AGENDA
Greer Planning Commission

August 17, 2026
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Call to Order

Minutes

i. July 2026 Meeting Minutes

Public Hearing

New Business

i. AN 26-09: First Citizens Bank CC
A request to annex and zone one (1) parcel located on Highway 101 S to Commercial Corridor (CC) to allow for the construction of a bank.

ii. REV 26-04: Blaize Ridge Statement of Intent Amendment
Update the Blaize Ridge Statement of Intent (SOI) and Conceptual Site Plan to allow for conversion of some attached single-family units to detached.

iii. RZ 26-08: City of Greer Fire Station PD to OP
A request to rezone one (1) parcel located on Groce Meadow Road from Planned Development (PD) to Office Professional (OP) to allow for the construction of a new Fire Station.

Other Business

i. Staff Updates

Adjournment

Notice under Language Access
Persons requiring language assistance to effectively participate in this event may contact the Planning and Development Department at 864.801.2009, or by email at planning@cityofgreersc.gov, to request interpretation and/or translation services as soon as possible, but no later than three business days before the event or deadline date. Additional information on language access and meaningful access to government

services may be found under Title VI of the Civil Rights Act.

Aviso sobre Acceso al Idioma
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Notice Under the Americans with Disabilities Act
Anyone who requires an auxiliary aid or service for 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.

Aviso según la Ley de Estadounidenses con Discapacidades
Cualquier persona que requiera ayuda o servicio auxiliar para una comunicación efectiva o una modificación de políticas o procedimientos para participar en un programa, servicio, actividad o reunión pública de la Ciudad de Greer debe comunicarse con Keith Choate, Coordinador de ADA al (864) 848-5386 lo antes posible, pero no más tarde de 48 horas antes del evento programado.

AGENDA
Greer Planning Commission

July 20, 2026
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Members Present: Walden Jones, Chair
Adam Thoma
Judy Albert
Judy Jones
Lynn Mahaffee

Members Absent: William Lavender, Vice-Chair
Shelley Medford

Staff Present: Ashley Kaade, Planning Manager
Heather Stahl, Planner II

Call to Order & Determination of Quorum
Mr. Jones called the Planning Commission meeting to order at 6:30pm, read the opening statements, and noted that a quorum was present.

Approval of Minutes

I. May GPC Minutes

ACTION – Mr. Thoma made a motion to approve the minutes of the May 2026 Planning Commission meeting. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.

New Business

Mr. Jones opened the new business portion of the Planning Commission meeting.

I. AN 26-06 Freeman Farm

A request to annex two parcels on Freeman Farm Road and Heath Hill Road and establish a zoning classification of Traditional Neighborhood (TN) to use the property as a caretaker's cottage for an associated museum.

Mr. Jones opened the new business meeting for AN 26-06.

Ms. Kaade presented the basic information of the request and staff's recommendation of approval.

Mr. Jones opened the public hearing for AN 26-06 and called the applicant forward.

Jonathan Neff, the project engineer, and Linda Hunt, a representative of the development team, were present to represent the project. Mr. Neff said that the site had a challenging topography with flood plain and sewer easements as well that limited their density to 2 units per acre.

There were no public speakers to speak for or against this item. Mr. Jones closed the public hearing.

Mr. Thoma asked what the traffic study results were for the multi-family project to the north. Ms. Kaade said that the multi-family TIA did recommend a turn lane at the Freeman Farm/101 intersection. The turn lane was not warranted in the TIA for this development and SCDOT was not certain what type of improvement they would like to see at the intersection.

Mr. Jones asked if there was any reason the developer was requesting TN. Ms. Kaade said that the lot size was more desirable for their development. Mr. Neff said that the cluster option with two lot sizes was too challenging with the site constraints.

ACTION – Mr. Thoma made a motion to approve AN 26-06. Ms. Mahaffee seconded the motion. The motion passed with a vote of 5-0.

II. RZ 26-06 Arlington Road, Victor Street, and Harris Street

A request to rezone two (2) parcels located at 403 Arlington Rd., Victor St., and Harris St. from Commercial Corridor (CC) and Medium Density Residential (MD) to Office Professional (OP) in order to build an addition to the existing church on the property and add parking with the Downtown Entryway overlay being extended to cover both properties.

Mr. Jones opened the new business meeting for RZ 26-06.

Ms. Kaade outlined the basic information of the request and gave staff's recommendation of approval.

Mr. Jones opened the public hearing for RZ 26-06 and called the applicant forward.

Nadine Hernandez, architect, was present to represent the project. She said that they were combining the parcels to build the addition and add parking. They were requesting OP zoning at staff's recommendation.

There was no one present to speak for or against this item. Mr. Jones closed the public hearing for RZ 26-06.

ACTION – Ms. Jones made a motion to recommend approval. Mr. Thoma seconded the motion. The motion passed with a vote of 5-0.

III. PP 26-04 Mill Landing

A request to approve the preliminary plat for a 93-lot single family detached development located on Brockman McClimon Rd. and Abner Creek Rd.

Mr. Jones opened the new business meeting for PP 26-04.

Ms. Kaade gave the basic information of the request and presented staff's recommendation of approval.

Mr. Jones opened the public comment for PP 26-04 and called the applicant forward.

Jeremy Ritchie, Bluewater Civil, was present as the project engineer.

There was no one present to speak for or against this item. Mr. Jones closed the public comment for PP 26-04.

Mr. Jones asked about the dead-end intersections in the subdivision. Mr. Ritchie said that they have the approval of the Fire Marshall, and they moved the hydrants to meet spacing concerns.

Mr. Jones asked if any SCDOT mitigation was required. Mr. Ritchie said that only the 30% roundabout design for SCDOT was required.

Mr. Thoma asked if the right-in/right-out site access on Brockman McClimon was required by SCDOT. Ms. Kaade confirmed that it was.

ACTION – Ms. Jones made a motion to recommend approval of PP 26-04. Ms. Albert seconded the motion. The motion passed with a vote of 5-0.

IV. AN 26-07 & AN 26-08 W. Wade Hampton Blvd. & S. Suber Rd.

A request to annex three (3) parcels on S Suber Rd. and W Wade Hampton Blvd. and establish a zoning classification of Commercial Corridor (CC) in order to build a gas station & convenience store.

Mr. Jones opened the new business meeting for AN 26-07 & -08.

Ms. Kaade presented the basic information of the request and staff's recommendation of approval.

Mr. Jones opened the public hearing for AN 26-07 & -08 and called the applicant forward.

Mike McNabb, Bluewater Civil, was present as the project engineer. He said that the project is part of a master plan development with a bank on the corner, and they are planning to build a c-store and gas station with shared access with the bank. SCDOT is currently reviewing the TIA.

There were no public speakers to speak for or against this item. Mr. Jones closed the public hearing.

Mr. Jones asked if a right-in/right-out would be required on Wade Hampton. Ms. Kaade said yes, because a full-access would likely not be allowed.

ACTION – Ms. Jones made a motion to approve AN 26-07 & -08. Ms. Mahaffee seconded the motion. The motion passed with a vote of 5-0.

V. RZ 26-07 Jackson Street

A request to rezone one (1) parcel on Jackson Street from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) in order to split the lot in two and build single family residences.

Mr. Jones opened the new business meeting for RZ 26-07.

Ms. Kaade outlined the basic information of the request and gave staff's recommendation of approval.

Mr. Jones opened the public hearing for RZ 26-07.

Greg Hazelhurst and Terrell Bush were present as applicants and the builders. They said the plan was to subdivide the parcel and build two single family detached homes.

There was no one present to speak for or against this item. Mr. Jones closed the public hearing for RZ 26-07.

