



AGENDA
Greer City Council

March 10, 2026

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 Rick Danner

Invocation and Pledge of Allegiance

Councilman Paul Lamb

1. 2026 Council Invocation Schedule

Public Forum

Minutes of Council Meeting

1. February 24, 2026 Council Meeting Minutes (Action Required)

Administrator's Report

Andy Merriman, City Administrator

Old Business

New Business

1. First Reading of Ordinance Number 6-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES OWNED BY KIMBERLY CHAPMAN EDENS, ALSO KNOWN AS KIMBERLY SIMS, LOCATED AT 116 AND 118 PLEASANT DRIVE AND PLEASANT DRIVE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)
Ashley Kaade, Planning Manager
2. Vape and Smoke Shops (for discussion only)
Councilman Karuiam Booker

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
2026 Invocation Schedule**

January 13, 2026	Councilman Karuiam Booker
January 27, 2026	Councilman Mark Hopper
February 10, 2026	Councilman Charles Lander
February 24, 2026	Councilman Wryley Bettis
March 10, 2026	Councilman Paul Lamb
March 24, 2026	Mayor Rick Danner
April 14, 2026	Councilman Jay Arrowood
April 28, 2026	Councilman Karuiam Booker
May 12, 2026	Councilman Mark Hopper
May 26, 2026	Councilman Charles Lander
June 9, 2026	Councilman Wryley Bettis
June 23, 2026	Councilman Paul Lamb
July 14, 2026	Mayor Rick Danner
July 28, 2026	Councilman Jay Arrowood
August 11, 2026	Councilman Karuiam Booker
August 25, 2026	Councilman Mark Hopper
September 8, 2026	Councilman Charles Lander
September 22, 2026	Councilman Wryley Bettis
October 13, 2026	Councilman Paul Lamb
October 27, 2026	Mayor Rick Danner
November 10, 2026	Councilman Jay Arrowood
November 24, 2026	Councilman Karuiam Booker
December 8, 2026	Councilman Mark Hopper

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL February 24, 2026

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

Call to Order of the Formal Meeting Mayor Pro Tempore Jay Arrowood – 6:30 P.M.

The following members of Council were in attendance: Karuam Booker, Mark Hopper, Wryley Bettis and Paul Lamb.

Mayor Rick Danner and Councilman Charles Lander were absent.

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

Invocation and Pledge of Allegiance Councilman Wryley Bettis

Public Forum

No one signed up to speak during the Public Form Session.

Minutes of the Council Meeting

February 10, 2026

ACTION – Councilman Paul Lamb made a motion that the minutes of February 10, 2026, be received as written. Councilman Karuam Booker seconded the motion.

VOTE - Motion carried 5-0.

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 January 2026 were included in the packet for informational purposes.

Finance

Chris Kline, Finance Director, presented the Financial Report for January 2026. (Attached)

General Fund Cash Balance: \$19,312,236.

Revenue: \$26,878,896.

Total Expenditures: \$31,957,121.

Total Percentage: 1% under Budget

Revenue Benchmark Variance: \$(1,936,675.)

Expenditure Benchmark Variance: \$(2,221,833.)

Overall Benchmark Variance: \$(4,158,508.)

Hospitality Fund Cash Balance: \$3,940,367.

Storm Water Fund Cash Balance: \$4,541,315.

Discussion held.

Andy Merriman, City Administrator, presented the following:

Greer150

Mark your calendars now for March 28, from 4:00pm – 9:00pm. The Big Bash is going to take over downtown to celebrate the city's sesquicentennial – 150 years of Greer!

Experience a variety of living history demonstrations from local vendors and take a closer look at how everyday items were made—and how those traditions still influence modern trades. Enjoy woodworking, fabric spinning, blacksmithing and more.

As the final band plays, Stone Entertainment will put on a spectacular laser light show along Trade Street. The light show will cap off a day full of music, community, and time travel.

Stay tuned for more of what's in store for The Big Bash on March 28.

Softball

Our softball participation numbers are up. Ann Cunningham, Director of Parks and Recreation attributed that to our investment at Big Turner Field.

OLD BUSINESS

Second and Final Reading of Ordinance Number 4-2026

AN ORDINANCE AUTHORIZING THE CLOSURE OF A PORTION OF A PUBLIC ROAD IN THE CITY OF GREER (Moore Street)

Andy Merriman, City Administrator, stated there was no new or updated information.

ACTION – Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 4-2026. Councilman Paul Lamb seconded the motion.

Discussion held.

VOTE – Motion carried 4-1 with Councilman Jay Arrowood voting in opposition.

