



AGENDA
Greer City Council

August 11, 2026

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

6:30 PM
Council Regular Meeting

Call to Order of Regular Meeting

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilman Karuam Booker

1. 2026 Council Invocation Schedule

Public Forum

Minutes of Council Meeting

1. July 28, 2026 (Action Required)

Special Recognition

1. Jim Young in recognition of his Retirement

Petitioner

1. Virginia Maclure would like to introduce herself to City Council. She is a candidate running for SC House of Representatives in District 18.

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final Reading of Ordinance Number 22-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS LOCATED AT VICTOR STREET AND 403 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) AND MEDUIM DENSITY RESIDENTIAL (MD) TO OFFICE PROFESSIONAL (OP) (Action Required)
2. Second and Final Reading of Ordinance Number 23-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY E. WRYLEY BETTIS LOCATED ON JACKSON STREET FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

3. Second and Final Reading of Ordinance Number 24-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)
4. Second and Final Reading of Ordinance Number 26-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF EASEMENTS IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)
5. Second and Final Reading of Ordinance Number 29-2026
AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREER UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO ELECTRONIC MESSAGE BOARD AND DIGITAL DISPLAY SIGNAGE (DIGITAL DISPLAY STANDARDS). (Action Required)

New Business

1. First Reading of Ordinance Number 25-2026
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY FIRST CITIZENS BANK & TRUST LOCATED ON HIGHWAY 101 SOUTH BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY (Action Required)
Andy Boyles | Planner

Executive Session

Council may take action on matters discussed in executive session.

1. Legal Matter
Request: Motion to enter into Executive Session to receive an update on a pending Legal Matter 2026CP2304618; 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.



**Greer City Council
2026 Invocation Schedule**

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

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL July 28, 2026

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:30 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 Jay Arrowood

Public Forum

No one signed up to speak.

Minutes of the Council Meeting

July 14, 2026

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

VOTE - Motion carried 7-0.

Petitioner

Lewis Vaughn, 623 Ashley Commons Ct., Greer, SC 29651 spoke regarding the 2026-2027 budget.

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 June 2026 were included in the packet for informational purposes.

Finance

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

General Fund Cash Balance: \$29,825,232.

Revenue: \$60,020,798.

Total Expenditures: \$55,979,734.

Total Percentage: 4% under Budget

Revenue Benchmark Variance: \$1,527,343.

Expenditure Benchmark Variance: \$2,513,721

Overall Benchmark Variance: \$4,041,064.

Hospitality Fund Cash Balance: \$2,848,818.

Storm Water Fund Cash Balance: \$3,587,427.

Discussion held.

Andy Merriman, City Administrator, presented the following:

Center for the Arts

The Greer Fiber Arts Collective will be displaying artwork at The City of Greer Center for the Arts through August 29th. See the Greer Cultural Arts social media sites for more information.

Century Park

The improvement projects are completed at Century Park which include new stairs, sidewalks, railings, sod, and strategic landscaping to address erosion problems in the lower section of the park.

Greer City Park Events

The Greer Farmers Market will be on Sunday, August 2nd and Sunday, August 9th from 11:00am until 2:00pm. Come out to support local farmers, bakers, and hand-made businesses in Greer.

Moonlight Movies will be on Thursday, July 30th

Inside Out 2 – rescheduled from last week and August 6 (Cars). Kids' activities start at 6:00pm and the movie will begin at 7:00pm. Concessions will be available for purchase, and guests are encouraged to bring blankets or chairs.

Police Department – National Night Out 2026

The Greer Police Department is excited to announce that National Night Out 2026 will be on Tuesday, August 4th at Century Park! Join us for an evening celebrating community, partnerships, and crime prevention.

Children 12 years old and under are invited to enter our Crime Prevention Art Contest! Create an original drawing or painting that relates to crime prevention, community safety, or partnerships between first responders and the community.

Artwork must be submitted to the Greer Police Department by 4:00 PM on Monday, August 3rd. Please include the artist's first name and age on the back of the artwork.

Parks, Recreation & Tourism

Park Hop Playdate will be at Kids Planet at Century Park on Thursday, August 6th from 10:00am until 12:00pm. This is a free event with activities for families.

The Official Visitors Guide of Greer spearheaded by the Tourism Department is out now in multiple City of Greer and partner locations. It will also be available digitally on the Discover Greer website.

Smoke and Vape Shops Workshop

Councilman Karuam Booker formally requested time to discuss Smoke and Vape shops. Andy Merriman, City Administrator suggested a Workshop on August 25, 2026, at 5:30, prior to the regularly scheduled Council meeting.

