



AGENDA
Greer City Council

November 11, 2025

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

6:30 PM
Council Regular Meeting

Call to Order of Regular Meeting

Mayor Pro-Tem Wryley Bettis

Invocation and Pledge of Allegiance

Councilwoman Judy Albert

1. 2025 Council Invocation Schedule

Public Hearing

Comprehensive Plan Five-Year Update and Future Land Use Map

1. Ordinance Number 29-2025
AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA, TO ADOPT
THE GREER COMPREHENSIVE PLAN FIVE-YEAR UPDATE CONSISTENT
WITH REQUIREMENTS OF SOUTH CAROLINA LOCAL GOVERNMENT
COMPREHENSIVE PLANNING ACT OF 1994.

Public Forum

Minutes of Council Meeting

1. October 28, 2025 Council Meeting Minutes (Action Required)

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Accommodations Tax Advisory Committee
Hospitality Industry Representative - Bill Tyler's term will expire 12/31/2025
General Public Representative - Candace Good's term will expire 12/31/2025
(Action Required)
2. Construction Board of Adjustment and Appeals
Greg Crusco, PE's term will expire 12/31/2025

(Action Required)

Old Business

1. Second and Final Reading of Ordinance Number 23-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BENNETT CENTER VENTURES, LLC LOCATED AT 300 BENNETT CENTER DRIVE FROM OFFICE PROFESSIONAL (OP) TO MEDIUM DENSITY (MD) (Action Required)
2. Second and Final Reading of Ordinance Number 24-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY DENNIS KIFF AND EMILY KIFF LOCATED AT 205 WEST ARLINGTON AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

New Business

1. First Reading of Ordinance Number 25-2025
AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF GREER TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020. (Action Required)
Chris Kline, Finance Director
2. First Reading of Ordinance Number 26-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY CNS PROPERTY, LLC LOCATED AT 1455 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES (Action Required)
Ashley Kaade, Planning Manager
3. First Reading of Ordinance Number 27-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY AGWG 3085 HOLDINGS, LLC LOCATED AT 3019 SOUTH HIGHWAY 14, 3021 SOUTH HIGHWAY 14, AND 3035 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES (Action Required)
Ashley Kaade, Planning Manager
4. First Reading of Ordinance Number 28-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY HWY 14 CARS, LLC LOCATED AT 3085 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY (Action Required)
Ashley Kaade, Planning Manager
5. First Reading of Ordinance Number 29-2025
AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA, TO ADOPT THE GREER COMPREHENSIVE PLAN FIVE-YEAR UPDATE CONSISTENT

WITH REQUIREMENTS OF SOUTH CAROLINA LOCAL GOVERNMENT
COMPREHENSIVE PLANNING ACT OF 1994. (Action Required)
Ashley Kaade, Planning Manager

6. Greer City Council 2026 Meeting Schedule (Action Required)
7. Vandiventer Drive (Bonds Career Center) traffic concerns. (Discussion only)
Requested by Councilman Karuam Booker
8. Employee Insurance and Strategic Planning (Discussion only)
Requested by Councilman Jay Arrowood
9. November 4, 2025 City of Greer General Election Results (For Information Only)

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

Anyone who requires an auxiliary aid or service to 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.



**Greer City Council
2025 Invocation Schedule**

January 14, 2025	Mayor Rick Danner
January 28, 2025	Councilmember Jay Arrowood
February 11, 2025	Councilmember Karuam 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 Karuam 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 Karuam 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

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL October 28, 2025

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:30 P.M.

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

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Catrina Woodruff, Assistant City Administrator, Reno Deaton, Assistant City Administrator and various other staff.

Invocation and Pledge of Allegiance

Councilman Wryley Bettis

Public Forum

No one signed up to speak

Minutes of the Council Meeting October 14, 2025

ACTION – Councilmember Jay Arrowood made a motion that the minutes of the October 14, 2025 Council Regular Meeting be received as written. Councilmember Wryley Bettis seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition

Riverside High School

A proclamation was presented to Riverside High School Student Council and the entire Warrior community for their participation during the 2025 Spirit Week as they united in an extraordinary effort and raised more than \$93,000 to benefit Veterans Are Heroes. This is an organization that supports veterans transitioning back into civilian life. Mayor Rick Danner and the City Council of the City of Greer proclaimed that the Riverside High School Student Council and the entire Warrior community are hereby recognized and commended for their outstanding

leadership, community service, and remarkable generosity in support of Veterans Are Heroes through Spirit Week 2025.

Texas Roadhouse, Taylors, South Carolina

The City of Greer recognizes individuals and organizations whose actions reflect the highest standards of civic responsibility, generosity, and community service. Texas Roadhouse located at 3140 Wade Hampton Boulevard has distinguished itself as a thriving business and a steadfast partner serving Greer and the surrounding communities. Cammy Lee and the team at Texas Roadhouse have demonstrated an extraordinary commitment to serving the people of Greer through acts of kindness, volunteerism, event sponsorship, meal donation, and employment opportunities while providing support for our schools, first responders, nonprofits, and charitable initiatives. Through these efforts, Texas Roadhouse has exemplified the values of compassion, partnership, and community spirit that are the foundation of the City of Greer's civic pride and strength. The City of Greer wishes to honor Texas Roadhouse for being a true pillar of the community through more than fifteen years of dedicated service. Mayor Rick Danner recognizes the outstanding contributions of TEXAS ROADHOUSE, TAYLORS, SC and with great appreciation and admiration does hereby present this Key to the City of Greer as a symbol of our gratitude, trust, and continued partnership. Let it be known that Texas Roadhouse is always welcome as a valued and honored member of the Greer community.

Community Planning Month

A proclamation was presented to Heather Stahl, Planner II and Alex Cahill, Director of Planning and Development in recognition of National Community Planning Month throughout the United States of America and its territories. National Community Planning Month is an opportunity to highlight how planning is essential to every community, and how planners are uniquely positioned to identify solutions to communities' most difficult housing, transportation, and land use. The celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of appointed Greer Planning Commission members who have contributed their time and expertise to the improvement of the City of Greer. Mayor Rick Danner proclaimed the month of October 2025 as Community Planning Month in the City of Greer, South Carolina in conjunction with the celebration of National Community Planning Month.

Petitioners

Amber Johnson

1 Twenty-First Street, Greer

Ms. Johnson spoke regarding her college project related to her political science class Local Government. She shared her concerns with the importance of planning responsible infrastructure and development.

Eddie Burch

116 Vandiventer Drive, Greer

Mr. Burch shared his concerns with the school traffic from Bonds Career Center in his neighborhood. He provided council with a video. He stressed the blatant disregard for stops signs and speeding on Cunningham and Vandiventer. He stated the problems have increased exponentially in the last couple of years. He thanked council for their previous efforts but stated more needs to be done.

Mark Buff
202 Vandiventer Drive, Greer

Mr. Buff stated the neighborhood has serious on going issues with unsafe traffic coming to and from the Bonds Career Center. Issues are speeding, passing, racing and running stop signs. Mr. Buff is asking that traffic enter and exit onto Highway 14 and requests the use of speed humps to lessen cut through traffic.

Don Wall
115 Peachtree Drive, Greer

Due to medical issues Mr. Wall asked Charles Bergman, 102 Peachtree Drive to read a letter he wrote for council. In the letter Mr. Wall stated he was concerned about the financial future of the city. He is concerned about financial planning and leadership.

Mayor Rick Danner – During this time of Government Shutdown, Greer Relief is fielding calls about food and basic assistance for the community and federal workers. Greer Relief has streamlined referrals. You can call 211 (Intake Line) for assistance. We continue to encourage our community to make donations to the Federal Worker and Household Drive at GSP. If you are a resident and would like to help others Greer Relief is a place to start. Contact Greer Relief at 864-848-5355.

Departmental Reports

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

Finance

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

General Fund Cash Balance: \$15,388,191.

Revenue: \$2,534,217.

Total Expenditures: \$12,508,976.

Total Percentage: 1% under Budget

Revenue Benchmark Variance: \$(796,998.)

Expenditure Benchmark Variance: \$278,989.

Overall Benchmark Variance: \$(518,009.)

Hospitality Fund Cash Balance: \$3,216,921.

Storm Water Fund Cash Balance: \$3,683,570.

Discussion held.

Andy Merriman, City Administrator presented the following:

Dedication of Lonnie McGee Field

Thank you to City Council and PRT for your support in the dedication of the Lonnie McGee Field at Greer City Stadium. On Monday, October 20th, the community gathered to honor a local legend. "Gee," as he was affectionately known, was a fixture of the Greer community leading the Yellow Jackets marching band in the Christmas parade and enthusiastically cheering on the Greer High School and Greer youth football teams. Guests at the dedication ceremony shared stories of Gee's lasting impact and the legacy that will continue to inspire young athletes for generations to come.

General Election

The General Election will be Tuesday, November 4 from 7:00am – 7:00pm at your registered voting location.

Greer Night at the Swamp Rabbits Game

Come out to watch the Greenville Swamp Rabbits play on Saturday, November 8th on Greer Night. One of our Greer school choirs will be singing the National Anthem, Greer Relief will be the organization of the night, and a Greer Hometown Hero will be recognized. If you are interested in attending, the discounted ticket link is swamprabbits.com/greer. All are welcome to attend!

For additional information on the above or general information from the city please go to www.cityofgreer.gov

APPOINTMENTS TO BOARDS AND COMMISSIONS

**Housing Authority of the City of Greer
Board of Commissioners**

Perry Dennis's term will expire 10/31/2025.

ACTION – Councilmember Jay Arrowood nominated Perry Dennis for reappointment to the Housing Authority of the City of Greer Board of Commissioners. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

NEW BUSINESS

Award Recommendation

Project #2026-004 Greer City Hall Stairwells, Wall Repair and Painting Services

The City of Greer-Capital Projects Department solicited sealed bids from qualified offerors for Greer City Hall Stairwells, Wall Repair and Painting in response to damage sustained from Hurricane Helene. The project cost will be submitted as an insurance claim, and any remaining cost will be included in the list of damages to be reviewed by FEMA for reimbursement.

The bid opening was held on September 25, 2025, at 11 a.m. A total of three (3) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Bihn Construction. Staff requests approval from Council to proceed with award.

Rosalyn Carcamo, Procurement & Grants Supervisor.

John Goughenour, Projects Manager also spoke.

ACTION – Councilmember Wryley Bettis made a motion to approve Bihn Construction for the repair work. Councilmember Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Award Recommendation

Project #2026-005 South Tyger River Greenway Trail Phase 1A

The City of Greer-Capital Projects Department solicited sealed bids from qualified offerors for South Tyger Greenway Trail. The project cost will be covered under the real property fund.

The bid opening was held on September 30, 2025, at 11 a.m. A total of five (5) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Foothills Contracting Services. Staff requests approval from Council to proceed with award

Rosalyn Carcamo, Procurement & Grants Supervisor.

Ann Cunningham, Director of Parks, Recreation and Tourism and John Goughenour, Projects Manager also spoke.

ACTION – Councilmember Lee Dumas made a motion to approve Foothills Contracting Services for the work. Councilmember Judy Albert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 23-2025
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A
CERTAIN PROPERTY OWNED BY BENNETT CENTER VENTURES,
LLC LOCATED AT 300 BENNETT CENTER DRIVE FROM OFFICE
PROFESSIONAL (OP) TO MEDIUM DENSITY (MD)**

Heather Stahl, Planner II presented the request to council. Staff recommends approval. The planning commission held a public hearing October 20, 2025 and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 23-2025. Councilmember Judy Albert seconded the motion.

Discussion was held. Jared Moore, Architect and property owner for the project spoke to council and answered questions.

VOTE – Motion carried unanimously.

Councilman Bettis asked the City Administrator to have staff look at the feasibility of removing the stop signs behind the library on Aaron Tippin Drive.

First Reading of Ordinance Number 24-2025
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A
CERTAIN PROPERTY OWNED BY DENNIS KIFF AND EMILY KIFF
LOCATED AT 205 WEST ARLINGTON AVENUE FROM SUBURBAN
NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)**

Heather Stahl, Planner II presented the request to council. Staff recommends approval. The planning commission held a public hearing October 20, 2025 and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 24-2025. Councilmember Judy Albert seconded the motion.

Discussion was held. Mr. Kiff was present and spoke briefly.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 20-2025
**A RESOLUTION APPROVING OPIOID SETTLEMENT FUNDING
DISTRIBUTION IN COMPLIANCE WITH THE SOUTH CAROLINA
OPIOID RECOVERY ACT, S.C. CODE §11-58-10 ET SEQ.**

Catrina Woodruff, Assistant City Administrator introduced Philip Clark, CEO and Executive Director, Derrick Quarles, Community Engagement and Advocacy Coordinator, Mally Mitchell, Director of Hispanic Services with Greenville Family Partnership DBA Just Say Something. Caroline Robertson with Greer Relief also spoke.

ACTION – Councilmember Karuam Booker made a motion to approve First and Final Reading of Resolution Number 20-2025. Councilmember Lee Dumas seconded the motion.

Philip Clark, CEO and Executive Director of Just Say Something spoke. Discussion was held.

VOTE – Motion carried unanimously.

Executive Session

Mayor Danner stated there were no items for Executive Session, the meeting is adjourned.

Adjournment – 8:12 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: November 11, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, October 24, 2025.



**CITY OF GREER
ACCOMMODATIONS TAX ADVISORY
COMMITTEE
3 Year Staggered Terms**

DATE OF APPOINTMENT TERM EXPIRATION

Four (4) appointed hospitality industry representatives

Bill Tyler 104 Cove Harbor Court Taylors, SC 29687 Home 864-895-5262 Business 864-848-5222 Cell 864-525-4428 Email bill.tyler@cfafranchisee.com	December 13, 2022 December 14, 2021	December 31, 2025 December 31, 2022
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Karen Hall (Lodging Sector) 415 Bienville Place Greer, SC 29650 Cell Phone 864-915-0397 Email iamkarenhall@gmail.com	November 26, 2024	December 31, 2027
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Heidi Henry 415 Kenmure Ct. Woodruff, SC 29388 Business Phone 864-469-7181 Cell Phone 864-360-0502 Email harvestkitchen112@gmail.com	December 12, 2023	December 31, 2026
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Hiten Patel (Lodging Sector) 1315 W. Wade Hampton Blvd Greer, SC 29650 Business 864-877-0076 Email hitenpatel81@gmail.com	November 26, 2024 September 27, 2022	December 31, 2027 December 31, 2024
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One (1) appointed cultural organization representative

Katie Joner 119 Watkins Circle Taylors, SC 29687 Phone 864-434-5367 Email katiejoner@gmail.com	November 14, 2023 August 9, 2022	December 31, 2026 December 31, 2023
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Two (2) appointed general public representatives

Sergio Diaz Rosado 580 Yellow Fox Rd Greer, SC 29650 Cell 706-458-1670 Email sergiodiazr2000@gmail.com	November 26, 2024	December 31, 2027
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Candice Good 302 Harbin Ave Greer, SC 29651 Cell 864-640-3737 Email CGood@countybank.com	January 12, 2023	December 31, 2025
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*The Committee shall consist of seven members: four of whom shall represent the hospitality industry, with two of those four being from the lodging sector; one shall represent a cultural organization; and two shall represent the general public. All members shall be City of Greer residents or own/operate a business within the corporate limits of the City of Greer.



CITY OF GREER CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS

Five Year Terms

	Date of Appointment	Term Expiration
Gwinn Harvey, AIA 309 Taylor Road Greer, SC 29651 Home 864-801-8225 Cell 864-414-5020 Work 864-242-0761 Email gharvey@cgdarch.com	December 10, 2024 August 25, 2020	December 31, 2029 December 31, 2024
Bill Rettew 3616 Brushy Creek Road Greer, SC 29650 Phone 877-9435	November 23, 2021 November 22, 2016 November 28, 2011 August 8, 2006	December 31, 2026 December 31, 2021 December 31, 2016 December 31, 2011
Greg Crusco, PE 310 Whilden Court Lyman, SC 29365 Phone 380-4375	November 24, 2015 November 23, 2010 August 23, 2005	December 31, 2025 December 31, 2015 December 31, 2010
George H. McCall, PE., F.NSPE, FSFPE Nine Stratton Place Greenville, SC 29615 Phone (864)908-9999	December 13, 2022 November 28, 2017 November 13, 2012 November 13, 2007 May 11, 2004	December 31, 2027 December 31, 2022 December 31, 2017 December 31, 2012 December 31, 2007
Keith Flynn 4391 Donahue Road Greer, SC 29651 Phone 864-444-7858 Email: keithflynn-electrical@gmail.com	December 10, 2024 April 9, 2024	December 31, 2029 December 31, 2024
Buddy Waters PO Box 447 Greer, SC 29652 Phone 877-3326	November 23, 2021 November 22, 2016 November 28, 2011 August 8, 2006	December 31, 2026 December 31, 2021 December 31, 2016 December 31, 2011
Keith Smith 316 C Trade Street Greer, SC 29651 Home Phone – 864-292-0466 Work Phone – 864-801-8701 Email: keith@keithsmithbuilders.com	November 23, 2021 November 22, 2016 January 24, 2012	December 31, 2026 December 31, 2021 December 31, 2016

ORDINANCE NUMBER 23-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BENNETT CENTER VENTURES, LLC LOCATED AT 300 BENNETT CENTER DRIVE FROM OFFICE PROFESSIONAL (OP) TO MEDIUM DENSITY (MD)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Bennett Center Ventures, LLC located at 300 Bennett Center Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G010000500500 containing approximately 2.378 +/- 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 classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on October 20, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Medium Density (MD).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 300 Bennett Center Drive more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G010000500500 containing approximately 2.378 +/- acres attached hereto marked as Exhibit A shall be changed from Office Professional (OP) to Medium Density (MD).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

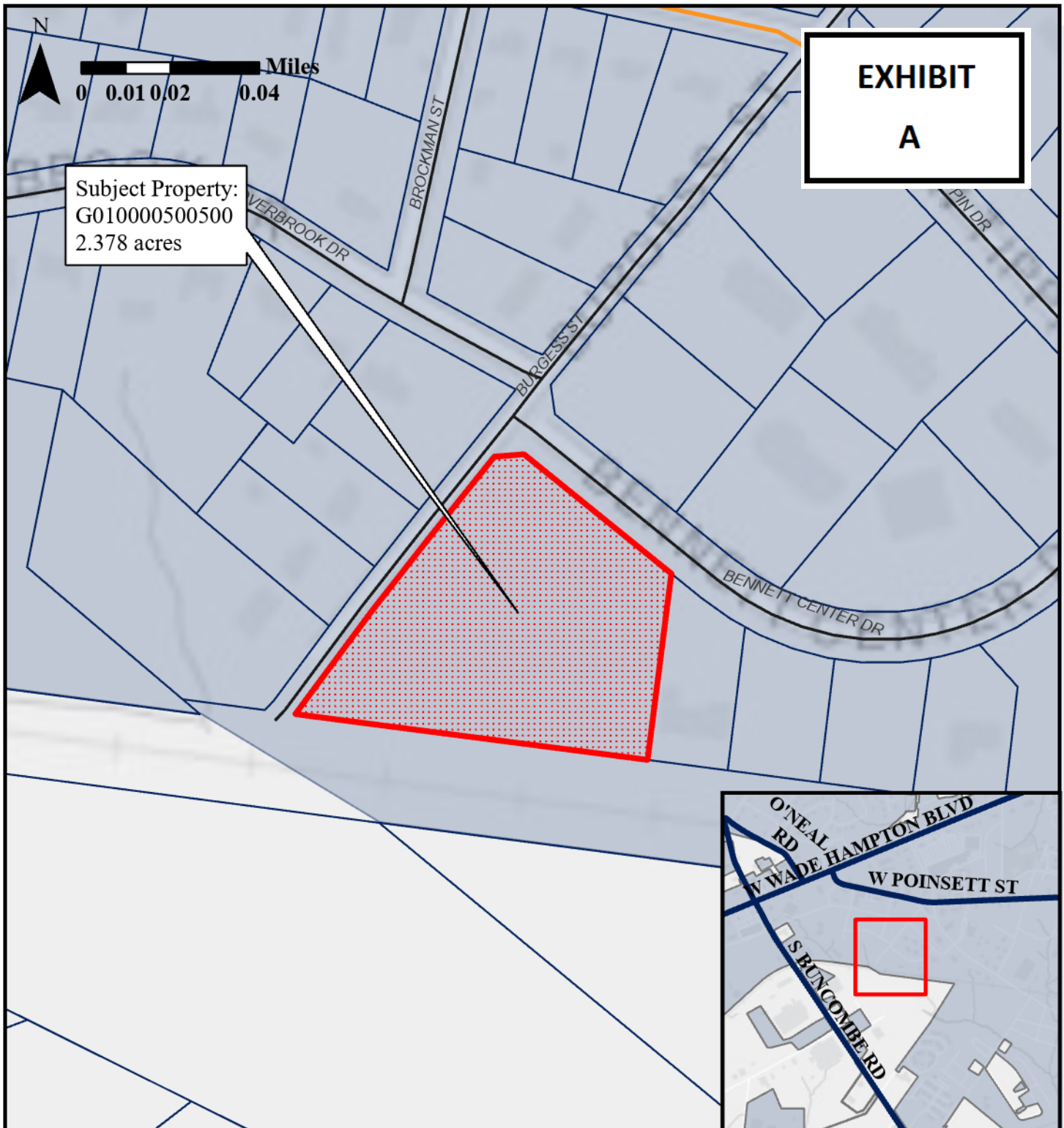
Introduced by: Councilman Wryley Bettis

First Reading: October 28, 2025

Second and
Final Reading: November 11, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney



Location Map: Ordinance 23-2025

Case Number: RZ 25-10

Legend

- City Limits
- Parcels

- Ord 23-2025 (Bennett Center Dr OP to MD)

Created by the City of Greer Planning & Development Department: 10/7/2025 11:14 AM

The City of Greer Planning & Development 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 Department.





