City of Greer Website
September 2019 Monthly Report

Total Page Views by Month

Visitors to www.cityofgreer.org

- Total Users: 14,452 from 64 countries
- Desktop: 41.9%
- Mobile: 55.3%
- Tablet: 2.8%

Retention

- Monthly Page Views: 45,452
- Avg Pages per Session: 2.33
- Average Time per Session: 1 minute, 44 seconds

Traffic Sources

- Search Engines: 68.7%
- Direct Traffic: 25.9%
- Social/Other: 5.4%

Most Viewed Pages

1. Home
2. Events Center Rentals
3. City Departments
4. Police Department
5. Youth Sports
6. Detention Center
7. Parks and Recreation
8. Trash Collection
9. Planning & Zoning
10. Softball
11. Job Openings
12. Railfest
13. Century Park
14. Youth Baseball
15. Flag Football
Elections Commission

Summary:
Ana Davis has submitted her resignation from the Election Commission her current term expires December 31, 2024. (Action Required)

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Upload Date</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Election Commission Members</td>
<td>10/18/2019</td>
<td>Backup Material</td>
</tr>
<tr>
<td>Davis Resignation</td>
<td>10/18/2019</td>
<td>Backup Material</td>
</tr>
</tbody>
</table>
# CITY OF GREER ELECTIONS COMMISSION

## Six Year Terms

<table>
<thead>
<tr>
<th>Name</th>
<th>Date of Appointment</th>
<th>Term Expiration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paul Lamb</td>
<td>November 25, 2014</td>
<td>December 31, 2020</td>
</tr>
<tr>
<td>119 Cotter Lane</td>
<td>January 13, 2009</td>
<td>December 31, 2014</td>
</tr>
<tr>
<td>Greer, SC 29650</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cell</td>
<td>905-0882</td>
<td></td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:paulhlamb@gmail.com">paulhlamb@gmail.com</a></td>
<td></td>
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<tr>
<td></td>
<td></td>
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</tr>
<tr>
<td>Joseph R. Baldwin</td>
<td>March 14, 2017</td>
<td>December 31, 2022</td>
</tr>
<tr>
<td>10 Duer Way</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greer, SC 29651</td>
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</tr>
<tr>
<td>Home</td>
<td>(864) 877-7841</td>
<td></td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:greersclaw@yahoo.com">greersclaw@yahoo.com</a></td>
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<tr>
<td>Ana Lucia Davis</td>
<td>November 27, 2018</td>
<td>December 31, 2024</td>
</tr>
<tr>
<td>119 Pine Street</td>
<td>September 12, 2017</td>
<td>December 31, 2018</td>
</tr>
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<td>Greer, SC 29650</td>
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<td>864-242-3491</td>
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<tr>
<td>E-Mail</td>
<td><a href="mailto:ana@godshall.com">ana@godshall.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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

Updated: December 4, 2018
September 11, 2019

Mr. Rick W. Danner
Mayor of City of Greer
301 E Poinsett Street
City Hall
Greer, SC 29651

Dear Rick:

It is with regret that I am writing to inform you of my decision to resign my position on the Municipal Election Commission Board, effective immediately.

I have decided to move out of the city limits and my house will be in the market in the next week. Not sure how long I will be in my current residence, but I want to give you enough time for you to find someone with the time and energy to devote and living in this area. I might be traveling back and forth to Colombia to be with my parents from now on.

It has been a pleasure being part of this board and I am very thankful that you offered me this position.

If I can be of any assistance during the time it will take to fill the position, please don’t hesitate to ask.

Best Regards,

[Signature]

Ana L. Davis
113 Pine St
Greer, SC 29650
(864)303-5271
AGENDA
GREER CITY COUNCIL
10/29/2019

Second and Final Reading of Ordinance Number 20-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERNE MILLER, DARLENE DOCKINS, DENISE BARRETT AND JEFFERY THOMPSON LOCATED AT 3006 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Ordinance Number 20-2019</td>
<td>10/23/2019</td>
<td>Ordinance</td>
</tr>
<tr>
<td>Ord 20-2019 Exhibit A2 Deed</td>
<td>10/23/2019</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Ord 20-2019 Exhibit B Plat</td>
<td>10/23/2019</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Ord 20-2019 Exhibit C Map</td>
<td>10/23/2019</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Ord 20-2019 Exhibit D Flood Map</td>
<td>7/12/2019</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Ord 20-2019 Petition for Annexation</td>
<td>7/12/2019</td>
<td>Backup Material</td>
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</table>
ORDINANCE NUMBER 20-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERNE MILLER, DARLENE DOCKINS, DENISE BARRETT AND JEFFERY THOMPSON LOCATED AT 3006 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson are the sole owners of property located at 3006 Brushy Creek Road, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Numbers T035000101100 containing approximately 43.67 14.04 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0342E attached hereto marked as Exhibit D; and

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

WHEREAS, LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson have petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and

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

WHEREAS, the property owners have requested that the subject property be zoned R-12 (Single Family Residential District); and

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.
NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

1. **ANNEXATION:** The 13.67 ± 14.04 acres +/- property shown in red on the attached map owned by LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson located at 3006 Brushy Creek Road as described on the attached map as Greenville County Parcel Number T035000101100 is hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF 290.26 FEET OF BRUSHY CREEK ROAD ROADWAY:** 290.26 feet of Brushy Creek Road roadway along the edge of the annexed property owned by LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

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

4. **ZONING ASSIGNMENT:** The above referenced property shall be zoned R-12 (Single Family Residential District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

5. **LAND USE MAP:** The above reference property shall be designated as Residential Land Use 2 and 3 Communities on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

6. **FLOOD INSURANCE RATE MAP:** This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0342E.