Councilman Jay Arrowood requested the Police Department participate in the Smoke and Vape Shop workshop.

Quite Crossing Moore Street Closure Project

Councilman Charles Lander requested additional information regarding the Quite Crossing Moore Street Closure project.

OLD BUSINESS

Second and Final 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

Heather Stahl, AICP | Planner II presented the request. The Planning Commission held a public hearing on July 20, 2026, and recommended approval.

ACTION – Councilman Paul Lamb made a motion to approve Second and Final Reading of Ordinance Number 19-2026. Councilman Wryley Bettis seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

Second and Final Reading of Ordinance Number 27-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF GREER (Project Keystone)

Andy Merriman | City Administrator spoke briefly.

ACTION – Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 27-2026. Councilman Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

Second and Final Reading of Ordinance Number 28-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF GREER (Project Titus)

Andy Merriman | City Administrator spoke briefly.

ACTION – Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 28-2026. Councilman Mark Hopper seconded the motion.

Discussion held.

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

NEW BUSINESS

Award Recommendation – Sports and Events Center Furniture Package

The City of Greer, in collaboration with the architectural firm McMillan Pazdan Smith, has developed a comprehensive furniture package to support operations at the Sports and Events Center located at 1529 S Hwy 14. The furniture package will be purchased through vendors participating in State Term Contracts and co-operative contracts with Sourcewell and TIPS as permitted by our Code of Ordinance. Staff request that the furniture package price of \$684,913.38 be approved by council. Funding for this project will come from the Corporation for Greer Fund.

Adam Forringer | Director of the Sports and Events Center presented the request.

ACTION – Councilman Paul Lamb made a motion to approve Sourcewell and TIPS in the amount of \$684,913.38. Councilman Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First Reading of Ordinance Number 22-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS LOCATED AT VICTOR STREET AND 403 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) AND MEDUIM DENSITY RESIDENTIAL (MD) TO OFFICE PROFESSIONAL (OP)

Heather Stahl, AICP | Planner II presented the request. She stated staff recommend approval and the planning commission held a public hearing on July 20, 2026, and recommends approval.

ACTION – Councilman Wryley Bettis made a motion to approve First Reading of Ordinance Number 22-2026. Councilman Paul Lamb seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First Reading of Ordinance Number 23-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY E. WRYLEY BETTIS LOCATED ON JACKSON STREET FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

Councilman Wryley Bettis recused himself from participating in any discussion or action pertaining to the disposition of his property referred to in Ordinance Number 23-2026.

ACTION – Councilman Paul Lamb made a motion to approve First Reading of Ordinance Number 23-2026. Councilman Karuiam Booker seconded the motion.

Heather Stahl, AICP | Planner II presented the request. She stated staff recommend approval and the planning commission held a public hearing on July 20, 2026, and recommends approval.

Discussion held.

VOTE – Motion carried 6-0.

First Reading of Ordinance Number 24-2026

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (CPW Natural Gas to SEC)

Lindsey James | Project Coordinator presented the request.

ACTION – Councilman Paul Lamb made a motion to approve First Reading of Ordinance Number 24-2026. Councilman Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First Reading of Ordinance Number 29-2026

AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREER UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO ELECTRONIC MESSAGE BOARD AND DIGITAL DISPLAY SIGNAGE (DIGITAL DISPLAY STANDARDS).

Alexander D. Cahill, AICP | Planning & Development Director presented the request. He stated staff recommend approval and the planning commission held a public hearing on July 20, 2026, and recommends approval.

ACTION – Councilman Jay Arrowood made a motion to approve First Reading of Ordinance Number 29-2026. Councilman Paul Lamb seconded the motion.

Discussion held. During the discussion Andy Merriman, City Administrator and Heather Stahl, Planner II also spoke.

VOTE – Motion carried 7-0.

First and Final Reading of Resolution Number 20-2026

A RESOLUTION IN CONSIDERATION OF A REQUEST FOR CLOSURE OF A PORTION OF AN ALLEY IN THE CITY OF GREER AND TO REFER THE CLOSURE OF THE ALLEY TO THE CITY ATTORNEY PURSUANT TO CITY ORDINANCE 78-11 (110 Virginia Ave)

Andy Merriman | City Administrator presented the request.

ACTION – Councilman Paul Lamb made a motion to approve First and Final Reading of Resolution Number 20-2026. Councilman Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

Executive Session

There were no items for Executive Session.

Adjourn

There being no further business, the meeting was adjourned at 8:02 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: August 11, 2026 _____

Notifications: Agenda posted in City Hall and email notifications sent Friday, July 24, 2026.