2024003945

6 Pgs

DEED Book: DE 2709 Page: 2385 - 2390

January 23, 2024 12:23:42 PM Cons: \$1.00

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

E-FILED IN GREENVILLE COUNTY, SC

EXHIBIT**B**

Grantee's Address: 141 Traction Street, Suite 25
Greenville, S.C. 29611

MCKINNEY SULLIVAN, LLC, Attorneys at Law
1201 E. Washington Street, Greenville, S.C. 29601

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

KNOW ALL MEN BY THESE PRESENTS, THAT **ACKLEY HOLDINGS, LLC** (hereinafter "**Grantor**"),

in consideration of **ONE DOLLAR (\$1.00)**, the receipt of which is hereby acknowledged, subject to all matters set forth in this instrument, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **BENNETT CENTER VENTURES, LLC** (hereinafter "**Grantee**"), it's successors and assigns, forever, the following described property:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as a 2.38 acre parcel on a ALTA/ACSM Land Title Survey for Assisted Living Concepts, Inc. prepared by Precision Land Surveying, Inc., dated December 5, 1997 and recorded in the Office of the Register of Deeds for Greenville County, S.C. in Plat Book 37-A at Pages 7A & 7B, reference being hereby made to said plat of survey for a complete metes and bounds description of the property.

TMS # G010.00-05-005.00

THIS BEING the same property conveyed to the Grantor herein by deed from Enlivant Acquisition Propco LLC, dated December 21, 2023 and recorded in the Office of the Register of Deeds for Greenville County, S.C. in Deed Book 2707 at Page 1528 on December 22, 2023.

See also the Affidavit of Agent for Principal attached hereto as Exhibit A, together with the deed recording Affidavit.

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

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee and the Grantee's successors and assigns, forever. And, the Grantor does hereby bind the Grantor, and the Grantor's successors and assigns, to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through the Grantor only but not otherwise.

[Signature page follows]

WITNESS the Grantor's hand and seal this 23rd day of January, 2024.

SIGNED, sealed, and delivered
in the presence of:

Amanda Holley
Witness #1

Ackley Holdings, LLC

Hayden Sullivan
Witness #2

By: [Signature] (SEAL)
Jared Moore, Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT
(SC Code Section 26-3-70)

The foregoing instrument was acknowledged before me this 23rd day of January, 2024
by Jared Moore, as Member on behalf of Ackley Holdings, LLC, a South Carolina limited
liability company.

Hayden Sullivan
Notary Public for South Carolina
My Commission Expires: 01/28/2029

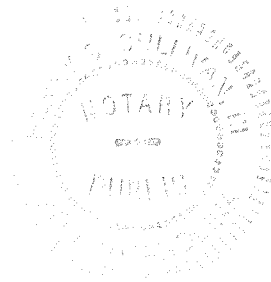


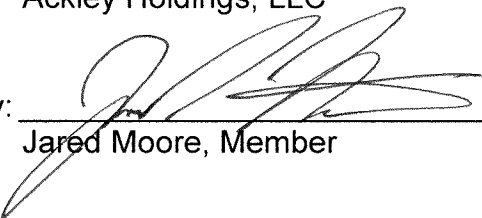
EXHIBIT A

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) AFFIDAVIT
) OF
) AGENT FOR PRINCIPAL

**RE: Transfer of 2.38 acre parcel on Bennett Center Drive, Greer, S.C. from
Ackley Holdings, LLC to Bennett Center Ventures, LLC**

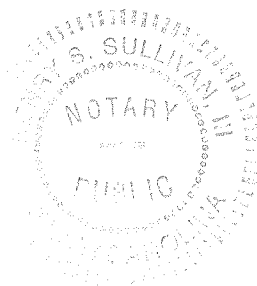
Relative to the conveyance of the above-referenced property from Ackley Holdings, LLC to Bennett Center Ventures, LLC, pursuant to Paragraph (14) of the attached Deed Recording Affidavit, the undersigned Agent hereby affirms and attests that Ackley Holdings, LLC (as Agent) purchased the property for the benefit of and for the purpose of conveying the same to Bennett Center Ventures, LLC (as Principal), and that the agent and principal relationship existed at the time of the original purchase for the purpose of purchasing the realty with the funds of the Principal.

Ackley Holdings, LLC

By: 
Jared Moore, Member

SWORN to and subscribed before me
this 23rd day of January, 2024.


Notary Public for South Carolina
My Commission Expires: 01/28/2029



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 on Woodland Drive in Greenville County, bearing Greenville County Tax Map Number G010.00-05-005.00, was transferred by Ackley Holdings, LLC to Bennett Center Ventures, LLC on January 23, 2024.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration 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):

(14) Transfer of property from Agent to Principal purchased with funds of the Principal.

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

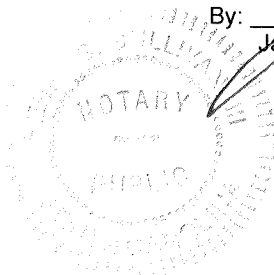
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market 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 the 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© 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: 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.

Ackley Holdings, LLC

By: [Signature]
Jared Moore, Member

SWORN to before me this 23rd
day of January, 2024.

[Signature]
Notary Public for South Carolina
My Commission Expires: 01/28/2029



INFORMATION

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

Exempted from the fee are deeds:

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

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:
 RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SERVICE LINES; RESTRICTIVE COVENANTS; SUBDIVISION
 RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN
 APPROXIMATE LOCATION GENUINELY NOTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND
 DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

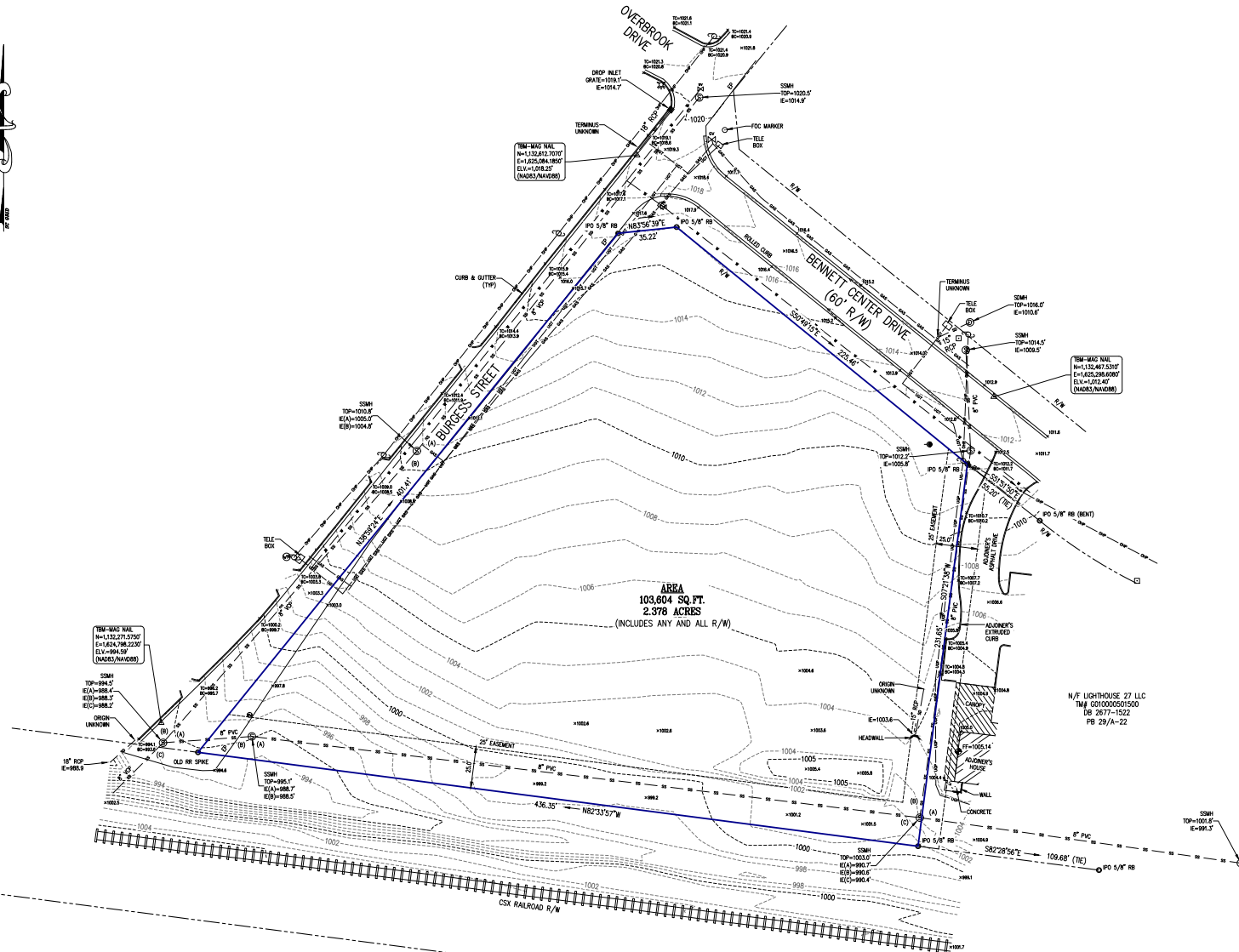


EXHIBIT C

A. CLAY JONES, P.L.S.
S.C. REG. NO. 26210



TOPO NOTES:
 1. ELEVATIONS ARE BASED ON NAVD83 (SCRS)
 2. CONTOURS ARE SHOWN AT 1' INTERVALS

CAUTION



THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS 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.

LEGEND

BL. BUILDING LINE	TEL. TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB
CL. CENTERLINE	EL. ELECTRIC METER	TM/BW TOP/BOTTOM WALL
CM. CORRUGATED METAL PIPE	CB. CATCH BASIN	VOP. VERTICAL CLAY PIPE
CT. CATCH TOP	DI. DROP INLET	WM. WATER METER
DE. DRAINAGE EASEMENT	ET. ELEVATION	WO. WATER VALVE
EP. EDGE OF PAVEMENT	FE. FENCE	WV. WATER VALVE
IP. IRON PIPE OLD-TO	FM. FIRE HYDRANT	CTV. CABLE TV
IP. IRON PIPE OLD-TO	GM. GAS METER	FC. FIBER OPTIC CABLE
IP. IRON PIPE OLD-TO	GP. GAS VALVE	GS. GAS LINE
IP. IRON PIPE OLD-TO	LP. LIGHT POLE	OP. OVERHEAD POWER
IP. IRON PIPE OLD-TO	PP. POWER POLE	OT. OVERHEAD TELEPHONE
IP. IRON PIPE OLD-TO	RP. REINFORCED CONC. PIPE	SD. STORM DRAIN
IP. IRON PIPE OLD-TO	RW. RIGHT OF WAY	ST. SANITARY SEWER
IP. IRON PIPE OLD-TO	SM. STORM MANHOLE	UP. UNDERGROUND POWER
IP. IRON PIPE OLD-TO	SS. SANITARY SEWER	UT. UNDERGROUND TEL.
IP. IRON PIPE OLD-TO	SS. SANITARY SEWER	W. WATER LINE
IP. IRON PIPE OLD-TO	SS. SANITARY SEWER	

TOPOGRAPHIC SURVEY FOR:
CREATIVE FOUNDER LLC
 GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1"=30'	PROPERTY ASSESSED 300 BENNETT CENTER DRIVE	TAX ID G010000500500
DATE 12/8/23	DATE 12/8/23	DATE 12/8/23



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

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
 PH: (864) 271-0488
 WWW.SITEDSIGN-SC.COM

NOTE: A 5 FOOT DRAINAGE AND UTILITY EASEMENT IS PROVIDED ALONG ALL SIDE AND INTERIOR REAR LOT LINES ON ALL LOTS UNLESS OTHERWISE SHOWN. 10 FOOT DRAINAGE AND UTILITY EASEMENT IS PROVIDED ALONG EXTERIOR BOUNDARY OF SUBDIVISION.

S231163(TOPO)



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 9/23/2025

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

Tax Map Number(s) 6010000500500
Property Address(s) 300 BENNETT CENTER DRIVE GREER, SC 29650
Acreage of Properties 2.38 ACRES County GREENVILLE

Applicant Information

Name JARED MOORE
Address 141 TRACTION ST
GREENVILLE, SC 29611
Contact Number (803) 422-1864
Email JJMOORE@GREASUEFOUNDER.COM
Business Name BENNETT CENTER VENTURES, LLC

Property Owner Information

(If multiple owners, see back of sheet)

Name SEE BACK
Address _____
Contact Number _____
Email _____
Business Name _____

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

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

The applicant hereby requests that the property described be rezoned from

OP to MD

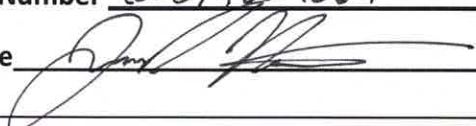
Existing Use: VACANT LAND Proposed Use: RESIDENTIAL DEVELOPMENT

Signature(s) [Signature]

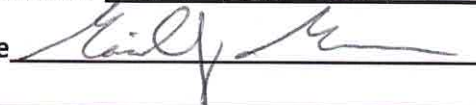
All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

See Reverse

Complete the section below if multiple property owners

Name JARED MOOTZ
Business Name BENNETT CENTER VENTURES, LLC
Address 141 TRACTION ST GREENVILLE, SC 29611
Contact Number (803) 422-1864
Signature 

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

Name Michael Mumma
Business Name Bennett Center Ventures, LLC
Address 141 Traction Street Greenville, SC 29611
Contact Number 864-738-2542
Signature 

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

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

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

Staff Report to the City of Greer Planning Commission
Monday, October 20, 2025

Case Number: RZ 25-10

Applicant: Jared Moore

Property Location: Bennett Center Dr

Tax Map Numbers: G010000500500

Existing Zoning: Office Professional (OP)

Request: Rezone to Medium Density Residential (MD)

Size: 2.378 acres

Comprehensive Plan: Suburban Commercial

Analysis: **RZ 25-10**

RZ 25-10 is a rezoning request for one parcel on Bennett Center Dr with a total acreage of 2.378 acres. The request is to rezone the parcel from Office Professional (OP) to Medium Density Residential (MD) to build a residential development.

Surrounding land uses and zoning include:

North:	Medium Density Residential (MD) and Office Professional (OP) – residential, vacant, office
East:	Office Professional (OP) - office
South:	Railroad right-of-way
West:	Medium Density Residential (MD) - residential

Suburban Commercial areas are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities

This request is compatible with the existing development in the area and is proximate to the E Poinsett transitional corridor. It is also compatible with the Comprehensive Plan and Future Land Use Map. The medium density residential use will serve as a transition between office/non-residential uses and single-family detached in the surrounding area. Therefore, staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Mr. Boyles presented staff's analysis and recommendation of approval, citing consistence with surrounding zoning, existing land uses, and future land use designations.

Mr. Lavender called Mr. Moore up to the podium to answer the Commission's questions.

Mr. Thoma asked about potential covenants or restrictions placed on the property from the surrounding

office park. Mr. Moore assured him that this parcel in particular is not subject to the restrictions of the surrounding office park. They had done extensive legal review to ensure that this property was not bound by the office park's covenants.

Ms. Medford asked about the number of townhomes the developer was planning to build. Mr. Moore said that they were still in the early stages of the engineering and design process, but that they were aiming to get 20 to 25 townhome units on the property.

Mr. Lavender asked about the parcel's area. Mr. Moore told him that it was about 2.3 acres. Ms. Stahl said that, based on the area, they would be allowed to have a maximum of around 40 units in the new zoning. However, both Ms. Stahl and Mr. Moore said that they likely could not get anywhere near that maximum because of design constraints and other considerations (e.g., roads, amenities, open space, etc.).

Ms. Jones asked if the developer were planning to install any amenities. Mr. Moore said that they would install them as required. He also noted that this land would be cleared as with any development.

Ms. Medford asked about buffering near the railroad tracks. Mr. Moore said that they had every incentive to make sure that the new homes would have adequate buffering from the railroads because otherwise nobody would buy the homes. He said that they were planning on leaving a substantial buffer along the tracks. He noted that there is a sewer easement in that area already, so they would try to leave that space along the tracks more or less untouched in order to provide some buffering.

Ms. Jones asked if the townhomes would have garages. Mr. Moore said that, although they were still early in the design process, they would like for them to have garages and to front the streets. There was also concern with narrow streets and limited parking. Mr. Moore said that they would make wider driveways in order to accommodate more vehicles.

Mr. Lavender asked if Burgess Street was a city-owned & maintained street, saying that it was very narrow. While staff checked the City of Greer GIS system to determine ownership, Mr. Moore said that they would be willing to work with the city to meet its standards. Mr. Boyles confirmed that both Burgess Street and Bennett Center Drive were city-owned & maintained. Ms. Kaade noted that the developer would be required to widen the road to city standards along the project's frontage.

ACTION – Mr. Thoma made a motion to approve RZ 25-10. Mr. Lavender seconded the motion. The motion passed with a vote of 3 to 1.

ORDINANCE NUMBER 24-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY DENNIS KIFF AND EMILY KIFF LOCATED AT 205 WEST ARLINGTON AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Dennis Kiff and Emily Kiff located at 205 West Arlington Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000701100 containing approximately 0.285 +/- 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 owners' desires to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on October 20, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Traditional Neighborhood (TN).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 205 West Arlington Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000701100 containing approximately 0.285 +/- acres attached hereto marked as Exhibit A shall be changed from Suburban Neighborhood (SN) to Traditional Neighborhood (TN).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

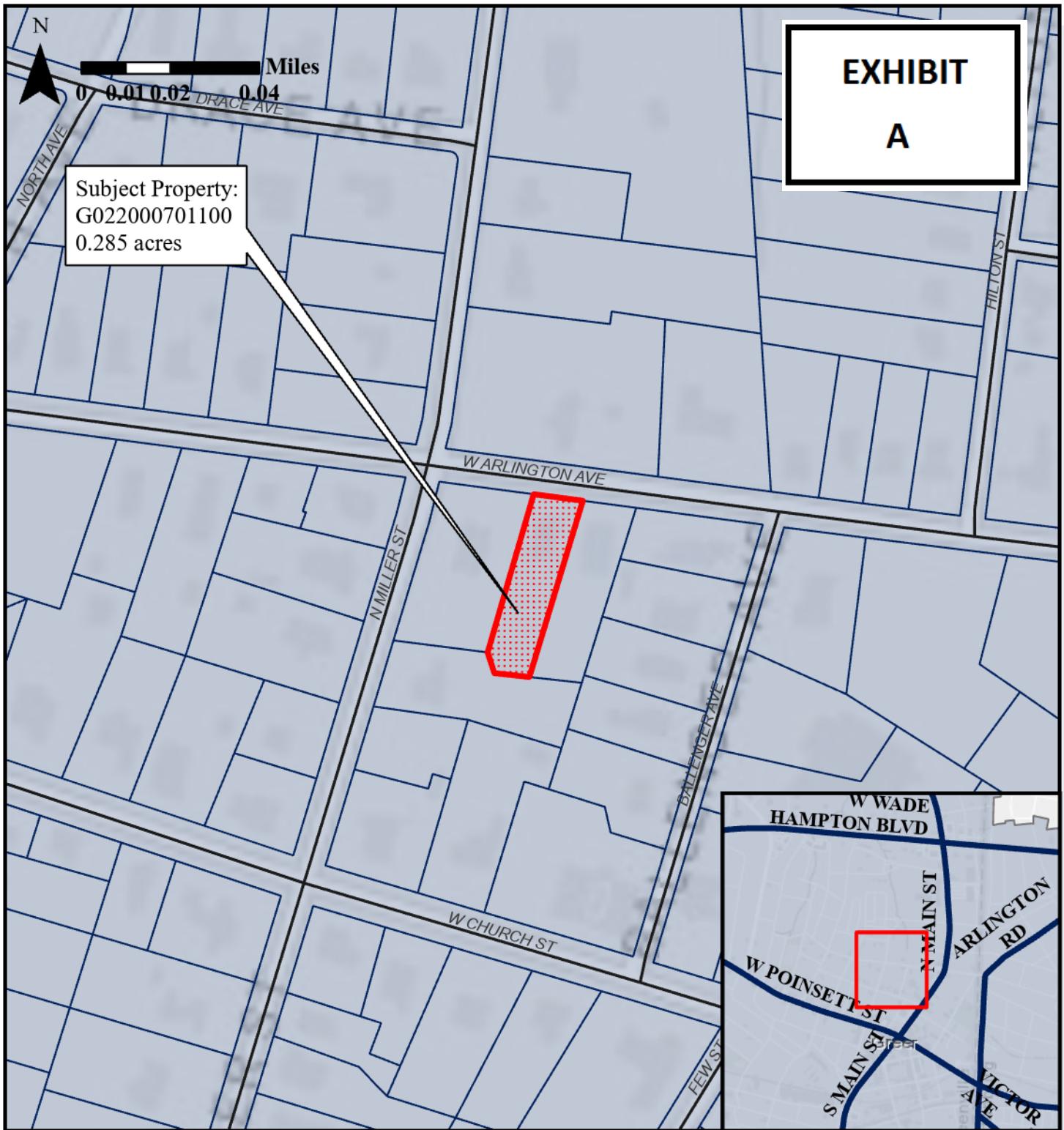
Introduced by: Councilman Wryley Bettis

First Reading: October 28, 2025

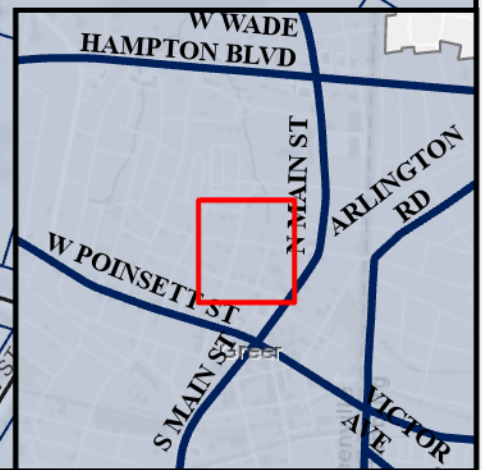
Second and
Final Reading: November 11, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney



**EXHIBIT
A**



Location Map: Ordinance 24-2025

Case Number: RZ 25-11

Legend

- City Limits
- Parcels

Ord 24-2025 (W Arlington Ave SN to TN)

Created by the City of Greer Planning & Development Department: 10/7/2025 11:21 AM

The City of Greer Planning & Development 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 Department.





