigns, forever. And, the grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the

59211

05-23-2003 01CL6065

RECORDING FEE 10.00

grantee and the grantee's heirs or successors against the grantor and the grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 22nd day of May, 2003.

SIGNED, sealed and delivered
in the presence of:

[Signature]
Witness

Linda M. Bean
Witness

[Signature]
Witness
[Signature]
Witness

OLB, LLC, a South Carolina
limited liability company

By: [Signature] (SEAL)
Member

By: [Signature] (SEAL)
Member

By: [Signature] (SEAL)
Member

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 22nd day of May, 2003, by Robert E. Osbon, as Member, of OLB, LLC, the within named grantor as and for its act and deed.

[Signature]
Notary Public, State of South Carolina

My commission expires: 10-20-03

STATE OF SOUTH CAROLINA)

) ACKNOWLEDGMENT

COUNTY OF GREENVILLE)

The foregoing instrument was acknowledged before me this 22 day of May, 2003, by C. Blake Kelly and Charles B. Langston, Jr., as Members, of OLB, LLC, the within named grantor as and for its act and deed.



Notary Public, State of South Carolina

My commission expires: 4-8-09

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. Property located in Greenville County bearing Greenville County Tax Map Number 0535.01-01-033.00 was transferred by OLB, LLC, to Greenville Hospital System, on May 22, 2003.
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) No. 2 - POLITICAL SUBDIVISION
 (If exempt, please skip Items 4 - 7 and go to Item 8 of this Affidavit)
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked (See Information Section of this Affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is: \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$ _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in Item 4 above here: _____
 - (b) Place the amount listed in Item 5 above here: _____
 (If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$ _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: ATTORNEY

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]

Responsible Person Connected with the Transaction

CHARLES E. McDONALD JR.
Print or Type Name Here

SWORN to before me this 22nd day
of May, 2003.

Linda M. Bean
Notary Public for SC
My commission expires: *12-19-2012*

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. 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 \$100.00;
- (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 of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) foreclosure (mortgagor to mortgagee);
- (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.

240 CS Deed.doc

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 11:36 AM
05 23 03 RECORDED IN DEED
BOOK 2039 PAGE 0813 THRU 0818
DOC # 2003059211

Judy A. Hix

JUDY G. HIX
REGISTER OF DEEDS

BOOK 2043 PAGE 371 ✓

Offices of HAYNSWORTH SINKLER BOYD, P. A., Attorneys at Law, Greenville, SC

2003 JUN 20 P 1:56

GRANTEE ADDRESS:
701 Grove Road
Greenville, SC 29605

EXHIBIT

FILED
GREENVILLE, SC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SPECIAL WARRANTY
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that

Branch Banking and Trust Company of South Carolina, Successor to United Carolina Bank of South Carolina and Bank of Greer, as Trustee for Pearl W. James, Kate W. McClimon, Madison Wood, Nell W. Reese, Ruby W. Colvin, Bessie W. Massey, Margaret Vaughn Wood, Charles Wayne Wood, Harold Benny Wood, Josephine W. Shurgour Duxbury, Doris Wood Thayer, and Jacqueline B. Buffington, under Trust Agreement set forth in the deeds referred to hereinbelow,

in consideration of ----- TEN and No/100 (\$10.00) ----- Dollars and other valuable considerations

to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto:

Greenville Hospital System, its Successors and Assigns, forever:

All that certain piece, parcel or tract of land containing 2.989 acres, situate, lying and being on the western side of South Carolina Highway No. 14, in the County of Greenville, State of South Carolina and being shown and designated on plat of survey entitled, "Boundary Survey for Greenville Hospital System" prepared by Freeland & Associates, Inc., dated April 3, 2003 and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 478 at Page 65, reference to which is hereby craved for a metes and bounds description thereof.

TOGETHER with all the right, title and interest of the Grantor in all easements benefiting the premises herein conveyed.

Derivation: This is a portion of the property conveyed to the Grantor herein by the above named beneficiaries in the following deeds: Deed Book 843 at Page 397, Deed Book 843 at Page 348, Deed Book 843 at Page 347, Deed Book 843 at Page 346, Deed Book 843 at Page 345, all of which were recorded on May 3, 1968, and Deed Book 843 at Page 456, recorded on recorded on May 6, 1968.

This conveyance is made subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may appear of record or on the subject property.

70419

06-20-03 # 898792 RELEASING FE 10.00

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 or successors and assigns, forever. And, the grantor does hereby bind the grantor and the grantor's successors in office to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors against the grantor and the grantor's successors in office.

WITNESS the grantor's hand and seal this 18th day of June, 2003.

SIGNED, sealed and delivered
in the presence of:

Quanita L. Jackson
Witness
Sandra H. Bodine
Witness

Branch Banking and Trust Company of South
Carolina, as Successor to Bank of Greer and United
Carolina Bank of South Carolina, as Trustee for the
beneficiaries referred to herein

By: (SEAL) Jmrae
Its: Vice President

STATE OF North Carolina)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 18th day of June, 2003, by the
within named grantor as and for its act and deed.

Quanita L. Jackson
Notary Public for

My commission expires: 7/18/05

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. Property bearing Greenville County Tax Map Number G004.00-02-001.00(Part) was transferred by Branch Banking and Trust Company of South Carolina, as Successor to Bank of Greer and United Carolina Bank of South Carolina, as Trustee for the beneficiaries referred to herein, to Greenville Hospital System, on June 18th, 2003.
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)
#2 - TRANSFER TO POLITICAL SUBDIVISION
 (If exempt, please skip Items 4 -7 and go to Item 8 of this Affidavit)
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked (See Information Section of this Affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is: \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$ _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in Item 4 above here: _____
 - (b) Place the amount listed in Item 5 above here: _____
 (If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$ _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney

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

CHARLES E. McDONALD, JR.

Print or Type Name Here

SWORN to before me this 18th day
of June, 2003, 2003.

Linda M. Bean

Notary Public for SC

My commission expires: 12-19-2012

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. 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 \$100.00;
- (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 of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) foreclosure (mortgagor to mortgagee);
- (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.

240 CS Deed.doc

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 01:56 PM
06 20 03 RECORDED IN DEED
BOOK 2043 PAGE 0371 THRU 0375
DOC # 2003070419 *Judy A. Hiv*

EXEMPT

DEC 19 2003

BOOK 2068 PAGE 412

Space above this line for recording information

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE P 12: 35
(No Title Examination)

KNOW ALL MEN BY THESE PRESENTS THAT, THE SCHOOL DISTRICT OF GREENVILLE COUNTY, herein referred to as Grantor for and in consideration of the sum of ONE MILLION ONE HUNDRED THOUSAND AND 00/100 (\$1,100,000.00) Dollars, to me paid by GREENVILLE HOSPITAL SYSTEM, hereinafter referred to as 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 said Grantee, its successors and assigns forever.

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 15.056 Acres located on West Road as shown on plat entitled "Survey for Greenville Hospital System" by Benchmark Surveying, Inc., dated September 26, 2003 and recorded in the Register of Deeds Office for Greenville County, S.C., in Plat Book 470 at Page 32, reference being made hereto to said plat for the exact metes and bounds thereof.

This being the same property conveyed unto the Grantor herein by Bessie Q. Wood, Individually and as Administratrix of the Estate of I. M. Wood recorded May 16, 1955 in the RMC Office for Greenville County, S.C., in Deed Book 525 at Page 363.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises.

Grantee Address:

701 Grove Rd
Greenville SC 29605
288 - 24 - 2 - 1.1

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

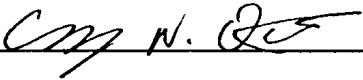
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, his heirs, and assigns forever.

AND THE GRANTOR does hereby bind Grantor heirs, and the Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs and assigns, against Grantor and Grantor's heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.


145799

WITNESS my Hand and Seal this 18th day of December, in the year of our Lord 2003

Signed, Sealed and Delivered
in the Presence of:



The School District of Greenville County

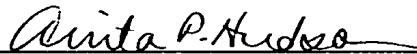


By: 

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by the Principals and was executed and acknowledged to be the free act and voluntary deed of the Principals.

SWORN to before me this
18 day of December, 2003



Notary Public for the Greenville

My Commission Expires: 10-22-2012

PREPARED BY:
S. ALLAN HILL
ATTORNEY AT LAW
205 E. BROAD STREET
GREENVILLE, SC 29601

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 at WEST ROAD
bearing _____ County Tax Map Number _____ and was
transferred by SCHOOL DISTRICT OF GREENVILLE COUNTY
to GREENVILLE HOSPITAL SYSTEM on 12-18-03.
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)
2
(If exempt, please skip Items 4 - 7 and go to Item 8 of this Affidavit)
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked (See Information Section of this Affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is: \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$ _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in Item 4 above here: _____
 - (b) Place the amount listed in Item 5 above here:
(If no amount is listed, place zero here.) _____
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$ _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
ATTORNEY

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.

Charles E. McDonald, Jr.
Responsible Person Connected with the Transaction

CHARLES E. McDONALD, JR.
Print or Type Name Here

SWORN to before me this 19 day
of DECEMBER 2001.

[Signature]
Notary Public for SC

My commission expires: 10-13-13

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. 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 \$100.00;
- (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 of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) foreclosure (mortgagor to mortgagee);
- (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.

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 12:35 PM
12 19 03 RECORDED IN DEED
BOOK 2068 PAGE 0412 THRU 0415
DOC # 2003145799

Judy A. Hix

EXEMPT

JUDY G. HIX
REGISTER OF DEEDS

BOOK 2043 PAGE 376

Offices of HAYNSWORTH SINKLER BOYD, P. A., Attorneys at Law, Greenville, SC

2003 JUN 20 P 1:56

GRANTEE ADDRESS:
701 Grove Road
Greenville, SC 29605

FILED
GREENVILLE, SC
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that

Carolinda M. Robison, John W. Robison, Jr., and Charles D. Robison, and Branch Banking and Trust Company of South Carolina, as Successor to Bank of Greer and United Carolina Bank of South Carolina, as Trustee

in consideration of ----- TEN and No/100 (\$10.00) ----- Dollars and other valuable considerations

to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto:

Greenville Hospital System, its Successors and Assigns, forever:

All that certain piece, parcel or tract of land containing 0.577 acres, situate, lying and being on the western side of South Carolina Highway No. 14, in the County of Greenville, State of South Carolina and being shown and designated on plat of survey entitled, "Boundary Survey for Greenville Hospital System" prepared by Freeland & Associates, Inc., dated April 3, 2003 and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 475 at Page 65, reference to which is hereby craved for a metes and bounds description thereof.