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

This ordinance shall be effective upon second reading approval thereof.
CITY OF GREER, SOUTH CAROLINA

____________________________________
Richard W. Danner, Mayor

ATTEST:

_________________________________
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: June 11, 2019
Second and
Final Reading: October 29, 2019

APPROVED AS TO FORM:

________________________________
John B. Duggan, Esquire
City Attorney
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

IN THE MATTER OF: CLARA LOUISE THOMPSON, Deceased

CASE NUMBER: 2013ES2301449

DEED OF DISTRIBUTION

WHEREAS, the decedent died on January 5, 2005; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina in File #2013ES2301449; and,

WHEREAS, the grantees herein are either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

LaVerne T. Miller (1/3 interest)
418 Alexander Rd.
Greer, SC 29650

Jeffrey Wade Thompson (1/6 interest)
122 Aristides St.
St. Dunedin, FL 34698

Darlene T. Dockins (1/3 interest)
426 Alexander Rd.
Greer, SC 29650

Denise Thompson Barrett (1/6 interest)
826 Mosteller Dr.
Greer, SC 29651

all the Decedent’s right, title, and interest in and to the following described property:

A portion of (14.5 acres, more or less) of ALL that piece, parcel or lot of land lying in the Brushy Creek section and about three miles southwest from the city of Greer, in Chick Springs Township, Greenville County, State of S.C., the same being shown by a plat of the property of Thomas Earl Thompson made by H.S. Brockman and dated July 11, 1950, and recorded in Vol. X Page. 118, RMC Office for Greenville County.
This is a portion of same property conveyed to Thomas Earl Thompson by deed dated July 11, 1950 and recorded July 17, 1950 in Deed Book 414 at Page 119. Thomas Earl Thompson died testate on October 14, 1984, and by way of his Estate filed in Estate No. 84ES2301362, this same property was conveyed to Clara Louise J. Thompson.

Tax Map No.: T035000101100

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

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the parties named on Page 1, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, on this 22 day of November, 2013.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Estate of: CLARA LOUISE THOMPSON

Witness: [Signature]

Witness: [Signature]

by Signature: LaVerne T. Miller

In the Matter of Clara Louise Thompson
Deed of Distribution
STATE OF SOUTH CAROLINA  )  
COUNTY OF GREENVILLE  )

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that s/he with the other witness above witnessed the execution thereof.

Sworn to before me this 22nd day of November, 2013.

Notary Public for South Carolina
My Commission Expires: 9.25.2022

Witness Signature: _____________________________

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2013100351  Book:DE 2435  Page:3313-3315
December 02, 2013  10:04.28 AM

In the Matter of  Clara Louise Thompson
Deed of Distribution
Grantee’s Address: 10 London Court, Greer, SC 29650

Deed prepared by: Evelyn M. Angeletti, Attorney, P.O. Box 3764, Greenville, SC 29608

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WARRANTY
DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Darlene T. Dockins and Kenneth A. Dockins (a/k/a Kenneth Angus Dockins), Grantors, in consideration of Love and Affection and the sum of Ten and 00/100ths ($10.00) Dollars, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Darlene T. Dockins, Jeffrey Wade Thompson, Denise Thompson Barrett, and Laverne T. Miller, in equal shares as tenants in common, and their respective heirs, successors and assigns forever, Grantees:

SEE EXHIBIT A, attached and made a part hereof as to all matters thereon.

This property is conveyed subject to all easements, covenants, restrictions, rights-of-way, zoning ordinances, and all other matters, and the like, which are a matter of record and/or actually existing on the ground, as the same may affect the 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 Grantees, and the Grantees’ heirs, successors and assigns, forever. And, the Grantors do hereby bind themselves to warrant and forever defend all and singular said premises unto the Grantees and the Grantees’ heirs, successors and assigns and against all those lawfully claiming or to claim the same or any part thereof.
IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of October, 2019.

Signed, Sealed and Delivered in the presence of:

Karen K. Tast
Evelyn M. Angeletti
Karen K. Tast
Evelyn M. Angeletti

Darlene T. Dockins

Darlene T. Dockins as Attorney-in-Fact for
For Kenneth A. Dockins (a/k/a Kenneth
Angus Dockins)

Kenneth A. Dockins (a/k/a Kenneth)
Angus Dockins

STATE OF SOUTH CAROLINA  )
COUNTY OF GREENVILLE  )  ACKNOWLEDGMENT

I,  Evelin M. Angeletti  , do hereby certify the afore-named, Darlene T. Dockins, Individually and as Attorney-in-Fact for Kenneth A. Dockins (a/k/a Kenneth Angus Dockins) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 21st day of October 2019.

