



AGENDA
Greer City Council

June 9, 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

Public Hearing

1. CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2026 – 2027
AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY OF
GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS THEREFORE,
LEVYING TAXES, AND TO PROVIDE FOR AN EFFECTIVE DATE.

Invocation and Pledge of Allegiance

Councilman Wryley Bettis

1. 2026 Council Invocation Schedule

Public Forum

Minutes of Council Meeting

1. May 21, 2026 Council Workshop Meeting Minutes (Action Required)
2. May 26, 2026 Council Meeting Minutes (Action Required)

Special Recognition

1. Batten Disease Awareness Day

Petitioner

1. Lewis Vaughn would like to speak before Council regarding the proposed budget and other items.

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Board of Zoning Appeals
District 1 Emily Tsesmeloglou's term will expire 6/30/2026
District 3 Nick Uva's term will expire 6/30/2026
District 6 Steve Griffin's term will expire 6/30/2026 (Action Required)
2. Greenville-Spartanburg International Airport Environs Planning Commission
Spartanburg County Representative Miles Nason's term will expire 6/30/2026
(Action Required)

Old Business

1. Second and Final Reading of Ordinance Number 14-2026
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY TSANALI PROPERTY LLC LOCATED AT 3062 EAST GAP CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF OFFICE PROFESSIONAL (OP) FOR SAID PROPERTY (Action Required)
2. Second and Final Reading of Ordinance Number 15-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY TSANALI PROPERTY LLC LOCATED ON EAST GAP CREEK ROAD FROM DESIGN REVIEW DISTRICT (DRD) TO OFFICE PROFESSIONAL (OP) (Action Required)
3. Second and Final Reading of Ordinance Number 16-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JERMIN FUENTES LOCATED AT 111 ALBERT STREET FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN) AND REMOVE THE DOWNTOWN ENTRYWAY OVERLAY (Action Required)
4. Second and Final Reading of Ordinance Number 18-2026
CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2026 – 2027
AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY OF GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS THEREFORE, LEVYING TAXES, AND TO PROVIDE FOR AN EFFECTIVE DATE. (Action Required)

New Business

1. First Reading of Ordinance Number 19-2026
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY 199 LLC LOCATED ON FREEMAN FARM ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTIES (Action Required)
Ashley Kaade, AICP | Planning Manager
2. First and Final Reading of Resolution Number 14-2026
A RESOLUTION TO ADOPT THE GREENVILLE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION AND RESILIENCY PLAN (Action Required)

Link to plan: <https://aptg.co/Q0bz4j>

Catrina Woodruff | Assistant City Administrator, Finance & Administration

Executive Session

Council may take action on matters discussed in executive session.

1. Contractual Matter

Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to the Sports and Events Center, as allowed by State Statute Section 30-4-70(a)(2).

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.

NOTICE

Pursuant to Section 6-1-80 of the South Carolina Code of Laws, as amended, public notice is hereby given that the Greer City Council will hold a public hearing on the municipal budget for the 2026 – 2027 fiscal year as follows:

**June 09, 2026
6:30 P.M.
Council Chambers at Greer City Hall
301 E. Poinsett Street**

Included below is General Fund, Debt Service Fund, and Infrastructure & Paving Fund.

Current Fiscal Year Revenue	Projected Revenue for 2026 – 2027	% Change in Revenue	Current Fiscal Year Millage
<u>\$66,395,484</u>	<u>\$69,715,234</u>	<u>5.00%</u>	<u>111.0 Mills</u>
			\$35,937,917

Current Fiscal Year Expenditures	Projected Expenditures for 2026 – 2027	% Change Expenditures	Millage For 2026 – 2027
<u>\$66,395,484</u>	<u>\$69,715,234</u>	<u>5.00%</u>	<u>111.0 Mills</u>
			\$37,141,181

Run one time May 24, 2026. (At minimum, 2 Column Ad)

**Bill to: City of Greer
301 E. Poinsett Street
Greer, SC 29651**

**Please include a tear sheet of the ad or an affidavit that the ad was run for our auditors.
Thanks.**



**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 WORKSHOP MEETING of GREER CITY COUNCIL May 21, 2026

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

Call to Order of the Workshop Meeting

Mayor Rick Danner – 12:00 P.M.

The following members of Council were in attendance: Jay Arrowood, Karuiam 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, Chris Kline, Finance Director, Sophia Santagata, Communications Intern, Ann Cunningham, Director of Parks, Recreation and Tourism, Red Watson, Assistant Director of Parks, Recreation and Tourism, Alicia Williamson, Director of Human Resources, Jim Ridgill, Director of Information Technology, Alex Cahill, Director of Planning and Development, Sam Dobson, Chief Building Official and Ashley Kaade, Planning Manager.

Subject: Budget Workshop FY 2026-2027

Andy Merriman, City Administrator spoke briefly and introduced Ann Cunningham, Director of Parks, Recreation and Tourism.

Parks, Recreation and Tourism

Mrs. Cunningham provided department organizational information, a five year overview of revenue and expenditures, fiscal year 2025-2026 Highlights, Athletics Division highlights, Recreation Division highlights, Athletics and Recreation program participation, Events Division highlights, Cultural Arts & Events attendance information, Tourism Division highlights, and Greer Golf highlights. She provided information on activities with activity tracker information and department wide accomplishments. She then discussed budget requests and future projects. (presentation attached)

A recess was taken at 1:22 and the meeting was reconvened at 1:35.

Internal Services

Catrina Woodruff, Assistant City Administrator provided information on internal services (Finance, Human Resources, Information Technology, Fleet Management, Risk Management, Procurement and Grants. (presentation attached)

Planning and Development

Alex Cahill, Director of Planning and Development provided information on the Planning Division, Compliance Division, Building Division and the Administrative Division. He discussed the UDO (Unified

Development Ordinance) Adoption, the Comprehensive Plan Adoption and the Code Cycle Implementation. He shared Development & Compliance Activity, Strategic Initiatives, Community Engagement and Customer Service, and Operational Improvements followed by budget information. He also shared historical and comparative population information and population projections along with opportunities and challenges. (presentation attached)

Information was also provided on citywide staffing.

Discussion was held throughout the meeting.

Adjourned – There being no further business, the workshop meeting was adjourned at 3:22 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: June 9, 2026 _____

Notifications: Agenda posted in City Hall and email notifications sent Monday, May 18, 2026.

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL May 26, 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, Michelle Willis, Communications Director and various other staff and media.

Invocation and Pledge of Allegiance

Councilman Charles Lander

Public Forum

Elizabeth Pitman, 15 Hidden Springs Lane spoke in opposition to Ordinance Number 17-2026 (Blue Ridge Plantation)

Roy Zielinski, 10 Hidden Springs Lane spoke in opposition to Ordinance Number 17-2026 (Blue Ridge Plantation)

Susan Gagne, 7 Hidden Springs Lane spoke in opposition to Ordinance Number 17-2026 (Blue Ridge Plantation)

Donna Zielinski, 10 Hidden Springs Lane spoke in opposition to Ordinance Number 17-2026 (Blue Ridge Plantation)

Minutes of the Council Meeting

May 12, 2026 (Council Workshop)

ACTION – Councilman Paul Lamb made a motion that the minutes of May 12, 2026 (Workshop), be received as written. Councilman Wryley Bettis seconded the motion.

VOTE - Motion carried 7-0.

May 12, 2026 (Council Regular Session)

ACTION – Councilman Paul Lamb made a motion that the minutes of May 12, 2026 (Regular Session), be received as written. Councilman Wryley Bettis seconded the motion.

VOTE - Motion carried 7-0.

May 14, 2026 (Council Workshop)

ACTION – Councilman Paul Lamb made a motion that the minutes of May 14, 2026 (Workshop), be received as written. Councilman Wryley Bettis seconded the motion.

VOTE - Motion carried 7-0.

Special Recognition

Certificate of Appreciation (Retirement) – Scott Thompkins

Scott Thompkins was recognized upon his retirement for 29 years of dedicated service to the City of Greer. Scott Thompkins served in the Fire Department from July 1996 to November 2010 and August 2011 to June 2026. Mr. Thompkins was presented with a Certificate of Appreciation and a gift in appreciation of his service.

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 April 2026 were included in the packet for informational purposes.

Finance

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

General Fund Cash Balance: \$27,076,366.

Revenue: \$50,590,757.

Total Expenditures: \$46,523,940.

Total Percentage: 1% under Budget

Revenue Benchmark Variance: \$3,270,729.

Expenditure Benchmark Variance: \$(2,513,340.)

Overall Benchmark Variance: \$757,389.

Hospitality Fund Cash Balance: \$2,699,592.

Storm Water Fund Cash Balance: \$4,453,240.

Discussion held.

Andy Merriman, City Administrator, presented the following:

Planning & Development Department

Greer is constantly growing, and the Planning & Development Department believes that you should be not only informed of but involved in that process. We are proud to announce the launch of the Building Greer Together Dashboard, our new public-facing dashboard intended to give residents, business owners, developers, community partners, and other stakeholders a real-time look at rezonings, annexations, and other development types across our city.

ParTee on Trade

One of this year's kickoff events for the 26th annual BMW Charity Pro-Am is happening right here on Trade Street on Sunday, May 31, from 11 a.m. to 3 p.m.! Enjoy a day of live music, food trucks, vendors, a kids zone, and more as we get ready for a week of golf and charity.

Greer Farmers Market

Come out to the Greer Farmers Market this Sunday, May 31, 2026, from 11 a.m. to 2 p.m. at Greer City Park. Happening alongside the ParTee on Trade, this event will feature regional farmers, bakers, makers, live music, and food vendors.

Councilman Jay Arrowood requested an update on Kids Planet.

Mike Sell, Deputy City Administrator stated currently sod is being brought in for completion, there is fencing to be completed, and we need to finish the irrigation. We hope to have those items completed by the end of next week.

Appointments to Boards and Commissions

Board of Architectural Review

Linda Wood's term will expire June 30, 2026.

ACTION – Councilman Paul Lamb nominated Linda Wood for reappointment to the Board of Architectural Review. Councilman Karuam Booker seconded the motion.

VOTE – Motion carried 7-0.

Betsy Potter's term will expire June 30, 2026.

ACTION – Councilman Jay Arrowood nominated Betsy Potter for reappointment to the Board of Architectural Review. Councilman Karuam Booker seconded the motion.

VOTE – Motion carried 7-0.

Board of Zoning Appeals

District 1 Emily Tsesseloglou's term will expire June 30, 2026.

No nomination was made.

District 3 Nick Uva's term will expire June 30, 2026.

No nomination was made.

District 6 Steve Griffin's term will expire June 30, 2026.

No nomination was made.

Greenville-Spartanburg International Airport Environs Planning Commission

Spartanburg County Representative Miles Nason's term will expire June 30, 2026.

No nomination was made.

NEW BUSINESS

First and Final Reading of Resolution Number 13-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREER, SOUTH CAROLINA, ADOPTING THE CITY OF GREER HOUSING ASSESSMENT AND STRATEGY REPORT AND ENDORSING THE STRATEGIC RECOMMENDATIONS CONTAINED THEREIN.

Mayor Danner stated Resolution Number 13-2026 will be held over until the first meeting in July.

First Reading of Ordinance Number 15-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY TSANALI PROPERTY LLC LOCATED ON EAST GAP CREEK ROAD FROM DESIGN REVIEW DISTRICT (DRD) TO OFFICE PROFESSIONAL (OP)

Ashley Kaade, Planning Manager presented the request. She stated staff recommended approval. The Planning Commission held a public Hearing May 18, 2026 and recommended approval.

ACTION – Councilman Jay Arrowood made a motion to receive First Reading of Ordinance Number 15-2026. Councilman Paul Lamb seconded the motion.

Discussion held. Neither the owner nor a representative was present.

VOTE – Motion carried 6-1 with Councilman Karuam Booker voting in opposition.

First Reading of Ordinance Number 16-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JERMIN FUENTES LOCATED AT 111 ALBERT STREET FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN) AND REMOVE THE DOWNTOWN ENTRYWAY OVERLAY

Ashley Kaade, Planning Manager presented the request. She stated staff recommended approval. The Planning Commission held a public Hearing May 18, 2026 and recommended approval.

ACTION – Councilman Jay Arrowood made a motion to receive First Reading of Ordinance Number 16-2026. Councilman Paul Lamb seconded the motion.

Discussion held. A representative was present but did not speak.

VOTE – Motion carried 7-0.

First Reading of Ordinance Number 17-2026

AN ORDINANCE APPROVING A MAJOR CHANGE TO A PLANNED DEVELOPMENT (PD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER RELATED TO THE BLUE RIDGE PLANTATION DEVELOPMENT

Ashley Kaade, Planning Manager presented the request. She stated staff recommended denial. The Planning Commission held a public Hearing May 18, 2026 and recommended denial.

ACTION – Councilman Wryley Bettis made a motion to receive First Reading of Ordinance Number 17-2026. Councilman Paul Lamb seconded the motion.

Discussion held. A representative Josh Baker, Civil Engineer, Gray Engineering spoke. Police Chief Matt Hamby spoke.

VOTE – Motion failed 0-7.

Mayor Danner announced a recess at 7:56 – Council reconvened at 8:08

First Reading of Ordinance Number 18-2026

CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2026 – 2027

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY OF GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS THEREFORE, LEVYING TAXES, AND TO PROVIDE FOR AN EFFECTIVE DATE.

Andy Merriman, City Administrator presented the request.

ACTION – Councilman Jay Arrowood made a motion to receive First Reading of Ordinance Number 18-2026. Councilman Paul Lamb seconded the motion.

Discussion held.

ACTION – Councilman Wryley Bettis made a motion to amend First Reading of Ordinance Number 18-2026 by asking the city administrator to find 2 mils in the existing budget to lower millage by 2 mils. Councilman Charles Lander seconded the motion.

Discussion held.

VOTE – Motion failed 3-4 with Councilmembers Arrowood, Booker, Hopper and Danner voting in opposition.

ACTION – Councilman Mark Hopper moved to approve the budget for first reading as presented.

ACTION – Councilman Jay Arrowood made a motion to amend First Reading of Ordinance Number 18-2026 to increase the stormwater fund by \$1.00 per ERU and earmark it for mechanization. Councilman Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion failed 2-5 with Councilmembers Booker, Hopper, Lander, Lamb and Danner voting in opposition.

ACTION – Councilman Jay Arrowood made a motion to amend First Reading of Ordinance Number 18-2026 to freeze all new funds related to technology, in the departments that collect data funds would be frozen in the 2026-2027 Budget until council approves the use of the funds. Councilman Wryley Bettis seconded the motion.

Discussion held. Councilman Lamb asked Mayor Danner to rule this discussion (data gathering/use/storage) is not germane to the budget.

VOTE – Motion failed 1-6 with Councilmembers Booker, Hopper, Lander, Bettis, Lamb and Danner voting in opposition.

ACTION - Councilman Lamb made a motion to move to the previous question.

ACTION – Councilman Charles Lander made a motion to amend First Reading of Ordinance Number 18-2026 to ask the city administrator to find saving for 1 mil reduction of taxes. Councilman Wryley Bettis seconded the motion.

Discussion held.

VOTE – Motion failed 3-4 with Councilmembers Arrowood, Booker, Hopper and Danner voting in opposition.

(Original Motion) ACTION – Councilman Jay Arrowood made a motion to receive First Reading of Ordinance Number 18-2026. Councilman Paul Lamb seconded the motion.

Discussion held.

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

Executive Session

There were no items for Executive Session.

Adjourn

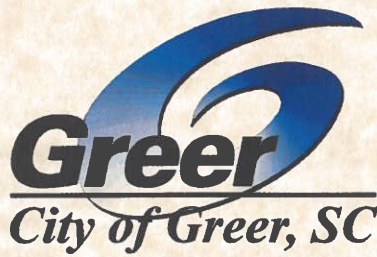
There being no further business, the meeting was adjourned at 10:04 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: June 9, 2026 _____

Notifications: Agenda posted in City Hall and email notifications sent Friday, May 22, 2026.



PROCLAMATION

Mayor Rick Danner and Greer City Council recognize

Batten Disease Awareness Day

WHEREAS, BDSRA (Batten Disease Support, Research, & Advocacy) Foundation is observing June 9, 2026, as Batten Disease Awareness Day to educate the public globally about this ultra rare genetic disorder; and

WHEREAS, Approximately 14,000 people around the world are living with Batten Disease and 2 to 4 in every 100,000 births is diagnosed with one of the 13 known forms of Batten Disease, it is still relatively unknown to the public; and

WHEREAS, Batten Disease is a heritable disorder, requiring both parents to carry the defective gene, there are significantly more (known and unknown) unaffected siblings who are carriers; and

WHEREAS, Batten Disease essentially affects all populations equally, regardless of race, ethnicity, or gender; and

WHEREAS, Symptoms of this fatal disease typically include vision loss leading to blindness, the inability to walk, talk, or swallow, often requiring surgical insertion of a g-tube for nourishment, personality and behavioral changes, frequent seizures, intellectual decline, disruption and loss of speech, dementia, and other debilitating ailments; and

WHEREAS, The disorder currently has few treatment options available and clinical trials and research endeavors have been significantly delayed or stopped altogether due to the current landscape of the biotech industry; and

WHEREAS, Much remains to be done in raising public awareness of Batten Disease to help promote early diagnosis, carrier testing, proper management and treatment, and support for research.

NOW, THEREFORE, I, Rick Danner, Mayor of the City of Greer, and Greer City Council, do hereby proclaim June 9, 2026 as "Batten Disease Awareness Day" in the City of Greer, South Carolina, and on behalf of City Council, encourage all citizens to learn more about Batten Disease, support those impacted, and join the efforts to increase awareness and find a cure.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
AND CAUSED THIS SEAL TO BE AFFIXED



A handwritten signature in blue ink, reading 'Rick Danner', is written over a horizontal line.