Derivation: This is the identical property conveyed by the following deeds: (1) Deeds of Distribution from Carolinda M. Robison, as Personal Representative of the Estate of Mrs. Kate Wood McClimon, to Carolinda M. Robison and Charles Graham McClimon recorded in Deed Book 1487 at Page 992 on September 14, 1992, and (2) Deed of Distribution from Carolinda McClimon Robison, as Personal Representative of the Estate of Charles Graham McClimon, to Carolinda M. Robison, John W. Robison, Jr., and Charles D. Robison recorded in Deed Book 2033 at Page 1695 on April 10, 2003.

288-24-2-1.5-0.5776

This conveyance is made subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may appear of record or on the subject property.

Branch Banking and Trust Company of South Carolina, Successor to United Carolina Bank of South Carolina and Bank of Greer, as Trustee for Pearl W. James, et al., joins in this deed for the purpose of releasing and quit-claiming unto the Grantee any interest which it may have inadvertently received under deed recorded in Deed Book 843 at Page 397.

70418

01-20-03 4 080723 RECORDING FE 10.00

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 or successors and assigns, forever. And, the grantors, Carolinda M. Robison, John W. Robison, Jr., and Charles D. Robison, do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors against the grantors and the grantors' heirs or successors.

WITNESS the grantors' hands and seals this 18 day of June, 2003.

SIGNED, sealed and delivered
in the presence of:

[Signature]

[Signature]
Witnesses as to Carolinda M. Robison

[Signature]

[Signature]
Witnesses as to John W. Robison, Jr.

[Signature]

[Signature]
Witnesses as to Charles D. Robison

Margaret A. Smith

Jeanette L. Jacobson
Witnesses as to Branch Banking and Trust
Company of South Carolina

Carolinda M. Robison
Carolinda M. Robison

John W. Robison, Jr.
John W. Robison, Jr.

Charles D. Robison
Charles D. Robison

Branch Banking and Trust Company of South
Carolina, as Successor to Bank of Greer and United
Carolina Bank of South Carolina, as Trustee for the
beneficiaries referred to in the deed recorded in Deed
Book 843 at Page 397, et al.

By: (SEAL) [Signature]
Its: vice president

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 19 day of June, 2003, by
Carolinda M. Robison.

[Signature]

Notary Public for South Carolina

My commission expires: 9-8-09

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 19 day of June, 2003, by John W. Robison, Jr.

[Signature]

Notary Public for South Carolina

My commission expires: 9-8-09

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 19 day of June, 2003, by Charles D. Robison.

[Signature]

Notary Public for South Carolina

My commission expires: 9-8-09

STATE OF North Carolina)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 18th day of June, 2003, by the within named Branch Banking and Trust Company of South Carolina, as Successor to Bank of Greer and United Carolina Bank of South Carolina, as Trustee, as and for its act and deed.

Juanita L. Jackson
Notary Public for

My commission expires: 7/18/05

STATE OF SOUTH CAROLINA)

AFFIDAVIT

COUNTY OF GREENVILLE)

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. Property bearing Greenville County Tax Map Number G004.00-02-001.06 was transferred by Carolinda M. Robison, John W. Robison, Jr., Charles E. Robison, and Branch Banking and Trust Company of South Carolina, as Successor to Bank of Greer and United Carolina Bank of South Carolina, as Trustee for the beneficiaries referred to herein, to Greenville Hospital System, on June 18, 2003.
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) #2 - TRANSFER TO POLITICAL SUBDIVISION
(If exempt, please skip Items 4-7 and go to Item 8 of this Affidavit)
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked (See Information Section of this Affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is: \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$ _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in Item 4 above here: _____
 - (b) Place the amount listed in Item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$ _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney
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.

Charles E. McDonald, Jr.
Responsible Person Connected with the Transaction

CHARLES E. McDONALD, JR
Print or Type Name Here

SWORN to before me this 18th day of
June, 2003.

June, 2003 - Linda M. Bean
Notary Public for SC
My commission expires: 12-19-2012

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. 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 \$100.00;
- (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 of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) foreclosure (mortgagor to mortgagee);
- (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.

Judy A. Hix

4/8
BOOK 2043 PAGE 366

JUDY G. HIX
REGISTER OF DEEDS

Offices of HAYNSWORTH SINKLER BOYD, P. A., Attorneys at Law, Greenville, SC

GRANTEE ADDRESS:
701 Grove Road
Greenville, SC 29605

2003 JUN 20 P 1:55

EX-1007

JUN 27 2003

FILED
GREENVILLE, SC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SPECIAL WARRANTY
TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that

Branch Banking and Trust Company of South Carolina, Successor to United Carolina Bank of South Carolina and Bank of Greer, as Trustee for Pearl W. James, Kate W. McClimon, Madison Wood, Nell W. Reese, Ruby W. Colvin, Bessie W. Massey, Margaret Vaughn Wood, Charles Wayne Wood, Harold Benny Wood, Josephine W. Shurgour Duxbury, Doris Wood Thayer, and Jacqueline B. Buffington, under Trust Agreement set forth in the deeds referred to hereinbelow,

in consideration of ----- TEN and No/100 (\$10.00) ----- Dollars and other valuable considerations

to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto:

Greenville Hospital System, its Successors and Assigns, forever:

All that certain piece, parcel or tract of land containing 4.814 acres, situate, lying and being on the western side of South Carolina Highway No. 14 and the southern side of West Road, in the County of Greenville, State of South Carolina and being shown and designated on plat of survey entitled, "Boundary Survey for Greenville Hospital System" prepared by Freeland & Associates, Inc., dated April 3, 2003 and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 47B at Page 65, reference to which is hereby craved for a metes and bounds description thereof.

111282-24-2-110-7 4.814 ac
305701-282-24-2-1
TOGETHER with all the right, title and interest of the Grantor in all easements benefiting the premises herein conveyed.

Derivation: This is a portion of the property conveyed to the Grantor herein by the above named beneficiaries in the following deeds: Deed Book 843 at Page 397, Deed Book 843 at Page 348, Deed Book 843 at Page 347, Deed Book 843 at Page 346, Deed Book 843 at Page 345, all of which were recorded on May 3, 1968, and Deed Book 843 at Page 456, recorded on recorded on May 6, 1968

This conveyance is made subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may appear of record or on the subject property.

70417

01-20-03 4 (5972) RECORDING FE 10.00

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 or successors and assigns, forever. And, the grantor does hereby bind the grantor and the grantor's successors in office to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors against the grantor and the grantor's successors in office.

WITNESS the grantor's hand and seal this 18th day of June, 2003.

SIGNED, sealed and delivered
in the presence of:

Juanita L. Jackson
Witness
Sandra J. Badine
Witness

Branch Banking and Trust Company of South
Carolina, as Successor to Bank of Greer and United
Carolina Bank of South Carolina, as Trustee for the
beneficiaries referred to herein

By: (SEAL) Juanita
Its: vice president

STATE OF North Carolina)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 18th day of June, 2003, by the
within named grantor as and for its act and deed.

Juanita L. Jackson
Notary Public for

My commission expires: 7/18/05

STATE OF SOUTH CAROLINA)

)

AFFIDAVIT

COUNTY OF GREENVILLE)

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. Property bearing Greenville County Tax Map Number G004.00-02-001.00(Part) was transferred by Branch Banking and Trust Company of South Carolina, as Successor to Bank of Greer and United Carolina Bank of South Carolina, as Trustee for the beneficiaries referred to herein, to Greenville Hospital System, on June 18, 2003.
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)
2 - TRANSFER TO POLITICAL SUBDIVISION
 (If exempt, please skip Items 4 -7 and go to Item 8 of this Affidavit)
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked (See Information Section of this Affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is: \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$ _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in Item 4 above here: _____
 - (b) Place the amount listed in Item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$ _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney

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

CHARLES E. McDONALD, JR.

Print or Type Name Here

SWORN to before me this 18th day
of June, 2003 ~~2001~~

Ginda M. Bean

Notary Public for SC

My commission expires: 12-19-2012

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. 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 \$100.00;
- (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 of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) foreclosure (mortgagor to mortgagee);
- (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.

240 CS Deed.doc

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 01:55 PM
06 20 03 RECORDED IN DEED
BOOK 2043 PAGE 0366 THRU 0370
DOC # 2003070417

Judy A. Hiv

BOOK 2042 PAGE 185

Offices of HAYNSWORTH SINKLER BOYD, P. A., Attorneys at Law, Greenville, SC

2003 JUN 12 2 3:11

GRANTEE ADDRESS:
701 Grove Road
Greenville, SC 29605

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

EXEMPT

JUN 12 2003

KNOW ALL MEN BY THESE PRESENTS, that

W. Carl Smith

in consideration of ----- TEN AND NO/100 (\$10.00) ----- DOLLARS and other valuable consideration, and as Part of an IRC Sec. 1031 Tax-Deferred Exchange

to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto:

Greenville Hospital System, its Successors and Assigns, forever:

All that certain piece, parcel or tract of land containing 8.073 acres, situate, lying and being on the eastern side of Buncombe Road and the southern side of West Road, in the County of Greenville, State of South Carolina and being shown and designated on a plat of survey entitled, "Boundary Survey for Greenville Hospital System" prepared by Benchmark Surveying, Inc., dated April 3, 2003 and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 47-B at Page 47, reference to which is hereby craved for a metes and bounds description thereof.

111) 288 - 26 - 2.6.3

Derivation: This is a portion of the property conveyed to the Grantor herein by deed of Crescent Resources, Inc. recorded in the Office of the Register of Deeds for Greenville County on August 26, 1992 in Deed Book 1486 at Page 19.

This conveyance is made subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may appear of record or on the subject property.


66626

06-12-03 # 098440 RECORDING FE 10.00

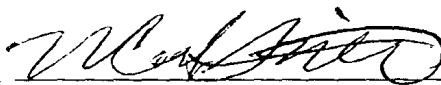
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee's heirs or successors and assigns, forever. And,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

WITNESS the grantor's hand and seal this 10th day of June, 2003.

SIGNED, sealed and delivered
in the presence of:



Witness

 (SEAL)

W. Carl Smith



Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 10th day of June, 2003, by the within named grantor as and for his act and deed.



