



AGENDA
Greer City Council

April 14, 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 Jay Arrowood

1. Council 2026 Invocation Schedule

Public Forum

Minutes of Council Meeting

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

Special Recognition

1. Employee Recognition

Administrator's Report

1. Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Planning Commission
District 5 Tramaine Booker has resigned. His term will expire June 30, 2027.
(Action Required)

Old Business

1. Second and Final 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 MCEL RATH ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTIES (Action Required)

2. Second and Final Reading of Ordinance Number 9-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Sanitary Sewer)
(Action Required)
3. Second and Final Reading of Ordinance Number 10-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Permanent Power)
(Action Required)
4. Second and Final Reading of Ordinance Number 11-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Domestic Water)
(Action Required)

New Business

1. Pilot Watershed Study Update
The engineering department is in the process of evaluating our storm drain system city-wide. In 2022, we commissioned a Pilot Watershed Study to assess the condition of stormwater assets within the highest priority watershed: the Maple Creek Watershed.
Staff will present the results of the watershed study and discuss actions taken from the information we received. (For Discussion)
Adam Vidalis, P.E. | Civil Engineer II - Stormwater
2. Stormwater Improvements Project #2026-014 - Award Recommendation
The City of Greer Engineering Department solicited sealed bids from qualified offerors for Stormwater Improvements on Ebbitt Court, Glenwillow Court, and Carolina Avenue. The project cost was budgeted in the Stormwater Fund. The bid opening was held on March 12, 2026, at 11 a.m. A total of four (4) bids were received. Please see attached bid summary for reference. Based on review, the city recommends the services be awarded to McMurria Grading LLC. (Action Required)
Roselyn Carcamo | Procurement & Grants Supervisor
3. First and Final Reading of Resolution Number 8-2026
A RESOLUTION APPROVING THE CONVEYANCE OF CITY PROPERTY
(Action Required)
Andy Merriman | City Administrator
4. First and Final Reading of Resolution Number 9-2026
A RESOLUTION TO ACCEPT VINES CREEK SUBDIVISION STREETS, NAMELY REDEAR ROAD, BOWFIN STREET, REDFIN ROAD, VINES CREEK DRIVE, AND HICKORY SHAD COURT INTO THE CITY OF GREER STREET SYSTEM (Action Required)
David Buchanan, EIT | Civil Engineer
5. First and Final Reading of Resolution Number 10-2026
A RESOLUTION TO ACCEPT DONAHUE HILLS SUBDIVISION STREETS, NAMELY DONHILL DRIVE, NADINE WAY, CYNDIS LANE, ALGEDDIS DRIVE, AND ALVIN POND DRIVE INTO THE CITY OF GREER STREET

SYSTEM (Action Required)
David Buchanan, EIT | Civil Engineer

6. First and Final Reading of Resolution Number 11-2026
A RESOLUTION TO ACCEPT CHARTWELL ESTATES SUBDIVISION
STREETS, NAMELY CHARTWELL DRIVE INTO THE CITY OF GREER
STREET SYSTEM (Action Required)
David Buchanan, EIT | Civil Engineer
7. First and Final Reading of Resolution 12-2026
A RESOLUTION TO NAME THE CITY OF GREER'S MUNICIPAL
COURTROOM THE "HENRY J. MIMS COURTROOM" (Action Required)
Andy Merriman | City Administrator
8. 2026 Accommodations Tax Grant Recommendations
On behalf of the Accommodation Tax Committee, we respectfully forward the
attached recommendations for the use of A-TAX funds from fiscal year ending
June 30, 2025, to Greer City Council. (Action Required)
Christopher Kline, CPA, CFE | Finance Director

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 March 24, 2026

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:31 P.M.

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

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

Public Hearing

Call to Order of the Public Hearing

Mayor Rick Danner – 6:31 P.M.

Subject:

GREENVILLE COUNTY PROGRAM YEAR 2026-2027 ANNUAL ACTION PLAN FOR USE OF HUD FUNDS IN MUNICIPALITIES

Alex Cahill, Planning and Development Director introduced Francisco Arnaiz, Program Manager with Greenville County Redevelopment Authority.

Mr. Arnaiz provided information regarding the 2026-2027 Annual Action Plan. Discussion was held.

Mayor Danner asked three times if anyone would like to address Council regarding the 2026-2027 Annual Action Plan, no one indicated an interest in speaking.

Public Hearing Adjourned – 6:35 P.M.

Invocation and Pledge of Allegiance

Mayor Rick Danner

Public Forum

Jesse Marsh, 109 Madison Avenue spoke regarding the Sports and Events Center.

Minutes of the Council Meeting

March 10, 2026

ACTION – Councilman Wryley Bettis made a motion that the minutes of March 10, 2026, be received as written. Councilman Paul Lamb seconded the motion.

VOTE - Motion carried 7-0.

Special Recognition

Juried Art Show "150 Years of Greer"

Adult Division

3rd place – Carlton Henderson

2nd place – Clint Anderson

1st place – Best in Show – Freda Sue

Student Division

3rd place – Jimena Morales Robles

2nd place – Anastasiia Shevelo

1st place – Zachary Wamsley

Photography Division

2nd place – Nannette Iatesta

1st place – Mack Loftis

3-D Division

2nd place – Katheryn Preston

1st place – Tom Zumbach

Honorable mentions:

Judges Choice

Janis McElligott

Katie Garcia

Mollie Andrews

Staff Picks

Bakkialakshmi Jeyaraman

Cindy Moore

Elizabeth Brown

Zoe Schiefelbein

Zoe Wang

Greer City Council Meeting Minutes

March 24, 2026

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Employee Recognition

Mayor Rick Danner read Resolution Number 7-2026 recognizing and commending the following City of Greer Employees for their dedicated and faithful service. Each employee was presented with a Certificate of Appreciation and a day off.

Ashley Burton has served in the Police Department for 5 years,
Harold Dennis has served in the Public Services Department for 5 years,
Mark King has served in the Parks, Recreation & Tourism Department for 5 years,
Scott Mathison has served in Municipal Court for 5 years,
Colby Means has served in the Fire Department for 10 years,
Robert South has served in the Fire Department for 10 years,
Josh Holzheimer has served in the Fire Department for 15 years,
Justin Miller has served in the Parks, Recreation and Tourism Department for 15 years,
Ann Cunningham has served in the Parks, Recreation and Tourism Department for 20 years and
Chris Forrester has served in the Police Department for 25 years.

Proclamation - Child Abuse Prevention Month

Greer Relief was presented with the following proclamation:

South Carolina's 1.1 million children residing in the diverse communities across our state, including 207, 399 children in Greenville & Spartanburg County are our most valuable resource and will shape the future of our great state. Childhood trauma—including neglect and abuse—is a serious issue affecting all parts of our community and requires collective action, as such trauma can cause long-term psychological, emotional, and physical harm. Protective factors strengthen children and families, and effective child abuse prevention relies on strong partnerships among child-serving professionals, community and faith organizations, healthcare, law enforcement and families. Communities must make every effort to promote programs and activities that build strong children and strengthen families. Greer Relief, in partnership with South Carolina Children's Trust, has demonstrated an unwavering commitment to prevention of child abuse through their impactful programs and initiatives. Greer Relief's dedication to providing essential services and resources to families in need not only strengthens our community but also helps to mitigate the risk factors associated with child abuse and neglect. In state fiscal year 2024-2025, there were 7,024 substantiated Child Protective Services (CPS) investigations with 12,371 children in South Carolina, and 1,114 investigations with 2,174 children in Greenville & Spartanburg County.

Mayor Rick Danner hereby proclaimed April 2026 as CHILD ABUSE PREVENTION MONTH throughout Greer and encourage everyone to dedicate themselves to protecting the quality of life for all families and children so that we end child neglect and abuse.

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 February 2026 were included in the packet for informational purposes.

Finance

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

General Fund Cash Balance: \$30,707,556.

Revenue: \$42,449,679.

Total Expenditures: \$37,476,466.

Total Percentage: 1% over Budget

Revenue Benchmark Variance: \$2,649,655.

Expenditure Benchmark Variance: \$(2,620,530.)

Overall Benchmark Variance: \$29,125.

Hospitality Fund Cash Balance: \$2,098,929.

Storm Water Fund Cash Balance: \$4,417,421.

Discussion held.

Councilman Arrowood asked council to review the EMS transport delay/response times information in the Fire Department Activity Report.

Andy Merriman, City Administrator, presented the following:

Thank you to the Greenville Fire Department, Pelham Batesville Fire Department, Taylors Fire Department and Lake Cunningham Fire Department

Mr. Merriman thanked the Greenville Fire Department, Pelham Batesville Fire Department, the Taylors Fire Department and Lake Cunningham Fire Department for their services rendered to the City of Greer during the funeral of City of Greer Lieutenant Taylor Graham. In our absence they covered the City of Greer.

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.

Appointments to Boards and Commissions

Planning Commission

District 5 Tramaine Booker has resigned his term will expire June 30, 2027.

No action was taken.

OLD BUSINESS

Second and Final 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 AND PLEASANT DRIVE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

Heather Stahl, Planner, stated there was no new or updated information.

ACTION – Councilman Paul Lamb made a motion to approve Second and Final Reading of Ordinance Number 6-2026. Councilman Jay Arrowood seconded the motion.

VOTE – Motion carried 6-1 with Councilman Charles Lander voting in opposition.

NEW BUSINESS

Detention Center Roofing Replacement - Award Recommendation

The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Detention Center Roofing Replacement. The project cost was budgeted in the General Fund. The bid opening was held on February 19, 2026, at 11 a.m. A total of three (3) bids were received. Please see attached bid summary for reference. (attached) Based on review, the evaluators recommend the services be awarded to IES Coatings Inc. Rosalyn Carcamo, Procurement & Grants Supervisor presented the request.

ACTION – Councilman Wryley Bettis made a motion to approve IES Coatings Inc. in the amount of \$107,130.00. Councilman Charles Lander seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First and Final Reading of Resolution Number 6-2026

ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR PROGRAM YEAR 2026

Alex Cahill, Planning and Development Director, introduced Francisco Arnaiz, Program Manager with Greenville County Redevelopment Authority. Mr. Arnaiz presented the request. Joe Smith with Greenville County Redevelopment Authority spoke.

Public Hearing opened at 7:23 pm.

Council held discussion.

Mayor Danner opened the discussion to the public. He asked three (3) times if anyone would like to speak, no one from the public indicated an interest in speaking.

Public Hearing closed at 7:42 pm.

ACTION – Councilman Karuam Booker made a motion to approve First and Final Reading of Resolution Number 6-2026. Councilman Charles Lander seconded the motion.

VOTE – Motion carried 7-0.

First Reading of Ordinance Number 7-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY SUSAN AND STEVEN DAVIS LOCATED AT 209 WINDSOR ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY

Heather Stahl, Planner, presented the request. Staff recommended approval.

ACTION – Councilman Paul Lamb made a motion to approve First Reading of Ordinance Number 7-2026. Councilman Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First Reading of Ordinance Number 8-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY BENJAMIN S. HUGHES, JR. LOCATED AT 1471 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY

Heather Stahl, Planner, presented the request. Staff recommended approval.

ACTION – Councilman Jay Arrowood made a motion to approve First Reading of Ordinance Number 8-2026. Councilman Paul Lamb seconded the motion.

Discussion held. A representative Shawn Atkinson with Wood Haven Development spoke briefly.

VOTE – Motion carried 7-0.

First Reading of Ordinance Number 9-2026

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Sanitary Sewer)

John Goughneour, Facilities and Capital Projects Director, presented the request. Staff recommended approval.

ACTION – Councilman Wryley Bettis made a motion to approve First Reading of Ordinance Number 9-2026. Councilman Paul Lamb seconded the motion.

VOTE – Motion carried 7-0.

First Reading of Ordinance Number 10-2026

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Permanent Power)

John Goughneour, Facilities and Capital Projects Director, presented the request. Staff recommended approval.

ACTION – Councilman Jay Arrowood made a motion to approve First Reading of Ordinance Number 10-2026. Councilman Charles Lander seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First Reading of Ordinance Number 11-2026

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Domestic Water)

John Goughneour, Facilities and Capital Projects Director, presented the request. Staff recommended approval.

ACTION – Councilman Wryley Bettis made a motion to approve First Reading of Ordinance Number 11-2026. Councilman Paul Lamb seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

Sports and Events Center Signage (For discussion only)

Andy Merriman, City Administrator and Mike Sell, Deputy City Administrator lead the discussion.

No action was taken.

Executive Session

1. Contractual Matter – Public Art

ACTION – In (8:36 p.m.) – Councilmember Mark Hopper made a motion to enter into Executive Session to discuss one (1) Contractual Matter pertaining to Public Art; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Paul Lamb seconded the motion. Motion carried 6-1 with Councilman Jay Arrowood voting in opposition.

Mayor Danner stated during Executive Session they considered the above matter and no action was taken.

ACTION - Out (8:52 p.m.) – Councilmember Mark Hopper made a motion to come out of Executive Session. Councilmember Paul Lamb seconded the motion. Motion carried 7-0.

Motion after Executive Session

ACTION – Councilmember Mark Hopper made a motion to authorize the City Administrator to enter into contractual negotiations related to Public Art. Councilmember Wryley Bettis seconded the motion.

Discussion.

VOTE – Motion carried 5-2 with Councilmembers Arrowood and Lander voting in opposition.

Adjourn – There being no further business, the meeting was adjourned at 8:54 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: April 14, 2026 _____

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

Memorandum

To: City Council

From:

Subject: Andy Merriman, City Administrator

Date: April 14, 2026

CC:

Summary:

Attachments:

None



CITY OF GREER PLANNING COMMISSION

Four Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Shelley Medford 401 W. Arlington Ave. 29650 Cell 864-483-8054 Business 864-316-9788 E-mail shelleybaileybrown@gmail.com	6/25/2024	June 30, 2028	
DISTRICT 2	Judy O. Jones 305 Canteen Avenue, 29650 Residence 877-0440 Business 234-6310 E-mail jojones@mindspring.com	5/13/2025 5/25/2021 7/11/2017 6/25/2013 7/14/2009 7/12/2005	June 30, 2029 June 30, 2025 June 30, 2021 June 30, 2017 June 30, 2013 June 30, 2009	03/06/06 & 10/26/06(6 Hrs) 10/8/07 (3 Hours) 10/27/08 (3 Hours) 7/20/09 (1 Hour)
DISTRICT 3	Adam Thoma 2301 Ditton Court, 29651 Cell 847-668-1662 Business 864-381-8150 Email amontego83@gmail.com	5/13/2025 12/10/2024	June 30, 2029 June 30, 2025	
DISTRICT 4	Walden Jones 132 Burlwood Drive, Greer SC Home 864-360-1889 Office 864-582-0585 Email waldn_jones@hotmail.com	5/23/2023 5/14/2019 8/14/2018	June 30, 2027 June 30, 2023 June 30, 2019	
DISTRICT 5	Tramaine Booker 101 Morrow Street, 29650 Mobile 864-551-9885 E-mail demoneb9@gmail.com	6/13/2023	June 30, 2027	
DISTRICT 6	Lynn Mahaffee 22 Brunner Court Greer, SC 29650 Cell 864-444-6769 E-mail omgsixkids.lm@gmail.com	1/13/2026	June 30, 2029	
AT LARGE	William Lavender 102 Park Hill Drive Greer, SC 29651 Home 864-848-3262 Cell 864-723-1043 Business 864-334-6104 E-mail will@upstatesurveying.com	5/13/2025 6/8/2021 11/28/2017	June 30, 2029 June 30, 2025 June 30, 2021	

From: Tramaine Booker <booker.impact@gmail.com>

Sent: Monday, March 9, 2026 6:38 PM

To: Ashley Kaade <akaade@cityofgreersc.gov>

Subject: Planning commission seat

[NOTICE: This message originated outside of the City of Greer -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hey Ashley,

I am writing to let you know that I will be stepping down from the planning commission. My work obligations have changed and it will be difficult for me to continue to serve on the planning commission with my new role at work.

I will work with you all and councilman Bettis to find a suitable replacement.

It has been a pleasure serving these two years on the commission.

Please let me know if you need anything from me

Thanks

Tramaine Booker

Sent from my iPhone

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, AICP, Planning Manager

Subject: Ordinance 5-2026

Date: April 1, 2026

CC: Tammy Duncan, Clerk to City Council

Ordinance 5-2026 is an annexation and zoning request for three parcels located on McElrath Rd in Spartanburg County, near the intersection with Old Woodruff Rd. The parcels consist of 17.41 acres. The requested zoning for the property is TN, Traditional Neighborhood and the intent is to develop a single-family detached subdivision.

The Planning Commission conducted a public hearing March 9, 2026 for the zoning of the parcel and recommended approval with a 6-0 vote.

ORDINANCE NUMBER 5-2026

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

WHEREAS, Curtis C. Hipp also known as Clarence C. Hipp is the sole owner of certain properties located on McElrath Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 9-04-00-033.01, 9-04-00-033.02 and 9-04-00-033.03 containing approximately 17.41 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0212E attached hereto marked as Exhibit D; and,

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

WHEREAS, Curtis C. Hipp also known as Clarence C. Hipp has petitioned the City of Greer to annex his properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owner has requested that the subject properties be zoned Traditional Neighborhood (TN); and,

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

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

1. ANNEXATION: The 17.41 acres +/- properties shown in red on the attached map owned by Curtis C. Hipp also known as Clarence C. Hipp located on McElrath Road as described on the attached City of Greer Map as Spartanburg County Parcel Numbers 9-04-00-033.01, 9-04-00-033.02 and 9-04-00-033.03 are hereby annexed into the corporate city limits of the City of Greer.

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

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0212E.

5. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #1.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: February 24, 2026

Second and
Final Reading: April 14, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

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

GRANTEE ADDRESS:
165 Victor Avenue Extension
Greer, South Carolina 2965

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

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 1:44:45 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 25th day of July, 2003.

Johnny W. Foster
JOHNNY W. FOSTER

WITNESS:

Luan Mason
Kim J. Petrell

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

P R O B A T E

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 25th DAY OF July, 2003.

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

Kim J. Petrell

DEED 75 - P PG 918

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

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 41102H130

\$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:

Stanley S. Dillard Ralph M. Foster
RALPH M. FOSTER
Stanley S. Dillard Mary R. Foster
MARY R. FOSTER
Stanley S. Dillard

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROBATE

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.

Stanley S. Dillard

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

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

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

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) x 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) x 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 as established for property tax purposes which is \$
5. Check YES or NO x to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$
6. The DEED Recording Fee is computed as follows:
 - (A) 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.

