



**AGENDA**  
**Greer Planning Commission**

**March 9, 2026**  
**Meeting Location: Greer City Hall - 2nd Floor**  
**301 East Poinsett Street**  
**Greer, SC 29651**

**6:30 PM**  
**Regular Meeting**

**Call to Order & Determination of Quorum**

**Approval of Minutes**

- i. February 2026 Planning Commission Meeting Minutes

**Old Business**

- i. Planning Commission Rules of Procedure

**New Business**

- i. AN 26-02 - McElrath Road

**Staff Updates**

**Adjournment**

**Notice under Language Access**

Persons requiring language assistance to effectively participate in this event may contact the Planning and Development Department at 864.801.2009, or by email at [planning@cityofgreersc.gov](mailto:planning@cityofgreersc.gov), to request interpretation and/or translation services as soon as possible, but no later than three business days before the event or deadline date. Additional information on language access and meaningful access to government services may be found under Title VI of the Civil Rights Act.

**Aviso sobre Acceso al Idioma**

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**Notice Under the Americans with Disabilities Act**

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**Aviso según la Ley de Estadounidenses con Discapacidades**

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**AGENDA**  
**Greer Planning Commission**

**February 23, 2026**  
**Meeting Location: Greer City Hall - 2nd Floor**  
**301 East Poinsett Street**  
**Greer, SC 29651**

**6:30 PM**  
**Regular Meeting**

**Members Present:** Walden Jones, Chair

Will Lavender, Vice-Chair

Judy Jones

Adam Thoma

Lynn Mahaffee

**Members Absent:** Shelley Medford

Tramaine Booker

**Staff Present:** Alex Cahill, Planning & Development Department Director

Heather Stahl, Planner II

Andy Boyles, Planner

**Call to Order**

*Mr. Jones called the meeting to order at 6:30pm and noted that a quorum was present. He then read the opening remarks to begin the meeting.*

**Minutes**

- i. Approval of the December 2025 meeting minutes.

***ACTION*** – *Mr. Lavender made a motion to approve the minutes of the December 2025 Planning Commission meeting. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.*

**Election of Officers**

- i. Election of the 2026 Planning Commission Chair.  
*Mr. Jones asked for nominations for the 2026 Planning Commission Chair.*

**ACTION** – Mr. Lavender made a motion to elect Mr. Jones as the 2026 Planning Commission Chair. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.

- ii. Election of the 2026 Planning Commission Vice-Chair.  
Mr. Jones asked for nominations for the 2026 Planning Commission Vice-Chair.

**ACTION** – Mr. Jones made a motion to elect Mr. Lavender as the 2026 Planning Commission Vice-Chair. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.

### **Public Forum**

Mr. Jones opened the public forum section of the meeting and asked if anyone were present to speak on a topic that did not appear on the evening's agenda. Seeing none, he closed the public forum section of the meeting.

### **New Business**

Mr. Jones opened the meeting's new business section and read a brief statement about the opportunities for public comment contained therein.

- i. RZ 26-01: Pleasant Drive  
Mr. Jones read a brief statement introducing case RZ 26-01. He invited Ms. Stahl to come forward and present staff's analysis of the case.

Ms. Stahl came forward and presented staff's analysis, recommending approval based on the future land use map as well as the rezoning's utility in providing a transition area between less dense residential areas and manufacturing & logistics areas in the vicinity.

Mr. Jones opened the public hearing portion of the meeting and called the applicant forward to present their request.

Michael Roth (representative of the applicant, TMC development) came forward to speak about their proposal. He referred the members of the Planning Commission to a preliminary site plan that the applicant had submitted for consideration at the beginning of the meeting. The site plan consisted of 72 lots and Mr. Roth explained that they were going through the Planning Advisory Committee (PAC) process with this layout. He then explained that the applicant intended to build nice single-family nice homes in this location, utilizing hardie board and stone accents. He also said that the site had an existing pond which the applicant hoped to preserve while building this subdivision.

Mr. Jones thanked Mr. Roth and Mr. Roth returned to his seat. Mr. Jones then invited the members of the public who were signed up to speak for the item to do so now, starting with Denise Smith.

Ms. Smith, who lived close to the site in question, expressed concerns about existing & future traffic conditions, as well as ingress/egress into the site. She

*asked whether or not a secondary entrance might be considered that did not face Pleasant Drive, but was off of S Buncombe Road.*

*Once Ms. Smith had finished her comments, Mr. Jones called forward James Stuart, who also lived nearby. Mr. Stuart reiterated Ms. Smith's concerns about access into the new development and how it would impact Pleasant Drive, asking the Planning Commission questions about access into the site.*

*Mr. Lavender responded to Mr. Stuart by stating that the Planning Commission was not in a position to comment on the design of the site but that the applicant would give the opportunity to respond later.*

*With Mr. Stuart's comments completed, Mr. Jones called on Deiby Pacheco and Hader Marteb, both of whom said that their concerns had already been voiced by one of the previous speakers.*

*Mr. Jones called Margo Thomas forward. Ms. Thomas expressed concerns about the additional noise and traffic that the development would bring, stating that she had chosen to move to the area precisely because it was quiet. Ms. Thomas also asked about the price point of the homes to be built, stating that she didn't wish to see anything too different than what was already in the area.*

*Mr. Jones called on Jan Purvis to come forward, but Ms. Purvis said that her concerns had already been voiced.*

*Mr. Jones called Carl Purvis forward. Mr. Purvis reiterated previous concerns about additional traffic in the area, particularly through traffic involving Wayman Drive.*

*When Mr. Purvis had completed his comments, Mr. Jones asked if there were anyone else who wished to speak about RZ 26-01. Hearing none, he closed the public hearing for RZ 26-01.*

*Mr. Lavender asked Ms. Stahl about the access concerns that had been raised. Ms. Stahl said that they would be required to have a secondary emergency access.*

*Mr. Jones called Mr. Roth forward to address some of the concerns voiced by the public during the public hearing.*

*Mr. Roth referenced the approved traffic study which did not come with any conditions or required mitigation. He said that they would look into having a secondary entrance during the site design process but that they were wary of putting an entrance on S Buncombe Road because it experiences heavier traffic. Mr. Roth also said that they were planning on building a comparable product to what already exists across the street in Pleasant Meadows, where many of the public hearing participants resided.*

*Mr. Lavender returned to the question of Wayman Drive, which Mr. Purvis had expressed concerns about during the public hearing. He clarified with staff*

*that that was a county-owned road. He encouraged those concerned with that road to reach out to the county if they had concerns.*

*Mr. Thoma asked about the traffic study. Mr. Roth confirmed that it required no mitigation.*