Notary Public, State of South Carolina

My commission expires: 9-8-09

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. Property located at 803 S. Buncombe Road, Greer, SC, bearing Greenville County Tax Map Number G006.0-02-06.03 was transferred by W. Carl Smith to Greenville Hospital System, on June 10, 2003.
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)
#2 TRANSFER TO POLITICAL SUBDIVISION
 (if exempt, please skip Items 4 -7 and go to Item 8 of this Affidavit)
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked (See Information Section of this Affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is: \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$ _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in Item 4 above here: _____
 - (b) Place the amount listed in Item 5 above here:
 (If no amount is listed, place zero here.) _____
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$ _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: ATTORNEY

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

CHARLES E. McDONALD JR.
Print or Type Name Here

SWORN to before me this 10th day
of June, 2003.

Linda M. Beaw
Notary Public for SC
My commission expires: 12-19-2012

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. 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 \$100.00;
- (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 of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) foreclosure (mortgagor to mortgagee);
- (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.

240 CS Deed.doc

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 03:44 PM
06 12 03 RECORDED IN DEED
BOOK 2042 PAGE 0185 THRU 0189
DOC # 2003066626

Judy A. Hix

15.30261323400073449570702026.000701049 14901.2 12225.24 N

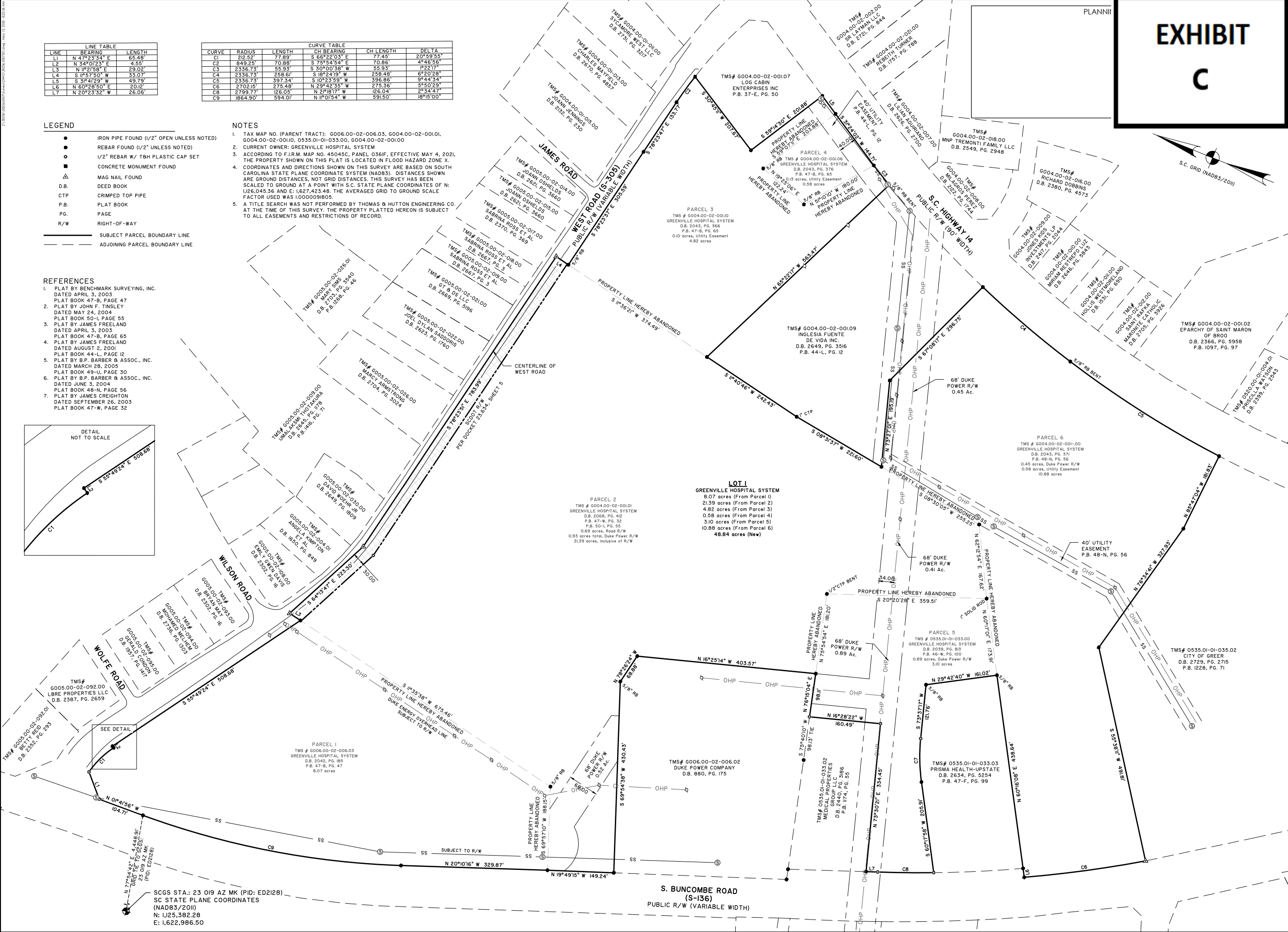
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 47°23'34" E	65.48'
L2	N 34°01'23" E	4.55'
L3	N 10°21'58" E	23.02'
L4	S 10°57'50" W	33.07'
L5	S 31°41'29" W	49.79'
L6	N 60°28'50" E	20.12'
L7	N 20°23'52" W	26.06'

- LEGEND
- IRON PIPE FOUND (1/2" OPEN UNLESS NOTED)
 - REBAR FOUND (1/2" UNLESS NOTED)
 - 1/2" REBAR W/ T&H PLASTIC CAP SET
 - CONCRETE MONUMENT FOUND
 - ▲ MAG NAIL FOUND
 - D.B. DEED BOOK
 - CTP CRIMPED TOP PIPE
 - P.B. PLAT BOOK
 - P.G. PAGE
 - R/W RIGHT-OF-WAY
 - SUBJECT PARCEL BOUNDARY LINE
 - - - ADJOINING PARCEL BOUNDARY LINE

- REFERENCES
1. PLAT BY BENCHMARK SURVEYING, INC. DATED APRIL 3, 2003
PLAT BOOK 47-B, PAGE 47
 2. PLAT BY JOHN F. TINSLEY DATED MAY 24, 2004
PLAT BOOK 50-1, PAGE 55
 3. PLAT BY JAMES FREELAND DATED APRIL 3, 2003
PLAT BOOK 47-B, PAGE 65
 4. PLAT BY JAMES FREELAND DATED AUGUST 2, 2001
PLAT BOOK 44-L, PAGE 12
 5. PLAT BY B.P. BARBER & ASSOC., INC. DATED MARCH 28, 2005
PLAT BOOK 49-U, PAGE 30
 6. PLAT BY B.P. BARBER & ASSOC., INC. DATED JUNE 3, 2004
PLAT BOOK 48-N, PAGE 56
 7. PLAT BY JAMES GREIGHTON DATED SEPTEMBER 26, 2003
PLAT BOOK 47-W, PAGE 32

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	212.52'	77.89'	S 66°22'03" E	77.45'	20°59'55"
C2	849.25'	70.86'	S 75°45'54" E	70.86'	4°44'55"
C3	2336.73'	55.93'	S 30°00'36" W	55.93'	P 22'17"
C4	2336.73'	258.61'	S 18°24'19" W	258.48'	6°20'28"
C5	2336.73'	397.34'	S 10°23'59" W	396.86'	9°44'34"
C6	2702.15'	275.48'	N 29°42'35" W	273.36'	5°50'29"
C8	2709.77'	126.05'	N 21°18'17" W	126.04'	2°34'47"
C9	1864.90'	594.01'	N 10°01'54" W	591.50'	18°15'00"

- NOTES
1. TAX MAP NO. (PARENT TRACT): 6006.00-02-006.03, 6004.00-02-001.01, 6004.00-02-001.01, 0535.01-01-033.00, 6004.00-02-001.00
 2. CURRENT OWNER: GREENVILLE HOSPITAL SYSTEM
 3. ACCORDING TO F.I.R.M. MAP NO. 45045C, PANEL 0361F, EFFECTIVE MAY 4, 2021, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
 4. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES. THIS SURVEY HAS BEEN SCALED TO GROUND AT A POINT WITH S.C. STATE PLANE COORDINATES OF N: 1126,045.36 AND E: 1,627,423.48. THE AVERAGED GRID TO GROUND SCALE FACTOR USED WAS 1.0000091805.
 5. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



VICINITY MAP not to scale

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

PHILLIP P. GERARD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 26596

682 Johnnie Dodds Boulevard • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200

PLAT OF
THE PROPERTY LINE
ABANDONMENT OF
**PARCEL 1 (8.07 Ac.),
PARCEL 2 (21.39 Ac.),
PARCEL 3 (4.82 Ac.),
PARCEL 4 (0.58 Ac.),
PARCEL 5 (3.10 Ac.), &
PARCEL 6 (10.88 Ac.)**
TO CREATE
LOT 1 (48.84 Ac.)

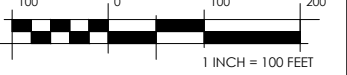
CITY OF GREER
GREENVILLE COUNTY, SOUTH CAROLINA

prepared for
Greenville Hospital System

No.	Revision	By	Date



220 N. Main Street • Suite 402
Greenville, SC 29601 • 864.412.2222
www.thomasandhutton.com



plat	drawn	reviewed	field	crew
04/16/25	JPG	PPG	04/14/25	MS, AF



ZONING MAP AMENDMENT APPLICATION (REZONING)

Date 4/22/25

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

Tax Map Number(s) TMS #G006000200603, G004000200101, G004000200110, G004000200106, G004000200100 and 0535010103300

Property Address(s) S. Buncombe Road

Acreage of Properties 48.8 Acres **County** Greenville

Applicant Information

Name Jack Reel for Thomas & Hutton
Address 220 N Main Street, Suite 402
Greenville, SC 29601
Contact Number 864.412.2222
Email reel.j@tandh.com
Business Name Thomas and Hutton Engineering Co.

Property Owner Information

(If multiple owners, see back of sheet)

Name Greenville Hospital System
Address 701 W. Faris Road
Greenville, SC 29605
Contact Number 864-569-5504
Email Brandon.Coker@prismahealth.org
Business Name Prisma Health

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 X

The applicant hereby requests that the property described be rezoned from

OP and GC

to

RC - Regional Center

Existing Use: open fields, wooded areas, remnants of previous structures and parking, utilities

Proposed Use: Medical

Signature(s) Brandon Coker

Brandon Coker -VP Facilities and Real Estate

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

See Reverse

Staff Report to the City of Greer Planning Commission
Monday, July 21, 2025

Case Number: RZ 25-06

Applicant: Thomas & Hutton Co.