DRAFT

CERTIFICATE OF APPRECIATION

Congratulations upon your retirement from the City of Greer
Presented In Appreciation of Six Years of Dedicated Service to the City of Greer

June 30, 2020 to June 30, 2026

JIM YOUNG

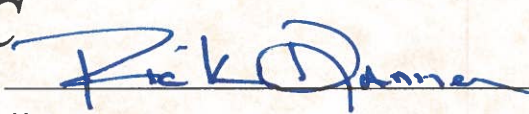
Given at Greer, South Carolina
this 11th day of August 2026



City of Greer, SC



City Administrator



Mayor

ORDINANCE NUMBER 22-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS LOCATED AT VICTOR STREET AND 403 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) AND MEDUIM DENSITY RESIDENTIAL (MD) TO OFFICE PROFESSIONAL (OP)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Apostolic Assembly of the Faith in Christ Jesus located at Victor Street and 403 Arlington Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-03-10-049.00 and 9-03-10-050.00 containing approximately 2.04 +/- acres attached hereto marked as Exhibit A, 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 its properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on July 20, 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 at Victor Street and 403 Arlington Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-03-10-049.00 and 9-03-10-050.00 containing approximately 2.04 +/- acres attached hereto marked as Exhibit A shall be changed from Commercial General (CG) and Medium Density Residential (MD) 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 Wryley Bettis

First Reading: July 28, 2026

Second and
Final Reading: August 11, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney

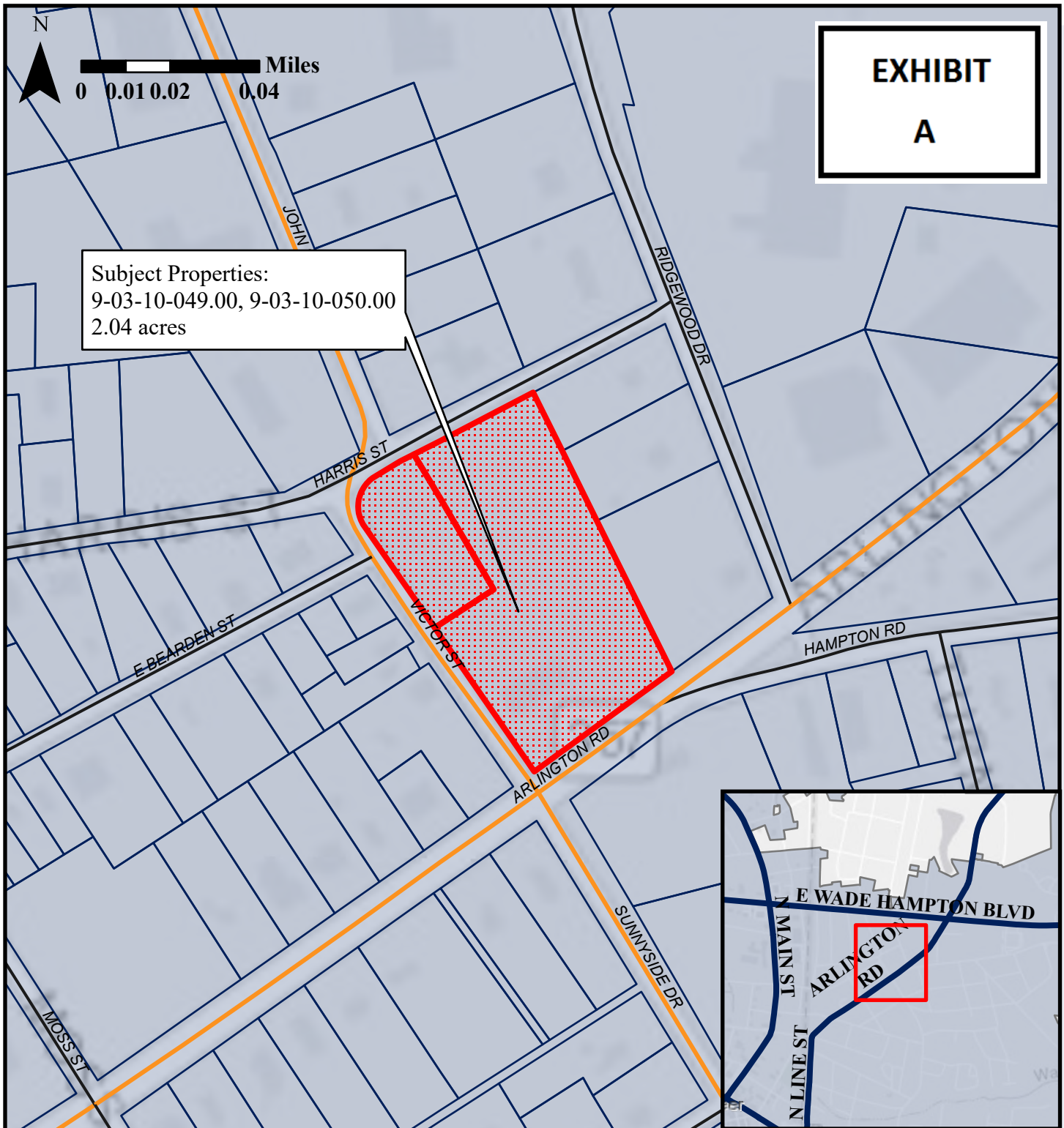
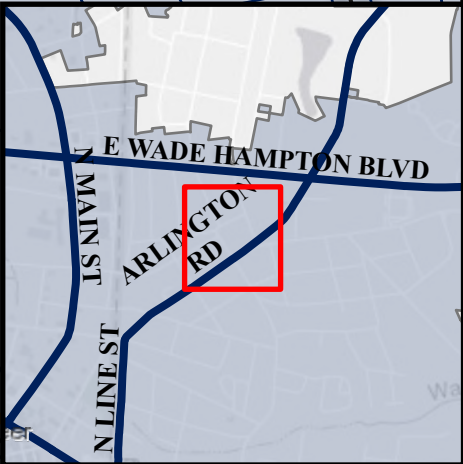