Clarence C. Hipp
Responsible Person Connected with the Transaction

Sworn to before me this 9

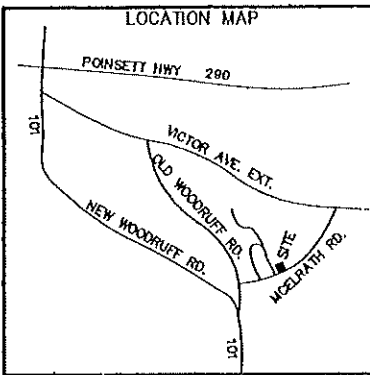
day of April, 2002

Julius M. Foster
Notary Public for SC

My Commission Expires: 6-13-07

EXHIBIT

B



PLAT-154 PG 510

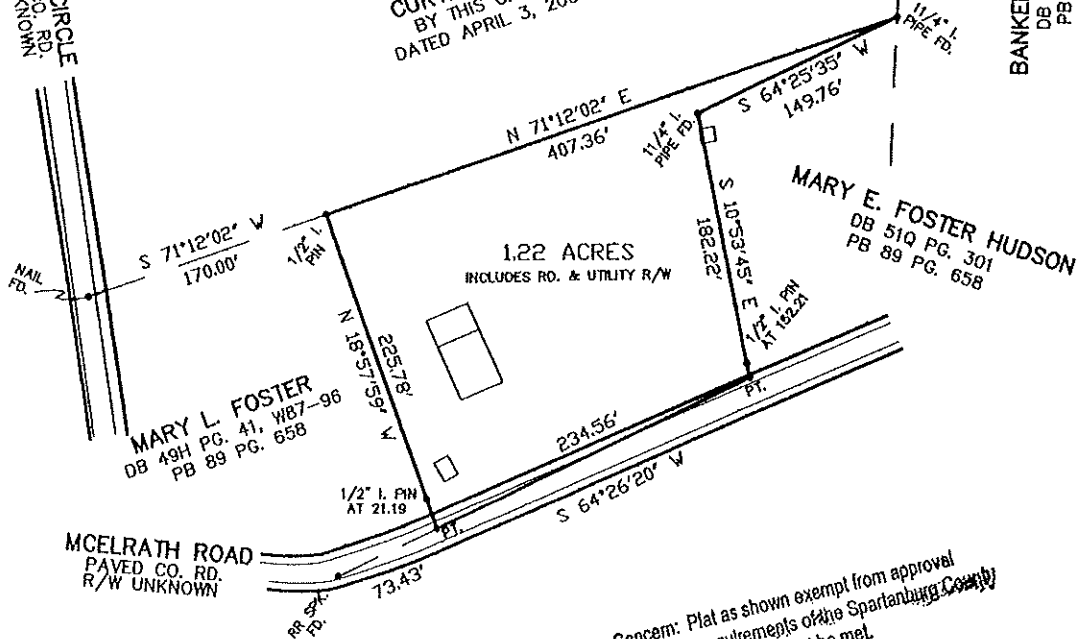
PLT-2003-46153
Recorded 1 Pages on 7/23/2003 12:23:13 PM
Recording Fee: \$5.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



FOSTER CIRCLE
PAVED CO. RD.
R/W UNKNOWN

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

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



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.

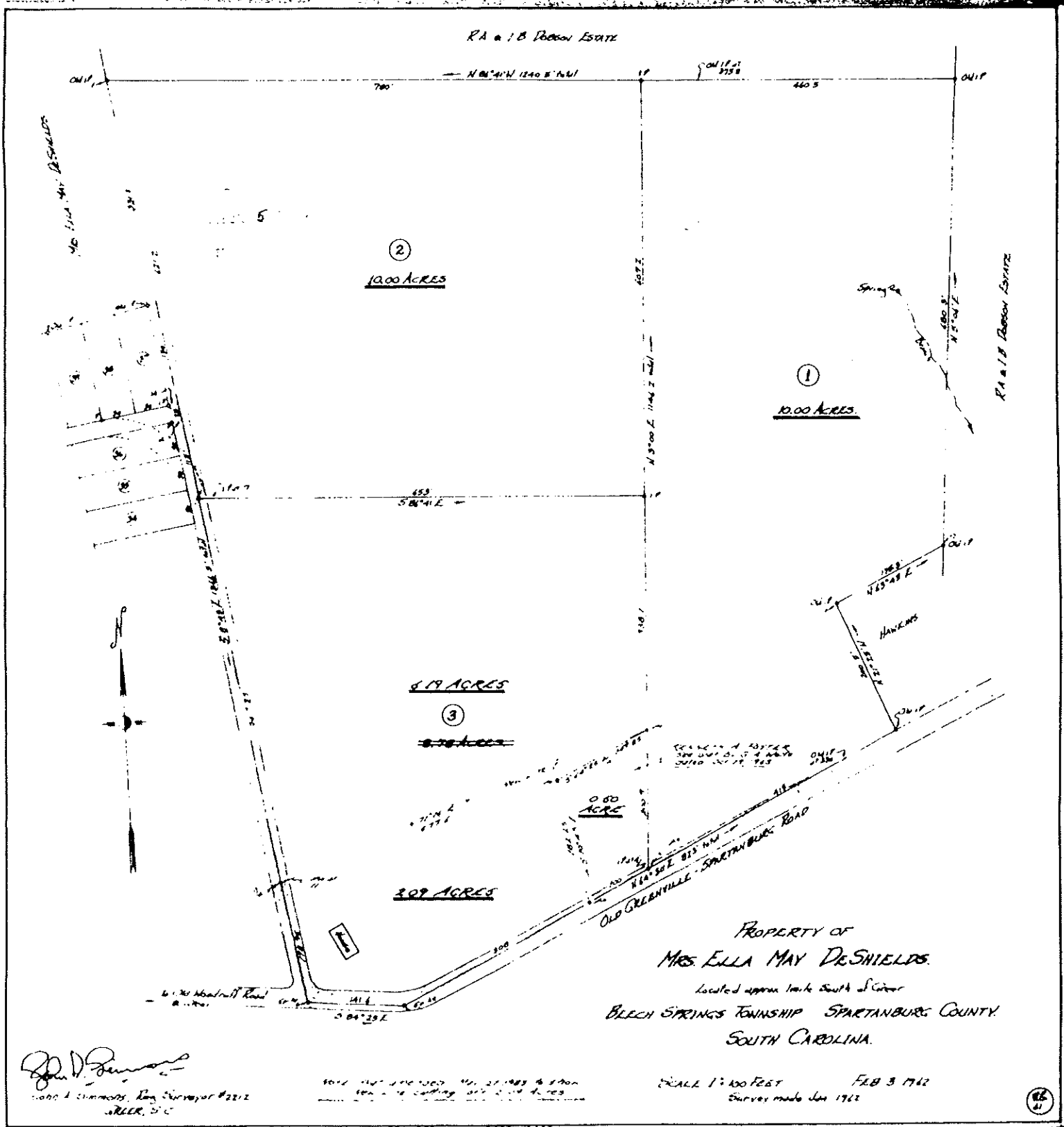
JUL 23 2003

Ernest 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 CURTIS C. HIPP			
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 50 0 100 200 300	
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. 03CI0328R

Joe C. Mitchell
P.L.S. 4039



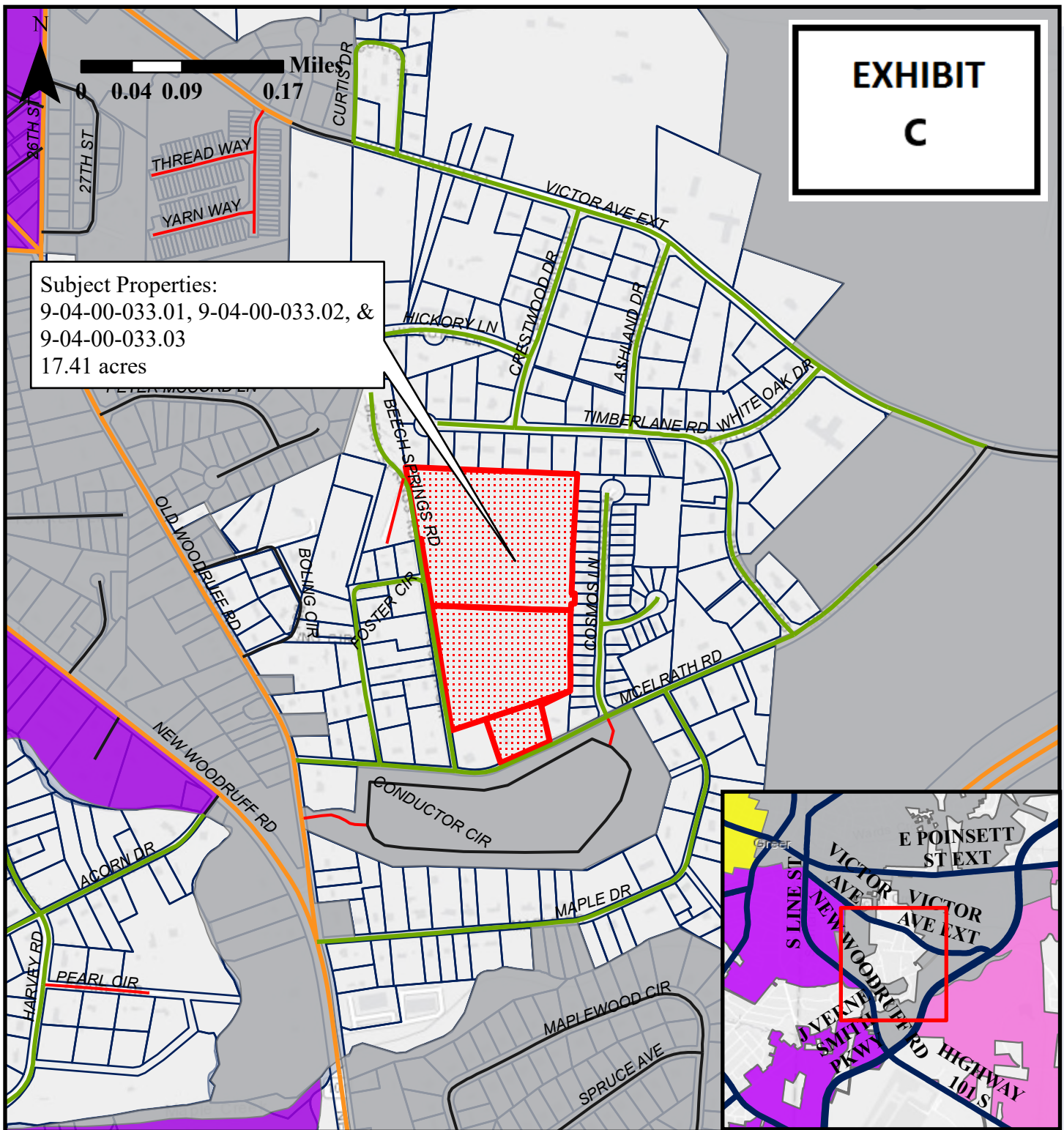


EXHIBIT
C

Subject Properties:
9-04-00-033.01, 9-04-00-033.02, &
9-04-00-033.03
17.41 acres

Location Map: Ordinance 5-2026

Case Number: AN 26-02

City Council Districts

- | | |
|---|--|
|  District 1 - Jay Arrowood |  District 3 - Mark Hopper |
|  District 2 - Karuiam Booker |  District 5 - Wryley Bettis |

Created by the City of Greer Planning & Development
Department: 2/17/2026 12:34 PM

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



National Flood Hazard Layer FIRMette



82°12'54"W 34°55'39"N

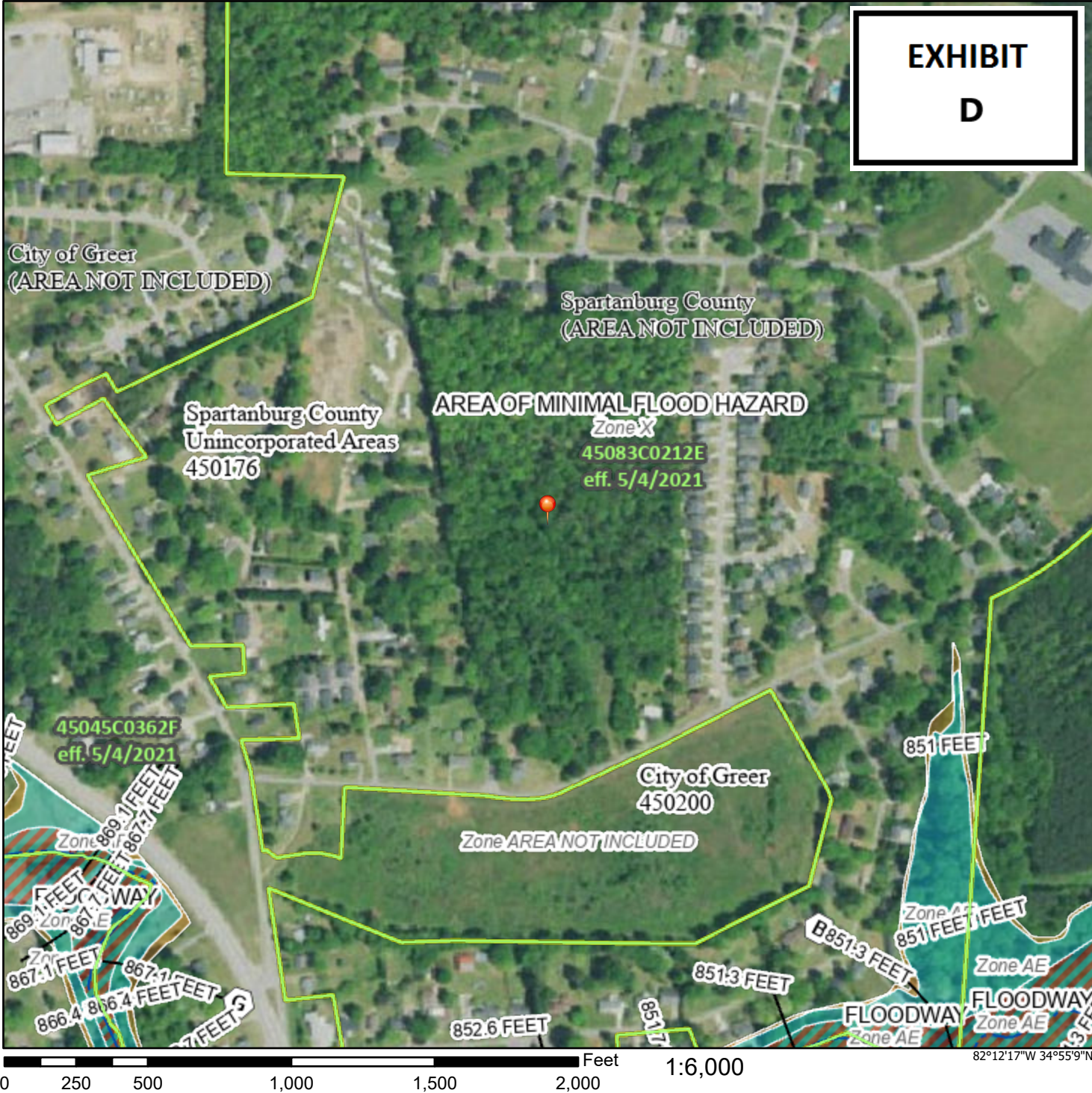


EXHIBIT
D

Legend

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

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

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

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

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

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2026 at 5:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

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

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

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

Respectfully submitted this 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

Ownership Type & Signature

- ☒ Individual Owner ☐ General Partnership
☐ Corporation ☐ Limited Partnership
☐ County ☐ LLC

- ☐ Attorney-in-Fact or Agent for the Ownership Type Checked Below
Provide documentation appointing you as Attorney-in-Fact or other Agent

The owner is a(n):

- ☐ Individual ☐ General Partnership ☐ Limited Partnership
☐ Corporation (Affix Seal) ☐ LLC ☒ Other Personal Representative

Owner(s) Sign on Lines Below

Address of Owner(s)

165 Victor Ave Ext Greer, SC 29651

165 Victor Ave Ext Greer, SC 29651

Signature of Owner/Partnership/LLC/Agent

Tonya Miller

Print Name of Owner/Partnership/LLC/Agent

Signature of 2nd Owner/Partner/Corporate Secretary

Lesa Bright

Print Name of 2nd Owner/Partner/Corporate Secretary

(Affix Corporate Seal)

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



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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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☐

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

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- ☒ Individual Owner ☐ General Partnership
☐ Corporation ☐ Limited Partnership
☐ County ☐ LLC

☐ Attorney-in-Fact or Agent for the Ownership Type Checked Below
Provide documentation appointing you as Attorney-in-Fact or other Agent

The owner is a(n):

- ☐ Individual ☐ General Partnership ☐ Limited Partnership
☐ Corporation (Affix Seal) ☐ LLC ☒ Other Personal Representative

Owner(s) Sign on Lines Below

Address of Owner(s)

165 Victor Ave Ext Greer, SC 29651

165 Victor Ave Ext Greer, SC 29651

Signature of Owner/Partnership/LLC/Agent

Tonya Miller

Print Name of Owner/Partnership/LLC/Agent

Signature of 2nd Owner/Partner/Corporate Secretary

Lesa Bright

Print Name of 2nd Owner/Partner/Corporate Secretary

(Affix Corporate Seal)

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

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE MATTER OF CLARENCE CURTIS HIPP AKA C. CURTIS HIPP AKA CURTIS HIPP
CASE NUMBER 2024ES4202217

CERTIFICATE OF APPOINTMENT

This is to certify that
MS. LESA A. BRIGHT

TONYA ANN MILLER

is/are the duly qualified

- ☒ PERSONAL REPRESENTATIVE
☐ GUARDIAN
☐ CONSERVATOR
☐ TRUSTEE
☐ _____

in the above matter and that this appointment, having been executed on the 26th day of November, 2024. Now in full force and effect, including authorization to receive monies, income, principal, interest & dividends of and belonging to said estate.

RESTRICTIONS:

NONE.

Executed this 26th day of November, 2024.

Ponda A. Caldwell

Do not accept a copy of this certificate without the raised seal of the Probate Court.

Ponda A. Caldwell, Probate Court Judge

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

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**

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

PLANNING COMMISSION RECOMMENDATION: Approval

Public Hearing

Mr. Josh Baker, Gray Engineering, was present as a representative of the applicant. He described the proposed development which would have a density of 3.85 units per acre. He distributed the preliminary layout of the subdivision to the commission.

Tanya Miller, 165 Victor Avenue Ext., stated she is the current owner of the properties and spoke in support of the annexation. She said there are immediate and long-term benefits for the community, allowing the city to reinvest in parks and infrastructure. By developing the land, the properties will integrate with city limits and will be cohesive with the immediate area.

Alan Hudson, 301 McElrath Road, expressed concern about the widening of the road. He said that he has lived there for 40 years and the apartments were not supposed to be built without widening the road. There is not much forest left in the area. The police show up at the apartments often and McElrath Road has a lot of trash.

Kevin Etkorn, 113 Cosmos Lane, stated he had questions for the developer. He wanted to know what the size and square footage of the houses will be and if the developer or the city will be paying for the widening of the road and whose tax dollars would be covering that.

Alan Hudson approached the podium again with another question. He asked where the annexation line into the city. He asked if the city was annexing his house. Mr. Jones said no, it was not a part of the application.

Mr. Boyles said that staff had received a few emails and phone calls expressing opposition against the development, citing concerns about the loss of natural areas and traffic.

New Business

Mr. Jones asked the applicant to reapproach the podium. Deanna Phillips, entitlements manager for Mungo Homes, explained that they are building single family homes from 1100 SF – 1900 SF. Ms. Kaade then answered the question about the road widening explaining that it is a city-initiated project. The apartment provided a payment in lieu when the 10-foot strip along McElrath was annexed in. The project in discussion tonight will also have to provide payment-in-lieu for the portion to be widened in front of their property. The remaining funding would likely be from the city and potentially some from the county c-funds.

Mr. Lavender asked what the extent of the road widening project would be. Ms. Kaade said it would be along the apartment and may end at the intersection of Old Woodruff. Mr. Jones asked what the payment-in-lieu from the apartment was for. Ms. Kaade answered that it was to contribute to widening the portion of McElrath along their frontage. Mr. Thoma asked if there was a traffic study with the apartment that required any mitigation. Ms. Kaade answered that she wasn't sure because that was before the city had the improved traffic study regulations, but the city did require the payment-in-lieu with the annexation.

Mr. Jones asked if the right-of-way (ROW) was already established for the widening. Ms. Kaade said she wasn't sure, but she believes that some of the ROW was acquired, and the remaining was prescriptive ROW. She said that the project is just to add width. Mr. Lavender asked if the road widening will happen regardless of the project in question. Ms. Kaade answered yes.

Mr. Hudson reapproached the podium and asked where the main entrance would be. Ms. Medford asked the developers if the only entrance and exit was the one shown on the preliminary design. Mr. Baker answered that there would be emergency access on Beech Springs Road.

Mr. Etkorn asked what the timeline of the road widening is. Ms. Kaade said the project is currently prepared out to bid for construction so the project appears to be imminent.

Mr. Thoma asked if a traffic study was to be required, would it require any widening beyond what is planned. Ms. Kaade said that most of the time traffic studies address intersection improvements and not road widening.

Mr. Thoma asked the property owner about the historic use of the parcel. Ms. Miller said that it was historically used for farm use. She said they have had an ongoing issue with un-housed people camping on the property, and they have had to clean the property at their own expense. Mr. Baker said that there would be a buffer between the subject parcels and the existing adjacent residential neighborhood because one is required.