Property Location: S Buncombe Rd

Tax Map Numbers: G006000200603; G004000200101; G004000200110; G004000200106; G004000200100; 0535010103300

Existing Zoning: Office Professional (OP)
Commercial General (CG)

Request: Rezone to Regional Center (RC)

Size: 48.8 acres

Comprehensive Plan: Mixed Employment

Analysis: **RZ 25-06**

RZ 25-06 is a rezoning request for six parcels on S Buncombe Road with a total acreage of 48.8 acres. The request is to rezone the parcels from Office Professional and Commercial General to Regional Center to construct a medical park.

Surrounding land uses and zoning include:

North:	Unzoned Greenville County – residential
East:	Design Review District (DRD) Unzoned Greenville County – residential (Leo Jamestown)
South:	Commercial General (CG) Unzoned Greenville County – commercial, residential
West:	Manufacturing and Logistics (ML) Office Professional (OP) – Greer Memorial Hospital

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 surrounding 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 25-06.

Mr. Boyles gave the basic information of the request.

Jack Reel, Thomas & Hutton, was present as project representative. He said that they are seeking consistent zoning for over 48 acres of medial uses.

Mr. Jones asked if there was anyone in the audience who would like to participate in the public hearing for the rezoning request. Hearing none, he closed the public hearing for RZ 25-06.

New Business

Mr. Jones opened the new business meeting for RZ 25-06.

Mr. Boyles presented Staff's analysis and recommendation of approval.

Mr. Thoma asked what the nearest equivalent to Regional Center was in the zoning ordinance. Ms. Kaade said that Commercial Corridor would have been the closest in building heights and usage.

Mr. Jones asks the current zoning of the hospital across the street. Mr. Boyles answered Office Professional.

ACTION – Mr. Lavender moved to approve RZ 25-06. Ms. Medford seconded the motion. The motion passed with a vote of 6 to 0.



AGENDA
GREER CITY COUNCIL
8/12/2025

First Reading of Ordinance Number 18-2025

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED ON COLDBROOK DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance 18-2025 is an annexation request for one parcel located on Coldbrook Dr in Spartanburg County. The parcel is approximately 0.262 acres. The requested zoning for the property is TN, Traditional Neighborhood and the intent is to subdivide the parcel and build one single-family detached home per lot. The Planning Commission will conduct a public hearing on August 18, 2025 for the zoning of the parcel. Andy Boyles, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	8/7/2025	Cover Memo
❑ Ordinance Number 18-2025	8/7/2025	Ordinance
❑ Ord 18-2025 Exhibit A Quitclaim Deed	8/7/2025	Exhibit
❑ Ord 18-2025 Exhibit B Survey	8/7/2025	Exhibit
❑ Ord 18-2025 Exhibit C Map	8/7/2025	Exhibit
❑ Ord 18-2025 Exhibit D FIRM	8/7/2025	Exhibit
❑ Ord 18-2025 Annexation Application	8/7/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Andy Boyles, Planner

Subject: Ordinance 18-2025

Date: July 30, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 18-2025 is an annexation request for one parcel located on Coldbrook Dr in Spartanburg County. The parcel is approximately 0.262 acres. The requested zoning for the property is TN, Traditional Neighborhood and the intent is to subdivide the parcel and build one single-family detached home per lot.

The Planning Commission will conduct a public hearing on August 18, 2025 for the zoning of the parcel.

ORDINANCE NUMBER 18-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED ON COLDBROOK DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTY

WHEREAS, True North Properties, LLC are the sole owners of a certain property located on Coldbrook Drive 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 5-13-16-061.01 containing approximately 0.262 +/- acre attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0204E attached hereto marked as Exhibit D; and,

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

WHEREAS, True North Properties, LLC has petitioned the City of Greer to annex 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 Traditional Neighborhood (TN); 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 0.262 acre +/- property shown in red on the attached map owned by True North Properties, LLC located on Coldbrook Drive as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-35-16-061.01 is hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced property shall be zoned Traditional Neighborhood (TN) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. ANNEXATION OF 205 FEET +/- OF COLDBROOK DRIVE ROADWAY: 205 feet +/- of Coldbrook Drive roadway along the edge of the annexed property owned by True North Properties, LLC 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 Traditional 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 45083C0204E.
6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #2.

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: August 12, 2025

Second and
Final Reading: August 26, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney



Recording Requested By and
When Recorded Mail to:

GRANTEE'S ADDRESS

35 Bridgewater Dr
Greenville SC 29615

Recorded 3 Pages on 07/17/2025 11:26:28 AM
Recording Fee: \$15.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Ashley B. Williams, Register Of Deeds

Recording Time, Book & Page

SOUTH CAROLINA QUITCLAIM DEED

COUNTY: SPARTANBURG

TAX MAP NUMBER: 5-13-16-061.01

DATE: JULY 16, 2025

NO TITLE SEARCH DONE BY ATTORNEY

Grantor

MH REALTY GROUP LLC

Grantee

TrueNorthProperties llc

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of **FIVE and 0/100 Dollars (\$5.00)** LOVE AND AFFECTION, the receipt and sufficiency of which is hereby acknowledged, to Grantor paid by Grantee, does hereby remise, release and forever quitclaim unto Grantee, the real estate (the "Premises") described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING, LOCATED AND BEING SITUATE IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA. NEAR THE CITY OF GREER, BEING SHOWN AND DESIGNATED AS LOT NUMBER 33, ON A PLAT, PREPARED BY KEVIN TODD BUCHANAN, SURVEYOR, FOR TRUENORTHPROPERTIES LLC DATED JUNE 14, 2025 AND RECORDED JUNE 30, 2025 IN PLAT BOOK 187 AT PAGE 538, IN THE RMC OFFICE FOR SPARTANBURG COUNTY. REFERENCE TO SAID PLAT IS HEREBY MADE FOR A COMPLETE LEGAL DESCRIPTION THEREOF.

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO MH REALTY GROUP LLC BY DEED OF GARY MICHAEL DAVIS, DATED JUNE 26, 2025 AND RECORDED ON JUNE 30, 2025 IN DEED BOOK 152-Q AT PAGE 531 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA.

TM# 5-13-16-061.01

This conveyance is made **SUBJECT TO**: subject to the easements, restrictions, reservations and conditions of record

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed under seal this 16 day of **JULY, 2025**.

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

GRANTOR: MH REALTY GROUP LLC


Witness #1-RACHEL BAYNE


BY: MARISOLE HERNANDEZ, SOLE MEMBER


Witness #2-HEATHER H. WELCH

*The subscribing witnesses are not a party
to or beneficiary of the transaction.*

STATE OF SOUTH CAROLINA

Acknowledgment for Individual Grantor

COUNTY OF GREENVILLE

I, a Notary Public for SOUTH CAROLINA, do hereby certify that the Above Signed, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 16 day of JULY, 2025.


HEATHER H. WELCH, NOTARY FOR SOUTH CAROLINA

My Commission Expires:

11/22/2029

STATE OF SOUTH CAROLINA)
COUNTY OF Spartanburg

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 at 865 Goldbrook Dr Greer SC 29657, bearing 2019 County Tax Map Number 5-13-16-061.01, was transferred by MH Realty Group LLC to Twentieth Properties LLC on 7/16/25.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder/partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because (see information section of affidavit):
12 (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Heather H Welch, Attorney
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 16
day of Sept 2025
Rachel Bayne
Notary Public for _____
My Commission Expires: _____

Responsible Person Connected with the Transaction

Heather H Welch
Print or Type Name Here





SPARTANBURG COUNTY

Spartanburg County
GIS Department
366 N Church St, Ste 120
Spartanburg, S.C. 29302

DATE: 7/17/2025

Address Verification

To the owner, occupant, or agent of this property:

The following address is assigned by Spartanburg County and is valid for mail and emergency services (E911)

Tax Map Reference (Parcel) Number: 5-13-16-061.01

Location Address: 867 COLDBROOK DR, GREER SC

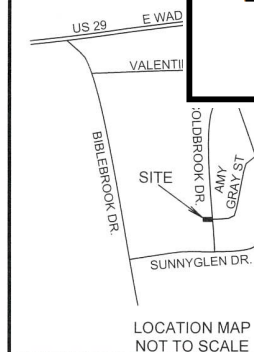
As a reminder, please complete the following steps to ensure timely delivery of mail and E911 response:

- Place the address number above, on, or at the side of the door facing the street from which the structure is addressed.
 - If your structure is more than fifty feet from the street, a number must also be placed near a walk, driveway, or other entrance to the property.
 - Numbers must be no less than three inches (3") high for residential structures and four inches (4") high for commercial structures.
- Visit the Spartanburg County Assessor's Office to complete a Change of Mailing Address form if you wish receive tax documents at this address.
- Verify that your local Post Office has received notice of this address and confirm your zip code with them.

For further information, please contact Genelle Jones, GIS/Addressing Analyst, at (864)596-3479, or gjones@spartanburgcounty.org.

EXHIBIT

B



LEGEND

IPF = IRON PIN FOUND
 IPS = IRON PIN SET
 CT = CLIP TOP PIN
 OT = OPEN TOP PIN
 MNS = MAG NAIL SET
 MNF = MAG NAIL FOUND
 RRSF = RAILROAD SPIKE FOUND
 SR = SOLID ROD
 CP = COMPUTED POINT NOT SET
 (R) = READING UNDER PAVEMENT
 RB = RE-BAR
 PP = POWER POLE
 OHU = OVERHEAD UTILITY LINES
 D.B. = DEED BOOK
 P.B. = PLAT BOOK

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 SCDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT

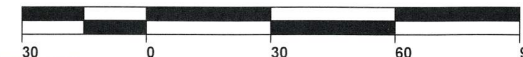
JUN 3 0 2025

LOT SURVEY FOR

AMY GRAY STREET
 50' RIGHT-OF-WAY

TRUENORTH PROPERTIES LLC

865 COLD BROOK DRIVE
 NEAR THE CITY OF GREER
 SPARTANBURG CO., SOUTH CAROLINA
 JUNE 14, 2025 SCALE 1" = 30'



FOR RECORDATION PURPOSES ONLY

This plat is not a subdivision as defined by Spartanburg County.