Mr. Jones asked how big the lot was. Ms. Kaade said the lot is 0.28 acres and they could either subdivide or build one duplex.

ACTION – Ms. Albert made a motion to recommend approval. Mr. Thoma seconded the motion. The motion passed with a vote of 5-0.

VI. REV 26-03 Net Zero Farms, ph. 2

A request to approve a major revision to the Net Zero statement of intent to allow for the development of townhomes in Phase II of the subdivision.

Ms. Kaade outlined the basic information of the request, the history of the Net Zero subdivision, and staff's recommendation of approval.

Mr. Jones opened the public hearing for REV 26-03.

James Compton, Davis and Floyd, was present as the project engineer. He said that they may not be able to build all 14 units but want certainty that they will be allowed to move forward with the project before proceeding with civil.

John McGinnis spoke in opposition to the project expressing concern with the flood zone and the increase in traffic on Inglesby with the Greer Mill apartments renting.

Nathan Coponen, property owner, said that they were proposing the townhomes so they can build on the property and get maximum density.

Simon Cuartas distributed a packet of information to the board. He said that Net Zero lies in a flood plain and has risks associated with that. Between 2014 to 2021 the flood zones changed dramatically. He is concerned for the future property owners whenever the flood zones are changed again. He said the packet has photos of recent flooding in the area. He would like the developer to complete an independent flood plain study. He said he would like the phase 2 property to be a natural preservation area.

Madison Smith distributed a packet of information to the board. She said she was voicing her opposition to the changes and had concerns about sewer failures in the area. She was concerned that approval would accelerate a public health hazard. She requested that the developer complete an independent sewer capacity study and an independent stormwater study.

Alan Dobresnski brought a packet of information to the board as well. He said he was concerned about the condition of Green Harvest Way. He said there is a signed maintenance agreement from the city staying that the road would be paved by the previous developer. He is also concerned about the ditches next to the road. He said that he feels forgotten by the city. If the developer paves the road, then he would support the phase 2 changes.

Joe Romero Jr. said that he had concerns about the floodplain, the increased sewer impacts and the traffic. He said he had seen endangered species on the property which should be taken into consideration. He is also concerned that building on phase 2 will push pests into his yard. He asked if a traffic study or an environmental impact has been completed. He was also concerned about emergency access.

Simon Cuartas approached the podium again and said that on the back of the packets were 36 petitioners in the area that are in opposition to the proposed development.

There was no one else to speak for or against this item. Mr. Jones closed the public hearing for REV 26-03.

Mr. Thoma asked if phase 2 was a continuation of the original plan. And if the original plan had phases? Ms. Kaade said yes, and the roads were always planned as gravel roads.

Mr. Walden said the board cannot discuss the road. Ms. Kaade confirmed that the board needed to vote on the proposed changes to phase 2. The road would need to be brought up to city standards to be turned over to the city.

Mr. Thoma asked if the original plan proceed? Ms. Kaade said no, it is no longer possible due to the flood plain.

Ms. Jones said that the petition signed by the neighbors and the studies requested reveal that the conditions in phase 1 on are not good. Will they complete the studies for phase 2? Mr. Compton said that once the projects receive approval to confirm that they can build the townhomes, they will complete the studies for phase 2. Ms. Jones said that resident concerns in phase 1 will the on the new homeowners in phase 2. Ms. Kaade said yes, potentially but the homeowners in phase 1 can form an HOA to make improvements but it has not been an interest.

Ms. Mahaffe asked if phase 2 moves forward, would CPW address the sewer issues? Ms. Kaade answered that she wasn’t sure.

Ms. Albert described the original Net Zero plan that included gardens. She asked if

there was any alternative path to the original plan? Ms. Kaade said yes, perhaps, but the new owner would like to know what product would be allowed. Ms. Albert stated that the owner should try to resolve the original issues with the phase 1 owners.

Mr. Coponen said that in phase 1, he is planning to bring the road up to standard because he would like to turn it over to the city or the HOA. He wants to be a good neighbor and maximize density. Mr. Jones asked if he intends to turn over Green Harvest Way and Mr. Coponen answered yes.

Mr. Thoma made a motion to approve and

ACTION – Mr. Thoma made a motion to recommend approval expressed his concern that the project may need to start over because the project is not fulfilling the intent of the original DRD. Ms. Jones seconded the motion. The motion failed with a vote of 3-2.

VII. MISC 26-01 - UDO Amendments

A request to amend the Unified Development Ordinance's standards for electronic message center (EMC) signage.

Mr. Jones opened the new business meeting for MISC 26-01.

Ms. Kaade outlined the basic information of the request.

Mr. Jones opened the public hearing for MISC 26-01.

There was no one present to speak for or against this item. Mr. Jones closed the public hearing for MISC 26-01.

Mr. Thoma asked if Commercial Corridor (CC) is mostly along Wade Hampton, then where are Regional Center (RC) properties. Ms. Kaade said the only properties zoned RC are along Hwy 14, the Prisma Medical Complex and the Sports and Events Center.

Mr. Thoma asked if this was related to the two RC projects? Ms. Kaade said that was generated by administration based on feedback from city council and the Sports Center task force, however staff did do research and support the amendment based on the types of uses allowed in RC.

Mr. Jones asked what enhanced materials meant. Ms. Kaade said that refers to the frame of the sign, not the screen.

Mr. Thoma asked if this would change the requirements for any other districts. Ms. Kaade said no, we will have separate standards for CC and RC.

ACTION – Ms. Mahaffee made a motion to recommend approval. Ms. Jones seconded the motion. The motion passed with a vote of 4-1.

Other Business

I. Planning and Zoning Staff Updates

Ms. Kaade asked the board if they would be open to changing the Annual Board Appreciation lunch to a dinner gathering offsite. Mr. Thoma said that he prefers the luncheon because he is in the area. The board was non-committal to changing the luncheon timing.

Adjournment

Mr. Jones stated that there was no further business to discuss. The meeting adjourned at 7:59pm.

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AN 26-09
Annexation

Applicant: Kimley-Horn

Address: Hwy 101 S

Parcel ID Numbers: 5-35-00-080.02

Existing Zoning: Unzoned Spartanburg County

Request: Annex and zone to Commercial Corridor (CC)

AN 26-09
Aerial Map

AN 26-09
Zoning Map

AN 26-09
Future Land Use Map

AN 26-09
Existing Conditions

Hwy 101 S

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, August 17, 2026

DOCKET:	AN 26-09
APPLICANT:	Kimley-Horn
PROPERTY LOCATION:	Hwy 101 S
TAX MAP NUMBER:	5-35-00-080.02
EXISTING ZONING:	Unzoned Spartanburg County
REQUEST:	Annex and zone to Commercial Corridor (CC)
SIZE:	1.517 acres
COMPREHENSIVE PLAN:	Suburban Commercial, Neighborhood Center & Transitional Corridor

ANALYSIS: **AN 26-09**

AN 26-09 is an annexation and zoning request for one parcel located on Hwy 101 S with a total area of 1.517 acres. The request is to annex and zone the parcel to Commercial Corridor (CC) and the current intended land use is a financial institution (bank).