Mr. Thoma observed that the proposed development is similarly dense to the adjacent subdivision.

ACTION – Mr. Thoma made a motion to recommend approval of AN 26-02. Mr. Lavender seconded the motion. The motion passed with a vote of 6-0.

ORDINANCE NUMBER 9-2026

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER**

WHEREAS, the City of Greer is the owner of certain real property located at 1529 S Highway 14, Greer, SC 29651 and identified by TMS No. 0528030100600 within the city limits of Greer, County of Greenville (hereinafter the "City Property"); and,

WHEREAS, the City of Greer desires to convey a utility easement to Greer Commission of Public Works to provide utility service to the City Property according to the terms of the Easement Agreement attached hereto as Exhibit "A," the terms and conditions of which are fully incorporated herein as if set forth verbatim; and,

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey property it owns by Ordinance.

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey a utility easement on the City Property to Greer Commission of Public Works according to the terms of the Easement Agreement attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the Easement Agreement attached hereto as Exhibit "A."

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: March 24, 2026

Second Reading: April 14, 2026

Approved as to form: _____
Daniel R. Hughes

EXHIBIT A

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

GENERAL UTILITY EASEMENT

FOR AND IN CONSIDERATION OF \$1.00 and other valid consideration, the receipt and sufficiency of which is hereby acknowledged, City of Greer ("Grantor") does hereby grant and convey unto the **Greer Commission of Public Works**, a body politic under the laws of South Carolina ("Grantee"), its successor, assigns and licensees, the right, privilege and easement to enter and re-enter at any time and to install, dig, build, erect, maintain, repair, rebuild, replace, operate, and patrol one or more water pipelines, sewer pipelines, natural gas pipelines, regulator and/or metering stations, and/or electric power distribution lines, aboveground or underground, including the right to erect poles and other distribution line structures, wires, cable and any necessary appurtenances for the proper provision of water, sewer, gas, or electricity, electronic information, data, and communications; the right to clear the easement area and keep it clear of brushes, trees, structures, personal property and fire hazards; and the right to trim and or remove trees, if any, located beyond the limits of the easement area, but which interfere with the Easement; the above described rights being incident to performance by the Grantee as the operator of its public utilities systems, being 23 feet wide and approximately 27 linear feet on such route as is set forth and described as Sanitary Sewer Easement on the attached **Exhibit A** on property owned by Grantor evidenced by a deed recorded in the Register of Deed's Office in Book 2720, Page 1087 bearing Tax Map No. 0528030100600, in Greenville County, South Carolina. *and Book 2719, Page 404

In addition to a permanent easement, there is also granted a temporary construction easement for use in installing the utility piping, and/or electric power distribution lines and related appurtenances, which is marked and described on **Exhibit A**. The temporary easement shall allow Grantee the right to remove such trees, underbrush, structures, and other obstructions, upon said temporary easement during installation of the utility piping and/or electric power distribution lines and related appurtenances. The temporary construction easement shall terminate upon the earlier of completion of the construction work on the property or two (2) years from the date of this Easement agreement.

To have and to hold the same unto the Grantee, its successors and assigns forever, together with any and all rights normally incident thereto, and particularly the right of ingress and egress thereto from time to time as necessary for installation, construction, reconstruction, enlargement and/or maintenance. Insofar as possible, upon completion of these activities, the affected area(s) shall be leveled, graded, reseeded, and restored to substantially the same condition as existed prior to commencement of this work, all at the expense of the Grantee.

And the Grantor hereby represents that said premises are owned by the undersigned in fee and are not subject to any mortgage or lien whatsoever, except as follows: N/A the holder of such encumbrance(s), by joining in the execution hereof, hereby waive(s) in favor of and subordinates to the rights hereby granted.

Grantor covenants and warrants that he is the sole owner in fee simple absolute of the subject property, subject to any lien(s) set forth above. Further, Grantor covenants and warrants that Grantor will not transfer, alienate, devise, encumber, or otherwise affect title to the subject property above for a period of ten (10) days from the date of this Easement, which will allow the Grantee time to have this Easement and plat recorded in the Register of Deeds for County, South Carolina.

The Grantor shall have the right to use the above-described strip for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted, provided that the Grantor shall not erect or construct any building or other structure thereon; maintain or permit any underground or aboveground system of piping, poles or wiring within such strip; make any use of the facilities installed, buried, erected, or constructed thereon; or drill or operate any well or septic system within such strip, without the express written permission of the Grantee. No use shall be made of the said strip of land that would, in the opinion of the Grantee, injure, endanger, or render inaccessible the utility piping, and/or electric power distribution lines and related appurtenances.

The Grantor and Grantee, as evidenced by their execution and acceptance hereof, have made the following special agreement in connection herewith: N/A.

All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon the heirs, designees, administrators, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF these presents have been duly executed under seal by the Grantor on this the day of _____, 20 _____.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Grantor Name

Witness 1

By: _____

Witness 2

Date: _____

Grantor Name (if multiple owners)

Witness 1

By: _____

Witness 2

Date: _____

For Individuals

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ (name of individual grantor (s)).

Notary Public for _____
My Commission expires _____

For Corporations and Partnerships

STATE OF _____)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____ (name of officer) of _____ (name of entity acknowledging),
a _____ (state of entity and type of entity) on behalf of the _____ (type of
entity).

Notary Public for _____
My Commission expires _____

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Lienholder Name

Witness 1

By: _____

Witness 2

Date: _____

For Lienholder:

STATE OF _____)

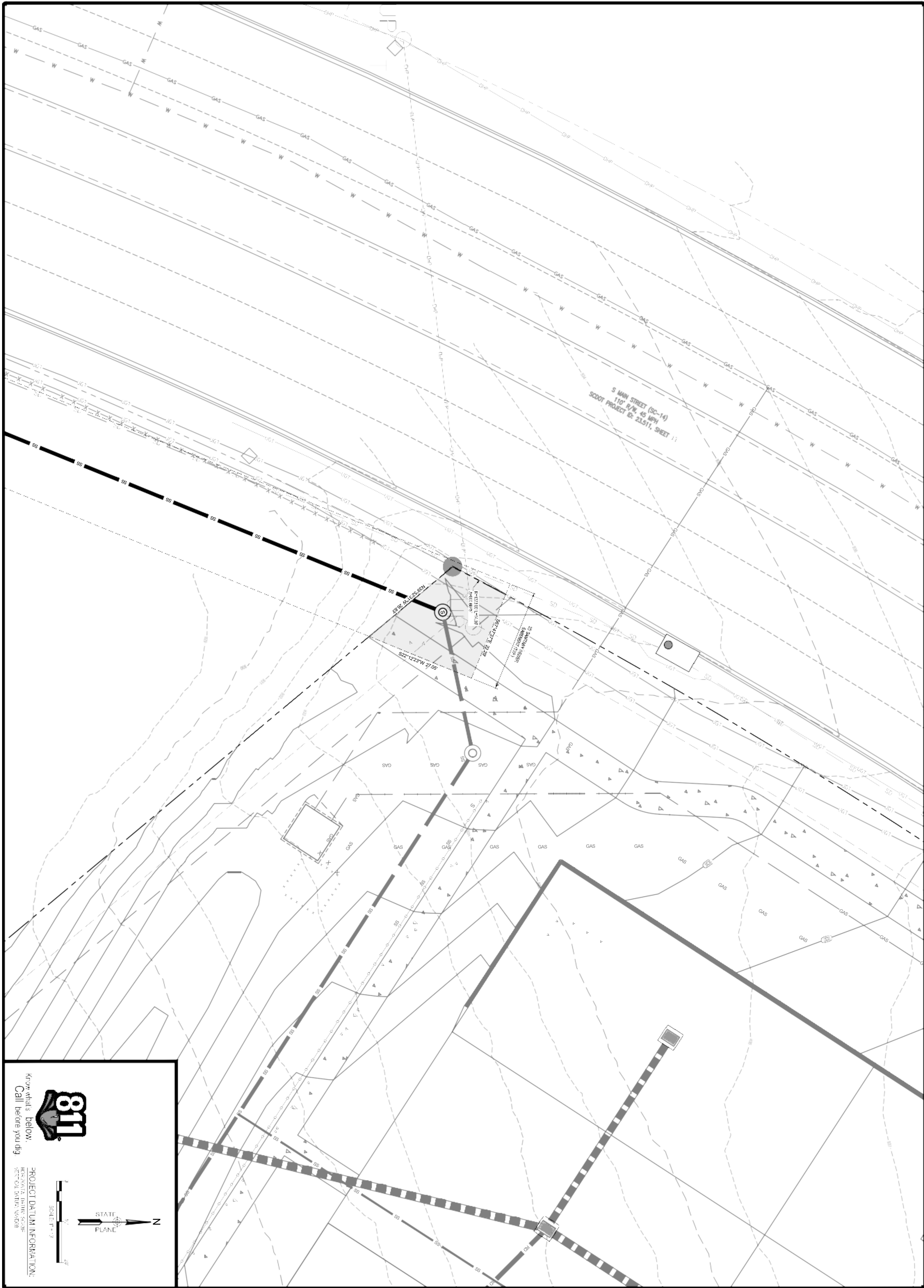
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____ 20____,
by _____ (name of officer or agent, title of officer or agent)
of _____ (name of entity acknowledging) on behalf of the entity.

Notary Public for _____

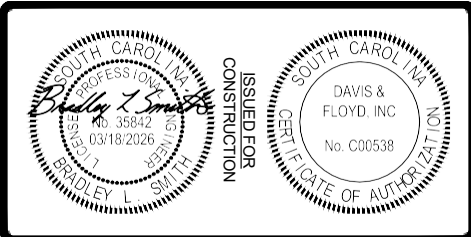
My Commission expires _____



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DATE						
MARCH 2026						
DESCRIPTION						
SJC						
DRAGON						
SJC						
REMARKS						
BLS						
APPROVED:						
BLS						

SANITARY SEWER EASEMENT EXHIBIT

CITY OF GREER
GREER, SOUTH CAROLINA
PROJECT TITLE
CITY OF GREER: INDOOR ATHLETIC
FACILITY





ORDINANCE NUMBER 10-2026

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER**

WHEREAS, the City of Greer is the owner of certain real property located at 1529 S Highway 14, Greer, SC 29651 and identified by TMS No. 0528030100600 within the city limits of Greer, County of Greenville (hereinafter the "City Property"); and,

WHEREAS, the City of Greer desires to convey a utility easement to Duke Energy Carolinas LLC to provide utility service to the City Property according to the terms of the Easement Agreement attached hereto as Exhibit "A," the terms and conditions of which are fully incorporated herein as if set forth verbatim; and,

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey property it owns by Ordinance.

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey a utility easement on the City Property to Duke Energy Carolinas LLC according to the terms of the Easement Agreement attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the Easement Agreement attached hereto as Exhibit "A."

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: March 24, 2026

Second Reading: April 14, 2026

Approved as to form: _____
Daniel R. Hughes

EXHIBIT A

Prepared by: Duke Energy Carolinas, LLC
Return To: Duke Energy Carolinas, LLC
Attn: Augustus Flood
235 Cane Creek Way
Campobello, SC 29322

Parcel # 0528030100500
0528030100600

EASEMENT

State of South Carolina
County of Greenville

THIS EASEMENT ("**Easement**") is made this ____ day of ____ 20____, from **CITY OF GREER** ("**Grantor**", whether one or more), to **DUKE ENERGY CAROLINAS, LLC**, a North Carolina limited liability company ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in that instrument recorded in **Deed Book 2719, Page 404, and Deed Book 2720, Page 1087**, Greenville County Register of Deeds ("**Property**").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land thirty feet (30') in uniform width for the overhead portion of said Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of said Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any Grantee enclosure/transformer, vault and/or manhole, (hereinafter referred to as the "Easement Area").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.

For Grantee's Internal Use:
Work Order #: 61145101-20

Page 1 of 3

3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and adjoining lands. Portions of the Facilities may be installed immediately and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations.
9. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20____.

Witnesses:

CITY OF GREER

(Witness #1)

Rick Danner, City Mayor (SEAL)

(Witness #2)

STATE OF _____

COUNTY OF _____

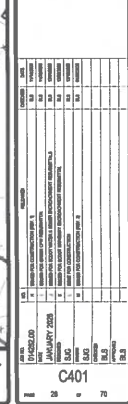
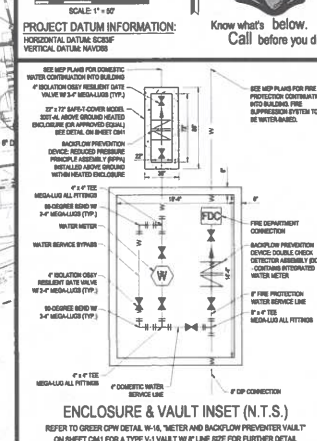
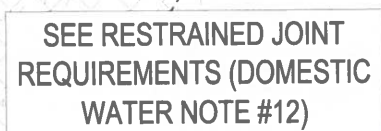
I, _____, a Notary Public of _____ County, State of _____, certify that Rick Danner, as City Mayor of CITY OF GREER, personally appeared before me this day and acknowledged the due execution of the forgoing EASEMENT.

Witness my hand and notarial seal, this ____ day of _____, 20____.

Notary Public: _____

Commission Expires: _____

Igm/HdualAbsewer/14282-00/Product/Dwg/Drawings/014282-00-UTILITY.Dwg, 17/10/2019 8:56:37 PM, user page(s), at THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF OAKVIEW FLOYD INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRENGEMENT WILL BE SUBJECT TO LEGAL ACTION



ORDINANCE NUMBER 11-2026

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER**

WHEREAS, the City of Greer is the owner of certain real property located at 1529 S Highway 14, Greer, SC 29651 and identified by TMS No. 0528030100600 within the city limits of Greer, County of Greenville (hereinafter the "City Property"); and,

WHEREAS, the City of Greer desires to convey a utility easement to Greer Commission of Public Works to provide utility service to the City Property according to the terms of the Easement Agreement attached hereto as Exhibit "A," the terms and conditions of which are fully incorporated herein as if set forth verbatim; and,

WHEREAS, pursuant to S.C. Code § 5-7-40, a municipality may convey property it owns by Ordinance.

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey a utility easement on the City Property to Greer Commission of Public Works according to the terms of the Easement Agreement attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the Easement Agreement attached hereto as Exhibit "A."

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: March 24, 2026

Second Reading: April 14, 2026

Approved as to form: _____
Daniel R. Hughes

EXHIBIT A

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

GENERAL UTILITY EASEMENT

FOR AND IN CONSIDERATION of \$1.00 and other valid consideration, the receipt and sufficiency of which is hereby acknowledged, City of Greer ("Grantor") does hereby grant and convey unto the **Greer Commission of Public Works**, a body politic under the laws of South Carolina ("Grantee"), its successor, assigns and licensees, the right, privilege and easement to enter and re-enter at any time and to install, dig, build, erect, maintain, repair, rebuild, replace, operate, and patrol one or more water pipelines, sewer pipelines, natural gas pipelines, regulator and/or metering stations, and/or electric power distribution lines, aboveground or underground, including the right to erect poles and other distribution line structures, wires, cable and any necessary appurtenances for the proper provision of water, sewer, gas, or electricity, electronic information, data, and communications; the right to clear the easement area and keep it clear of brushes, trees, structures, personal property and fire hazards; and the right to trim and or remove trees, if any, located beyond the limits of the easement area, but which interfere with the Easement; the above described rights being incident to performance by the Grantee as the operator of its public utilities systems, being 10' feet beginning on the edge of the property line at S. Buncombe Road and running approximately for a distance of approximately 1,139 linear feet plus the easement area being 10' feet running for a distance of approximately 555 linear feet plus all ancillary and appurtenant easements areas shown on Exhibit A attached hereto. Grantor craves reference to Exhibit A for a more complete metes and bounds of the easement route as is set forth and described as Domestic Water the Easement on property owned by Grantor evidenced by a deed recorded in the Register of Deeds Office in Book 2720, Page 1087 bearing Tax Map No. 0528030100600 in Greenville County, South Carolina.

In addition to a permanent easement, there is also granted a temporary construction easement for use in installing the utility piping, and/or electric power distribution lines and related appurtenances, which is marked and described on **Exhibit A**. The temporary easement shall allow Grantee the right to remove such trees, underbrush, structures, and other obstructions, upon said temporary easement during installation of the utility piping and/or electric power distribution lines and related appurtenances. The temporary construction easement shall terminate upon the earlier of completion of the construction work on the property or two (2) years from the date of this Easement agreement.

To have and to hold the same unto the Grantee, its successors and assigns forever, together with any and all rights normally incident thereto, and particularly the right of ingress and egress thereto from time to time as necessary for installation, construction, reconstruction, enlargement and/or maintenance. Insofar as possible, upon completion of these activities, the affected area(s) shall be leveled, graded, reseeded, and restored to substantially the same condition as existed prior to commencement of this work, all at the expense of the Grantee.

And the Grantor hereby represents that said premises are owned by the undersigned in fee and are not subject to any mortgage or lien whatsoever, except as follows: N/A the holder of such encumbrance(s), by joining in the execution hereof, hereby waive(s) in favor of and subordinates to the rights hereby granted.

Grantor covenants and warrants that he is the sole owner in fee simple absolute of the subject property, subject to any lien(s) set forth above. Further, Grantor covenants and warrants that Grantor will not transfer, alienate, devise, encumber, or otherwise affect title to the subject property above for a period of ten (10) days from the date of this Easement, which will allow the Grantee time to have this Easement and plat recorded in the Register of Deeds for County, South Carolina.

The Grantor shall have the right to use the above-described strip for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted, provided that the Grantor shall not erect or construct any building or other structure thereon; maintain or permit any underground or aboveground system of piping, poles or wiring within such strip; make any use of the facilities installed, buried, erected, or constructed thereon; or drill or operate any well or

A political subdivision of the State of South Carolina exempt from recording fees under SC Code Ann. § 12-24-40(2).

For Corporations and Partnerships

STATE OF _____)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____ (name of officer) of _____ (name of entity acknowledging),
a _____ (state of entity and type of entity) on behalf of the _____ (type of
entity).

Notary Public for _____
My Commission expires _____

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Lienholder Name

Witness 1

By: _____

Witness 2

Date: _____

For Lienholder:

STATE OF _____)

_____)

COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____ 20____,
by _____ (name of officer or agent, title of officer or agent) of
(name of entity acknowledging) on behalf of the entity.

Notary Public for _____

My Commission expires _____

Seal of the State of North Carolina, Department of Transportation, Division of Motor Vehicles, License Plate No. 38942.

Seal of the State of North Carolina, Department of Transportation, Division of Motor Vehicles, License Plate No. 38942.