202204EE20

DEED Book: DE 2649 Page: 4227 - 4228
 February 23, 2022 02:26:53 PM Cons: \$311,368.00
 Rec: \$15.00 Cnty Tax: \$342.65 State Tax: \$809
 E-FILED IN GREENVILLE COUNTY, SC *Timothy*

EXHIBIT**B**

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEES ADDRESS:

205 W Arlington Ave Greer SC 29650

TMS#: G0220000701100

KNOW ALL MEN BY THESE PRESENTS, that

CORNERSTONE HOLDINGS, LLC, in consideration of **Three Hundred Eleven Thousand Three Hundred Sixty-Eight and No/100ths (\$311,368.00) 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:

DENNIS KIFF AND EMILY KIFF, as Joint tenants with rights of survivorship, not as tenants in common;

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 0.285 acres on a Plat entitled Cornerstone, LLC, dated February 9, 2021, recorded March 10, 2021 in Plat Book 1392 at Page 0015. Reference is hereby made to said plat for a more complete description by metes and bounds.

This being the same property conveyed to Cornerstone Holdings, LLC by Deed of Daniel L. Allen, JR., dated February 9, 2021, and recorded on March 16, 2021 in Deed Book 2618 at Page 4783, Greenville County ROD.

Tax Map #: G0220000701100

This conveyance is subject to any and all easements, restrictions, covenants, and conditions, right of way, zoning rules and laws and regulations, and of which may be found on the premises or of record in the Register of Deeds Office for Spartanburg County, South Carolina.

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

WITNESS the grantor's (s') hand (s) and seal (s) this the 23rd day of February 2022.

SIGNED, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Witness

CORNERSTONE HOLDINGS, LLC

~~BY: _____~~
~~ITS: _____~~ CSB

BY: [Signature]
ITS: J. Richard Medlock, Jr.

BY: Mary L. Hannon
ITS: Mary L. Hannon

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, a Notary Public of the County and State aforesaid, certify that the Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp this 23rd day of February 2022.

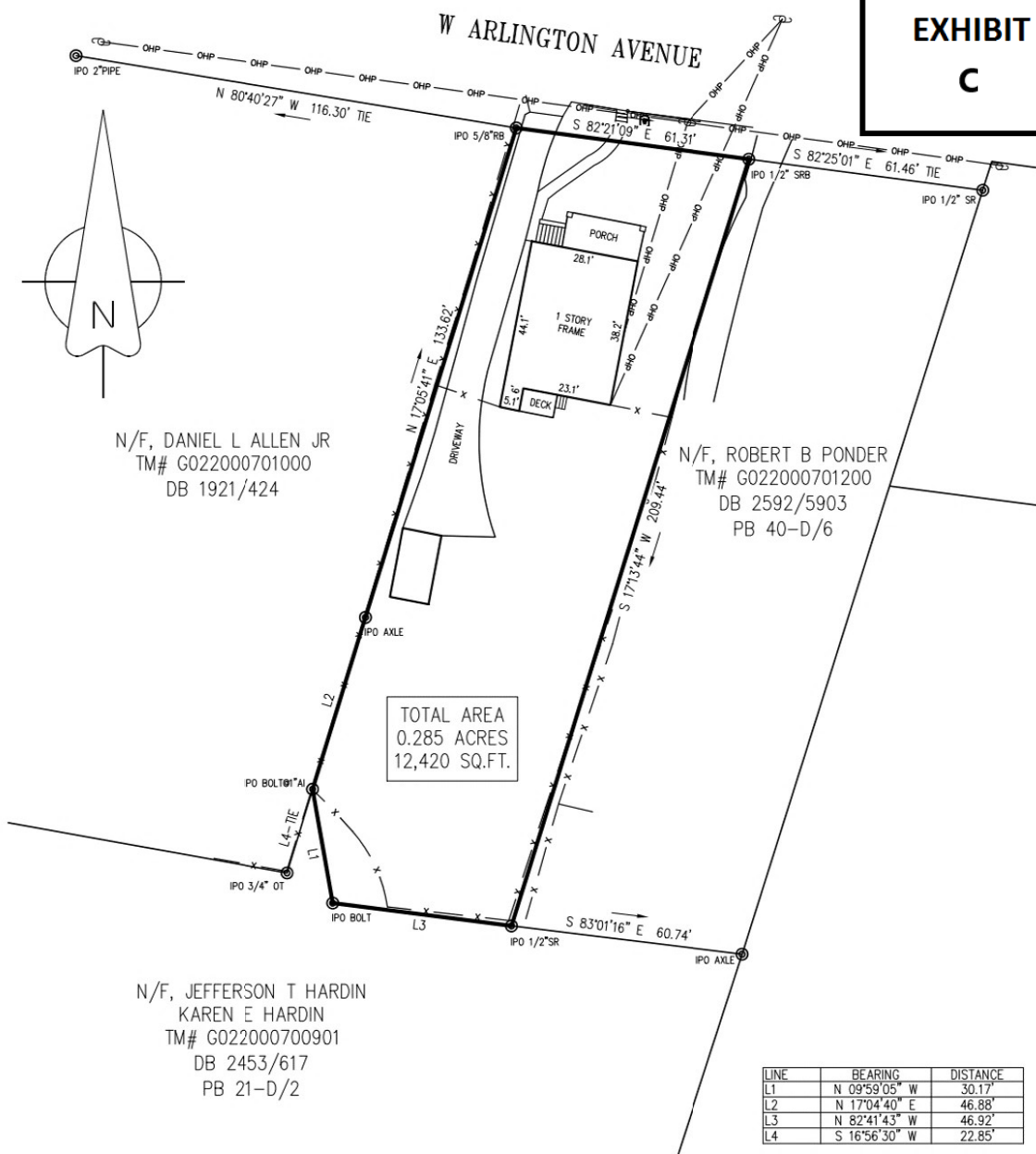
[Signature]
Notary Public for South Carolina
My commission expires: 9/24/2030



[Signature]

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY.

EXHIBIT C



NOTES:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD, THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

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

KEVIN E GAINES, PS#25433
WILLIAM T LAVENDER, PS#28138

THE PROPERTY SHOWN IS KNOWN AS THE SAME PROPERTY CONVEYED AND RECORDED IN DEED BOOK 97, PAGE 259, OFFICE OF R.O.D., GREENVILLE COUNTY, SC. LESS HOWEVER; PROPERTY PREVIOUSLY CONVEYED BY DEED BOOK 1991, PAGE 1557 (PLAT BOOK 40-D, PAGE 6), OFFICE OF R.O.D., GREENVILLE COUNTY, SC.

LEGEND

BL BUILDING LINE	DIP DUCTILE IRON	CB CATCH BASIN
CT CRIMP TOP PIPE	VCP VITRIFIED CLAY	DI DROP INLET
DE DRAINAGE EASEMENT	RCP REINFORCED CONCRETE	ET ELEC TRANS
EP EDGE OF PAVEMENT	CMP CORRUGATED METAL	90.0 ELEVATION
IPO IRON PIN OLD-O	HPDE H.D. POLY STORM	1\" FIRE HYDRANT
IPS IRON PIN SET-O	CTV CABLE TV	GS GAS METER
N/C NAIL & CAP	X FENCE LINE	GV GAS VALVE
OT OPEN TOP PIPE	FOC FIBER OPTIC CABLE	LP LIGHT POLE
RB REBAR	GAS GAS LINE	PP POWER POLE
R/W RIGHT OF WAY	OHP OVERHEAD POWER	GP GUY ANCHOR
SD STORM DRAIN	OHT OVERHEAD TEL	TEL TEL PEDESTAL
SS SANITARY SEWER	SD STORM DRAIN	CO CLEAN OUT
SSE SS EASEMENT	SS SANITARY SEWER	WM WATER METER
SM STORM MANHOLE	UGP UNDERGROUND POWER	WV WATER VALVE
SM SEWER MANHOLE	UGT UNDERGROUND TEL	EM ELECTRIC METER
TM TEL MANHOLE	W WATER LINE	



SURVEY FOR CORNERSTONE LLC

CITY OF GREER
GREENVILLE COUNTY, SOUTH CAROLINA

DATE 2/9/21	PROPERTY ADDRESS 205 W ARLINGTON AVENUE	TAX PIN G022000701100
SCALE 1\" = 30'	30 0 30 60	FIELD CREW KG-WL
		DRAWN BY WTL



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date _____

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

Tax Map Number(s) G022000701100

Property Address(s) 205 W Arlington Ave, Greer SC, 29650

Acreage of Properties 0.285 County Greenville

Applicant Information

Name Dennis Kiff

Address 205 W Arlington Ave

Contact Number 864-918-7839

Email dkiff91@gmail.com

Business Name _____

Property Owner Information

(If multiple owners, see back of sheet)

Name Dennis Kiff

Address 205 W Arlington Ave

Contact Number 864-918-7839

Email dkiff91@gmail.com

Business Name _____

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

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

The applicant hereby requests that the property described be rezoned from
Suburban Neighborhood to Traditional Neighborhood.

Existing Use: Residence Proposed Use: Residence

Signature(s) Dennis Kiff
Emily Kiff

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

See Reverse

Complete the section below if multiple property owners

Name	Emily Kiff
Business Name	
Address	205 W Arlington Ave
Contact Number	864-905-3861
Signature	<i>Emily Kiff</i>

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Staff Report to the City of Greer Planning Commission
Monday, October 20, 2025

Case Number: RZ 25-11

Applicant: Dennis Kiff

Property Location: 205 W Arlington Ave

Tax Map Numbers: G022000701100

Existing Zoning: Suburban Neighborhood (SN)

Request: Rezone to Traditional Neighborhood (TN)

Size: 0.285 acres

Comprehensive Plan: Downtown Living

Analysis: **RZ 25-11**

RZ 25-11 is a rezoning request for one parcel on Arlington Avenue with a total acreage of 0.285 acres. The request is to rezone the parcel from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to build a garage closer to the side lot line than current zoning would allow.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood (SN) - residential
East:	Suburban Neighborhood (SN), Traditional Neighborhood (TN), Medium-Density Residential (MD) - residential
South:	Suburban Neighborhood (SN), Medium-Density Residential (MD), Office Professional (OP) – residential, office
West:	Suburban Neighborhood (SN) - residential

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

- **Primary Uses:** Retail, entertainment, and office commercial; and upper story, townhome, multiplex, and multi-family residential; civic uses and spaces
- **Secondary Uses:** Institutional facilities, regional parks, hotels and short-term rentals This request is compatible with the existing development in the area. It is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

Smaller lot sizes and higher density is appropriate in the area surrounding the downtown core, therefore staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

ACTION – Ms. Medford made a motion to approve RZ 25-11. Ms. Jones seconded the motion. The motion passed with a vote of 4 to 0.

Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 25-2025
AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE
OF THE CITY OF GREER TO UPDATE THE CLASS SCHEDULE AS
REQUIRED BY ACT 176 OF 2020. (Action Required)
Chris Kline, Finance Director

Date: November 11, 2025

CC:

Summary:

Attachments:

1. Ord 25-2025 Amend Business License Ord as required by ACT 176 of 2020
2. Ord 25-2025 2023 v. 2025 Business License Class Schedule

ORDINANCE NUMBER 25-2025

**AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE
OF THE CITY OF GREER TO UPDATE THE CLASS SCHEDULE AS
REQUIRED BY ACT 176 OF 2020.**

WHEREAS, the City of Greer (the “Municipality”) is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income;

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S.C. Code Sections 6-1-400 to -420 (the “Standardization Act”), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes;

WHEREAS, the Standardization Act requires that by December thirty-first of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina (the “Association”) and adopted by the Director of the Revenue and Fiscal Affairs Office;

WHEREAS, following the enactment of the Standardization Act, the Municipality enacted Ordinance No. 59-2021 on December 14, 2021, in order to comply with the requirements of the Standardization Act (the “Current Business License Ordinance”);

WHEREAS, the City Council of the Municipality (the “Council”) now wishes to amend the Current Business License Ordinance to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, as follows:

SECTION 1. Amendments to Appendix B. Appendix B to the Current Business License Ordinance, the “Business License Class Schedule,” is hereby amended as follows:

- (a) Classes 1 through 8 in Appendix B to the Current Business License Ordinance, the “Business License Class Schedule,” are hereby amended and restated as set forth on the attached Exhibit A.
- (b) Class 9 in Appendix B to the Current Business License Ordinance, the “Business License Class Schedule,” shall remain in full force and effect as set forth in the Current Business License Ordinance.

SECTION 2. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective with respect to the business license year beginning on May 1, 2026.

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: November 11, 2025

Second and
Final reading: November 25, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

**Exhibit A: Amendment to Classes 1 – 8 in Appendix B of the
Current Business License Ordinance**

**APPENDIX B
Classes 1 – 8: Business License Class Schedule by NAICS Codes**

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	3
22	Utilities	1
23	Construction	8.1
31 - 33	Manufacturing	9.8
42	Wholesale trade	9.8
44 - 45	Retail trade	1
4411	Automobile Dealers	9.3
4412	Other Motor Vehicle Dealers	9.3
454390	Other Direct Selling Establishments	1
48-49	Transportation & Warehousing	2
482	Rail Transportation	8.2
484	Truck Transportation	9.8
493	Warehousing and Storage	9.8
51	Information	4
517111	Wired Telecommunication Carriers	8.3
517112	Wired Telecommunication Carriers (Except Satellite)	8.3
517122	Agents For Wireless Telecommunications Services	8.3
52	Finance and insurance	7
5241	Insurance Carriers	8.4
5242	Insurance Brokers for Non-Admitted Insurance Carriers	8.4
53	Real estate and rental and leasing	6
54	Professional, scientific, and technical services	4
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	3
71	Arts, entertainment, and recreation	3
711190	Carnivals and Circuses	9.6
713120	Amusement Parks & Arcades	8.51
703290	Non-payout Amusement Machines	8.52
713290	Bingo halls, Parlors	9.5
713990	All Other Amusement & Recreational Industries (Pool Tables)	8.6
721	Accommodation	1
722	Food services and drinking places	2
722410	Drinking Places, bars, lounges, cabarets	9.7
81	Other services	3

Note: 2025 Class Schedule is based on a three-year average (2019-2021) of IRS statistical data.

2023 v. 2025 Business License Class Schedule

NAICS Code	Industry Sector	2023 Class	2025 Class	Difference	
11	Agriculture, forestry, hunting and fishing	1	1	0	
21	Mining	2	3	1	HIGHER
22	Utilities	1	1	0	
23	Construction	Special class 8.1		2	
31-33	Manufacturing	3	3	0	
42	Wholesale trade	1	1	0	
44-45	Retail trade	1	1	0	
48-49	Transportation and warehousing	1	2	1	HIGHER
51	Information	4	4	0	
52	Finance and insurance	7	7	0	
53	Real estate and rental and leasing	7	6	-1	LOWER
54	Professional, scientific, and technical services	5	4	-1	LOWER
55	Management of companies	7	7	0	
56	Administrative and support and waste management and remediation services	3	3	0	
61	Educational services	3	3	0	
62	Health care and social assistance	4	3	-1	LOWER
71	Arts, entertainment, and recreation	3	3	0	
721	Accommodation	1	1	0	
722	Food services and drinking places	2	2	0	
81	Other services	4	3	-1	LOWER

The 2025 Class Schedule is the first time data from COVID years is included. It is 2019-2021 data.

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, Planning Manager

Subject: Ordinance 26-2025

Date: November 5, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 26-2025 is an annexation and zoning request for two parcels located on Wade Hampton Blvd. The parcels consist of 1.396 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to develop a car repair facility.

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

ORDINANCE NUMBER 26-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY CNS PROPERTY, LLC LOCATED AT 1455 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES

WHEREAS, CNS Property, LLC are the sole owners of certain properties located at 1455 West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers T013000203800 and T013000204100 containing approximately 1.396 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E attached hereto marked as Exhibit D; and,

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

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

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

WHEREAS, the property owner has requested that the subject properties be zoned Commercial Corridor (CC); and,

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

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

1. ANNEXATION: The 1.396 acres +/- properties shown in red on the attached map owned by CNS Property, LLC located at 1455 West Wade Hampton Boulevard as described on the attached City of Greer Map as Greenville County Parcel Numbers T013000203800 and T013000204100 are hereby annexed into the corporate city limits of the City of Greer.

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

3. LAND USE MAP: The above referenced properties shall be designated as Suburban Commercial on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: November 11, 2025

Second and
Final Reading: November 25, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

2018088030
 DEED Book: DE 2552 Page: 5185 - 5189 5 Pgs
 November 20, 2018 05:05:33 PM Cons: \$95,000.00
 Rec: \$10.00 Cnty Tax: \$104.50 State Tax: \$247.00
 FILED IN GREENVILLE COUNTY, SC *Timothy J. Manning*

GRANTEE'S ADDRESS FOR REAL ESTATE TAX NOTICE PURPOSES:

3014 White Horse Road
 Greenville, SC 29611

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

KNOW ALL PERSONS BY THESE PRESENTS, that **COCHRAN REAL ESTATE, LLC**, a South Carolina limited liability company (hereinafter, "Grantor"), in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) to Grantor in hand paid by **CNS PROPERTY, LLC**, a South Carolina limited liability company (hereinafter, "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 Grantee, its successors and assigns, the following described real estate:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE (HEREINAFTER, THE "PREMISES").

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

TO HAVE AND TO HOLD all and singular the Premises unto Grantee, its successors and assigns, forever.

And Grantor does hereby bind Grantor and Grantor's successors, heirs and assigns to warrant and forever and defend all and singular the Premises unto Grantee, its successors and assigns, against Grantor and against all persons lawfully claiming or to claim the same, or any part thereof, by, under or through Grantor.

Signature Page Follows

WITNESS the Grantor's hand and seal this 19th day of November, 2018.

SIGNED, sealed and delivered
in the presence of:

[Signature]

First Witness

[Signature]

Second Witness

GRANTOR:

COCHRAN REAL ESTATE, LLC,
a South Carolina limited liability company

By: [Signature]

Name: KIM C. SORROW

Title: Member

By: [Signature]

Name: LAURA C. LAWSON

Title: Member

STATE OF SC)

COUNTY OF Greenville)

ACKNOWLEDGMENT

I, Charles M. Weston Jr., the undersigned notary public for the State of SC, hereby certify that **Laura C. Lawson** and **Kim C. Sorrow**, each a member of **Cochran Real Estate, LLC**, personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal (if required by law) this 19th day of November, 2018.

[Signature]
NOTARY PUBLIC for State of SC
My Commission Expires: 1-27-21

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in Chick Springs Township on the southeastern side of U. S. Highway No. 29, and being shown and designated as Lot Nos. 1 and 2 on plat entitled PROPERTY OF RALPH S. COCHRAN, made by Freeland-Clinkscales & Associates, Inc., dated September 3, 1987, recorded in the Register of Deeds Office for Greenville County, South Carolina in Plat Book 14-S at Page 99, and having according to said plat the following metes and bounds, it-wit:

BEGINNING at an iron pin on the southeastern side of the right of way of U. S. Highway 29, at the joint front corner with property now or formerly of Center and running thence S. 23-57 E. 207.6 feet to an iron pin; thence S. 65-59 W. 146.2 feet to an iron pin; thence along the line of property now or formerly belonging to Elmore, N. 25-07 W. 145.2 feet to an iron pin; thence continuing along the Elmore line, N. 32-33 W. 92.1 feet to an iron pin on the southeastern side of U. S. Highway 29; thence along the right of way of said highway, N. 67-08 E. 13.0 feet; thence continuing along the right of way, S. 21-49 E. 25.4 feet to an iron pin; thence continuing along the right of way, N. 67-08 E. 150.9 feet to an iron pin, the point of beginning.

PARCEL 2:

All that lot of land in the State of South Carolina, County of Greenville, fronting on the southeasterly side of U. S. Highway 29 (Wade Hampton Boulevard), a total distance of 150.2 feet and containing 0.69 acre, in accordance with a plat entitled SURVEY FOR LOIS WILLIAMSON, prepared by Jeffery M. Plumblee, Surveyor, dated November 3, 1988, and recorded in Plat Book 17-I at Page 100. Reference to said plat is hereby made for a more complete metes and bounds description.

DERIVATION: This is the same property conveyed to Grantor by deed from Edith L. Cochran, dated August 16, 1999, and recorded on August 23, 1999 in the Office of the Register of Deeds for Greenville County, South Carolina, in Deed Book 1860 at Page 788.

TAX MAP PARCEL NOS: T013000203800 and T013000204100

STATE OF SOUTH CAROLINA

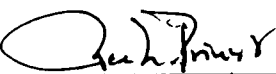
COUNTY OF GREENVILLE

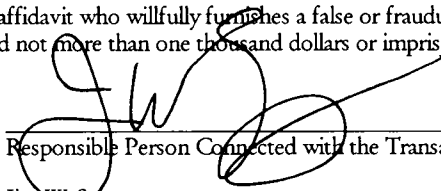
)
)
)
AFFIDAVIT OF CONSIDERATION

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

1. I have read the information on this affidavit and I understand such information.
2. The Property being transferred is located in Greenville County, S.C., shown as Greenville County Tax Map Nos. T013000203800 and T013000204100.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as 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): (*See Item* _____
(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 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
\$95,000.00
 - (b) ___ The fee is computed on the fair market value of 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: \$95,000.00
 - (b) Place the amount listed in item 5 above Here (If no amount is listed, place zero here.): -0-
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$95,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$351.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the manager of the Grantee.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before this 20 day
of November, 2018.