Evelyn M. Angeletti
Notary Public for South Carolina
My comm. exp.: 4/11/23
(SEAL)
EXHIBIT A

ALL THAT certain piece parcel or lot of land with all improvements thereon containing 0.37 A., more or less, situate, lying and being on Alexander Road, Greenville County, South Carolina, being a portion of Tax Map No. T035000101103, designated as Tract “B,” as more particularly shown on that certain plat of real property entitled “Survey for Darlene T. Dockins & Kenneth A. Dockins & NewSouth Landservices, LLC,” dated July 18, 2019 prepared by Sinclair & Associates, Inc., which plat is incorporated herein as to all matters shown thereon, and having according to said plat the following metes and bounds:

Beginning at a spike found in the right-of-way for Alexander Road at the joint corner of Tract A and Tract B and running thence N. 24-51-11 E. 244.12 feet to an iron pin set in the joint side line of Tracts A and B; thence continuing with the joint side line of Tracts A and B, N. 10-30-07 W. 244.46 feet to an open top pipe found; thence with the line of Tract B and property identified as Tax Parcel T035000101100, the following courses and distances: S. 02-16-14 W. 245.00 feet to an open top found; S 12-15-14 W. 176.50 feet to an open top found; S. 65-57-50 W. 109.49 feet to the point of beginning.

THE FOREGOING PARCEL IS CONVEYED SUBJECT TO ITS BEING COMBINED WITH THAT CERTAIN PARCEL OF ADJACENT LAND OWNED BY THE GRANTEES HEREIN AS TENANTS IN COMMON CONSISTING OF 14.17 A., MORE OR LESS, bearing Tax Map No. T035000101100.


TAX MAP NO. T035000101103 (Portion)
STATE OF SOUTH CAROLINA
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. The property being transferred is located at 123 A. Alexander Road, Grover, SC, bearing Greenville County Tax Map Number 123456789, was transferred by Darlene T. Dockins and Kenneth A. Dockins to Darlene T. Dockins, Jeffrey Wada Thompson, et al on October 22, 2019.

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):
      5, 9 (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: 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.

Darlene T. Dockins

SWORN to before me this 21st day of October, 2019.

Notary Public for South Carolina
My Commission Expires: 4/11/23

Print or Type Name Here
INFORMATION

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

Exempted from the fee are deeds:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
4. transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
6. transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
12. that constitute a corrective deed or a quittance 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 quittance deed;
13. transferring realty subject to a mortgage to the mortgagor whether by a deed in lieu of foreclosure executed by the mortgagee or deed executed pursuant to foreclosure proceedings;
14. transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
15. transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.
Ordinance 20-2019

Subject Right of Way
290.26' of Brushy Creek

Subject Property
T035000101100 &
P/O T035000101103
Acres: 14.04

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

PANEL 342 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY    NUMBER PANEL SUFFIX
GREENVILLE COUNTY  450400  0342  E
GREEN, CITY OF    452000  0342  E

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

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 3006 Brushy Creek Road, Greer, SC more particularly described on the deed or legal description attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 035-000-101-100 attached hereto marked as Exhibit C containing approximately 4.17 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 30th day of April, 2019, before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: Laverne T. Miller
Signature: _______________________________
Address: 418 Alexander Road
Witness: _______________________________
Date: 5-16-2019
Parcel Address: Same as above
Tax Map Number: Same as above (035-000-101-100)

Print Name: Darlene T. Dockins
Signature: _______________________________
Address: 426 Alexander Road, Greer, SC 29650
Witness: _______________________________
Date: 5-16-2019
Parcel Address: Same as above
Tax Map Number: Same as above (035-000-101-100)

(See attached Map & Property Description)
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 5/30/19

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

Tax Map Number(s) 7035000101100

Property Address(s) 3006 BRUSHY CREEK ROAD, GREER, SC

Acreage of Properties 14.17 County

Applicant Information
Name NEWSOUTH LAND SERVICES, LLC
Address 10 LONDON COURT GREER, SC 29650
Contact Number (864) 630-2418
Email bhalt@newsouth.net (BHALT@NEWSOUTH.NET)

Property Owner Information
If multiple owners, see back of sheet)
Name SEE ATTACHED
Address
Contact Number
Email

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

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

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Signature(s)

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

OFFICE USE ONLY
Date Filed ___________________________ Case No. ___________________________
Meeting Date _________________________

See Reverse
Complete the section below if multiple property owners.

**Name:** Laverne T. Miller  
**Address:** 418 Alexander Rd.  
**Contact Number:** 864-252-9085  
**Signature:** [Signature]

**Name:** Denise Thompson Barrett  
**Address:** 710 Angel School Rd. Greer, SC 29651  
**Contact Number:** 864-270-5259  
**Signature:** [Signature]  
**EMAIL:** denise.barrett30@gmail.com

**Name:** Darlene T. Dockins  
**Address:** 426 Alexander Rd, SC 29650  
**Contact Number:** 864-877-8290  
**Signature:** [Signature]  
**EMAIL:** kd79@aol.com

**Name:** Jeffrey Wade Thompson  
**Address:** 39248 US 19 N, #323 Tarpon Springs, FL 34689  
**Contact Number:** 727-333-1316  
**Signature:** [Signature]  
**EMAIL:** jef.trees.2168@gmail.com

Name ____________________________  
Address ____________________________  
Contact Number ____________________________  
Signature ____________________________

Name ____________________________  
Address ____________________________  
Contact Number ____________________________  
Signature ____________________________

Name ____________________________  
Address ____________________________  
Contact Number ____________________________  
Signature ____________________________

Name ____________________________  
Address ____________________________  
Contact Number ____________________________  
Signature ____________________________
DOCKET: AN 2019-09

APPLICANT: Evelyn Angeletti

PROPERTY LOCATION: 3006 Brushy Creek Rd

TAX MAP NUMBER: T035000101100

EXISTING ZONING: R-12, Single Family Residential (Greenville County)

REQUEST: Annex and zone R-12, Single Family Residential

SIZE: 13.67 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 2 and 3 Communities

ANALYSIS:

AN 2019-09 is an annexation and zoning request for a parcel located on Alexander and Brushy Creek Roads. The request is to zone the parcels from R-12, Single Family Residential (Greenville County), to R-12, Single Family Residential, for future development.