*Mr. Thoma asked about allowed density and why they were seeking a denser zoning district, since it seemed like the preliminary layout could work under current zoning district (Suburban Neighborhood (SN)) density standards. Mr. Roth responded by saying that rezoning to Traditional Neighborhood (TN), they had more flexibility than with SN/SN-cluster. Furthermore, TN allowed for smaller setbacks & lot sizes.*

*Mr. Lavender asked about building partners and whether the property would be restricted by covenants. Mr. Roth said yes, they were reviewing building partners and would guide development with covenants. Mr. Lavender asked if they were looking at local builders. Mr. Roth said they were looking at regional & national builders.*

*Mr. Thoma asked about the future land use (FLU) map designation of mixed employment and how that played into staff's recommendation of approval. Ms. Stahl reiterated the appropriateness of the request as a transition between denser residential and industrial areas.*

*Mr. Jones asked if there was any further discussion to be had and called for motions.*

**ACTION** – *Mr. Lavender made a motion to recommend approval of RZ 26-01. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.*

ii. Rules of Procedure Training

*Mr. Jones called Mr. Cahill forward to give the Planning Commission its training on the new Planning Commission Rules of Procedure. Mr. Cahill proceeded with the training presentation.*

*The Planning Commission debated the differences between public hearings, public forums, and public comment opportunities, agreeing that it would be good to have public comment opportunities even for cases not subject to advertisement requirements. People might not make use of such opportunities frequently, but it would give them the opportunity to speak on those rare occasions that someone would wish to speak on unadvertised cases, such as preliminary plats.*

*The Planning Commission discussed the new requirement that all motions need to be in the affirmative, stating that one might make a motion to approve even if they had the intent to deny it.*

*Mr. Lavender suggested amending the rules of procedure to allow the person making a motion to be the first to vote on the motion. After a debate among the members of the Commission and city staff, however, it was decided that*

*the rules of procedure would not be changed in that manner, but that the members of the commission would simply make it a practice to give the person making a motion more time to speak about that motion (i.e., expressing their intent) before a second was made and a vote was called.*

*The Planning Commission discussed the law stating that lack of action on a case constitutes an approval after a certain period of time.*

**ACTION** – *Mr. Lavender made a motion to remand the Planning Commission Rules of Procedure back to staff with guidance and small changes. Mr. Thoma seconded the motion. The motion passed with a vote of 5-0.*

### **Other Business**

*Ms. Stahl gave the staff update and welcomed Ms. Mahaffee to the Planning Commission. Ms. Stahl also reminded the Commission that their March and April meetings were earlier in the month than usual – March 9<sup>th</sup> and April 13<sup>th</sup>.*

*Mr. Cahill reminded the Planning Commission of the parliamentary procedures training session on April 7<sup>th</sup>.*

### **Adjournment**

*Mr. Jones asked if there was any other business to attend to in the evening's meeting. Hearing none, he adjourned the meeting by general consent at 7:45pm.*

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## Summary of Redlined Changes

Section	Redlined Text	Discussion/Context
Footer	Approved date	Will update when the ROPs are approved
3.7 Order of Business	Removed public forum	Is this where the GPC landed? Allowing public comment on each agenda item instead (public hearing where required by law)
3.7 Order of Business	Added old business	Accidental omission – should have been included originally
5.3 Actions	Removed decision of recommend denial or recommend approval and changed to “call a vote to...”	Clarified that making a motion and a vote (no matter the outcome) is taking action
5.3 Actions	Added a commentary box	Clarifies that an applicant not attending has no impact on the case; the GPC may choose what action to take when that situation arises
5.5.1b Discussion on Motions	Added a section that describes how a person making a motion can preface it with how they will vote before deliberations and a second happen	The GPC landed on this approach after learning all motions are stated in the affirmative

# Greer Planning Commission

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## SECTION 1: INTRODUCTION AND ORGANIZATION

### 1.1. Purpose

To establish procedures for organizing and executing the duties and responsibilities of the Greer Planning Commission, herein referred to as the 'Commission' or the 'GPC', pursuant to state statute and the Greer City Council Charter.

### 1.2. Authority

The Greer City Council formed the current iteration of the Greer Planning Commission on February 26, 1991, through Ordinance 1-1991.

### 1.3. Functions of the Greer Planning Commission

The Greer Planning Commission (GPC), will help guide the city's work on the following activities, as authorized under the South Carolina Planning Enabling Act of 1994 and under SC Code of Law 6-29-340, as amended:

- a. Undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the area within its jurisdiction;
- b. Design plans and program to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of its area of jurisdiction;
- c. Conduct comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation;
- d. Create, publish, and distribute maps, plans, and reports and recommendations relating to the plans and programs and the development of its area of jurisdiction to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens;
- e. In the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom;

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- f. The powers as may be necessary to enable it to perform its functions and promote the planning of its political jurisdiction;
- g. In the discharge of its responsibilities, the local planning commission has the power and duty to:
  - (1) prepare and revise periodically plans and programs for the development and redevelopment of its area as provided in this chapter;
  - (2) prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:
    - (a) zoning ordinances to include zoning district maps and appropriate revisions thereof, as provided in this chapter;
    - (b) regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted as provided in this chapter;
    - (c) an official map and appropriate revision on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces within its political jurisdiction or a specified portion of it, as set forth in this chapter;
    - (d) a landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;
    - (e) a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget; and
    - (f) policies or procedures to facilitate implementation of planning elements.



## **SECTION 2: MEMBERSHIP AND OFFICERS**

### **2.1. Membership**

Appointments by the Greer City Council, are as follows:

- a. The Board shall consist of seven (7) appointed members.
- b. Members should notify the Chair and/or the appropriate city staff member (typically, the Planning Manager or designee) in writing to resign from the Commission.
- c. All Members will be appointed according to the Greer City Council's Rules of Procedure.
- d. Members will serve four (4) year terms beginning on the first of the calendar year following their appointment.
- e. Members may be reappointed for subsequent terms according to Council procedures and State Law, as amended.

### **2.3. Vacancies**

Vacancies are filled by the Greer City Council. Should a vacancy occur in the middle of a members' term, a new member will be appointed to the Commission according to the City Council's Rules of Procedure.

### **2.4. Removal**

Any member of the GPC may be removed by Council for good cause, provided the member is given written notice at least two weeks prior to removal, and provided further that the member is afforded a reasonable opportunity to be heard on the matter before being removed. As used in this section, good cause shall include any one of the following:

### **2.5. Officers**

The officers of the Commission will be the Chair and the Vice Chair.