Notary Public for South Carolina
My Commission Expires: 3-4-25


Responsible Person Connected with the Transaction

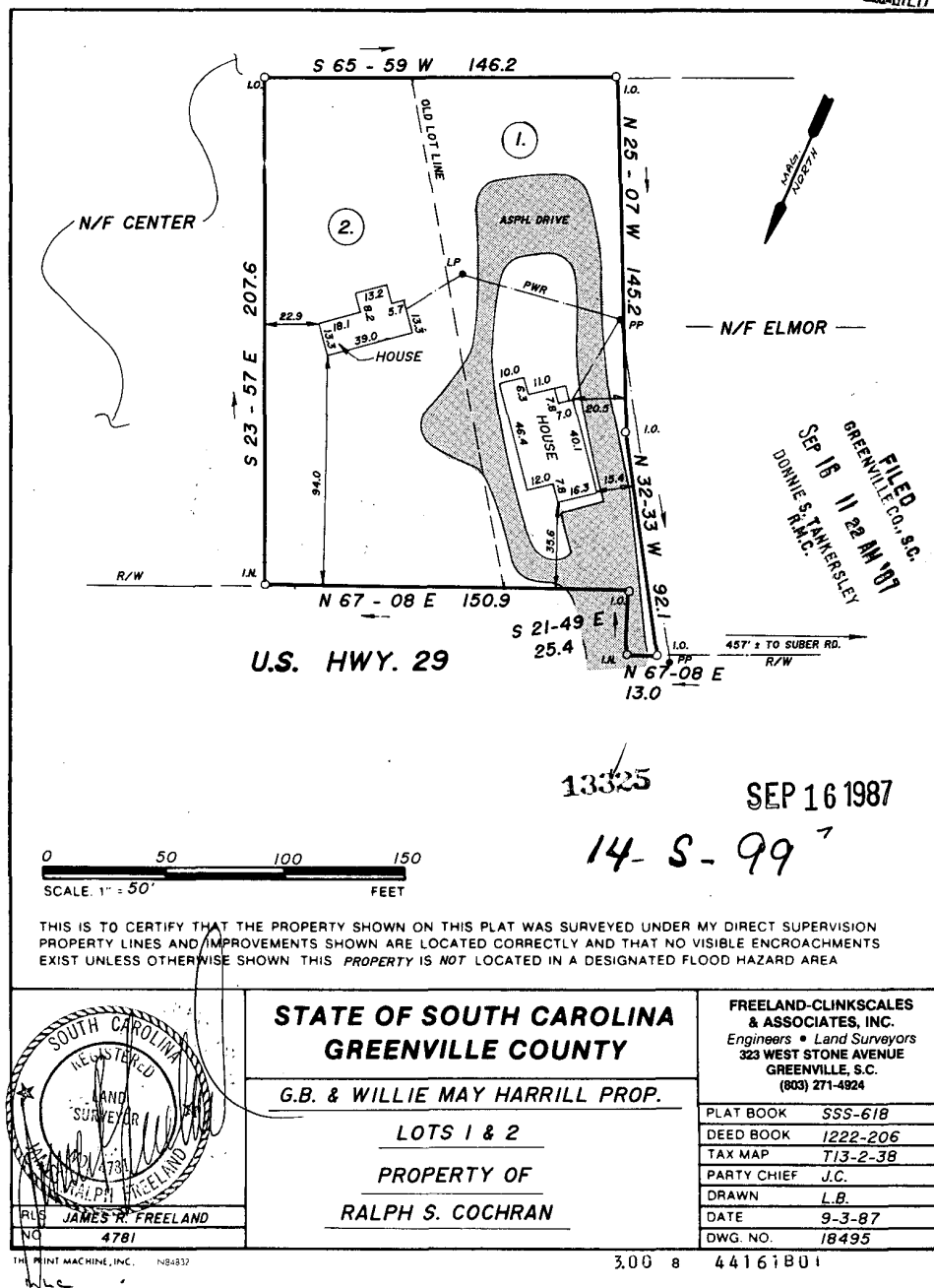
Jim W. Saxon
[Print or Type Name Here]

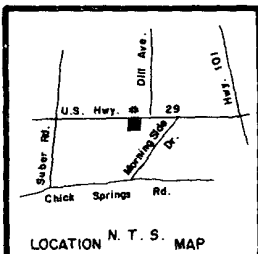
INFORMATION

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 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.

South Carolina Code Section 12-24-40. Exempted from the fee imposed by this chapter 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 exchanged in order to effect the partition;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, exempt for transfers from one family trust to another family trust without consideration, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, as long as no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust in which the beneficiaries are all members of the same family. "Family" means the grantor, the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, and the spouses and lineal descendants of any of them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A "family partnership" or "family trust" also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration is paid or is to be paid under the corrective or quitclaim deed.



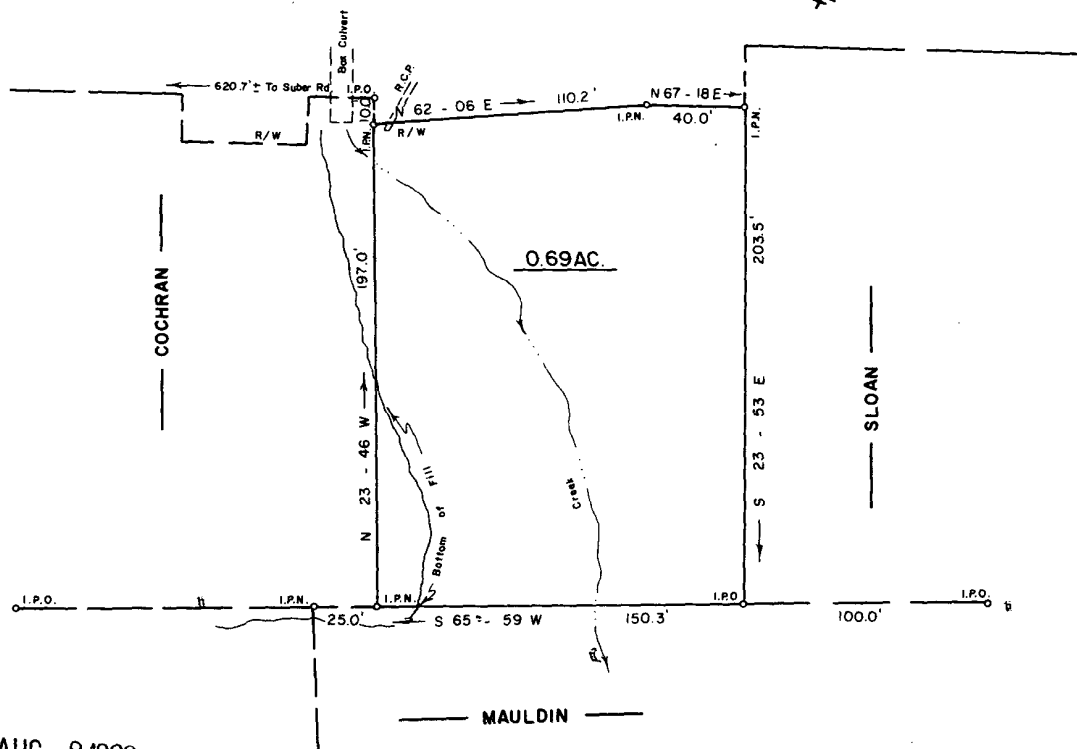


Note : Reference To S.C. Highway Plans
Docket # 23.650 And 42.745
Sheet 20.

FILED
GREENVILLE CO. S.C.
AUG 8 9 16 AM '89
DONNIE S. TANKERSLEY
R.M.C.

N MICROFILMED

U.S. HIGHWAY # 29



AUG 8 1989

171-100

SURVEY FOR

LOIS

WILLIAMSON

NEAR

GREER

GREENVILLE

COUNTY

SOUTH

CAROLINA

NOVEMBER

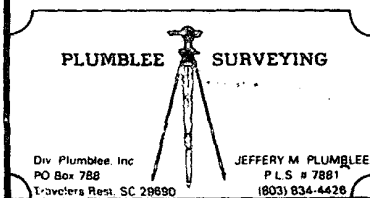
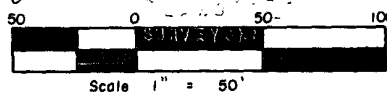
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1988

35000

I Hereby Certify That The Ratio Of Precision
Of The Field Survey Is 1/10,000 As Shown
Hereon And The Area Was Determined By Computer.

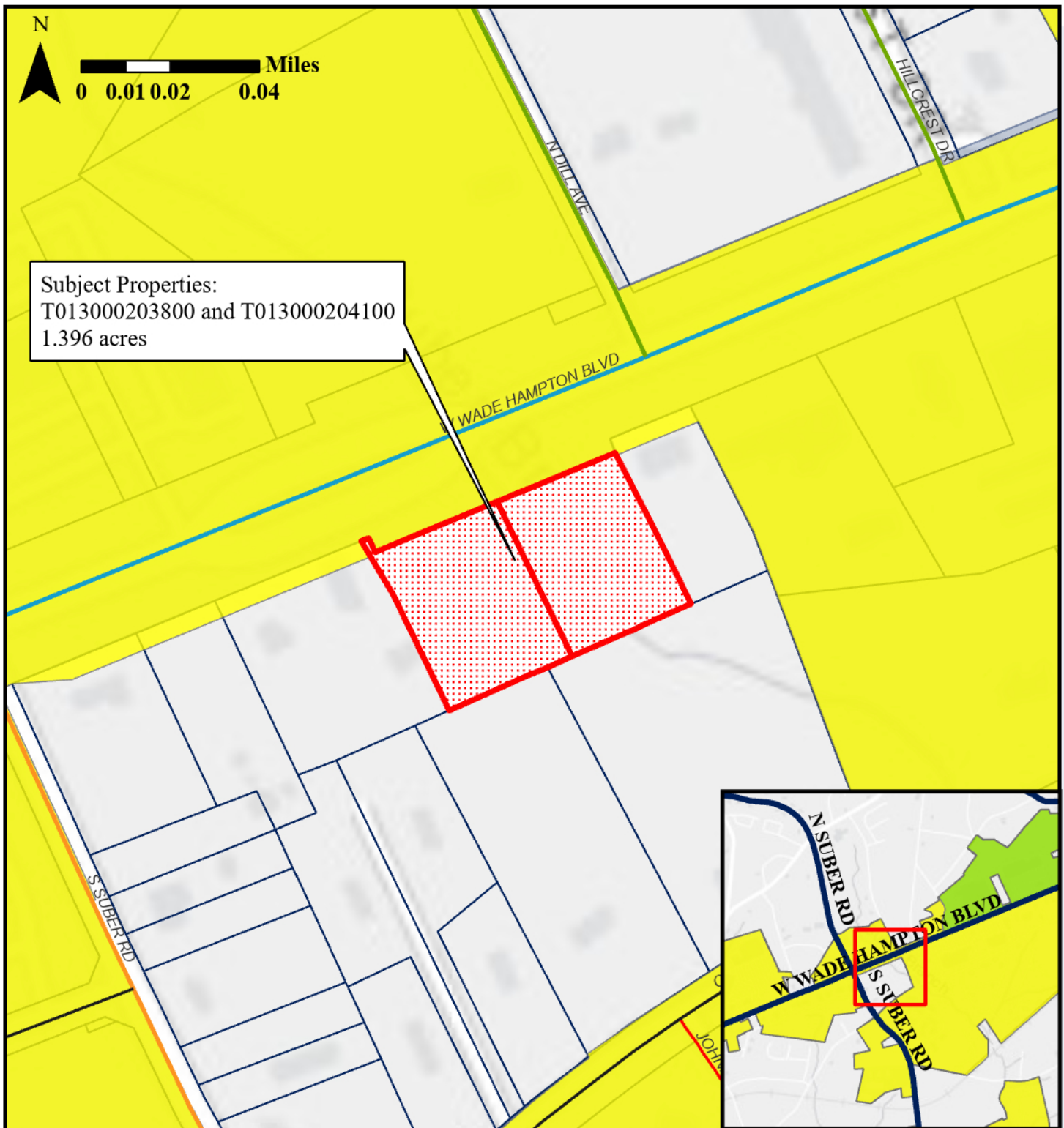
Jeffery M. Plumblee
P.L.S. # 7881



T-13-2-41

8-08 4998

F#79 500



Location Map: Ordinance 26-2025

Case Number: AN 25-07

City Council Districts

District 4 - Lee Dumas

District 5 - Wryley Bettis

Created by the City of Greer Planning & Development
Department: 11/5/2025 1:46 PM

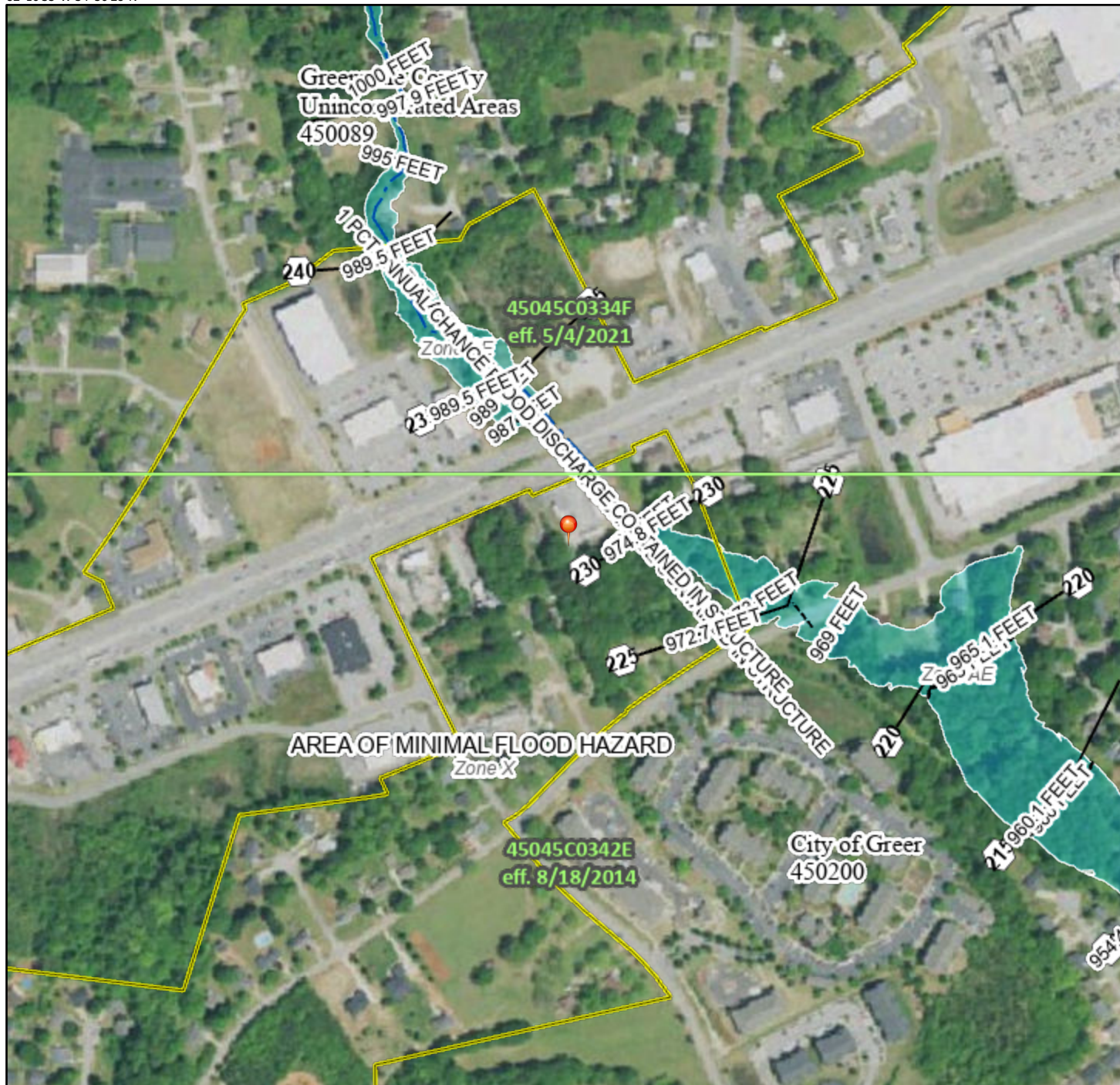
The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North 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 Department.



National Flood Hazard Layer FIRMette



82°16'35"W 34°56'28"N



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

1:6,000

82°15'57"W 34°55'58"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INFORMATION

SPECIAL FLOOD HAZARD AREAS

- Without I Zone A, V
- 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

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



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



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/5/2025 at 1:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Petition for voluntary annexation to the City of Greer of a land area by 100% of owners of said property

To the Mayor and Members of the City Council of the City of Greer, South Carolina:

The undersigned respectfully petition the City Council of the City of Greer to annex the hereinafter described property to the City of Greer.

Respectfully submitted this 23 day of October, 2025

By submitting this petition, I confirm the area proposed for annexation is contiguous to the Greer City Limits

Owner Name*	Address of Parcel	TID (Tax ID Number)
CNS Property, LLC	1455 W. Wade Hampton Blvd., Greer, South Carolina	T013000203800; T013000204100
		T013000203800; T013000204100
		T013000203800; T013000204100
		T013000203800; T013000204100
		T013000203800; T013000204100

I hereby request that the property be zoned: CC - Commercial Corridor

** A correctly signed petition form (see page 3), meaning signed by ALL persons having any interest in the property, the same as on the property deed, including the spouse when the property is co-owned. If the owner of the property is a corporation, the petition should include the corporate seal. Individuals signing these forms with the designation of Power of Attorney, Attorney-in-Fact, or Other Agent must include confirming documents. Roadway right-of-way, including for County-owned roads, require an authorized representative from the jurisdiction for signature. Signatures must be exactly as printed.*

Application Requirements (Include list number in attachment name with submittal)

1. Digital Copy of A Boundary Survey	3. Digital Copy of Deed
2. Digital Copy of this Application	4. Traffic Impact Analysis (TIA) (If residential development)

Acknowledgments

I acknowledge that 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 **1455 W. Wade Hampton** , 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 **T013000203800; T013000** attached hereto marked as Exhibit C containing approximately 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.

This petition is dated this **23** day of **October** , 20 **25** 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.

Covenant Restrictions

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

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	
Description of existing or proposed development:		



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature		
☐ Individual Owner ☐ Corporation ☐ County		☐ General Partnership ☐ Limited Partnership ☒ LLC
		☐ Attorney-in-Fact or Agent for the Ownership Type Checked Below Provide documentation appointing you as Attorney-in-Fact or other Agent The owner is a(n): ☐ Individual ☐ General Partnership ☐ Limited Partnership ☐ Corporation (Affix Seal) ☐ LLC ☐ Other
Owner(s) Sign on Lines Below		Address of Owner(s)
 Signature of Owner/Partnership/LLC/Agent		3014 White Horse Road, Greenville, SC 29611
Jim Saxon, Manager of CNS Property, LL Print Name of Owner/Partnership/LLC/Agent		3014 White Horse Road, Greenville, SC 29611
Signature of 2nd Owner/Partner/Corporate Secretary		(Affix Corporate Seal)
Print Name of 2nd Owner/Partner/Corporate Secretary		
If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. Page 3 - Ownership Type & Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.		

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, Planning Manager

Subject: Ordinance 27-2025

Date: November 5, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 27-2025 is an annexation and zoning request for two parcels located on S Highway 14. The parcels consist of 7.493 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to develop a car club. The proposed project also includes adjacent parcel (Ord 28-2025).

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

ORDINANCE NUMBER 27-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY AGWG 3085 HOLDINGS, LLC LOCATED AT 3019 SOUTH HIGHWAY 14, 3021 SOUTH HIGHWAY 14 AND 3035 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES

WHEREAS, AGWG 3085 Holdings, LLC are the sole owners of certain properties located at 3019 South Highway 14, 3021 South Highway 14 and 3035 South Highway 14 more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers 0530040100500 and 0530040100600 containing approximately 7.493 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0426E attached hereto marked as Exhibit D; and,

WHEREAS, the properties currently have two (2) occupants; and,

WHEREAS, AGWG 3085 Holdings, LLC has petitioned the City of Greer to annex its properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owner has requested that the subject properties be zoned Commercial Corridor (CC); and,

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

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

1. ANNEXATION: The 7.493 acres +/- properties shown in red on the attached map owned by AGWG 3085 Holdings, LLC located at 3019 South Highway 14, 3021 South Highway 14 and 3035 South Highway 14 as described on the attached City of Greer Map as Greenville County Parcel Numbers 0530040100500 and 0530040100600 are hereby annexed into the corporate city limits of the City of Greer.

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

3. ANNEXATION OF 578 FEET +/- OF SOUTH HIGHWAY 14 ROADWAY: 578 feet +/- of South Highway 14 roadway along the edge of the annexed properties owned by AGWG 3085 Holdings, 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 properties shall be designated as Mixed Employment on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0426E.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: November 11, 2025

Second and
Final Reading: November 25, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

STATE OF SOUTH CAROLINA

)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

)

KNOW ALL MEN BY THESE PRESENTS that **Pamela K. Gilliam and Kimberly R. Talbert**, (hereinafter referred to as "Grantor"), in consideration of the sum of **One Million Five Hundred Fifty Thousand And No/100 (\$1,550,000.00) Dollars** to it in hand paid at or before the sealing and delivery of these presents by **AGWG 3085 Holdings, LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below ("Permitted Exceptions"), unto the said Grantee, their heirs, successors and assigns, forever:

See Exhibit A attached hereto and made a part hereof.

GRANTEE'S MAILING ADDRESS: For the purposes of this deed the Grantee's mailing address is:

991 Fleetwood Dr., Frisco, TX 75035

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING (the "Permitted Exceptions"):

- (i) all conditions, covenants, easements, restrictions, agreements, mineral rights, and rights of way indicated by instruments, including plats, of record; and
- (ii) all applicable zoning and other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever;

The said Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said Premises unto the said Grantee, against the lawful claim of any person claiming by, through or under the Grantor.



2025014097

3 Pgs

DEED Book: DE 2746 Page: 1496 - 1498

March 11, 2025 02:59:53 PM Cons: \$1,550,000.00

Rec: \$15.00 Cnty Tax: \$1,705.00 State Tax: \$4,030.00

E-FILED IN GREENVILLE COUNTY, SC

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be hereunto affixed by its heretofore duly authorized officer this 11th day of March, 2025.

SIGNED, sealed and delivered in the presence of:

Patricia Foster
WITNESS NO. 1
[Signature]
WITNESS NO. 2

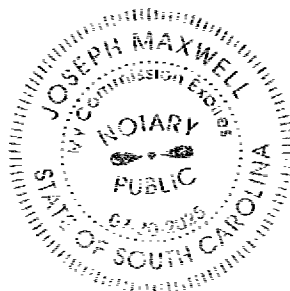
Pamela K. Gilliam
Pamela K. Gilliam
Kimberly R. Talbert
Kimberly R. Talbert

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, the undersigned notary for the State of South Carolina, do hereby certify that the above referenced Grantor(s) personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 11th day of March, 2025



[Signature]
Notary Public for the State of South Carolina
My Commission Expires: 7-30-25

EXHIBIT A

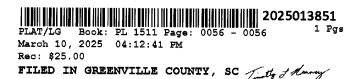
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being designated as 3.368 acres, more or less, and 4.125 acres, more or less, as shown on a plat entitled "Survey for AGWG 3085 Holdings, LLC," prepared by Benchmark Surveying, Inc., dated February 6, 2025, revised March 10, 2025 and recorded March 10, 2025 in Plat Book 1511, Page 56 in the Office of the Register of Deeds for Greenville County. Reference to said plat is made for a more accurate metes and bounds description.