RICHARD W. DANNER
MAYOR

9th day of June 2026



CITY OF GREER BOARD OF ZONING APPEALS

Three Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Emily Tsesseloglou	5/23/2023	June 30, 2026	
	111 Westfield Avenue, 29651	5/26/2020	June 30, 2023	
	Cell 864-630-0630	10/9/2018	June 30, 2020	
	Email Emily.tses@gmail.com			
DISTRICT 2	Dawn Akerman ZaBelle	1/13/26	June 30, 2027	
	123 Morningside Drive, 29651			
	Cell Phone 850-554-0211			
	Email dawnzabelle@gmail.com			
DISTRICT 3	Nick Uva	3/25/2025	June 30, 2026	
	622 Cartmel Street, Greer 29651			
	Cell 719-304-1125			
	Email dominickuva@gmail.com			
DISTRICT 4	Mike Norris	5/28/2024	June 30, 2027	
	301 Hillside Drive	7/13/2021	June 30, 2024	
	Greer, SC 29651			
	Cell 864-569-1025			
	Email michaeldavidnorris@gmail.com			
DISTRICT 5	William Crosby	5/28/2024	June 30, 2027	
	213 North Main Street, 29650	6/8/2021	June 30, 2024	
	Cell 912-844-1920	9/22/2020	June 30, 2021	
	Business 864-887-0217			
	Email wcrosbyconsulting@gmail.com			
DISTRICT 6	Steve Griffin	5/23/2023	June 30, 2026	
	207 Brushy Meadows Dr. 29650	5/26/2020	June 30, 2023	
	Residence 877-1190	1/9/2018	June 30, 2020	
	Cell 864-901-2310			
	Email stevegriffin1@hotmail.com			
AT LARGE	Monica Y. Ragin Hughey	5/28/2024	June 30, 2027	
	111 Meritage Street, 29651	6/8/2021	June 30, 2024	
	Cell 864-907-8124	6/12/2018	June 30, 2021	
		7/14/2015	June 30, 2018	
	Email monicayragin@gmail.com			

Updated: January 14, 2026



**CITY OF GREER APPOINTEES TO THE
GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT
ENVIRONS PLANNING COMMISSION**

Two Year Terms

DATE OF APPOINTMENT TERM EXPIRES

SPARTANBURG COUNTY REPRESENTATIVE

Miles Nason	May 28, 2024	June 30, 2026
250 Faye Court	June 28, 2022	June 30, 2024
Greer, SC 29651	July 28, 2020	June 30, 2022
Cell 864-350-7054	July 24, 2018	June 30, 2020
Business 864-848-9070	July 24, 2016	June 30, 2018
E-mail miles@nasonsc.com	July 23, 2014	June 30, 2016
	July 23, 2013	June 30, 2014

GREENVILLE COUNTY REPRESENTATIVE

William A. (Andy) Burleigh	May 27, 2025	June 30, 2027
205 North Miller Street	May 23, 2023	June 30, 2025
Greer, South Carolina 29650-1929	June 8, 2021	June 30, 2023
Residence 864-848-0084	June 25, 2019	June 30, 2021
Cell 404-625-5321	June 27, 2017	June 30, 2019
E-mail andyburleigh@gmail.com	May 26, 2015	June 30, 2017
	July 23, 2013	June 30, 2015

ORDINANCE NUMBER 14-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY TSANALI PROPERTY LLC LOCATED AT 3062 EAST GAP CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF OFFICE PROFESSIONAL (OP) FOR SAID PROPERTY

WHEREAS, Tsanali Property LLC is the sole owner of a certain property located at 3062 East Gap Creek 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 Greenville County Parcel Number 0536010104101 containing approximately 0.789 +/- acre attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0351F attached hereto marked as Exhibit D; and,

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

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

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

WHEREAS, the property owner has requested that the subject property be zoned Office Professional (OP); and,

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

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

1. ANNEXATION: The 0.789 acre +/- property shown in red on the attached map owned by Tsanali Property LLC located at 3062 East Gap Creek Road as described on the attached City of Greer Map as Greenville County Parcel Number 0536010104101 is hereby annexed into the corporate city limits of the City of Greer.

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

3. ANNEXATION OF 192.14 FEET +/- OF EAST GAP CREEK ROAD ROADWAY: 192.14 feet +/- of East Gap Creek Road roadway along the edge of the annexed property owned by Tsanali Property LLC as shown in Exhibit C is hereby annexed into the corporate limits of the City of Greer.

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

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0351F.

6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #4.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

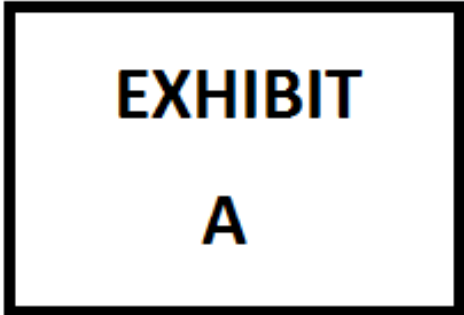
Introduced by: Councilman Wryley Bettis

First Reading: May 12, 2026

Second and
Final Reading: June 9, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney



Lanier Law Firm, LLC
113 Pelham Commons Blvd.
Greenville, SC 29615

26-133

State of South Carolina)
County of Greenville)

2026018096
DEED Book: DE 2784 Page: 0369 - 0370 2 Pgs
March 23, 2026 02:44:19 PM Cons: \$300,000.00
Rec: \$15.00 Cnty Tax: \$330.00 State Tax: \$780.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Hanney*

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **William C. Arledge** (hereinafter called "Grantor"), in consideration of **Three Hundred Thousand And No/100 Dollars** to the Grantor in hand paid at and before the sealing of these presents, by **Tsanali Property LLC** (hereinafter called "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

Tsanali Property LLC

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, being shown and designated as a portion of Lot No. 2 & a portion of Lot No. 3, containing 0.789 acres, more or less, "Caswell L. Cooper Property", upon plat made for "Thomas and Terri Thomason", dated 2/12/2003, prepared by Souther Land Surveying, and recorded in the ROD Office for Greenville County, SC in Plat Book 46-R, Page 32. Reference is hereby made to said plat for a more complete metes and bounds description thereof.

THIS being the same property conveyed to William C. Arledge by deed of The United States Department of Housing and Urban Development, a/k/a Secretary of Housing and Urban Development of Washington, D.C dated April 12, 2016 and recorded April 15, 2016 in the ROD Office for Greenville County, SC in Deed Book 2486, Page 332.

TMS: TAX MAP NO.: 0536010104101

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

Grantee's Address: 7820 Reidville Rd. Ste 100, Greer SC

Property Address: 3062 E. Gap Creek Road, Greer, SC 29651

29651

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

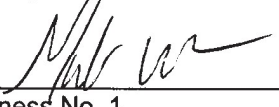
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

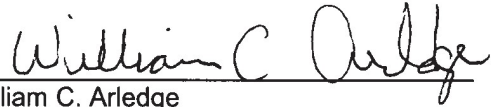
WITNESS the Grantor's hands and seals this the 18th day of March, 2026.

SIGNED, SEALED AND DELIVERED

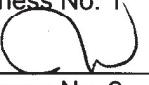
in the presence of:



Witness No. 1



William C. Arledge



Witness No. 2

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Signed and sworn to before me the 18th of March, 2026, by William C Arledge

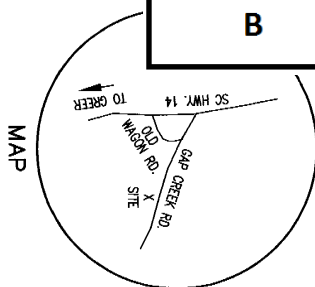


Notary Public

Affix stamp/seal: 6/26/33



VICINITY



THIS PROPERTY IS SUBJECT TO ALL
RIGHT-OF-WAYS, EASEMENTS AND
RESTRICTIONS OF RECORD AND NOT OF RECORD

I hereby attests that to the best of my knowledge, information, and 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.

LINE TABLE		
LINE	LENGTH	BEARING
(TIE) L1	19.37	S67°24'42"E
(TIE) L2	33.09	N18°04'25"E
(TIE) L3	48.07	S18°08'59"W

Legend

● 1/2" REBAR FOUND
○ 1/2" REBAR SET

NAT FOUND IN ROAD

NOTES:

1001001

ALL PINS ARE 1/2" REGULAR OR
PK NAILS IN ROADS. UNLESS
OTHERWISE NOTED.

GRAPHIC SCALE

1 INCH = 40 FEET

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 02:24 PM
02/28/03 RECORDED IN PLAT
BOOK 46-R PAGE 0032 THRU 0000
DOC # 2003023980

H. J. J. J.

46R.32

GAP CREEK ROAD
S60°29'30"E
112.97'

2003 FEB 28 P 2:24

[illegible]

SOUTHERN LAND SURVEYING

11471 ASHBVILLE HWY
INMAN, SC 29349
864.473.1240

0.789 ACRES

THIS BEING A PORTION OF LOTS 2 & 3 OF THE
CASWELL L. COOPER PROPERTY.

THOMAS & TERRI THOMASON

LEENVILLE COUNTY, SOUTH CAROLINA
LEGAL REFERENCE: DB 571.p. 524

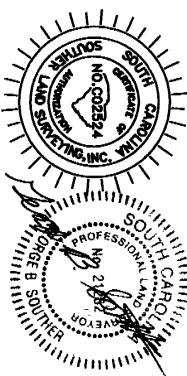
TAX MAP REFERENCE: P/O 0536.01-01-041.00

FEBRUARY 12, 2003

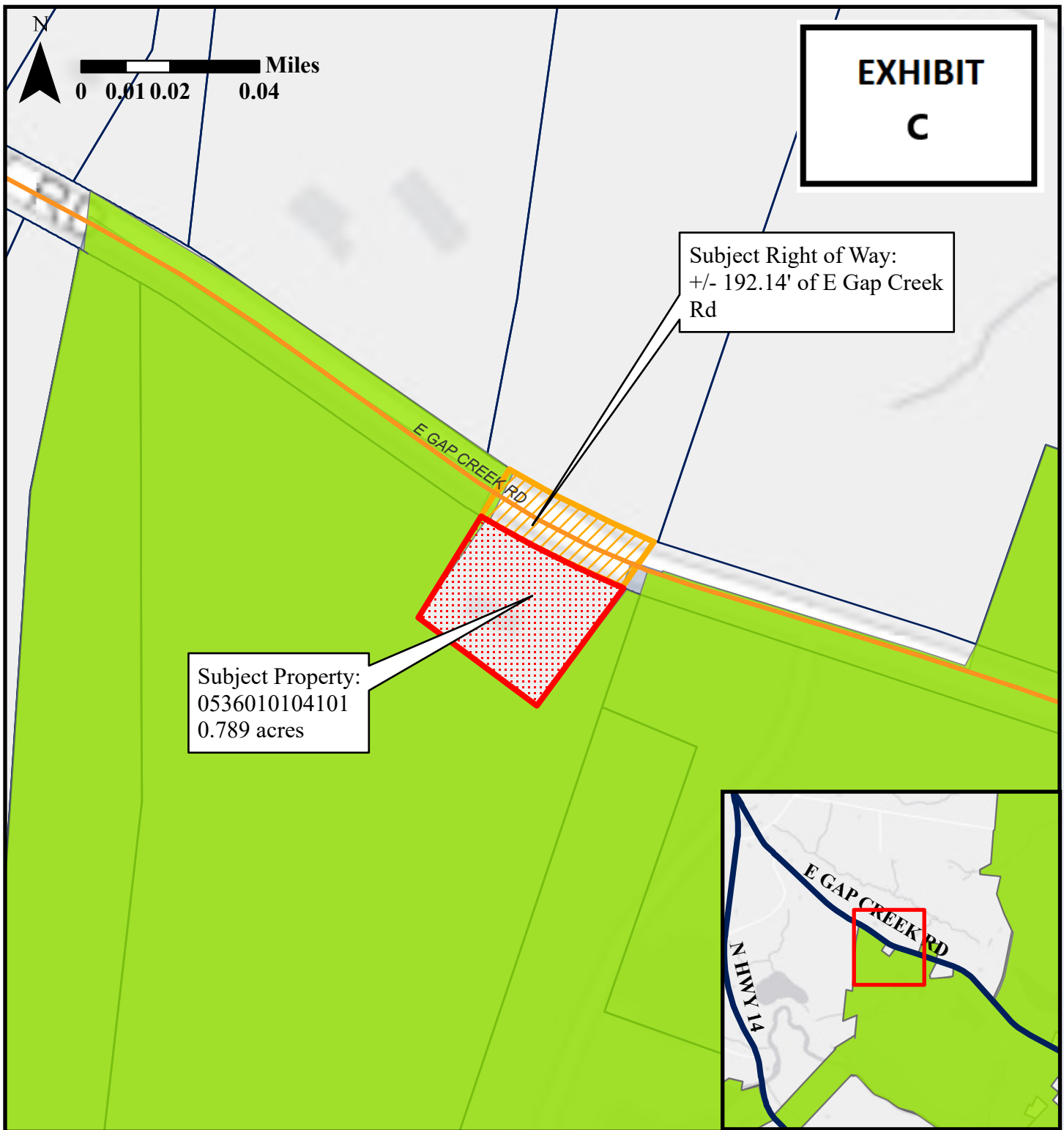
2398

GEORGE B. SOUTHER

P.L.S. 21232
JOB NO. 00380



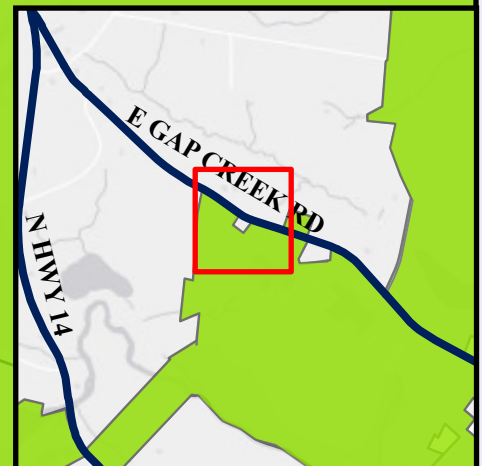
MAG. NORTH



**EXHIBIT
C**

Subject Right of Way:
+/- 192.14' of E Gap Creek
Rd

Subject Property:
0536010104101
0.789 acres



Location Map:
Ordinance 14-2026
Case Number: AN 26-05

City Council Districts

District 4 - Charles Lander

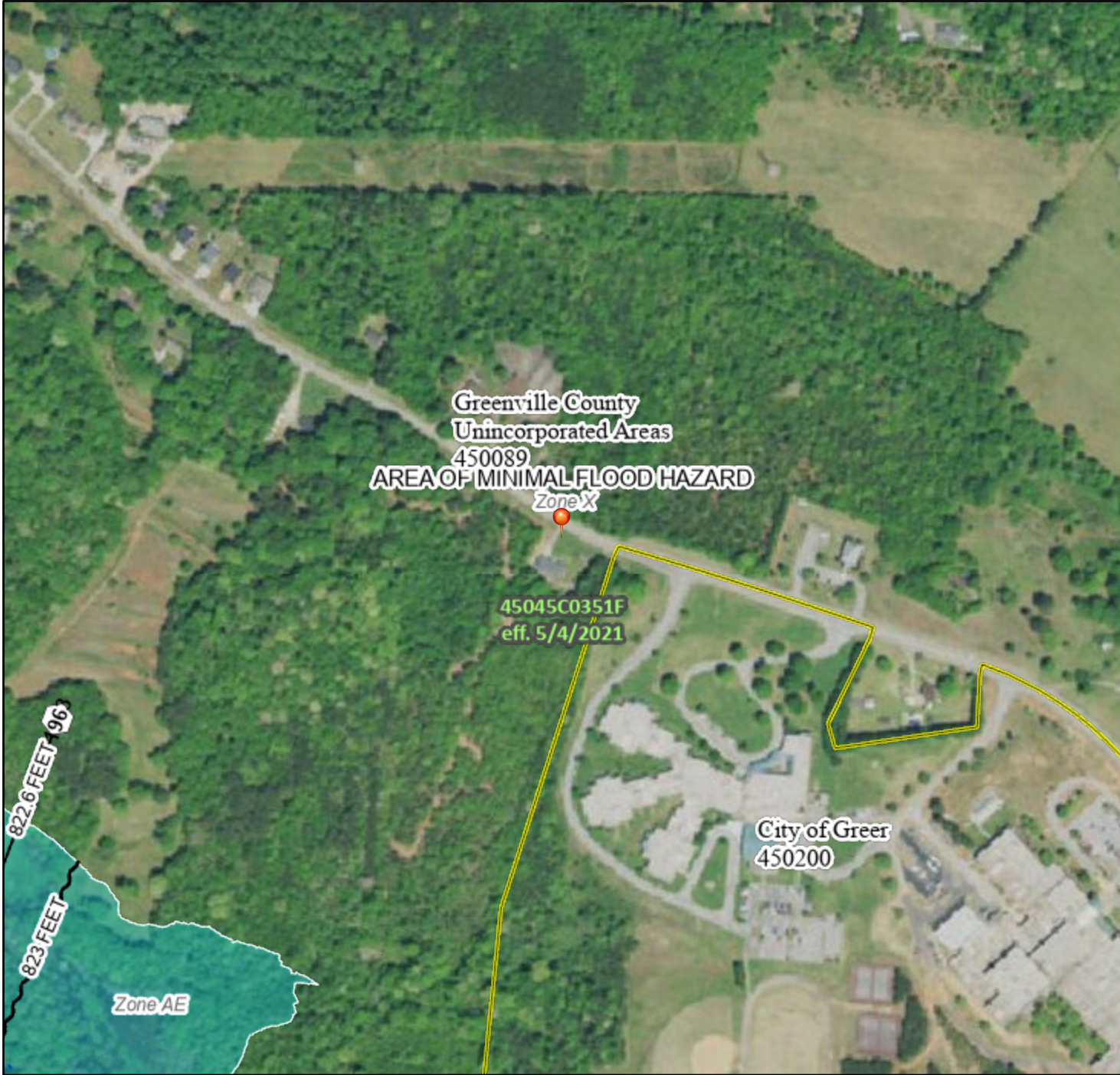
Created by the City of Greer Planning & Development
 Department: 5/4/2026 12:38 PM
 The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. 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°14'29"W 34°59'22"N



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

1:6,000

82°13'52"W 34°58'52"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND

SPECIAL FLOOD HAZARD AREAS		Without Zone
		With Zone
		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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		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
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

EXHIBIT

D



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 5/4/2026 at 4:22 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 _____ day of _____, 20____

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)

I hereby request that the property be zoned:

** 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 _____, 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 _____ 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 _____ day of _____, 20____ 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)

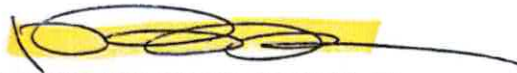
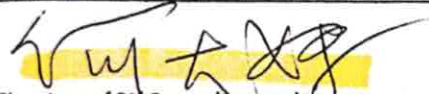
Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	
Description of existing or proposed development:		



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreer-sc.gov

Ownership Type & Signature	
☐ Individual Owner ☐ General Partnership ☐ Corporation ☐ Limited Partnership ☐ County ☒ LLC	☐ Attorney-in-Fact or Agent for the Ownership Type Checked Below <i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i> The owner is a(n): ☒ Individual ☐ General Partnership ☐ Limited Partnership ☐ Corporation (Affix Seal) ☒ LLC ☒ Other <u>Husband & Wife</u>
Owner(s) Sign on Lines Below	Address of Owner(s)
 Signature of Owner/Partnership/LLC/Agent	3148 E Gap Creek Rd Greer, SC 39651
Yunshui Chen, Tsanali Property, LLC	3148 E Gap Creek Rd Greer, SC 39651
Print Name of Owner/Partnership/LLC/Agent	Yunshui Chen and Daimei He are sole owners of TSANALI PROPERTY LLC SEE ARTICLES OF ORGANIZATION THERE IS NO SEAL (Affix Corporate Seal)
 Signature of 2nd Owner/Partner/Corporate Secretary	
Daimei He, Tsanali Property LLC	
Print Name of 2nd Owner/Partner/Corporate Secretary	
<i>If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. Page 3 - Ownership Type & Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.</i>	

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, May 18, 2026

DOCKET: AN 26-05

APPLICANT: Tsanali Property LLC

PROPERTY LOCATION: 3062 E Gap Creek Rd

TAX MAP NUMBER: 0536010104101

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Office Professional (OP)

SIZE: 0.789 acres

COMPREHENSIVE PLAN: Suburban Neighborhood

ANALYSIS: **AN 26-05**

AN 26-05 is an annexation and zoning request for one parcel located at 3062 E Gap Creek Road with a total acreage of 0.789 acres. The request is to annex and zone the parcel to Office Professional (OP) and the intent is to use the property as a caretaker cottage for the associated museum project that is proposed on the adjacent parcels. (RZ26-03)

Surrounding land uses and zoning include:

North: Unincorporated Greenville County – residential, undeveloped
East: Rural Residential (RR) – Greer Middle School & Greer High School
South: Design Review District (DRD)* - proposed museum development
West: Design Review District (DRD)* - proposed museum development

*Currently zoned DRD, but requesting a rezoning to Office Professional (OP)

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Local streets are often designed in a curvilinear pattern with occasional cul-de-sacs to respond to and protect natural features. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, trails, and interconnected community open space.