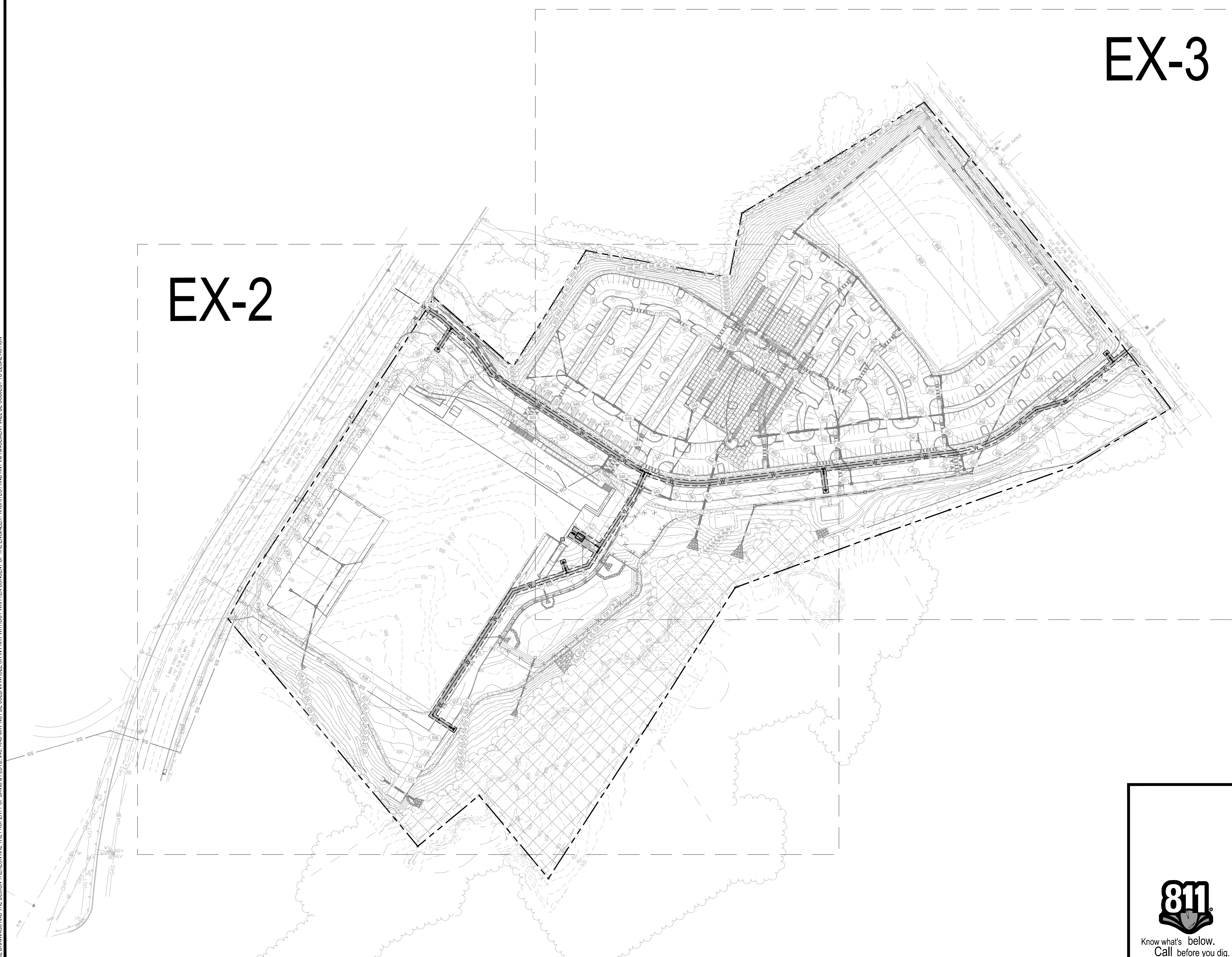
ISSUED FOR CONSTRUCTION

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM

164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-9800

CITY OF GREER	CITY OF GREER: INDOOR ATHLETIC FACILITY
OWNER	PROJECT TITLE
GREER, SOUTH CAROLINA	

JANIS		RELEASED		LOCKED		DATE	
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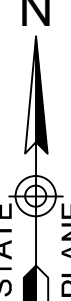


\\gms46Data\Observer\14262-00\Production\CivilDrawings\Exhibit014262-00-ON SITE WATER EASEMENTS.dwg, 3/19/2026 1:39:06 PM, Sean Goggins, EIT
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

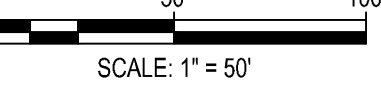




Know what's below.
Call before you dig.



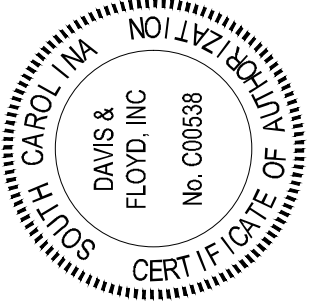
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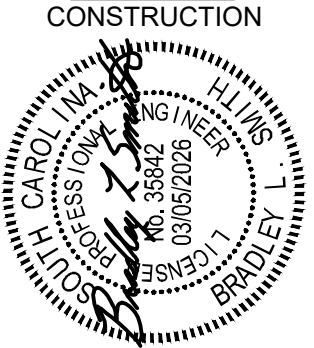
SCALE: 1" = 50'

PROJECT DATUM INFORMATION:

HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88



ISSUED FOR CONSTRUCTION



DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM
164 MILSTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-9800

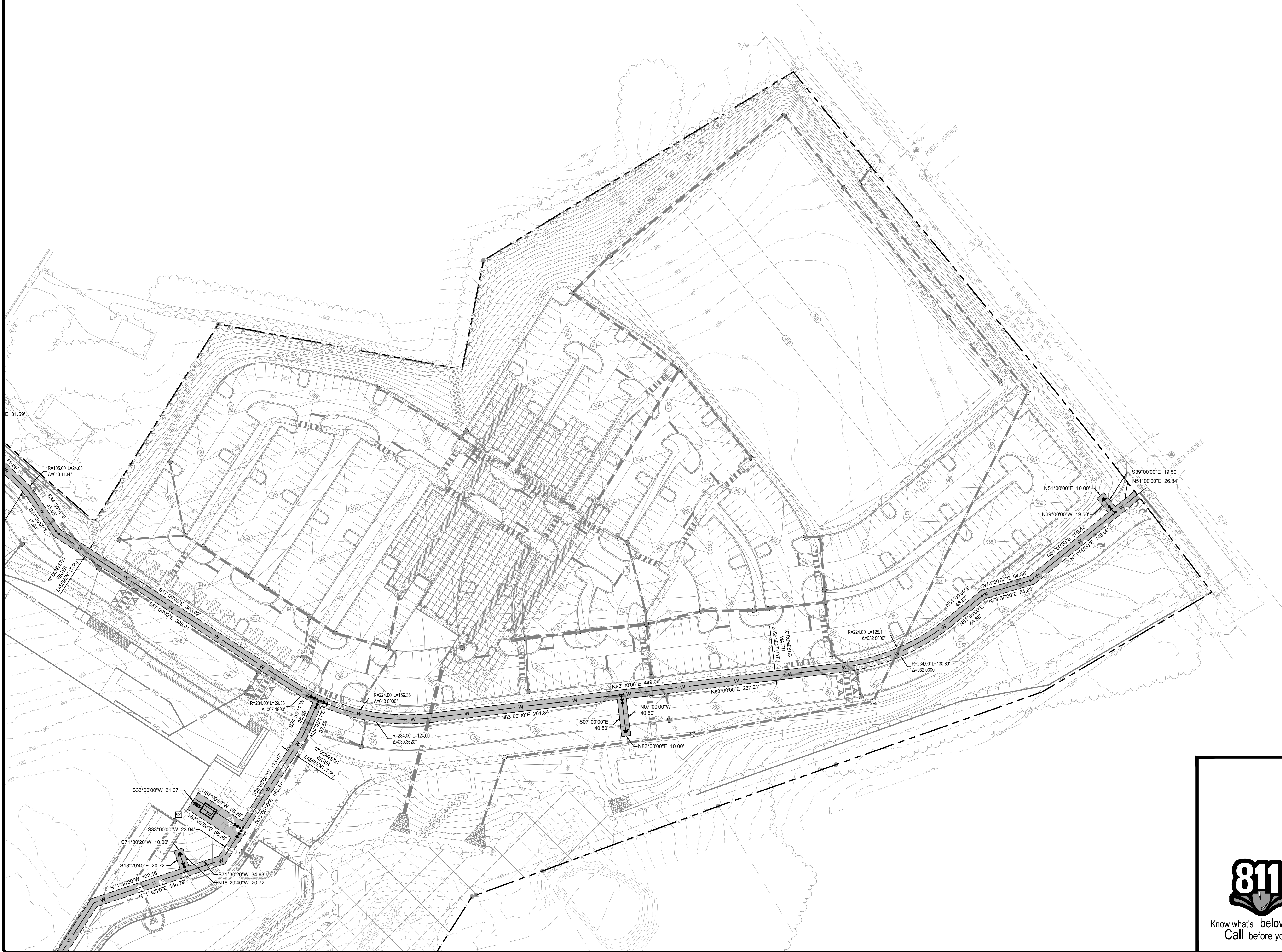
CITY OF GREER
GREER, SOUTH CAROLINA
PROJECT TITLE
CITY OF GREER: INDOOR ATHLETIC FACILITY

DOMESTIC WATER EASEMENT
EXHIBIT - GRID 1

NO.	DATE	REVISION	BY	DATE	REVISION	BY
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3			SUG			
4			ELB			
5			ELB			

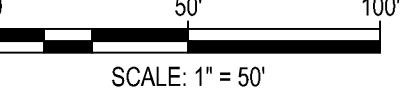
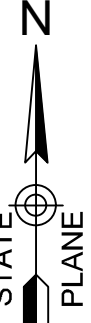
PAGE 2 OF 3

\\gms46\data\observer\14262-00\Production\CivilDrawings\Exhibit014262.00-ON SITE WATER EASEMENTS.dwg, 3/15/2026 1:39:10 PM, Sean Goggins, EIT
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION





Know what's below.
Call before you dig.



SCALE: 1" = 50'

PROJECT DATUM INFORMATION:

HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

OWNER

CITY OF GREER

GREER, SOUTH CAROLINA

PROJECT TITLE

CITY OF GREER: INDOOR ATHLETIC FACILITY

DOMESTIC WATER EASEMENT EXHIBIT - GRID 2

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EX-3

PAGE 3 OF 3

DATE: 01/4262.00

DATE: MARCH 2026

BY: SUG

CHKD: SUG

APPD: BLS

DAVIS & FLOYD

PLAN | DESIGN | ENGINEER

DAVISFLOYD.COM

164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-9800

STATE OF SOUTH CAROLINA
DAVIS & FLOYD, INC.
No. C00538
CERTIFICATE OF REGISTRATION

ISSUED FOR CONSTRUCTION

PROJ. NO. 14262-00
DATE: 03/05/2026
BY: SUG
CHKD: SUG
APPD: BLS

Memorandum

To: City Council

From:

Subject: Pilot Watershed Study Update
The engineering department is in the process of evaluating our storm drain system city-wide. In 2022, we commissioned a Pilot Watershed Study to assess the condition of stormwater assets within the highest priority watershed: the Maple Creek Watershed.
Staff will present the results of the watershed study and discuss actions taken from the information we received. (For Discussion)
Adam Vidalis, P.E. | Civil Engineer II - Stormwater

Date: April 14, 2026

CC:

Summary:

Attachments:

None

Memorandum

To: City Council

From:

Subject: Stormwater Improvements Project #2026-014 - Award Recommendation
The City of Greer Engineering Department solicited sealed bids from qualified offerors for Stormwater Improvements on Ebbitt Court, Glenwillow Court, and Carolina Avenue. The project cost was budgeted in the Stormwater Fund. The bid opening was held on March 12, 2026, at 11 a.m. A total of four (4) bids were received. Please see attached bid summary for reference. Based on review, the city recommends the services be awarded to McMurria Grading LLC. (Action Required)
Roselyn Carcamo | Procurement & Grants Supervisor

Date: April 14, 2026

CC:

Summary:

Attachments:

1. Stormwater Improvements - Project #2026-014 Award Recommendation



MEMO

To: Andy Merriman, City Administrator

From: Rosalyn Carcamo, Procurement & Grants Supervisor

Date: April 14, 2026

Subject: Award Recommendation
Project #2026-014 Stormwater Improvements

The City of Greer Engineering Department solicited sealed bids from qualified offerors for Stormwater Improvements on Ebbitt Court, Glenwillow Court, and Carolina Avenue. The project cost was budgeted in the Stormwater Fund.

The bid opening was held on March 12, 2026, at 11 a.m. A total of four (4) bids were received. Please see attached bid summary for reference. Based on review, the city recommends the services be awarded to McMurria Grading LLC.

Staff requests approval from Council to proceed with award.

Regards,

Rosalyn Carcamo

Procurement & Grants Supervisor
(864) 479-0970
rcarcamo@cityofgreersc.gov

CITY ADMINISTRATION



BID SUMMARY

Below, please find the summary of bids for Project #2026-014 Stormwater Improvements received by the City of Greer.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
McMurria Grading LLC	25 Woods Lake Road Suite 600 Greenville, SC 29607	\$224,750.00
Raby Construction Company LLC	311 Haywood Road Greenville, SC 29607	\$304,991.60
Cherokee Inc.	6928 Cheval Street Columbia, SC 29209	\$404,476.00
Performance Construction Group LLC	PO Box 6680 Spartanburg, SC 29304	\$575,470.00

CITY ADMINISTRATION

Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution Number 8-2026
A RESOLUTION APPROVING THE CONVEYANCE OF CITY
PROPERTY (Action Required)
Andy Merriman | City Administrator

Date: April 14, 2026

CC:

Summary:

Attachments:

1. Res 8-2026 Resolution.IKar
2. Res 8-2026 IKar Transfer Agreement

RESOLUTION NUMBER 8-2026

A RESOLUTION APPROVING THE CONVEYANCE OF CITY PROPERTY

WHEREAS, the City owns a K-9 named “IKar,” a police dog that is being medically retired from service with the Greer Police Department; and,

WHEREAS, during his career, “IKar” has provided valuable and loyal service to the Police Department, but it is necessary to retire “IKar” from police service due to his age; and,

WHEREAS, K-9 Officer Kody Gould is “IKars” primary handler and companion at the Greer Police Department; and,

WHEREAS, Officer Gould desires to keep and maintain “IKar” as his domestic pet and the City is willing to transfer “IKar” to Officer Gould pursuant to the terms of the Agreement attached hereto as Exhibit “A” (“Agreement”); and,

WHEREAS, pursuant to S.C. Code Ann. §5-7-40 (1976, as amended), a City may, by resolution, and upon such terms and conditions as such council may deem advisable, sell, convey, or otherwise dispose of its personal property; and,

WHEREAS, the City finds and determines that the sale and transfer of “IKar” to Officer Gould according to the terms of the Agreement is appropriate and in the best interests of the City.

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

Section 1. The Agreement to transfer “IKar” to Officer Kody Gould is hereby approved and the City Administrator, or his designee, is hereby authorized to execute and deliver the Agreement and any related documents on behalf of the City.

ADOPTED this 14th day of April, 2026.

CITY OF GREER, SOUTH CAROLINA

BY: _____
Rick W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

AGREEMENT FOR TRANSFER OF K-9 “IKar”

THIS AGREEMENT is made and entered into this 14th day of April, 2026, by and between the City of Greer, a municipal corporation organized and existing pursuant to the laws of the State of South Carolina (“Greer”) and Kody Gould (“Gould”).

WITNESSETH:

WHEREAS, Greer owns a Belgian Malinois police dog named “IKar” that has been medically retired from active service; and,

WHEREAS, Greer desires to convey “IKar” upon the terms, provisions and conditions of this Agreement; and,

WHEREAS, reference is hereby made to the Resolution adopted by the City of Greer on April 14, 2026 approving the conveyance of “IKar.”

NOW, THEREFORE, in consideration of promises, covenants and undertakings herein contained, and for other good and valuable consideration as may be hereinafter recited, the receipt and legal sufficiency of which as consideration are hereby acknowledged, the parties agree as follows:

1. Conveyance of “IKar.” Greer does hereby convey “IKar” to Gould.
2. Covenants of Gould. Gould covenants and agrees as follows:
 - a. IKar shall only be utilized as Gould’s domestic pet and shall not be utilized by him or by any law enforcement agency for police work.
 - b. Gould, his heirs, successors, personal representatives and assigns, do forever release, acquit, discharge, hold harmless, and indemnify Greer, its employees and agents, from any and all actions, causes of action, claims, demands, damages, costs, loss of service, expenses and compensation on account of or in any way arising out of damages of any type whatsoever, including, but not limited to, any damages that occur to any person or animal, which may occur or result by “IKar” from the date of this Agreement.
3. This Agreement shall be binding upon and inure to the benefit of all the parties hereto and their respective heirs, successors and assigns.
4. This agreement supersedes all prior agreements and constitutes the entire agreement between the parties hereto with respect to this subject matter hereof and may not be changed orally. No attempted modification or waiver of any provision of this Agreement shall be binding unless in writing and signed by the party against whom the same is sought to be enforced.

5. This Agreement shall be construed and governed in accordance with the laws of the State of South Carolina.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the day and year first above written.

WITNESSES:

GREER: The City of Greer

By: Andy Merriman
Its: City Administrator

GOULD:

By: Kody Gould

Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution Number 9-2026
A RESOLUTION TO ACCEPT VINES CREEK SUBDIVISION STREETS,
NAMELY REDEAR ROAD, BOWFIN STREET, REDFIN ROAD, VINES
CREEK DRIVE, AND HICKORY SHAD COURT INTO THE CITY OF
GREER STREET SYSTEM (Action Required)
David Buchanan, EIT | Civil Engineer

Date: April 14, 2026

CC:

Summary:

Attachments:

1. Res 9-2026 Vines Creek - Street Acceptance
2. Res 9-2026 Road Dedication - Vines Creek
3. Res 9-2026 2 Year Road Warranty - Vines Creek (signed)
4. Res 9-2026 Vines Creek Final Plat - Ph 1
5. Res 9-2026 Vines Creek Final Plat - Ph 2
6. Res 9-2026 Vines Creek - GIS
7. Res 9-2026 Vines Creek - Roadway Image

RESOLUTION NUMBER 9 – 2026

**A RESOLUTION TO ACCEPT VINES CREEK SUBDIVISION STREETS,
NAMELY REDEAR ROAD, BOWFIN STREET, REDFIN ROAD, VINES
CREEK DRIVE, AND HICKORY SHAD COURT INTO THE CITY OF
GREER STREET SYSTEM**

WHEREAS, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

WHEREAS, the lots within the subdivision shall be built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 14th day of April, 2026 that the certain streets within **VINES CREEK** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

REDEAR ROAD from its intersection with Brockman McClimon to its end at the intersection with Vines Creek Drive, a length of approximately 1608 feet with a right-of-way width of 44 feet.

BOWFIN STREET from its intersection with Redear Road to its end to its end at the intersection with Vines Creek Drive, a length of approximately 955 feet with a right-of-way width of 42 feet.

REDFIN ROAD from its intersection with intersection with Redear Road to its end to its end at the intersection with Vines Creek Drive, a length of approximately 695 feet with a right-of-way width of 42 feet.

VINES CREEK DRIVE from its intersection with Brockman McClimon to its end at the intersection with Liberty Hill Road, a length of approximately 1660 feet with a right-of-way width of 44 feet.

HICKORY SHAD COURT from its intersection with Vines Creek Drive to its end, a length of approximately 918 feet with a right-of-way width of 42 feet.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: _____

**STATEMENT OF DEDICATION AND TRANSFER OF
STREETS AND ROADS TO THE CITY OF GREER
FOR PUBLIC USE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF**

We, the undersigned, do hereby state that we are duly authorized officers of and that said corporation is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named Vines Creek, as shown on a plat which is on file in the office of the Planning Commission of City of Greer, and which upon approval by said Commission will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the corporation freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien or encumbrance, except:

NONE

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this 19th day of February, 2025.

Signed, Sealed and Delivered
in the presence of:

[Signature]
Jan Pless

Meritage Homes of SC (SEAL)
Name of Corporation

By: Pat Lyons

And Tyrod Plecker

PROBATE

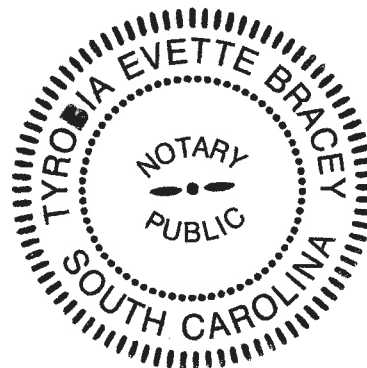
**STATE OF SOUTH CAROLINA
COUNTY OF** Greenville

PERSONALLY appeared before me Pat Lyons who being first duly sworn, deposes and says that (s)he saw the within named Boldipman, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Tyrodia Evette Bracey witnessed the execution thereof.