DERIVATION: Being the same property devised to Pamela K. Gilliam (a 60% interest) and Kimberly R. Talbert (a 40% interest) by deed of distribution from the Estate of Christine Ross Matsko (See Probate File 2022ES2300074) dated March 24, 2023, recorded March 27, 2023 in the ROD Office for Greenville County in Deed Book 2683, Page 5754.

TMS Parcel #0530.04-01-005.00 AND #0530.04-01-006.00

B

LOCATION MAP



LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°20'56"E	8.
L2	N56°47'32"E	21.
L3	N13°32'55"E	43.
L4	N43°31'27"E	34.
L5	N43°31'27"E	22.
L6	N20°47'06"E	51.
L7	N28°34'45"E	40.
L8	N12°21'27"E	47.
L9	N31°33'17"E	13.
L10	S23°22'51"W	22.

THE PLAT IS NOT A SUBDIVISION AS
DEFINED BY THE GREENVILLE COUNT
LAND DEVELOPMENT REGULATIONS

3-12-25
DATE

THE GREENVILLE COUNTY
DEVELOPMENT REGULATIONS

April Jones

AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY PLANNING

REFERENCE:

DEED BOOK 2683 PAGE 5754
PLAT BOOK M- PAGE 58
TAX NO. 0530040100600

DEED BOOK 2683 PAGE 5754
PLAT BOOK M PAGE 58
TAX NO. 0530040100500

SC DOT PLANS FOR HWY 14
FILE NO. 23.481A & 42.136B SHEETS 10 & 11
FEMA FLOOD MAP PANEL NO. 45045C0426E
EFFECTIVE DATE 8/18/2014

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

BENCHMARK SURVEYING, INC. 

0° 60° 120°

SCALE 1" = 60'

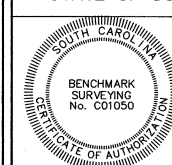
DATE:
FEBRUARY 6, 2025

P.O. BOX 25455
GREENVILLE, S.C. 29616

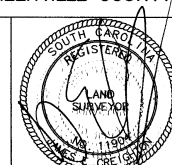
TEL. (864) 979-6401
jcreighton@bellsouth.net

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY



SURVEY
FOR
AGWG 3085
HOLDINGS, LLC

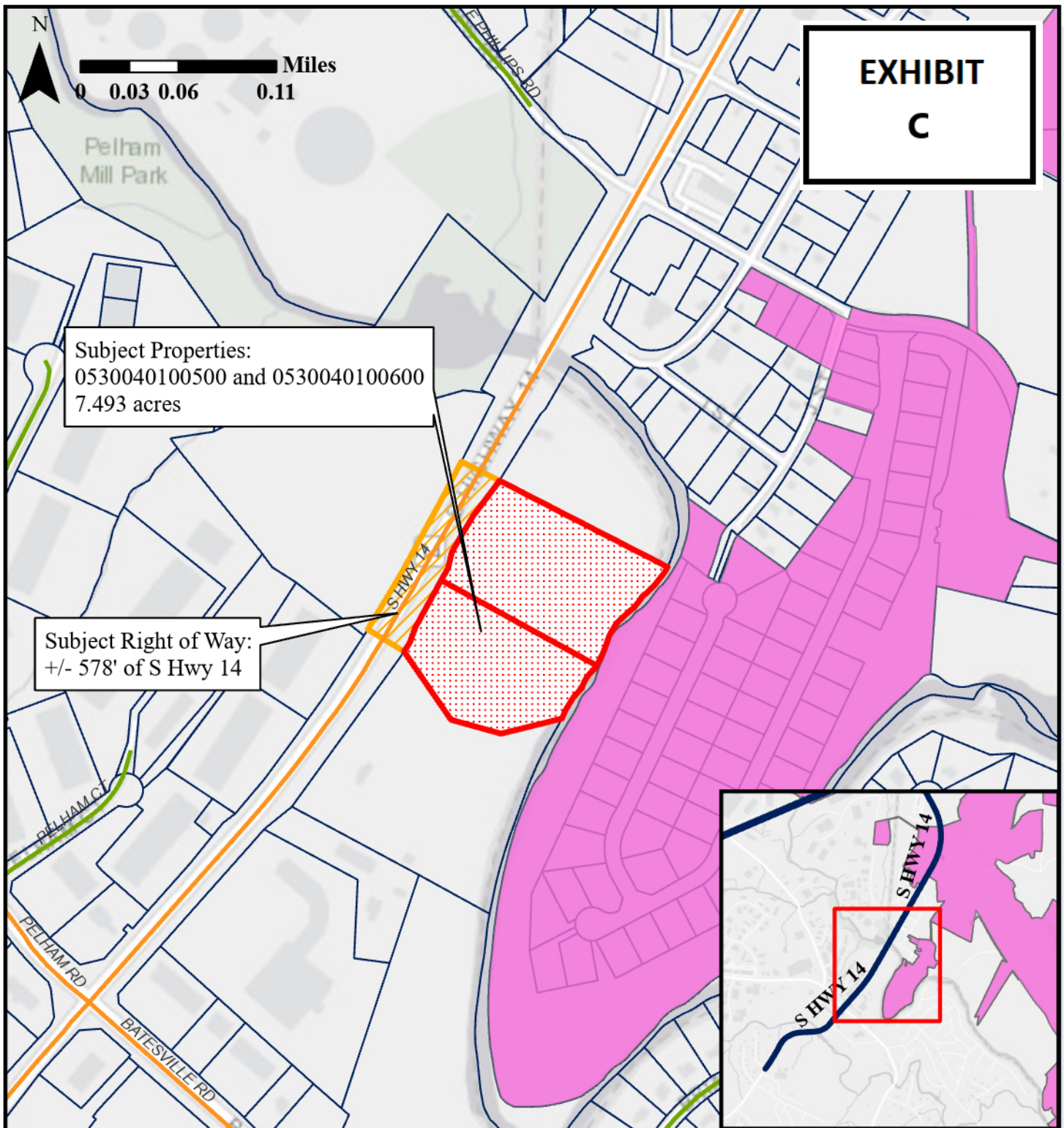


JAMES E. CREIGHTON, RLS # 1190

1	3/10/25	REMOVE OVERLAP	JE
NO.	DATE	DESCRIPTION	R

- EXEMPT FROM REVIEW PROCESS -
THIS PLAT IS NOT A SUBDIVISION AS
DEFINED IN THE GREENVILLE COUNTY
LAND DEVELOPMENT REGULATIONS,
ARTICLE 2, DEFINITIONS.

DWG. NO. 3183-2



Location Map: Ordinance 27-2025

Case Number: AN 25-08

Created by the City of Greer Planning & Development
Department: 10/31/2025 12:15 PM

The City of Greer Planning & Development 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 Department.



[illegible]

82°13'16"W 34°51'4"N

Basemap Imagery Source: USGS National Map 2023

EXHIBIT

D

SPECIAL FLOOD HAZARD AREAS

	Without Zone A, With BF
	Regulatory Floodway

 **Future Conditions 1% Annual
Chance Flood Hazard Zone X**

OTHER AREAS OF FLOOD HAZARD

	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>

NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs

OTHER AREAS  Area of Undetermined Flood Hazard *Zone D*

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

 **20.2** Cross Sections with 1% Annual Chance
 **17.5** Water Surface Elevation
 Coastal Transect
 Base Flood Elevation Line (BFE)

OTHER FEATURES

- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

-  Digital Data Available
-  No Digital Data Available
-  Unmapped

MAP PANELS

 **Unmapped**

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/5/2025 at 1:21 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Petition for voluntary annexation to the City of Greer of a land area by 100% of owners of said property

To the Mayor and Members of the City Council of the City of Greer, South Carolina:

The undersigned respectfully petition the City Council of the City of Greer to annex the hereinafter described property to the City of Greer.

Respectfully submitted this 28th day of October, 2025

By submitting this petition, I confirm the area proposed for annexation is contiguous to the Greer City Limits

Owner Name*	Address of Parcel	TID (Tax ID Number)
Agwg 3085 Holdings LLC	3019 + 3021 SC-14, Greer, SC 29650	0530040100500
Agwg 3085 Holdings LLC	3035 SC-14, Greer, SC 29650	0530040100600

I hereby request that the property be zoned: CC

** A correctly signed petition form (see page 3), meaning signed by ALL persons having any interest in the property, the same as on the property deed, including the spouse when the property is co-owned. If the owner of the property is a corporation, the petition should include the corporate seal. Individuals signing these forms with the designation of Power of Attorney, Attorney-in-Fact, or Other Agent must include confirming documents. Roadway right-of-way, including for County-owned roads, require an authorized representative from the jurisdiction for signature. Signatures must be exactly as printed.*

Application Requirements (Include list number in attachment name with submittal)

1. Digital Copy of A Boundary Survey	3. Digital Copy of Deed
2. Digital Copy of this Application	4. Traffic Impact Analysis (TIA) (If residential development)

Acknowledgments

I acknowledge that 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 3019, 3021, 3035 SC-14, Greer, SC 29650 , more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0530040100500 & 0530040100600 attached hereto marked as Exhibit C containing approximately 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.

This petition is dated this 20th day of October, 20 25 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.

Covenant Restrictions

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

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	
Description of existing or proposed development:		

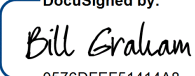


Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

☐ Individual Owner ☐ General Partnership ☐ Corporation ☐ Limited Partnership ☐ County ☒ LLC	☐ Attorney-in-Fact or Agent for the Ownership Type Checked Below <i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i> The owner is a(n): ☐ Individual ☐ General Partnership ☐ Limited Partnership ☐ Corporation (<i>Affix Seal</i>) ☒ LLC ☐ Other _____	
Owner(s) Sign on Lines Below	Address of Owner(s)	
DocuSigned by:  0576DFF51414A8 Signature of Owner/Partnership/LLC/Agent , Manager	8209 Canal Street	
	Frisco, TX 75034	
Agwg 3085 Holdings LLC		
Print Name of Owner/Partnership/LLC/Agent		
Signature of 2nd Owner/Partner/Corporate Secretary		
Print Name of 2nd Owner/Partner/Corporate Secretary		
(Affix Corporate Seal)		

*If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. **Page 3 - Ownership Type & Signatures** - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.*

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, Planning Manager

Subject: Ordinance 28-2025

Date: November 5, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 28-2025 is an annexation and zoning request for one parcel located on S Highway 14. The parcel consists of 6.182 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to develop a car club. The proposed project also includes adjacent parcels (Ord 27-2025).

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

ORDINANCE NUMBER 28-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY HWY 14 CARS, LLC LOCATED AT 3085 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY

WHEREAS, HWY 14 Cars, LLC are the sole owners of a certain property located at 3085 South Highway 14 more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers 0530040100402 containing approximately 6.182 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0426E attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has two (2) occupants; and,

WHEREAS, HWY 14 Cars, 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 Commercial Corridor (CC); and,

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

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

1. ANNEXATION: The 6.182 acres +/- property shown in red on the attached map owned by HWY 14 Cars, LLC located at 3085 South Highway 14 as described on the attached City of Greer Map as Greenville County Parcel Number 0530040100402 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned Commercial Corridor (CC) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. ANNEXATION OF 562 FEET +/- OF SOUTH HIGHWAY 14 ROADWAY: 562 feet +/- of South Highway 14 roadway along the edge of the annexed property owned by HWY 14 Cars, 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 Mixed Employment on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0426E.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: November 11, 2025

Second and
Final Reading: November 25, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

,
) TITLE TO REAL EST,
)

KNOW ALL MEN BY THESE PRESENTS that **3085 South Hwy 14 LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantor"), in consideration of the sum of **One Million Four Hundred Thousand And No/100 (\$1,400,000.00) Dollars** to it in hand paid at or before the sealing and delivery of these presents by **Hwy 14 Cars, LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below ("Permitted Exceptions"), unto the said Grantee, their heirs, successors and assigns, forever:

See Exhibit A attached hereto and made a part hereof.

GRANTEE'S MAILING ADDRESS: For the purposes of this deed the Grantee's mailing address is:

131 Falls St., Greenville, SC 29601

PROPERTY ADDRESS:

3085 South Hwy 14, Greer, SC 29650

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING (the "Permitted Exceptions"):

- (i) all conditions, covenants, easements, restrictions, agreements, mineral rights, and rights of way indicated by instruments, including plats, of record; and
- (ii) all applicable zoning and other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever;

The said Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said Premises unto the said Grantee, against the lawful claim of any person claiming by, through or under the Grantor.

EXHIBIT A

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as 6.182 acres shown on a survey entitled "Survey for Hwy 14 Cars, LLC ", prepared by Benchmark Surveying, Inc., dated February 6, 2025, recorded February 18, 2025, in the Office of the Register of Deeds for Greenville County in Plat Book 1510 Page 316. Reference to said survey is made for a more accurate metes and bounds description.

This being the same property conveyed to 3085 South Hwy 14 LLC by deed of Kenneth R. Welch dated August 10, 2023, recorded August 10, 2023, in the Office of the Register of Deeds for Greenville County in Deed Book 2695, Page 5162.

TMS #: 0530.04-01-004.02

2025009188
 PLAT/LD Book: PL 1510 Page: 0036 - 0036 1 Pg.
 February 18, 2025 04:11:10 PM
 Rec: \$25.00
 FILED IN GREENVILLE COUNTY, SC *John J. Harvey*

EXHIBIT

B

LOCATION MAP

THE PLAT IS NOT A SUBDIVISION AS
 DEFINED BY THE GREENVILLE COUNTY
 LAND DEVELOPMENT REGULATIONS

2-18-2025
 DATE
John J. Harvey
 AUTHORIZED REPRESENTATIVE OF
 GREENVILLE COUNTY PLANNING

LINE	BEARING	LENGTH
L1	N48°20'36"E	8.40
L2	N58°42'32"E	21.87
L3	N13°32'55"E	43.75
L4	N43°31'27"E	34.51
L5	N43°31'27"E	22.88
L6	N20°41'08"E	51.64
L7	N28°34'45"E	40.57
L8	N12°21'27"E	47.03
L9	N31°53'17"E	13.30
L10	S23°12'31"W	22.38

REFERENCE:
 DEED BOOK 2895 PAGE 5162
 PLAT BOOK 28-1 PAGE 53
 TAX NO. 0530040100402

SC DOT PLANS FOR HWY 14
 FILE NO. 23.481A & 42.136B SHEETS 10 & 11
 FEMA FLOOD MAP PANEL NO. 45045C0428E
 EFFECTIVE DATE 8/16/2014

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

BENCHMARK SURVEYING, INC.

0' 60' 120'
 SCALE 1" = 60'

DATE: FEBRUARY 6, 2025

P.O. BOX 25455
 GREENVILLE, S.C. 29616

TEL. (864) 979-6401
 jcreighton@bellsouth.net

STATE OF SOUTH CAROLINA

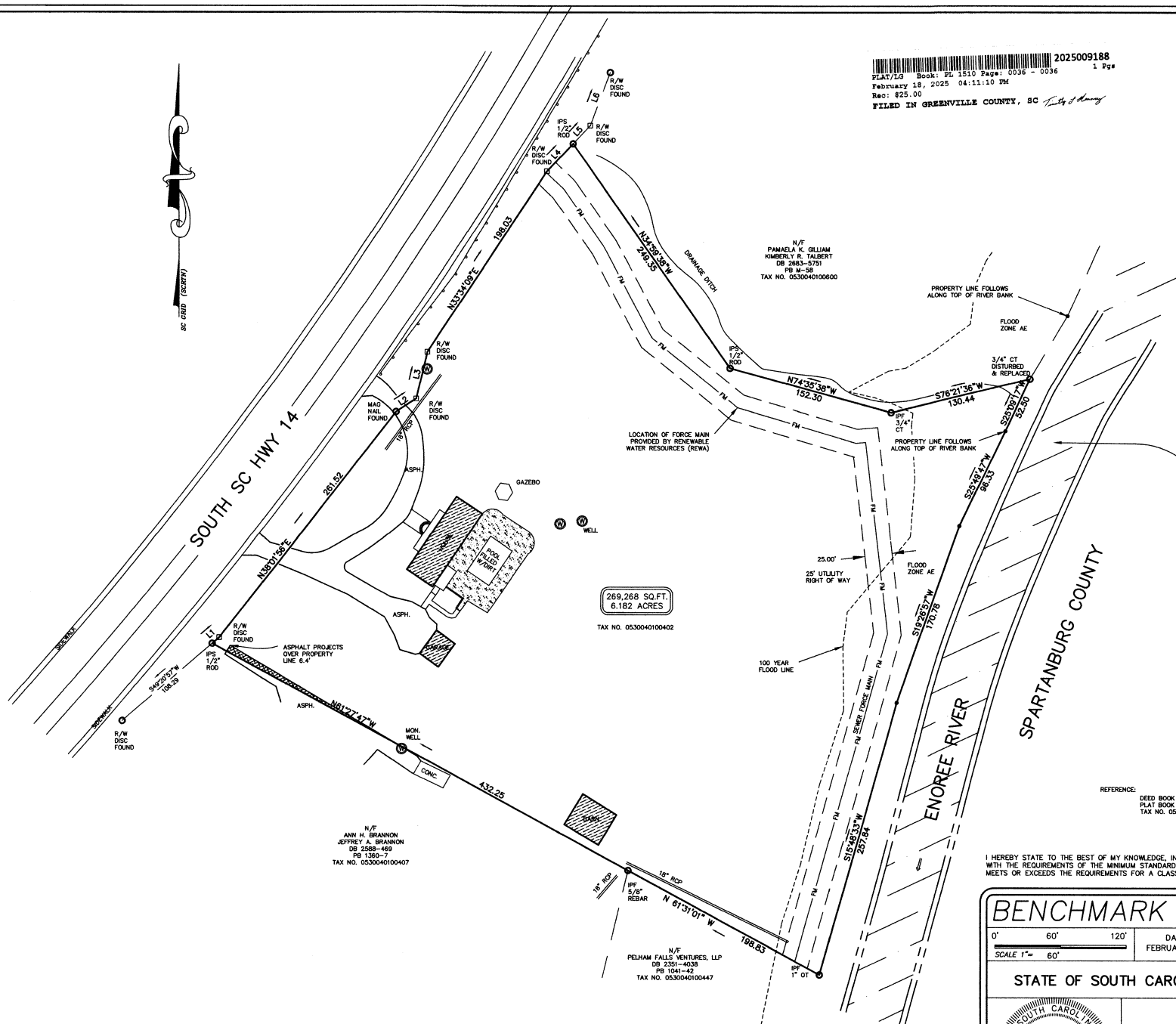
GREENVILLE COUNTY

SURVEY FOR HWY 14 CARS, LLC

DMC. NO. 3183

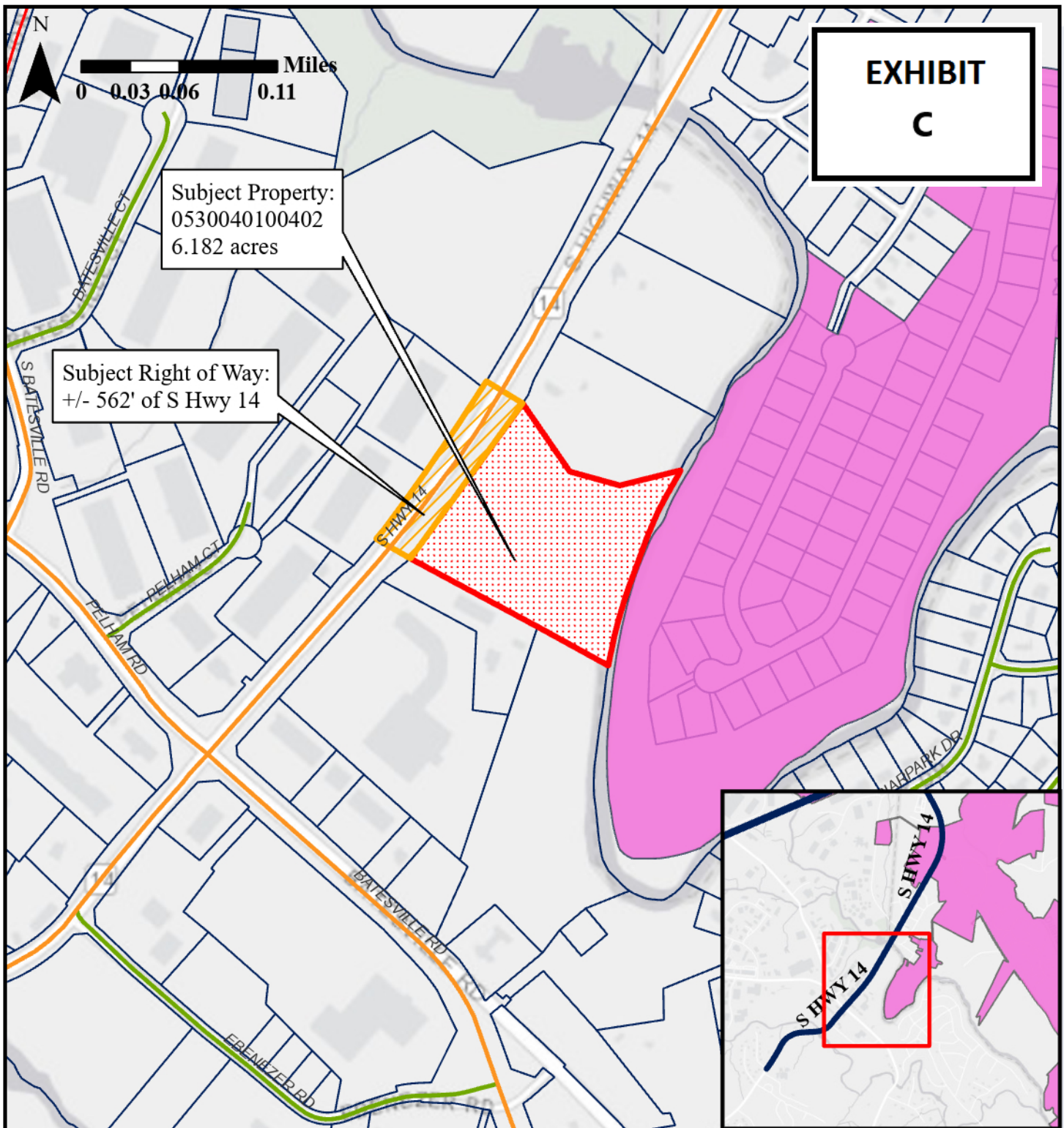
EXEMPT FROM REVIEW PROCESS - THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 3, DEFINITIONS.