Surrounding land uses and zoning include:

North: Commercial Corridor (CC) – vacant
East: Unzoned Spartanburg County – vacant
South: Commercial Corridor (CC) – vacant
West: Commercial Corridor (CC) – vacant

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

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

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

STAFF RECOMMENDATION: Approval

1.720 (Greer)

STATE OF SOUTH CAROLINA	)	CORRECTIVE
	)	GENERAL WARRANTY DEED
COUNTY OF SPARTANBURG	)	LIMITED TO GRANTEE

WHEREAS, the real property hereinafter described was prematurely conveyed to Grantee before Grantee obtained formal regulatory approval; and

WHEREAS, in order to remedy the situation thereby created, it was necessary that Grantee divest itself of title to the real property by conveying it to Grantor and, after formal approval, have Grantor re-convey the real property to Grantee; and

WHEREAS, Grantee conveyed the real property to Grantor, and Grantor is desirous of re-conveying it to Grantee; and

WHEREAS, this action is a corrective measure and triggers no gain or loss under the Internal Revenue Code;

DEE-2005-14128
Recorded 5 Pages on 3/23/2005 9:04:50 AM
Recording Fee: $10.00 Documentary Stamps: $0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned FIRST CITIZENS BANCORPORATION, INC., ("Grantor"), for and in consideration of the sum of FIVE DOLLARS ($5.00) AND IN FULFILLMENT OF AN OBLIGATION TO RE-CONVEY THE REAL PROPERTY, to Grantor in hand paid at and before the sealing of these presents by FIRST CITIZENS BANK AND TRUST COMPANY, INC., Post Office Box 29, Columbia, South Carolina 29202 ("Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, Grantee's heirs, successors, and assigns, to wit:

> All that certain piece, parcel or tract of land situate, lying and being on Reidville Road (South Carolina Highway 101/296) near the City of Greer in Spartanburg County, South Carolina, containing approximately **1.38 ACRES/60,034 SQ.FT.** and being shown as **LOT 3** on a plat prepared by Cox and Dinkins, Inc., for **FIRST-CITIZENS BANK AND TRUST COMPANY OF SOUTH CAROLINA** dated November 11, 2003, revised February 11, 2004, and recorded in the

Office of the Register of Deeds for Spartanburg County in **PLAT BOOK 155 AT PAGE 561**. The property has the following metes, bounds, courses, and distances, to wit: Beginning at the easternmost point of the property at a ½" Rebar (n) on the right-of-way (under construction) of Reidville Road (S. C. Highway 101/296) and running along Reidville Road S22°36'12"W for a distance of 101.49 feet to a 5/8" Rebar (o); thence turning and running N67°22'11"W for a distance of 24.99 feet to a 5/8" Rebar (o); thence turning and running S22°38'23"W for a distance of 90.59 feet to a ½" Rebar (n); thence running S21°46'50"W for a distance of 62.21 feet to a ½" Rebar (n); thence turning and running N68°37'24"W for a distance of 36.64 feet to a ½" Rebar (n); thence turning and running along a curved line N49°56'52"W, the chord of which measures 124.88 feet to a ½" Rebar (n); thence running N31°16'20"W for a distance of 156.55 feet to a ½" Rebar (n); thence turning and running N16°44'27"E for a distance of 20.18 feet to a ½" Rebar (n); thence turning and running N58°43'40"E for a distance of 19.83 feet to a ½" Rebar (n); thence running along a curved line N40°39'09"E, the chord of which measures 66.09 feet to a ½" Rebar (n); thence running N22°34'37"E for a distance of 26.26 feet to a ½" Rebar (n); thence turning and running S67°25'23"E for a distance of 276.29 feet to the point of beginning. The property is bounded on the NORTH by Outparcel B on the aforesaid plat; EAST, SOUTH, and EAST again by the right-of-way of Reidville Road; and SOUTH, SOUTHWEST, WEST and NORTHWEST by Primary Parcel on the aforesaid plat. All as shown on the plat, be all measurements a little more or less.

This is the property conveyed to First Citizens Bancorporation, Inc., by deed of First Citizens Bank and Trust Company, Inc., dated March 14, 2005, recorded in the Office of the Register of Deeds for Spartanburg County on March 23, 2005, where it appears in Book 82-Q at page 410.

Portion of TMS #5-35-00-80

This conveyance is made subject to easements and restrictions of record, including any shown on a recorded plat, and otherwise affecting the property.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned

unto Grantee, and Grantee's heirs, successors and assigns, forever.

And, Grantor does hereby bind Grantor and Grantor's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto Grantee against Grantor and Grantor's heirs, successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof. This warranty is personal to Grantee.

Grantor conveys the aforesaid property "as is" and makes no express, nor is there an implied, warranty of condition or warranty of fitness for a particular use or purpose.

Any reference in 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 Grantee.

WITNESS Grantor's hand and seal this 14th day of March, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Kimberly B. Jordan

Ann M. Leath

[Witnesses]

FIRST CITIZENS BANCORPORATION, INC. (SEAL)

By: _____

Craig L. Nix
Executive Vice President
Chief Financial Officer

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PROBATE

PERSONALLY APPEARED before me the undersigned witness, who being duly sworn, says that (s)he saw the within-named FIRST CITIZENS BANCORPORATION, INC., by its duly authorized officer, sign, seal and deliver the within Corrective General Warranty Deed Limited to Grantee; and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

[Witness]

SWORN TO before me this

14th day of March, 2005.

(L.S.)
Notary Public for South Carolina

My Commission Expires: 12/17/11

DEED82-Q PG419

1.720 (Greer)

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

TRANSFER OF TITLE TO REAL PROPERTY
AFFIDAVIT

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

1. He/She has read the information on this Affidavit, understands such information, and is familiar with the transaction.

2. The real property located on Reidville Road near Greer, bearing Spartanburg County Tax Map Number 5-35-00-80, is being transferred **BY** First Citizens Bancorporation, Inc. **TO** First Citizens Bank and Trust Company, Inc. **ON** March 14, 2005.

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) XX EXEMPT (Exemption # 4 and 12) from the deed recording fee because (explanation) See preambles to deed .
(If exempt, skip items 4-7 and go to item 8)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.:
(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $.
(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 TRANSFER TAX is computed as follows:
(a) The amount listed in item 4 above $
(b) The amount listed in item 5 above $
(c) Subtract item 6(b) from item 6(a) $

7. The **DEED TRANSFER TAX** is based on the amount listed in item 6(c) above and the amount due is **$-0-**.

8. As required by Code Section 12-24-70, the undersigned states that he/she is a responsible person who is connected with this transaction as Attorney for Grantee.