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## 2.6. Chair

The Chair shall preside at all meetings of the full Commission, make committee appointments in consultation with the Vice Chair, and decide all points of order and procedures subject to these rules (unless directed otherwise by a majority vote of the GPC in session at that time). The Chair shall have the right to vote in the order of their choosing.

## 2.7. Vice Chair

The Vice Chair shall serve as the acting Chair in the absence of the Chair, and at such time, have all the powers, duties, and voting rights as the Chair. With the resignation or termination of the Chair, the Vice Chair shall ascend to the position of Chair and a replacement for the officer position of Vice Chair shall be selected by Commission election from the remaining members who do not currently hold an officer position.

## 2.8. Temporary Chair

In the absence of both the Chair and the Vice Chair, the Commission may appoint any of its members present in session to serve as Temporary Chair until such time that either the Chair or Vice Chair is present, and at such time, have all the powers, duties, and voting rights as the Chair.

## 2.9. Clerk

City staff, provided by the Planning & Development Department shall, subject to the direction of the Chair and Commission, keep all records, conduct all correspondence of the Commission, and generally supervise the clerical work of the Commission and its *ad hoc* or *sub*-committees. The Planning Manager, or their designee, will serve in the clerk role, and assist in scheduling meetings, coordinating speakers, drafting agendas, and producing other review materials necessary for the Commission's work. The minutes shall include all important facts pertaining to each meeting, including:

- a. Every case acted upon by the Commission;
- b. All votes of the Commission members upon any recommendation, resolution, or other final determination of any question before the Commission; and
- c. A record of all votes in a and b above, indicating the names of members voting for, against, absent, or excused from voting.

- d. The Planning Manager, or their designee, will assist in scheduling meetings, coordinating speakers, drafting agendas, and producing other review materials necessary for the Commission's work.
- e. Record minutes of all meetings.

In accordance with state law, a recording of the meeting may substitute for a written minute's document, at the GPC's discretion.

### **2.10. Election of Officers**

Officers shall be elected at the first regular meeting of the calendar year.

### **2.11. Officer Vacancy**

A vacancy in the office of the Chair shall be filled by the Vice Chair succeeding to the office for the balance of the unexpired term.

### **2.12. Public Representation**

Only the Commission Chair, or a member designated by the Chair in written form, may speak officially for the Commission. Commission members may speak publicly as private residents on Greer Planning Commission matters; however, they should indicate in such cases that they are presenting their own opinions and not those of the Commission (this includes any online or social media posting).



## SECTION 3: MEETINGS

The Commission conducts meetings in accordance with local and state requirements.

### 3.1. Open Meetings

All meetings, public hearings, records, and minutes of the Commission and its committees shall be made open and available to the public and in conformance with South Carolina Open Meetings & Record Law, SC. § 30-4-70.

### 3.2. Regular Meetings

Regular meetings of the Commission shall be held at City Hall on the third Monday of each month, beginning at 6:30pm (unless otherwise posted).

All scheduled meetings of the Greer Planning Commission shall be published on the city's public meeting and agenda site, generally five (5) days before the hearing, but no less than 24 hours in advance.

### 3.3. Special or Additional Meetings

Special or additional meetings of the Commission may be called by the Chair, Planning Manager, or their designee. Procedures for special and additional meetings include:

- a. Written notice of special or additional shall be given to all Commission members at least forty-eight (48) hours prior to the meeting and shall state the time, place, and purpose of the meeting.
- b. Additional meetings may be scheduled by the Chair, in consultation with the Planning Manager, or their designee, to accommodate a large number of agenda items ready for commission consideration.
- c. The Commission may change the time and location of future meetings at any regular meeting, with appropriate notice to Commission members, city staff, and the public.
- d. Notice to the public shall be given as required by state law.

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### 3.4. Ad Hoc Committees

Ad Hoc or sub-committees will follow South Carolina General Statutes on public and open meeting laws and meet the following requirements:

- a. Public notice of the ad hoc committee will be made. Meeting notice to the public shall be given at least 24 hours in advance, or as required by state law, as amended.
- b. The meeting will be held in a location open and accessible to the public.
- c. Minutes of the ad hoc meeting will be kept on file with the city.
- d. All ad hoc committee meetings, records, and minutes shall be made open and available to the public and in conformance with South Carolina Open Meetings and Records Law, SC § 30-4-70.

### 3.5. Cancellation of Meeting

Whenever there is no business to come before the Commission, the Chair, after consultation with the Planning Manager, or their designee, may dispense a regular meeting by giving notice to all Commission members not less than twenty-four (24) hours prior to the start time of the meeting.

### 3.6. Quorum

A quorum is half of the current appointed Board membership plus one.

- a. If quorum has not been met by the noticed start time, the Chair will open the meeting, make an announcement that quorum has not been met, and recess for fifteen (15) minutes;
- b. At which time the Chair will determine if quorum has been met. If it has not been met, the items, in consultation with the Planning Manager, or designee, will be continued to a date certain and the meeting will be adjourned.

### 3.7. Order of Business

The order of business at regular meetings of the Board is recommended to be as follows:

1. Call to Order & Determination of Quorum
2. Approval of Minutes
- ~~3. Public Forum~~
3. Old Business

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- a Introduction of Case
- b Staff Presentation
- c Applicant/Staff Questions
- d Deliberation
- e Decision

- 4. New Business (Public Hearing)
  - a Introduction of Case
  - b Staff Presentation
  - c Open Public Hearing
  - d Applicant Presentation
  - e Public Speakers
  - f Close Public Hearing
  - g Applicant/Staff Questions
  - h Deliberation
  - i Decision
- 5. New Business (Public Comment)
  - a Introduction of Case
  - b Staff Presentation
  - c Applicant Presentation
  - d Public Comment
  - e Applicant/Staff Questions
  - f Deliberation
  - ~~g~~ Decision
- 6. Staff Updates
- 7. Adjournment

The order of business may be amended by the Chairperson, in consultation with the Planning Manager, or their designee. Public comment would be appropriate for preliminary plats, approval of calendars, potentially old business, and/or anything not requiring a public hearing.

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### 3.8. Establishing Time Limits

Establishing time limits is important to ensure all agenda items have the ability to be heard by the Commission. The following apply to regular Commission meetings:

- a. Applicants will have 10 minutes to speak. Community members will have 3 minutes to speak each during the public hearing.
- b. The Chair may alter the amount of time applicants and community members have to speak.
- c. Time limitation shall be enforced by the Chair in consultation and support with city staff.