- **Primary Uses:** Single-family attached and detached residential, townhomes, senior housing, parks
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), small-scale neighborhood commercial uses

This request is compatible with the existing development in the area. It is also in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval, 5-0

ORDINANCE NUMBER 15-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY TSANALI PROPERTY LLC LOCATED ON EAST GAP CREEK ROAD FROM DESIGN REVIEW DISTRICT (DRD) TO OFFICE PROFESSIONAL (OP)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Tsanali Property LLC located on East Gap Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0536010104100 and 0631040101708 containing approximately 23.72 +/- acres attached hereto marked as Exhibit A, Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on May 18, 2026.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Office Professional (OP).

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

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

The zoning classification of properties located on East Gap Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number 0536010104100 and 0631040101708 containing approximately 23.72 +/- acres attached hereto marked as Exhibit A shall be changed from Design Review District (DRD) to Office Professional (OP).

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 Jay Arrowood

First Reading: May 26, 2026

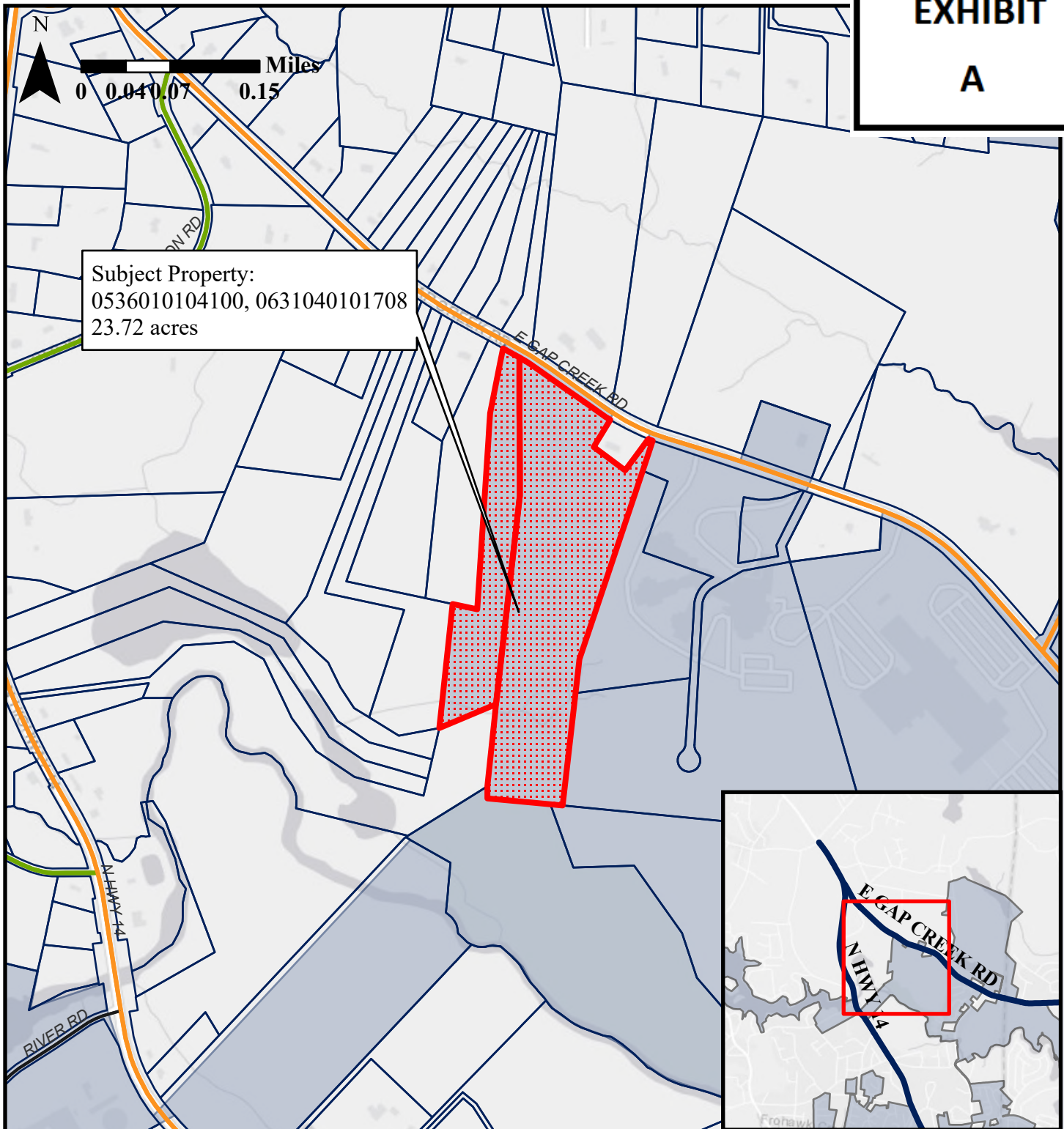
Second and
Final Reading: June 9, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney

EXHIBIT

A



Location Map: Ordinance 15-2026

Case Number: RZ 26-03

Legend

City Limits
Parcels

Ord 15-2026 (Gap Creek Rd DRD to OP)

Created by the City of Greer Planning & Development Department: 4/27/2026 4:00 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.



STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT PAKT Divine, LLC (Grantor) in the State and County aforesaid, for and in consideration of Five Dollars (\$5.00) and other consideration including the assumption and payoff of an existing mortgage with the current approximate value of \$450,000, to the Grantor herein paid at and before the sealing of these presents by **Tsanali Property, LLC, a South Carolina Limited Liability Company**, (Grantee), the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Grantee, its heirs and assigns, forever, all of the title, right, and interest of Grantor in the below described property:

ALL those certain pieces, parcels or lots of land, lying and being situate in the State of South Carolina, County of Greenville, being shown and designated as Parcel 1, containing 17.50 acres, more or less, and Parcel 2; containing 6.22 acres, more or less, on a plat for Pakt Divine, LLC, dated April 13, 2022, prepared by 3D Land Surveying, Inc., and recorded in the Office of the Register of Deeds for said County in Plat Book 1452, at Page 73; reference to said plat being hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to PAKT Divine, LLC, by deed from Allen E. Stine dated January 12, 2023, and recorded on January 12, 2023, in the Greenville County Register of Deeds Office in Deed Book 2678 at Pages 1413-1414.

Tax Map Number: #: 0536.01-01-041.00 (17.50 acres) and 0631.04-01-017.08 (6.22 acres)

Property Address: E. Gap Creek Rd., Greer, SC 29651

Grantee's Address: 3148 E. Gap Creek Rd., Greer, SC 29651

THIS CONVEYANCE is made subject to all conditions, covenants, easements, restrictions, and rights-of-way indicated by instruments, including plats, of record, and to all applicable zoning and other land use regulations or restrictions of any political subdivision in which the property is situate.

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said **Tsanali Property, LLC, a South Carolina Limited Liability Company**, its heirs and assigns forever.

Grantor hereby binds Grantor's successors, heirs, personal representatives and administrators, to warrant and forever defend all and singular said Premises unto the Grantee and Grantee's heirs and assigns, against the Grantor and Grantor's heirs, personal representatives, and administrators, and against every person lawfully claiming or to claim the same or any part thereof, the said Premises unto Grantee **Tsanali Property, LLC, a South Carolina Limited Liability Company**, its heirs and assigns forever.

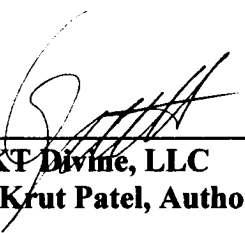
WITNESS Grantor's hand and seal this 12th day of September, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



Witness

Witness



PAKT Divine, LLC
By: Krut Patel, Authorized Member

STATE OF SOUTH CAROLINA

)

ACKNOWLEDGEMENT

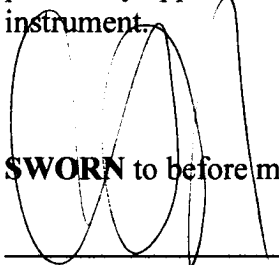
)

COUNTY OF GREENVILLE

)

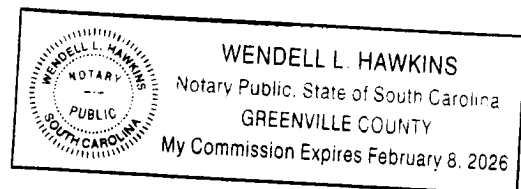
I do hereby certify that Krut Patel, authorized Member of PAKT Divine, LLC, personally appeared before me this date and acknowledged the execution of the foregoing instrument.

SWORN to before me this 12th day of September, 2025



[SEAL]
Notary Public for South Carolina

My Commission Expires: 2-8-2026



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

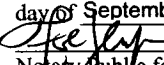
Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at E. Gap Road, Greer, SC TMS 0536010104100 and 0631040101708, bearing Greenville County Tax Map Number above, was transferred by PAKT Divine, LLC to Tsanali Property, LLC on September 12, 2025.
3. Check one of the following: The deed is
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (see information section of affidavit): _____ (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$686,223.21.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$686,223.21
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$686,223.21
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : \$2,541.90.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing attorney.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

Matthew H. Henrikson
Print or Type Name Here

SWORN to before me this 12th
day of September 2025

Notary Public for South Carolina
My Commission Expires: 8-4-2035
Zoe R. Henrikson

INFORMATION

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

Exempted from the fee are deeds:

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



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 02/24/26

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

Tax Map Number(s) 0536010104100, 0631040101708

Property Address(s) E GAP CREEK RD

Acreage of Properties 24.09

County GREENVILLE

Applicant Information

Name ALLEN STINE (AGENT)
Address 360 PACKS MOUNTAIN RIDER
RD, TAYLERS SC 29687
Contact Number [REDACTED]
Email [REDACTED]
Business Name

Property Owner Information

(If multiple owners, see back of sheet)

Name YUNSHUI CHEN
Address 3148 E GAP CREEK RD,
GREER SC 29651
Contact Number [REDACTED]
Email
Business Name [REDACTED]

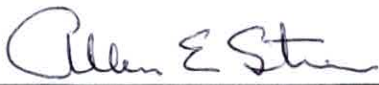
If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

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

The applicant hereby requests that the property described be rezoned from

DESIGN REVIEW DISTRICT(DRD) to OFFICE PROFESSIONAL(OP).

Existing Use: DRD Proposed Use: OP

Signature(s) 
ALLEN E. STINE

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

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, May 18, 2026

DOCKET: RZ 26-03

APPLICANT: Tsanali Property LLC

PROPERTY LOCATION: E Gap Creek Rd

TAX MAP NUMBER: 0536010104100, 0631040101708

EXISTING ZONING: Design Review District (DRD)

REQUEST: Rezone to Office Professional (OP)

SIZE: 23.72 Acres

COMPREHENSIVE PLAN: Suburban Neighborhood

ANALYSIS: **RZ 26-03**

RZ 26-03 is a rezoning request for two parcels located on E Gap Creek Road with a total acreage of 23.72 acres. The request is to rezone the parcels to Office Professional (OP) and the intent is to build a museum/event center on the property.

Surrounding land uses and zoning include:

- North: Unincorporated Greenville County – residential, undeveloped
- East: Rural Residential (RR) – Greer Middle School & Greer High School
- South: Rural Residential (RR), unincorporated Greenville County – undeveloped
- West: Unincorporated Greenville County – undeveloped

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Local streets are often designed in a curvilinear pattern with occasional cul-de-sacs to respond to and protect natural features. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, trails, and interconnected community open space.

- **Primary Uses:** Single-family attached and detached residential, townhomes, senior housing, parks
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), small-scale neighborhood commercial uses

This request is compatible with the existing institutional uses in the area (schools). It is also in-line with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval, 5-0

ORDINANCE NUMBER 16-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JERMIN FUENTES LOCATED AT 111 ALBERT STREET FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN) AND REMOVE THE DOWNTOWN ENTRYWAY OVERLAY

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Jermin Fuentes located at 111 Albert Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G001000300601 containing approximately 0.124 +/- acres attached hereto marked as Exhibit A, Quit Claim Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on May 18, 2026.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Traditional Neighborhood (TN) and removal from the Downtown Entryway Overlay.
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 111 Albert Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G001000300601 containing approximately 0.124 +/- acres attached hereto marked as Exhibit A shall be changed from Commercial General (CG) to Traditional Neighborhood (TN) and removed from the Downtown Entryway Overlay.

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 Jay Arrowood

First Reading: May 26, 2026

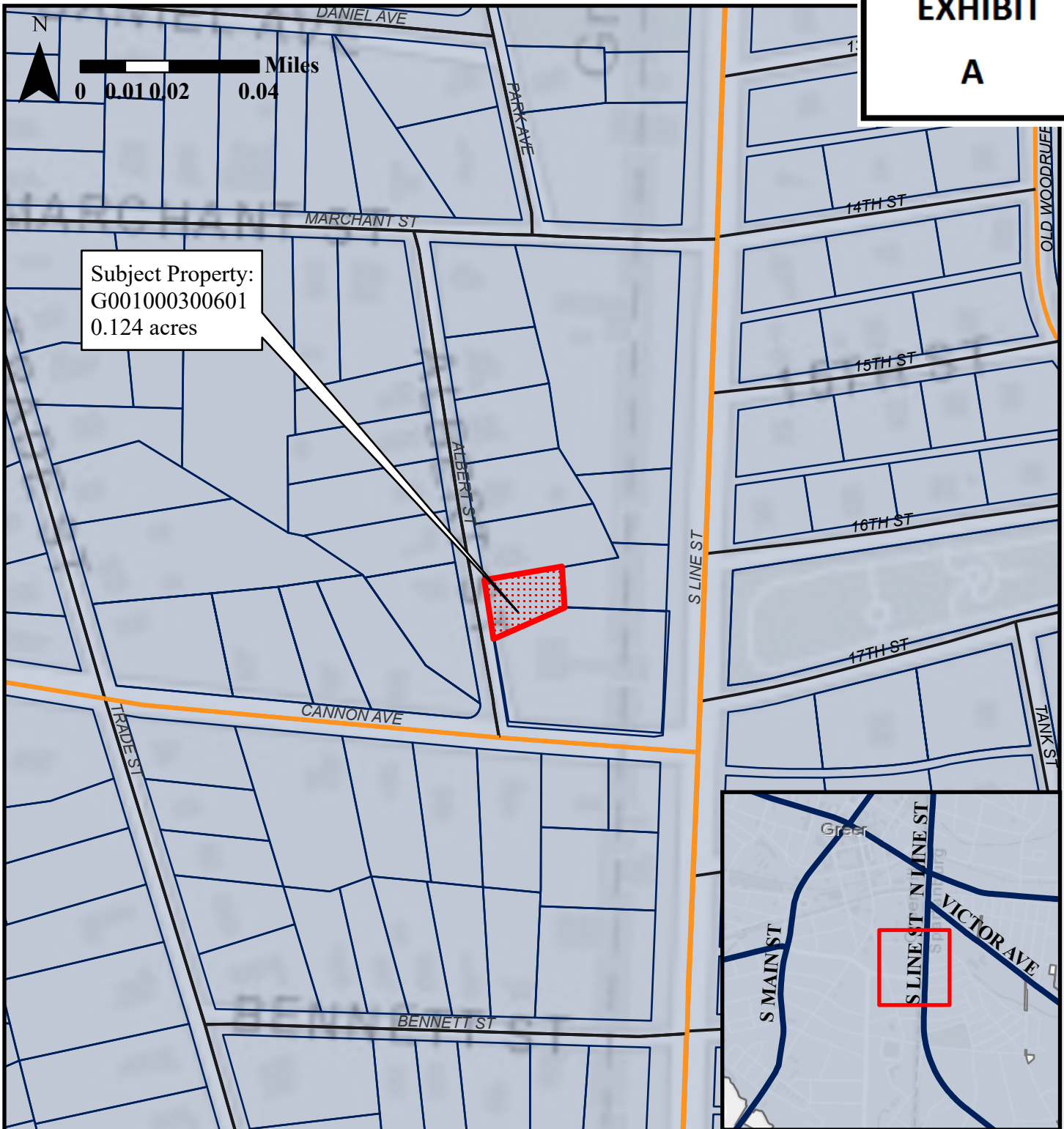
Second and
Final Reading: June 9, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney

EXHIBIT

A



Location Map: Ordinance 16-2026

Case Number: RZ 26-05

Legend

City Limits
Parcels



Ord 16-2026 (Albert St
CG to TN)

Created by the City of Greer Planning & Development Department: 5/7/2026 4:20 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.





2026027151

5 Pgs

QCD Book: DE 2787 Page: 5397 - 5401

April 28, 2026 08:51:34 AM Cons: \$5.00

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

E-FILED IN GREENVILLE COUNTY, SC

State of South Carolina

)

Quit Claim Deed

County of Greenville

)

Grantee's Address: 111 Albert Street, Greer, SC 29651

Know all men by these presents, that **Maria Espinal** (hereinafter "Grantor(s)"), of the State and County aforesaid, in consideration of **Five Dollars and no cents (\$5.00)** and no other valuable consideration, to me in hand paid by **Jermin Fuentes** (hereinafter "Grantee(s)"), of the State and County aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said **Jermin Fuentes** his heirs, successors and assigns forever, all that certain piece parcel or lot of land to wit:

See "EXHIBIT A" attached hereto and made a part hereof

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

to have and to hold all and singular the premises before mentioned unto said **Jermin Fuentes**

and I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend all and singular said premises unto said **Jermin Fuentes** his heirs and assigns, against myself, my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness my hand and seal this ^{24th} ~~17th~~ day of April, 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Witness

Maria Espinal

Witness

State of South Carolina

County of Greenville

)
)
)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ^{24th} April 17, 2026 by **Maria Espinal** and acknowledged the execution of the herein deed.