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

_____
[Grantor, Grantee, or Legal Representative in this transaction]

C. JOSEPH ROOF
[Printed or Typed Name]

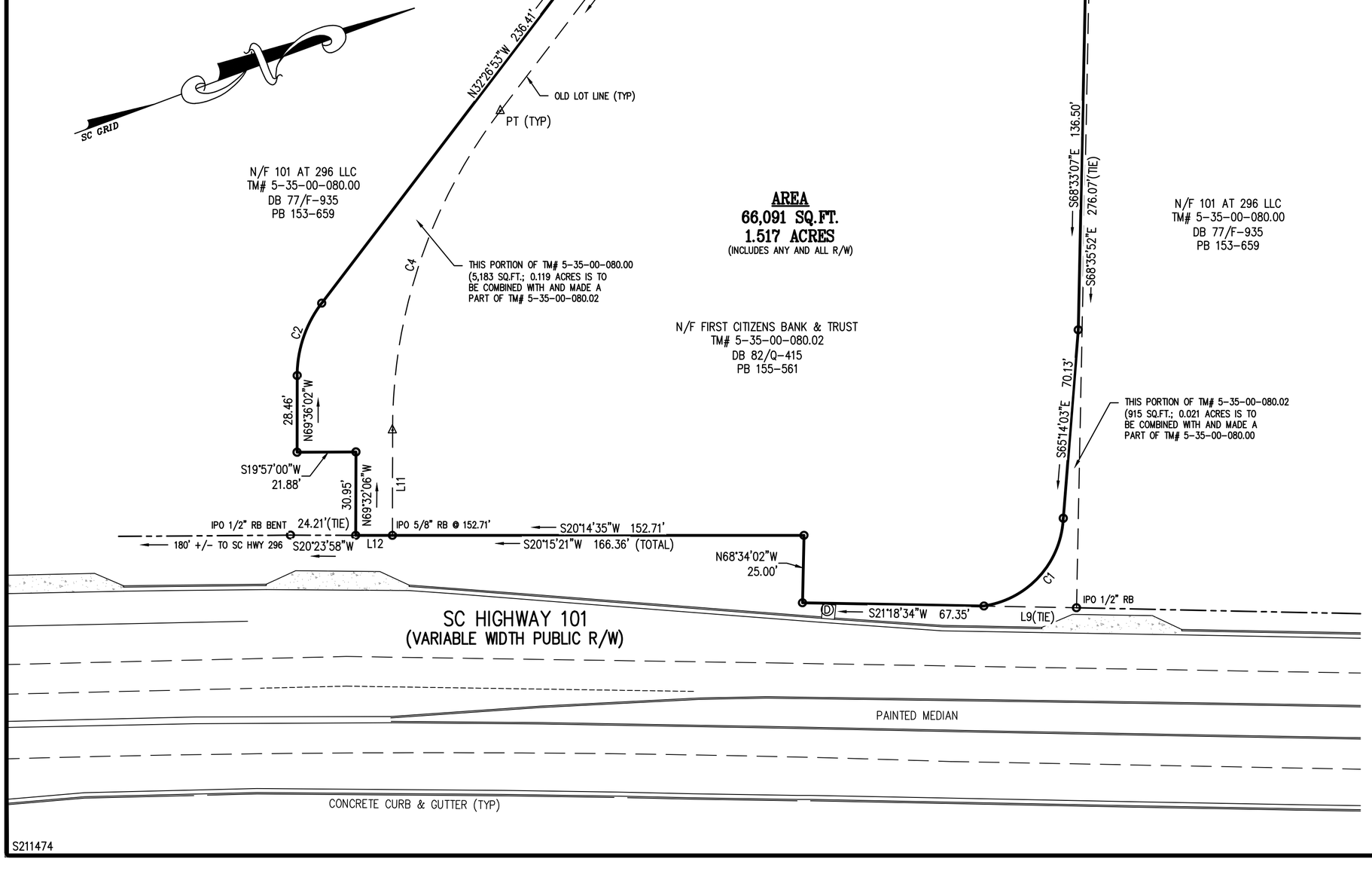
SWORN to before me this 14th
of March, 2005.

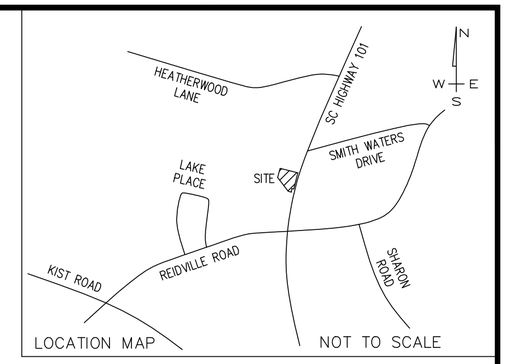
Janice A. Early (L.S.)
Notary Public for South Carolina
My Commission Expires: 7/28/05

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

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	47.63	34.39	N27°36'11"W	43.91
C2	28.86	44.50	S51°01'27"E	28.35
C3	67.32	104.12	N39°44'47"E	66.15
C4	127.33	193.99	S51°04'39"E	125.06

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N32°26'53"W	2.93
L2	N15°26'12"E	20.19
L3	N57°27'44"E	10.01
L4	S24°08'33"W	29.94
L5	S68°33'07"E	8.12
L6	N21°20'54"E	25.03
L7	N57°27'44"E	9.76
L8	N21°20'54"E	1.28
L9	S21°18'34"W	34.34
L10	N24°08'33"E	3.57
L11	N69°43'25"W	39.05
L12	S20°23'58"W	13.65





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

REFERENCE:
DB 82-Q, PG 415; DB 77-F, PG 935
PB 155, PG 561; PB 153, PG 659

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

SOUTH CAROLINA
SITE DESIGN, INC.
No. C00122
CERTIFICATE OF AUTHORIZATION

NOTE:
THE PURPOSE OF THIS PLAT IS FOR PORTIONS OF TM# 5-35-00-080.02 (1,002 SQ.FT.; 0.023 ACRES) TO BE COMBINED WITH AND MADE A PART OF TM# 5-35-00-080.00 AND PORTIONS OF TM# 5-35-00-080.00 (6,795 SQ.FT.; 0.156 ACRES) TO BE COMBINED WITH AND MADE A PART OF TM# 5-35-00-080.02.

ALL PROPERTY CORNERS ARE IPO 1/2" RB UNLESS NOTED OTHERWISE.

LEGEND

BL	BUILDING LINE	CATV	CABLE TV PEDESTAL	TC/BC	TOP/BOTTOM CURB
CL	CENTERLINE	TEL	TELEPHONE PEDESTAL	TW/BW	TOP/BOTTOM WALL
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER	VCP	VITRIFIED CLAY PIPE
CT	CRIMP TOP	CB	CATCH BASIN	WM	WATER METER
DE	DRAINAGE EASEMENT	DI	DROP INLET	WV	WATER VALVE
EP	EDGE OF PAVEMENT		ELEC TRANS	CTV	CABLE TV
IPO	IRON PIN OLD	90.0	ELEVATION	X	FENCE LINE
IPS	IRON PIN SET	FH	FIRE HYDRANT	FOC	FIBER OPTIC CABLE
N&C	NAIL & CAP	GM	GAS METER	GAS	GAS LINE
OT	OPEN TOP	GV	GAS VALVE	OHP	OVERHEAD POWER
RB	REBAR	LP	LIGHT POLE	OHT	OVERHEAD TELEPHONE
RCP	REINFORCED CONC PIPE	PP	POWER POLE	SD	STORM DRAIN
R/W	RIGHT OF WAY	GP	GUY ANCHOR	SS	SANITARY SEWER
SD	STORM DRAIN	SDMH	SD MANHOLE	UGP	UNDERGROUND POWER
SS	SANITARY SEWER	SSMH	SS MANHOLE	UGT	UNDERGROUND TEL
SSE	SS EASEMENT	TMH	TELEPHONE MANHOLE	W	WATER LINE
		CO	CLEAN OUT		

SURVEY FOR

FIRST CITIZENS BANK & TRUST

SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE	PROPERTY ADDRESS	TAX PIN
1" = 30'	2840 SC HIGHWAY 101	AS NOTED
DATE	40 0 40 80	FIELD CREW / DRAWN BY
12/28/22		OFFICE / GCC

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

S211474

REV 26-04
Statement of Intent Major Revision

Applicant: 1776 Communities

Property Location: Blaize Ridge Subdivision

Parcel ID Numbers: 0528030102006

Existing Zoning: Design Review District (DRD)

Request: Revise the Blaize Ridge Statement of Intent and Site Plan to allow the conversion of attached single-family to detached.