### 3.9. Conduct of Public Comment

In order to ensure full consideration of matters before the Commission, Commission meeting public comment periods shall be conducted in the following order:

- a. Prior to the start of the public comment period, persons wishing to address the Commission members will register on a sign-up sheet stationed by the meeting room door.
- b. Prior to beginning the public comment period, the Chair will collect the sign-up sheet and recognize speakers. Speakers will address the Commission members from the podium and special accommodations will be made for persons with a disability with appropriate advanced notice to City of Greer ADA Coordinator. Speakers will be asked to identify themselves for the record, stating their name and address.
- c. Speakers who have prepared written remarks are encouraged to leave a copy of such remarks with the Chair and city staff. These will be entered into the record.
- d. Speakers shall be civil and courteous in their language and presentation. Insults, personal attacks, accusations, profanity, vulgar language, inappropriate gestures, or other inappropriate behavior will not be tolerated.
- e. Speakers will address comments to the entire Commission as a whole and not one individual member. Discussions between speakers and members of the audience will not be permitted during the public comment period.
- f. In order to provide for the maintenance of order and decorum in the conduct of the meeting, the Chair may declare "out-of-order" any person who fails to comply with this policy. The Chair shall caution any such person to abide by the provisions of this

policy. Refusal to do so shall be grounds for removal of the speaker from the meeting.

### **3.10. Virtual or Electronic Meetings**

Virtual or electronic meetings shall comply with the South Carolina Freedom of Information Act (S.C. Code §30-4-10 et seq.) and any applicable City of Greer Council policies governing electronic participation. as amended.

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## SECTION 4: AGENDA & ATTENDANCE

The Commission conducts meetings in accordance with local and state requirements. Agendas follow these requirements:

### 4.1. Agenda

The agenda for each regular or special meetings of the Greer Planning Commission shall be prepared by the Planning Manager, or designee, under the following requirements:

- a. The agenda shall be posted according to the procedures outlined by state law, and these Rules of Procedure.
- b. The GPC may consider no business unless such an item properly appears on the agenda, or unless such matter is for consideration by the Chairperson.
- c. Public hearing notices must follow state laws.

### 4.2. Attendance

A Commission member who is unable to attend a regular meeting of the GPC should contact the Planning Manager, or designee, and Chair at least twenty-four (24) hours before the scheduled meeting and indicate the general reason for being absent (earlier notification is encouraged). The Commission will be notified of the absence at the meeting during roll call.

Members are expected to maintain regular attendance and are expected to attend at least 50% of Board meetings within a rolling calendar year. Members that miss four meetings within a rolling calendar year will be reminded by the Chair of the attendance policy. After five absences within a rolling calendar year, the Chair will coach the Commission member on the attendance policy. Six or more absences in a rolling calendar year shall constitute grounds for review by City Council for possible removal for cause.

## SECTION 5: CONDUCTING BUSINESS

### 5.1. Decisions

The vote of a majority of those members present shall be sufficient to decide any matter before the Commission, provided a quorum is present. No member shall be excused from voting except as required in sections 6.2 and 6.3. of these Bylaws.

- a. All voting shall be by roll call or a show of hands.
- b. A tie vote shall result in a defeat of the motion.
- c. For recommendations to the Greer City Council, a defeat of the motion shall result in a recommendation for denial or disapproval.

### 5.2. Votes

5.2.1. Commissioners may make the following types of votes when voting:

- a. **Yes/Aye:** Indicates approval and support of a motion.
- b. **No/Nay:** Indicates disapproval and opposition to a motion.

5.2.2. Recusals require a recusal form to be completed prior to the start of the meeting, and the recused member to leave the room during the case or item. In situations where the appropriateness of a recusal is under debate, staff or the member should reach out to the SC State Ethic Office for a non-binding opinion.

Commentary: SC Ethics Advisory Opinion SEC AO2003-001 from July 17, 202, should inform questions around ethical considerations for recusal.

5.2.3. Abstentions from voting will not be allowed.

### 5.3. Actions

Under SC Code § 6-29-760 and SC Code § 6-29-1180, as amended, the GPC must take action on a case. *“Taking action”* means any of the actions as described below:

*The Greer Planning Commission must take one of the following actions related to preliminary plats within 60 days:*

- a. Approve
- b. Deny
- c. Remand back to staff for administrative corrections

Greer Planning Commission  
Rules of Procedure  
Approved ~~February 23~~ March, 2026



The Greer Planning Commission must take one of the following actions related to all other actionable business before the GPC within 30 days:

~~d.~~ a. Call a vote to Recommend Approval or Denial to Council

~~e. Recommend Denial~~

~~f.~~ b. Call a vote to keep the public hearing open and continue to a date certain

~~g.~~ c. Call a vote to Remand back to staff with direction

Under SC Code of Laws, the GPC must take action, or the item is automatically approved.

Commentary: An applicant's failure to appear at a scheduled meeting does not automatically constitute action by the body. The absence of the applicant does not result in automatic approval, denial, or deferral of the request. The board retains full discretion to proceed with the hearing, continue the item to a later date, or take other appropriate action in accordance with its adopted rules and applicable law.

#### 5.4. Adopted Ethics Policy

Commission members shall follow state statutory mandates found in the SC Ethics Act 8-13-700, SC 5-7-130, and City of Greer Ethics Policies. Members shall not vote on any advisory or legislative decision regarding a development regulation where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild.

#### 5.5. Motions

Business is brought before the Commission by motions, a formal procedure for taking actions. All motions shall be stated in the affirmative. For recommendations to the Greer City Council, the motion shall be for a recommendation of approval. In order to adopt a recommendation, a majority of members present shall vote in the affirmative.

Robert's Rules of Order provides for five general types of motions: main motions, subsidiary motions, incidental motions, privilege motions, and renewal motions.

Greer Planning Commission  
Rules of Procedure  
Approved ~~February 23~~ March, 2026



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**5.5.1.a Main Motions**

A motion suggests taking action and is always presented in the affirmative. For example, "I move to recommend approval of the Variance as written." All main motions require a second.

**5.5.1.b Discussion on Main motions**

The member who makes the main motion may speak first to explain their position and indicate whether they intend to vote for or against the motion. Any member who seconds the motion should wait until the maker of the motion has finished speaking before offering remarks. Making a main motion does not indicate you intend on voting in the affirmative.

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**5.5.2 Subsidiary Motions**

Subsidiary motions are motions which direct or change how a main motion is handled and are voted on before a main motion. For example, "I move to close debate."

**5.5.3 Incidental Motions**

Incidental motions provide a means of questioning the procedure of other motions and have priority.

**5.5.4 Renewal Motions**

Once the group has taken action, renewal motions require the group to further discuss or dispose of a motion.

**5.5.5 Privilege Motions**

There are a few questions of privilege that are in order at any time and must be disposed of prior to resuming discussion on the matter at hand.