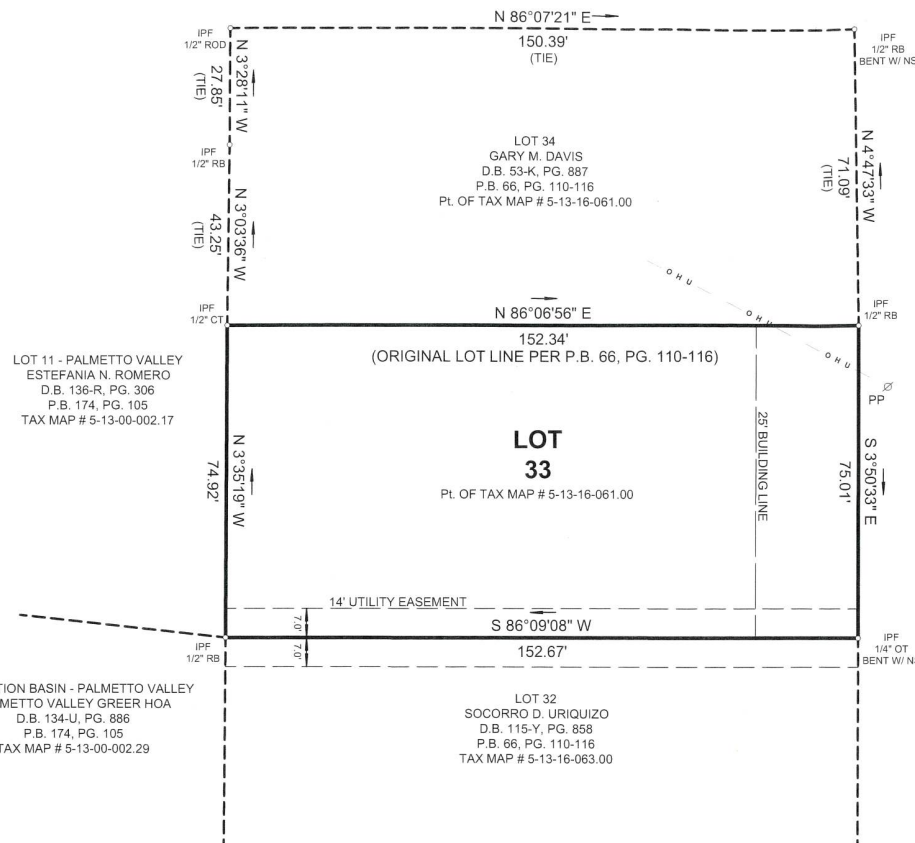
JUN 3 0 2025
 DATE

AUTHORIZED REPRESENTATIVE OF
 SPARTANBURG COUNTY PLANNING DEPARTMENT



29 SIR ABBOTT STREET
 GREENVILLE, SC 29607
 864-350-0510

KT.B.SURVEYING@GMAIL.COM KEVIN T. BUCHANAN, PLS # 40202



REFERENCES:

D.B. 69-S, PG. 842
 P.B. 66, PG. 110-116
 Pt. OF TAX MAP #
 5-13-16-061.00

LOT 33

SUNNYGLEN
 AT GREER
 0.262 ACRES
 11,432 SQ. FT.

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

LOT 11 - PALMETTO VALLEY
 ESTEFANIA N. ROMERO
 D.B. 136-R, PG. 306
 P.B. 174, PG. 105
 TAX MAP # 5-13-00-002.17

DETENTION BASIN - PALMETTO VALLEY
 PALMETTO VALLEY GREER HOA
 D.B. 134-U, PG. 886
 P.B. 174, PG. 105
 TAX MAP # 5-13-00-002.29

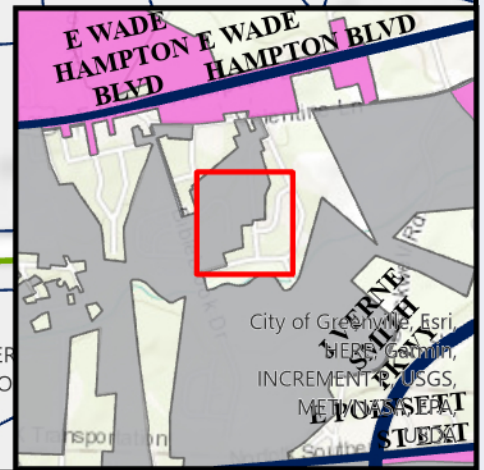
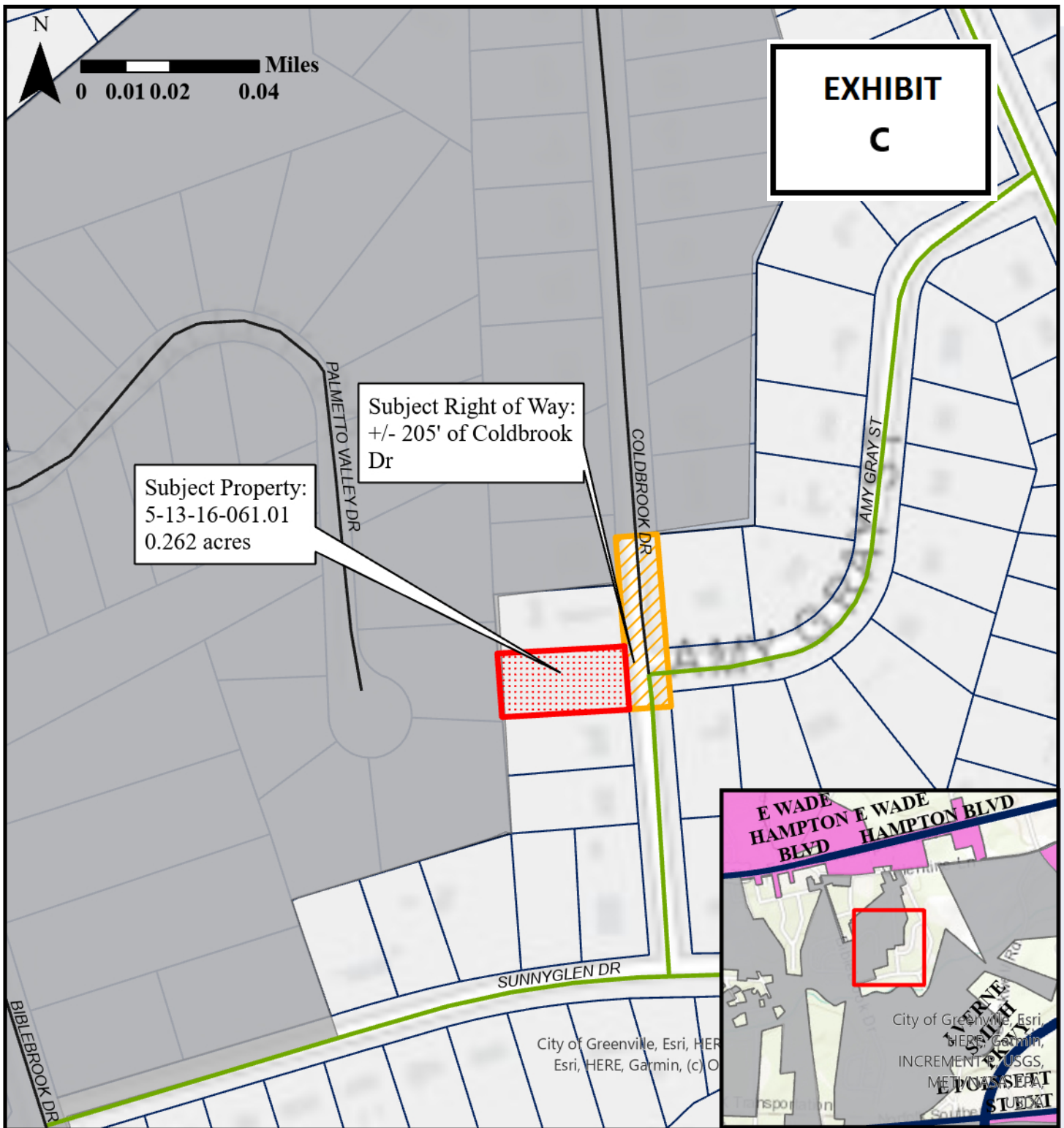
LOT 32
 SOCORRO D. URIQUIZO
 D.B. 115-Y, PG. 858
 P.B. 66, PG. 110-116
 TAX MAP # 5-13-16-063.00

PLT-2025-28847
 PLT BK 187 PG 538-538
 Recorded 1 Pages on 06/30/2025 11:53:31 AM
 Recording Fee: \$25.00
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 Ashley B. Williams, Register Of Deeds



NOTES:

- 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 PROPERTY: 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.
- 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.
- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA.
- THERE IS A 25' BUILDING LINE THROUGHOUT SUBD.



Location Map: Ordinance 18-2025

Case Number: AN 25-05

City Council Districts

District 2 - Karuiam Booker

District 3 - Mark Hopper

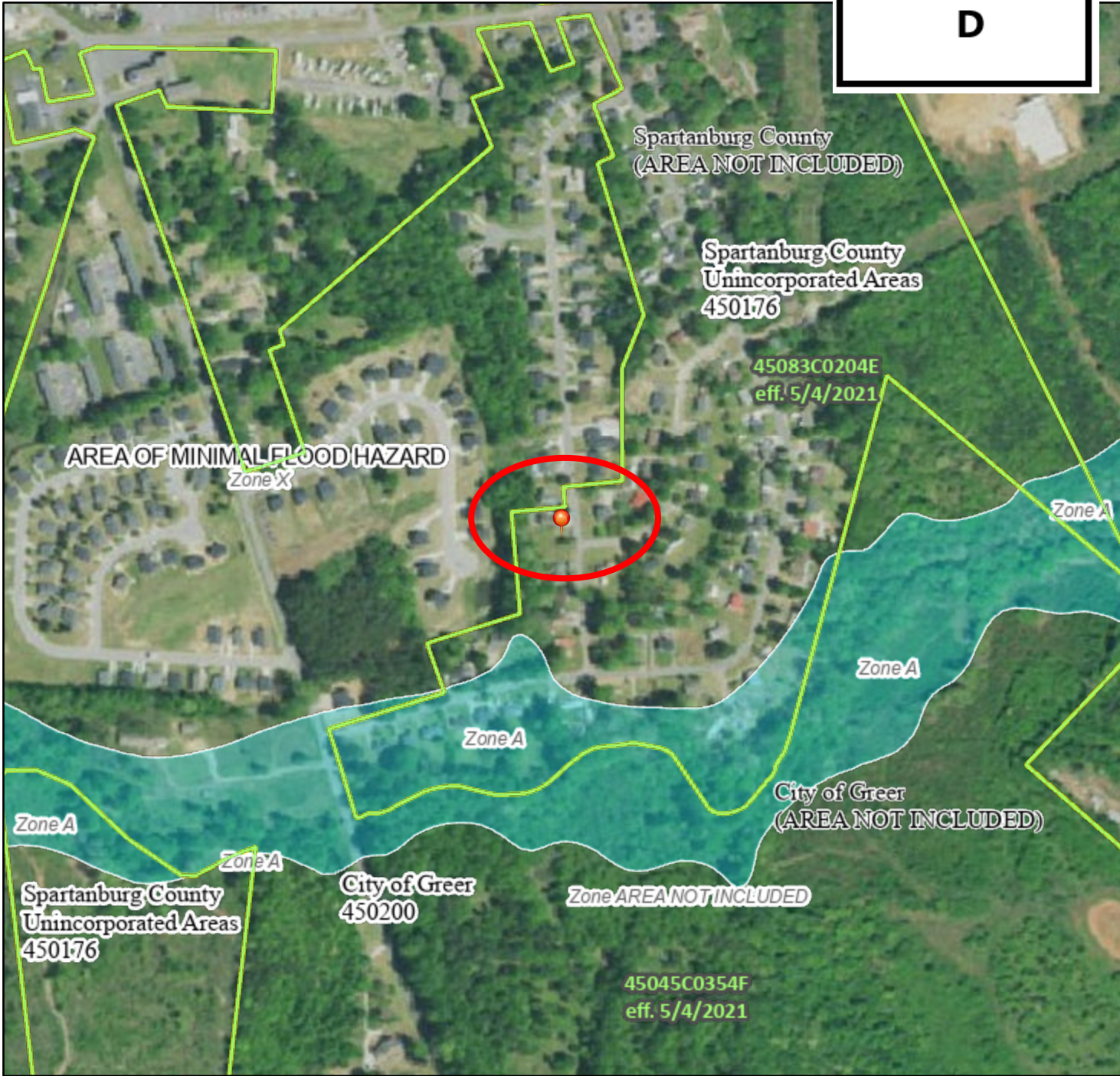
Created by the City of Greer Planning & Development Services Department: 7/24/2025 11:39 AM