REV 26-04
Aerial Map

REV 26-04
Statement of Intent Major Revision

Amendment to the

Statement of Intent for Blaize Ridge

Request for DRD Major Change

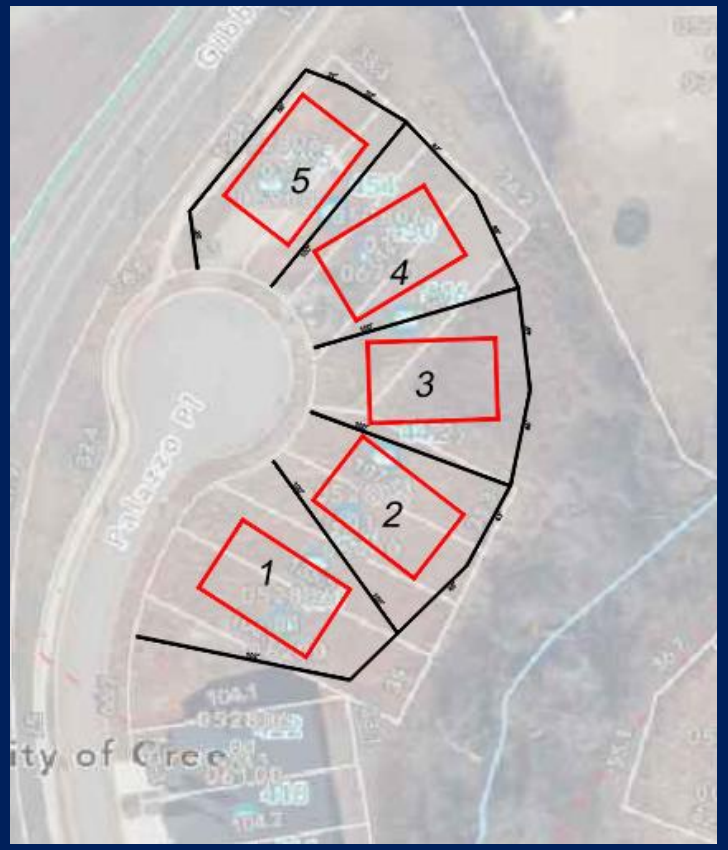
REV26-0004

The Blaize Ridge subdivision is currently platted as a 69-lot community comprised of 57 single-family lots and 12 townhome lots. To date, all 57 single-family homes have been built and 4 townhomes have been built.

The request for DRD Major Change is simple: convert the remaining 8 townhome lots into 5 single-family lots. The single-family lots will be approximately 48-feet-wide with 15-foot front setbacks, 5-foot side yard setbacks and 5-foot rear yard setbacks. This will reduce the total number of lots within the subdivision to 66, a reduction of 3 total lots.

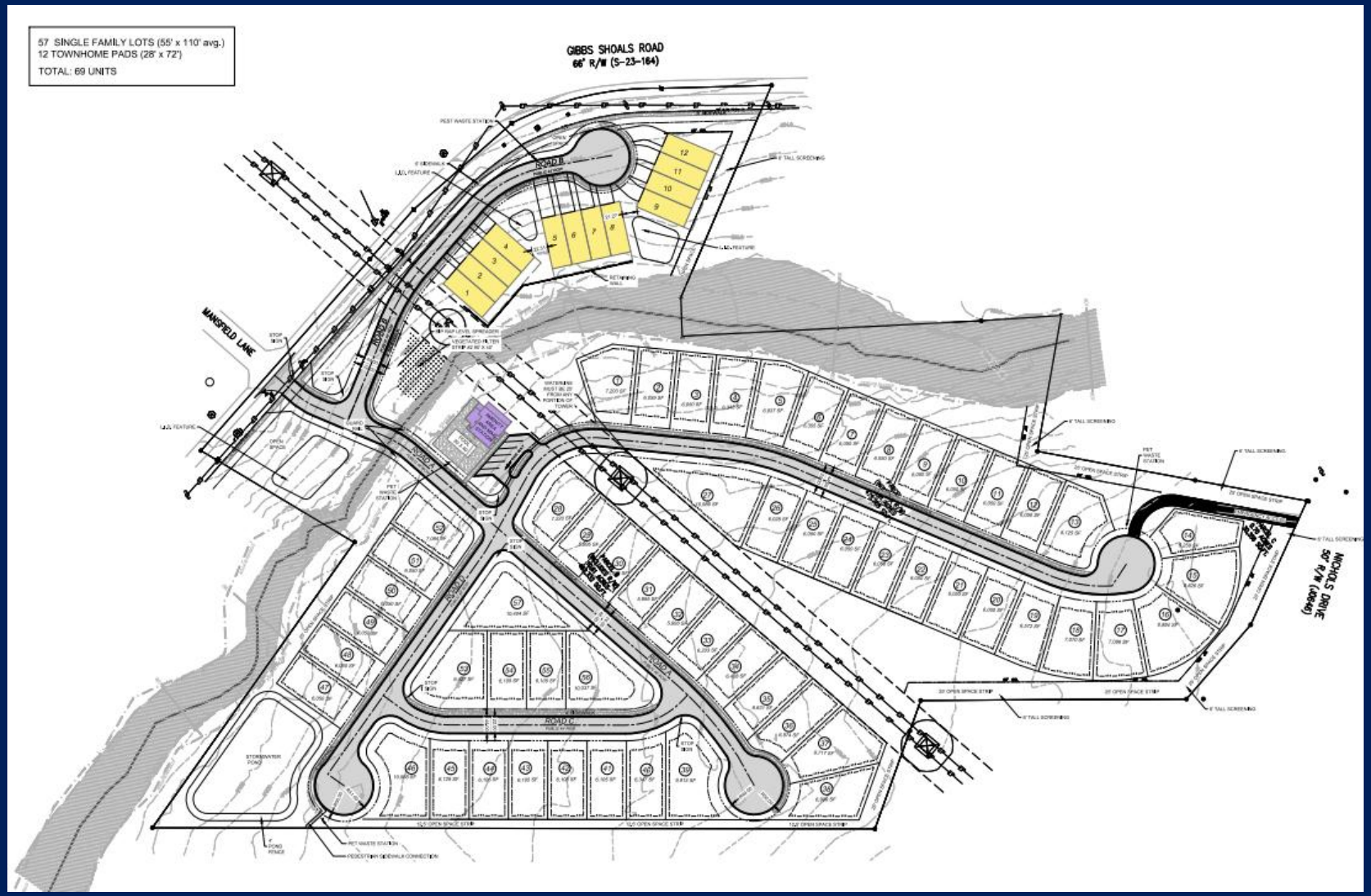
The proposed single-family homes will be substantially similar to the other 57 single-family homes within the community including ranch-style design, attached 2-car garages, 4 sides of brick with Hardie Plank accents and fully irrigated lawns and landscape beds. As with the broader Blaize Ridge community, these 5 homes will include all exterior maintenance.

Because Blaize Ridge is an age-restricted community, these single-family homes will be marketed to those 55 and older. The proposed price points will be commensurate with the sales of the previous single-family homes.



Conceptual site plan

REV 26-04
Approved Final Development Plan



REV 26-04 – Staff Analysis & Recommendation

Request: Revise the Blaize Ridge Statement of Intent and Site Plan to allow the conversion of attached single-family to detached.

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, August 17, 2026

DOCKET:	REV 26-04
APPLICANT:	1776 Community
PROPERTY LOCATION:	Blaize Ridge Subdivision
TAX MAP NUMBER:	0528030102006
EXISTING ZONING:	Design Review District (DRD)
REQUEST:	DRD Major Revision: Update the Blaize Ridge Statement of Intent (SOI) and Conceptual Site Plan to allow for conversion of some attached single-family units to detached.
SIZE:	+/- 21 acres
COMPREHENSIVE PLAN:	Suburban Neighborhood

ANALYSIS: **REV 26-04**

REV 26-04 is a request to approve a statement of intent major revision allowing for the development of single family detached homes instead of townhomes in Blaize Ridge.