Surrounding land uses and zoning include:

North: R-15 Single Family Residential (Greenville County) and R-12, Single Family (City of Greer)

East: R-12, Single Family Residential (Greenville County) and R-12, Single Family Residential and PD-R, Planned Development Residential

South: R-12, Single Family Residential (Greenville County)

West: R-12, Single Family Residential and R-S, Residential Suburban (Greenville County)

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Residential Land Use 2 and 3 Communities along a Neighborhood Corridor. This Community category is generally where most residential subdivisions located across the city may be found. The density range of these areas is between 2.6 to 4.6+ units per acre. The proposed density is 3.6 units per acre. As such, this meets the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION: Mrs. Jones made a motion to recommend R-15, Single Family Residential, instead of the requested R-12, Single Family Residential zoning. Mr. Martin seconded the motion. The motion carried 6-0.
AGENDA
GREER CITY COUNCIL
10/29/2019

Second and Final Reading of Ordinance Number 36-2018

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

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<thead>
<tr>
<th>Description</th>
<th>Upload Date</th>
<th>Type</th>
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<tbody>
<tr>
<td>Ordinance Number 36-2019</td>
<td>10/18/2019</td>
<td>Ordinance</td>
</tr>
<tr>
<td>Ord 36-2019 Exhibit A Deed</td>
<td>10/18/2019</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Ord 36-2019 Exhibit B Plat</td>
<td>10/18/2019</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Ord 36-2019 Exhibit C Map</td>
<td>10/18/2019</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Ord 36-2019 Exhibit D Flood Map</td>
<td>10/18/2019</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Ord 36-2019 Petition for Annexation</td>
<td>10/18/2019</td>
<td>Exhibit</td>
</tr>
<tr>
<td>Ord 36-2019 Zoning Application</td>
<td>10/18/2019</td>
<td>Exhibit</td>
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<tr>
<td>Ord 36-2019 Planning Commission Minutes</td>
<td>10/22/2019</td>
<td>Backup Material</td>
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</table>
ORDINANCE NUMBER 36-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Bobby Safrit is the sole owner of property located at 5204 West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Number T009050105003 containing approximately 0.63 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0341E attached hereto marked as Exhibit D; and

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

WHEREAS, Bobby Safrit has petitioned the City of Greer to annex his 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 C-3 (Commercial District); and

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

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:
1. **ANNEXATION:** The 0.63 acres +/- property shown in red on the attached map owned by Bobby Safrit located at 5204 West Wade Hampton Boulevard as described on the attached map as Greenville County Parcel Number T009050105003 is hereby annexed into the corporate city limits of the City of Greer.

2. **ANNEXATION OF 184.57 FEET OF WEST WADE HAMPTON BOULEVARD ROADWAY:** 184.57 feet of West Wade Hampton Boulevard roadway along the edge of the annexed property owned by Bobby Safrit as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

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

4. **LAND USE MAP:** The above reference property shall be designated as Transit Oriented Corridor on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

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

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: October 8, 2019
Second and Final Reading: October 29, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney
GRANTEE'S ADDRESS: 2543 LOCUST HILL ROAD, TAYLORS, S. C. 29687

STATE OF SOUTH CAROLINA   )
COUNTY OF GREENVILLE    )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Collins Properties, LP (hereinafter "Grantor"), in consideration of Two Hundred Thousand and 00/100 ($200,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Bobby M. Safrit, II (hereinafter "Grantee") its successors and assigns forever, the following real property, to-wit:

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

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

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And, the Grantor does hereby bind the Grantor and the Grantor's heirs, successors, assigns, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs, successors and assigns against the Grantor and the Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.
WITNESS the Grantor's hand and seal this 26th day of October, 2015.

SIGNED SEALED AND DELIVERED
in the presence of:

GRANTOR:

Collins Properties, LP
By: Collins Properties of S.C, Inc.
Its: General Partner

By: Katherine L. Schneider
Title: President

First Witness

Second Witness

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

ACKNOWLEDGMENT

I, Meghan L. Quigley, a Notary Public for the State of South Carolina, do hereby certify that Collins Properties, LP, by Collins Properties of S. C, Inc., Its General Partner by Katherine L. Schneider, its President, personally appeared before me this 26th day of October, 2015, and acknowledged the due execution of the foregoing instrument.

Notary Public for South Carolina
My commission expires: 2-24-25
EXHIBIT A
LEGAL DESCRIPTION

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, as shown on Plat of B.F. Flynn property recorded in Plat Book BB, Page 143, and having, according to a more recent survey of a portion of said property made by H.S. Brockman, Eng., dated January 29, 1968, of the property of M.A. Parnell; the following metes and bounds, to-wit:

BEGINNING at an iron pin at the right of way of US Highway No. 29, commonly called Wade Hampton Boulevard, and running thence along the right of way of said highway, S 68-45 West 115 feet to an iron pin; running thence S 21-15 East 75 feet; running thence S 68-45 West 70 feet; running thence S 21-51 East 75 feet to an iron pin; thence along line of other property of M.A. Parnell, N 68-45 East 185 feet to an iron pin; thence continuing along line of M.A. Parnell property N 21-15 West 150 feet to an iron pin on the right of way of US Highway No. 29, commonly called Wade Hampton Boulevard, the BEGINNING corner.