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National Flood Hazard Layer FIRMMette

82°12'6"W 34°56'52"N



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

1:6,000

82°11'28"W 34°56'23"N

Basemap Imagery Source: USGS National Map 2023

EXHIBIT D

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas 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

OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER AREAS		Area of Undetermined Flood Hazard Zone D
		Effective LOMRs

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER AREAS		Area of Undetermined Flood Hazard Zone D
		Effective LOMRs

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER AREAS		Area of Undetermined Flood Hazard Zone D
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GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER AREAS		Area of Undetermined Flood Hazard Zone D
		Effective LOMRs

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER AREAS		Area of Undetermined Flood Hazard Zone D
		Effective LOMRs



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 867 COLD BROOK DRIVE GREER SC 29645 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 5-13-16-061.01 attached hereto

marked as Exhibit C containing approximately .26 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 25 day of JULY, 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 TN.

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: TRUENORTH PROPERTIES LLC
Print Name: JAY MUMFORD
Signature: [Signature]
Address: 30 BRIDGEWATER DR
Witness: [Signature]
Date: 07/28/2025
Parcel Address: 867 COLD BROOK DR. GREER SC 29645
Tax Map Number: 5-13-16-061.01

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



AGENDA
GREER CITY COUNCIL
8/12/2025

First Reading of Ordinance Number 19-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES OWNED BY RMM ENTERPRISE LLC LOCATED AT 306 EAST FRONTAGE ROAD FROM COMMERCIAL CORRIDOR (CC) TO MANUFACTURING LOGISTICS (ML)

Executive Summary:

Ordinance 19-2025 is a rezoning request for three parcels located along E Frontage Rd. The request is to rezone the parcels, consisting of 13.80 acres, from Corridor Commercial (CC) to Manufacturing and Logistics (ML). The intent of the rezoning is to develop a lay-down yard. The Planning Commission conducted a public hearing on July 21, 2025 for the rezoning and unanimously recommended approval. Andy Boyles, Planner

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	8/7/2025	Cover Memo
▣ Ordinance Number 19-2025	8/7/2025	Ordinance
▣ Ord 19-2025 Exhibit A Map	8/7/2025	Exhibit
▣ Ord 19-2025 Exhibit B Title to Real Estate	8/7/2025	Exhibit
▣ Ord 19-2025 Exhibit C Survey	8/7/2025	Exhibit
▣ Ord 19-2025 Rezoning Application	8/7/2025	Backup Material
▣ Ord 19-2025 Planning Commission Minutes	8/7/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Andy Boyles, Planner

Subject: Ordinance #19-2025

Date: June 16, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 19-2025 is a rezoning request for three parcels located along E Frontage Rd. The request is to rezone the parcels, consisting of 13.80 acres, from Corridor Commercial (CC) to Manufacturing and Logistics (ML). The intent of the rezoning is to develop a lay-down yard.

The Planning Commission conducted a public hearing on July 21, 2025 for the rezoning and unanimously recommended approval.

ORDINANCE NUMBER 19-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES OWNED BY RMM ENTERPRISE LLC LOCATED AT 306 EAST FRONTAGE ROAD FROM COMMERCIAL CORRIDOR (CC) TO MANUFACTURING LOGISTICS (ML)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by RMM Enterprise LLC located at 306 East Frontage Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-07-00-022.00, 9-07-00-022.03 and 9-07-00-021.02 containing approximately 13.80 +/- acres 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 owner desires to change the zoning classifications of its properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on July 21, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to Manufacturing and Logistics (ML).
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 classifications of properties located at 306 East Frontage Road more particularly identified by the attached City of Greer Map specifying Spartanburg

County Parcel Numbers 9-07-00-022.00, 9-07-00-022.03 and 9-07-00-021.02 containing approximately 13.80 +/- acres attached hereto marked as Exhibit A shall be changed from Corridor Commercial (CC) to Manufacturing and Logistics (ML).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

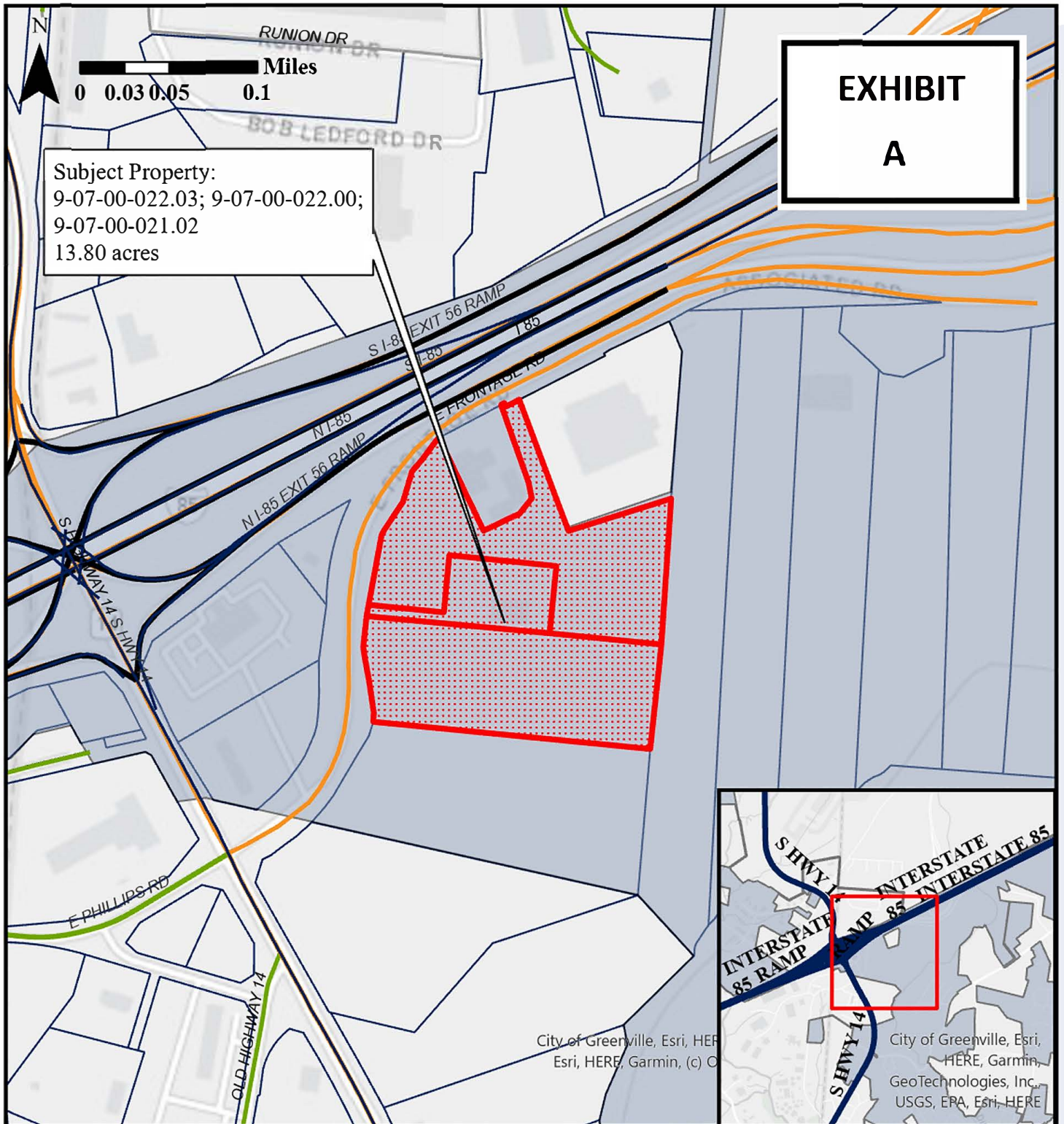
Introduced by:

First Reading: August 12, 2025

Second and
Final Reading: August 26, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney



Location Map: Ordinance 19-2025

Case Number: RZ 25-08

Legend

- City Limits
- Parcels



RZ 25-08 (E Frontage Rd
CC to ML)

Created by the City of Greer Planning & Development Services Department:
8/1/2025 11:35 AM

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GRANTEE ADDRESS: 306 E. Frontage Rd, Hwy 14
Greer, SC 29651

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

) TITLE TO REAL ESTATE
) (Limited Warranty)

THIS DEED, executed as of the ~~13th~~ day of April, 2012, by **ROBERT W. BOND**, (hereinafter referred to as the "Grantor") to **RMM ENTERPRISE, LLC** (hereinafter referred to as the "Grantee")

IN CONSIDERATION of the sum of **Three Hundred Fifteen Thousand Dollars (\$315,000.00)** the receipt and sufficiency of which is acknowledged by Grantor, Grantor has granted, bargained, sold and released, and by this Deed grants, bargains, sells and releases, subject to the easements, restrictions, covenants, reservations and conditions referenced specifically or generally below, to Grantee, its successors and assigns, the following real property:

SEE ATTACHED EXHIBIT A FOR PROPERTY DESCRIPTION

THIS conveyance is made subject to all covenants, restrictions, easements, rights-of-way, and other matters of record, affecting the within described property and such matters as would be shown by a current plat and an inspection of the property.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto;

TO HAVE AND TO HOLD all and singular said property unto Grantee, its successors and assigns forever subject to the easements, restrictions, covenants, reservations and conditions referenced specifically or generally above.