This request to allow for the development of single-family detached units is consistent with the Suburban Neighborhood designation in the adopted Comprehensive Plan and Future Land Use Map. The addition of additional single-family detached units is generally consistent with the DRD zoning designation – whose Statement of Intent and Site Plan call for a mixed-product community with both single-family attached and detached homes. Given the Blaize Ridge community is over 90% built-out, community input should guide the recommendation.

If approved, subsequent site development plan and plat will be subject to further intensive review to ensure compliance with the City of Greer's development standards.

Exhibit E

Amendment to the

Statement of Intent for Blaize Ridge

Request for DRD Major Change

REV26-0004

The Blaize Ridge subdivision is currently platted as a 69-lot community comprised of 57 single-family lots and 12 townhome lots. To date, all 57 single-family homes have been built and 4 townhomes have been built.

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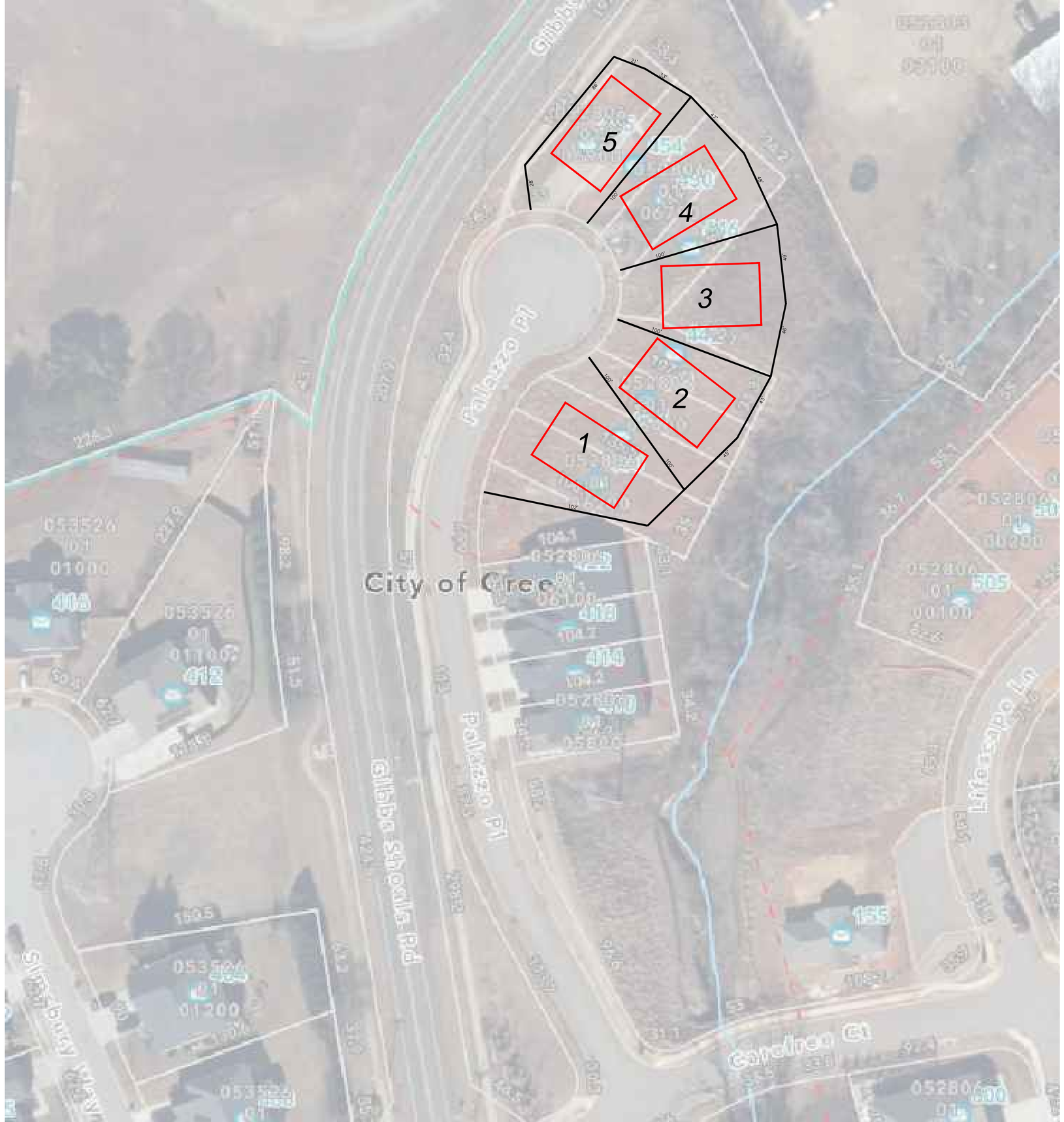

5
4
3
2
1
Palazzo Pl
Gibbs Shoals Rd
City of Cree

EXHIBIT
E

Statement of Intent for Blaize Ridge Subdivision

Proposed Mixed Use Development
Gibbs Shoals Rd, Greer SC

Residential Development Description

The total area of the proposed development is +/-21.48 acres and is located across from the newly developed Westhaven Subdivision on Mansfield Lane. The proposed development will contain about 3,740 feet of new public roadway and will have single entrance on Gibbs Shoals Road. The proposed development will contain approximately 85 residential units consisting of single-family detached lots and multifamily attached townhomes. The townhomes will range from 20' to 28' wide and the single family lots will average 55' wide by 110' deep.

The townhomes will be 1.5 to 2 stories and average anywhere from 1,400-2,800 sf. The single-family homes will be 2 stories and range anywhere from 2,200- 3,800 sf. All homes will utilize attached front entry garages to provide minimum 2 off-street parking spaces per unit. Additionally, 7 off-street parking spaces will be provided at a central mailbox kiosk station.

The exterior materials of homes are to include Hardi Board, Brick, or Stone. All homes are to feature energy efficient design including windows, HVAC, and appliances. The exterior colors will vary from house to house to create contrast and visual appeal. Since these homes will be for individual sale, each buyer will be able to customize the interiors freely. The homes will be offered at a competitive price to the surrounding area.

Landscaping and Common Area

The entrance of the site will be decorated with attractive landscaping including an entrance monument and annual plantings of seasonal flowers to be approved by the City of Greer Planning director. The interior and perimeter landscaping will be a combination of shade trees, evergreens, and shrubs alongside new homes to meet current City of Greer landscaping requirements. A combination 6' berm/evergreen screen will be provided (where feasible) along the eastern property lines where site abuts existing residential homes.

The stormwater detention pond will be screened from view with evergreen tree plantings and will have fencing installed to assure safety to the residents.

Amenities for this development are to include a common area for residents to host barbeques and bon fires Additionally, several pocket parks will be created to allow a place for children to play while also allowing a place for residents to walk their pets. A 4' sidewalk will be installed throughout development to aid in pedestrian traffic and promote community activities. A 5' sidewalk will be installed along all road frontage of Gibbs Shoals Road.

Community Maintenance

The Home Owners Association (HOA) will hold declaration, covenant, by-laws and rules that the community will be subject to follow. These may include future improvements or maintenance to the community. The Board of Directors for HOA will be voted upon by residents and will be responsible for upholding management under the South Carolina Law. The HOA will have a landscape maintenance company maintain all common areas including entrance and stormwater management facility areas at all times.

Public Improvements

The interior roadways within the community will have public-access. Stormwater Management, utilities, and roadways will all be installed in accordance with City of Greer requirements. A secondary emergency vehicular access will be provided to connect to Nichols Drive. Additionally, a pedestrian and fire access connection will be provided to the Sudduth Development currently under construction to the south. Public Water, Natural Gas, and Public Sewer will be provided by Greer CPW. ATT and Charter will also serve this development with high speed internet and cable television. The proposed subdivision shall have no adverse impacts to the nearby public or traffic. A traffic study will be performed and given to SC DOT for their review. Construction for the project will be supervised and will follow appropriate codes and regulations.