THIS being the same property conveyed to Collins Properties, LP by Deed of Hooper Music Co., Inc., n/k/a Collins Music Co., Inc., dated December 31, 1993 and recorded in the Office of the Register of Deeds for Greenville County on March 25, 1999 in Deed Book 1827 at Page 119.

Tax Map No.: T009.05-01-050.03
Subject Property
T009050105003
Acres: 0.63

Subject Right of Way
184.57' of Wade Hampton Blvd

Ordinance 36-2019

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

Created 9/30/2019 by City of Greer GIS
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 5204 Wade Hampton Blvd, more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number T009050105005 attached hereto marked as Exhibit C containing approximately 64 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 16th day of September, 2019, before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

------------------------
Print Name: Bobby M. Salnit
Signature: 
Address: 100 Memorial Drive Ext, Greer, SC
Witness: 
Date: 9-16-2019
Parcel Address: 5204 Wade Hampton Blvd
Tax Map Number: T009050105003

(See attached Map & Property Description)
ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)

Date 9-16-19

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

<table>
<thead>
<tr>
<th>Tax Map Number(s)</th>
<th>T004050105005</th>
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<tbody>
<tr>
<td>Property Address(s)</td>
<td>5204 Wade Hampton Blvd, Taylors, SC 29687</td>
</tr>
<tr>
<td>Acreage of Properties</td>
<td>1.64</td>
</tr>
<tr>
<td>County</td>
<td>Greenville</td>
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<table>
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<tr>
<th>Applicant Information</th>
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</thead>
<tbody>
<tr>
<td>Name</td>
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<tr>
<td>Address</td>
</tr>
<tr>
<td>Contact Number</td>
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<tr>
<td>Email</td>
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<table>
<thead>
<tr>
<th>Property Owner Information</th>
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<tr>
<td>Name</td>
</tr>
<tr>
<td>Address</td>
</tr>
<tr>
<td>Contact Number</td>
</tr>
<tr>
<td>Email</td>
</tr>
</tbody>
</table>

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C-2 Greenville County to C-3.

Existing Use: Commercial  Proposed Use: Commercial

Signature(s) B. Salnit

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

OFFICE USE ONLY

Date Filed ___________________________ Case No. ___________________________
Meeting Date ___________________________
DOCKET: AN 2019-12

APPLICANT: Bobby M. Safrit

PROPERTY LOCATION: 5204 Wade Hampton Blvd

TAX MAP NUMBER: T009050105003

EXISTING ZONING: C-2, Commercial (Greenville County)

REQUEST: C-3, Commercial

SIZE: 0.63 Acres

COMPREHENSIVE PLAN: Transit Oriented Corridor

ANALYSIS:

AN 2019-12 is a request to zone a parcel located at 5204 W. Wade Hampton Blvd. The request is to zone the parcel from C-2, Commercial (Greenville County), to C-3, Commercial, for future commercial development.

Surrounding land uses and zoning include:

North: S-1, Greenville County – Fireworks Warehouse
East: C-3, Highway Commercial District, City of Greer-Vacant
South: C-3, Highway Commercial District, City of Greer-Vacant
West: C-2, Greenville County – Greer Lighting Center

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Transit Oriented Corridor. These corridors normally link employment centers with urban areas to include regional and community centers. The land uses along these transit corridors could support a future mass transit system and incorporate a balance of both residential and nonresidential development. There is typically a high traffic volume and speed of traffic as well. The corridor width can vary, but typically will be about 700 feet from the street centerline, for a total of 1,400 feet. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION Mr. Jones made a motion to approve AN2019-12. Mrs. Jones seconded the motion. The motion carried with a vote of 5 to 0.
Second and Final Reading of Ordinance Number 37-2018

Summary:

AN ORDINANCE TO AMEND THE CITY OF GREER LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 8 ROADWAY CLASSIFICATION AND DESIGN STANDARDS, SECTION 8.1 A. ROADWAY CLASSIFICATIONS BY ADDING SUBSECTION 3. (Action Required)

ATTACHMENTS:

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<tbody>
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<td>Ordinance</td>
</tr>
<tr>
<td>Ord 37-2019 Exhibit A Planning Commission Minutes</td>
<td>10/18/2019</td>
<td>Exhibit</td>
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</table>
AN ORDINANCE TO AMEND THE CITY OF GREER LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 8 ROADWAY CLASSIFICATION AND DESIGN STANDARDS, SECTION 8.1 A. ROADWAY CLASSIFICATIONS BY ADDING SUBSECTION 3.

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

WHEREAS, Greer City Council wishes to amend the City of Greer Land Development Regulations by adding Subsection 3 to Section 8.1 A Roadways Classifications to insure the proper guidelines for future design and maintenance standards of these roads across these classifications in the City of Greer; and,

WHEREAS, the City of Greer Planning Commission recommended approval of the requested amendment to the City of Greer Land Development Regulations at a Public Hearing held at 6:30 p.m. on September 23, 2019 in the Council Chambers of Greer City Hall, Greer, South Carolina after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering a proposed amendment to the City of Greer Land Development Regulations. The Planning Commission minutes and staff report from said meeting are attached hereto marked as Exhibit A;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer that the City of Greer Land Development Regulations Article 8 Roadway Classification and Design Standards Section 8.1 A. Roadway Classification are amended by adding the following provisions:

<table>
<thead>
<tr>
<th>Classification</th>
<th>Traffic Volume</th>
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<tbody>
<tr>
<td>Minor Collector</td>
<td>(1600–4000 Vehicles Per Day)</td>
</tr>
<tr>
<td>Major Collector</td>
<td>(4000–8000 Vehicles Per Day)</td>
</tr>
<tr>
<td>Arterial</td>
<td>(&gt; 8000 Vehicles Per Day)</td>
</tr>
</tbody>
</table>
This ordinance shall be effective immediately upon second reading approval hereof.