NEW BUSINESS

First Reading of Ordinance Number 5-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY CURTIS C. HIPP ALSO KNOWN AS CLARENCE C. HIPP LOCATED ON MCELRATH ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTIES

Heather Stahl, Planner II, presented the request. She stated staff recommended approval. The Planning Commission will hold a public hearing March 9, 2026.

ACTION – Councilman Wryley Bettis made a motion to approve First Reading of Ordinance Number 5-2026. Councilman Paul Lamb seconded the motion.

Discussion held.

VOTE – Motion carried 5-0.

Executive Session

There were no items for Executive Session.

Adjourn – There being no further business, the meeting was adjourned at 7:01 P.M.

Tammela Duncan, Municipal Clerk

Jay Arrowood, Mayor Pro Tempore

Approval Date: March 10, 2026 _____

Notifications: Agenda posted in City Hall and email notifications sent Friday, February 20, 2026.

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, Planning Manager

Subject: Ordinance #6-2026

Date: March 4, 2026

CC: Tammy Duncan, Clerk to City Council

Ordinance 6-2026 is a rezoning request for three parcels of land located on Pleasant Dr and S Buncombe Rd. The request is to rezone the parcels, consisting of 26.78 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to build a single-family detached subdivision.

The Planning Commission conducted a public hearing for the rezoning on February 23, 2026 and recommended approval.

ORDINANCE NUMBER 6-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES OWNED BY KIMBERLY CHAPMAN EDENS ALSO KNOWN AS KIMBERLY SIMS LOCATED AT 116 AND 118 PLEASANT DRIVE AND PLEASANT DRIVE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Kimberly Chapman Edens also known as Kimberly Sims located at 116 and 118 Pleasant Drive and Pleasant Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0528020111002, 0528020111001 and 0528020111000 containing approximately 26.78 +/- acres attached hereto marked as Exhibit A, the Titles to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classifications of her properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on February 23, 2026.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications 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 classifications of properties located at 116 and 118 Pleasant Drive and Pleasant Drive more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0528020111002, 0528020111001 and 0528020111000 containing approximately 26.78 +/- 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:

First Reading: March 10, 2026

Second and
Final Reading: March 24, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney

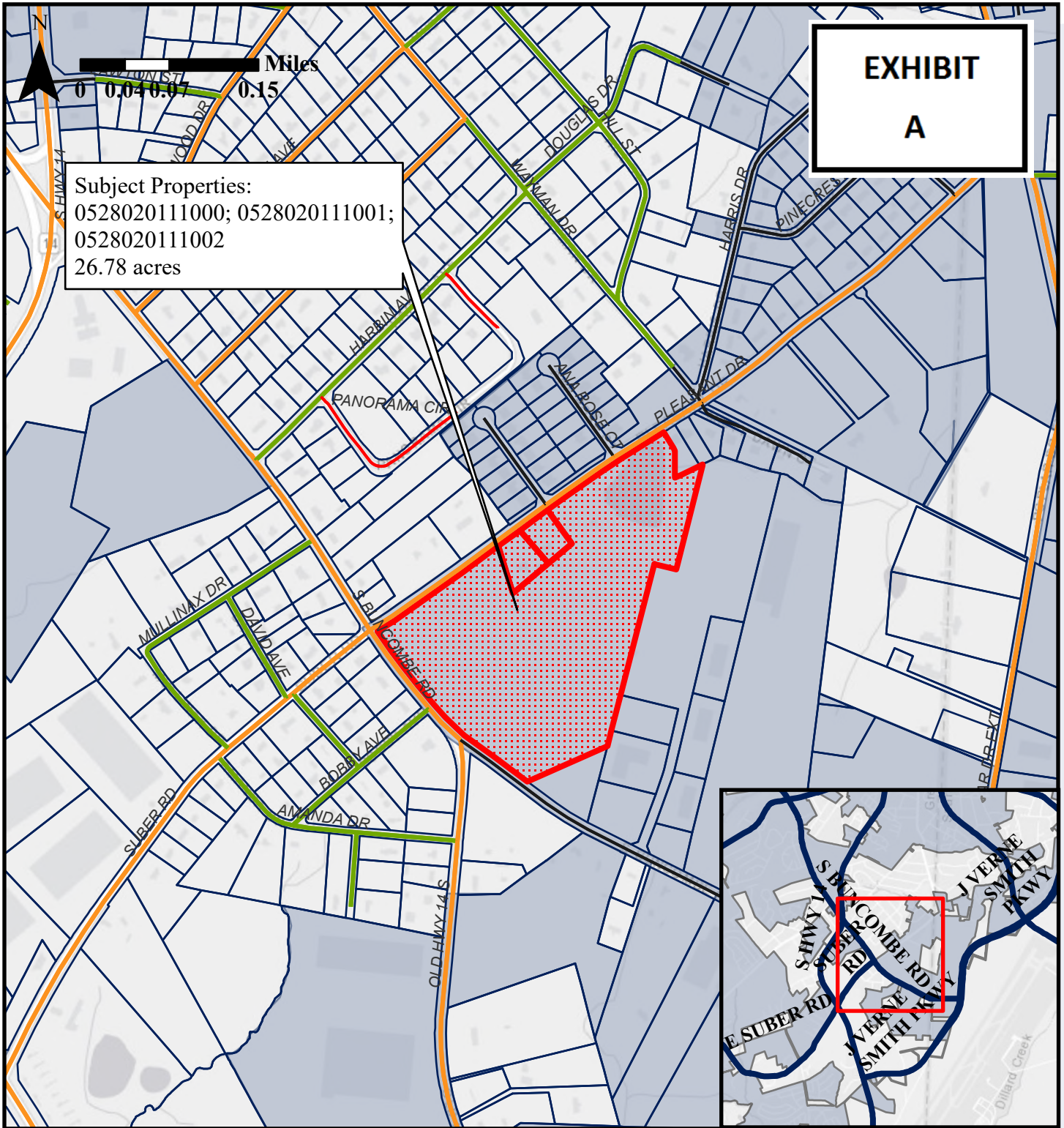


EXHIBIT
A

Subject Properties:
0528020111000; 0528020111001;
0528020111002
26.78 acres

Location Map: Ordinance 6-2026

Case Number: RZ 26-01

Legend

- City Limits
- Ord 6-2026 (Pleasant Dr SN to TN)
- Parcels

Created by the City of Greer Planning & Development Department: 3/3/2026 2:46 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.



Prepared by and return to:
Kristin Burnett Barber, Esq.
JOHNSON, SMITH, HIBBARD & WILLMAN
Post Office Drawer 5587
Spartanburg, SC 29304



EXEMPT

OCT 04 2004

528.02-01-110.00 & 110.01
116 Pleasant Drive
Greer, SC 29365

DEED ONLY - NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA) QUITCLAIM
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that, **CAROLYN W. CHAPMAN**, in consideration of Ten (\$10.00) Dollars, Love and Affection, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **THOMAS M. CHAPMAN and CAROLYN W. CHAPMAN**, their heirs and assigns forever,

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located about 2 1/2 miles Southwest from Greer, SC, on the Southeastern side of Pleasant Drive and being shown on plat of property made for Carolyn W. Chapman by Tri-State Surveyors, (John A. Simmons), dated September 9, 1982 and having the following courses and distances, to wit:

(11) 285 - 528.2 - 1 - 110, 110.1

Beginning at nail in center of Pleasant Drive, which nail is N. 55-00 E., 661 feet from Old Highway No. 14 and running thence along the center of Pleasant Drive, N. 55-00 E., 118.1 feet to nail in road; thence S. 39-25 E., 18 feet to pin in gravel road, thence on the same courses for a total of 219.1 feet to iron pin; thence S. 52-02 W., 121 feet to pin; thence N. 38-37 W., 225.1 feet (pin set back on line at 16.6 feet) to beginning corner, bounded on the northwest by said drive and all other sides by Mattie Hannah Wood and containing 0.61 of acre, mor or less.

This being the same property conveyed to Carolyn W. Chapman by deed of Mattie Hannah Wood dated September 10, 1982 and recorded on September 11, 1982 in Deed Book 1173, Page 704 in the Register of Deeds Office for Greenville County.