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

57 SINGLE FAMILY LOTS (55' x 110' avg.)
12 TOWNHOME PADS (28' x 72')

TOTAL: 69 UNITS

GIBBS SHOALS ROAD
66' R/W (S-23-164)

MANSFIELD LANE

ROAD A — PUBLIC 44' ROW
ROAD B — PUBLIC 44' ROW
ROAD C — PUBLIC 44' ROW
ROAD D — PUBLIC 44' ROW

NICHOLS DRIVE
50' R/W (0064G)

PEST WASTE STATION
5' SIDEWALK
L.I.D. FEATURE
OPEN SPACE
6' TALL SCREENING
RETAINING WALL
RIP RAP LEVEL SPREADER
VEGETATED FILTER STRIP #2 90' X 40'
STOP SIGN
GUARD RAIL
WATERLINE MUST BE 25' FROM ANY PORTION OF TOWER
AMENITY AREA AND MAIL STATION
20OL 20' X 40'
ONE WAY
4' SIDEWALK
STREAM BUFFER
25' OPEN SPACE STRIP
12.5' OPEN SPACE STRIP
EMERGENCY ACCESS
PARCEL C (OPEN SPACE) 0.74 ACRES (32,332 SQ.FT.)
PARCEL D (OPEN SPACE) 0.47 ACRES (20,595 SQ.FT.)
STORMWATER POND
4' POND FENCE
PEDESTRIAN SIDEWALK CONNECTION

| | | |

RZ 26-08
Rezoning

Applicant: City of Greer

Address: Groce Meadow Road

Parcel ID Numbers: 0633010101205

Existing Zoning: Planned Development (PD)

Request: Rezone to Office Professional (OP)

RZ 26-08
Aerial Map

RZ 26-08
Zoning Map

RZ 26-08
Future Land Use Map

RZ 26-08
Existing Conditions

RZ 26-08 – Staff Analysis & Recommendations

Request: Rezone to Office Professional (OP)

Zoning/Land Uses:

North: Planned Development (PD) – residential

East: Planned Development (PD) – recreational (amenity)

South: Planned Development (PD) – residential

West: Unzoned Spartaburg County – residential

Comprehensive Plan: Suburban Neighborhood

Staff Recommendation: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, August 17, 2026

DOCKET:	RZ 26-08
APPLICANT:	City of Greer
PROPERTY LOCATION:	Groce Meadow Road
TAX MAP NUMBER:	0633010101205
EXISTING ZONING:	Planned Development (PD)
REQUEST:	Rezone to Office Professional (OP)
SIZE:	3.790 acres
COMPREHENSIVE PLAN:	Suburban Neighborhood

ANALYSIS: **RZ 26-08**

RZ 26-08 is a rezoning request for one parcel located on Groce Meadow Road with a total area of 3.79 acres. The request is to rezone the parcel to Office Professional (OP) with the intent of building a municipal fire station.

Surrounding land uses and zoning include:

North: Planned Development (PD) – residential
East: Planned Development (PD) – recreational (amenity)
South: Planned Development (PD) – residential
West: Unzoned Spartanburg County – residential

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 to rezone this property to Office Professional (OP) is in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

2024067850
4 Pgs
DEED Book: DE 2735 Page: 5519 - 5522
November 14, 2024 11:25:38 AM Cons: $351,000.00
Rec: $15.00 Cnty Tax: EXEMPT State Tax: EXEMPT
FILED IN GREENVILLE COUNTY, SC

Prepared by and return to:
Duggan & Hughes, LLC.
457-B Pennsylvania Avenue
Greer, SC 29650

State of South Carolina)
)
County of Greenville)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Homes of Blue Ridge Plantation, LLC**, (hereinafter called "Grantor"), in consideration of **Three Hundred Fifty One Thousand and 00/100 Dollars ($351,000.00)**, to the Grantor in hand paid at and before the sealing of these presents, by City of Greer (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 **City of Greer**, its successors and assigns, forever:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 3.790 Acres, on Groce Meadow Road, as shown upon a plat entitled "Survey for City of Greer", dated 2/21/2024, prepared by Site Design, Inc., Surveyor, recorded in the ROD Office for Greenville County, South Carolina, in Plat Book 1503, at Page 0047 Reference is hereby made to said plat for a more complete metes and bounds description thereof.

This being a portion of the same property conveyed to Homes of Blue Ridge Plantation, LLC, by deed of Bank of Travelers Rest dated 9/8/2015 and recorded 9/11/2015 in Deed Book 2473, at Page 15, in the ROD Office for Greenville County, SC.

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: 301 E. Poinsett Street
Greer, SC 29651

TMS No.: P/O 0633010101200

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 13th day of November, 2024.

SIGNED, SEALED AND DELIVERED
in the presence of:

Witness #1:

Witness #2:

Homes of Blue Ridge Plantation, LLC

By: S. Michael Bruce
Its: Manager

State of South Carolina)
)
County of Greenville)

ACKNOWLEDGMENT

I, Daniel R. Hughes, a Notary Public for South Carolina, do hereby certify that S. Michael Bruce as Manager of Homes of Blue Ridge Plantation, LLC, personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13th day of November, 2024.

(SEAL)
Notary Public for South Carolina
My Commission Expires: 10/18/2026

DANIEL R. HUGHES NOTARY PUBLIC My Commission Expires 10/18/2026 SOUTH CAROLINA

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) AFFIDAVIT

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

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

2. The property being transferred is located in Greenville County bearing Greenville County Tax Map No. **p/o 0633010101200** and was transferred by Homes of Blue Ridge Plantation, LLC to City of Greer.

3. Check one of the following: The deed is

(A) ____ SUBJECT to the deed recording fees as a transfer for consideration paid or to be paid in money or money's worth in the amount of $_____.

(B) ____ SUBJECT to the deed recording fees as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary. The fee is computed on the fair market value of the realty which is $_____.

(C)_X_ EXEMPT from the deed recording fee because of Exemption Number 2. (See Exemptions on back) [If exempt skip Items 4-7 and go to Item 8.]

4. Check one of the following if either Item 3(A) or 3(B) above has been checked. (See information section of this Affidavit.)

(A) ____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $_____.

(B) ____ The fee is computed on the fair market value of the realty, which is $_____.

(C) ____ The fee is computed on the fair market value of the realty as established for property tax purposes, which is $_____.

5. Check Yes _____ or No _____ to the following:

A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is $_____.

6. The deed recording fee is computed as follows:

(a) Amount listed in Item 4, above:	$_____
(b) Amount listed in Item 5, above (if none shown, place zero here)	$_____
(c) Subtract Line 6(b) from Line 6(a) and place result here:	$_____

7. The deed recording fee due is based on the amount listed on Line 6(c), above, and the deed recording fee due is: $_____.

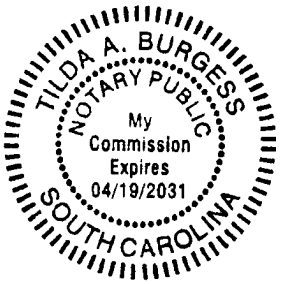
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Attorney for Grantee/Grantor.

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.