CITY OF GREER, SOUTH CAROLINA

____________________________________
Richard W. Danner, Mayor

ATTEST:

____________________________________
Tammela Duncan, Municipal Clerk

Introduced by:   Councilmember Wryley Bettis
First Reading:   October 8, 2019
Second and
Final Reading:  October 29, 2019

Approved as to Form:

____________________________________
John B. Duggan, City Attorney
DOCKET: TXT 2019-05

APPLICANT: City of Greer

LDR TEXT AMENDMENT: Article 8 (Road Classification and Design Standards)

PURPOSE: To add additional classifications to existing Road Classification and Design Standards

ANALYSIS:

Road and street ownership and maintenance responsibility in the City falls into three main categories: City owned, County owned, and State owned. The majority of City owned streets are residential in nature and are within and around residential neighborhoods. Article 8 of the Land Development Regulations defines the Classification and Design Standards of Urban Residential and Industrial/Commercial roads. These are the only two classifications. Over the years the City has inherited or become responsible for ownership of streets/roads that are not residential or commercial/industrial in nature in the way they function or the traffic volumes they carry (ex W. Phillips Road, Westmoreland Road). Therefore, additional Classifications and Design Standards are proposed to be added to Article 8 of Land Development regulations.

As such, Staff proposes the following text amendment:

Add to Article 8.1A of the City of Greer Land Development Regulations:

3. **Minor Collector** (1600-4000 Vehicles Per Day)
   Major Collector (4000-8000 Vehicles Per Day)
   Arterial ( > 8000 Vehicles Per Day)

<table>
<thead>
<tr>
<th>Street Classification</th>
<th>Traffic Volume (VPD)</th>
<th>Street Width (min.)</th>
<th>ROW Width (min.)</th>
<th>Design Speed (min.)</th>
<th>K-Factor</th>
<th>Curb Radii</th>
<th>Maximum Grade (%)</th>
<th>Tangent Between Reverse Curves</th>
<th>Minimum Horizontal Curve Radius (feet)</th>
<th>Minimum Centerline Intersecting Angle</th>
<th>Minimum Sight Triangle (feet)</th>
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<tbody>
<tr>
<td>Residential Subdivision</td>
<td>&lt;1600</td>
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<td>See 1. a.</td>
<td>25</td>
<td>16</td>
<td>24</td>
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<tr>
<td>Minor Collector 1600-4000</td>
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<td>26</td>
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<td>250</td>
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<tr>
<td>Major Collector 4001-8000</td>
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<td>Arterials &gt;8000</td>
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<td>7</td>
<td>200</td>
<td>1055</td>
<td>80 degrees</td>
<td>40</td>
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</table>

Note 1: Depends on typical sections & design elements, ie medians, bike lanes, etc.

In summary, adding these Classifications gives better guidelines for future design and maintenance standards of these roads across these classifications.

STAFF RECOMMENDATION: APPROVAL
ACTION: Mr. Martin made a motion to approve TXT 2019-05. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.
AGENDA
GREER CITY COUNCIL
10/29/2019

Second and Final Reading of Ordinance Number 38-2019

Summary:

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED WITH REGARD TO THE SYCAMORE GREER, LLC DOWNTOWN DEVELOPMENT; AND OTHER MATTERS RELATED THERETO. (Action Required)

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<tr>
<td>Ord 38-2019 Limited Warranty Deed</td>
<td>10/18/2019</td>
<td>Backup</td>
</tr>
<tr>
<td>Ord 38-2019 Affidavit of Consideration</td>
<td>10/18/2019</td>
<td>Backup</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Material</td>
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</table>
ORDINANCE NUMBER 38-2019

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A
DEED WITH REGARD TO THE SYCAMORE GREER, LLC DOWNTOWN
DEVELOPMENT; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council (the “City Council”) for the City of Greer, South Carolina, (the
“City”) enacted Ordinance 38-2017 and entered into that certain Development Agreement for Sycamore
Greer, LLC Downtown Development, dated October 10, 2017 by and between the City and Sycamore
Greer, LLC (the “Developer”) (the “Development Agreement”); and

WHEREAS, under the Development Agreement, Developer is to redevelop various parcels within
the area in the City described in the Development Agreement as the “Development” for a privately-owned
hotel and privately-owned commercial/retail facilities and the City is to redevelop various parcels within the
Development for a publicly-owned parking facility and publicly-owned pedestrian walkways; and

WHEREAS, in accordance with the Development Agreement, the City has acquired the parcel of
property described in the Development Agreement as the “City Acquisition Property”; and

WHEREAS, in order to reconfigure the various parcels in the Development and to structure the
ownership of the various parcels as contemplated in the Development Agreement, the City intends to
convey the City Acquisition Property to the Developer and the Developer will subsequently (i) reconvey
a portion of the City Acquisition Property to the City and (ii) donate additional property to the City for
the publicly-owned parking facility, publicly-owned pedestrian walkways, access driveways and additional
public spaces.