OCT 04 2004

91502

10-01-04 H 083155 RECORDING FE 10.00

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township near Pleasant Grove Church, approximately two (2) miles south of the City of Greer; containing 28 acres, more or less, bounded by land now or formerly owned by Arthur Mullinax, John Rogers and the Mattox home place and having the courses and distances according to a plat thereof by H.S. Brockman, surveyor, dated December 13, 1933, as follows: **BEGINNING** at a point in the center of the intersection of the old Greenville-Spartanburg Road and the Buncombe Road, and running thence in a southeast direction along the Buncombe Road as a line to an iron pin on Roger's line; thence along Rogers' line N. 13-45 E. 30.48 chains to an iron pin in Old Greenville-Spartanburg Road; thence along said road, S. 58-15 W. 6.31 chains to iron pin, angle in Road; thence along said road S. 55-00 W. 20-12 chains to the beginning corner.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, in the Chick Springs Township, near Pleasant Grove Church, approximately two (2) miles south of Greer and bounded on the east and south by lands now or formerly owned by Laura L. Rogers, containing one acre, more or less and having the following courses and distances according to survey and plat made by John a Simmons, Surveyor, dated June 10, 1961, to wit: **BEGINNING** on an iron pin south of the branch, corner with Robert E. Jones and lands of or formerly of Myrtle B. Hannah, and running thence with the Hannah land hereinabove described S. 14-00 W. 394 feet to an iron pin; thence S. 76-00 E. 100 feet to an iron pin; thence N. 14-00 E. 478 feet to an iron pin on property line now or formerly of Robert E. Jones; thence therewith S. 63-50 W. 37.2 feet to a stake; thence S. 64-18 W. 93.5 feet to the beginning corner.

These being the same properties conveyed to Carolyn W. Chapman by Deed of Distribution of the Estate of Mattie H. Wood, by Carolyn W. Chapman as Personal Representative, dated February 14, 1995 and recorded on February 22, 1995 in Deed Book 1603, Page 81 in the RMC Office for Greenville County. See also Spartanburg County Probate File No. 95ES4200125.

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

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in Chick Springs Township, County of Greenville, State of South Carolina bearing Greenville County Tax Map Number 528.02-01-110.00 and 110.01, was transferred by Carolyn W. Chapman to Thomas M. Chapman and Carolyn W. Chapman on September 30, 2004.
3. The Deed is exempt from the deed recording fee because subject property is being transferred from wife to husband and wife.
4. As required by Code Section 12-24-70, I state that I am the responsible person who was connection with the transaction as the Grantor.
5. I understand that a person required to furnish this affidavit who wilfully 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.

Carolyn W. Chapman
Carolyn W. Chapman

SWORN to before me this 30th day of September, 2004.

Dawson Jones
Notary Public for South Carolina
My Commission Expires:

MY COMMISSION EXPIRES JUNE 29, 2014

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 09:30 AM
10 04 04 RECORDED IN DEED
BOOK 2110 PAGE 1775 THRU 1778
DOC # 2004091502

Judy A. Hill

EXEMPT

BOOK 1984 PAGE 767

FEB 19 2002

TITLE TO REAL ESTATE - B... & WYATT, LLC, 501 E. McBee, Suite 201, Greenville, SC 29601

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

NO TITLE EXAMINATION FEB 19 P 3 07

KNOW ALL MEN BY THESE PRESENTS, that DALLAS SIMS in consideration of TEN and 00/100 DOLLARS, Per Divorce Decree and No Other Consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto KIMBERLY SIMS, her heirs and assigns forever, all of his right, title and interest to:

ALL that certain piece, parcel or lot of land with improvements thereon, located in Greenville County, South Carolina, located about 2 1/2 miles south of Greer, South Carolina, on the Southern side of Pleasant Drive and being shown on plat made for Dallas & Kimberly Sims by Tri-State Surveyors, dated September 29, 1992 and has the following courses and distances, to wit:

Beginning at a nail and cap in the center of Pleasant Drive, corner of Carolyn W. Chapman lot an running thence along the center of said road N. 54-59-26 E., 142.09 feet to nail and cap in road, thence along Mattie Hannah Wood S. 37-58-00 E., a total distance of 211.64 feet (pin on line 32.62 feet from center of road); thence still with Wood S 52-02-00 W., 136.22 feet to old pin at corner of Chapman; thence with Chapman N. 39-27-11 W., 219.05 feet along Chapman (pin back on line 18 feet from center of road) to the beginning corner. Containing 0.69 of acre, more or less.

TMS#: 0528.02-01-110.02

This being the same property conveyed to Dallas Sims and Kimberly Sims by deed of Mattie Hannah Wood, dated October 9, 1992 and recorded in the RMC Office for Greenville, South Carolina in Deed Book 1491, Page 534, on October 9, 1992.

Grantee: 118 Pleasant Drive
Greer, SC 29651

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 grantees(s) and the grantee's(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 8th day of February, 2002

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
Dallas, Sims

16167

02-19-2002 01FL5766

RECORDING FEE 10.00

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

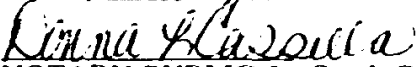
AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Dallas Sims to Kimberly Sims.
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 _____.
 - (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) X EXEMPT from the deed recording fee because (See Exemptions on back)
4
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney for Kimberly C. Sims.
5. 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.