By: _____ (SEAL)
Daniel R. Hughes, Attorney for Grantor

SWORN to before me this 13
day of November, 2024

_____ (SEAL)
Notary Public for SC
Tilda A Burgess
Printed Name of Notary Public
My Commission Expires: 4/19/2031



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' 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; (GIFT)

2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

3) that are otherwise exempted under the laws and Constitution of this State or of the United States; (LLC & CHPT 11)

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); (DIVORCE)

5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are exchanged in order to effect the partition;

6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;

7) that constitute a contract for the sale of timber to be cut;

8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner or trust beneficiary as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;

9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, as long as no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A family partnership@ or a family trust@ also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);

10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;

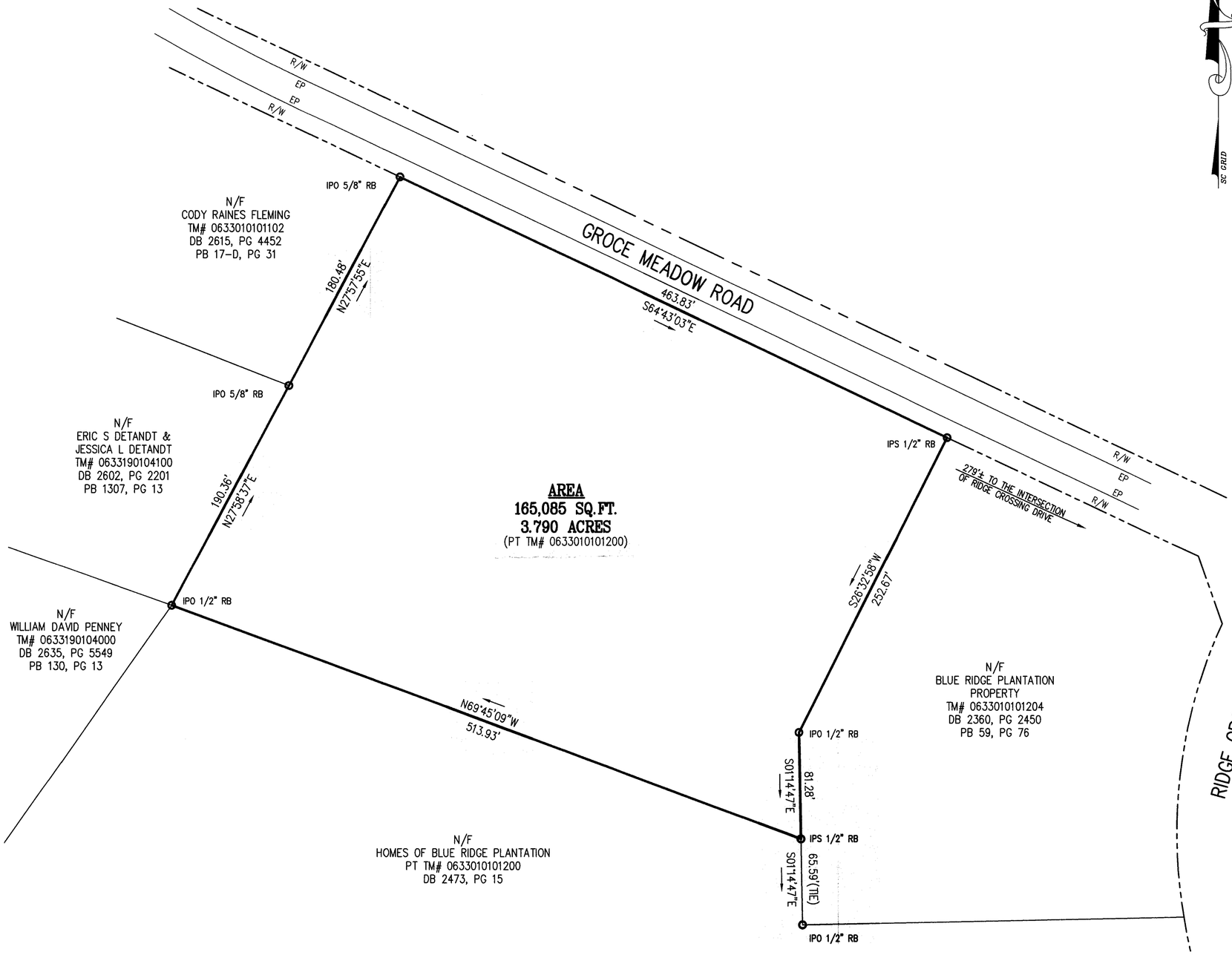
12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, as long as no consideration is paid or is to be paid under the corrective or quitclaim deed.

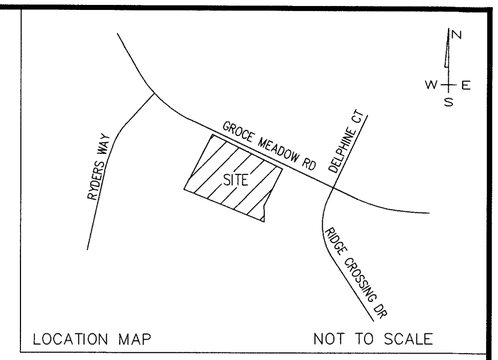
13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.

14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.

15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

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





LOCATION MAP NOT TO SCALE

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

REFERENCE:
DB 2473 , PG 15

MACK L. CHAPMAN, JR. P.L.S.
S.C. REG. NO. 10034

SOUTH CAROLINA
SITE DESIGN, INC.
No. C00122
CERTIFICATE OF AUTHORIZATION

APPROVED BY CITY OF GREER
Approved for Recording
Ashley Kaade, 9/18/24
Planning and Zoning Official

2024067848
PLAT/LG Book: PL 1503 Page: 0047 - 0047 1 Pgs
November 14, 2024 11:25:36 AM
Rec: $25.00
FILED IN GREENVILLE COUNTY, SC

LEGEND

BL	BUILDING LINE	CATV	CABLE TV PEDESTAL	TC/BC	TOP/BOTTOM CURB
CL	CENTERLINE	TEL	TELEPHONE PEDESTAL	TW/BW	TOP/BOTTOM WALL
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER	VCP	VITRIFIED CLAY PIPE
CT	CRIMP TOP	CB	CATCH BASIN	WM	WATER METER
DE	DRAINAGE EASEMENT	DI	DROP INLET	WV	WATER VALVE
EP	EDGE OF PAVEMENT		ELEC TRANS	CTV	CABLE TV
IPO	IRON PIN OLD-O	900	ELEVATION	X	FENCE LINE
IPS	IRON PIN SET-O		FIRE HYDRANT	FOC	FIBER OPTIC CABLE
N&C	NAIL & CAP	GM	GAS METER	GAS	GAS LINE
OT	OPEN TOP	GV	GAS VALVE	OHP	OVERHEAD POWER
RB	REBAR	LP	LIGHT POLE	OHT	OVERHEAD TELEPHONE
RCP	REINFORCED CONC PIPE	PP	POWER POLE	SD	STORM DRAIN
R/W	RIGHT OF WAY	GP	GUY ANCHOR	SS	SANITARY SEWER
SD	STORM DRAIN	SDMH	SD MANHOLE	UGP	UNDERGROUND POWER
SS	SANITARY SEWER	SSMH	SS MANHOLE	UGT	UNDERGROUND TEL
SSE	SS EASEMENT	TMH	TELEPHONE MANHOLE	W	WATER LINE
		CO	CLEAN OUT		

SURVEY FOR

CITY OF GREER

GREENVILLE COUNTY, SOUTH CAROLINA

SCALE	PROPERTY ADDRESS	TAX PIN
1"=60'	GROCE MEADOW ROAD	PT 0633010101200
DATE	60' 0 60' 120'	FIELD CREW / DRAWN BY
2-21-24		BOO

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

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