Sworn to before me this the ^{24th} 17th day
of April, 2026.

Kelly L. Meilinger (SEAL)
Notary Public for South Carolina, Greenville County
Notary Name: Kelly L. Meilinger
My Commission Expires: 03/19/2031

KELLY L. MEILINGER Notary Public, State of South Carolina Notary ID # 10308669 My Commission Expires March 19, 2031
--

EXHIBIT A

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract A, containing 0.124 acres, more or less, on a plat entitled "Jermin Fuentes", prepared by Eric A. Walcher. dated February 16, 2026 and recorded on March 31, 2026 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1540 at Page 57.

(Derivation for Informational Purposes Only)

This being that same property conveyed to Elvin Rivera by deed of Roy Lee Cooper, Jr. dated May 15, 2017 and recorded on May 16, 2017 in the Office of the Register of Deeds for Greenville County, South Carolina in Book 2512 at Page 4409. Subsequently, Elvin Rivera conveyed his interest to Maria Espinal dated August 18, 2021 and recorded on August 18, 2021 in the Office of the Register of Deeds for Greenville County, South Carolina in Book 2633 at Page 0487.

TMS# G001.00-03-006.01 out of G001.00-03-006.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

)
)

AFFIDAVIT

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

1. I have read the information on this Affidavit and I understand such information.

The property being transferred is known as: 111 Albert Street, Greer, SC 29651, bearing Greenville County Tax Map Number G001.00-03-006.01, was transferred by Maria Espinal to Jermin Fuentes on April 17, 2026.

1. Check one of the following. The deed is:

- (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) x exempt from the deed recording fee because (See Information section of affidavit);1

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

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit);

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes ____ or No x to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- | | | | |
|-----|--|----|------|
| (a) | Place the amount listed in item 4 above here: | \$ | 0.00 |
| (b) | Place the amount listed in item 5 above here: | \$ | 0.00 |
| (c) | Subtract Line 6(b) from Line 6(a) and place result here: | \$ | 0.00 |

7. The deed recording fee is \$0.00.

8. As required by Code Section 12-24-70, I state that I am responsible person who was connected with the transaction as: Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 24th
day of April 17, 2026.

Kelly L. Meilinger
Notary Public for State of South Carolina
My Commission Expires: 3-19-31

Maria Espinal
Maria Espinal

KELLY L. MEILINGER
Notary Public, State of South Carolina
Notary ID # 10308669
My Commission Expires March 19, 2031

INFORMATION

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

Exempted from the fee are deeds:

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

EXHIBIT

C

E.A. WALCH

E.A. WALCH
104 RAMBLE
SIMPSONVILLE,
TEL. (864) 9

EMAIL: ewalch@surveying.com

DRAWN: EW PARTY CHIEF: EW CHECKED: EW

REF. PLAT BOOK: C, PGS. 196 & 197 9-C, PG. 88

REF. DEED BOOK: 2633, PG. 487

TAX MAP: G001000300600

DATE OF SURVEY: FEBRUARY 16, 2026

DRAWING NO: ALBERT-ST-111-FUENTES-2026

DATE OF LAST REVISION:
3-4-26 SETBACKS REVISED 3-23-26 REVISED SETBACKS

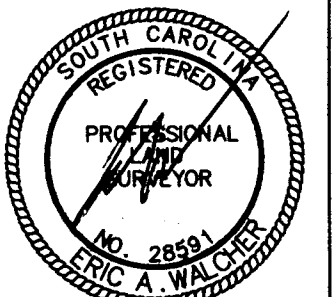


SCALE: 1" = 30'

1) 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.

2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD, INCLUDING SETBACKS.

3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.



PLS: ERIC A. WALCHER
NO: 28591

3-23-26

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREER

BOUNDARY SURVEY
DIVISION OF LANDS

AS REQUESTED BY

JERMIN FUENTES

SITE ADDRESS:
ALBERT ST & S. LINE ST
GREER, SC 29651

LEGEND

- IPS IRON PIN SET #4 REBAR
- IPF IRON PIN FOUND
- ▲ CALCULATED POINT
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- X-X-X- FENCE
- PP POWER POLE
- OE- OVERHEAD ELECTRIC LINE
- ☆ LP LIGHT POLE
- OT- OVERHEAD TELEPHONE LINE

PART
TMS G001000300600
TRACT A
0.124 ACRES±

REMAINDER
TMS G001000300600
TRACT B
0.197 ACRES±
(INCLUSIVE OF ANY R/W)

TOTAL
0.322 ACRES±
(INCLUSIVE OF ANY R/W)

TMS G001000300400
UNITED INSURANCE AGENCY, LLC
D.B. 2665, PG. 5010
P.B. 6-S, PG. 55

TMS G001000300700
BROOKE A. BRAMLETT
"LOT NO. 27"
D.B. 2574, PG. 2755
P.B. C, PGS. 196 & 197

REMAINDER
TMS G001000300600
TRACT B
0.197 ACRES±
(INCLUSIVE OF ANY R/W)

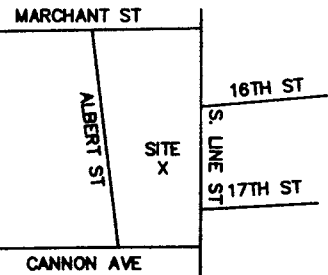
TMS G001000300401
GPM SOUTHEAST, LLC
"LOT NO. 29"
D.B. 2452, PG. 397
P.B. C, PGS. 196 & 197
P.B. 1189, PG. 19

PER THE SCLLR AND THE SOUTH CAROLINA BOARD OF ENGINEERS & LAND SURVEYORS GUIDELINES FOR SURVEY PLAT USES; INFORMATION OUTSIDE THE SCOPE OF A SURVEY SUCH AS BUT NOT LIMITED TO DEVELOPMENTAL RESTRICTIONS ARE NOT TO BE PLACED ON A SURVEY.

THE FOLLOWING INFORMATION HAS BEEN PREPARED BY OTHERS AND IS NOT CERTIFIED OR VERIFIED IN ANY WAY BY THE SURVEYOR. THIS INFORMATION IS BEING PROVIDED FOR INFORMATION ONLY. THIS INFORMATION IS BEING SHOWN IN A SEPARATE SECTION OF THE SURVEY PER SAID ORDER.

PER REQUEST OF THE CITY OF GREER THE SETBACKS ARE AS SHOWN HEREON PER THE CITY OF GREER. TYPICAL 5' SIDE SETBACK REQUIRED IN THE COMMERCIAL GENERAL ZONING DISTRICTS INCREASES TO 15' WHERE ADJACENT TO RESIDENTIAL ZONING DISTRICTS PER NOTE 1 IN THE CITY OF GREER UDO TABLE 2.2.2.

LINE	BEARING	DISTANCE
L1	N 24°16'27" W	19.03'
L2	S 66°16'38" W	1.76'
L3	S 03°52'43" E	48.82'



VICINITY MAP (NOT TO SCALE)

ALBERT ST.
(R/W UNKNOWN)

S. LINE ST (SC-101)
(75' R/W)

2026020413
1 Pgs
SCGRD NAD83(2011)
PLAT/SM Book: PL 1540 Page: 0057 - 0057
March 31, 2026 02:14:04 PM
Rec: \$25.00
FILED IN GREENVILLE COUNTY, SC
FEB 23 2026

APPROVED BY CITY OF GREER
Approved for Recording

John B. Fisher 03/31/2026
Planning and Zoning Official

GRAVEL DRIVE PROJECTS
19.4'± OVER BOUNDARY LINE

GRAVEL DRIVE PROJECTS
4.0'± OVER BOUNDARY LINE

GRAVEL DRIVE PROJECTS
2.0'± OVER BOUNDARY LINE

WOOD FENCE
PROJECTS 1.1'± OVER
BOUNDARY LINE

CONCRETE PAD
PROJECTS OVER
BOUNDARY LINE
2.7'± & 3.3'±

HATCHED AREA
STORAGE BUILDING
(MOVEABLE ON BLOCKS)

ADJOINER'S CHAIN LINK
FENCE PROJECTS 0.4'±
OVER BOUNDARY LINE

PART
TMS G001000300600
TRACT A
0.124 ACRES±

GRAVEL DRIVE

75.82'
S 88°02'06" E

ADJOINER'S
GRAVEL

ADJOINER'S
ASPHALT

63.73'
N 80°13'18" E

15' SETBACK

20' SETBACK

5' SETBACK

25' B/L

PAVERS

CONCRETE SIDEWALK

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W

37.5' R/W



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 4-28-26

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

Tax Map Number(s) G001000300601
Property Address(s) 111 Albert St Greer SC 29651
Acreage of Properties 0.124 County Greenville

Applicant Information

Name Termin Alejandro Fuentes
Address 116 Cliffside Dr
Greer SC 29651
Contact Number [REDACTED]
Email [REDACTED]
Business Name Haze Hardscapes

Property Owner Information

(If multiple owners, see back of sheet)
Name Termin Alejandro Fuentes
Address 116 Cliffside Dr
Greer SC 29651
Contact Number [REDACTED]
Email [REDACTED]
Business Name Haze Hardscapes

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

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

The applicant hereby requests that the property described be rezoned from Commercial to Residential.

Existing Use: N/A Proposed Use: Single Family Home

Signature(s) [Signature]

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

See Reverse

Complete the section below if multiple property owners

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, May 18, 2026

DOCKET: RZ 26-05

APPLICANT: Jermin Fuentes

PROPERTY LOCATION: 111 Albert St

TAX MAP NUMBER: G001000300601

EXISTING ZONING: Commercial General (CG)

REQUEST: Rezone to Traditional Neighborhood (TN) and remove Entryway Overlay

SIZE: 0.124 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 26-05**

RZ 26-05 is a rezoning request for one parcel located at 111 Albert St. with a total acreage of 0.124 acres. The request is to rezone the parcel to Traditional Neighborhood (TN) and the intent is to build a home on the property. This zoning map amendment will also remove the Entryway Overlay as this parcel was recently subdivided from its parent parcel with frontage on S Line.

Surrounding land uses and zoning include:

- North: Suburban Neighborhood (SN) – residential
- East: Commercial General (CG) – retail (food truck)
- South: Commercial General – retail (gas station)
- West: Suburban Neighborhood (SN) – 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 adjacent residential uses. It is also in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval, 5-0

ORDINANCE NUMBER 18 – 2026

CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2026 – 2027

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY OF GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS THEREFORE, LEVYING TAXES, AND TO PROVIDE FOR AN EFFECTIVE DATE.

To provide for the levying of taxes for ordinary purposes in the City of Greer for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027, by the City Council of the City of Greer, and to provide for the expenditure thereof.

WHEREAS:

- (1) SECTION 5-11-40 (c) of the South Carolina Code of Laws (1976), as amended, provides the authority to prepare an annual budget for all departments and agencies of the City Government; and
- (2) The annual budget shall be based upon estimated revenues and shall provide appropriations for City operations and debt service for all City departments; and
- (3) Pursuant to the above noted section of the Code of Laws, total funds appropriated in Fiscal Year 2026-2027 for the above purposes shall not exceed estimated revenues and carry forward funds available for expenditure in Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREER, SOUTH CAROLINA, DULY ASSEMBLED THAT:

SECTION 1: Funds appropriated herein are to be expended only in compliance with policies adopted by Council or, at Council's direction, as formulated and implemented by the City Administrator, either existing or adopted.

SECTION 2: The City Administrator is hereby authorized to arrange for the issuance of tax anticipation notes from time to time in anticipation of receipt of taxes by requesting bids for the issuance of such notes from such financial institutions as he shall determine. The aggregate amount of tax anticipation notes authorized hereunder to be issued by the City shall not exceed \$5 million. The notes shall be issued in compliance with State and Federal law. At the option of the City Administrator, the City may issue the notes as federally tax-exempt notes or as federally taxable notes. If the notes are issued as federally tax-exempt, then the notes are designated as qualified tax-exempt obligations under Section 265(b) of the Internal Revenue Code of 1986, as amended (the "Code"). If the notes are issued as taxable for federal income tax purposes, then the interest on the notes is not excludable from gross income for federal income tax purposes under Section 103 of the Code. The City Administrator is authorized to award the notes to the financial institution offering the lowest rate of interest to the City and to name the Paying Agent, if any, for the issue without further action of the City Council. The note shall be executed by the Mayor or the City Administrator and be attested by the Municipal Clerk.

SECTION 3: Council reserves the right to amend and alter any appropriation contained herein.

SECTION 4: Departmental appropriations are absolute. Department Heads shall not exceed the department sub-total amounts budgeted without prior approval by the City Administrator. The City Administrator must approve expenditure of contingency funds and transfers between line items within departments. However, contingency funds appropriated to the Mayor and City Council shall only be used at the discretion of the Mayor and City Council.

SECTION 5: Expenditures for any department should not exceed one-fourth (1/4) of its annual budget during each quarter of the budget cycle, except upon prior approval by the City Administrator. The purchase of supplies and repairs must be in accordance with provisions of the City's purchasing policy and any purchase or order which would obligate the City to continuous charges must be approved by the City Administrator prior to commitment of the City, provided, however, that the Administrator is authorized to purchase used vehicles and equipment from scheduled surplus equipment sales sponsored by City, County, State and Federal governmental agencies, outside of normal purchasing ordinances and procedures of the City. Items shall be purchased with funds from departments to which the equipment will be assigned or at the City Administrator's discretion.

SECTION 6: All non-Federal funds not expended during the Fiscal Year shall accrue to the City's General Fund for re-allocation during subsequent Fiscal Years. Federal funds which are earmarked shall be carried forward in accordance with Federal mandates. Where no mandate exists, the funds shall be transferred to the City's General Fund for re-appropriation. Individual accounts may be carried forward only upon approval of Council.

SECTION 7: All revenues provided for by law shall be collected and placed in ordinary City funds to supplement and provide sufficient funds for all ordinary City purposes. No public funds of the City of Greer shall be deposited unless the bank or depository shall pledge to the City a security equal in value to the funds deposited, after Federal Deposit Insurance Corporation guarantees have been considered. The security shall consist of either a surety bond executed by a licensed surety company, United States Government Bonds, bonds of the states of the United States or their political subdivisions, or such other security as shall be approved in writing by a majority of the City Council.

SECTION 8: Such funds as are herein appropriated as City contribution, donation or other support of any City agency or civic organization shall be made available on letter request by such agency or organization, to be disbursed in quarterly payments at the end of each quarter or at the direction of the City Administrator. A copy of the agency's previous year's audit shall be filed with the Municipal Clerk prior to such disbursement. An annual memorandum of understanding (MOU) must be submitted to and accepted by the City Administrator identifying the services or benefit(s) provided to the City.

SECTION 9: No property owned by the City of Greer shall be sold or optioned without prior approval of City Council. However, the City Administrator is authorized to trade vehicles and other equipment for subsequent purchases and to conduct periodic auctions and/or sealed bid offers of identified surplus city property.

SECTION 10: Fees collected by all offices shall be remitted to the Finance Department for deposit for their respective City purposes.

SECTION 11: The County Auditors of Greenville and Spartanburg Counties shall levy an ad valorem tax on all taxable property owned and used in the City of Greer, South Carolina, except such as exempt from taxation under the Constitution and laws of the state of South Carolina. Pursuant to S.C. Code § 12-37-251(E), the number of mills levied for each reassessment year must be revenue neutral. The millage rate set forth herein, which includes operating millage allowable pursuant to SC Code 6-1-320(A), is subject to reassessment year adjustments pursuant to S.C. Code § 12-37-251(E) by the County Auditor. The tax shall be collected and paid into the treasuries of Greenville and Spartanburg Counties, respectively, for credit to the City of Greer. The assessed value for the City is estimated to be \$323,765,016. The millage rate for the City of Greer is projected to be 111.0. The millage rate for the City of Greer for the fiscal year 2025-2026 was 111.0. 1.60 mills are required for satisfaction of General Obligation Bond debt service, 106.03 mills are required for general operations, and 3.37 mills required for infrastructure and paving. Of the 106.03 mills required for general operations, 12.66 mills are required for satisfaction of other types of debt service. The estimated value of one (1) mill is \$323,765.

SECTION 12: The current fiscal year 2025-2026 budget revenue and expenditures are \$58,493,455 for the General Fund, \$5,080,422 for the Debt Service Fund, and \$2,821,607 for the Infrastructure and Paving Fund for the twelve (12) month period ending June 30, 2026. The projected revenue and expenditures for fiscal year 2026-2027 budget are \$61,069,053 for the General Fund, \$5,129,181 the Debt Service Fund, and \$3,517,000 for the Infrastructure and Paving Fund. The projected increase for all funds in revenue and expenditure is 5.00 percent.

SECTION 13: The annual budget documents and the estimated revenue for the payment of same is hereby adopted and is made a part of this Ordinance as fully as if incorporated herein.

SECTION 14: Funds sufficient to cover all fiscal year 2025-2026 budget items encumbered but unpaid at the close of the fiscal year shall be carried forward from the fiscal year 2025-2026 budget to the succeeding budget to meet such lawful obligations of the City of Greer.

SECTION 15: All provisions of this Ordinance shall take effect on the 1st day of July 2026.

SECTION 16: Any transfer of funds, except as allowed for in this ordinance, must be approved by a majority vote of the Greer City Council. Expenditure of funds from the General Fund and other City funds, as outlined in the General Fund budget or other budget as approved by City Council, is hereby approved by the City Council and the City Administrator is authorized to expend funds accordingly. Accordingly, the Capital Equipment Fund budget, Capital Projects Fund, Debt Service Fund budget, Facilities Rentals Fund budget, Greer Golf Fund budget, Sports and Events Center Fund, Local Hospitality and Accommodations Taxes Fund budget, Real Property Revolving Fund, Recreation Programs Fund budget, Infrastructure and Paving Fund budget, Parking Services Fund, Sanitation Services Fund budget, and Storm Water Fund budget are presented and approved for the convenience of the Greer City Council and staff, and for the ease of administration of appropriated funds.

SECTION 17: Should any section of this Ordinance be found in violation of any State or Federal statute, said ruling shall have no effect on the remaining portions of this document.

SECTION 18: The City Administrator shall be authorized to establish an employee bonus pool to hold funds for annual distribution to employees based on merit and length of service. The pool shall be funded by the immediately prior fiscal year's revenues in excess of expenditures. Any annual contribution to the bonus pool shall be determined by the following criteria after receipt of the financial audit: 1) Any additional increase to fund balance shall be divided evenly, 50/50, with half of the funds being used exclusively to improve fund balance position, and half to fund the employee bonus pool at an amount up to, but not exceeding two percent (2%) of the total appropriation for employee salaries for the current fiscal year. 2)

The pool shall be distributed to employees based on seniority and merit. 3) Any bonus amount will be subject to usual and customary employment taxes to both the employer and to the employee. 4) Any bonus available for distribution will be presented to employees during the annual Employee Appreciation Breakfast held in December. If it is determined that sufficient funds are available to allow a bonus distribution, there shall be a minimum distribution of \$100 for all part time employees and \$200 for all full time employees.