BRUCE W. BANNISTER

SWORN TO before me this 15
day of February, 2002

NOTARY PUBLIC for South Carolina
My Commission Expires: 4-12-09

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 fees:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to less than one hundred dollars: Gift
2. transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States: (L.L.C & Chapter 11)
4. transferring realty in which no gain or loss is recognized by reasons of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A): (DIVORSE)
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 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 quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
13. Foreclosure- Mortgagor to Mortgagee
14. transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.

FILED FOR RECORD IN GREENVILLE
 COUNTY SC R.O.D. OFFICE AT 03:07 PM
 02 19 02 RECORDED IN DEED
 BOOK 1984 PAGE 0767 THRU 0770
 DOC # 2002016167

Judy A. Hix

2002 FEB 19 3 07 PM
 2002 FEB 19 3 07 PM



2024069856

DEED/DIST Book: DE 2736 Page: 5145 - 5147

3 Pgs

November 22, 2024 01:44:29 PM

Rec: \$15.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Haney

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)
)
IN THE MATTER OF:)
Carolyn Wood Chapman)

(Decedent))

IN THE PROBATE COURT
DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED

CASE NUMBER: 2024ES2300181

The undersigned states as follows:

Decedent died on January 15, 2024; and probate of the Estate is being administered in the Probate Court for Greenville County, South Carolina, in File #2024ES2300268.

I was appointed Personal Representative on February 21, 2024.

Decedent owned real property described as follows:

Tax Map Number: 528.2-1-110 and 528.2-1-110.1

Street/Property Address: 116 Pleasant Drive, Greer, SC 29365

Legal Description:

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located about 2 ½ miles Southwest from Greer, SC, on the Southeastern side of Pleasant Drive and being shown on plat of property made for Carolyn W. Chapman by Tri-State Surveyors, (John A. Simmons), dated September 9, 1982 and having the following courses and distances, to wit:

Beginning at nail in center of Pleasant Drive, which nail is N. 55-00 E., 661 feet from Old Highway No. 14 and running thence along the center of Pleasant Drive, N. 55-00 E., 118.1 feet to a nail in road; thence S. 39-25 E., 18 feet to pin in gravel road, thence on the same courses for a total of 219.1 feet to iron pin; thence S. 52-02 W., 121 feet to pin; thence N. 38-37 W., 225.1 feet (pin set back on line at 16.6 feet) to beginning corner, bounded on the northwest by said drive and all other sides by Mattie Hannah Wood and containing 0.61 of acre, more or less.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township near Pleasant Grove Church, approximately two (2) miles south of the City of Greer; containing 28 acres, more or less, bounded by land now or formerly owned by Arthur Mullinax, John Rogers and the Mattox home place and having the courses and distances according to a plat thereof by H.S. Brockman, surveyor, dated December 136, 1933 as follows: BEGINNING at a point in the center of the intersection of the old Greenville-Spartanburg Road and the Buncombe Road, and running thence in a southeast direction along the Buncombe Road as a line to an iron pin on Roger's line; thence along Rogers' line N. 13-45 E. 30.48 chains to an iron pin in Old Greenville-Spartanburg Road; thence along said road S. 58-15 W. 6.31 chains to iron pin, angle in Road; thence along said road S. 55-00 W. 20-12 chains to the beginning corner.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the Chick Springs Township, near Pleasant Grove Church, approximately two (2) mile south of Greer and bounded on the east and south by lands now or formerly owned by Laura L. Rogers, containing one acre, more or less and having the following courses and distances according to survey and plat made by John A. Simmons, Surveyor, dated June 10, 1961, to wit: BEGINNING on an iron pin south of the branch, corner with Robert E. Jones and lands of or formerly of Myrtle B. Hannah, and running thence with the Hannah land hereinabove described S. 14-00 W. 394 feet to an iron pin; thence S. 76-00 E. 100 feet to an iron pin; thence N. 14-00 E. 478 feet to an iron pin on property line now or formerly of Robert E. Jones thence therewith S. 63-50 W. 37.2 feet to a stake; thence S. 64-18 W. 93.5 feet to the beginning corner.

These being the same properties conveyed to Thomas M. Chapman and Carolyn W. Chapman by Deed of Carolyn W. Chapman dated September 30, 2004 and recorded October 4, 2004 in Deed Book 2110 at Page 1775 in the RMC Office

for Greenville County. The interest of Thomas M. Chapman was distributed to Carolyn W. Chapman by deed of Distribution recorded October 9, 2024 in Greenville County Deed Book 2732 at page 3708.