NOW, THEREFORE, BE IT ORDAINED, by the City of Greer, acting by and through its City
Council, in meeting duly assembled, as follows:

Section 1. The Mayor of the City, for and on behalf of the City, is hereby authorized to
execute and deliver the deed of the City Acquisition Property, in substantially the form attached hereto, or
with such minor changes as are not materially adverse to the City and as such official shall determine and as
are not inconsistent with the matters contained herein, his execution thereof to constitute conclusive
evidence of his approval of any and all changes or revisions therein from the form of the deed now before
this meeting.

Section 2. The provisions of this ordinance are hereby declared to be separable and if any
section, phrase or provisions shall for any reason be declared by a court of competent jurisdiction to be
invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections,
phrases and provisions hereunder.

Section 3. All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent
of such conflict, hereby repealed. This ordinance shall take effect and be in full force from and after its
passage by the City Council.
ENACTED in meeting duly assembled this _____ day of ________, 2019.

CITY OF GREER, SOUTH CAROLINA

__________________________
Richard W. Danner, Mayor

Attest:

__________________________
Tammela Duncan, Municipal Clerk

 Introduced by: Councilmember Wryley Bettis

First Reading: October 8, 2019
Second and Final Reading: October 29, 2019

APPROVED AS TO FORM:

__________________________
Michael E. Kozlarek, Esq.
Kozlarek Law LLC
LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the City of Greer, (hereinafter called “Grantor”), in consideration of Ten Dollars ($10) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents grants, bargains, sells, and releases unto Sycamore Greer, LLC (hereinafter “Grantee”), its heirs and assigns forever:

All that certain piece, parcel or lot of land situated on the south side of Jason Street, in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 11 of the Harriette Cannon Property according to a survey and plat by W.A. Christopher, Surveyor, dated December 21, 1973, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Jason Street, corner of the Verne Smith property and running thence S 36-15 W 230 feet to an iron pin; thence N 57-45 E 50 feet to an iron pin on an alley; thence along said alley N 36-15 E 230 feet to an iron pin on the south side of the street; thence along said street S 57-45 W 50 feet to the BEGINNING corner.

Also included therewith is a small triangular lot lying on the south side of the lot above described and joining the former W.M. Thompson property, and being the same purchased by M.V. Hawkins from Manning Glenn. Reference also being made to the Title to Real Estate from Hattie Cannon Glenn to W.V. Hawkins recorded in Book 304, at Page 56, showing a small triangle lot as being more particularly described as All that place parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the southwestern side of Jason Street, in the City of Greer, School District 9-H, and being parts of lots Nos. 12, 13, 14, 15 on plat of the Jason Cannon property, prepared by H.S. Brockman, Surveyor, Feb, 17th 1944, and having the following courses and distances to-wit:

Beginning at the corner of lots 11 and 15 on Jason Street, as shown on said plat, and runs thence as a dividing line between said lots and continuing S. 36.15 W. 230 feet to an iron pin; thence S. 57.45 E. 15.4 feet along the Thompson line to an iron pin; thence a new line
N. 32.24 E. 230 feet to the edge of Jason Street, being the beginning corner, this being a triangle lot of land.

This being the same property conveyed to the City of Greer by special warranty deed of Lauren Kelly and Zana K. Coker fka Zana Kelly Park, dated February 9, 2018 and recorded February 19, 2018 in Deed Book 2532 at Page 325 in the Register of Deeds Office for Greenville County, SC.

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

This conveyance is made together with all and singular, the rights, members, hereditaments, and appurtenances to said premises belonging or in any way incident or appertaining thereto; to have and to hold all and singular the premises abovementioned unto the grantees, and the grantees' heirs or successors and assigns forever. And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as the Grantor received, and the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through the Grantor.
IN WITNESS WHEREOF the Grantor has caused its corporate seal to be affixed hereunto and these presents to be subscribed by its duly authorized officer, this _____ day of ______________, 20__.

SIGNED, sealed and delivered
City of Greer

In the presence of:

__________________________
Witness

By:__________________________
Name:__________________________
Title:__________________________

__________________________
Witness

__________________________
__________________________
STATE OF ____________________ )
COUNTY OF ____________________ )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of ______________, 20__, by Rick Danner, the Mayor of the City of Greer, a body corporate and politic in the State of South Carolina, on behalf of the City of Greer.

__________________________
Notary Public for ____________________
My commission expires:__________________
STATE OF SOUTH CAROLINA          )
COUNTY OF______________________)  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______________________________________________________________,
bearing___________________ County Tax Map Number__________________, was transferred by______________________________
to ________________________________________________________________on______________________________.

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):

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:
   ____________________.

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
day of______________ 20____

Notary Public for____________________
My Commission Expires:______________
EXEMPTED FEES

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

Exempted from the fee are deeds:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
4. transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
6. transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee’s interest in the partnership or trust. A “family partnership” is a partnership whose partners are all members of the same family. A “family trust” is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. “Family” means the grantor and the grantor’s spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A “charitable entity” means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
12. that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
13. transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
14. transferring realty from an agent to the agent’s principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
15. transferring realty to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.
AGENDA
GREER CITY COUNCIL
10/29/2019

First Reading of Ordinance Number 39-2019

Summary:

AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37 MEETINGS—ORGANIZATIONAL; REGULAR; EXECUTIVE SESSIONS TO STATE THE FIRST MEETING OF THE NEWLY ELECTED COUNCIL FOR INDUCTION INTO OFFICE SHALL BE HELD THE FIRST COUNCIL MEETING IN JANUARY. (Action Required)

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ORDINANCE NUMBER 39-2019

AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37 MEETINGS—ORGANIZATIONAL; REGULAR; EXECUTIVE SESSIONS TO STATE THE FIRST MEETING OF THE NEWLY ELECTED COUNCIL FOR INDUCTION INTO OFFICE SHALL BE HELD THE FIRST COUNCIL MEETING IN JANUARY.