SECTION 19: The 2026-2027 Comprehensive Fee Schedule for the City of Greer is hereby approved and made a part of this Ordinance as fully as if incorporated herein. This ordinance shall repeal and replace in its entirety Ordinance 13-2008 and any subsequent amendments, originally adopting the Comprehensive Fee Schedule.

ADOPTED in regular meeting this 9th day of June 2026.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela V. Duncan, Municipal Clerk

Andrew Merriman, City Administrator

Chris Kline, CPA, Finance Director

Introduced by: Councilman Jay Arrowood

First Reading: May 26, 2026

Public Hearing: June 09, 2026

**Second and
Final Reading:** June 09, 2026



CITY OF GREER COMPREHENSIVE FEE SCHEDULE

Effective July 1, 2026

ADMINISTRATION FEES:

Special Events Permit Fee:

Closure of Trade Street \$400.00 per block per day
Certain City services included

(See Police Department, Public Services Department, and Recreation Department for additional event fees.)

Election Filing Fees:

Council	\$70.00
Mayor	\$125.00
Commissioner of Public Works	\$125.00

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT FEES:

ZONING CODE SERVICES & FEES

Home Occupation Permit	\$20.00
Residential Zoning Compliance	\$25.00
Commercial Zoning Compliance	\$50.00
Zoning Compliance Letter	\$25.00
	Commercial/Residential
Zoning Administrative Appeal	\$300.00 \$100.00
Zoning Variance Application	\$300.00 \$100.00
Special Exception Application	\$300.00 \$100.00
Zoning Penalty Fee	\$150.00

REZONING FEES (Zoning Map Amendment)

CATEGORY REQUESTED	ACREAGE						
	0-5	5.01-10	10.01-15	15.01-20	20.01-50	50.01-100	Over 100.01
Single Family Residential Districts	\$200	\$400	\$600	\$800	\$1,000	\$1,200	\$1,400
Multifamily Residential	\$300	\$500	\$700	\$900	\$1,100	\$1,300	\$1,500
Nonresidential Districts	\$500	\$700	\$900	\$1,100	\$1,300	\$1,500	\$2,000
PD, DRD *	\$2,500						\$4,500
*Annexation with PD, DRD zoning is required to pay the prescribed Zoning Map Amendment fee							

GIS MAP AND DATA PRICE SCHEDULE

DIGITAL MAPS (plotted and printed)				
Description	Price (each)	Size	Scale	Date
STANDARD GIS MAPS				
Wall Map	\$100	70" x 110"		current
Standard GIS map (color or black & white)				
A size	\$7	8.5" x 11"	variable	current
B size	\$13	11" x 17"	variable	current
C size	\$19	17" x 22"	variable	current
D size	\$25	22" x 34"	variable	current
E size	\$30	34" x 44"	variable	current
J size	\$33	40" x 60"	variable	current
Digital copies of the above maps in PDF format only are available on a CD for an additional \$2.00 per map				
Other specialized mapping and data-provision services will be provided on a time-and-material basis, subject to availability of mapping staff. An hourly service charge of \$50.00 will be				

charged in half-hour increments for such special services. City of Greer reserves the right to require payment in advance for such special services.

Shipping charges for digital maps and paper maps from mylars are additional; minimum \$3.00

LAND DEVELOPMENT SERVICES & FEES

Preliminary Plat Review	\$350.00 plus \$10.00 per lot
Minor Revision (Administrative Level)	\$250.00
Major Revision (Planning Commission)	\$500.00
Final Plat Review	\$350.00 plus \$10.00 per lot
Revision	\$250.00
Summary Plat Review	\$200.00 plus \$10.00 per lot
Planning Advisory Committee Review	\$350.00
Final Development Plan Review	\$350.00 plus \$ 10.00 per lot
Minor Revision (Administrative Level)	\$250.00
Major Revision (Planning Commission)	\$500.00
Land Development Variance	\$400.00
Text Amendment (non-staff initiated)	\$300.00
Road Name Change	\$500.00
Additional Review Fees	
3 rd	\$100.00
4 th	\$150.00
5 th	\$200.00
6 th or more	\$250.00

BUILDING PERMIT FEES / SIGN PERMIT FEES:

All Permits (with the exception of Mobile Homes and Grading Permits) shall be calculated using the following fee schedule:

Construction Value	Fee (Per \$1,000 or fraction thereof):
\$0 - \$2,000	\$50.00
\$2,000 – \$15,000	\$50.00 for the first \$2,000 plus \$6.50 per each additional \$1,000 of value, or fraction thereof.
\$15,000 – \$50,000	\$150.00 for the first \$15,000 plus \$5.50 per each additional \$1,000 of value, or fraction thereof.
\$50,000 – \$100,000	\$350.00 for the first \$50,000 plus \$4.50 per each additional \$1,000 of value, or fraction thereof.
\$100,000 – \$500,000	\$650.00 for the first \$100,000 plus \$3.50 per each additional \$1,000 of value, or fraction thereof.
\$500,000 and greater	\$2,000.00 for the first \$500,000 plus \$2.50 per each additional \$1,000 of value, or fraction thereof.

Moving or Demolition of buildings or structures: Builder or contractor must post a bond of 125% of the contract price, when deemed necessary.

Commercial Plan Reviews: One-half the permit fee, to be paid at the time of submittal. Submittals of revisions after permitting will be charged one-half of the plan review fee.

Expedited Plan Reviews: Additional \$5,000.00 fee.

Grading Permit: \$100.00

Re-inspection Fee: \$50.00

Sanitation: \$165.00

Replacements: Permit Cards and CO's \$25.00

Technology Fee: 3% of permit fee (minimum of \$4.00 per Permit, maximum of \$100.00)

Mobile Home Inspection Permit: \$100.00

Residential Review Modification Fee: 10% of the new permit fee.

Renewal of Expired Permit: \$100.00

Single Family Dwellings and Additions: The owner / contractor shall provide the actual cost of all labor and materials. The valuation submitted by the applicant will be verified for reasonableness using ICC Valuation Schedules and will be adjusted to the ICC Valuation Schedule amount if the valuation submitted is deemed undervalued.

CODE ENFORCEMENT- COMMUNITY COMPLIANCE FEES:

Administrative Fees:

Condemnation resulting in demolition:	\$250.00
Structures to be secured:	\$100.00
Debris clean-up:	\$100.00
Environmental clean-up:	\$250.00

Mowing of Overgrown Lots, during the same Growing Season:

First Offense	\$100.00
Second Offense	\$200.00
Third Offense	\$300.00
Fourth Offense	\$500.00

FY2027 Fee Structure

The Abatement Administrative Fee includes all administrative actions associated with the abatement, including any required lien filing, monitoring, and release.

Fees

<u>First Offense</u>	<u>\$125</u>
<u>Second Offense</u>	<u>\$225</u>
<u>Third Offense</u>	<u>\$400</u>
<u>Fourth Offense</u>	<u>\$600</u>
<u>Fifth Offense (+ additional)</u>	<u>\$800</u>

ENGINEERING / STORM WATER FEES:

Storm Water Fee: \$30.00 per Equivalent Residential Unit
Equivalent Residential Unit (ERU) Definition: See Code
Ch 90, Article IV, Section 90-283 (1)

Engineering/Storm Water Plan Review Fees:

FEE	SUBDIVISION	COMMERCIAL/ INDUSTRIAL	LINEAR
Base Fee	\$1,000.00	\$750.00	\$400.00
Per Acre (Total Site)	\$100.00 Per Acre	\$100.00 Per Acre	\$100.00 Per Acre
Per Residential Lot	\$25.00 Per Lot		

<i>EXAMPLES (Note: Minimum fee is that for 1 acre)</i>			
1 Acre	\$1,200.00 (4 Lots/Acre)	\$850.00	\$500.00
5 Acres	\$2,000.00 (4 Lots/Acre)	\$1,250.00	\$900.00
10 Acres	\$3,000.00 (4Lots/Acre)	\$1,750.00	\$1,400.00
15 Acres	\$4,000.00 (4Lots/Acre)	\$2,250.00	\$1,900.00
20 Acres	\$5,000.00 (4Lots/Acre)	\$2,750.00	\$2,400.00
25 Acres	\$6,000.00 (4Lots/Acre)	\$3,250.00	\$2,900.00
30 Acres	\$7,000.00 (4Lots/Acre)	\$3,750.00	\$3,400.00

Additional Fees for Developments with Municipal Streets:

\$500.00 for (up to and including) the first 500 linear feet of roadway centerline and \$250.00 for each additional 500 linear feet (or portion thereof) of roadway centerline.

Expedited Plan Reviews: Additional \$5,000.00 fee.

<u>General Encroachment Sub Type</u>	<u>Dollar Amount</u>	<u>Unit</u>
<u>Standard Technology Fee</u>	<u>\$4.00</u>	<u>EA</u>
<u>Base Fees</u>	<u>\$35.00</u>	<u>EA</u>
<u>Driveway Connection (if not covered by grading permit)</u>	<u>\$15.00</u>	<u>EA</u>
<u>Road Connection (if not covered by grading permit)</u>	<u>\$115.00</u>	<u>EA</u>
<u>Utility Main / Tap Installation / Repair</u>	<u>\$3.50</u>	<u>CF of excavation in road way</u>
<u>Cable / Fiber Installation / Repair</u>	<u>\$0.04</u>	<u>LF of installation</u>

Impact Fees

Residential Fees

Single Family: \$5,234 per unit attached or detached
Multifamily: \$3,247 per 1,000 square feet

Commercial Fees

Retail: \$3,247 per 1,000 square feet
Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. Retail includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automotive dealerships, and movie theaters, hotels, and motels.

Office: \$2,349 per 1,000 square feet
Office/service establishments provide management, administrative, professional, or business services. Office/Service includes banks, business offices, headquarter buildings, business parks, and research and development centers.

Industrial: \$1,102 per 1,000 square feet
Establishments primarily engaged in the production, transportation, or storage of goods. Industrial includes manufacturing plants,

distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

Institutional: \$2,319 per 1,000 square feet

Establishments providing management, administrative, professional or business services; Institutional includes assisted living facilities, nursing homes, hospitals, medical offices, veterinarian clinics, schools, universities, churches, daycare facilities, government buildings and prisons.

FINANCE DEPARTMENT FEES:

Accommodations Taxes	See Code Ch 82, Article III, Section 82-103
Business License Taxes	See Code Ch 18, Article II, Section 18-51
Hospitality Taxes	See Code Ch 82, Article IV, Section 82-143
Audit/Budget Preprinted Book Fee	\$15.00
Canvasser/Solicitor ID Card	\$10.00
Cemetery Burial Space	
Single Space (Resident)	\$750.00
Single Space (Non-Resident)	\$3,500.00
To receive resident rate, proof of city residency shall be provided as required by Chapter 22, Section 2 of the City of Greer Code of Ordinances.	
Credit Card Convenience Fee	up to 3% of amount charged
FOIA Fees	
Copies	\$.10 per page
Search/Retrieval Time	First 1 hour – No charge Additional time - \$20 per hour
Returned Check Fee	\$25.00
Refund Processing Fee	\$25.00
Property Taxes (Unpaid) Fees:	See Code Ch 82, Article II, Section 82-37
Setoff Debt Collection Fee \$25.00	See Code Ch 2, Article I, Section 2-3
Sexually Oriented Businesses	See Code

	Ch 18, Article 9, Section 18-431
Application Fee	\$50.00, Non-refundable
Business Permit	\$100.00 annually
Permit Transfer Fee	\$20.00
Employee Permit Fee	\$25.00 each, annually, non-refundable

FIRE DEPARTMENT FEES:

The fee schedule listed below shall apply to the following items:

Fire Sprinkler System (New)
 Fire Sprinkler System (Renovation)
 Fire Pump
 Fire Line Underground
 Fire Alarm (New)
 Fire Alarm (Renovation)
 Automatic Extinguishing System

Construction Value	Fee (Per \$1,000 or fraction thereof):
\$0 - 2,000	\$40.00
\$2,000 – 15,000	\$40.00 for the first \$2,000 plus \$6.50 per each additional \$1,000 of value, or fraction thereof.
\$15,000 – 50,000	\$124.50 for the first \$15,000 plus \$5.50 per each additional \$1,000 of value, or fraction thereof.
\$50,000 – 100,000	\$317.00 for the first \$50,000 plus \$4.50 per each additional \$1,000 of value, or fraction thereof.
\$100,000 – 500,000	\$542.00 for the first \$100,000 plus \$3.50 per each additional \$1,000 of value, or fraction thereof.
\$500,000 and greater	\$1,942.00 for the first \$500,000 plus \$2.50 per each additional \$1,000 of value, or fraction thereof.

Plan Reviews:	One-half the permit fee, to be paid at the time of submittal. Submittals of revisions after permitting will be charged one-half of the plan review fee.
Expedited Plan Reviews:	Additional \$5,000.00 fee.
Re-inspection Fee:	\$50.00
Fireworks:	\$100.00
Fire Watch:	\$100.00 Minimum (first 4 hours). \$25.00 per hour thereafter.
Burning Permit:	\$200.00 per acre. Maximum of \$2,000.00

False Alarm Fees:

1 st – 3 rd Alarm	No Fee
4 th - 5 th Alarm	\$50.00
6 th – 7 th Alarm	\$100.00
8 th – 9 th Alarm	\$250.00
10 th and each additional Alarm	\$500.00

Fire Department Medical Personnel: \$45.00 per hour plus benefit costs, 2 Hour Minimum.

MUNICIPAL COURT FEES:

Certified Audio Recordings	\$25.00
Certified Copies	\$5.00
Additional Copies of Forms	\$3.00

PARKING FEES:

Special Event Parking - Per vehicle maximum -- \$10.00

Special one-time parking rate levied at all city-owned or -operated parking facilities for festivals and other such activities classified as "special event". Parking rates may vary according to size, type, length, and location of event.

PARKS AND RECREATION DEPARTMENT FEES:

<u>Registration Fees</u>	<u>Resident</u>	<u>Non-Resident</u>	<u>Academy</u>
Baseball	\$80.00	\$100.00	
Softball	\$80.00	\$100.00	
Soccer	\$80.00	\$100.00	\$110.00
Football	\$80.00	\$100.00	
Rugby	\$80.00	\$100.00	\$250.00
Basketball	\$80.00	\$100.00 <u>\$110.00</u>	
Cheerleading	\$30.00	\$50.00	
Wrestling	\$50.00	\$70.00	
<u>Youth Volleyball</u>	<u>\$80.00</u>	<u>\$110.00</u>	
Adult Volleyball	\$200.00 per team	<u>\$600 per team or \$80/\$110 Individually</u>	
Adult Softball	\$200.00 per team		
Adult Basketball	\$200.00 per team	<u>\$600 per team or \$80/\$110 Individually</u>	
Summer Junior Camp	\$50.00 per week	\$70.00 per week	
Summer Teen Camp	\$65.00 per week	\$85.00 per week	
Needmore Summer Camp	\$30.00 per week	50.00 per week	
Parents' Night Out	\$10.00	\$30.00	
Art Classes (8 weeks)	\$30.00	\$50.00	
Contracted Classes	Fees established by Instructor		
	(City receives 10% of contracted class registration fees.)		
Late Fee (Youth Sports Only):	\$25.00 after designated late date.		

Field Reservations

	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
Lights, per hour	\$40.00	\$40.00
Damage Deposit (Refundable)	\$100.00	\$140.00

Baseball/Softball Fields

Youth Event – One field per day	\$220.00	\$250.00
Adult Event – One field per day	\$250.00	\$280.00
Marking fee/field/day ONE TIME ONLY	\$40.00	\$40.00

Multipurpose Fields (football & soccer)

Youth Event – One field, per day	\$270.00	\$300.00
Adult Event – One field, per day	\$330.00	\$360.00

Marking fee/field/day ONE TIME ONLY	\$120.00	\$120.00
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Concessions for Tournament Field Rentals

The City of Greer Parks and Recreation subcontracts its concession services. The contracted vendor has first right of refusal to provide concession services for any event at athletic facilities.

<u>Tryon & Needmore Recreation Center Rentals</u>	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
Per hour (2 hour minimum)	\$35.00	\$55.00

<u>Kid's Planet Rentals – 2 hour block</u>	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
Shelters (Small)	\$ 20.00	\$30.00
Shelters (Large)	\$ 30.00	\$40.00

<u>Stage Rentals</u>	<u>Non-Profit</u>
Per Day	\$350.00

Municipal Complex Main Level and City Park Reservation Policies

Fee Structure – Main Level:

Event Halls Lobby	Price
Resident Fee Monday – Thursday	\$225.00 4-hour block (additional hrs \$100.00/hour) \$675.00 (12 hours)
Non-Resident Fee Monday – Thursday	\$250.00 4-hour block (additional hrs \$125.00/hour) \$800.00 (12 hours)
Non-Profit Monday – Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$175.00 4-hour block (additional hrs \$50.00/hour) \$450 (12 hours)
Resident Fee Friday, Sunday, Holiday	\$250.00 4-hour block (additional hrs \$100.00/hour) \$800.00 (12 hours)
Non-Resident Fee Friday, Sunday, Holiday	\$300.00 4-hour block (additional hrs \$125.00/hour) \$975.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of No n-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$225.00 4-hour block (additional hrs \$50.00/hour) \$550.00 (12 hours)

Event Halls One Section	Price
Resident Fee Monday - Thursday	\$225.00 4-hour block (additional hrs \$100.00/hour) \$675.00 (12 hours)
Non-Resident Fee Monday - Thursday	\$250.00 4-hour block (additional hrs \$125.00/hour) \$800.00 (12 hours)
Non-Profit Monday – Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year**	\$175.00 4-hour block (additional hrs \$50.00/hour) \$450.00 (12 hours)
Resident Fee Friday, Sunday and Holidays	\$250.00 4-hour block (additional hrs 100.00/hour) \$800.00 (12 hours)
Non-Resident Fee Fridays, Sundays and Holidays	\$300.00 4-hour block (additional hrs 125.00/hour) \$975.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year**	\$225.00 4-hour block (additional hrs \$50.00/hour) \$550.00 (12 hours)

Event Halls Two Sections	Price
Resident Fee Monday - Thursday	\$400.00 4-hour block (additional hrs \$150.00/hour) \$1,000.00 (12 hours)
Non-Resident Fee	\$500.00 4-hour block (additional hrs \$175.00/hour)

Monday - Thursday	\$1,250.00 (12 hours)
Non-Profit Monday – Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$225.00 4-hour block (additional hrs \$100.00/hour) \$650.00 (12 hours)
Resident Fee Fridays, Sundays and Holidays	\$550.00 4-hour block (additional hrs \$200.00/hour) \$1,250.00 (12 hours)
Non-Resident Fee Fridays, Sundays and Holidays	\$600.00 4-hour block (additional hrs \$225.00/hour) \$1,500.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$300.00 4-hour block (additional hrs \$100.00/hour) \$800.00 (12 hours)