SWORN to before me this 19th day of Feb, 2025

Tyrodia Evette Bracey (L.S.)
Notary Public for South Carolina

My Commission Expires: 6/5/2034



TWO YEAR WARRANTY AGREEMENT

CITY OF GREER

DATE 8/7/23 RECORDED: PLAT

BK 183 PAGE INST NO: _____

6 916-918

PLT-2023-30095

9/15/23 BK 184 PG 154-154
PLT-2023-36269

This agreement is entered into this 19th day of February, 20 23, between the City of Greer, SC, hereinafter referred to as the City of Greer and Mortgage Homes of SC, hereinafter referred to as the Developer.

WITNESSETH:

WHEREAS, Mortgage Homes of SC is the developer of record for a project known as Vivus Creek, located at Greer, SC; Tax Map No. 5-34-00-006-00; and

WHEREAS, the City of Greer requires that all improvements, including grading, drainage, paving of roads, sidewalks, and curbing in such developments be completed and properly certified by the appropriate agencies as a condition of receiving final plat approval; and WHEREAS, all grading, drainage, paving of roads, sidewalks, and curbing in such development have been inspected by the City of Greer and have been certified as meeting all City of Greer construction and engineering standards; and WHEREAS, the Developer has applied to the City of Greer for final plat approval of such development; and offered Redden Rd, Bowlin St, Redfin Rd, Vivus Creek Dr, & Victory Blvd (R) (road(s)); between lots 1-168 for dedication.

WHEREAS, the City of Greer further requires as a condition of final plat approval the Developer enter into an agreement with the City to repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which may occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer for a period of two (2) years from the date such work is accepted by and dedicated to the City of Greer. This date commences at the termination of any bond work once the roads are complete.

NOW, THEREFORE, for and in consideration of the terms and conditions hereinafter set forth, the parties agree as follows:

1. The Developer agrees to promptly repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer to the project described in Paragraph 1 above for a period of two (2) years from the date such work is accepted by and dedicated to the City of Greer. Such repairs shall be commenced within thirty (30) days of receipt of written notification by Developer, provided however, that such length of time may be extended by the City of Greer for good cause shown. If the Developer fails to correct any defects pursuant to these provisions, the City of Greer shall be free to pursue all other available remedies provided for by law.
2. Written notification by the City of Greer to the Developer may be given and shall be deemed to have been duly given if either delivered personally or mailed in any general or branch post office enclosed in a certified or registered postpaid envelope containing the below stated address:

To Developer at:

Mortgage Homes of SC
701 Brookfield Pkwy Suite 103
Greenville, SC 29607

The Developer may at any time change the address for notices by delivering or mailing an aforesaid notice at least five (5) days prior to such change and setting forth the change.

This contract cannot be assigned without the prior written approval of the City and such written approval shall not be unreasonably withheld.

This document contains the entire agreement between the parties and no statement or representation not contained herein shall be valid.

City Engineer or Designee:

By: 

Title: CITY ENGINEER

ATTESTED:


Civil Engineer, City of Greer

DEVELOPER

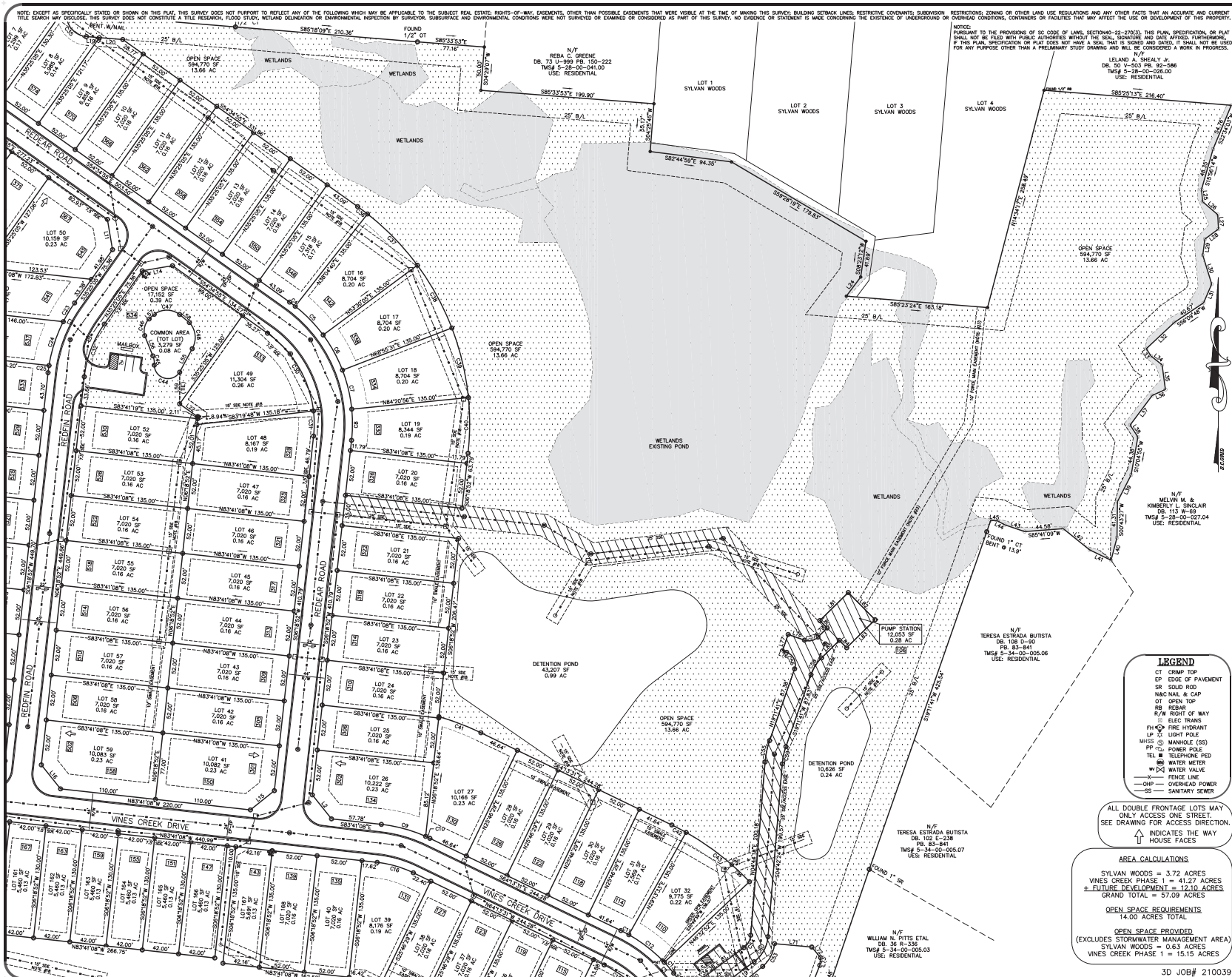
By: 

Title: VP OF THE DEVELOPMENT

Its officer or agent duly authorized to execute this Contract on its behalf.

ATTESTED:


Sam Pless



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP - DEDICATION AND GRANT

I, (WE) THE UNDERSIGNED, AS OWNER(S) OF THIS PROPERTY DO HEREBY ADOPT THIS PLAT OR MY (OUR) FREE CONSENT, I (WE) HEREBY GRANT THE EASEMENTS AND OFFER FOR DEDICATION THE STREET RIGHTS-OF-WAY OF THIS SUBDIVISION AND ESTABLISH MINIMUM SETBACK RESTRICTIONS AS INDICATED ON THIS PLAT AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF GREER, PROVIDED THIS PLAT IS RECORDED WITHIN 90 DAYS OF THE DATE OF APPROVAL.

OWNER NAME _____	SIGNATURE _____
DATE _____	PRINTED NAME _____
	TITLE _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I, THE UNDERSIGNED, CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN THE CITY OF GREER SUBDIVISION ORDINANCE AND OTHER DEVELOPMENT REQUIREMENTS IN THE CITY OF GREER WITH THE EXCEPTION OF ANY VARIANCES OR CONSENT AGREEMENTS AS FOLLOWS IN THE OFFICIAL RECORDS OF THE CITY OF GREER PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS."

DATE _____	CHAIRMAN OR SECRETARY OF THE PLANNING COMMISSION OR PLANNING DIRECTOR CITY OF GREER
------------	--

REVISED FINAL PLAT

VINES CREEK
PHASE 1 SHEET 2 OF 3
CITY OF GREER, SPARTANBURG COUNTY, 29651

OWNER
HERITAGE HOMES OF SOUTH CAROLINA INC
750 EXECUTIVE CENTER DR STE 200
GREENVILLE, SC 29615

NO. OF ACRES: 41.27 MILES OF NEW ROAD: 0.86
NO. OF LOTS: 120 CURRENT ZONING: DRD
ERROR OF CLOSURE: 1:10,000 DATE: 2/6/2023
TYPE OF DEVELOPMENT: SINGLE FAMILY

50' 0' 50' 100'
SCALE: 1"=50'

CERTIFICATE OF ACCURACY

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

DATE _____	DAVID MOODY, P.L.S.
------------	---------------------

LEGEND

CT CRIMP TOP
EP EDGE OF PAVEMENT
SR SOLID ROAD
N/C NAIL & CAP
OT OPEN TOP
R/R RIGHT OF WAY
ELEC TRANS
FIRE HYDRANT
LP LIGHT POLE
MANHOLE (SS)
POWER POLE
TELEPHONE PED
WATER METER
WATER VALVE
FENCE LINE
OVERHEAD POWER
SANITARY SEWER

ALL DOUBLE FRONTAGE LOTS MAY ONLY ACCESS ONE STREET.
SEE DRAWING FOR ACCESS DIRECTION.
↑ INDICATES THE WAY HOUSE FACES

AREA CALCULATIONS

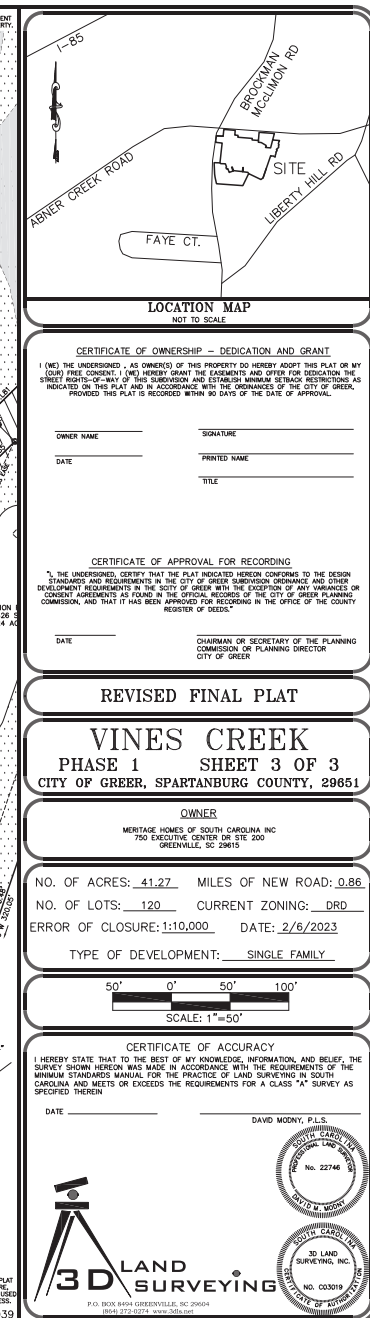
SYLVAN WOODS = 3.72 ACRES
VINES CREEK PHASE 1 = 41.27 ACRES
± FUTURE DEVELOPMENT = 12.10 ACRES
GRAND TOTAL = 57.09 ACRES

OPEN SPACE REQUIREMENTS

14.00 ACRES TOTAL
OPEN SPACE PROVIDED (EXCLUDES STORMWATER MANAGEMENT AREA)
SYLVAN WOODS = 0.63 ACRES
VINES CREEK PHASE 1 = 15.15 ACRES

3D JOB# 210039

3D LAND SURVEYING
P.O. BOX 6046 GREENVILLE, SC 29604
(864) 272-0274 www.3dlandsurvey.com



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

NOTES:

1) Twp 5-34-00-006.00

2) REFERENCE PLAT BY 3D LAND SURVEYING, ENTITLED SUMMARY PLAT FOR DEEP RIVER SOUTH DEVELOPMENT, LLC RECORDED IN SPARTANBURG R.O.D AT PLAT BOOK 180 PAGE 166, REFERENCE DEED BOOK 134-B PAGE 887.

3) ACCORDING TO FIRM PANEL 4504500427E FOR SPARTANBURG COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 16, 2014, PORTION OF THIS PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AND OTHER AREA WAS NOT INCLUDED INTO THE FIRM.

4) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

5) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

6) SETBACK INFORMATION:
30' ALONG ABNER CREEK ROAD
30' ALONG BROCKMAN MCCLIMON ROAD
30' ALONG LIBERTY HILL ROAD
18' FRONT SETBACK
5' SIDE SETBACK
10' REAR SETBACK
25' EXTERIOR SETBACK

7) ALL PROPERTY CORNERS ARE 1/2" REBARS SET, UNLESS NOTED OTHERWISE.

8) THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE OTHERWISE NOTED.

9) INTERNAL ACCESS ONLY. NO ACCESS TO EXISTING ROAD(S) FROM NEWLY CREATED LOTS.

10) STREET SIGNS ARE PRIVATE AND MAINTENANCE OF SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THE STREET SIGNS CONFORM TO COUNTY STANDARDS.

11) SANITARY SEWER EASEMENTS ARE 25' (12.5' FROM C/L OF PIPE AS INSTALLED), UNLESS NOTED OTHERWISE. STORM DRAIN EASEMENTS ARE 20' (10' FROM C/L OF PIPE AS INSTALLED), UNLESS NOTED OTHERWISE. ELECTRICAL EASEMENTS ARE 5' (2.5' FROM C/L OF CONDUIT AS INSTALLED) UNLESS NOTED OTHERWISE. THE 5' ELECTRICAL EASEMENTS ARE LOCATED ON BOTH SIDES OF EACH ROAD (5' OUTSIDE ROAD R/W).

12) ALL EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR INSTALLATION OF SANITARY SEWERS, STORM SEWERS, PUBLIC UTILITIES AND OPEN STORM DRAINS UNLESS OTHERWISE NOTED.

13) PERMANENT WATER QUALITY EASEMENT, THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF THESE FEATURES AND EASEMENTS.

14) ALL NEW ROADS HAVE A 44' R/W, UNLESS OTHERWISE NOTED. SIDEWALKS IF APPLICABLE WILL BE INSTALLED AS SHOWN ON PLAT. ALL NEW ROAD WAY AND/OR SIDEWALKS SHOWN PER DRAWINGS PROVIDED BY THE CIVIL ENGINEER. ALL INTERNAL SIDEWALKS WILL BE 4' WIDE AND EXTERNAL SIDEWALKS WILL BE 5' WIDE.

15) AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN VINES CREEK SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN VINES CREEK SUBDIVISION, AS SHOWN / FOUND ON THE APPROVED STORM WATER PLAN FOR VINES CREEK SUBDIVISION.

16) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF ALL COMMON AREA, WALKWAYS, SPARTANBURG COUNTY & THE CITY OF GREER ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY TEMPORARY SEDIMENT BASINS AREAS USED DURING CONSTRUCTION. STORMWATER PONDS ARE NOT MAINTAINED BY SPARTANBURG COUNTY & THE CITY OF GREER. STORMWATER PONDS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL THE HOA IS ESTABLISHED THEN MAINTENANCE IS TO BE PERFORMED BY THE HOA.

17) A STORMWATER MANAGEMENT AND POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.

18) EASEMENTS NOT MAINTAINED BY SPARTANBURG COUNTY.

19) THE GRADING OF ALL LOTS SHALL BE PRESCRIBED AND ESTABLISHED FOR THE PASSAGE OF WATERS. NO STRUCTURE OR VEGETATION WHICH WOULD OBSTRUCT THE FLOW OF STORMWATER SHALL BE ALLOWED, NOR SHALL ANY CHANGE BE MADE TO PRESCRIBED GRADES AND CONTOURS OF THE SPECIFIED STORMWATER CHANNEL.

20) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE PIPE LOCATED OUTSIDE OF ROAD RIGHT-OF-WAY AND/OR COMMON PROPERTY, OR ANY PIPE THAT DOES NOT CARRY WATER FROM A PUBLIC ROAD.

21) ALL GROUND RESERVOIR DETENTION FACILITIES WITH A DEPTH GREATER THAN 24 INCHES SHALL BE ENCLOSED WITHIN A PERMANENT 6' HIGH FENCE AND LANDSCAPED IN ACCORDANCE WITH SEC. 90-366(7) OF THE CITY'S STORMWATER ORDINANCE.

22) A MINIMUM OF 14 ACRES OF OPEN SPACE IS REQUIRED PER STATEMENT OF INTENT ON FILE WITH CITY OF GREER PLANNING DEPT. OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM CITY OF GREER.

23) FORCE MAIN EASEMENT TO BE MAINTAINED BY SYLVAN WOODS HOMEOWNERS ASSOCIATION. THE SYLVAN WOODS HOA SHALL HAVE THE RIGHT TO REASONABLY ACCESS THE COMMON AREA ADJOINING THE 10' FORCE MAIN EASEMENT FOR OPERATION AND MAINTENANCE OF SAID FORCE MAIN SERVING SYLVAN WOODS.

24) PROPERTY OWNERS OF THE ADJOINING SYLVAN WOODS SUBDIVISION SHALL ENJOY ACCESS RIGHTS TO THE VINES CREEK WALKING TRAILS.

NO.	DATE	DESCRIPTION	BY
1	6/15/23	Released for Owners Review	THT
2	6/28/23	Addresses Added	THT
3	8/15/23	Comments from Engineer	THT

GREER CPW NOTES:

NO BUILDING OR PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR ERECTED WITHIN THE BOUNDARY OF THE RIGHT OF WAY AND/OR EASEMENT THAT WOULD PREVENT OR HINDER ACCESS TO A SEWER LINE IN THE EVENT OF AN EMERGENCY OR THE OPERATION AND MAINTENANCE OF A SEWER LINE. EXAMPLES: BUILDINGS, LAKES/PONDS, DETENTION/SEDIMENT PONDS, FOUNDATIONS AND FOOTINGS, SWIMMING POOLS, RETAINING WALLS, PERMANENT DUMPSTER PLACES, TREES, GAZEBOS.

STRUCTURES AND/OR ANY PORTION OF THE STRUCTURAL FOOTING, BUILDINGS, EAVES, DECKS, PATIOS, AND HVAC UNITS ARE NOT ALLOWED IN ANY PORTION OF THE 25 FT SANITARY SEWER EASEMENT. ANY BUILDING FOOTPRINT LOCATED WITHIN 10 FT OF A SANITARY SEWER EASEMENT MUST SHOW A 5 FT SETBACK FROM THE OUTSIDE LIMITS OF THE SEWER EASEMENT. A FOUNDATION SURVEY, IN REFERENCE TO THE ASSOCIATED SEWER EASEMENT, WILL BE REQUIRED FOR GREER CPW'S REVIEW FOR ANY BUILDINGS LOCATED WITHIN 10 FT OF THE SANITARY SEWER EASEMENT.

FENCES ARE NOT PERMITTED IN THE 25 FT SANITARY SEWER EASEMENT PARALLEL TO THE SEWER LINE. WRITTEN CONSENT FROM GREER CPW IS REQUIRED IN INSTANCES WHERE THE FENCE IS PLACED PERPENDICULAR TO THE SEWER LINE. IF PERMITTED, (2) TWO -- (6) SIX FOOT GATES ARE REQUIRED WHERE THE FENCE CROSSES THE SEWER EASEMENT. THE 25 FT SANITARY SEWER EASEMENT SHALL NOT INJURE, ENDANGER OR RENDER THE SEWER LINE OR ITS APPURTENANCES INACCESSIBLE IN ANY WAY.