REGISTERED LAND SURVEYOR
 JAMES E. CREIGHTON
 REG. NO. 11904



N/E
 ANN H. BRANNON
 JEFFREY A. BRANNON
 DB 2588-469
 PB 1360-7
 TAX NO. 0530040100407

N/E
 PELHAM FALLS VENTURES, LLP
 DB 2351-4038
 PB 1041-42
 TAX NO. 0530040100447



Location Map: Ordinance 28-2025

Case Number: AN 25-09

Created by the City of Greer Planning & Development
Department: 10/31/2025 12:28 PM

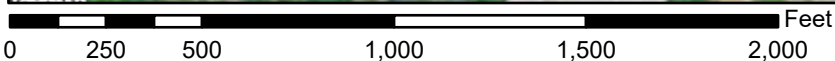
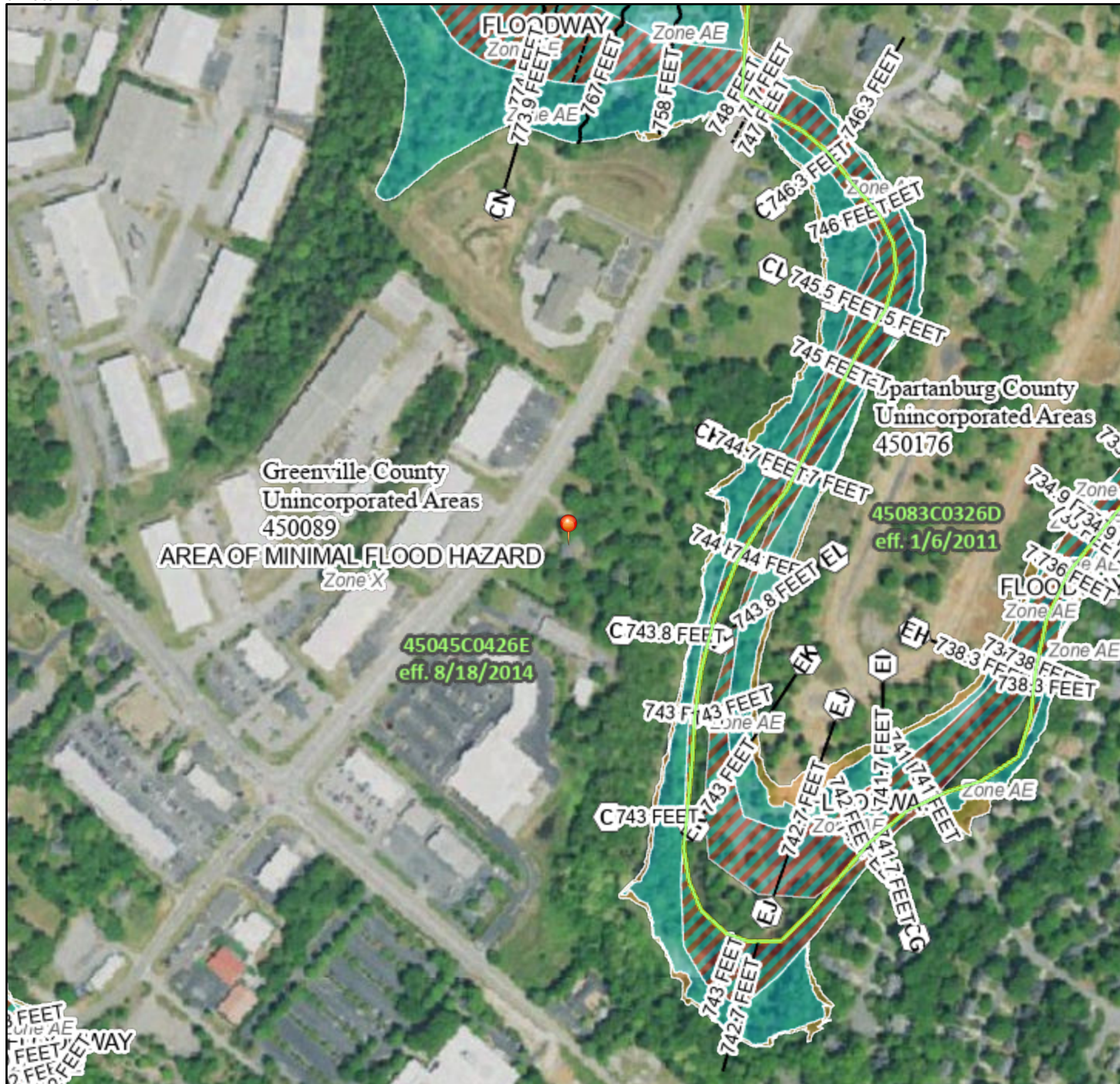
The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North 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 Department.



National Flood Hazard Layer FIRMette



82°13'59"W 34°51'26"N



1:6,000

82°13'21"W 34°50'57"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAIL

SPECIAL FLOOD HAZARD AREAS

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 OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

OTHER FEATURES

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS



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



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/5/2025 at 1:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

EXHIBIT
D



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Petition for voluntary annexation to the City of Greer of a land area by 100% of owners of said property

To the Mayor and Members of the City Council of the City of Greer, South Carolina:

The undersigned respectfully petition the City Council of the City of Greer to annex the hereinafter described property to the City of Greer.

Respectfully submitted this 28th day of October, 2025

By submitting this petition, I confirm the area proposed for annexation is contiguous to the Greer City Limits

Owner Name*	Address of Parcel	TID (Tax ID Number)
Hwy 14 Cars, LLC	3085 SC-14, Greer, SC 29650	0530040100402

I hereby request that the property be zoned: CC

** A correctly signed petition form (see page 3), meaning signed by ALL persons having any interest in the property, the same as on the property deed, including the spouse when the property is co-owned. If the owner of the property is a corporation, the petition should include the corporate seal. Individuals signing these forms with the designation of Power of Attorney, Attorney-in-Fact, or Other Agent must include confirming documents. Roadway right-of-way, including for County-owned roads, require an authorized representative from the jurisdiction for signature. Signatures must be exactly as printed.*

Application Requirements (Include list number in attachment name with submittal)

1. Digital Copy of A Boundary Survey	3. Digital Copy of Deed
2. Digital Copy of this Application	4. Traffic Impact Analysis (TIA) (If residential development)

Acknowledgments

I acknowledge that 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 3085 SC-14, Greer, SC 29650 , more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0530040100402 attached hereto marked as Exhibit C containing approximately 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.

This petition is dated this 20th day of October, 20 25 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.

Covenant Restrictions

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

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	
Description of existing or proposed development:		



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

☐ Individual Owner ☐ General Partnership ☐ Corporation ☐ Limited Partnership ☐ County ☒ LLC		☐ Attorney-in-Fact or Agent for the Ownership Type Checked Below <i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i> The owner is a(n): ☐ Individual ☐ General Partnership ☐ Limited Partnership ☐ Corporation (<i>Affix Seal</i>) ☒ LLC ☐ Other _____	
Owner(s) Sign on Lines Below		Address of Owner(s)	
DocuSigned by: C81ADFC3E174A6 Signature of Owner/Partnership/LLC/Agent , Manager		131 Falls Street	
Hwy 14 Cars, LLC		Greenville, SC 29601	
Print Name of Owner/Partnership/LLC/Agent			
Signature of 2nd Owner/Partner/Corporate Secretary			
Print Name of 2nd Owner/Partner/Corporate Secretary			
(Affix Corporate Seal)			
<i>If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. Page 3 - Ownership Type & Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.</i>			

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, Planning Manager

Subject: Ordinance 29-2025

Date: November 5, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 29-2025 is a request to approve the required five-year update to the City of Greer's 2020-2030 Comprehensive Plan, *Transforming Greer 2030*. This document includes updated data and trends, and highlights progress towards goals. The appendices consist of an updated Future Land Use Map and a new Resilience Element required by state law.

The Planning Commission held a public forum on October 20, 2025 and unanimously voted to recommend approval.

ORDINANCE NUMBER 29-2025

AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA, TO ADOPT THE GREER COMPREHENSIVE PLAN FIVE-YEAR UPDATE CONSISTENT WITH REQUIREMENTS OF SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT OF 1994.

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-510 et seq., as amended) requires local governments to establish a Comprehensive Plan, the local planning commission review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years, and update the Comprehensive Plan at least once every ten years; and

WHEREAS, Council has determined that the five-year update continues to guide the jurisdiction's future in an effective and achievable manner and reflects the community's shared vision for the future; and

WHEREAS, Council recognizes that the Greer Comprehensive Plan, and subsequent updates, is not, and should not be a zoning plan, and it does not zone or rezone land. Furthermore, it is not binding on this Council or future Councils as far as specific zoning of land is concerned and does not mandate future zoning conformance. However, the Plan will be considered by the Council in making zoning decisions along with other relevant information; and

WHEREAS, in its approval, Council recognizes the value of having a coordinated overview of the problems, needs, and opportunities that growth and change will create. Council further recognizes that the Comprehensive Plan is not a final and absolute answer to all of the many matters of policies, programs, and facilities contained therein. Constant community change, further identification of needs, more detailed planning, limitations of resources, and other changing conditions undoubtedly will require periodic review of the Plan's objectives. Therefore, it is essential that the plan be systematically reevaluated and updated at regular intervals to reflect major changes that have a bearing on the city's development objectives.

WHEREAS, the Greer Planning Commission has, pursuant to 6-29-520 (B) of the South Carolina Local Government Comprehensive Enabling Act of 1994, by Resolution, recommended that the Greer Comprehensive Plan Five-Year Update be adopted by Greer City Council; and

WHEREAS, on November 11, 2025, the City Council held a duly advertised public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Greer, South Carolina:

Section 1. Adoption of the Comprehensive Plan Five-Year Update. The City Council of Greer, South Carolina, hereby adopts the Greer Comprehensive Plan Five Year Update, including its appendices, attached hereto as Exhibit A, under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in accordance with 6-29-510, **et. seq., of the Code of Laws of South Carolina, 1976**, as amended.

This Ordinance shall become effective immediately upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: November 11, 2025

Public Hearing,
Second Reading and Final Approval: November 25, 2025

Approved as to Form:

Daniel Hughes, City Attorney



Transforming Greer 2030

2025 Update





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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires municipalities to complete full Comprehensive Plan updates every ten years and revisions every five years. The city adopted its current Comprehensive Plan, [Transforming Greer 2030](#), in January 2021.

This five-year update will proceed through each of the ten elements required by the Enabling Act. For each, we will review milestones achieved as well as preview the rest of the decade, highlighting challenges and opportunities for the city.

- » Population
- » Economic Development
- » Natural Resources
- » Cultural Resources
- » Community Facilities
- » Housing
- » Land Use
- » Transportation
- » Priority Investment
- » *Resiliency**

** The City of Greer will adopt Resiliency as an Appendix to [Transforming Greer 2030](#). The city's Comprehensive Plan was already in public hearing when lawmakers amended the Enabling Act to require the Resiliency element.*

UNIFIED DEVELOPMENT ORDINANCE

Within the City of Greer, one of the most important projects within the last five years was the adoption of a new Unified Development Ordinance (UDO), replacing the city's previous Zoning Ordinance and Land Development Regulations. The UDO amended the city's development standards

and zoning classifications and streamlined the development process by providing greater clarity for residents, contractors, engineers, and developers alike.



FORGREER

In March 2024, the City of Greer announced its latest initiative, [ForGreer](#), to invest in the community and prepare its citizens for the opportunities and challenges presented by growth by developing four keystone projects dealing with public safety, recreation, and economic development. These four projects include a new public safety training facility, fire station, sports and events complex, and downtown parking garage.

IMPACT FEES

The City of Greer adopted impact fees in October 2024. These fees, collected at the time of building permit issuance, serve to offset the costs of growth by funding projects in four sectors: parks & recreation, police, fire, and public safety. With these additional funds, the city is setting itself up to provide its citizens with high-quality services for generations to come.

ORGANIZATION

The city has demonstrated adaptability over the last half decade, responding to challenges like the coronavirus pandemic by implementing a new online community development permitting platform and adjusting recreation events to accommodate social distancing. Organizationally, the city brought economic development in-house and created new positions related to tourism, communications and strategic initiatives. This year, the Planning and Development Department (PDD) will begin growing its social impact portfolio with a focus on community engagement.





POPULATION

POPULATION

Since 2020, Greer has continued to experience significant growth, though not with the same pace seen in the 2010s. ESRI data estimates the current population at just over 40,000, while internal estimates based on housing starts put that number closer to 50,000. Our community has an average annual growth rate of a little over six percent.

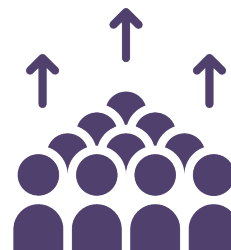
NET MIGRATION

During the COVID-19 pandemic, the in-migration rate for the Greenville-Spartanburg area more than doubled. According to a [2024 report by Colliers](#), this marked the most substantial shift in migration patterns among South Carolina's four largest metropolitan areas. Positive net migration rate means more people are entering the area than leaving, resulting in population growth. Net migration can significantly impact a region's demographics, labor force, and social structure.

POPULATION CHARACTERISTICS

While many characteristics such as median age, age distribution, percent of population by gender, racial composition, employment by industry, and educational attainment have remained similar, there have been some notable changes over a five-year period.

TOTAL POPULATION



40,029 in 2024

31,594 in 2019

AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD



3.12 in 2024

2.54 in 2019

MEDIAN HOUSEHOLD INCOME



\$72,580 in 2024

\$54,297 in 2019





ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

The city has experienced robust residential and commercial growth during the last five years. A growing number of notable companies like Proterra, Benore Logistics, and Plasman have made the decision to locate in Greer, attracted by an experienced workforce and the close proximity to the GSP airport and the Inland Port. The city has made deliberate efforts to strengthen its market position.

In 2022, the city created a new Tourism Specialist position and launched [Discover Greer](#). This initiative highlights the local businesses and special events that make Greer a desirable destination.

STRENGTHENING DOWNTOWN

With the completion of Greer Station streetscape improvements in 2019, downtown Greer was primed to draw new residential and commercial interest. Since that time, the Park View Greer apartments have opened and more are under construction at the former Victor Park and historic Greer Mill. A second city parking garage is also slated for construction to alleviate the demand for parking closer to Trade Street.

CAPITALIZING ON REGIONAL POSITION

In 2023, Greer Development Corporation joined forces with the city and formed the city's new Economic Development division. The move promotes efficiency and aligns the goals of the city with the Greer Development Corporation. The alliance has proven fruitful, with several major employers opening new facilities in the area, including BMW, Omron, Nifty Lift, and the Matica Group.

Advanced manufacturing is the second leading industry in South Carolina, and automotive manufacturing is a major economic driver in the Greer area. A \$55 million expansion project doubled the cargo capacity at [Inland Port Greer](#). The additional capacity will likely attract more companies to locate near this critical infrastructure hub, driving jobs and economic growth for Greer and the Upstate.

[GSP Airport](#) is also expanding its facilities and operations, planning \$500 million in capital improvements over the next five years. This includes a terminal expansion that will add five gates, roadway improvements to prepare for the increase in traffic, and a new parking garage. Additional improvements are planned for expanding cargo operations. The airport recently added 50,000 square feet of cargo capacity to its warehouse and increased the size of its apron to accommodate up to six Boeing 747 aircraft simultaneously.



The largest employer in the area is [BMW](#), and the company's logistics and vehicle accessory centers are located within city limits. The upstate manufacturing plant exports 60 percent of all vehicles produced. With the anticipated completion of the battery plant in 2026 and the addition of electric vehicles to the assembly line, more employment opportunities are expected.

DIVERSIFICATION OF INDUSTRY

As Greer continues to grow, the city must continue to diversify for economic resilience. One example is the fast-growing food and beverage manufacturing industry. The healthcare industry is also continuing to grow. [Prisma Health](#) is currently planning a \$350 million expansion at Greer Memorial Hospital that will improve patient services across several specialty departments.

As Greer continues to guide economic partners toward success, it must also navigate increasing competition from the rapid growth of neighboring jurisdictions. The expansion of surrounding communities, especially near the region's logistics hub, constrains Greer's physical and economic growth opportunities. To remain competitive, the city must consistently elevate its distinctive strengths, including its skilled, diverse workforce, to stand out in a crowded regional landscape.

In 2024, BMW announced a \$1 billion investment in Plant Spartanburg in the Greer area to meet the growing demand for electric vehicles.





NATURAL RESOURCES

NATURAL RESOURCES

The City of Greer's natural resources are perhaps some of its most valuable assets. Since the last Comprehensive Plan update in 2020, we have worked hard to protect our natural systems and expand opportunities for our residents to enjoy the beautiful nature that Greer has to offer.



STORMWATER MANAGEMENT

Over the last five years, our Engineering Department has been hard at work protecting the city's communities and ecosystems from a variety of stormwater hazards. In 2023, the department completed a Pilot Watershed Study, which set out to establish the baseline conditions of the city's watershed assets. Since then, the department has begun using Cartegraph software to monitor and manage assets moving forward. These tools serve to ensure that the city's watershed infrastructure is well suited to meet the challenges of future growth.

Engineering staff have also continued to manage the department's [Stormwater Management Program](#), which has grown to include a number of ventures aimed at boosting local partnerships in the protection of water resources. Community events like

[Lake Robinson Day](#) and initiatives such as Adopt-a-Highway and Adopt-a-Stream have fostered strong public engagement and environmental stewardship. Through partnerships with organizations like Clemson Extension and Upstate Forever, the city has advanced streambank stabilization and revitalization efforts, helping to safeguard the health of our waterways for future generations.

The city's ongoing participation in the [National Flood Insurance Program \(NFIP\)](#) plays a vital role in promoting resilient and responsible development. By closely tracking updates to FEMA floodplain mapping, the department helps ensure that growth in Greer occurs with proper safeguards—protecting both property and public safety while maintaining access to federally backed flood insurance for residents.



TREE PROTECTION

Looking beyond stormwater and flooding concerns, the city has made progress elsewhere in preserving our natural resources. The [Unified Development Ordinance \(UDO\)](#), adopted in late 2023, requires all new projects to retain a Tree Save Area equaling ten percent of the total site area. This serves to preserve existing tree cover while also establishing planting standards for buffer areas and road frontages, providing a path to maintain a healthy tree canopy. Between tree protection and replacement requirements and tree save area standards, the city is taking active steps to mitigate the clear-cutting of land. On top of that, the UDO institutes protective measures to support our tree canopy by restricting certain invasive species and adding species diversity requirements.

RECREATIONAL TRAILS

The Parks, Recreation & Tourism (PRT) Department has recently been hard at work planning the Wards Creek Trail and South Tyger River Greenway. When they are completed, these trail systems will serve residents by providing them with access to recreational opportunities along beautiful natural corridors.

PRT has made headway in conservation initiatives elsewhere in the city, too. Thanks to their efforts, Greer became the first city in South Carolina to earn the Monarch City USA designation in 2022 because of its support of the local monarch butterfly population. Also in 2022, a multi-year effort to create and maintain wildlife-friendly spaces culminated in the City of Greer's recognition as a National Community Wildlife Habitat by the National Wildlife Federation.

Greer's recognition as a National Community Wildlife Habitat was the result of 300 individual certifications over a two-year period.



COMMUNITY PARTNERSHIPS

Naturally, Greer's conservation initiatives could not succeed without the cooperation of community partners such as garden clubs and student organizations. With their help, the city has planted gardens at City Park, Century Park, and the Center for the Arts. More recently, a two-acre parcel beside the Greer Golf driving range was planted to support local wildlife. The continued growth of Greer's gardens has provided valuable habitats for local species and helped counteract some of the habitat loss that has resulted from the surge of development.

CONTINUED STEWARDSHIP

The City of Greer has faced unprecedented growth in recent years, and that trend is likely to continue. Therefore, the city needs to be mindful of how continued development might impact our natural resources. The city should remain a dutiful steward of these assets while also recognizing the benefits of growth.





CULTURAL RESOURCES

CULTURAL RESOURCES

The City of Greer prides itself on being a great place to live, work, and visit—and at the heart of that identity are the cultural resources that enrich our community. These resources reflect our city's heritage, creativity, and diversity and include spaces and experiences that strengthen civic pride, foster social connection, and enhance the overall quality of life for residents and visitors alike.

Cultural resources in Greer include a wide range of assets: historic landmarks and buildings, public art installations, museums, libraries, performing arts venues, festivals, and community-based arts programs. Together, they tell the story of Greer's past, celebrate its present, and inspire a vibrant future.

As Greer continues to grow and evolve, intentional planning for the preservation, promotion, and integration of cultural resources is essential. Investing in cultural infrastructure not only supports the arts and humanities, but also contributes to economic development, tourism, education, and neighborhood vitality.

STRONG CULTURAL PROGRAMMING

Since 2020, the City of Greer has continued to cultivate some of its most beloved programs and its arts classes, fairs, festivals, symphonies, and summer camps are becoming more popular than ever. The continued population growth has brought with it certain challenges, however. Many of our programs are at maximum capacity, and city staff have had to work hard to provide ample opportunities for cultural enrichment and recreation with the finite resources at their disposal.



Despite these challenges, the Parks, Recreation & Tourism (PRT) team has risen to the occasion and invested in a number of popular events our residents enjoy year after year. The city's Holiday Arts Fair and [International Festival](#) have grown significantly during the last five years, with 20,000 people attending the International Festival in 2025.

In recent years, Greer has also taken additional steps to create new events celebrating the many cultures of the people who make up our home. By working alongside community groups, the city has begun to celebrate Juneteenth and host art exhibitions centering on the work of Asian American, Pacific Islander, and Hispanic artists. In 2024, the city held its inaugural [Dia de los Muertos Festival](#) which proved to be a big success bringing in more than 1,300 people.





PUBLIC ART

The city has worked to steadily grow its public art collection by working with individuals and organizations to bring art to the everyday landscape of our community. For instance, the Cultural Arts division has worked tirelessly with The Butterfly Project and members of our community to create 700 ceramic butterflies which will be displayed in Greer as a somber reminder of the children killed during the Holocaust.

HISTORIC PRESERVATION

Lastly, the City of Greer has been hard at work pursuing the preservation of historic properties through regulations in the Unified Development Ordinance and encouraging property owners to pursue a listing on the National Park Service's National Register of Historic Places (NRHP). Most recently, [Greer Mill](#) was listed on the NRHP thanks to the collaboration between its new owners and the South Carolina Department of Archives & History. During that process, the city also designated the Mill as a local historic place.