SUBJECT TO the easements, restrictions, covenants, reservations and conditions referenced specifically or generally above, Grantor covenants to warrant and forever defend all and singular said property unto Grantee, its successors and assigns, from and against Grantor and his heirs and assigns.

DEE-2012-17025
Recorded 5 Pages on 4/18/2012 11:13:05 AM
Recording Fee: \$11.00 Documentary Stamps: \$1,165.50
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



WITNESS the grantor's hand and seal this 13th day of April, 2012.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness

By: [Signature]
Robert W. Bond

[Signature]
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 13th day of April, 2012, by Robert W. Bond.

[Signature]
Notary Public for State of South Carolina
My Commission Expires: 10/13/16

EXHIBIT A

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 1.63 acres on a plat entitled "Survey for Bob Miller" prepared by Freeland & Associates, Inc. dated February 13, 2012 and recorded April 18, 2012 in Plat Book 166 at Page 616 in the Register of Deeds Office for Spartanburg County and having according to said plat, the following metes and bounds to wit:

BEGINNING at a 5/8" rebar set on the Eastern side of SC Hwy. 14 Southeast Frontage Road at the joint front corner with property now or formerly owned by Vineland Construction Co. and running along said frontage road N 00° 43' 43" W, 30.13' to a 5/8" rebar set; thence turning and running S 85° 23' 14" E, 224.52' to a 5/8 rebar set; thence turning and running N 04° 23' 11" E, 171.03' to a 5/8 rebar set; thence turning and running S 85° 20' 43" E, 319.99' to a 5/8 rebar set; thence turning and running S 04° 30' 37" W, 200.80' to a 5/8 rebar found; thence turning and running along the joint corner of property now or formerly owned by Vineland Construction Co., N 85° 31' 05" W, 51.82' to an angle iron found; thence continuing along the line with Vineland Construction Co. N 85° 22' 24" W, 489.57' to the point of the BEGINNING.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way, which are a matter of record and/or actually existing on the ground, affecting subject property.

This being a portion of the property conveyed to Robert W. Bond by deed from Eurotech, Inc. dated December 24, 1985 and recorded December 26, 1985 in Deed Book 51-W at Page 893 and by deed from Thrift Brothers, Inc. dated April 15, 1986 and recorded April 16, 1986 in Deed Book 52-D at Page 628 in the Register of Deeds Office for Spartanburg County.

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. Part of the Property located at 306 East Frontage Road, Spartanburg County Tax Map Number- 9-07-00-022.00 was transferred by Robert W. Bond to RMM Enterprise, LLC on April 13th, 2012.
3. Check one of the following: The deed is
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (See Information Section of Affidavit)
(If exempt, please skip Items 4 -7 and go to Item 8 of this Affidavit)
4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked (See Information Section of this Affidavit):
 - (a) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 315,000.00.
 - (b) The fee is computed on the fair market value of the realty which is:
\$.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$.
5. Check Yes or No x to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in Item 4 above here: \$315,000.00
 - (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 \$315,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$1,165.50
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: 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.

Responsible Person Connected with the Transaction

Robert W. Bond
Robert W. Bond

SWORN to before me this 13th day
of April, 2012.

[Signature]
Notary Public for South Carolina

My commission expires: 10/13/16

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty". Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt; the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. 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 \$100.00;
- (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 of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) foreclosure (mortgagor to mortgagee);
- (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.



Recorded 3 Pages on 05/03/2019 03:06:35 PM
Recording Fee: \$10.00 County Taxes: \$228.80 State Taxes: \$540.80
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

Title To Real Estate – The Heckman Law Firm, P.A. 409 Pettigru St., Greenville, SC 29601

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that **MARK EDWARD BOND,**
TRUSTEE OF THE RWB FAMILY TRUST DATED DECEMBER 14, 2018

in consideration of Two Hundred Eight Thousand and 00/100 (\$208,000.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold and released,
and by these presents do grant, bargain, sell and release unto **RMM ENTERPRISE,**
LLC, its heirs and assigns forever:

**SEE ATTACHED EXHIBIT "A" –
LEGAL DESCRIPTION**

GRANTEE'S ADDRESS:

124 Keller Blvd.
Clemson, SC 29631

PROPERTY ADDRESS:

6.29 acres on East Frontage Road
Greer, South Carolina 29650

Tax Map Number: 9-07-00-022.03

Together with all and singular the rights, members, hereditaments and appurtenances to
said premises belonging or in any way incident or appertaining, including, but not limited
to all improvements of any nature located on the Premises and all easements and rights of
way appurtenant to the Premises.

To have and hold all and singular the Premises before mentioned unto the Grantee and
Grantee(s') heirs, successors and assigns forever.

And, subject to the matters set forth above, the Grantor(s) bind the Grantor(s) and the
Grantor's (s') heirs, successors, assigns, executors, administrators and other lawful
representatives to warrant and forever defend all and singular said premises unto the
Grantee(s) and the Grantee's(s') heirs, successors and assigns against the Grantor(s) and
the Grantor's(s') heirs, successors and assigns and against every person whomsoever
lawfully claiming or to claim the same or any part thereof.

EXHIBIT "A"

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, being known and designated as 6.296 acres, more or less, on East Frontage Road, as shown on plat entitled "ALTA/NSPS LAND TITLE SURVEY FOR MILLER INDUSTRIAL, LLC", prepared by Freeland & Associates, Inc., dated March 20, 2019 recorded in the ROD Office for Spartanburg County, SC, in Plat Book 175 at Page 768 reference to said plat is hereby made for a more complete metes and bounds description thereof.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way, which are a matter of record and/or actually existing on the ground, affecting subject property.

This being the same property conveyed to Mark Edward Bond, Trustee of the RWB Family Trust dated December 14, 2018 by deed of Sandra D. Bond, said deed is dated December 14, 2018 and recorded December 18, 2018 in the ROD Office for Spartanburg County in Deed Book 122-C at Page 654.

WITNESS, the grantor's(s') hand(s) and seal(s) this 1st day of May, 2019.

SIGNED, sealed and delivered
in the presence of:

**THE RWB FAMILY TRUST DATED
DECEMBER 14, 2018**

Maureen Hulsefish
WITNESS #1
Printed Name: Maureen Hulsefish

Mark Edward Bond (SEAL) Trustee
Mark Edward Bond, Trustee

Elconese Brown
WITNESS #2
Printed Name: Elconese Brown

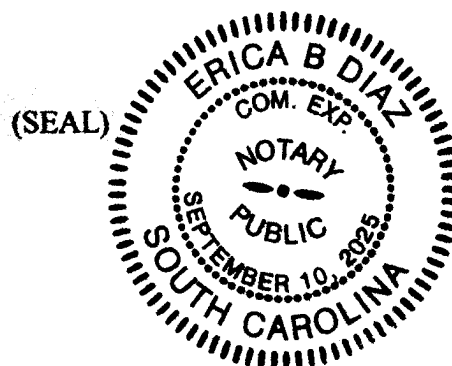
STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

ACKNOWLEDGMENT

On this 1st day of May, 2019, before me personally appeared Mark Edward Bond, Trustee of the RWB Family Trust dated December 14, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

SWORN to before me this
1st day of May, 2019.

Erica B. Diaz
Notary Public for South Carolina
Printed Name: Erica B. Diaz
Commission Expires: 9/10/2025



Drawn by and return to:

Marie Michael Anders, Atty.

Michael, Elting, & Anders, PLLC

124 W. Catawba Ave.

Mount Holly, NC 28120

DEE-2018048728

Recorded 6 on 10/23/2018 11:30:41 AM

Recording Fee: \$10.00 County Taxes: \$27.50 State Taxes: \$65.00

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

DOROTHY EARLE REGISTER OF DEEDS

BK:DEE 121-P PG:461-466

STATE OF SOUTH CAROLINA)

)

SPECIAL WARRANTY DEED

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that **Master's Commission International Network, Inc., An Alabama non-profit corporation**, hereinafter Grantor, for and in consideration of the sum of SEE AFFIDAVIT, to me paid by **RMM Enterprise, LLC A South Carolina Limited Liability Company**, hereinafter called Grantee (the receipt and sufficiency whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release to Grantee, its successors and assigns, the following described property, to wit:

See attached Exhibit A

DERIVATION: The above property was conveyed from Vineland Construction Company AKA Vineland Construction Co., a New Jersey corporation, to Master's Commission International Network, Inc., an Alabama non-profit corporation, by deed recorded October 16, 2018, in Deed Book 121-M, at Page 591, RMC Office for Spartanburg County, S.C.

TAX MAP NUMBER: 9-07-00-021.02

Grantee's Address: 306 E. Frontage Road, Greer, SC 29651

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

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee and Grantee's successors and assigns, forever.

AND SUBJECT TO THE MATTERS SET FORTH ABOVE, GRANTOR does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the said premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WITNESS the Hand and Seal of the Grantor this 15th day of OCTOBER, 2018.

Signed, sealed and delivered
in the presence of:



(1st WITNESS)

Phyllis Sailors
(2nd WITNESS/Notary)

Master's Commission International
Network, Inc., an Alabama non-profit
corporation

By:

By: Derrek Sullivan,

President



STATE OF Alabama

COUNTY OF Madison

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he is not a party to or beneficiary of the transaction and that (s)he saw the within-named Derrek Sullivan, President of Master's Commission International Network, Inc., an Alabama non-profit corporation, sign, seal, and as his/her act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that (s)he with the other witness whose signature appears above, witnessed the execution thereof.



(WITNESS)

SWORN TO before me this
15th day of October, 2018.