NOTICE: THE AREA INCLUDED IN THE SANITARY SEWER RIGHT-OF-WAY SHALL NOT BE FILLED OVER, FILLED IN, OR CUT DOWN IN ANY MANNER WHICH WOULD CAUSE THE RAISING OR LOWERING OF THE GROUND GRADE LEVEL BEYOND THE ELEVATION(S) WHICH EXIST AT THE TIME OF THE CONVEYANCE OF THE RIGHT-OF-WAY AND NO BUILDING(S) OR STRUCTURE(S) OF ANY KIND EITHER TEMPORARY OR PERMANENT SHALL AT ANY TIME BE PLACED OR CONSTRUCTED WITHIN THE AREA OF THE SANITARY SEWER RIGHT-OF-WAY SHOWN. THE DISTRICT SHALL CLEAR AND GRUB THE ENTIRE WIDTH OF THE RIGHT-OF-WAY AND EASEMENT ALONG ITS ENTIRE LENGTH AS SHOWN.

STORMWATER PONDS ARE NOT MAINTAINED BY SPARTANBURG COUNTY. STORMWATER PONDS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL THE HOA IS ESTABLISHED THEN MAINTENANCE IS TO BE PERFORMED BY THE HOA.

THE COMMON SPACE CANNOT BE SUBDIVIDED OR USED FOR ANOTHER PURPOSE. THE OPEN SPACE IS PLACED ON ALL LANDS AND PRIVATE WATERS USED TO SATISFY THE OPEN SPACE REQUIREMENTS TO ENSURE THAT THE LAND REMAINS UNDEVELOPED. THE OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE REMOVAL OF TREES AND NATURAL VEGETATION IS PERMITTED IN THE DEVELOPMENT PHASES FOR THE PURPOSES OF UTILITY EASEMENTS, PASSIVE RECREATIONAL USES AND DRAINAGE WAYS (AS SHOWN ON THE LAND DISTURBANCE PERMIT) AND WITH THE PROPER NOTATIONS ON THE PLAT. NEITHER THE DEVELOPER, PROPERTY OWNERS, NOR ANY ADVISORY OR COMMUNITY BOARD SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY ANY TREES OR NATURAL VEGETATION FROM THE DESIGNATED OPEN SPACE AREA FOR PASSIVE RECREATIONAL OR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COMMUNITY BOARD, OR HOMEOWNER'S ASSOCIATION OR PROPERTY OWNERS, OR TRUSTEES HAVING JURISDICTION OVER THE IMPLEMENTATION AND ENFORCEMENT OF THE SUBDIVISION COVENANTS. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLEN TREES ARE PERMITTED AND RECOMMENDED.

CURVE	RADIUS	ARC	CHORD	BEARINGS	DELTA	TANGENT
C18	171.00'	7.62'	7.62'	S18°36'25"E	2°33'11"	3.81'
C61	122.00'	1.62'	1.62'	N88°21'29"W	0°45'31"	0.81'
C62	128.00'	48.09'	47.81'	N88°44'15"W	2°43'51"	24.33'
C63	172.00'	32.54'	32.49'	N72°32'10"E	10°50'20"	16.32'
C64	172.00'	32.08'	32.03'	N86°17'55"E	10°41'11"	16.09'
C65	129.00'	6.93'	6.93'	S01°08'25"E	3°04'36"	3.46'
C66	129.00'	120.60'	116.26'	S82°27'44"E	5°33'40"	65.12'
C67	129.00'	66.77'	66.03'	S71°04'28"E	2°39'28"	34.15'
C68	40.00'	32.86'	31.95'	N70°18'06"E	4°70'03"	17.42'
C69	50.00'	16.28'	16.21'	S55°05'36"W	18°39'11"	8.21'
C70	50.00'	43.45'	42.09'	N69°41'16"W	4°47'06"	23.20'
C71	50.00'	46.47'	44.82'	N38°10'10"W	5°31'06"	25.07'
C72	50.00'	54.24'	51.62'	N19°32'04"E	6°20'22"	30.14'
C73	171.00'	2.76'	2.76'	S85°26'27"E	0°55'30"	1.38'
C74	50.00'	23.33'	23.11'	S51°56'18"E	2°43'46"	11.88'
C75	40.00'	26.43'	25.95'	N57°30'12"W	3°75'13"	13.72'
C76	40.00'	6.61'	6.60'	N81°00'05"W	9°28'14"	3.31'
C77	171.00'	2.76'	2.76'	S85°26'27"E	0°55'30"	1.38'
C78	171.00'	40.76'	40.66'	S78°09'01"E	1°33'23"	20.48'
C79	171.00'	40.98'	40.88'	S64°27'27"E	1°34'34"	20.59'
C80	171.00'	40.98'	40.88'	S50°43'42"E	1°34'34"	20.59'
C81	171.00'	40.98'	40.88'	S36°58'57"E	1°34'34"	20.59'
C82	171.00'	40.98'	40.88'	S23°16'11"E	1°34'34"	20.59'
C83	171.00'	40.97'	40.87'	S09°32'31"E	1°34'36"	20.58'
C84	171.00'	10.09'	10.09'	S00°59'45"E	3°22'59"	5.05'
C85	302.00'	56.33'	56.25'	N86°17'55"E	10°41'11"	28.25'
C86	302.00'	57.13'	57.05'	N75°32'10"E	10°50'20"	28.65'
C87	302.00'	60.97'	60.86'	N85°51'31"E	11°34'00"	30.59'
C88	302.00'	62.49'	62.43'	N70°06'59"W	14°32'43"	32.68'
C89	306.00'	4.94'	4.94'	S85°26'27"E	0°55'30"	2.47'
C90	306.00'	72.93'	72.76'	S78°09'01"E	1°33'23"	36.64'
C91	306.00'	73.32'	73.15'	S50°43'42"E	1°34'34"	36.84'
C92	306.00'	73.32'	73.15'	S36°58'57"E	1°34'34"	36.84'
C93	306.00'	73.32'	73.15'	S23°16'11"E	1°34'34"	36.84'
C94	306.00'	30.58'	30.56'	S27°16'19"E	5°43'31"	15.30'

LINE	BEARING	DISTANCE
L7	N25°06'59"E	35.36'
L21	S70°06'59"W	14.82'
L22	S41°18'27"W	35.37'
L23	S41°18'27"W	35.37'
L24	N41°03'52"W	34.02'
L25	S47°29'03"E	35.48'
L26	N70°06'59"E	5.85'
L27	S70°06'59"W	43.00'
L28	S70°06'59"W	7.46'
L29	S46°36'25"W	35.33'
L30	N43°23'04"W	35.37'
L31	S41°18'27"W	35.37'
L32	N41°03'52"W	34.02'
L33	N00°57'24"W	10.47'
L34	N00°57'24"W	8.41'
L35	N02°40'43"W	15.74'
L36	N02°40'43"W	0.47'
L37	N70°06'59"E	10.00'
L38	S83°41'08"E	20.00'

N/E
JOSE A. RODRIGUEZ
LS 112 - P-8
PE 175-676
TMS# 5-34-00-005.08
USE: REGULAR FARM

ALL DOUBLE FRONTAGE LOTS MAY
ONLY ACCESS ONE STREET
SEE DRAWING FOR ACCESS DIRECTION.
↑ INDICATES THE WAY
HOUSE FACES

AREA CALCULATIONS

SYLVAN WOODS = 3.72 ACRES
VINES CREEK PHASE 1 = 41.31 ACRES
VINES CREEK PHASE 2 = 12.10 ACRES
GRAND TOTAL = 57.13 ACRES

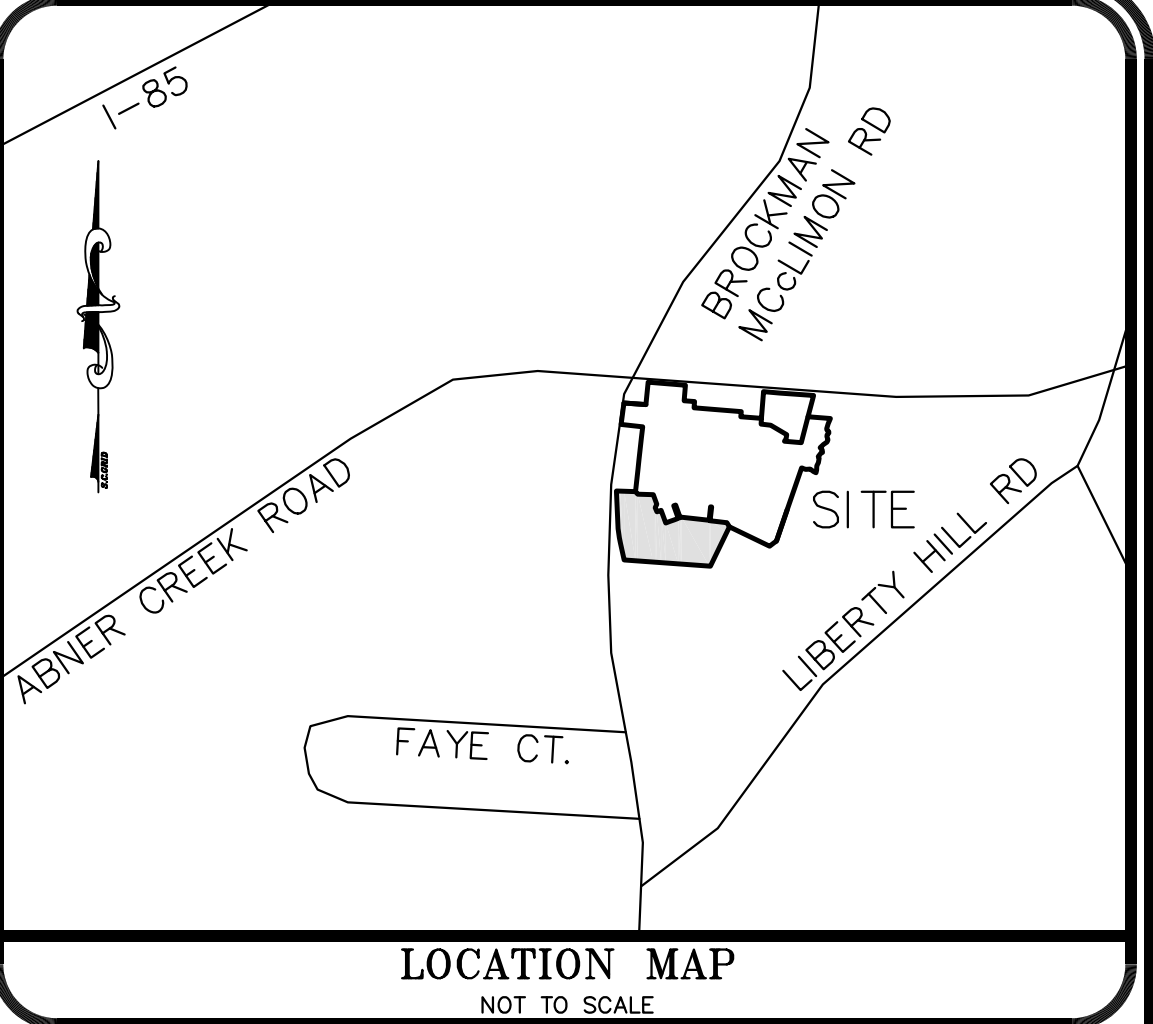
OPEN SPACE REQUIREMENTS
14.00 ACRES TOTAL

OPEN SPACE PROVIDED
(EXCLUDES STORMWATER MANAGEMENT AREA)
SYLVAN WOODS = 0.76 ACRES
VINES CREEK PHASE 1 = 15.18 ACRES
VINES CREEK PHASE 2 = 3.14 ACRES

LEGEND

CT CRIMP TAP
EP EDGE OF PAVEMENT
SR SOLID ROD
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
R/W RIGHT OF WAY
ELEC TRANS
FH FIRE HYDRANT
LP LIGHT POLE
MHSS MANHOLE (SS)
PP POWER POLE
TEL TELEPHONE PED
WM WATER METER
W VALVE
F FENCE LINE
OHP OVERHEAD POWER
SS SANITARY SEWER

3D JOB# 210039



CERTIFICATE OF OWNERSHIP - DEDICATION AND GRANT

I (WE) THE UNDERSIGNED, AS OWNER(S) OF THIS PROPERTY DO HEREBY ADOPT THIS PLAT OR MY (OUR) FREE CONSENT. I (WE) HEREBY GRANT THE EASEMENTS AND OFFER FOR DEDICATION THE STREET RIGHTS-OF-WAY OF THIS SUBDIVISION AND ESTABLISH MINIMUM SETBACK RESTRICTIONS AS INDICATED ON THIS PLAT AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF GREER, PROVIDED THIS PLAT IS RECORDED WITHIN 90 DAYS OF THE DATE OF APPROVAL.

OWNER NAME	SIGNATURE
DATE	PRINTED NAME
	TITLE

CERTIFICATE OF APPROVAL FOR RECORDING

"I, THE UNDERSIGNED, CERTIFY THAT THE PLAT INDICATED HEREON CONFORMS TO THE DESIGN STANDARDS AND REQUIREMENTS IN THE CITY OF GREER SUBDIVISION ORDINANCE AND OTHER DEED RIGHTS-OF-WAY OF THIS SUBDIVISION AND ESTABLISH MINIMUM SETBACK RESTRICTIONS AS INDICATED ON THIS PLAT AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF GREER, PROVIDED THIS PLAT IS RECORDED WITHIN 90 DAYS OF THE DATE OF APPROVAL. REGISTER OF DEEDS."

DATE	CHAIRMAN OR SECRETARY OF THE PLANNING COMMISSION OR PLANNING DIRECTOR CITY OF GREER
------	---

FINAL PLAT

VINES CREEK PHASE 2

CITY OF GREER, SPARTANBURG COUNTY, 29651

OWNER

HERITAGE HOMES OF SOUTH CAROLINA INC
750 EXECUTIVE CENTER DR STE 200
GREENVILLE, SC 29615

NO. OF ACRES: 12.10 MILES OF NEW ROAD: 0.24

NO. OF LOTS: 47 CURRENT ZONING: DRD

ERROR OF CLOSURE: 1:10,000 DATE: 6/15/23

TYPE OF DEVELOPMENT: SINGLE FAMILY

50' 0' 50' 100'
SCALE: 1"=50'

CERTIFICATE OF ACCURACY

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

DATE	DAVID MOONY, P.L.S.
------	---------------------



Streets
City Owned Streets



Streets: Greenville County

- MUNICIPAL ROAD
- COUNTY ROAD
- STATE ROAD
- US HIGHWAY
- INTERSTATE HIGHWAY
- SUBDIVISION (ROAD NUMBER NOT ASSIGNED)
- PRIVATE DRIVE (NOT COUNTY MAINTAINED)

Streets: Spartanburg County

- GREER
- COUNTY
- SCDOT
- PRIVATE
- GSP

Planning Data City Boundaries
GSP Environs Greer City Boundary





Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution Number 10-2026
A RESOLUTION TO ACCEPT DONAHUE HILLS SUBDIVISION
STREETS, NAMELY DONHILL DRIVE, NADINE WAY, CYNDIS LANE,
ALGEDDIS DRIVE, AND ALVIN POND DRIVE INTO THE CITY OF
GREER STREET SYSTEM (Action Required)
David Buchanan, EIT | Civil Engineer

Date: April 14, 2026

CC:

Summary:

Attachments:

1. Res 10-2026 Donahue Hills - Street Acceptance
2. Res 10-2026 Donahue Hills - Road Dedication (signed) and Road Warranty
3. Res 10-2026 Donahue Hills - recorded plat
4. Res 10-2026 Donahue Hills - GIS
5. Res 10-2026 Donahue Hills - Roadway Image

RESOLUTION NUMBER 10 – 2026

**A RESOLUTION TO ACCEPT DONAHUE HILLS SUBDIVISION
STREETS, NAMELY DONHILL DRIVE, NADINE WAY, CYNDIS LANE,
ALGEDDIS DRIVE, AND ALVIN POND DRIVE INTO THE CITY OF
GREER STREET SYSTEM**

WHEREAS, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

WHEREAS, the lots within the subdivision shall be built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 14th day of April, 2026 that the certain streets within **DONAHUE HILLS** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

DONHILL DRIVE from its intersection with Old Jones Road to its end, a length of approximately 900 feet with a right-of-way width of 44 feet.

NADINE WAY from its intersection with Old Jones Road to its end, a length of approximately 981 feet with a right-of-way width of 44 feet.

CYNDIS LANE from its intersection with Donhill Drive to its end at the intersection with Nadine Way, a length of approximately 396 feet with a right-of-way width of 42 feet.

ALGEDDIS DRIVE from its intersection with Donhill Drive to its end at the intersection with Nadine Way, a length of approximately 445 feet with a right-of-way width of 42 feet.

ALVIN POND DRIVE from its intersection with Donhill Drive to its end at the intersection with Nadine Way, a length of approximately 727 feet with a right-of-way width of 44 feet.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: _____

TWO YEAR WARRANTY AGREEMENT

CITY OF GREER

DATE _____ RECORDED: PLAT _____
BK _____ PAGE INST NO: _____

This agreement is entered into this 27th day of October, 2025, between the City of Greer, SC, hereinafter referred to as the City of Greer and IBI @ Old Jones, LLC, hereinafter referred to as the Developer.

WITNESSETH:

WHEREAS, IBI @ Old Jones, LLC is the developer of record for a project known as Donahue Hill, located at Old Jones Road; Tax Map No. 5-29-00-084.98; and

WHEREAS, the City of Greer requires that all improvements, including grading, drainage, paving of roads, sidewalks, and curbing in such developments be completed and properly certified by the appropriate agencies as a condition of receiving final plat approval; and WHEREAS, all grading, drainage, paving of roads, sidewalks, and curbing in such development have been inspected by the City of Greer and have been certified as meeting all City of Greer construction and engineering standards; and WHEREAS, the Developer has applied to the City of Greer for final plat approval of such development; and offered Nadine Way, Donhill Dr, Cyndis Ln, Algeddis Dr, Alvin Pond Dr. (road(s)); between lots 1-95, for dedication.

WHEREAS, the City of Greer further requires as a condition of final plat approval the Developer enter into an agreement with the City to repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which may occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer for a period of two (2) years from the date such work is accepted by and dedicated to the City of Greer. This date commences at the termination of any bond work once the roads are complete.

NOW, THEREFORE, for and in consideration of the terms and conditions hereinafter set forth, the parties agree as follows:

1. The Developer agrees to promptly repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer to the project described in Paragraph 1 above for a period of two (2) years from the date such work is accepted by and dedicated to the City of Greer. Such repairs shall be commenced within thirty (30) days of receipt of written notification by Developer, provided however, that such length of time may be extended by the City of Greer for good cause shown. If the Developer fails to correct any defects pursuant to these provisions, the City of Greer shall be free to pursue all other available remedies provided for by law.
2. Written notification by the City of Greer to the Developer may be given and shall be deemed to have been duly given if either delivered personally or mailed in any general or branch post office enclosed in a certified or registered postpaid envelope containing the below stated address:

To Developer at:

IBI @ Old Jones, LLC
220 N. Main St. Suite 500
Greenville, SC 29601

**STATEMENT OF DEDICATION AND TRANSFER OF
STREETS AND ROADS TO THE CITY OF GREER
FOR PUBLIC USE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG**

We, the undersigned, do hereby state that we are duly authorized officers of and that said corporation is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named Donahue Hill, as shown on a plat which is on file in the office of the Planning Commission of City of Greer, and which upon approval by said Commission will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the corporation freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien or encumbrance, except:

none

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this 27th day of October, 2025.

Signed, Sealed and Delivered
in the presence of:

IBI @ Old Jones, LLC (SEAL)

Name of Corporation

Cherith Whitaker

By:

[Signature]

And

[Signature]

PROBATE

**STATE OF SOUTH CAROLINA
COUNTY OF**

PERSONALLY appeared before me Laura H. Phillips who being first duly sworn, deposes and says that (s)he saw the within named LA Hunt, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Cherith Whitaker witnessed the execution thereof.

SWORN to before me this 27 day of October, 2025

Cherith Whitaker (L.S.)
Notary Public for South Carolina

My Commission Expires: 3/23/31



The Developer may at any time change the address for notices by delivering or mailing an aforesaid notice at least five (5) days prior to such change and setting forth the change.