CONTINUED SUPPORT

Greer has made significant progress in expanding its cultural resources since the last Comprehensive Plan was published in early 2021, and the city will continue to build upon the progress it has made in order to ensure that our community is, and will remain, one that is uniquely positioned to offer its residents the highest quality of life.

The next five years will not be without challenges. As trends in sports, art, and culture continue to evolve, the city will need to work hard to keep up with the times and plan ahead to keep its residents happy and healthy.





COMMUNITY FACILITIES

COMMUNITY FACILITIES

Community facilities range from utilities and emergency services to recreational and cultural amenities. This category has seen a lot of growth over the last five years. The [ForGreer projects](#), discussed in the Priority Investment section, will also support citizen needs for years to come.

PARKS AND RECREATION

At the center of town, the city sold the property that housed the aging Victor Gym and began to design a new state-of-the-art sports and events center. The city built new basketball courts at Stevens Field and Turner Park has a new baseball field. Improvements at Turner Park also included a batting cage, a new playground area, restrooms, and ample parking.

In 2022, the city significantly updated [Kids Planet at Century Park](#) with completely new playground equipment, a new parking lot at the lower entrance to the park, a walking trail with fitness stations, and upgrades to the picnic shelters.



In 2024, [East Riverside Park](#) reopened after extensive renovations. East Riverside Park, a county park located within the city, is the home of the Upstate's largest pickleball complex with 18 pickleball courts, a sand volleyball court, and athletic fields. The city updated the Tryon Park and Recreation Center in 2022 to include ten pickleball courts.

[Greer Golf Course](#) received extensive renovations. The city converted the pool area into restrooms and an outdoor space with a bar that's available for event rentals. The clubhouse and pro shop were also completely renovated. White Wine and Butter recently moved to Greer Golf as the on-site restaurant.

CULTURAL ARTS

The [Edward R. Driggers Center for the Arts](#) opened in 2019 and has since evolved. The property now has three carved tree sculptures and two 'tube dudes,' public art installations made of metal tubes. A permanent chalk wall is located in the parking lot, and the clay studio was expanded to accommodate local demand. More gallery lighting was installed to highlight featured artwork and theatrical lights and sound panels were added to the auditorium. Local





organizations such as the Daughters of the British Empire and the Greer Garden Club planted several new trees on the property.

PUBLIC WORKS

Greer Commission of Public Works (CPW) is the predominant utility provider throughout the city. In the last five years, it has focused on several capital projects to improve service efficiency and reliability. CPW has been working to replace conventional meters with advanced meters which allow customers to monitor hourly usage. CPW expanded the [Maple Creek Wastewater Treatment Plant](#) in 2021. A \$500,000 grant awarded by the S.C. Rural Infrastructure Authority helped fund the expansion. This plant serves BMW and the surrounding areas, including HWY 101 south of I-85.

The City of Greer's Engineering and Public Services Departments have worked together to implement the recommendations of the Pilot Watershed Study, providing upgrades, maintenance, and repairs to the city's stormwater infrastructure.

PUBLIC SAFETY

Public safety facilities received additional attention to improve emergency response. In 2022, the city acquired the former Pelham-Batesville Fire Station on Highway 14 and also secured a partnership with the Taylors Fire Department Rescue Station 3 on St. Mark Road.

The city closed the Hood Road Fire Station in 2025 to build a new public safety training facility. The fire department opened [Station 42](#) on the corner of Suber Road and Chicks

Springs in Fall 2024. Station 42 is optimally located to provide quicker deployment and response times.

A new fire station is slated for the Lake Cunningham area as part of the ForGreer initiative. This fire station will serve the northernmost parts of the city with a rapid medical response vehicle and water rescue in addition to fire service.

SCHOOLS AND CHILDCARE

With rapid growth in both Greenville and Spartanburg counties, the school districts have responded. Woodland Elementary on Gibbs Shoals Road completed a renovation and addition project that added 38,000 square feet for 25 classrooms and new educational support spaces.

In Spartanburg County, Abner Creek Middle School opened in time for the 2024-2025 school year. Byrnes High School in Duncan completed Phase 2 of its expansion project adding 127,401 square feet consisting of 42 classrooms, science labs, a media center, and a new administration and guidance wing. Phase 3 is currently underway and will add another 150,000 square feet of classroom space, a new gymnasium, and other specialized rooms.

Childcare centers are crucial for cities, as they support working parents and help build economies and community. Greer is no exception. Several new childcare centers have opened in the last five years to support the growing community. Some of the new facilities include the Learning Experience on Suber Road, Foundations Early Learning Center on Highway 14, Little Me Academy on Highway 101, Big Blue Marble on Brushy Creek Road, and Kinder Joy Learning Academy on Wade Hampton.

TRAILS

Improving access to recreational opportunities was identified as a major goal in the Comprehensive Plan. Parks and Recreation has two multi-use recreational paths in the planning stages. The Wards Creek Trail will connect the Sunnyside Neighborhood to downtown Greer with a 12-foot-wide paved trail that will accommodate pedestrians and bicyclists. The Wards Creek Trail has received funds from the Greenville-Pickens Area Transportation Study (GPATS) and the South Carolina Ports Authority.

The South Tyger River Trail will run along the South Tyger River at County Club Road Park. This trail will be 12-feet-wide and ADA accessible with two river overlooks. Once completed, it will connect to the Cypress Landing Neighborhood, Greer Golf, and Greer High School.

The city recently completed a Downtown Parking Study, which includes the addition of a new municipal parking deck.



FURTHER INVESTMENT

Community facilities reach every part of residents' lives. They are a significant part of why Greer is such a great place to live. The city is working to continue to meet community needs by investing in the infrastructure that serves as a backbone to the community. More projects on the horizon will carry Greer into the next decade of growth and change.







HOUSING

HOUSING

Greer is committed to increasing housing diversity to meet the needs of people of all ages, incomes, and abilities. The adoption of the Unified Development Ordinance (UDO) in 2023 served as a catalyst towards this goal. The UDO encourages density with smaller lot sizes and allows for a variety of housing types, such as duplexes and accessory dwelling units (ADUs).

HOUSING STARTS

Housing starts have remained strong over the last five years. The average number of housing starts from 2020-2024 was 1,109 per year. Multi-family housing starts increased with nine new projects totaling 1,614 units.

62% of housing in Greer is owner-occupied, 30% rental units, and 7% vacant. This marks a four percent increase in owner-occupied housing since 2019.

HOUSING VALUES AND AFFORDABILITY

The median value of owner-occupied housing in Greer is \$264,300, which is ten percent higher than the Greenville Metro Area. Approximately 37% of all owner-occupied units in Greer are valued between \$200,000 and \$300,000.

Housing is generally considered to be affordable for an individual or family if all housing associated costs do not exceed 30 percent of the household income. Households paying more than 30 percent of their income are cost-burdened, and households paying more than 50 percent are considered extremely cost-burdened.

estimates that there are at least 46,000 Greenville County individuals and families who are cost-burdened. Most are renters and households under the age of 35.

One emerging housing trend changing the market is Build-to-Rent communities (BTR). In 2024, there were 66 active BTR communities in South Carolina, with an estimated 46 communities pending. In Greer, there are two completed BTR communities and more on the way.

HOMELESSNESS

The US Department of Housing and Urban Development's 2023 point-in-time estimate showed an increase in homelessness in almost every state including South Carolina. HUD reported a 13% increase in homelessness in our state from 2023 to 2024. A shortage of affordable housing and the rising cost of living has outpaced wage growth and has put more households at risk.

Year-over-year, the pace of housing development has remained strong, supported by the adoption of the UDO. Owner-occupied housing has increased by a small margin and median home values remain high within the region. However, there has also been a rise in cost-burdened households and homelessness, in part because pandemic-related support has ended. The city continues to work towards supporting housing diversity, infill housing, and affordable housing that will meet the needs of Greer's residents without sacrificing community character.

[The Greenville Housing Authority \(GHA\)](#)





LAND USE

LAND USE

As Greer has continued to experience unprecedented growth, the city has worked to utilize its land use policies to guide and nurture smart growth strategies.

ANNEXATIONS

Greer's incorporated area has continued to expand alongside its population. From 2021 to mid-2025, Greer City Council approved 61 annexation requests involving 82 properties. With the inclusion of these parcels within the city limits, the City of Greer has grown by around 637.038 acres, nearly a full square mile. The amount of newly annexed land has fallen from a peak of more than 340 acres per year in 2018 and 2020, with more recent years typically seeing 100-150 acres per year. 2022 was an exception to this trend, with 24 properties constituting more than 241 acres of land coming inside the city limits. Among those property owners who requested to annex into the city, some of the most common reasons given for their decision were the desire for public services and the need to connect to Greer CPW's sewer system.

From January 2021 to June 2025, the City of Greer processed 102 rezoning requests.

POLICY UPDATES

The most consequential changes to the City of Greer's land use in the last five years did not come from individual rezoning or annexation cases. They came with the adoption of the [Unified Development Ordinance \(UDO\)](#) in November 2023. The UDO updated the city's zoning district

classifications and amended the zoning standards for each.

FUTURE LAND USE MAP

This five-year update will include an updated Future Land Use Map (Appendix B). The biggest change will be updating areas south of I-85 previously designated as character area Traditional Neighborhood that should have been identified as Suburban Neighborhood. There will also be adjustments to the Suburban Commercial character area as it originally included residential developments that are more suited for Traditional Neighborhood.

CONTINUED GROWTH

As the City of Greer continues to grow, we will need to be careful to adapt our land use regulations to best meet the challenges presented by that growth and pursue our goal of creating a safe, healthy, and accessible city for all. Areas that will prove particularly challenging include those districts south of I-85, where residential neighborhoods and manufacturing centers continue to develop in close proximity to one another.







TRANSPORTATION

TRANSPORTATION

Transportation is the critical link that connects our residential districts and commercial hubs. In order to adapt to the evolving needs of Greer's transportation network, the city has completed several studies to identify opportunities for future improvements.

STUDIES

Greer Station has evolved dramatically over the last five years, and more changes are coming. In 2022, the Downtown Traffic Impact Analysis studied 27 intersections in and around downtown to assess current and future traffic conditions. Twelve improvements were recommended to address circulation efficiency as density and redevelopment continue to increase.

In late 2024, the city was selected to receive a Safe Streets for All grant from the US Department of Transportation. This funding will make a city-wide safety study possible and pave the way to reduce crashes and improve pedestrian and vehicular safety.

Another exciting study involving transportation improvements is the Upstate Mobility Alliance's Mobility Hub Study, completed in Spring 2024. The study identified the Greenville-Spartanburg International Airport as a viable location for a regional public transit hub. The airport's central location in Greer makes it the ideal connection point between Clemson, Greenville, and Spartanburg.

A more recent study completed by the city is a Quiet Crossing Rail Corridor study. This study identifies the improvements required to establish a quiet crossing zone for the five



Norfolk Southern Line crossings in downtown Greer.

INFRASTRUCTURE

Several intersections around the city have either seen significant improvement or significant changes. The roundabout at Gibbs Shoals and W. Phillips was completed in 2023 taking the intersection from one of the deadliest in the city to one of the safest.

In 2021, a road diet project improved safety along N. Main Street. The project reduced N. Main from four travel lanes to two, significantly reducing conflict points for drivers. The complementary W. Poinsett Street road diet was completed in 2023, reducing the travel lanes from four to two lanes with a bi-directional turn lane in the center. This reduced rear-end collisions that were common along the corridor and gave through traffic wider, more comfortable travel lanes.

In 2020, the Biblebrook bridge was closed for safety reasons, but it created a significant loss for Greer's road network. The city is working to identify federal and state resources to help fund a replacement bridge. Across town,

the Suber Road and Chick Springs intersection will receive new safety improvements from DOT.

EMBRACING TECHNOLOGY

A new asset management tool, Cartegraph, is being employed by the Engineering department to catalogue the condition of city roads, storm drains and pipes, and other critical assets. This tool will map the physical location of all city assets and help predict degradation over time, so repairs and maintenance will be more predictable.

The Public Services department works hard to maintain and improve infrastructure throughout the city. Since 2020, the team has filled more than 1,000 potholes and replaced 5,188 linear feet sidewalk.





PRIORITY INVESTMENT

PRIORITY INVESTMENT

One of the greatest challenges facing Greer, like all municipalities, is determining how to best allocate finite resources.

FACILITIES

Previously highlighted in the Community Facilities element, the city purchased [Greer Golf](#) in early 2020 and has since expanded the grounds and renovated the facilities. To support public safety, Greer acquired a fire station on S. Highway 14 in 2022, before constructing the state-of-the-art [Station 42](#) on S. Suber Road in 2024. With these new stations, the city has bolstered its ability to efficiently respond to emergencies.

IMPACT FEES

In an effort to help cover the cost of these additional services and facilities, the City of Greer adopted impact fees in October 2024, forging a path for new development to pay for the additional services required to support it. Impact fees will help fund capital projects for public safety and recreation.

FORGREER

Perhaps the most notable program of the last five years is the [ForGreer initiative](#) announced in 2024. Over the course of four years, the city is investing about \$100 million in four projects that support public safety, recreation, and downtown businesses.

PUBLIC SAFETY TRAINING CENTER

Supporting the Greer Police Department, Greer Fire Department, and other municipalities, the training center on Hood Road will feature a 50-yard indoor firing range, a new fire training tower, and seminar classroom space. Construction is on schedule, and the facility is slated to open in early 2026.



SPORTS AND EVENTS CENTER

Plans for this 200,000 square foot facility include nine basketball courts, 18 volleyball courts, multi-sport simulators, and event space. The estimated economic impact is up to \$20 million annually. The site development plan is approved and building design review is underway. The new facility is expected to open in early 2027.



DOWNTOWN PARKING GARAGE

Initial design concept for this multi-story structure contains a glass tower and blends mill heritage with modern touches. This project, a key implementation initiative of the Downtown Parking Study, will add hundreds of additional parking spaces to serve Greer Station.



GROCE MEADOW RD. FIRE STATION

This new fire station will support the Lake Cunningham area and serve as a suburban response facility. The station will also house water rescue apparatus and Quick Response Vehicle (QRV) medical teams.



With these significant investments, Greer is positioning itself to meet the challenges of continued growth while ensuring the highest quality of services for its citizens.





NEXT STEPS

NEXT STEPS

This five-year update will provide a benchmark to measure progress toward strategy implementation. The Future Land Use Map (Appendix B) will serve as a decision-making tool to recommend appropriate zoning districts for annexations and rezonings.

The city will adopt a new Comprehensive Plan in 2030. This plan will be created with extensive community engagement and stakeholder input and will likely take 18 months to two years to develop. The 2030 plan will include an inventory of existing conditions, a statement of needs and goals; as well as implementation strategies.

With continued growth in both population and land mass, it is important to regularly revisit the plan to ensure it remains a relevant, long-term guide for future development that reflects evolving population trends and community values and addresses potential emerging issues.







APPENDIX A - RESILIENCY

APPENDIX A - RESILIENCY

The South Carolina Office of Resilience (SCOR) defines resiliency as, “the ability of communities, economies, and ecosystems within South Carolina to anticipate, absorb, recover and thrive when presented with environmental change and natural hazards.

The push for local resiliency resources in South Carolina came in the wake of several catastrophic storms. A thousand-year flood event rocked the state in 2015. Hurricane Matthew hit in 2016, and Hurricane Florence brought record rainfall in 2018. These storms killed dozens of people, caused billions of dollars in property damage, and prompted lawmakers to issue a call to action to every level of government in the state.

In 2020, the South Carolina legislature passed the Disaster Relief and Resilience Act, which amended the Comprehensive Planning Enabling Act (SC Code Section 6-29-510) to require municipalities to include a resiliency element in comprehensive plans. This inclusion was meant to prompt municipal governments to be more intentional about preparing for and mitigating against future hazards so that, when those hazards inevitably occur, communities can get back on their feet more quickly.

Since the act's passage, events have continued to emphasize the need for better and comprehensive action to mitigate the risks facing the state's communities. This includes both global scale with the coronavirus pandemic beginning in March 2020 and more localized natural disasters. In September 2024, Hurricane Helene brought destructive winds and torrential rains resulting in power outages and damage to personal property and municipal infrastructure throughout the Upstate.

In the weeks and months that followed Hurricane Helene, the City of Greer's Public Services team collectively worked about 4,200 work hours to clear more than 3,000 cubic yards of debris.





HAZARD MITIGATION

The City of Greer participates in several local planning efforts, including the Multi-Jurisdictional Hazard Mitigation and Resiliency Plans for both Greenville (2025) and Spartanburg counties (2022). These plans identify the likeliest natural and manmade hazards to impact the Greer area, which include:

- » Ice Storms
- » Lightning
- » Strong winds
- » Tornados
- » Hailstorms
- » Heatwaves/extreme heat
- » Hurricanes/tropical storms
- » Severe thunderstorms
- » Earthquakes
- » Landslides
- » Floods
- » Wildfires
- » Hazardous materials incidents
- » Transportation incidents
- » Droughts

These plans also provide a roadmap to better mitigate the risks those hazards pose. Most notably, the plans lay out specific strategies to encourage investments in emergency response personnel, facilities, resources, and public education in emergency preparedness practices.

The city has been actively pursuing the strategies identified in the plans. Recognizing that resiliency is a goal that involves every

level and facet of a community, we have been working tirelessly to cultivate an environment of mutual, multi-level support.

CAPITAL PROJECTS

The ForGreer projects discussed in the Introduction section of this Comprehensive Plan revision include a state-of-the-art public safety training center as well as a new fire station. These facilities will help ensure our staff has the training and equipment it needs to respond to manmade and natural hazards. The city's proposed parking garage and Sports & Events Center will spur economic development, encourage private investment, and attract tourists into the heart of our community.

USEFUL RESILIENCY RESOURCES

- » [US Climate Resilience Map and Toolkit](#)
- » [Climate Risk and Resilience Portal](#)
- » [Shi Institute for Sustainable Communities](#)
- » [FEMA National Risk Index](#)
- » [Baseline Resilience Indicators for Communities \(BRIC\) Index](#)
- » [FEMA Community Lifelines](#)
- » [SCOR Resilience Atlas](#)



Goal: *The City of Greer will foster a community that is physically, socially, economically, and environmentally resilient in the face of natural and manmade hazards.*

Objective 1: The city will encourage physical resiliency by mitigating against threats and continuing to pursue best practices for emergency management.

Strategies

- » Identify and prioritize the natural and manmade hazards that pose the greatest threat to the City of Greer and its residents by engaging with diverse stakeholders and regularly updating the city's hazard mitigation and resiliency resources to effectively address those threats.
- » Take advantage of grants/funds whenever possible to aid in resiliency projects while also encouraging private citizens and other stakeholders to do the same.
- » Invest in public education to promote emergency preparedness through outreach, community workshops, resource libraries, trainings, partnerships, and more.
- » Continue to invest in emergency response personnel, facilities, and equipment and consider training additional city staff in the fundamentals of emergency preparedness and management.
- » Ensure that stormwater management plays a major role in all future development considerations.
- » Work with surrounding jurisdictions, including Greenville County and Spartanburg County, to coordinate resiliency planning efforts and form relationships that mutually bolster our communities' resilience.

Objective 2: The city will foster community resiliency by cultivating strong, adaptive communities and people.

Strategies

- » Foster stable, strong, and connected neighborhoods by encouraging community networks, events, and projects such as block parties, community gardens, and other initiatives focused on bringing people together.
- » Encourage the development of a broad range of housing types in order to meet the needs and wants of different sections of the community.
- » Engage with partner organizations to host information/education sessions for people to get to know their neighbors while learning about emergency preparedness/resilience best practices.

Objective 3: The city will seek economic resiliency by pursuing smart, sustainable growth strategies.

Strategies

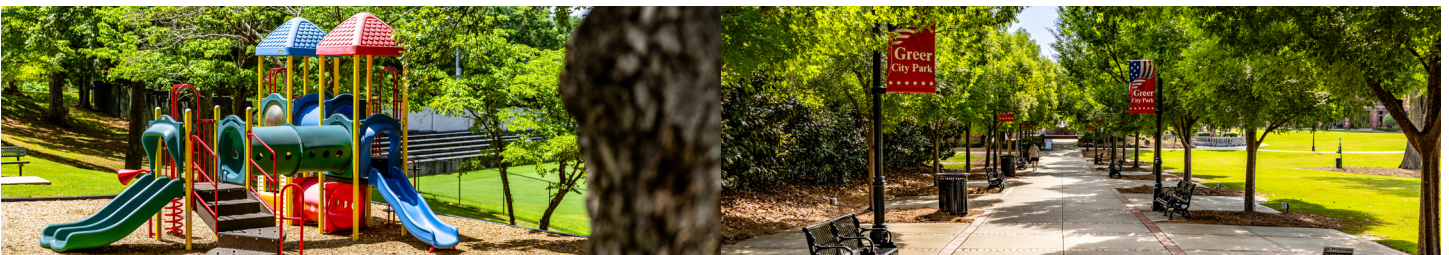
- » Foster a welcoming business environment and provide support to retain existing businesses.
- » Diversify the City of Greer's economic base by working to attract companies from a variety of industries that can provide meaningful employment opportunities for our citizens.
- » Work to reduce income inequality and increase homeownership.



Objective 4: The city will cultivate its environmental resilience by promoting for green initiatives in our developments and communities.

Strategies

- » Encourage the development of more interconnected green spaces and institute initiatives to increase tree cover and variety.
- » Consider creating a Green Infrastructure Plan to strategically incorporate natural systems and practices that could ultimately bolster the city's overall resiliency.
- » Prioritize infill and density in and around the downtown core and key corridors to minimize environmental impact.
- » Incentivize development (or redevelopment) of green infrastructure.