This transfer is made pursuant to:

- Decedent's Will
- Intestacy Statute: SCPC 62-2-103
- Private Family Agreement: SCPC 62-3-912
- Disclaimer by: _____
- Probate Court Order issued on _____
- Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

% / fractional interest of decedent's interest inherited: 100%
 Name: Kimberly Chapman Edens
 Address: 118 Pleasant Drive
Greer, SC 29651

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 25 day of October, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: [Signature]
 Print Name: Holly A. Howe
 Witness: [Signature]
 Print Name: B. Faith Martzin

Estate of: Carolyn Wood Chapman
 Signature of Personal Representative: [Signature]
 Print Name: Kimberly Edens

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, B. Faith Martzin, Notary Public, a notary for the State of South Carolina do hereby certify that Kimberly Edens, as Personal Representative of the Estate of Carolyn Wood Chapman, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 25 day of October, 2024.

[Signature] (SEAL)
 (Signature of Notary Public)
 B. Faith Martzin
 (Print name of Notary Public)
 Notary Public for State of South Carolina
 My Commission Expires: 10.15.2030

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

[Signature]

Line #	Length	Direction
L1	91.26	N34° 43' 57"W
L2	113.00	N56° 20' 54"E
L3	41.44	N53° 43' 33"E
L4	117.96	N53° 43' 33"E
L5	142.49	N53° 43' 33"E
L6	16.50	N53° 43' 33"E
L7	126.03	S31° 01' 35"E
L8	119.64	S0° 08' 55"E
L9	130.72	N64° 05' 47"E
L10	99.53	N75° 58' 19"W
L11	120.88	N50° 45' 30"E
L12	136.22	N50° 45' 30"E
L13	153.92	N52° 38' 24"W
L14	112.39	N53° 56' 29"W
L15	100.66	N40° 33' 40"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	229.82	802.47	16.41	N48° 45' 12"W	229.04
C2	287.93	3569.23	4.62	N37° 43' 30"W	287.85
C3	505.96	40224.32	0.72	N54° 33' 36"E	505.96
C4	432.82	5577.59	4.45	N54° 59' 49"E	432.71

ZONING INFORMATION:

ZONED: CITY OF GREER (SN)
 SETBACK LINES
 FRONT:
 RESIDENTIAL=20'
 NON-RESIDENTIAL=30'
 SIDE:
 RESIDENTIAL=10'
 NON-RESIDENTIAL=20'
 REAR:
 RESIDENTIAL=15' (INTERIOR LOT); 20' (THROUGH LOT)
 NON-RESIDENTIAL=15'
 MAXIMUM BUILDING HEIGHT:
 RESIDENTIAL=35'
 NON-RESIDENTIAL=35'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).
 PER NFIP FIRM COMMUNITY PANEL NO. 42045C000171 EFFECTIVE DATE: MAY 4, 2021

EXHIBIT

C

COUNT MAP (NOT TO SCALE)

SURVEYORS NOTES:

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
- THE WORDS "VERIFY," "CERTIFY" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- THIS SURVEY DOES NOT REPRESENT ITEMS THAT WOULD BE DISCLOSED BY A PROVIDED TITLE SEARCH INCLUDING CONVEYANCES OF RECORD NOT INDEXED THROUGH STANDARD RESEARCH PROCEDURES, EASEMENTS, RIGHT OF WAY, OR OTHER ENCUMBRANCES UPON THE SUBJECT PROPERTY UN-KNOWN TO THE SURVEYOR.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM ANY PROVIDED RECORDS AND FIELD SURVEY DATA MARKED BY LOCAL UTILITY COMPANIES AND FIELD SURVEY DATA AS MARKED BY THE SURVEYOR. THE SURVEYOR SHALL OBTAIN LOCAL SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

POSSIBLE PROJECTIONS:

- (A) FENCES OVER LINE.

TOTAL LAND AREA:

*1,166,036 SQ.FT.