Event Halls Three Sections (Lobby included)	Price
Resident Fee Monday - Thursday	\$500.00 4-hour block (additional hrs \$200.00/hour) \$1,500.00 (12 hours)
Non-Resident Fee Monday -Thursday	\$600.00 4-hour block (additional hrs 225.00/hour) \$1,750.00 (12 hours)
Non-Profit Monday - Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$300.00 4-hour block (additional hrs \$130.00/hour) \$800.00 (12 hours)
Resident Fee Fridays, Sundays and Holidays	\$600.00 4-hour block (additional hrs \$225.00/hour) \$1,750.00 (12 hours)
Non-Resident Fee Fridays, Sundays and Holidays	\$700.00 4-hour block (additional hrs \$275.00/hour) \$2,000.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$375.00 4-hour block (additional hrs \$130.00/hour) \$950.00 (12 hours)

Event Halls Saturday Rentals -Three Sections (Lobby included)	Price
Resident Fee	\$2,000.00 (12 hours) \$125.00/hour additional hours)
Non-Resident Fee	\$2,250.00 (12 hours) \$150.00/hour additional hours)

Refundable Security/Damage Deposit	Price
One Section	\$150.00
Alcohol served	\$300.00
Two Sections	\$250.00
Alcohol served	\$500.00
Three Sections	\$300.00
Alcohol served	\$600.00

Miscellaneous Fees	Price
Security Officers	\$55.00 <u>60.00</u> /hour plus benefit costs per Officer (2 hour minimum) (Off Duty City of Greer Police)
General Event Staffing	\$35.00/hour plus benefit costs per employee (2 hour minimum)

Special Event Fee (Saturdays, Sundays, and Holidays)	Price
Resident Fee (Entire Park, Event Halls and Cannon Centre)	\$4,500.00 (12 hours)
Non-Resident Fee (Entire Park, Event Halls and Cannon Centre)	\$5,000.00 (12 hours)
Refundable Security/Damage Deposit	\$1,200.00

Fee Structure - City Park:

Gazebo	Price
Resident Fee	\$125.00 2-hour block
Non-Resident Fee	\$150.00 2-hour block
Refundable Security/Damage Deposit	\$50.00

Picnic Shelter	Price
Resident Fee	\$90.00 4-hour block (AM or PM) \$180.00 (Both Blocks)
Non-Resident Fee	\$105.00 4-hour block (AM or PM) \$210.00 (Both Blocks)
Refundable Security/Damage Deposit	\$50.00

Outdoor Amphitheater	Price
Resident Fee	\$450.00 4-hour block (AM or PM) \$900.00 (Both Blocks)
Non-Resident Fee	\$550.00 4-hour block (AM or PM) \$1,100.00 (Both Blocks)
Non-Profit **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$250.00 4-hour block (AM or PM) \$500.00 (Both Blocks)
Refundable Security/Damage Deposit	\$150.00
Alcohol Served	\$300.00

Fee Structure - Cannon Centre:

Event Hall	Price
Resident Fee	\$500.00 4-hour block (additional hrs \$200.00/hour)

Monday - Thursday	\$1,500.00 (12 hours)
Non-Resident Fee	\$600.00 4-hour block (additional hrs \$225.00/hour)
Monday - Thursday	\$1,750.00 (12 hours)
Non-Profit Monday – Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$300.00 4-hour block (additional hrs \$130.00/hour) \$800.00 (12 hours)
Resident Fee	\$600.00 4-hour block (additional hrs 225.00/hour)
Friday, Sunday, and Holiday	\$1,750.00 (12 hours)
Non-Resident Fee	\$700.00 4-hour block (additional hrs \$275.00/hour)
Friday, Sunday, and Holiday	\$2,000.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$375.00 4-hour block (additional hrs \$130.00/hour) \$950.00 (12 hours)
Refundable Security/Damage Deposit - No Cooking	\$300.00
Alcohol Served	\$600.00
Refundable Security/Damage Deposit – Cooking on Site	\$400.00
Alcohol Served	\$800.00

<u>Cannon Centre Saturday Rentals</u>	Price
Resident Fee	\$2,000.00 (12 hours) (additional hrs \$125.00/hr)
Non-Resident Fee	\$2,250.00 (12 hours) (additional hrs \$150.00/hr)
Refundable Security/Damage Deposit – No Cooking	\$300.00
Alcohol Served	\$600.00
Refundable Security/Damage Deposit – Cooking on Site	\$400.00
Alcohol Served	\$800.00

Fee Structure - Center for the Arts:

Center for the Arts Studio	Dimensions	Total Square Footage	Rental Fee
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Effective July 1, 2025

Rental Fees: Studio			
1	10 x 11.5	115	\$90.00
2	12.5 X 11.5	144	\$110.00
3	11.5 X 11.5	133	\$100.00
4	8.5 X 11.5	97	\$75.00
5	16 X 11.5	184	Student Artist in Residence Trade or \$145.00
6	13X 11.5	150	\$115.00
7	14 X 11.5	161	\$125.00
Artists must participate in our art shows and a set number of hours per week that the studios will be open to the public.			

This package does not include the use of the stage, but it does include the use of the drop-down projector screen.

<u>Meeting Package</u>	Price
Includes: Performing Arts Lobby Auditorium Floor Green Room Kitchen	
Resident Fee Monday – Thursday	\$280.00 4-hour block (additional hrs \$140.00/hr) \$950.00 (12 hours)
Non-Resident Fee Monday – Thursday	\$350.00 4-hour block (additional hrs (\$175.00/hr) \$1,150.00 (12 hours)
Resident Fee Friday, Sunday, and Holiday	\$350.00 4-hour block (additional hrs \$175.00/hr) \$1,150.00 (12 hours)
Non-Resident Fee Friday, Sunday, and Holiday	\$450.00 4-hour block (additional hrs \$225.00/hr) \$1,350.00 (12 hours)
Non-Profit Sunday – Friday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year.**	\$200.00 4-hour block (additional hrs \$100.00/hr) \$540.00 (12 hours)
Refundable Security/Damage Deposit – Alcohol Served	\$250.00 \$500.00

<u>Performance Package</u>	Price
Includes: Performing Arts Lobby Auditorium Stage*	

Auditorium Floor Green Room Kitchen	
Resident Fee Monday – Thursday	\$400.00 4-hour block (additional hrs \$200.00/hr) \$1,000.00 (12 hours)
Non-Resident Fee Monday – Thursday	\$450.00 4-hour block (additional hrs (\$230.00/hr) \$1,250.00 (12 hours)
Resident Fee Friday, Sunday, and Holiday	\$450.00 4-hour block (additional hrs \$230.00/hr) \$1,250.00 (12 hours)
Non-Resident Fee Friday, Sunday, and Holiday	\$550.00 4-hour block (additional hrs \$275.00/hr) \$1,500.00 (12 hours)
Non-Profit Sunday – Friday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year.**	\$260.00 4-hour block (additional hrs \$130.00/hr) \$780.00 (12 hours)
Refundable Security/Damage Deposit – Alcohol Served	\$300.00 \$600.00

*Use of the stage includes a one-time stage lighting preset (a basic wash of lighting that covers the whole stage will be turned on for renter). Also includes use of two handheld mics with mic stands and two body-pack mics with lavaliers. This does not include a light-board/sound-board or any changes made to the lighting or sound once it has been set. If additional lighting or sound needs are required, renter will need to independently hire a light board operator and/or sound board operator from the City of Greer's list of approved vendors.

<u>Reception Package</u>	Price
Includes: Performing Arts Lobby Visual Arts Lobby Kitchen	
Resident Fee Sunday – Friday	\$200.00 4-hour block (additional hrs \$80.00/hr) \$640.00 (12 hours)
Non-Resident Fee Sunday – Friday	\$225.00 4-hour block (additional hrs (\$100.00/hr) \$800.00 (12 hours)
Non-Profit Sunday – Friday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year.**	\$150.00 4-hour block (additional hrs \$50.00/hr) \$400.00 (12 hours)
Refundable Security/Damage Deposit – Alcohol Served	\$150.00 \$300.00

<u>Classroom Package</u>	Price
Includes: Choose ONE Classroom Space	

• Visual Arts Lobby • Dance Classroom/Green Room • Ceramics Studio (Additional fees for use of wheels and kiln firings)* Kitchen (Additional fee of \$35)	
Resident Fee	\$35.00/hour, minimum of 2 hours
Non-Resident Fee	\$45.00/hour, minimum of 2 hours
Non-Profit **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year.**	\$35.00/hour, minimum of 2 hours
Refundable Security/Damage Deposit – Alcohol Served	1 Hour Rental Fee 2 Hour Rental Fee

*Rental of Ceramics Studio is an additional fee for use of the pottery wheels (\$8.00 per wheel per hour). Dependent upon size/number of loads, the kiln firing fee is \$20.00-\$50.00.

<u>Complete Package</u>	Price
Includes: Performing Arts Lobby Visual Arts Lobby Auditorium Stage* Auditorium Floor Green Room Visual Arts Classroom Kitchen	
Resident Fee Saturday	\$1,250.00 (12 hours) (additional hrs \$100.00/hr)
Non-Resident Fee Saturdays	\$1,500 for 12 hours (\$125.00 for each additional hour)
Refundable Security/Damage Deposit – Alcohol Served	\$300.00 \$600.00

This package includes the entire building, minus the Ceramics classroom and the seven artist's studios. The artists rent the studios and have 24-hour access to their rented studio.

*Use of the stage includes a one-time stage lighting preset (a basic wash of lighting that covers the whole stage will be turned on for renter). Also includes use of two handheld mics with mic stands and two body-pack mics with lavaliers. This does not include a light-board/sound-board or any changes made to the lighting or sound once it has been set. If additional lighting or sound needs are required, renter will need to independently hire a light board operator and/or sound board operator from the City of Greer's list of approved vendors.

*Use of the Amphitheatre includes use of two spotlights and the 50 amp event box.

Outdoor Package	Price
Includes: Amphitheatre* Access to indoor restrooms Kitchen (Additional fee of \$35)	
Resident Fee	\$400.00 4-hour block \$800.00 8-hour block
Non-Resident Fee	\$500.00 4-hour block \$1,000.00 8-hour block
Non-Profit **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$200.00 4-hour block \$400.00 8-hour block
Refundable Security/Damage Deposit Alcohol Served	\$150.00 \$300.00

Miscellaneous Fees	Price
Security Officers	\$55.00 <u>60.00</u> /hour plus benefit costs per Officer (2 hour minimum) (Off Duty City of Greer Police)
General Event Staffing	\$35.00/hour plus benefit costs per employee (2 hour minimum)

Special Event Fee	Price
Includes: Center for the Arts Amphitheatre Park	
Resident Fee	\$3,000.00 (12 hours)
Non-Resident Fee	\$3,500.00 (12 hours)
Refundable Security/Damage Deposit Alcohol Served	\$700.00 \$1,400.00

Tickets being sold at an event will need to utilize the GCAC online box office. A box office fee of \$1 per ticket sold plus 10% of ticket sales will apply.

Fee Structure – Greer Golf

*At the discretion of the City Administrator, all rates and fees pertaining to Greer Golf may be adjusted, at any time, to more accurately reflect current market rates and conditions.

Greens Fee	Price
9 Holes Green Fee Monday – Thursday	\$14.00

18 Holes Green Fee Monday – Thursday	\$20.00 <u>\$21.00</u>
9 Holes Green Fee Weekends/Holidays	\$17.00 <u>\$19.00</u>
18 Holes Green Fee Weekends/Holidays	\$27.00 <u>\$28.00</u>
9 Holes Green Fee - Junior Monday -Thursday	\$4.00
9 Holes Green Fee - Junior Weekends/Holidays	\$8.00
18 Holes Green Fee - Junior Monday - Thursday	\$6.00
18 Holes Green Fee – Junior Weekends/Holidays	\$10.00
9 Holes Green Fee - Senior Monday – Thursday	\$9.00
9 Holes Green Fee - Senior Weekends/Holidays	\$13.00
18 Holes Green Fee - Senior Monday - Thursday	\$14.00
18 Holes Green Fee – Senior Weekends/Holidays	\$21.00
Twilight Rate 18 Holes After 3pm	\$14.00
<u>High/Middle School – Season Player Fee</u>	<u>\$200.00</u>

Cart Fee	Price
9 Holes Cart Fee	\$15.00
18 Holes Cart Fee	\$20.00 <u>\$21.00</u>
Replay – Extra 9 Holes	\$13.00
Replay – Extra 9 Holes Junior	\$9.00
Replay – Extra 9 Holes Senior	\$11.00

Member Cart Fee	Price
9 Holes	\$11.00
18 Holes	\$17.00
Replay/Extra 9 Holes	\$9.00

Tournament Player Fee

Monday – Thursday **\$45.00**

Weekends/Holidays **\$55.00**

Golf Membership	Price
Single Resident	\$115.00/\$1,380.00

Single Non-Resident Monthly/Annual	\$125.00/\$1,500.00
Family Resident Family Non-Resident Monthly/Annual	\$135.00/\$1,620.00 \$150.00/\$1,800.00
Junior Resident Junior Non-Resident Monthly/Annual (8-17 Years Old)	\$70.00/\$840.00 \$80.00/\$960.00
Senior Resident Senior Non-Resident Monthly/Annual 65 & Older	\$110.00/\$1,320.00 \$120.00/\$1,440.00
Corporate Resident Corporate Non-Resident Monthly/Annual	\$115.00/\$1,380.00 (per employee) \$125.00/\$1,500.00 (per employee)

Range Membership	Price
Single Resident Single Non-Resident Annual	\$350.00 \$400.00

Range Bucket Fee	Price
Per Bucket (Small)	\$4.00
Per Bucket (Large)	\$7.00
Per Bucket (X-Large)	\$10.00

POLICE DEPARTMENT FEES:

Administrative Fees:

Incident/Accident Reports: \$.25 (Per Report)

Alarm Fees:

Registration Fee \$10.00

Violation of Registration Requirements \$100.00

False Alarm Fees:

1st – 2nd Alarm

3rd Alarm

4th – 6th Alarm

7th Alarm

Continued use after Revocation

Alarm sounding continuously in excess of 15 minutes

See Code

Ch 62, Article VIII, Section 62-293

No Fee

\$100.00

\$200.00

Revocation of Permit

\$500.00

\$50.00

Animal Control Fees:

First Day of impound of animal

Each day of impound after first

Dog/Cat Cage Rental Deposit

\$50.00

\$20.00 per day

Cat Cage	\$50.00
Dog Cage	\$100.00
Dog License (Due January 1 st)	See Code Ch 10, Article IV, Section 10-110
Spayed or Neutered Dog (Lifetime Tag)	\$5.00
Unaltered Dog (Annual Tag)	\$30.00

Police Officer – Security Services ~~\$45.00~~ 60.00 per hour plus benefit costs, 2 Hour Minimum.

Taxicab Rates:

Drop Charge	\$2.00
First Mile	\$2.25
Each Additional Mile	\$2.25
Excess Baggage	\$1.00 Each
Wait Time	\$.25 per minute
City Limits to Greenville/Spartanburg Airport – one to four passengers \$17.00.	

Towing Fees:

Business hours are Monday – Friday 8:00 am – 5:00 pm

Collisions: Maximum Charge \$230.00

If the vehicle must be retrieved from a steeply sloping terrain or must be turned right-side up for retrieval, an additional fee not to exceed \$200.00 may be charged. An additional maximum of \$25 may be charged for tows during non-business hours and state holidays.

Heavy-Duty Wrecker Services: A Maximum of \$250.00 per hour may be charged.

If the vehicle must be retrieved from a steeply sloping terrain or must be turned right-side up for retrieval, an additional fee not to exceed \$250.00 may be charged. An additional maximum of \$25 may be charged for tows during non-business hours and state holidays.

Parking Garage Towing Services: Maximum charge \$225.00. An additional maximum of \$25 may be charged for tows during non-business hours and state holidays.

Non-Collisions & Non-Consensual Towing: Any circumstance other than a collision requiring towing shall be charged a maximum of \$175.00 during normal business hours (Monday-Friday 8:00 am – 5:00 pm) and \$200.00 during non-business hours and on state holidays..

Vehicle Storage Fee: \$32.00 per day after the first 12 hours

Non-Consensual Boot: Maximum of \$50

PUBLIC SERVICES DEPARTMENT FEES:

Residential Sanitation Fee – \$121.00 annually per residential unit on each residential parcel	
Effective July 1, 2019	\$127.00
Effective July 1, 2020	\$133.00
Effective July 1, 2021	\$139.00
Effective July 1, 2022	\$165.00

Effective July 1, 2026	\$170.00
Effective July 1, 2027	\$180.00
Effective July 1, 2028	\$185.00
Effective July 1, 2029	\$195.00
Effective July 1, 2030	\$200.00

Roll Out Carts:

Yard Waste Carts	\$55.00 each
Sanitation Carts (Additional or Replacement)	\$75.00 each
Failure to Move Empty Container	\$25.00 per day up to \$250.00 maximum

Sanitation Carts

- Each resident unit is provided one (1) city-issued trash cart as part of the annual \$170 trash fee.
- Residents may request a second trash cart for a fee of \$75.00, payable prior to delivery.
- For any additional carts beyond the second, the resident will pay a \$75.00 cart fee and an additional \$170 annual trash fee, which will be assessed on the tax bill.

Special Events:

Hang Banners, Signs, etc.:	\$50.00
Place Extension Cords from Street Lights, Panels etc.:	\$100.00
Street Barricades Deliver / Pickup:	\$100.00 <u>\$150.00</u>
<u>Barricade Use Fee</u>	<u>\$10.00 per barricade</u>
Roll Out Carts (Trash Cans), Delivery / Pickup:	\$100.00
<u>Cart Use Fee:</u>	<u>\$5.00 per cart</u>
Roll Out Carts, Empty as needed during and after event:	\$20.00 per hour per person, 2-Hour Minimum. Number of workers to be determined by Public Services Director.
Street Sweeper use after events, if needed:	\$100.00

Deposit ~~\$250.00~~ required before event.

- Street Barricades: \$500.00 minimum deposit
- Roll-Out Trash Carts: \$250.00 minimum deposit

City will perform an inspection following the event. If cleanup is satisfactory, the deposit will be refunded. Otherwise, deposit will be forfeited.

Street Cut Permits: \$3.50 per Cubic Foot of dirt removed from the street, plus \$10.00 per day for each day the street cut is open. Street must be repaired to the City's Specifications. If the street is repaired satisfactorily, the fee will be refunded, less \$10.00 per day for each day the street is open.

SPORTS AND EVENTS CENTER DEPARTMENT FEES:

*At the discretion of the City Administrator, all rates and fees pertaining to Sports and Events Center may be adjusted, at any time, to more accurately reflect current market rates and conditions.