**5.6. Advisory Recommendations**

5.6.1. With limited exceptions (such as preliminary plats and calendar approvals), votes taken by the Commission are advisory. Final and formal decisions on most items heard by the GPC are made by the Greer City Council.

5.6.2. Tie votes (meaning the motion fails) will be forwarded on to City Council with "No recommendation".

**5.7. Parliamentary Procedures**

Greer Planning Commission  
Rules of Procedure  
Approved ~~February 23~~ March, 2026



Consideration of cases and other business shall be in accordance with the Commission's Rules of Procedure (ROP). If these ROPs are silent on an issue of parliamentary procedure, the current edition of Robert's Rules of Order shall govern. The most current version of Robert's Rules of Procedure is adopted by reference upon approval of this ROP.

### **5.8. Suspension of Rules**

The Commission may, upon affirmative 2/3 vote of its appointed and sworn in membership, suspend these Rules of Procedure for consideration of any matter before the Commission, so long as it does not create a conflict with state law, and so long it is only suspended for the duration of one specific case.

### **5.9. Speakers**

The applicant or petitioner is encouraged to attend the GPC meeting; however, attendance is not a pre-requisite for GPC taking action. The GPC has the authority to determine whether or not to vote on a case or continue it to a date certain if the applicant is not present.

### **5.10. Decorum Reminder**

The Rules of Decorum for resident and commission member participation are available upon request from the Planning & Development Department. These rules are held by city staff, and any updates to these rules do not require a vote by the Commission.

## SECTION 6: AMENDMENTS & REVISIONS

### 6.1. Rules of Procedure Updates

These rules may, within the limits allowed by law, have amendments proposed to these Rules of Procedure (ROP) of the Commission by being presented at a regular GPC meeting. Amendments to the ROPs of the GPC must be approved by a majority of sitting members of the GPC before their implementation.

The Commission's Rules of Procedure were originally adopted on February 23, 2026.

### 6.2. History of Revisions

No revisions

Greer Planning Commission  
Rules of Procedure  
Approved ~~February 23~~ [March](#), 2026



Greer Planning Commission  
Rules of Procedure  
Approved ~~February 23~~ March, 2026