This contract cannot be assigned without the prior written approval of the City and such written approval shall not be unreasonably withheld.

This document contains the entire agreement between the parties and no statement or representation not contained herein shall be valid.

City Engineer or Designee:

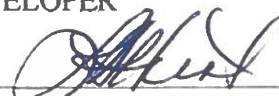
By: 

Title: CITY ENGINEER

ATTESTED:


Civil Engineer, City of Greer

DEVELOPER

By: 

Title: Member, IBI @ Old Jones, LLC

Its officer or agent duly authorized to execute this Contract on its behalf.

ATTESTED:


Lana H. Williams

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	146.17'	940.00'	N 42°18'54" E	146.02'
C2	34.87'	940.00'	N 36°47'53" E	34.87'
C3	99.02'	327.64'	S 43°19'15" W	98.65'
C4	16.51'	177.00'	N 70°01'46" W	16.51'
C5	38.03'	177.00'	N 78°51'25" W	37.95'
C6	38.03'	177.00'	S 88°50'00" W	37.95'
C7	38.03'	177.00'	S 76°31'24" W	37.95'
C8	33.68'	177.00'	S 84°55'00" W	33.63'
C9	47.99'	133.00'	S 69°48'03" W	47.73'
C10	104.83'	133.00'	N 77°16'59" W	102.14'
C11	51.41'	133.00'	N 43°37'47" W	51.09'
C12	26.63'	177.00'	S 26°57'10" W	26.60'
C13	63.63'	133.00'	N 58°23'03" W	63.02'
C14	26.60'	176.00'	N 30°43'57" E	26.58'
C15	43.78'	176.00'	N 19°16'48" E	43.65'
C16	20.83'	177.00'	N 64°01'15" E	20.82'
C17	3.66'	177.00'	N 60°03'25" E	3.66'
C18	19.62'	133.00'	N 63°41'31" E	19.61'
C19	95.31'	133.00'	N 88°26'52" E	93.28'
C20	20.01'	133.00'	S 26°57'10" W	19.99'
C21	30.48'	177.00'	S 49°36'47" E	30.45'
C22	38.03'	177.00'	S 60°42'06" E	37.95'
C23	16.17'	177.00'	S 69°28'22" E	16.16'
C24	30.94'	133.00'	S 65°25'29" E	30.87'
C25	19.21'	136.53'	S 48°46'55" E	19.19'
C26	66.99'	177.00'	S 43°23'53" E	66.59'
C27	85.32'	177.00'	S 68°02'55" E	84.49'
C28	43.10'	134.00'	S 25°50'53" W	42.91'
C29	56.71'	327.63'	S 39°37'16" W	56.64'

LOT NOTATIONS:
LOT NUMBERS ARE WITHIN A CIRCLE
STREET ADDRESS NUMBERS ARE WITHIN A BOX
[1007]

ALL DOUBLE FRONTAGE/ CORNER LOTS MAY ONLY ACCESS ONE STREET. SEE DRAWING NOTATIONS FOR ACCESS DIRECTION. [1007] INDICATES THE LOT'S ACCESS DIRECTION.

SIGHT LINE EASEMENT
NO TREES/SHRUBS OR
STRUCTURES ALLOWED

SITE AREA CALCULATIONS:
TOTAL ACREAGE: 23.92 AC
ALLOWABLE DENSITY: 4.40 LOTS PER ACRE = 105 LOTS
SITE DENSITY: 3.37 LOTS PER ACRE (95 LOTS)
OPEN SPACE REQUIRED (25%): 5.98 ACRES
GROSS OPEN SPACE PROVIDED: 7.47 ACRES
DEVELOPABLE OPEN SPACE PROVIDED: 3.06 ACRES

BUILDING SETBACKS
INTERIOR LOT SETBACKS:
20' FRONT
10' CORNER FRONTAGE
5' SIDE
5' REAR
EXTERNAL SETBACKS:
30' OFF OLD JONES ROAD
25' PERIMETER SETBACK

VARIABLE WIDTH
RIGHT OF WAY DEDICATED
TO THE CITY OF GREER
21,229 SQ. FT. (0.49 AC.)
(25' FROM C/L OF ROADWAY
& 37' FROM C/L OF ROADWAY)

SIDEWALKS AND LIGHT POLES DEPICTED
HEREON ARE PROPOSED LOCATIONS ONLY.
LOCATIONS SHOWN HERE ARE BASED ON
PLANS PROVIDED BY IBI/O OLD JONES LLC
AND DUKE ENERGY. FINAL LOCATIONS ARE
SUBJECT TO CHANGE.

OLD JONES ROAD (S-42-653)
SIDE SURVEYORS NOTE #6

CYNDIS LANE (44' PL-W)

DONHILL DRIVE (44' PL-W)

ALCEDDIS DRIVE (42' PL-W)

ALVIN POND DRIVE (44' PL-W)

N/F VIRGINIA B. KNIGHT
TMS# 5-29-00-085.01
DEED BOOK 105-M, PAGE 220

N/F ALAN CALVATORE
TMS# 5-29-00-087.02
DEED BOOK 105-M, PAGE 254
DEED BOOK 39, PAGE 619
DEED BOOK 167, PAGE 767

N/F DOUGLAS C. YARBOROUGH
& JUDY D. YARBOROUGH TRUSTEE
LOT 5 - TMS# 5-29-00-087.01
DEED BOOK 135-C, PAGE 614
DEED BOOK 167, PAGE 767

N/F AMANDA Y. PRESLEY
LOT 6 - TMS# 5-29-00-084.01
DEED BOOK 129-R, PAGE 499
DEED BOOK 167, PAGE 767

N/F JOSHUA A. WOOD ESTATE
LOT 5 - TMS# 5-29-00-087.01
DEED BOOK 135-C, PAGE 614
DEED BOOK 167, PAGE 767

N/F JOSHUA A. WOOD ESTATE
LOT 5 - TMS# 5-29-00-087.01
DEED BOOK 135-C, PAGE 614
DEED BOOK 167, PAGE 767

N/F JOSHUA A. WOOD ESTATE
LOT 5 - TMS# 5-29-00-087.01
DEED BOOK 135-C, PAGE 614
DEED BOOK 167, PAGE 767

N/F JOSHUA A. WOOD ESTATE
LOT 5 - TMS# 5-29-00-087.01
DEED BOOK 135-C, PAGE 614
DEED BOOK 167, PAGE 767

N/F JOSHUA A. WOOD ESTATE
LOT 5 - TMS# 5-29-00-087.01
DEED BOOK 135-C, PAGE 614
DEED BOOK 167, PAGE 767

N/F JOSHUA A. WOOD ESTATE
LOT 5 - TMS# 5-29-00-087.01
DEED BOOK 135-C, PAGE 614
DEED BOOK 167, PAGE 767

GREER CPW NOTES:
1) NO BUILDING OR PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR ERECTED WITHIN THE BOUNDARY OF THE RIGHT OF WAY AND/OR EASEMENT THAT WOULD PREVENT OR HINDER ACCESS TO A SEWER LINE IN THE EVENT OF AN EMERGENCY OR FOR THE OPERATION AND MAINTENANCE OF A SEWER LINE. EXAMPLES: BUILDINGS, LAKES/PONDS, DETENTION/SEDIMENT PONDS, FOUNDATIONS AND FOOTINGS, SWIMMING POOLS, RETAINING WALLS, PERMANENT DUMPSTER PLACES, ETC.
2) STRUCTURES AND/OR ANY PORTION OF THE STRUCTURAL FOOTING, BUILDINGS, EAVES, DECKS, PATIOS, AND HVAC UNITS ARE NOT ALLOWED IN ANY PORTION OF THE 30 FT SANITARY SEWER EASEMENT. ANY BUILDING FOOTPRINT LOCATED WITHIN 10 FT OF A SANITARY SEWER EASEMENT MUST SHOW A 5 FT SETBACK FROM THE OUTSIDE CENTER LINE OF THE SEWER EASEMENT. A FOUNDATION SURVEY, IN REFERENCE TO THE ASSOCIATED SEWER EASEMENT, WILL BE REQUIRED FOR GREER CPW'S REVIEW FOR ANY BUILDINGS LOCATED WITHIN 10 FT OF THE SANITARY SEWER EASEMENT.
3) FENCES ARE NOT PERMITTED IN THE 30 FT SANITARY SEWER EASEMENT PARALLEL TO THE SEWER LINE. WRITTEN CONSENT FROM GREER CPW IS REQUIRED IN INSTANCES WHERE THE FENCE IS PLACED PERPENDICULAR TO THE SEWER LINE. IF PERMITTED, (2) TWO - (6) SIX FOOT GATES ARE REQUIRED WHERE THE FENCE CROSSES THE SEWER EASEMENT. THE USE OF THE 30 FT SANITARY SEWER EASEMENT SHALL NOT INJURE, ENDANGER OR RENDER THE SEWER LINE OR ITS APPURTENANCES INACCESSIBLE IN ANY WAY.
4) GAS LINE EASEMENTS ARE 10-FEET (5-FEET FROM CENTERLINE OF PIPE), UNLESS NOTED OTHERWISE. SANITARY SEWER EASEMENTS ARE 30-FEET (15-FEET FROM CENTERLINE OF PIPE), UNLESS NOTED OTHERWISE. FORCE MAIN EASEMENTS ARE 15-FEET (7.5-FEET FROM CENTERLINE OF PIPE), UNLESS NOTED OTHERWISE. WATER EASEMENTS ARE 10-FT (5-FEET FROM CENTERLINE OF PIPE), UNLESS NOTED OTHERWISE.

CITY OF GREER SUBDIVISION NOTES:
1) NO TREES, SHRUBS, STRUCTURES, EXCAVATION OR FILL BE PLACED WITHIN THE DRAINAGE AND STORM DRAINAGE EASEMENTS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.
2) THE GRADING OF ALL LOTS SHALL BE PRESCRIBED AND ESTABLISHED FOR THE PASSAGE OF WATERS. NO STRUCTURE OR VEGETATION WHICH WOULD OBSTRUCT THE FLOW OF STORMWATER SHALL BE ALLOWED, NOR SHALL ANY CHANGE BE MADE TO PRESCRIBED GRADES AND CONTOURS OF THE SPECIFIED STORMWATER CHANNEL.
3) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE PIPE LOCATED OUTSIDE OF ROAD RIGHT OF WAY AND/OR HOA PROPERTY, OR ANY PIPE THAT DOES NOT CARRY WATER FROM A PUBLIC ROAD.
4) AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORMWATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN THE DONAHUE HILL SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORMWATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN SUBDIVISION AS SHOWN/FOUND ON THE APPROVED STORMWATER PLAN FOR SUBDIVISION.
5) CITY OF GREER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION/RETENTION POND AREA.
6) THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE OTHERWISE NOTED.
7) COMMON AREAS CANNOT BE SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.

N/F ALICIA Y. OKUMURA
& STEPHEN B. DANGERFIELD
TMS# 5-29-00-083.00
DEED BOOK 135-Z, PAGE 503
PLAT BOOK 123, PAGE 641

N/F JAMES E. DYER JR
TMS# 5-29-00-084.01
DEED BOOK 55-Y, PAGE 240
PLAT BOOK 80, PAGE 957

N/F FREEMAN FARMS HOA
TMS# 5-29-00-083.47
OPEN SPACE - FREEMAN FARMS
DEED BOOK 124-L, PAGE 359
PLAT BOOK 175, PAGE 881

N/F DORIS P. BROWN TRUSTEE
& GENE M. BROWN
TMS# 5-29-00-089.03
DEED BOOK 85-H, PAGE 573

N/F JOHN M. CHEWNING
& RUTH A. CHEWNING
TMS# 5-29-00-089.00
DEED BOOK 52-Z, PAGE 414
PLAT BOOK 67, PAGE 505

PLT-2024-12785
PLT BK 185 PG 180-180
Recorded 1 Pages on 04/03/2024 04:36:32 PM
Recording Fee: \$25.00
Office: REGISTER OF DEEDS, SPARTANBURG, S.C.
Ashley B. Williams, Register Of Deeds

LINE	BEARING	DISTANCE
L1	S 32°32'47" E	29.51'
L2	N 41°16'25" E	42.68'
L3	N 58°34'33" W	26.10'
L4	N 35°31'46" E	48.72'
L5	N 35°31'46" E	88.17'
L6	N 52°00'01" E	38.71'
L7	S 37°59'59" E	5.00'
L8	S 72°37'51" E	6.00'
L9	S 72°37'51" E	13.48'
L10	S 67°21'24" E	5.65'
L11	S 22°38'36" W	44.00'
L12	N 67°21'24" W	27.92'
L13	S 67°38'36" W	35.36'
L14	N 13°44'57" W	35.35'
L15	S 69°35'11" W	39.23'
L16	N 72°05'21" W	25.69'
L17	N 44°40'46" W	9.09'
L18	N 04°48'31" W	39.93'
L19	N 11°35'41" E	3.46'
L20	N 38°54'34" E	44.27'
L21	S 23°24'19" E	34.70'
L22	S 22°38'36" W	66.61'
L23	S 22°38'36" W	65.92'
L24	S 31°15'44" W	114.56'
L25	S 59°27'54" W	22.23'
L26	S 35°03'44" W	10.92'
L27	S 35°03'44" W	30.33'
L28	S 35°03'44" W	42.00'

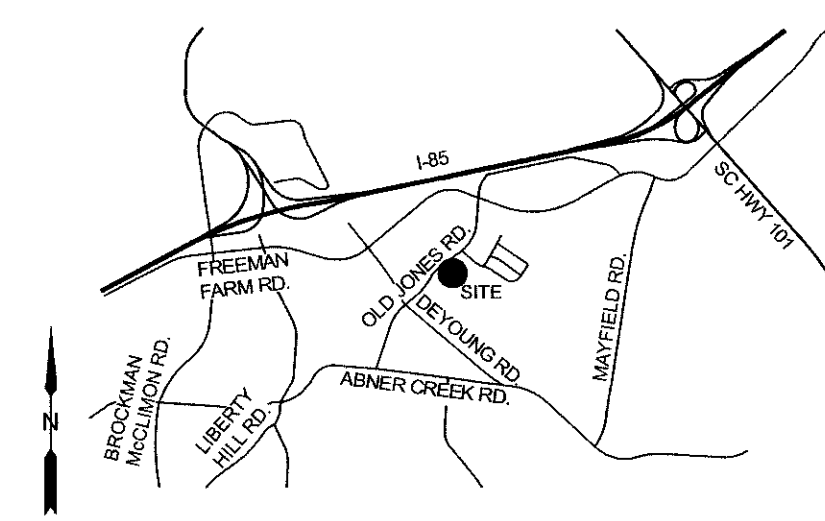
LINE TABLE		
LINE	BEARING	DISTANCE
L29	S 35°03'44" W	42.00'
L30	S 35°03'44" W	42.00'
L31	S 35°03'44" W	42.00'
L32	S 35°03'44" W	42.00'
L33	S 35°03'44" W	42.00'
L34	S 35°03'44" W	42.00'
L35	S 35°03'44" W	42.00'
L36	S 35°03'44" W	48.02'
L37	N 35°03'44" E	82.73'
L38	N 35°03'44" E	42.09'
L39	N 35°03'44" E	42.09'
L40	N 35°03'44" E	42.09'
L41	N 35°03'44" E	42.09'
L42	N 35°03'44" E	42.09'
L43	N 35°03'44" E	42.09'
L44	N 35°03'44" E	42.09'
L45	N 35°03'44" E	66.83'
L46	N 70°13'54" W	34.68'
L47	N 72°05'21" W	42.00'
L48	N 72°05'21" W	42.00'
L49	N 70°42'08" W	51.14'
L50	N 60°42'06" W	63.69'
L51	N 48°55'10" W	59.42'
L52	S 44°40'46" E	8.36'
L53	S 72°05'21" E	24.03'
L54	S 72°05'21" E	28.39'
L55	S 58°45'37" E	3.36'
L56	S 44°40'46" E	29.19'

LINE	BEARING	DISTANCE
L57	N 87°49'50" E	31.93'
L58	N 10°02'43" W	28.57'
L59	S 84°11'40" E	19.01'
L60	S 84°11'40" E	8.94'
L61	S 01°15'11" W	43.34'
L62	S 80°40'23" W	36.38'
L63	N 04°48'31" W	39.93'
L64	S 88°44'49" E	29.03'
L65	S 37°29'21" E	34.42'
L66	S 85°11'29" W	33.36'
L67	S 35°03'44" W	45.64'
L68	S 35°03'44" W	42.00'
L69	S 35°03'44" W	42.00'
L70	S 35°03'44" W	42.00'
L71	S 35°03'44" W	42.00'
L72	S 35°03'44" W	42.00'
L73	S 35°03'44" W	66.83'
L74	N 35°03'44" E	56.92'
L75	N 35°03'44" E	42.00'
L76	N 35°03'44" E	42.00'
L77	N 35°03'44" E	42.00'
L78	N 35°03'44" E	42.00'
L79	N 35°03'44" E	42.00'
L80	N 35°03'44" E	57.55'
L81	S 32°32'23" E	35.30'
L82	N 05°58'15" E	23.83'
L83	N 31°14'22" E	44.00' (TIE)

SCALE: 1" = 60'
0 60 120 180

HORIZON
SURVEYING LLC
PO BOX 51103
PIEDMONT, SC 29673
864-505-3048 www.horizonsurveying.com

LEGEND	
⊙ IRON PIN FOUND	↓ GUY ANCHOR
⊙ REBAR SET W/ CAP	⊙ LIGHT POLE
⊙ NAIL FOUND	⊙ STORM DRAIN MANHOLE
⊙ MAG NAIL SET	⊙ SAN SEWER MANHOLE
⊙ CATV PEDESTAL	⊙ TELEPHONE PEDESTAL
⊙ CLEAN OUT	⊙ UTILITY POLE
⊙ DROP INLET	⊙ WATER METER
⊙ ELECTRIC METER	⊙ WATER VALVE
⊙ ELEC. TRANSFORMER	— FENCE LINE
⊙ FIRE HYDRANT	— OVERHEAD ELECTRIC
⊙ GAS METER	— SS SAN SEWER LINE
⊙ GAS VALVE	— SEWER FORCE MAIN
⊙ GUY ANCHOR	— SD STORM DRAIN LINE



LOCATION MAP NOT TO SCALE
CERTIFICATE OF ACCURACY

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

HORIZON SURVEYING LLC
No. 4933
DATE 4/2/2024
ROONEY K. SEYMORE, PLS
SC REG. NO. 29511

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN, OR INDICATED ON SAID PLAN."

NAME: [Signature]
TITLE: [Signature]
DATE: 4-3-24
NAME: [Signature]
TITLE: [Signature]
DATE: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF GREER WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GREER, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SPARTANBURG COUNTY REGISTER OF DEEDS."

DATE 4/3/24
[Signature]
AUTHORIZED REPRESENTATIVE AS DESIGNATED
CITY OF GREER PLANNING COMMISSION

SURVEYOR'S NOTES

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS OF WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
- 2) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON SC GRID NORTH, NAD 83 (2011) USING GNSS OBSERVATIONS AND SC RTN. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASURED DISTANCES. (SCALE FACTOR = 1.0)
- 4) REFERENCE PLAT TITLED: "BOUNDARY SURVEY FOR ALVIN AND MADINE DONAHUE," PREPARED BY FREELAND & ASSOCIATES, INC., DATED DECEMBER 21, 2020, RECORDED IN PLAT BOOK 178, PAGE 849, OFFICE OF REGISTER OF DEEDS, SPARTANBURG COUNTY, SC.
- 5) REFERENCE PLAT TITLED: "RECOMBINATION SURVEY FOR INDIGO BLUE INVESTMENTS, LLC," PREPARED BY FREELAND & ASSOCIATES, INC., DATED JANUARY 1, 2022, RECORDED IN PLAT BOOK 181, PAGE 262, OFFICE OF REGISTER OF DEEDS, SPARTANBURG COUNTY, SC.
- 6) RIGHT OF WAY INFORMATION FOR OLD JONES ROAD IS CURRENTLY PRESCRIPTIVE (DITCH TO DITCH) FOR SPARTANBURG COUNTY. R/W LINES SHOWN ON THIS PLAN ARE DEPICTED 25' FROM THE ROADWAY CENTER LINE AS LOCATED AT THE TIME OF THIS SURVEY. THE PORTION OF THIS PROPERTY THAT IS CURRENTLY LOCATED WITHIN THIS AREA IS TO BE DEDICATED TO THE CITY OF GREER PRIOR TO FURTHER DEVELOPMENT.
- 7) ALL IRON PINS SET ARE 1/2" REBAR WITH CAP UNLESS NOTED OTHERWISE.
- 8) GRAVITY SEWER PROVIDER IS CPW.
- 9) PUBLIC WATER PROVIDER IS GREER CPW.
- 10) THERE IS NO SPECIAL FLOOD HAZARD AREA ON THE PROPERTY PER FEMA FIRM #4505030218D.