9-Court Rental		Special Approval Event
12-hour	\$9,500.00	\$7,500.00
Saturday-Sunday	\$19,000.00	\$15,000.00
3-Day Event	\$26,500.00	\$20,500.00
4-Day Event	\$32,000.00	\$25,000.00

Fee Schedule

All Fees subject to change based on type of event and number of attendees

Rentable Area

Cost Associated

<u>Court</u>		<u>Hourly</u>	<u>Daily</u>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$60</u>	<u>\$700</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$70</u>	<u>\$800</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$75</u>	<u>\$850</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$80</u>	<u>\$900</u>

<u>Championship Court</u>		<u>Hourly</u>	<u>Daily</u>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$75</u>	<u>\$800</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$100</u>	<u>\$1,000</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$100</u>	<u>\$1,000</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$125</u>	<u>\$1,250</u>

<u>Full Community Room</u>	<u>Capacity: 350 people</u>	<u>Hourly</u>	<u>Daily</u>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$150</u>	<u>\$1,500</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$175</u>	<u>\$1,750</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$175</u>	<u>\$1,750</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$200</u>	<u>\$2,000</u>

<u>Hall A (Kitchen Access)</u>	<u>Capacity: 200 people</u>	<u>Hourly</u>	<u>Daily</u>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$90</u>	<u>\$1,000</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$100</u>	<u>\$1,250</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$125</u>	<u>\$1,250</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$150</u>	<u>\$1,500</u>

<u>Hall B (No Kitchen Access)</u>	<u>Capacity: 150 people</u>	<u>Hourly</u>	<u>Daily</u>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$60</u>	<u>\$675</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$75</u>	<u>\$800</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$75</u>	<u>\$800</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$100</u>	<u>\$1,250</u>

<u>Wrestling Room</u>	
<u>Hourly Resident</u>	<u>\$50</u>
<u>Hourly Non-Resident</u>	<u>\$60</u>

<u>Fitness Center Memberships</u>	<u>Monthly Payments</u>	<u>Annual Payments</u>
<u>Individual Member – Resident</u>	<u>\$35</u>	<u>\$375</u>
<u>Individual Member – Non-Resident</u>	<u>\$40</u>	<u>\$435</u>
<u>Family Membership</u>	<u>\$75</u>	<u>\$800</u>
<u>Family Membership – Non-Resident</u>	<u>\$85</u>	<u>\$900</u>

<u>Day Pass</u>	
<u>Day Pass - Courts</u>	<u>\$10</u>
<u>Day Pass – Fitness Center</u>	<u>\$12</u>

<u>Simulators</u>	
<u>Monday – Thursday Hourly Resident</u>	<u>\$40</u>
<u>Friday – Sunday Hourly Resident</u>	<u>\$50</u>
<u>Monday – Thursday Hourly Non-Resident</u>	<u>\$45</u>
<u>Friday – Sunday Hourly Non-Resident</u>	<u>\$55</u>

<u>Front Porch</u>	
<u>Hourly Resident</u>	<u>\$50</u>
<u>Hourly Non-Resident</u>	<u>\$60</u>

<u>Whole Facility</u>	
<u>Monday - Thursday</u>	<u>\$7,500 / Day</u>
<u>Friday</u>	<u>\$8,500 / Day</u>
<u>Saturday - Sunday</u>	<u>\$9,500 / Day</u>

<u>Security</u>	
<u>Event Security</u>	<u>\$55 / Hour</u>

<u>Birthday Party</u>	
<u>3-hour party: one court, Community room B</u>	<u>\$250</u>

<u>Team Room</u>	
<u>Hourly</u>	<u>\$30</u>
<u>Daily</u>	<u>\$225</u>



May 26, 2026

Honorable Mayor and City Council
City of Greer
301 E. Poinsett Street
Greer, SC 29651

Honorable Mayor and Honorable Members of Council,

Pursuant to City Ordinance, you will find attached to this transmittal letter for your review and consideration the 2026-2027 City of Greer General Fund Budget (Fund 11: \$61,069,053). You will also be considering the following Funds and their corresponding expenditures: Recreation Programs Fund (Fund 9: \$1,050,485); Capital Equipment Fund (Fund 10: \$3,202,809); Debt Service Fund (Fund 12: \$5,129,181); Local Hospitality and Accommodations Taxes Fund (Fund 18: \$4,190,000); Storm Water Fund (Fund 19: \$3,570,091); Real Property Fund (Fund 23: \$1,457,656); Capital Projects Fund (Fund 31: 1,624,170); Sanitation Services Fund (Fund 33: \$2,772,825); Sports and Events Center Fund (Fund 49: \$1,681,780); Facilities Rentals Fund (Fund 50: \$403,284); Greer Golf (Fund 57: \$1,537,880); and Infrastructure & Paving Fund (Fund 60: \$3,517,000). I have also included the proposed 2026-2027 Comprehensive Fee Schedule.

This budget shall become effective July 1, 2026, upon passage by Council. All budgets listed above are balanced with corresponding revenues and expenditures in accordance with State Statute and City ordinance. This budget requires no increases in our millage rate, with small adjustments in our Comprehensive Fee Schedule. These adjustments have come from our Planning and Development, Engineering, Public Services, Sports and Events Center, and Parks and Recreation departments.

The General Fund budget has an increase in corresponding revenues and expenditures of \$2,575,598 over the prior year budget. This amount reflects an overall increase in expenditures of 4.40 percent compared to the prior year adopted budget. The prior year budget was \$58,493,455. The 2026-2027 budget is \$61,069,053. I recommend that the millage rate be set at 111.0 mills, 1.60 mills of which are required for satisfaction of General Obligation Bond debt, 106.03 mills are required for general operations and 3.37 mills for Infrastructure/Paving. The estimated value of one (1) mill is \$334,605. The estimated increase to the value of one mill is 9.89%.

At 106.03 mills, the Operations millage will shoulder the load for virtually all City services as it has in the past. Payroll, day-to-day operating expenses, and similar expenditures are reflected in this millage. The Debt Service millage we have calculated at 1.60 mills will cover the City's General Obligation Debt this fiscal year. This legally obligated millage is designed to fluctuate year over year based on our Audited Financial Statements and our debt repayment schedule. The final set-aside of 3.37 mills is dedicated to paving and sidewalk infrastructure which provides resources for the Paving Fund.

Last fiscal year, Council established the following priorities in driving the formulation of the budget: Fiscal Accountability, Public Safety, Transparency in Government, and Quality of Life. This budget carries those priorities forward through a number of initiatives. This summer, we will formally cut the ribbon on our new, state-of-the-art Public Safety Training Center. Construction of the Greer Sports and Events Center should wrap up in February, providing a one-of-a-kind recreation and entertainment venue that will serve our residents, the Upstate region, and sports tourists for years to come.

We are finalizing the implementation of our Class and Compensation study this fiscal year resulting in higher salaries for many staff positions and ultimately making the City of Greer more competitive in the race to attract and retain top talent. The proposed budget includes 22 new positions across 10 different departments. This amounts to \$1,547,039 for 19 full-time and 3 part-time positions that will help the city maintain its high level of customer service. This budget includes a 2.80% COLA increase.

As predicted, growth in Greer has continued at a robust pace. The latest estimates from the U.S. Census Bureau place us in the top 20 fastest growing cities in the nation. With the passage of impact fees in the fall of 2024, this Council provided a new revenue stream that will help offset some of the cost of serving a growing city. So far, impact fees have provided more than \$1 million in revenue that can be utilized to fund future capital projects and service debt for parks, police, fire, and public safety initiatives. We expect to see gains in Hospitality and Accommodations Tax revenue and continued growth in the value of the mill. Our staff will continue to actively pursue alternate revenue sources through grant programs and state and federal funding requests.

Thanks to this Council for its leadership and to Mike Sell, Reno Deaton, Catrina Woodruff, Chris Kline, and Tamar Kirksey for their work on this fiscal year's budget. Our team has put together an excellent proposal for your consideration.

As we continue to celebrate the City of Greer's sesquicentennial, we are laying a strong foundation for the next 150 years. Intentional planning, conservative forecasting, and a focus on fiscal accountability will ensure the City of Greer maintains its AA+ credit rating and flexibility in how we service the debt on four visionary projects that will position us as a City of Choice in the state of South Carolina and across the nation.

Respectfully submitted,



Andrew J. Merriman
City Administrator

CITY ADMINISTRATION

301 East Poinsett Street • Greer, SC 29651 • Phone: (864) 848-2150 •
Fax: (864) 968-7006

ORDINANCE NUMBER 19-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY 199 LLC LOCATED ON FREEMAN FARM ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTIES

WHEREAS, 199 LLC is the sole owner of certain properties located on Freeman Farm 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 5-29-00-083.03 and 5-29-00-082.00 containing approximately 33.87 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D attached hereto marked as Exhibit D; and,

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

WHEREAS 199 LLC has petitioned the City of Greer to annex its properties by one hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS the property owner has requested that the subject properties be zoned 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 33.87 acres +/- properties shown in red on the attached map owned by 199 LLC located on Freeman Farm Road as described on the attached City of Greer Map as Spartanburg County Parcel Numbers 5-29-00-083.03 and 5-29-00-082.00 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. ANNEXATION OF 587.5 FEET +/- OF FREEMAN FARM ROAD ROADWAY: 587.5 feet +/- of Freeman Farm Road roadway along the edge of the annexed properties owned by 199 LLC as shown in Exhibit C is hereby annexed into the corporate limits of the City of Greer.

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

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: June 9, 2026

Second and
Final Reading: June 23, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

EXHIBIT**A**

DEE-2022019803

Recorded 2 on 04/14/2022 02:02:51 PM

Recording Fee: \$15.00 County Taxes: \$1,100.00 State Taxes: \$2,600.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

DOROTHY EARLE REGISTER OF DEEDS

BK:DEE 136-S PG:561-562

After Recording Mail To: Guest & Brady, LLC 1560 Wade Hampton Blvd. Greenville, SC 29609
22-7700

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that Roddy D. Donahue and Joye P. Donahue a/k/a Joy P. Donahue (hereinafter "Grantors"), in consideration of ONE MILLION AND 00/100 (\$1,000,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released unto 199, LLC (hereinafter "Grantee"), its successors and assignees forever, to-wit:

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being known as Tract No. 3, containing 20.77 acres, more or less, on a survey dated January 17, 1924, prepared by H. S. Brockman, Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at a stone at Coggins corner, running thence S 66.15 W 12.70 chains to a stake; thence S. 74.45 W .99 links to a stone on side of creek; thence down the meanderings of Abner's Creek 27.23 chains to Hickory near the mouth of a branch; thence N. 45.52 E. 9.24 chains to an iron pin; thence N. 60.30 W. 2.38 chains to a stone; thence N. 5.15 W. 12.37 chains to BEGINNING corner.

This being the same property conveyed to Roddy D. Donahue and Joye P. Donahue by deed of Thomas J. DeZern, Master-in-Equity for Spartanburg County, dated June 6, 1985, recorded June 6, 1985 in Deed Book 51-J, Page 300, in the Register of Deeds Office for Spartanburg, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No. 5-29-00-082.00

Property Address: 199 Heath Hill Road, Duncan, SC 29334

Grantee Address: 963 Tall Pine Road, Mount Pleasant, SC 29464

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantee and grantee's successors and assigns, forever;

AND, THE GRANTORS do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's successors and against every person whomsoever lawfully claiming the same or any part thereof.

WITNESS the Grantor's hand and seal(s) this 8th day of April, 2022.

SIGNED, sealed and delivered
In the presence of:

Sunshine Leister
Sunshine Leister

Roddy D. Donahue (SEAL)
Roddy D. Donahue

Natalie Bialas
Natalie Bialas

Joy P. Donahue (SEAL)
Joy P. Donahue a/k/a Joye P. Donahue

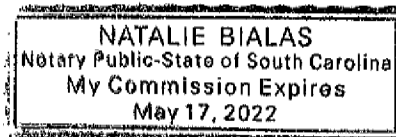
State of South Carolina)
County of Greenville)

ACKNOWLEDGMENT

I, Natalie Bialas, a notary public for South Carolina, do hereby certify that the within named Grantors did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witnessed my hand and official seal
this 8th day of April, 2022.

Natalie Bialas
Notary Public for South Carolina
Printed Name: Natalie Bialas
My Commission Expires: 5/17/2022



DEE-2022019808

Recorded 2 on 04/14/2022 02:21:39 PM

Recording Fee: \$15.00 County Taxes: \$572.00 State Taxes: \$1,352.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

DOROTHY EARLE REGISTER OF DEEDS

BK:DEE 136-S PG:567-568

After Recording Mail To: Guest & Brady, LLC 1560 Wade Hampton Blvd. Greenville, SC 29609
22-7305

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that Collective Holdings, LLC (hereinafter "Grantor"), in consideration of FIVE HUNDRED TWENTY THOUSAND AND 00/100 (\$520,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released unto 199, LLC (hereinafter "Grantee"), its successors and assigns forever, to-wit:

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being shown and designated as Lot 2, containing 12.289 acres, more or less, on a plat entitled "Old Jones Road Subdivision for Mark III Properties," dated May 25, 2017, prepared by Freeland & Associates, Inc., and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 173, Page 401. Reference to said plat is hereby made for a more complete description thereof.

This being the same property conveyed to Collective Holdings, LLC by deed of F C R Estate Partnership, a South Carolina General Partnership, dated April 16, 2021, recorded April 19, 2021 in Deed Book 131-V, Page 909, in the Register of Deeds Office for Spartanburg, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No. 5-29-00-083.03

Property Address: Lot 2, 12.289 acres, more or less, Freeman Farm Road,
Greer, SC 29651

Grantee Address: 963 Tall Pine Road, Mount Pleasant, SC 29464

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantee and grantee's successors and assigns, forever;

AND, THE GRANTOR does hereby bind the grantor and the grantor's successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's successors and against every person whomsoever lawfully claiming the same or any part thereof.

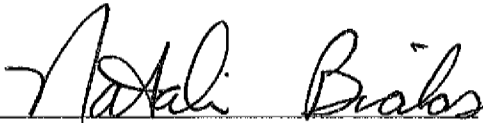
WITNESS the Grantor's hand and seal this 8th day of April, 2022.

SIGNED, sealed and delivered
In the presence of:

Collective Holdings, LLC,


ANDREW E. TORRES

 (SEAL)
By: Rainer Blickle, Member-Vice President
of SEW-EURODRIVE, INC., member of
Collective Holdings, LLC

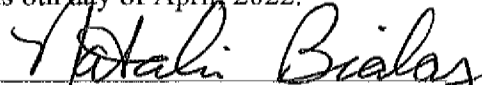

Natalie Bialas

State of South Carolina)
County of Greenville)

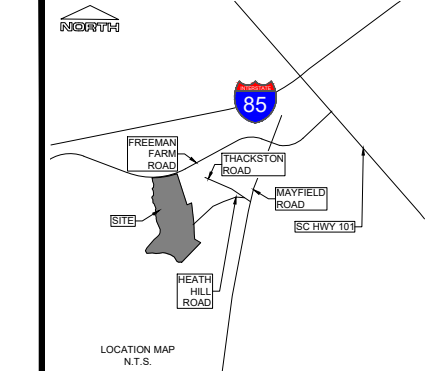
ACKNOWLEDGMENT

I, Natalie Bialas, a notary public for South Carolina, do hereby certify that the within named Grantor did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witnessed my hand and official seal
this 8th day of April, 2022.


Notary Public for South Carolina
Printed Name: Natalie Bialas
My Commission Expires: 05-17-2022





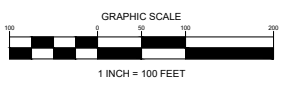
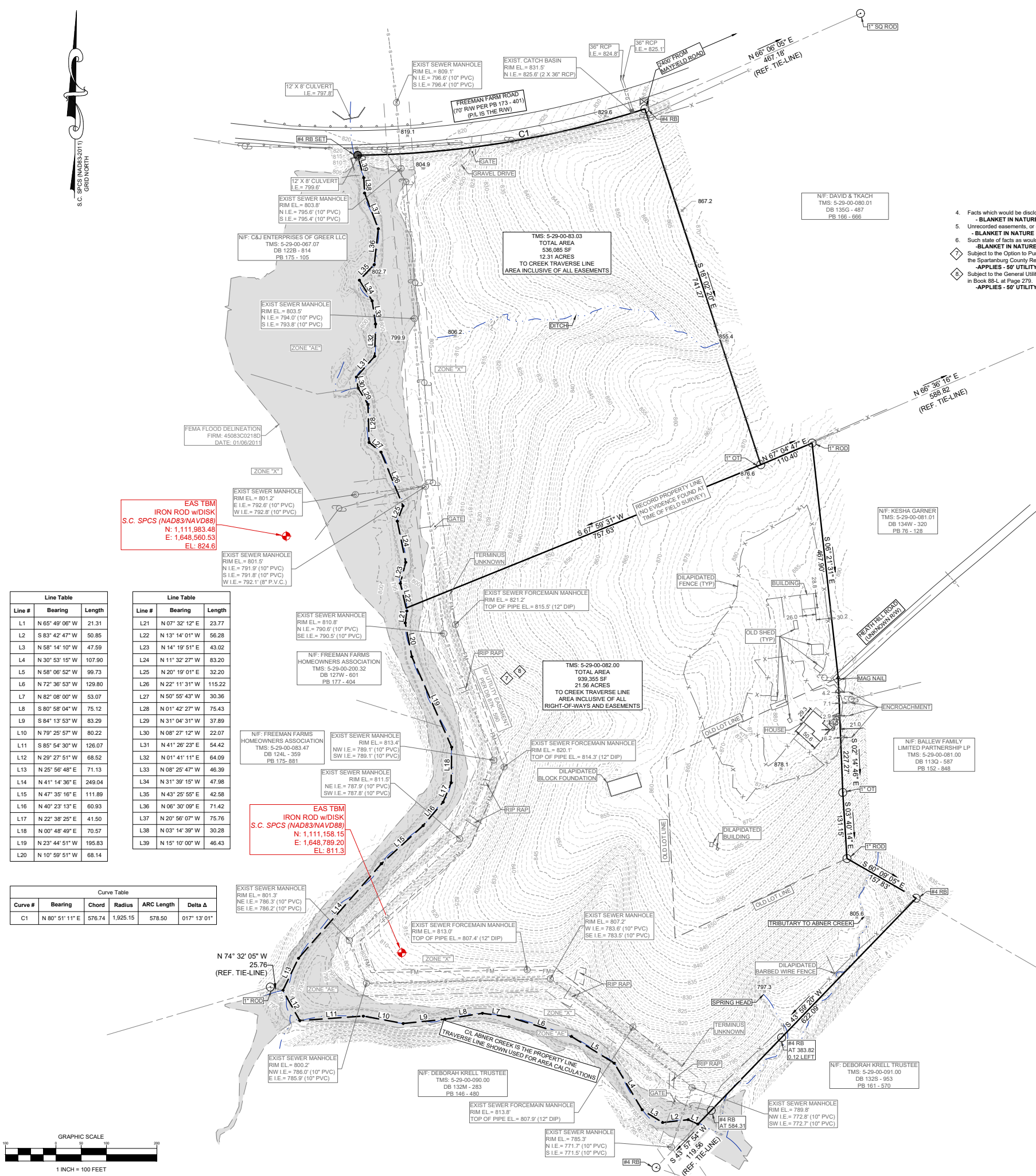
- SURVEYOR'S NOTES:**
- PURSUANT TO THE PROVISIONS OF THE SOUTH CAROLINA CODE OF LAWS, THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
 - THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
 - THE CENTERLINE OF THE EXISTING CREEK IS THE PROPERTY BOUNDARY AND IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES. THE LINE SHOWN HEREON IS A REPRESENTATION OF THE CREEK AT THE TIME OF SURVEY.
 - HORIZONTAL DATUM: NAD 83-2011 (SCVRS)
VERTICAL DATUM: NAVD 88 (SCVRS)
CONTOUR INTERVAL: 1 FOOT
 - LINE SURVEYED AND MAPPED ARE LISTED IN GRID DISTANCES. COORDINATES SHOWN ARE BASED ON S.C. SPCS NAD 83 (2011) DATUM, UNLESS OTHERWISE STATED.
 - NGS MONUMENT OBSERVED AT TIME OF FIELD SURVEY:
PID: 42 028
N: 117411.27
E: 165544.04
EL: 865.0
 - THIS PLAT IS A RETRACEMENT SURVEY OF AN EXISTING LOT OF RECORD AND MONUMENTATION LOCATED IN THE FIELD.
 - ALL PINS SET 1/2" REBAR UNLESS OTHERWISE NOTED.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
 - SQUARE FOOTAGE (SF) AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR CONTRACT OR LEASE PURPOSES.
 - BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
 - NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
 - 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.
 - THE EXISTING UTILITIES SHOWN WERE LOCATED USING THE ASCE 38-02 STANDARD QUALITY LEVEL C FOR SUBSURFACE UTILITY ENGINEERING AND SURVEYING. UTILITIES WERE LOCATED FROM ABOVE GROUND EVIDENCE AND EXISTING DRAWINGS PROVIDED BY VARIOUS SOURCES. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN.
 - ALL STATEMENTS HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - ALL PIPE SIZES, MATERIALS, DIRECTIONS AND INVERTS (FLOW), ARE APPROXIMATE AND BASED SOLELY ON ABOVE GROUND OBSERVATIONS AND/OR (BY GRAPHIC PLOTTING ONLY) PLANS, PLATS OR DEEDS PROVIDED BY THE ISSUING GOVERNMENT AGENCY.
 - MANHOLES LOCATED IN THE LANE OF TRAFFIC ARE INACCESSIBLE WITHOUT A LANE CLOSURE AND ARE NOT CONSIDERED A PART OF THIS SURVEY.
 - CONTOURS WERE CREATED FROM LIDAR DATA OBTAINED BY UNMANNED AERIAL VEHICLE (UAV) AND PRODUCED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY CHAPTER 3 OF THE FEDERAL GEOGRAPHIC DATA COMMITTEE (FGDC) AND THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
20.1. ALTITUDE OF SENSOR: ±150' AGL
20.2. DATE OF DATA SET ACQUISITION: 04/05/2022
20.3. DATE OF DATA SET COMPILATION: 04/07/2022