*26.78 ACRES

*AREA INCLUDES AND AND ALL ROAD RIGHTS-OF-WAY

BASIS OF BEARINGS:

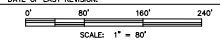
BEARINGS BASED ON GPS "RTK" OBSERVATION OF "SC VRS NETWORK" NAD 83(2011)



FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE, S.C. 29609
 TEL: (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

DRAWN: JL PARTY CHIEF: RH CHECKED: MVA
 REF. PLAT BOOK: 239-37
 REF. DEED BOOK: 2110-1775; 2736-5145; 1984-767
 TAX MAP: 052802011000; 052802011001; 052802011002

DATE OF SURVEY: 1-16-26
 DATE DRAWN: 1-22-26
 DRAWING NO: RS219-eng
 DATE OF LAST REVISION:

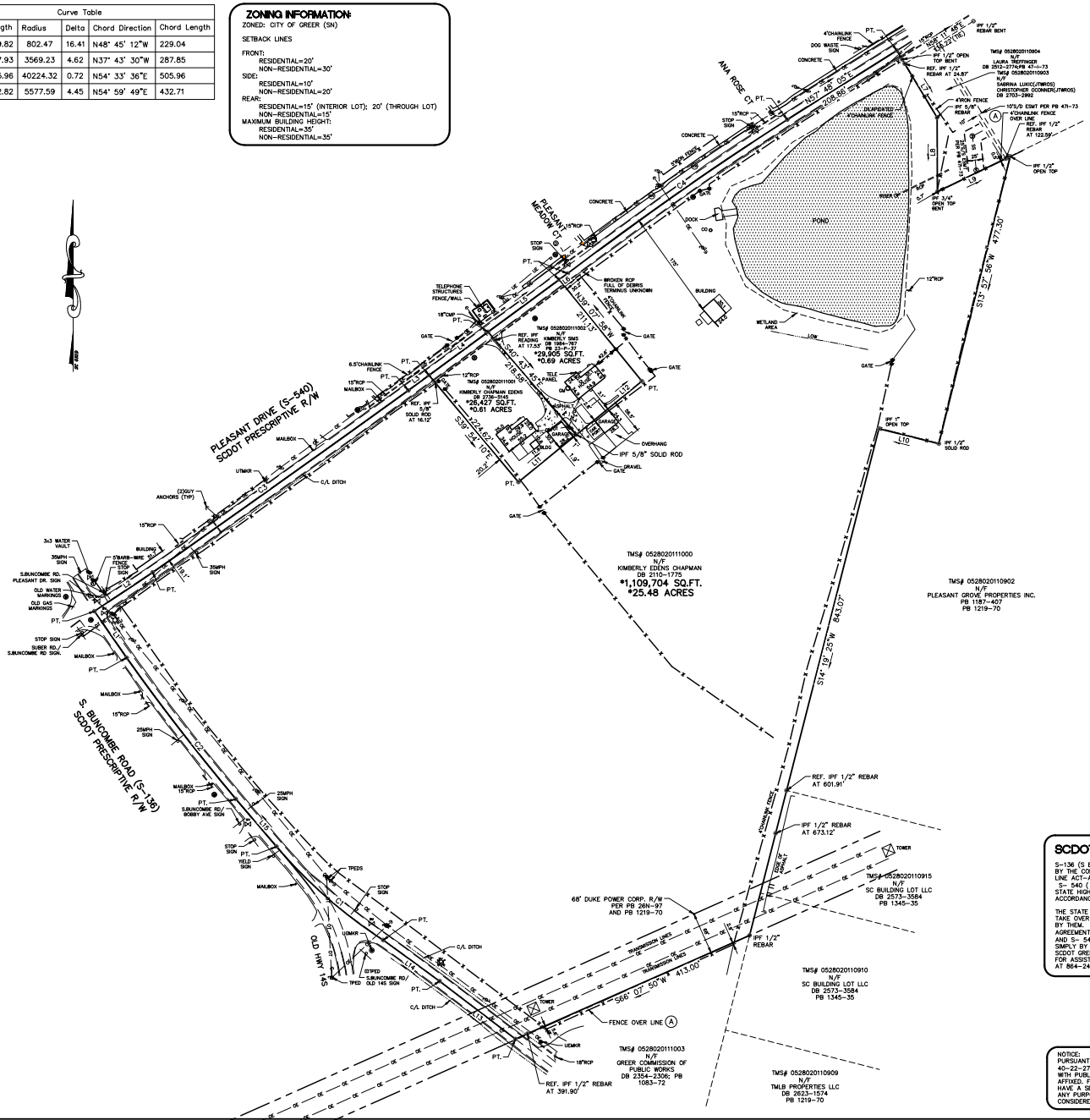


PLS: MICHAEL V. AUSTIN NO. 26599

STATE OF SOUTH CAROLINA
 GREENVILLE COUNTY
 CITY OF GREER

CITY SURVEY FOR TMC DEVELOPMENT

SITE ADDRESS:
 PLEASANT DRIVE,
 GREER, SC 29615



SCDOT R/W NOTE:
 S-136 (S BUNCOME ROAD) WAS ADDED TO THE STATE HIGHWAY SYSTEM BY THE COMMISSION ON JULY 23, 1949 IN ACCORDANCE TO THE BELT LINE ACT-ART NO. 827 OF 1948.
 S-540 (PLEASANT DRIVE) IN GREENVILLE COUNTY WAS ADDED TO THE STATE HIGHWAY SYSTEM BY THE COMMISSION ON MAY 15, 1963 IN ACCORDANCE TO THE BELT LINE ACT-ART NO. 36 OF 1958.
 THE STATE HIGHWAY DEPARTMENT WAS AUTHORIZED BY THIS ACT TO TAKE OVER ROADS THAT WERE BUILT BY THE COUNTIES AND MAINTAINED BY THEM. IN THESE CASES, WE HAVE NO WRITTEN RIGHT OF WAY AGREEMENTS, DEEDS OR EASEMENTS FOR S-136 (S BUNCOME ROAD) AND S-540 (PLEASANT DRIVE) AND OCCUPY THE RIGHT OF WAY SIMPLY BY PRESCRIPTION AND ONLY TO THE EXTENT OF WHAT OUR SCOTTS GREENVILLE DISTRICT MAINTENANCE OFFICE PHYSICALLY MAINTAINS FOR ASSISTANCE ON WHAT IS BEING MAINTAINED, PLEASE CONTACT THEM AT 864-241-1224.

THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE CITY OF GREER LAND DEVELOPMENT REGULATIONS.

NOTICE:
 PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 46-22-270(C), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL, THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.





ZONING MAP AMENDMENT APPLICATION

Date 1-5-26

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

Tax Map Number(s) 0528.02-01-110.00 , 0528.02-01-110.01 , 0528.02-01-110.02

Property Address(s) Pleasant Drive, 116 Pleasant Drive, 118 Pleasant Drive, Greer, SC 29651

Applicant Information

Name Michael Roth
 Address 1415 Laurens Road, Suite A,
Greenville, SC 29607
 Contact Number [REDACTED]
 Email [REDACTED]
 Business Name TMC Development

Property Owner Information
(If multiple owners, see back of sheet)

Name Kimberly Chapman Edens
 Address 118 Pleasant Drive Greer, SC 29651
 Contact Number [REDACTED]
 Email [REDACTED]