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

WHEREAS, the City of Greer City Council recognizes the induction of the newly elected council is a priority; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, South Carolina that the Greer City Code of Ordinances, Chapter 2 - Administration, Article II – City Council, Section 2-37 Meetings – Organizational; Regular; Executive Session be amended as follows:

Chapter 2- ADMINISTRATION

ARTICLE II. – CITY COUNCIL

Sec. 2-37. - Meetings—Organizational; regular; executive sessions.

The first meeting of the newly elected council for induction into office shall be held the first working day council meeting in January, following its election after which the city council shall meet regularly on the second and fourth Tuesday of each month at 6:30 p.m. All meetings of the city council shall be open to the public; provided that the council may, upon a majority vote of its membership, meet in executive session as permitted by the South Carolina Freedom of Information Act for the purposes of discussion, but shall not transact any public business, except in meetings that are open to the public. Regular meeting dates may be changed by a majority vote of council.

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective upon second reading approval thereof.
CITY OF GREER, SOUTH CAROLINA

____________________________________
Richard W. Danner, Mayor

ATTEST:

________________________________________
Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: October 29, 2019

Second and
Final Reading: November 12, 2019

Approved as to Form:

________________________________________
John B, Duggan, Esquire
City Attorney
AGENDA
GREER CITY COUNCIL
10/29/2019

First Reading of Ordinance Number 40-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT TO C-1 (CENTRAL BUSINESS DISTRICT). (Action Required)

Executive Summary:

Ordinance 40-2019 is a rezoning request for two parcels located at the corner of Main St and Jason St. Staff is requesting to rezone the property from S-1, Service District to C-1, Central Business District. The purpose of this rezoning is for the future development of a hotel and parking garage. The Planning Commission conducted a public hearing on October 21, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

Brandon McMahan, Planner

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<td>Ord 40-2019 Exhibit A Map</td>
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The Planning Commission conducted a public hearing on October 21, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.
ORDINANCE NUMBER 40-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Sycamore Greer, LLC located at 112 Main Street and Jason Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G021000100100 and G021000100600 containing approximately 0.662 and 0.53 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on October 21, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to C-1 (Central Business District).

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

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

The zoning classification of properties located at 112 Main Street and Jason Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G021000100100 and G021000100600 containing
approximately 0.662 and 0.53 +/- acres attached hereto marked as Exhibit A shall be changed from S-1 (Service District) to C-1 (Central Business District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

____________________________________
Richard W. Danner, Mayor

ATTEST:

____________________________________
Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: October 29, 2019
Second and Final Reading: November 11, 2019

Approved as to Form:

____________________________________
John B. Duggan, Esquire
City Attorney
Subject Property
G021000100100
Acres: 0.662

Subject Property
G021000100600
Acres: 0.53

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

Created 10/22/2019 by City of Greer GIS
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date September 18, 2019

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

Tax Map Number(s) G021000100100, G021000100600

Property Address(s) 112 Main Street, Jason Street

Acreage of Properties .662 & .53 County Greenville

------------------
Applicant Information
------------------
Name City of Greer
Address
Contact Number
Email

------------------
Property Owner Information
(if multiple owners, see back of sheet)
------------------
Name Sycamore Greer LLC
Address 407 N Main St
Greenville SC 29601
Contact Number
Email

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from S-1, Services District to C-1, Central Business District.

Existing Use: Vacant
Proposed Use: Hotel, Parking Garage

Signature(s)
Brandon McMahon

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

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OFFICE USE ONLY
------------------
Date Filed Case No.
Meeting Date

See Reverse
DOCKET: RZ 2019-17

APPLICANT: City of Greer - Staff

PROPERTY LOCATION: 112 Main Street and Jason Street

TAX MAP NUMBER: G021000100100 and G021000100600

EXISTING ZONING: S-1, Service District

REQUEST: Rezone to C-1, Central Business District

SIZE: .662 and .53

COMPREHENSIVE PLAN: Greer Station Center

ANALYSIS: RZ 2019-17

RZ 2019-17 is a rezoning request for two parcels located at 112 Main Street and Jason Street. Staff is requesting to rezone the parcels from S-1, Services District to C-1, Central Business District for the future development of a hotel and parking garage.

Surrounding land uses and zoning include:

North: C-1, Central Business District – Lawyer’s office
East: C-1, Central Business District, C-3, Commercial – Unoccupied and The Spinning Jenny
South: C-1, Central Business District – Unoccupied and businesses fronting Poinsett Street
West: C-1, Central Business District – Strip Shopping Center

The land use map in the Comprehensive Plan defines as the Greer Station Center. Greer Station is a unique regional center serving as a community focal point. It is a destination providing cultural opportunities, entertainment, civic functions as well as an array of personal services for the Greater Greer area. Greer Station’s concentration of uses encourages a pedestrian friendly, mixed use environment. Land uses identified in the C-1 zoning district are typically the uses found in this specialized center. The land use balance is about 30% residential and 70% nonresidential. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION: Mr. Holland made a motion to approve RZ 2019-17. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0.