FLOOD INFORMATION NOTE:

Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and **BY GRAPHIC PLOTTING ONLY**, this property, located in SPARTANBURG COUNTY, SOUTH CAROLINA, is in Zone "X" & "AE" on Flood Insurance Rate Map (FIRM) No.: 45083C0219D, which bears an effective date of 01/06/2011.

"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."

Daniel J. Stiles
SC PLS No.: 17933



LEGEND	
	IPF - IRON PIN FOUND
	IPS - IRON PIN SET
	MAG NAIL FOUND
	EM - ELECTRIC METER
	FOP - FIBER OPTIC PEDESTAL
	GM - GAS METER
	UP/PP - UTILITY/POWER POLE
	SDMH - STORM DRAIN MANHOLE
	HYD - FIRE HYDRANT
	WSO - WATER SHUT-OFF VALVE
	WM - WATER METER
	MAJOR CONTOUR
	MINOR CONTOUR

SCHEDULE B - SECTION II EXCEPTIONS

- Facts which would be disclosed by a comprehensive survey of the Premises herein described.
- BLANKET IN NATURE - FEATURES OBSERVED DURING SITE VISIT ARE SHOWN HEREON.
- Unrecorded easements, or claims thereof, not apparent from an inspection of the premises.
- BLANKET IN NATURE - EVIDENCE AS OBSERVED AT TIME OF FIELD SURVEY ARE SHOWN HEREON.
- BLANKET IN NATURE - EVIDENCE AS OBSERVED AT TIME OF FIELD SURVEY ARE SHOWN HEREON.
- Subject to the Option to Purchase Right-of-Way between Roddy D. Donahue and Joye P. Donahue and Greer Commission of Public Works, recorded in the official records of the Spartanburg County Register of Deeds Office in Book 87-K at Page 590.
- APPLIES - 50' UTILITY EASEMENT SHOWN HEREON.
- Subject to the General Utility Right-of-Way granted to Greer Commission of Public Works, recorded in the official records of the Spartanburg County Register of Deeds Office in Book 88-L at Page 279.
- APPLIES - 50' UTILITY EASEMENT SHOWN HEREON.

ALTANSPS CERTIFICATION

To: ALPAS, LLC and Old Republic National Title Insurance Company, and their respective successors and/or assigns. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b), 8, 11(a), 13, 14, and 16 of Table A Thereof.

Date of Field Work Completion: April 14, 2022
Date of Plat or Map: April 15, 2022

The accompanying survey represents a true and correct survey made by Daniel J. Stiles on April 15, 2022 of the Land therein particularly described;

The survey and the information, courses and distance shown thereon are correct and form a mathematically closed parcel;

The title lines and the lines of actual possession are the same;

The land described in the survey is the same as described in the title insurance commitment issued by Old Republic National Title Insurance Company with an effective date of March 4, 2022 at 08:00 AM with legal description described below as follows:

EXHIBIT "A"

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being known as Tract No. 3, containing 20.77 acres, more or less, on a survey dated January 17, 1924, prepared by H. S. Brockman, Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at a stone at Coggin's corner, running thence S 66.15° W 12.70 chains to a stake; thence S. 74.45° W .99 links to a stone on side of creek; thence down the meanderings of Abner's Creek 27.23 chains to Hickory near the mouth of a branch; thence N. 45.52° E. 9.24 chains to an iron pin; thence N. 60.30° W. 2.38 chains to a stone; thence N. 5.15° W. 12.37 chains to BEGINNING corner.

- ALTA / NSPS LAND TITLE SURVEY TABLE A**
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
1/2" REBAR OR MAG NAILS HAVE BEEN SET AT EACH CORNER WHERE CORNER MARKERS WERE NOT FOUND AT TIME OF FIELD SURVEY.
 - Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
ADDRESS PROVIDED BY CLIENT IS PLOTTED AND SHOWN HEREON.
 - Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
FLOOD ZONE LISTED AND GRAPHICALLY PLOTTED AND SHOWN HEREON.
 - Gross land area (and other areas if specified by the client).
GROSS LAND AREA PLOTTED AND SHOWN HEREON.
 - Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.
CONTOURS, TOPOGRAPHIC FEATURES, AND NOTES PERTAINING AS SUCH, ARE PLOTTED AND SHOWN HEREON.
 - BUILDINGS
(a) Exterior dimensions of all buildings at ground level.
EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE BASED AT GROUND LEVEL AT THE TIME OF FIELD SURVEY.
(b) Square footage of:
exterior footprint of all buildings at ground level. **SQUARE FOOTAGE OF ALL BUILDINGS ARE NOTED AND BASED AT GROUND LEVEL AT THE TIME OF FIELD SURVEY.**
 - Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5(A)) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
SUBSTANTIAL FEATURES OBSERVED AT THE TIME OF FIELD SURVEY ARE PLOTTED AND SHOWN HEREON.
 - Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5(A)) as determined by:
(a) plans and/or reports provided by client (with reference as to the sources of information).
UTILITY MARKING OBSERVED AT THE TIME OF FIELD SURVEY ARE PLOTTED AND SHOWN HEREON.
 - Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al".
ADJOINING PARCELS OWNER INFORMATION IS PLOTTED AND SHOWN HEREON.
 - As specified by the client, distance to the nearest intersecting street.
NEAREST INTERSECTING STREET CORNER IS NOTED HEREON.
 - Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME OF FIELD SURVEY.

EXHIBIT
B

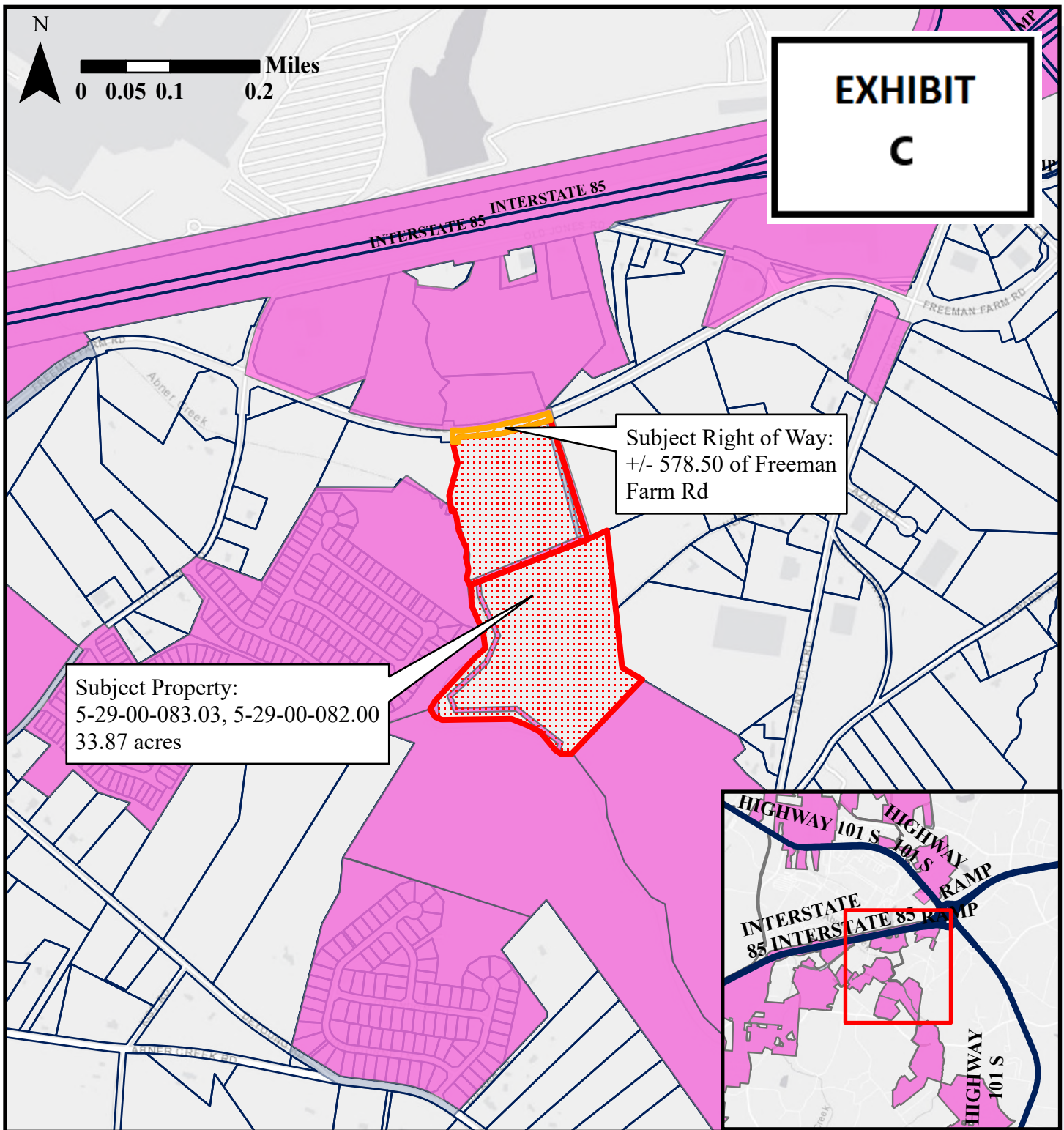
MAJOR CONTOUR
MINOR CONTOUR

Job No.: 220701
Date: 04/15/2022
Field: ALL CREWS
Draw: HB
Reviewed: JK
Approved: DS
Scale: 1" = 100'
SHEET:

ALTA / NSPS LAND TITLE SURVEY FOR
ALPAS, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
TMS 5-29-00-083.03 & TMS 5-29-00-082.00
109 HEATH HILL ROAD
DUNCAN, SPARTANBURG COUNTY, SOUTH CAROLINA

Page 90 of 98

V - 2



Location Map: **Ordinance 19-2026**

Case Number: AN 26-06

City Council Districts

 District 3 - Mark Hopper

Created by the City of Greer Planning & Development
Department: 5/28/2026 2:51 PM

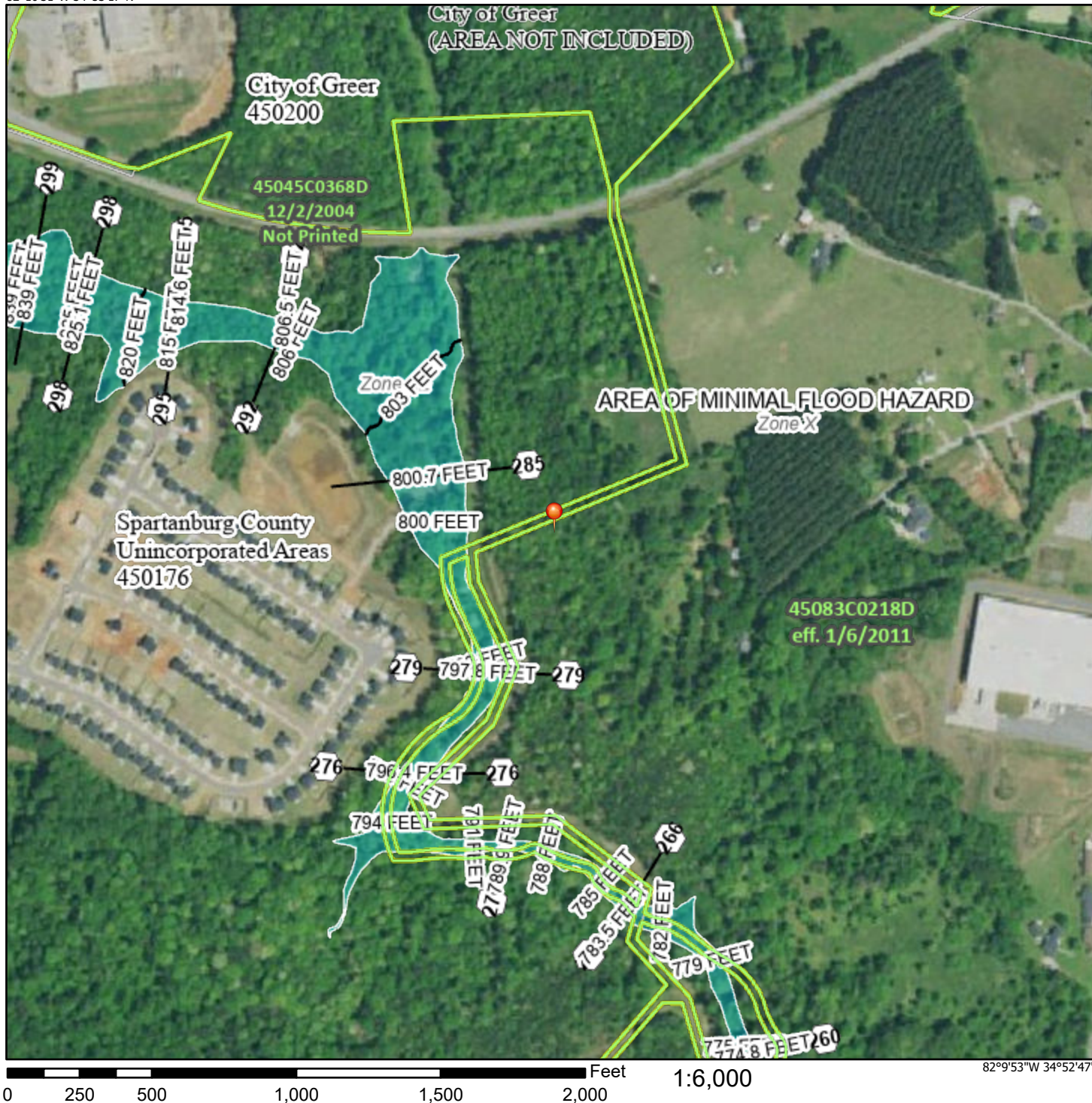
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National Flood Hazard Layer FIRMette



82°10'31"W 34°53'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS



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



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/28/2026 at 6:54 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 _____ day of _____, 20____

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)
		5-29-00-083.03
		5-29-00-082.00

I hereby request that the property be zoned:

** 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 _____, 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 5-29-00-083.03 and 5-29-00-082.00 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 _____ day of _____, 20____ 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	☐ 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 _____
☐ Corporation	☐ Limited Partnership	
☐ County	☒ LLC	

Owner(s) Sign on Lines Below

Address of Owner(s)

Signature of Owner/Partnership/LLC/Agent

963 Tall Pine Rd
MT Pleasant, SC 29464

Aaron Brewer, MANAGER

Print Name of Owner/Partnership/LLC/Agent

Signature of 2nd Owner/Partner/Corporate Secretary

Print Name of 2nd Owner/Partner/Corporate Secretary

(Affix Corporate Seal)

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

Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution Number 14-2026
A RESOLUTION TO ADOPT THE GREENVILLE COUNTY MULTI-
JURISDICTIONAL HAZARD MITIGATION AND RESILIENCY PLAN
(Action Required)
Link to plan: <https://aptg.co/Q0bz4j>
Catrina Woodruff | Assistant City Administrator, Finance & Administration

Date: June 9, 2026

CC:

Summary:

Attachments:

1. Res 14-2026 Adopt Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan

RESOLUTION NUMBER 14-2026

A RESOLUTION TO ADOPT THE GREENVILLE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION AND RESILIENCY PLAN

WHEREAS the City of Greer recognizes the threat that natural hazards pose to people and property within the City of Greer; and

WHEREAS the City of Greer in coordination with Greenville County has prepared a multi-hazard mitigation plan, hereby known as Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan, April 2026, in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan, April 2026, identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Greer from the impacts of future hazards and disasters; and

WHEREAS adoption by the City of Greer demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan, April 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF GREER , SOUTH CAROLINA, THAT:

1. In accordance with the City of Greer Code of Ordinance, Chapter 2, Section 2-78, the City of Greer adopts the Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan, April 2026. While content related to the City of Greer may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of Greer to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by the City Council of the City of Greer, South Carolina, at a duly noticed regular meeting of the City Council, on the 9th day of June 2026.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor, City of Greer

ATTEST:

Tammela Duncan, Municipal Clerk, City of Greer