 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 SN Zoning to TN Zoning.

Existing Use: _____ Proposed Use: _____

Signature(s) Kimberly Chapman Edens

dotloop verified
12/22/25 10:49 AM EST
G7BW MKQJ-888X-3WXA

All zoning classifications, permitted uses and fees are available at www.cityofgreersc.gov

See Reverse

Complete the section below if multiple property owners

Name Kimberly Sims

Business Name _____

Address 118 Pleasant Drive Greer, SC 29651

Contact Number [REDACTED]

Signature *Kimberly Chapman-Ellens* dotloop verified
12/22/25 10:49 AM EST
C78W M4CQ 888D 290XA

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, February 23, 2026**

Case Number: RZ 26-01
Applicant: TMC Development
Property Location: Pleasant Drive & S Buncombe Road
Tax Map Numbers: 0528020111000; 0528020111001; 0528020111002
Existing Zoning: Suburban Neighborhood (SN)
Request: Rezone to Traditional Neighborhood (TN)
Size: 26.78 acres
Comprehensive Plan: Mixed Employment

Analysis: **RZ 26-01**

RZ 26-01 is a rezoning request for three parcels on Pleasant Drive and S. Buncombe Road with a total acreage of 26.78 acres. The request is to rezone the parcels from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to allow for subdividing the parcel to construct a single family detached subdivision.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood (SN) – residential (Pleasant Meadow) and Unzoned Greenville County
East:	Manufacturing and Logistics (ML) – Warehousing
South:	Unzoned Greenville County - residential
West:	Unzoned Greenville County - residential

Mixed Employment are office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Characterized by a campus-style development pattern integrating jobs, amenities and places of residence. These often center around research, medical, manufacturing, assembly, and educational uses.

- Primary Uses: Advanced manufacturing, research, office, mixed-use buildings, civic/institutional facilities
- Secondary Uses: Open space, district commercial, multi-family residential

This request for traditional neighborhood zoning is compatible with the Future land use map. The property will serve as a transition between the residential to the north and the more intense land uses to the south, therefore staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

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 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.*

Memorandum

To: City Council

From:

Subject: Vape and Smoke Shops (for discussion only)
Councilman Karuam Booker

Date: March 10, 2026

CC:

Summary:

Attachments:

None