STATE OF SOUTH CAROLINA
CITY OF GREER - SPARTANBURG COUNTY

FINAL PLAT FOR:
DONAHUE HILL

IBI/O OLD JONES LLC
220 N. MAIN STREET STE #500
GREENVILLE, SC 29601
OWNER

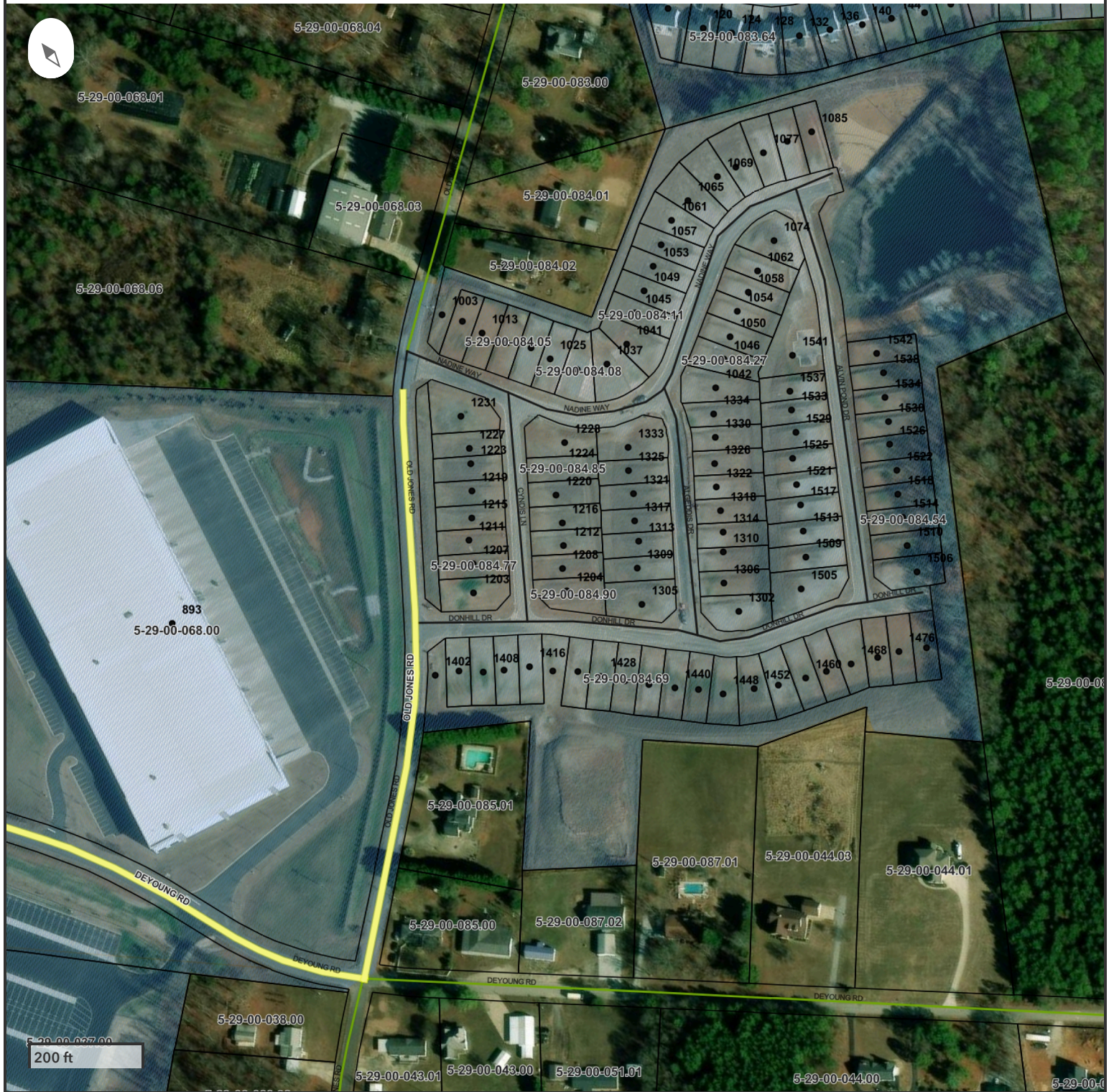
HORIZON SURVEYING LLC
PO BOX 51103
PIEDMONT, SC 29673
SURVEYOR

CURRENT TMS# 5-29-00-087.00, 5-29-00-84.00, & 5-29-00-087.03
SITE ADDRESS: 873 OLD JONES RD.
GREER, SC 29651
No. OF ACRES: 23.92 AC ±
No. OF LOTS: 95
CURRENT ZONING: R-10 (CLUSTER)
MILES OF NEW ROAD: 0.65

JOB NUMBER: H231051
FIELD CREW: RS, MO, SM
DRAWN BY: RKS
DATE OF SURVEY: 2/20/2023
LAST REVISED: 2/26/2024
REF. DEEDS: 142-C, p. 408; 137-Q, p. 233; 137-B, p. 252; 136-Z, p. 204-209; 136-Z, p. 230-244, & 136-Y, p. 918



Donahue Hills



Microsoft | Vantor

Addresses Parcels



Streets
City Owned Streets



Streets: Greenville County

- MUNICIPAL ROAD
- COUNTY ROAD
- STATE ROAD
- US HIGHWAY
- INTERSTATE HIGHWAY
- SUBDIVISION (ROAD NUMBER NOT ASSIGNED)
- PRIVATE DRIVE (NOT COUNTY MAINTAINED)

Streets: Spartanburg County

- GREER
- COUNTY
- SCDOT
- PRIVATE
- GSP

Planning Data City Boundaries
GSP Environs Greer City Boundary





Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution Number 11-2026
A RESOLUTION TO ACCEPT CHARTWELL ESTATES SUBDIVISION
STREETS, NAMELY CHARTWELL DRIVE INTO THE CITY OF GREER
STREET SYSTEM (Action Required)
David Buchanan, EIT | Civil Engineer

Date: April 14, 2026

CC:

Summary:

Attachments:

1. Res 11-2026 Chartwell Estate - Street Acceptance - Chartwell Drive
2. Res 11-2026 Chartwell Estates - Road Dedication Form
3. Res 11-2026 Chartwell Estates - Road Acceptance Exhibit
4. Res 11-2026 Chartwell Estates - GIS
5. Res 11-2026 Chartwell Drive - Roadway Image

RESOLUTION NUMBER 11 – 2026

**A RESOLUTION TO ACCEPT CHARTWELL ESTATES
SUBDIVISION STREETS, NAMELY CHARTWELL DRIVE INTO
THE CITY OF GREER STREET SYSTEM**

WHEREAS, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

WHEREAS, the lots within the subdivision shall be built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 14th day of April, 2026 that the certain streets within **Chartwell Estates** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

CHARTWELL DRIVE from its intersection with Gibbs Shoals Road to its end at the intersection with Chartwell Gate and Marshland Lane, a length of approximately 5,160 feet with a right-of-way width of 44 feet.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: _____

**STATEMENT OF DEDICATION AND TRANSFER OF
STREETS AND ROADS TO THE CITY OF GREER
FOR PUBLIC USE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF**

We, the undersigned, do hereby state that we are duly authorized officers of and that said corporation is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named Chartwell Estates, as shown on a plat which is on file in the office of the Planning Commission of City of Greer, and which upon approval by said Commission will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the corporation freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien or encumbrance, except:

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this 6 day of March, 2026

Signed, Sealed and Delivered
in the presence of:

Madisen Willis
Madisen Willis

Chartwell Estates (SEAL)
Name of Corporation

By: Angie Paden

And Angie Paden

PROBATE

**STATE OF SOUTH CAROLINA
COUNTY OF**

PERSONALLY appeared before me Angie Paden who being first duly sworn, deposes and says that (s)he saw the within named Chartwell Estates, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Chartwell Estates witnessed the execution thereof.

SWORN to before me this 10th day of March, 2026

Kim Caviron (L.S.)
Notary Public for South Carolina

My Commission Expires: 3/7/2033





Streets
City Owned Streets



Streets: Greenville County

- MUNICIPAL ROAD
- COUNTY ROAD
- STATE ROAD
- US HIGHWAY
- INTERSTATE HIGHWAY
- SUBDIVISION (ROAD NUMBER NOT ASSIGNED)
- PRIVATE DRIVE (NOT COUNTY MAINTAINED)

Streets: Spartanburg County

- GREER
- COUNTY
- SCDOT
- PRIVATE
- GSP

Planning Data City Boundaries
GSP Environs Greer City Boundary





Chartwell Estates - Road Acceptance



City of Greenville | Esri | HERE | Garmin | GeoTechnologies, Inc. | USGS | EPA

Parcels



Streets
City Owned Streets



Streets: Greenville County

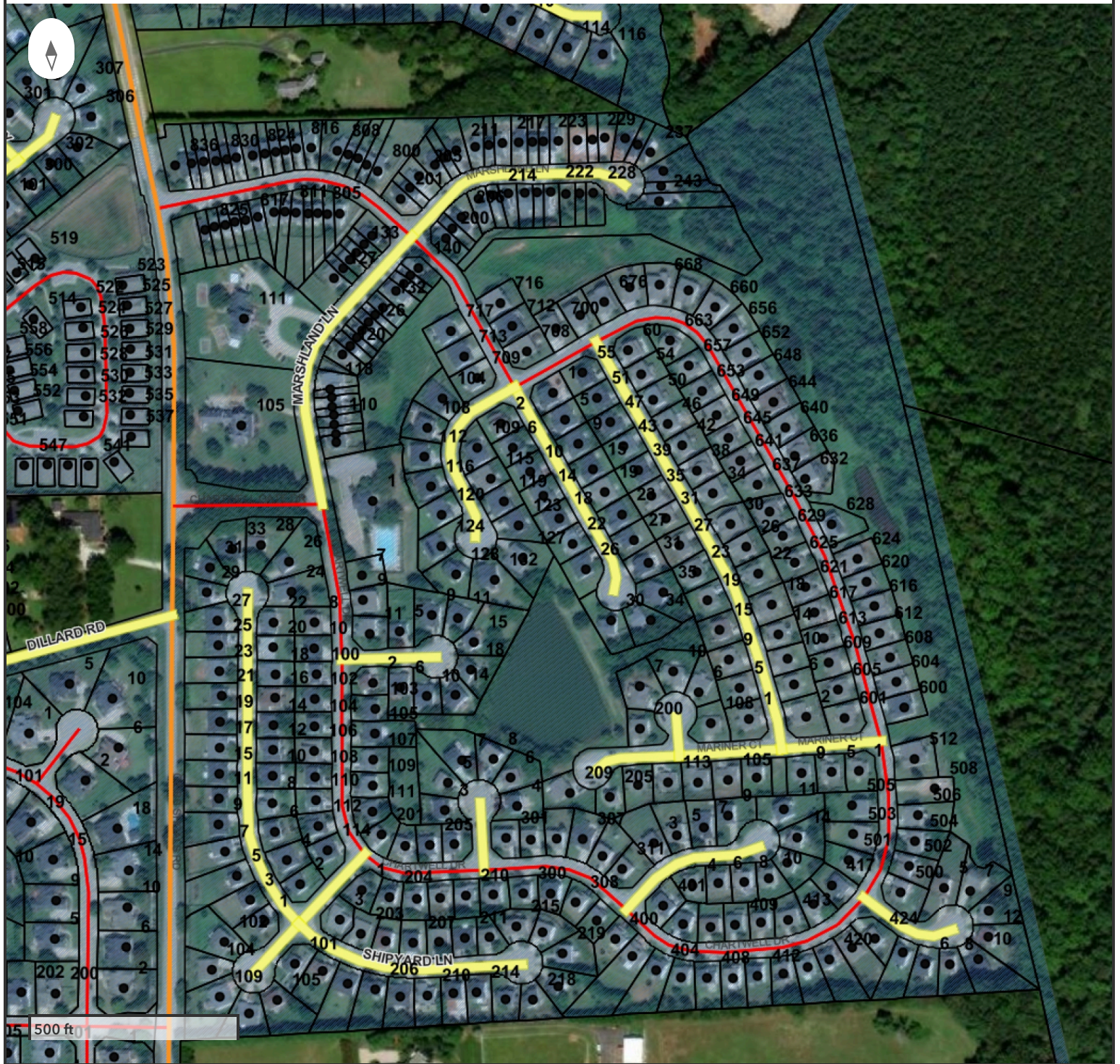
- MUNICIPAL ROAD
- COUNTY ROAD
- STATE ROAD
- US HIGHWAY
- INTERSTATE HIGHWAY
- SUBDIVISION (ROAD NUMBER NOT ASSIGNED)
- PRIVATE DRIVE (NOT COUNTY MAINTAINED)

Streets: Spartanburg County

- GREER
- COUNTY
- SCDOT
- PRIVATE
- GSP

Planning Data City Boundaries
GSP Environs Greer City Boundary





Vantor

Addresses Parcels



Streets
City Owned Streets



Streets: Greenville County

- MUNICIPAL ROAD
- COUNTY ROAD
- STATE ROAD
- US HIGHWAY
- INTERSTATE HIGHWAY
- SUBDIVISION (ROAD NUMBER NOT ASSIGNED)
- PRIVATE DRIVE (NOT COUNTY MAINTAINED)

Streets: Spartanburg County

- GREER
- COUNTY
- SCDOT
- PRIVATE
- GSP

Planning Data City Boundaries
GSP Environs Greer City Boundary





Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution 12-2026
A RESOLUTION TO NAME THE CITY OF GREER'S MUNICIPAL
COURTROOM THE "HENRY J. MIMS COURTROOM" (Action Required)
Andy Merriman | City Administrator

Date: April 14, 2026

CC:

Summary:

Attachments:

1. Res 12-2026 Renaming Courtroom Henry J Mims Courtroom

RESOLUTION NUMBER 12-2026

**A RESOLUTION TO NAME THE CITY OF GREER'S MUNICIPAL COURTROOM THE
"HENRY J. MIMS COURTROOM"**

WHEREAS, The City of Greer recognizes the importance of honoring individuals who have demonstrated exemplary service to the administration of justice; and

WHEREAS, Judge Henry J. Mims served with distinction as the Chief Municipal Judge for 32 years, from 1994 to 2026; and

WHEREAS, during his tenure, Judge Mims was widely respected for his integrity, fairness, legal acumen, and unwavering commitment to upholding the rule of law; and

WHEREAS, with his deep respect for the judicial system, Judge Mims has positively impacted the legal community and the citizens he has faithfully served; and

WHEREAS, Judge Mims served as a mentor and role model to members of the legal profession and inspired a legacy of professionalism and public service.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, in Council assembled, that the City of Greer's Municipal Courtroom be named the **"Henry J. Mims Courtroom."**

This resolution shall be effective upon approval by the Council of the City of Greer.

DONE AND RATIFIED this 14th day, of April 2026.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: April 14, 2026

Memorandum

To: City Council

From:

Subject: 2026 Accommodations Tax Grant Recommendations
On behalf of the Accommodation Tax Committee, we respectfully forward the attached recommendations for the use of A-TAX funds from fiscal year ending June 30, 2025, to Greer City Council. (Action Required)
Christopher Kline, CPA, CFE | Finance Director

Date: April 14, 2026

CC:

Summary:

Attachments:

1. 2026 Accommodations Tax Grant Recommendations - Greer City Council

2026 Accommodations Tax Grant Recommendations

On behalf of the Accommodation Tax Committee, we respectfully forward the following recommendations for the use of A-TAX funds from fiscal year ending June 30, 2025, to Greer City Council.

The Committee responsibly reviewed all applications submitted and based the recommendations on the following criteria:

- Economic impact to City's Hospitality and Accommodation industries
- Attendance of out-of-town guests (outside 50-mile radius of Greer)
- Culturally enriched events
- Sales and marketing plans to target out-of-town guests
- Promoting and marketing the culture and life of the City of Greer

Programming Grants - \$200,316.65 available to Grant

Organization	Project / Event	Amount Requested	Amount Recommended
Greer Farmers Market	Greer Farmers Market	\$24,000.00	\$20,000.00
Greer Heritage Museum	Main Gallery New Exhibits and Upgrades	\$36,284.00	\$30,000.00
Greer Parks, Recreation and Tourism	Greer Diamond Invitational at Stevens Field	\$6,000.00	\$6,000.00
Greer Parks, Recreation and Tourism	Christmas 7s Rugby Tournament – 2026	\$8,572.50	\$8,572.00
South Carolina Charities, Inc.	BMW Charity Pro – AM ParTee on Trade	\$25,000.00	\$25,000.00
Greer Parks, Recreation and Tourism	Dia de Los Muertos Festival	\$10,875.00	\$10,875.00
Any Given Supper in Partnership with White Wine & Butter	Jubilee: A Food, Wine & Culture Festival Regional Tourism Campaign	\$85,000.00	\$15,000.00

Organization	Project / Event	Amount Requested	Amount Recommended
Greer Parks, Recreation and Tourism	Mural Public Art	\$30,000.00	\$0.00
Greer Chamber of Commerce	Greer Arts & Eats Festival	\$40,000.00	\$40,000.00
Greer Parks, Recreation and Tourism	International Festival	\$4,406.25	\$4,406.25
Greer Parks, Recreation and Tourism	Freedom Blast	\$20,437.50	\$20,437.50
BMW Car Club of America	The Ultimate Driving Museum 2026 Exhibition	\$30,000.00	\$0.00
Foothills Philharmonic	Classically Casual Concert Season 2026 – 2027	\$11,000.00	\$2,000.00

Advertising Grants - \$121,629.90 available to Grant

Organization	Project / Event	Amount Requested	Amount Recommended
Greer Farmers Market	Greer Farmers Market Regional Tourism	\$5,100.00	\$5,100.00
Greer Heritage Museum	Post and Courier Travel Guide Ad	\$1,056.00	\$1,056.00
Greer Heritage Museum	New Exhibit Promotion	\$9,700.00	\$9,700.00
Greer Parks, Recreation and Tourism	Discover Greer Website Redesign	\$35,000.00	\$20,000.00
Greer Parks, Recreation and Tourism	2027 Discover SC SC Vacation Guide Ad	\$11,000.00	\$11,000.00

Organization	Project / Event	Amount Requested	Amount Recommended
South Carolina Charities, Inc.	BMW Charity Pro-Am Golf Channel Coverage	\$40,000.00	\$0.00
Any Given Supper in Partnership with White Wine & Butter	Jubilee: A Food, Wine & Culture Festival Regional Tourism Campaign	\$25,000.00	\$10,000.00
Greer Parks Recreation and Tourism	Dia de Los Muertos Festival	\$3,375.00	\$3,375.00
Greer Cultural Arts Council	Greer Children's Theatre	\$3,375.00	\$3,375.00
Greer Chamber of Commerce	Greer Arts & Eats Festival	\$60,000.00	\$49,323.90
Greer Parks Recreation and Tourism	Freedom Blast	\$4,725.00	\$4,725.00
Greer Parks Recreation and Tourism	International Festival	\$3,975.00	\$3,975.00
BMW Car of America	The Ultimate Driving Museum 2026-2027 Ad Campaign	\$20,000.00	\$0.00