# Planning Commission

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March 9, 2026

# AN 26-02 Annexation

**Applicant:** Gray Engineering

**Address:** McElrath Road

**Parcel ID Numbers:** 9-04-00-033.01, 9-04-00-033.02,  
9-01-00-033.03

**Existing Zoning:** Unzoned Spartanburg County

**Request:** Annex and zone to Traditional  
Neighborhood (TN)



# AN 26-02

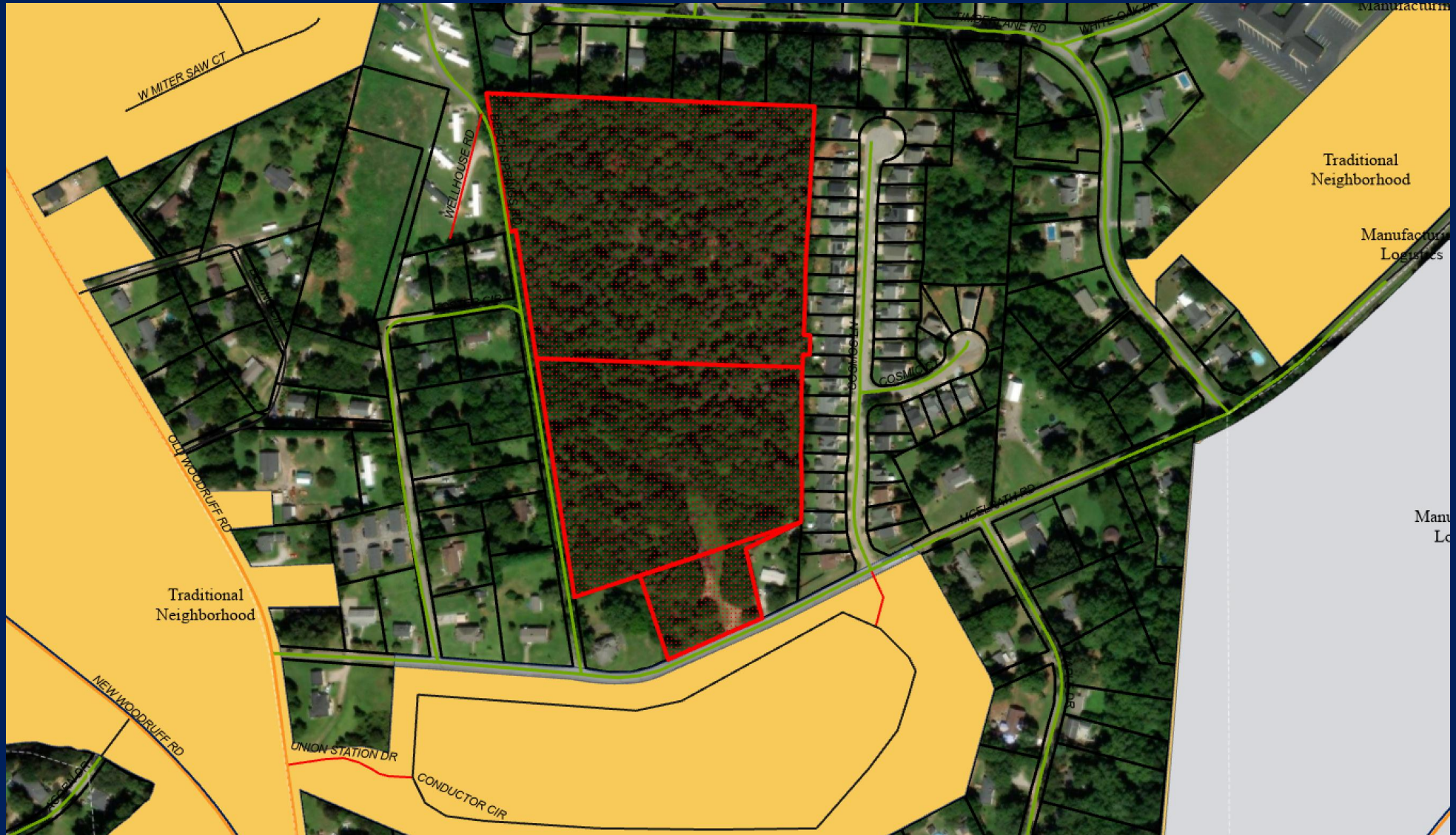
Aerial Map





# AN 26-02

## Future Land Use Map



# AN 26-02

## Existing Conditions



**McElrath Road**



**Beech Springs**

# AN 26-02

## Zoning Standards with Successful Annexation

Table 2.1.3. TN Standards

TN STANDARDS	RESIDENTIAL		NONRESIDENTIAL
	DETACHED	ATTACHED	
<b>LOT AND DENSITY STANDARDS</b>			
LOT AREA (MIN)	5,000 SQ FT	No minimum	30,000 SQ FT
LOT WIDTH (MIN)	30 FT	20 FT	100 FT
LOT COVERAGE (MAX)	45%	60%	60%
DENSITY (MAX)	10 DU/AC		N/A
DENSITY (MAX WITH CLUSTER)	12 DU/AC		N/A
<b>SETBACK AND HEIGHT STANDARDS</b>			
FRONT (MIN)	20 FT	20/15 FT <sup>Note 1</sup>	15 FT
REAR (MIN)	10 FT		15 FT
SIDE (MIN)	5 FT	5 FT <sup>Note 2</sup>	10 FT
BUILDING HEIGHT (MAX)	35 FT		35 FT

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# AN 26-02

## Staff Analysis & Recommendations

**Request:** Annex and zone to Traditional Neighborhood (TN)

**Zoning/Land Uses:** **North:** Unzoned Spartanburg County - residential

**East:** Unzoned Spartanburg County - residential

**South:** Medium Density Residential – residential (Ryder Junction)

**West:** Unzoned Spartanburg County - residential

**Comprehensive Plan:** Traditional Neighborhood

**Staff Recommendation: Approval**

# Planning Commission

March 9, 2026



**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, March 9, 2026**

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**DOCKET:** AN 26-02

**APPLICANT:** Gray Engineering, Mungo Homes

**PROPERTY LOCATION:** McElrath Rd

**TAX MAP NUMBER:** 9-04-00-033.01, 9-04-00-033.02 & 9-04-00-033.03

**EXISTING ZONING:** Unzoned Spartanburg County

**REQUEST:** Annex and zone to Traditional Neighborhood

**SIZE:** 17.41 Acres

**COMPREHENSIVE PLAN:** Traditional Neighborhood

**ANALYSIS:** **AN 26-02**

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**AN 26-02** is an annexation and zoning request for three parcels located along McElrath Rd with a total acreage of 17.41 acres. The request is to zone the parcels as Traditional Neighborhood and the intent is to develop a single-family detached subdivision with around 70 homes.

Surrounding land uses and zoning include:

- North: Unzoned Spartanburg County - residential
- East: Unzoned Spartanburg County - residential
- South: Medium Density Residential – residential (Ryder Junction apartments)
- West: Unzoned Spartanburg County - residential

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

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

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.

**STAFF RECOMMENDATION: Approval**



# Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: [planning@cityofgreersc.gov](mailto: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 6 day of February, 2026

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)
Clarence Hipp	Beech Springs Road	9-04-00-033.01
Clarence Hipp	Beech Springs Road	9-04-00-033.02

**I hereby request that the property be zoned: TN**

*\* 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 **Beech Springs Road**, more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-04-00-033.01 & 9-04-00-033.02 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 **6** day of **February 20 26** 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](mailto:planning@cityofgreersc.gov)

Ownership Type & Signature	
<input checked="" type="checkbox"/> Individual Owner <input type="checkbox"/> General Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> County <input type="checkbox"/> LLC	<input type="checkbox"/> Attorney-in-Fact or Agent for the Ownership Type Checked Below <i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i> <b>The owner is a(n):</b> <input type="checkbox"/> Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation ( <i>Affix Seal</i> ) <input type="checkbox"/> LLC <input checked="" type="checkbox"/> Other <u>Personal Representative</u>
<b>Owner(s) Sign on Lines Below</b>	<b>Address of Owner(s)</b>
 Signature of Owner/Partnership/LLC/Agent Tonya Miller Print Name of Owner/Partnership/LLC/Agent	165 Victor Ave Ext Greer, SC 29651
	165 Victor Ave Ext Greer, SC 29651
 Signature of 2 <sup>nd</sup> Owner/Partner/Corporate Secretary Lesa Bright Print Name of 2nd Owner/Partner/Corporate Secretary	(Affix Corporate Seal)
<p><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. <b>Page 3 - Ownership Type &amp; Signatures</b> - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.</i></p>	



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Respectfully submitted this 6 day of February, 2026

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)
Curtis Hipp	Mcelrath Road	9-04-00-033.03

**I hereby request that the property be zoned: TN**

*\* 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.*

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## 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 **Mcelrath Road**, more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number **9-04-00-033.03** 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.

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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:	

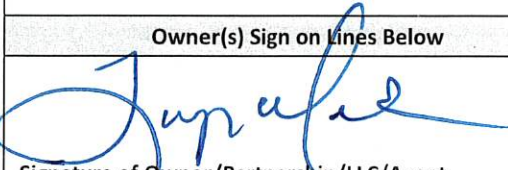

Description of existing or proposed development:



# Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: [planning@cityofgreersc.gov](mailto:planning@cityofgreersc.gov)

Ownership Type & Signature	
<input checked="" type="checkbox"/> Individual Owner <input type="checkbox"/> General Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> County <input type="checkbox"/> LLC	<input type="checkbox"/> Attorney-in-Fact or Agent for the Ownership Type Checked Below <i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i> <b>The owner is a(n):</b> <input type="checkbox"/> Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation ( <i>Affix Seal</i> ) <input type="checkbox"/> LLC <input checked="" type="checkbox"/> Other <u>Personal Representative</u>
<b>Owner(s) Sign on Lines Below</b>	<b>Address of Owner(s)</b>
 Signature of Owner/Partnership/LLC/Agent Tonya Miller Print Name of Owner/Partnership/LLC/Agent	165 Victor Ave Ext Greer, SC 29651
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 Signature of 2 <sup>nd</sup> Owner/Partner/Corporate Secretary Lesa Bright Print Name of 2nd Owner/Partner/Corporate Secretary	<i>(Affix Corporate Seal)</i>
<p><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. <b>Page 3 - Ownership Type &amp; Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.</b></i></p>	

Tax Map No. Part of 9-04-00-033.00

GRANTEE ADDRESS:  
165 Victor Avenue Extension  
Greer, South Carolina 29651

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That, **JOHNNY W.**

**FOSTER** in consideration of the receipt of **FIFTEEN THOUSAND DOLLARS (\$15,000.00), which** is hereby acknowledged

has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **CURTIS C. HIPPI**

ALL OF MY INTEREST IN AND TO:

**ALL that piece, parcel or tract of land, situate, lying and being in the State of South Carolina and the County of Spartanburg, being shown and designated as 1.22 acres on a plat entitled "Survey For Curtis C. Hipp" dated June 26, 2003 prepared by Mitchell Surveying and recorded in Plat Book 154 at page 510 on July 23, 2003 in the Register of Deeds Office for Spartanburg County. Reference to said plat is hereby made for a more complete legal description thereof.**

**This is a portion of the property conveyed to Johnny W. Foster by deed of Mary Azalee Foster dated May 7, 2002 and recorded May 9, 2002 in Deed Book 75-T at page 698 in the Register of Deeds Office for Spartanburg County. (Mary Azalee Foster reserved a life-estate, she died June 30, 2003 in Spartanburg County.)**

**Tax Map No. Part of 9-04-00-033.00**

Together with all and singular the rights, members, hereditament 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

DEE-2003-47689  
Recorded 2 Pages on 7/29/2003 1:44:46 PM  
Recording Fee: \$10.00 Documentary Stamps: \$55.50  
Office of Register of Deeds, Spartanburg, S.C.  
Stephen Ford, Register



and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantors' (s) successors or assigns to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee'(s) heirs or successors and 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 25<sup>th</sup> day of July, 2003.

Johnny W. Foster  
JOHNNY W. FOSTER

WITNESS:

Luan Mason  
William J. Petrell

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within (Grantor(s) sign, seal and the grantor(s) act and deed, deliver the within written deed and that (s)he with the other witness subscribed above, witnessed the execution thereof.

SWORN TO BEFORE ME  
THIS 25<sup>th</sup> DAY OF July, 2003.

Luan Mason  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My commission expires: 7-12-09

William J. Petrell

DEED 75 - P PG 918

Prepared by:  
BROWN, MASSEY, EVANS, MCLEOD & HAYNSWORTH  
Attorneys at Law, P. A.

RECORDED  
02 APR 11 AM 10:41  
SPARTANBURG

Grantee's Address: 165 Victor Ave, Ex. C.  
Greer, SC 29651

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

2002 April 11  
Documentary Stamps

\$ 599.40

TITLE TO REAL ESTATE

**KNOW ALL MEN BY THESE PRESENTS**, that **RALPH M. FOSTER AND MARY R. FOSTER**, in consideration of the sum of ONE HUNDRED SIXTY ONE THOUSAND NINE HUNDRED AND 00/100 (\$161,900.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and release unto **CLARENCE C. HIPPI A/K/A CURTIS C. HIPPI**, their heirs and assigns forever.

See Exhibit "A"

This conveyance is made subject to all restrictions, reservations, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, that may appear of record on the recorded plat(s), or on the premises, affecting the above described property.

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

**TO HAVE AND TO HOLD** all and singular the premises beforementioned unto the said Grantees, his heirs, successors and assigns, forever.

**AND THE GRANTORS** do hereby bind the Grantors and Grantors' heirs, assigns, successors, executors and/or administrators to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs, successors and assigns, against the Grantors, their heirs and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.

E:\02re\214hip\deed.wpd

111RMC 1154 41102#130 \$10.00 +

DEED 75-P PG 919

WITNESS, the Grantors' hands and seals this 9 day of April, 2002.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

<u>Stanley G. Wilson</u>	<u>Ralph M. Foster</u>
	RALPH M. FOSTER
<u>Leida S. Dillard</u>	
<u>Stanley G. Wilson</u>	<u>Mary R. Foster</u>
	MARY R. FOSTER
<u>Leida S. Dillard</u>	

STATE OF SOUTH CAROLINA	)	
	)	PROBATE
COUNTY OF GREENVILLE	)	

PERSONALLY APPEARED before me the undersigned witness who, on oath, states that (s)he saw RALPH M. AND MARY R. FOSTER sign, seal and as their act and deed deliver the within Title to Real Estate and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Leida S. Dillard

SWORN TO before me this 9 day of April, 2002.

Stanley G. Wilson (LS)  
Notary Public for South Carolina  
My Commission Expires: May 16, 2005

E:\02re\214hip\deed.wpd

DEED 75-P PG 920

## EXHIBIT "A"

PARCEL 1:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, and being designated as containing 10.00 acres designated as Tract #2 on a plat entitled "Property of Mrs. Ella May DeShields" prepared by John A. Simmons, Surveyor dated February 3, 1962 and amended on May 27, 1983 and recorded in Plat Book 89 at Page 658 in the Register of Deeds Office for Spartanburg County and having the metes and bounds, courses and distances, as will appear by reference to said plat. For a more accurate and detailed description as to the metes and bounds, courses and distances, reference is invited to the heretofore referenced plat.

This is the same property conveyed to Ralph M. Foster by deed of Ella May Foster DeShields recorded in Deed Book 43G at Page 256 on November 17, 1975 in the Register of Deeds Office for Spartanburg County, SC. Ralph M. Foster transferred an undivided one-half interest in and to the above property to Mary R. Foster by Deed recorded in Deed Book 66-P at Page 439 on September 23, 1997 in the Register of Deeds Office for Spartanburg County, SC. Tax map # 9-04-00-033.01

## AND PARCEL 2:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, and being designated as containing 6.19 acres designated as Tract #3 on a plat entitled "Property of Mrs. Ella May DeShields" prepared by John A. Simmons, Surveyor dated February 3, 1962 and amended on May 27, 1983 and recorded in Plat Book 89 at Page 658 in the Register of Deeds Office for Spartanburg County and having the metes and bounds, courses and distances, as will appear by reference to said plat. For a more accurate and detailed description as to the metes and bounds, courses and distances, reference is invited to the heretofore referenced plat.

This is the same property conveyed to Ralph M. Foster and Mary R. Foster by deed of Kenneth A. Foster recorded in Deed Book 49S at Page 122 on July 5, 1983 in the Register of Deeds Office for Spartanburg County, SC.