Notary Public

Type or print notary's name: Phyllis Sailors

Notary Public for Alabama

My Commission Expires: 11/14/12

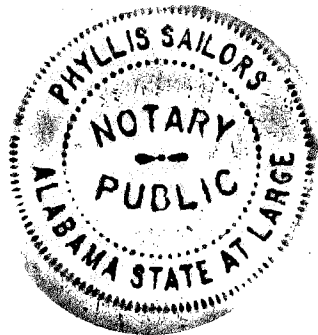


EXHIBIT A

All that certain piece, parcel or tract of land situate, lying and being in the City of Greer, County of Spartanburg, State of South Carolina, containing 5.88 acres according to a plat entitled "ALTA /NSIS LAND TITLE SURVEY", dated September 14, 2018, prepared by Site Design, Inc., and having according the said plat, the following metes and bounds to wit:

BEGINNING at an old 5/8" rebar iron pin located on the eastern right of way of E. Frontage Road (S-42-1201), a variable width public right of way, said 5/8" rebar iron pin also being the common northwestern corner of the Jack Shaw property, (Deed Book 64U, page 287) now or formerly, and running along said right of way N 08-30-48 W 248.41 feet to an old R/W disk; thence, N 00-15-10 E 61.86 feet to an old 5/8" rebar iron pin at the southwestern corner of the RMM Enterprise, LLC, property, (Deed Book 100P, page 115) now or formerly; thence, leaving said right of way and with the southern boundary line of RMM Enterprise, LLC, S 84-11-22 E 541.79 feet to a 5/8" rebar iron pin at the common corners of RMM Enterprises, LLC, and the Robert W. Bond property, (Deed Book 51W, page 893), now or formerly; thence, continuing along the southern boundary line of Robert W. Bond property, S 84-11-22 E and passing through a 1" open top iron pin at 38.80 feet and continuing for a total distance of 333.46 feet to a 1" open top iron pin at the southeast corner of Robert W. Bond and the western boundary line of the 14 @ 85, LLC property, (Deed Book 102L, page 955), now or formerly; thence, with the western boundary line of 14 @ 85, LLC, S 04-13-32 W 301.68 feet to an old "X" in a rock at the northeastern corner of Jack Shaw; thence, with the northern boundary line of Jack Shaw the following three (3) courses and distances: (1) N 83-59-41 W 268.03 feet to an old 3/4" open top iron pin; (2) N 84-24-00 W crossing over an old 1" open top iron pin at 50.12 feet, and continuing for a total distance of 399.60 feet to an old 1" open top iron pin; and (3) N 84-14-41 W 148.51 feet to the point and place of the BEGINNING.

Together with those easements in Deed Book 73-Y, page 272 of the Spartanburg County Public Registry.

STATE OF SOUTH CAROLINA)

AFFIDAVIT

COUNTY OF SPARTANBURG)

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 5.88 acres, E. Frontage Road, Greer, in Spartanburg County, South Carolina, bearing Spartanburg County Tax Map Number 9-07-00-021.02 and was transferred by Master's Commission International Network, Inc., to RMM Enterprise, LLC on 10-15-18.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit): SC Code 12-24-40 (1)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 25,000.00.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$ _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 25,000.00
 - (b) Place the amount listed in item 5 above here: \$ 0 (If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 25,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 92.50

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

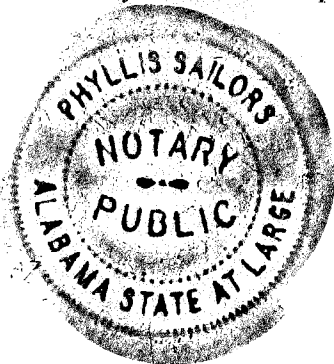
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Master's Commission International Network, Inc.

By: 
Derrek Sullivan, President

SWORN to before me this 15th
day of October, 2018.


Notary Public for Alabama
My Commission Expires: 11/14/21



EXHIBIT

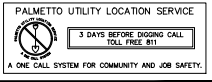
C



LOCATION MAP

NOT TO SCALE

CAUTION



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION FROM ANY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTES:

- 1) TMS #8-07-00-022.00 AREA=70,560 SQ. FT. OR 1.62 ACRES
TMS #8-07-00-022.03 AREA=274,821 SQ. FT. OR 6.31 ACRES
TMS #8-07-00-021.02 AREA=255,424 SQ. FT. OR 5.87 ACRES
TMS #8-07-00-022.00, TMS #8-07-00-022.03, & TMS #8-07-00-021.02 TO BE COMBINED AREA=601,205 SQ. FT. OR 13.80 ACRES
- 2) SITE ADDRESS: 306 E. FRONTAGE ROAD SPARTANBURG COUNTY, SOUTH CAROLINA
- 3) REFERENCES: DB 100-P PG 115
DB 123-P PG 658
DB 121-P PG 461
DB 175 PG 568
DB 137 PG 704
DB 162 PG 587
DB 150 PG 123
DB 135 PG 538
DB 166 PG 616
DB 151 PG 629
DB 155 PG 611
DB 150 PG 598
- 4) PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD
- 5) FIELD WORK COMPLETED: 5-30-2025
- 6) HORIZONTAL DATUM IS S.C.S.P.D. (NAD 83) DATUM WAS ESTABLISHED USING STATIC GPS SURVEYING AND TMS OPUS
- 7) ALL IPN ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
- 8) WETLAND DETERMINATION SURVEY NOT PROVIDED FOR SITE. PER NATIONAL WETLANDS INVENTORY, THERE DOES APPEAR TO BE WETLANDS LOCATED INTERIOR AND SCALED IN PER NATIONAL WETLAND INVENTORY ONLINE MAPPER.
- 9) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 45040C0008E & 45040C0008E, WITH A DATE OF IDENTIFICATION OF 8-19-14, FOR COMMUNITY NUMBER 450200, CITY OF GREER, SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 11) ZONING: CC (COMMERCIAL CORRIDOR) SETBACKS PER CITY OF GREER UNIFIED DEVELOPMENT ORDINANCE ONLY. RESTRICTIONS OR SETBACKS BASED ON TITLE NOT SHOWN ON SURVEY.
FRONT: 25'
SIDE: 5'
REAR: 5'
SETBACKS FROM PREVIOUSLY RECORDED PLATS NOT SHOWN AS THEY WERE BASED ON THE OLD ZONING DESIGNATION.
- 12) NO TITLE INFORMATION PROVIDED FOR THIS SURVEY.

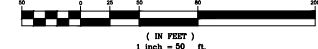
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

- LEGEND
- PROPERTY LINE
 - PROPERTY LINE TO BE ABANDONED
 - EASEMENT
 - ADJACENT PROPERTY LINE
 - SETBACK LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND ELECTRIC LINE
 - USE
 - STORM DRAINAGE
 - AIR CONDITIONER
 - MALBOX
 - CLENCUT
 - POWER POLE
 - LIGHT POLE
 - FLAG POLE
 - ELECTRIC BOX
 - MONUMENT
 - MONUMENT TO BE ABANDONED
 - GATE POST
 - REINFORCED CONCRETE PIPE
 - E
 - EDGE OF GRAVEL
 - EDGE OF CONCRETE
 - EDGE OF PAVEMENT
 - IRON OLD (FOUND)
 - IRON PIN NEW (SET)
 - OPEN TOP
 - REBAR
 - R/W
 - RIGHT OF WAY

Line #	Length	Direction
L1	61.86	S 29° 14' W
L2	1.86	S 91° 10' E
L3	91.82	S 89° 52' 40" E
L4	29.99	N 27° 10' E
L5	30.50	N 10° 57' 02" E
L6	35.77	N 10° 47' 20" E
L7	79.79	S 25° 32' 45" E
L8	28.22	N 30° 14' 00" E
L9	44.78	N 12° 16' 34" W
L10	11.50	N 62° 04' 00" E
L11	11.48	S 89° 23' 00" E
L12	45.76	N 62° 12' 40" E
L13	1.81	N 88° 44' 30" E

GRAPHIC SCALE



RECOMBINATION PLAT FOR:

RMM ENTERPRISE, LLC

306 E. FRONTAGE ROAD
CITY OF GREER
SPARTANBURG COUNTY
SOUTH CAROLINA

APPROVED BY: ANDREW L. ROBERTSON

S.C. REG. NO. 40231

SCALE: 1" = 50'

DATE: 7-15-25

PT. FILE: 25121

DWG. NO. 25121-SURVEY

E. FRONTAGE ROAD
(S-1021)
VARIABLE WIDTH R/W



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 5/21/25

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

Tax Map Number(s) 9-07-00-022.00 + 9-07-00-022.03 + 9-07-00-021.02
Property Address(s) 306 E Frontage Rd. Greer, SC 29651
Acreage of Properties 7.926 County Spartanburg County

Applicant Information

Name Austin Allen
Address 49 Greenland Dr.
Greenville, SC 29615
Contact Number 864-930-6232
Email ama@aldllc.net
Business Name Arbor Land Design

Property Owner Information

(If multiple owners, see back of sheet)

Name ROBERT M. MILLER, JR.
Address 306 E. FRONTAGE ROAD
GREER, SC 29651
Contact Number 864-304-1458
Email BOB@MILLERHVACSERVICE.COM
Business Name MILLER HVAC SERVICE, INC.

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

Commercial Corridor - CC to Manufacturing and Logistics - ML

Existing Use: Laydown Yard Proposed Use: Laydown Yard

Signature(s) Austin Allen
Bob Miller

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, July 21, 2025

DOCKET: RZ 25-08

APPLICANT: Arbor Land Design

PROPERTY LOCATION: 306 E Frontage Road

TAX MAP NUMBER: 9-07-00-022.00; 9-07-00-022.03; 9-07-00-021.02

EXISTING ZONING: Commercial Corridor (CC)

REQUEST: Rezone to Manufacturing and Logistics (ML)

SIZE: 13.80 acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **RZ 25-08**

RZ 25-08 is a rezoning request for three parcels on E. Frontage Road with a total acreage of 13.80 acres. The request is to rezone the parcels from Commercial Corridor (CC) to Manufacturing and Logistics (ML) in order to construct a laydown yard.

Surrounding land uses and zoning include:

North:	Commercial Corridor (CC) and Unzoned Spartanburg County - commercial
East:	Commercial Corridor (CC) - undeveloped
South:	Commercial Corridor (CC) - undeveloped
West:	Commercial Corridor (CC) - 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

The parcels are located just off I-85 and fall within the GSP Airport Environs. This request is compatible with the surrounding 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 25-08.

Mr. Boyles gave the basic information of the request.

Parker Sutton, Arbor Land Design, was present as project representative. He said that they are seeking to rezone for a laydown yard.

Mr. Jones asked if there was anyone in the audience who would like to participate in the public hearing for the rezoning request. Hearing none, he closed the public hearing for RZ 25-08.

New Business

Mr. Jones opened the new business meeting for RZ 25-08.

Mr. Boyles presented Staff's analysis and recommendation of approval.

Mr. Thoma asked if the applicant is applying to rezone for the use to be allowed by right rather than pursue a special exception in the existing zoning district. Ms. Kaade answered yes.

ACTION – Mr. Lavender moved to approve RZ 25-08. Mr. Thoma seconded the motion. The motion passed with a vote of 6 to 0.