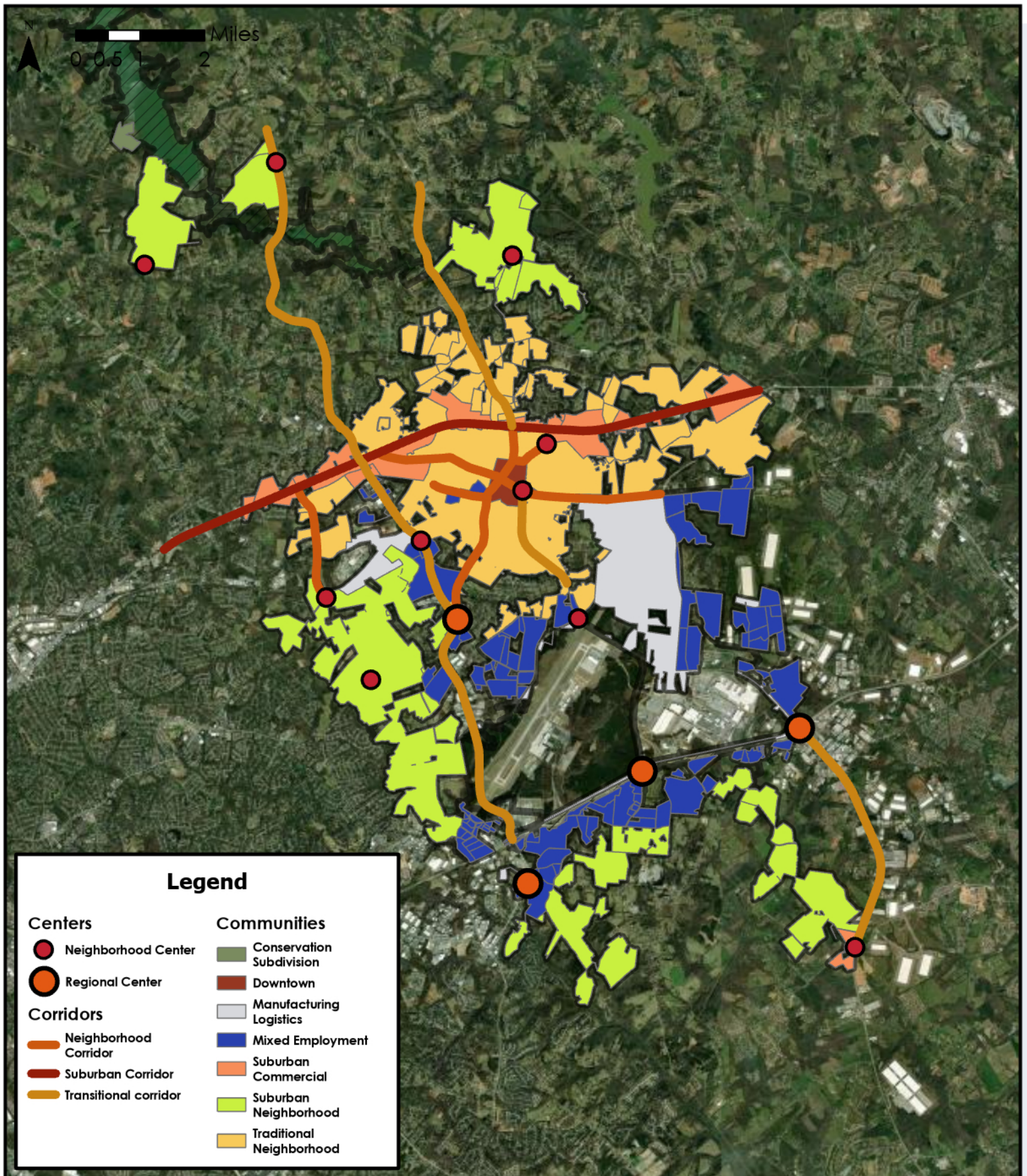




REFERENCES

- Greenville County Floodplain and Emergency Management. (2025). *Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan*.
- South Carolina Office of Resilience (SCOR). (2022). Guidance for Resilience in Comprehensive Plans. *South Carolina Office of Resilience – Resources*.
- South Carolina Office of Resilience (SCOR). (2023). *Strategic Statewide Resilience and Risk Reduction Plan*. *South Carolina Office of Resilience – Resilience Planning*.
- Spartanburg County. (2022). *Spartanburg County Multi-Jurisdictional Hazard Mitigation Plan*.

APPENDIX B - FUTURE LAND USE MAP



PROPOSED FLU MAP

Created by the City of Greer Planning & Development Department: 9/5/2025 10:46 AM

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Staff Report to the City of Greer Planning Commission
Monday, October 20, 2025

Case Number: RES 25-01

Applicant: City of Greer

Request: Five-year Update to the Transforming Greer 2030 Comprehensive Plan

Analysis: **RES 25-01**

RES 25-01 is a resolution to recommend approval to City Council of the five-year update to the Transforming Greer 2030 Comprehensive Plan, adopted in January 2021.

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires all municipalities to adopt a new comprehensive plan every ten years, with smaller updates published at least every five years between full plan re-writes. This is a regularly scheduled comprehensive plan update.

This update to the Transforming Greer 2030 Comprehensive Plan provides a look back at the City of Greer's opportunities, challenges, and accomplishments from the last five years. It details recent developments and changes through the lens of each of the nine elements included in the Transforming Greer 2030 plan, highlighting the progress that Greer has made and the issues that the city has faced. The update also includes a new Future Land Use Map.

This five-year update also includes a new resiliency element. The Enabling Act of 1994 was amended in 2020 to require this resiliency element in every comprehensive plan, but by the time that legislation was passed, the Transforming Greer 2030 plan was already nearly through the approval process and the element could not be added. Therefore, the resiliency element is newly drafted and attached as an appendix to this five-year update. The City of Greer Planning Commission had a work session centered around this resilience element March 17, 2025.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Mr. Lavender opened the new business meeting for RES 25-01. *To be respectful of the other attendees' time, this item on the agenda was discussed after the other new business items despite its location on the agenda.

Mr. Boyles gave a presentation outlining the comprehensive plan update, explaining what the plan contained and reminding the Commission members that the associated resolution was to recommend approval to City Council.

Mr. Thoma asked about the resiliency element, specifically asking if Greer CPW would be enacting any changes to increase resiliency with their infrastructure (e.g., moving powerlines underground so they wouldn't be taken out by a falling tree). Mr. Boyles said that he couldn't speak to any specific plans Greer CPW may have, but that the city is actively working with the South Carolina Office of Resiliency (SCOR) to increase collaboration with other stakeholders in the area including CPW, Greenville County, and Spartanburg County.

Ms. Jones asked about the ForGreer projects included in the comprehensive plan update. Specifically, she asked about the public safety training facility on Hood Road and whether it would be open to the public. Mr. Lavender responded by saying that it would not be, as it was intended to serve as a training facility for the city's fire and police departments as well as other emergency response teams in the area.

Ms. Jones asked about affordable housing, saying that it is increasingly challenging to find affordable housing, especially for young people. Ms. Kaade outlined the city's ongoing efforts to promote a greater diversity of housing, including affordable housing and "missing middle" housing. She said that the Planning & Development Department is in the process of beginning a housing study to identify needs and opportunities for housing within the city. She also discussed how the department's new director, Alex Cahill, was hired because of his experience with affordable housing. Mr. Cahill and Ms. Kaade have been participating in the "Ten at the Top" housing committee, and staff have been making efforts to improve access to affordable housing.

Mr. Thoma asked for examples of how accessory dwelling units (ADUs) are being allowed to a greater extent than before, as outlined in the comprehensive plan update. Mr. Boyles responded by saying that the city's Unified Development Ordinance (UDO) was more permissive of ADUs in a greater variety of zoning districts than they used to be under the old zoning ordinance. Ms. Kaade added to this by saying that ADUs are now allowed in more residential zoning districts than before, subject to their own standards. Mr. Thoma asked if the city has seen a surge in building permits for ADUs, and Ms. Kaade said that there has been some growth, but nothing astronomical. Mr. Thoma wondered if perhaps the limited growth was rooted in a lack of public education on the city's standards, which might stymie public interest in constructing more ADUs. Ms. Kaade said that that was a distinct possibility and that the city was working on improving public knowledge about the city's ADU standards (e.g., providing a small pamphlet outlining ADU standards). He also said that the city was considering preapproving an ADU design to streamline the permitting process.

ACTION – Ms. Jones made a motion to approve RES 25-01. Ms. Medford seconded the motion. The motion passed with a vote of 4 to 0.

**City of Greer Planning Commission
Resolution 2025-01**

**A RESOLUTION OF THE CITY OF GREER PLANNING COMMISSION RECOMMENDING
APPROVAL OF THE FIVE-YEAR UPDATE TO THE COMPREHENSIVE PLAN –
*TRANSFORMING GREER 2030***

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-510 et seq., as amended) requires local governments to establish a Comprehensive Plan, the local planning commission review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years, and update the Comprehensive Plan at least once every ten years; and

WHEREAS, the Planning Commission is responsible for undertaking a continuing planning program for the growth, development, and redevelopment of its jurisdiction; and

WHEREAS, the Planning Commission initiated a review of the five- year update to the Comprehensive Plan, which included a review of existing conditions, population trends, and progress on implementation strategies to guide future growth and development; and

WHEREAS, the Planning Commission, with the assistance of planning staff, reviewed the update, including the Future Land Use Map, and has determined that it continues to guide the jurisdiction's future in an effective and achievable manner and reflects the community's shared vision for the future; and

WHEREAS, the Planning Commission has determined that the update addresses critical elements, including Housing, Land Use, and Resiliency to meet the community's evolving needs; and

WHEREAS, the Planning Commission has concluded that the updated Comprehensive Plan and Future Land Use Map is in the best interests of the City of Greer and its residents; and

WHEREAS, on October 20, 2025, the Planning Commission held a duly advertised public meeting and considered the Comprehensive Plan Five-Year Update for recommendation to the City Council for adoption.

NOW, THEREFORE, BE IT RESOLVED by the City of Greer Planning Commission, as follows:

Section 1: Consideration and Recommendation of Approval

The City of Greer Planning Commission has reviewed and recommends approval of the five-year update to the *Transforming Greer 2030* Comprehensive Plan and its appendices, as referenced in Exhibit A.

Section 2: Transmittal to Governing Body

The Planning Commission hereby directs its staff to transmit this resolution and the updated plan to the City of Greer City Council for its formal consideration and adoption by ordinance.

Section 3: Effective Date

This Resolution shall become effective immediately upon its adoption by the Planning Commission.

PASSED, APPROVED by the City of Greer Planning Commission this 20th day of October 2025.



Ashley Kaade, Planning Manager

Will Lavender, Planning Commission Vice-Chair

Memorandum

To: City Council

From:

Subject: Greer City Council 2026 Meeting Schedule (Action Required)

Date: November 11, 2025

CC:

Summary:

Attachments:

1. 2026 Council Meeting Schedule



Greer City Council 2026 Meeting Schedule

Meeting Location: **City Hall Complex, Hall A
301 East Poinsett Street**

All regularly scheduled meetings are held at 6:30 pm unless otherwise stated.

**January 13, 2026
January 27, 2026**

**July 14, 2026
July 28, 2026**

**February 10, 2026
February 24, 2026**

**August 11, 2026
August 25, 2026**

**March 10, 2026
March 24, 2026**

**September 8, 2026
September 22, 2026**

**April 14, 2026
April 28, 2026**

**October 13, 2026
October 27, 2026**

**May 12, 2026
May 26, 2026**

**November 10, 2026
November 24, 2026**

**June 9, 2026
June 23, 2026**

December 8, 2026

Questions, please call Tammy Duncan at 864-801-2027

Memorandum

To: City Council

From:

Subject: Vandiventer Drive (Bonds Career Center) traffic concerns. (Discussion only)
Requested by Councilman Karuam Booker

Date: November 11, 2025

CC:

Summary:

Attachments:

None

Memorandum

To: City Council

From:

Subject: Employee Insurance and Strategic Planning (Discussion only)
Requested by Councilman Jay Arrowood

Date: November 11, 2025

CC:

Summary:

Attachments:

None

Memorandum

To: City Council

From:

Subject: November 4, 2025 City of Greer General Election Results (For Information Only)

Date: November 11, 2025

CC:

Summary:

Attachments:

1. 2025 Election Certification Documents
2. 2025 Election Certification Minutes

CITY OF GREER

CITY OF GREER BOARD OF CANVASSERS

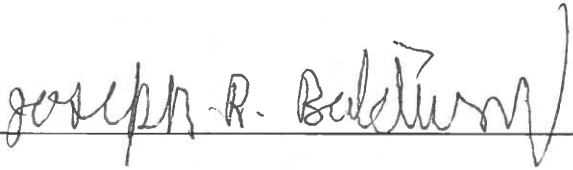
STATEMENTS AND RETURNS OF VOTES

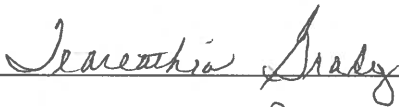
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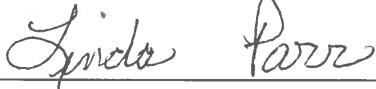
CITY OF GREER MUNICIPAL ELECTION

November 4, 2025

We, the City of Greer Board of Canvassers, do hereby certify that the following results of the November 4, 2025 City of Greer Municipal Election held in the City of Greer are correct in all respects.







Dated this 6th day of November 2025.

**OATHS OF COMMISSIONERS AND WORKERS OF ELECTION,
CLERKS, AND MUNICIPAL BOARD OF CANVASSERS**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I do solemnly swear (or affirm) that I am duly qualified, according to the Constitution of this State, to exercise the duties of the office to which I have been appointed, and that I will, to the best of my ability, discharge the duties thereof, and preserve, protect and defend the Constitution of this State and of the United States.

I do solemnly swear that I will conduct this election according to law and will allow no person to vote who is not entitled by law to vote in this election, and will not unlawfully assist any voter to prepare his ballot and will not advise any voter as to how he should vote at this election.

SO HELP ME GOD

Joseph R. Balderson
Lyndee Parr
Scarlett Grady

Denise V. Orr

Sworn to and subscribed before me this 6th day of November, 2025.

DST *W*

City of Greer Official Results

Greenville County

Commissioner of Public Works	
Gene Gibson	1380
Write-In	62
City Council District 2	
Karuam V Booker	78
Tahitsha J Pearson	73
Write-In	4
City Council District 4	
M Lee Dumas	266
Charles Lander	472
Write-In	3
City Council District 6	
Judy P Albert	204
Paul Lamb	231
Write-In	4

Spartanburg County

Commissioner of Public Works	
Gene Gibson	409
Write-In	12
City Council District 2	
Karuam V Booker	147
Tahitsha J Pearson	74
Write-In	2
City Council District 4	
M Lee Dumas	6
Charles Lander	10
Write-In	0
City Council District 6	
Judy P Albert	N/A
Paul Lamb	N/A
Write-In	N/A

Total Results (Greenville & Spartanburg)

Commissioner of Public Works	
Gene Gibson	1789
Write-In	74
City Council District 2	
Karuam V Booker	225
Tahitsha J Pearson	147
Write-In	6
City Council District 4	
M Lee Dumas	272
Charles Lander	482
Write-In	3
City Council District 6	
Judy P Albert	204
Paul Lamb	231
Write-In	4

Joseph R. Baldwin
 Deborah Brady
 Linda Poir
 Darlene V. Poir

	STATISTICS			
	Registered Voters - Total	Ballots Cast - Total	Ballots Cast - Blank	Voter Turnout - Total
Laurel Ridge	1	0	0	0%
Maple Creek	1,585	81	2	5.11%
Sandy Flat	1,092	149	1	13.64%
Suber Mill	2,952	200	0	6.78%
Trade	2,348	172	2	7.33%
Castle Rock	685	54	1	7.88%
Fox Chase	918	144	0	15.69%
Frohawk	736	198	0	26.9%
Granite Creek	2,944	282	2	9.58%
Locust Hill	2	1	0	50%
Oneal	1,114	145	0	13.02%
Riverside	2,427	189	0	7.79%
Tyger River	1,233	83	0	6.73%
Failsafe	0	3	0	0%
Provisional	0	0	0	0%
Failsafe Provisional	0	0	0	0%
Totals	18,037	1,701	8	

Joseph R. Balderny
Jearathin Brady
Linda Farris

	Commissioner of Public Works District Greer			City Council District 2				City Council District 4			
	VOTE FOR 1			VOTE FOR 1				VOTE FOR 1			
	Gene Gibson	Write-in Totals	Total Votes Cast	Karim V Booker	Tahisha J Pearson	Write-in Totals	Total Votes Cast	M Lee Dumas	Charles Lander	Write-in Totals	Total Votes Cast
Laurel Ridge	0	0	0								
Maple Creek	77	2	79								
Sandy Flat	103	3	106					47	101	0	148
Suber Mill	175	8	183								
Trade	120	11	131	61	58	3	122				
Castle Rock	44	5	49					21	32	0	53
Fox Chase	113	6	119					51	91	2	144
Frohawk	164	10	174					80	117	1	198
Granite Creek	243	9	252								
Locust Hill	1	0	1					0	1	0	1
Oneal	115	0	115					54	91	0	145
Riverside	155	6	161								
Tyger River	67	2	69	17	15	1	33	13	37	0	50
Failsafe	3	0	3	0	0	0	0	0	2	0	2
Provisional	0	0	0	0	0	0	0	0	0	0	0
Failsafe Provisional	0	0	0	0	0	0	0	0	0	0	0
Totals	1,380	62	1,442	78	73	4	155	266	472	3	741

Joseph R. Bellum
Tearasha Steady
Lynda Pover

	City Council District 6			
	VOTE FOR 1			Total Votes Cast
	Judy P Albert	Paul Lamb	Write-in Totals	
Suber Mill	78	42	1	121
Granite Creek	87	111	2	200
Riverside	39	77	1	117
Failsafe	0	1	0	1
Provisional	0	0	0	0
Failsafe Provisional	0	0	0	0
Totals	204	231	4	439

Joseph R. Baldwin
Jeanette Brady
Linda Farr

City of Greer General Election
Summary Results Report

11/04/2025
Official Results

Statistics

TOTAL

Precincts Complete	16 of 16
Absentee/ Early Precincts Reporting	13 of 13
Registered Voters - Total	18,037
Ballots Cast - Total	1,701
Ballots Cast - Blank	8
Voter Turnout - Total	9.43%

Commissioner of Public Works District Greer

Vote For 1

TOTAL

Gene Gibson	1,380
Write-In Totals	62
Total Votes Cast	1,442

City Council District 2

Vote For 1

TOTAL

Karuiam V Booker	78
Tahitsha J Pearson	73
Write-In Totals	4
Total Votes Cast	155

City Council District 4

Vote For 1

TOTAL

M Lee Dumas	266
Charles Lander	472
Write-In Totals	3
Total Votes Cast	741

City Council District 6

Vote For 1

TOTAL

Judy P Albert	204
Paul Lamb	231
Write-In Totals	4
Total Votes Cast	439

Joseph R. Baldern
Sebastian Grady
Lynda Parr

Election Results Report
General Election
November 4, 2025

OFFICIAL RESULTS
Spartanburg County, SC

Mayor Reidville

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee Mail	Failsafe	Provisional	Failsafe Provisional
Paul Konon	70	28.00%	67	3	0	0	0	0
Joshua Simpson	178	71.20%	169	9	0	0	0	0
Write-In Totals	2	0.80%	2	0	0	0	0	0
Total Votes Cast	250	100.00%	238	12	0	0	0	0

Town Council Ward 1 Reidville

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee Mail	Failsafe	Provisional	Failsafe Provisional
Bob Jordan	223	97.81%	212	11	0	0	0	0
Write-In Totals	5	2.19%	5	0	0	0	0	0
Total Votes Cast	228	100.00%	217	11	0	0	0	0

Town Council Ward 2 Reidville

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee Mail	Failsafe	Provisional	Failsafe Provisional
Amy Reid Gore	222	98.23%	211	11	0	0	0	0
Write-In Totals	4	1.77%	4	0	0	0	0	0
Total Votes Cast	226	100.00%	215	11	0	0	0	0

City Council District 2 Greer

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee Mail	Failsafe	Provisional	Failsafe Provisional
Karuiam V Booker	147	65.92%	143	2	2	0	0	0
Tahitsha J Pearson	74	33.18%	72	0	2	0	0	0
Write-In Totals	2	0.90%	2	0	0	0	0	0
Total Votes Cast	223	100.00%	217	2	4	0	0	0

City Council District 4 Greer

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee Mail	Failsafe	Provisional	Failsafe Provisional
M Lee Dumas	6	37.50%	6	0	0	0	0	0
Charles Lander	10	62.50%	10	0	0	0	0	0
Write-In Totals	0	0.00%	0	0	0	0	0	0
Total Votes Cast	16	100.00%	16	0	0	0	0	0

Commissioner of Public Works Greer

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	Absentee Mail	Failsafe	Provisional	Failsafe Provisional
Gene Gibson	409	97.15%	396	5	8	0	0	0
Write-In Totals	12	2.85%	12	0	0	0	0	0
Total Votes Cast	421	100.00%	408	5	8	0	0	0



**MINUTES of the CERTIFICATION MEETING for
THE CITY OF GREER NOVEMBER 4, 2025 GENERAL ELECTION
November 6, 2025**

**Meeting Location: Greenville County Voters Registration and Election office
McAlister Square, 225 South Pleasantburg Dr. Suite B6, Greenville, SC 29607**

Call to Order of the Certification Meeting for the City of Greer November 4, 2025 General Election

Chairman Joe Baldwin – 11:03 A.M.

The following members of the Election Commission were in attendance:

Joe Baldwin, Terri Grady and Linda Parr

Others present: Tammela Duncan, Municipal Clerk, City of Greer, Greenville County Voters Registration and Election office official and other staff.

Chairman Joe Baldwin read the OATH OF COMMISSIONERS AND WORKERS OF ELECTION, CLERKS AND MUNICIPAL BOARDS OF CANVASSERS document and asked each commissioner to sign.

There were no provisional ballots.

The Official Results from Greenville County (prepared by Conway Belangia, Greenville County Director of Voter Registration and Elections) and Spartanburg County (prepared by John Baucom/Spartanburg County Director of Voters Registration and Elections) for certification.

All votes presented were confirmed by the City of Greer Election Commission.

The CITY OF GREER BOARD OF CANVASSERS STATEMENTS AND RETURNS OF VOTES FOR CITY OF GREER MUNICIPAL ELECTION November 4, 2025 were presented for signatures. All City of Greer Election Commissioners signed the document.

Commissioner Linda Parr made a motion to adjourn. Commissioner Joe Baldwin seconded the motion.

Adjourned – 11:26 A.M.

Tammela Duncan, Municipal Clerk

Notifications: Public Notices were placed in The Greenville News and the Spartanburg Herald-Journal September 5, 2025 and September 19, 2025. Public Notice of the General Election was placed on Public Notice Bulletin Board of Greer City Hall September 3, 2025.