Tax map # 9-04-00-033.02

E:\02re\214hip\deed.wpd

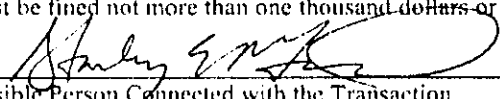
DEE075-P PG 921

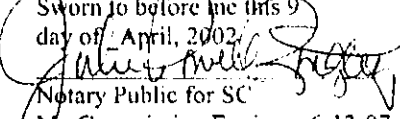
STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

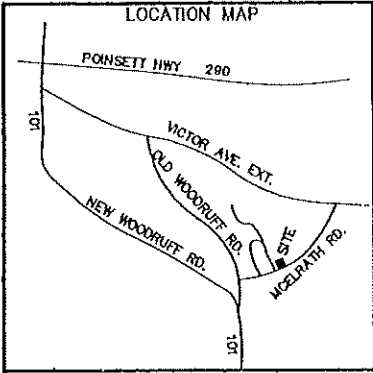
AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Ralph M. and Mary R. Foster to Clarence C. Hipp
3. Check one of the following: The deed is
  - (a)  SUBJECT to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$ 161,900.00
  - (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. The fee is computed on the fair market value of the realty which is \_\_\_\_\_
  - (c) \_\_\_\_\_ EXEMPT from the deed recorded fee because (See Exemptions)
4. Check one of the following if either item 3(a) above has been checked.
  - (a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 161,900.00
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \$ \_\_\_\_\_
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty a established for property tax purposes which is \$ \_\_\_\_\_
5. Check YES \_\_\_\_\_ or NO  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$ \_\_\_\_\_
6. The DEED Recording Fee is computed as follows:
  - (A)  10.00 \_\_\_\_\_ the amount listed in item 4 above.
  - (B) \_\_\_\_\_ the amount listed in item 5 above. (no amount place zero)
  - (C) \_\_\_\_\_ subtract line 6(b) from line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: ATTORNEY
8. Check if Property other than Real Property is being transferred on this Deed.
  - (a) \_\_\_\_\_ Mobile Home
  - (b) \_\_\_\_\_ Other
9. \_\_\_\_\_ Deed of Distribution-Attorney's Affidavit: Estate of \_\_\_\_\_ deceased CASE NUMBER \_\_\_\_\_ Personally appeared before me this undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of \_\_\_\_\_ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

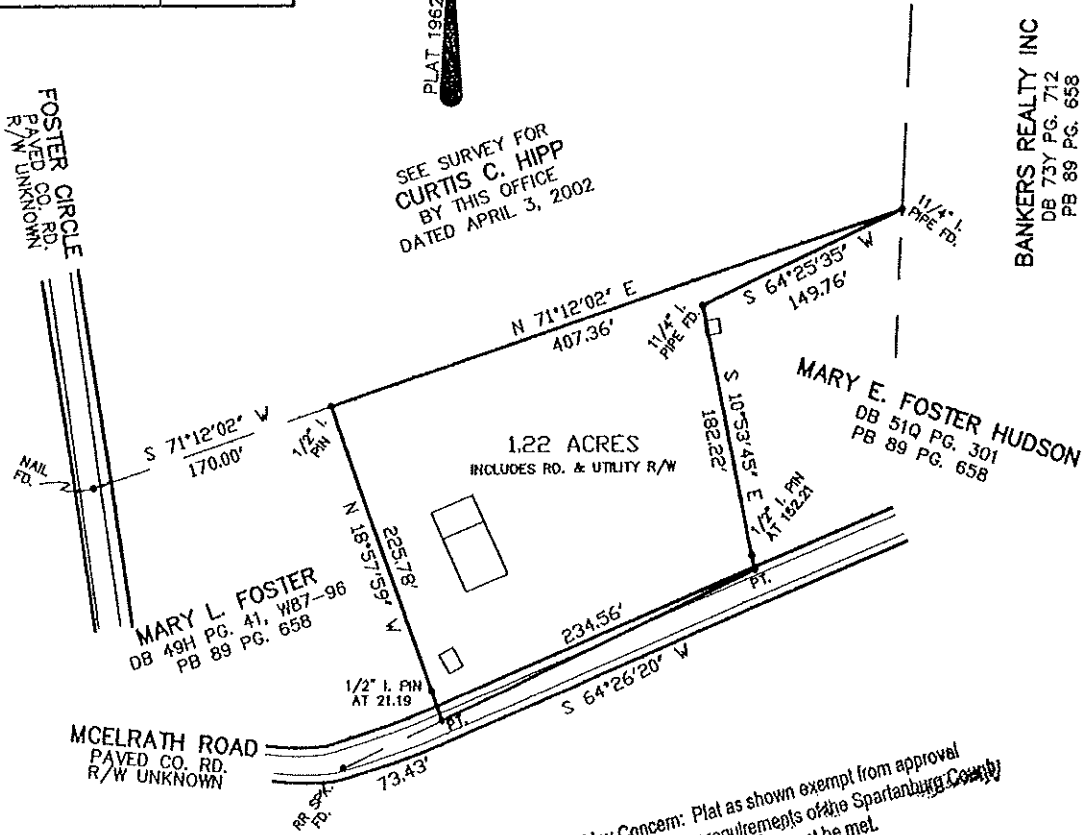
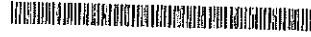
  
Responsible Person Connected with the Transaction

Sworn to before me this 9  
day of April, 2002  
  
Notary Public for SC  
My Commission Expires: 6-13-07



PLAT-154 PG 510

PLT-2003-46153  
 Recorded 1 Pages on 7/23/2003 12:23:13 PM  
 Recording Fee: \$5.00 Documentary Stamps: \$0.00  
 Office of Register of Deeds, Spartanburg, S.C.  
 Stephen Ford, Register



BANKERS REALTY INC  
 DB 73Y PG. 712  
 PB 89 PG. 658

MARY E. FOSTER HUDSON  
 DB 510 PG. 301  
 PB 89 PG. 658

MARY L. FOSTER  
 DB 49H PG. 41, W87-96  
 PB 89 PG. 658

SEE SURVEY FOR  
 CURTIS C. HIPPI  
 BY THIS OFFICE  
 DATED APRIL 3, 2002

To Whom It May Concern: Plat as shown exempt from approval process. However, all other requirements of the Spartanburg County Unified Land Management Ordinance must be met.

JUL 23 2003

*Erving J. Price* KSG

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

SURVEY FOR <b>CURTIS C. HIPPI</b>			
BEING A RESURVEY OF LOTS 2 & 3 AS SHOWN ON SURVEY, PROPERTY OF MRS. ELLA MAE DESHIELDS AS SURVEYED BY JOHN A. SIMMINS DATED FEB. 3, 1962			
COUNTY SPARTANBURG	STATE SOUTH CAROLINA	BLOCK MAP 9-04-00-033.00	
SCALE: 1 IN. = 100 FT.		100	200 300
DATE JUNE 26, 2003	FIELD J.E.M.	OFFICE J.E.M.	DEED BOOK W87 -96 DB 49H PG. 41
MITCHELL SURVEYING 106 EAST GEORGIA STREET, WOODRUFF S.C. PROFESSIONAL LAND SURVEYORS PHONE: (864) 476-6237		PLAT BOOK 89 PG. 658	P/O
		JOB NO.	03CI10328R

*Joe E. Mitchell*  
 P.L.S. 4039