EXHIBIT
A



Location Map:
Ordinance 22-2026
Case Number: RZ 26-06

Legend	
	City Limits
	Parcels
	Ord 22-2026 (Arlington Rd CC & MD to OP)

Created by the City of Greer Planning & Development Department: 7/22/2026 1:48 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.



DEED 87F PG 300

DEE-2006-63368
 Recorded 2 Pages on 11/21/2006 2:38:41 PM
 Recording Fee: \$10.00 Documentary Stamps: \$684.50
 Office of Register of Deeds, Spartanburg, S.C.
 Stephen Ford, Register



PREPARED BY
 REESE LAW FIRM
 304 North Main Street, Greer, SC 29650

GRANTEE'S ADDRESS:

STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

P.O. Box 1835
 Greer SC 29652
WARRANTY DEED

KNOW ALL MEN by these presents, that **Thomas E. Grady**, in consideration of the sum of One Hundred Eighty-five Thousand and no/100ths (\$185,000.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **Apostolic Assembly of the Faith in Christ Jesus**, A California eleemosynary corporation, Its Successors and Assigns Forever:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, City of Greer, on the northwesterly side of the Greer-Apalache Road and the southeastern side of Victor Street, designated as Lots No. One (1) and Three (3) on a plat entitled "MAP OF J. J. MILLER ESTATE" prepared by H. S. Brockman, Surveyor, dated November 15, 1934 and recorded in Plat Book 12 at page 180 in the Office of the Register of Deeds for Spartanburg County. Reference is made to said plat for a more complete property description.

This is the identical property conveyed to the Grantor by deed of Edna L. Duncan and Grace Duncan recorded on October 16, 1974 in Deed Book 42-H at page 833, Spartanburg County Records.

This conveyance is subject to all restrictions, easements, rights-of-way, roadways and zoning ordinances of record affecting the above described property and to such matters as would appear from a current resurvey of the property.

TAX MAP REFERENCE: 9 03-10-050.00

Page 16 of 77

**DEED PREPARATION ONLY
NO TITLE EXAMINATION**

Grantee's Address:

**5401 Citrus Ave.
Fontana, CA 92336**

Mail Deed to:

**Apostolic Assembly of the
Faith in Christ Jesus
5401 Citrus Ave.
Fontana, CA 92336**

STATE OF SOUTH CAROLINA)

WARRANTY DEED

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that **Shirley A. Staggs**, hereinafter referred to as Grantor, in consideration the sum of **Twenty Five Thousand (25,000.00) DOLLARS**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **Apostolic Assembly of the Faith in Christ Jesus, A California eleemosynary corporation**, Grantee, its Successors and Assigns forever, the following described property:

Property Address: Harris Street, Greer, SC

Block Map No.: 9-03-10-049.00

All that piece, parcel or lot of land in Beech Springs Township, Spartanburg County, State of South Carolina, near the northwestern city limits of Greer, lying on the easterly side of Victor Street, and the southerly side of Frances Street, designated as Lot 2 on plat of the J.J. Miller Estate, prepared by H.S. Brockman, November 15, 1934, and by a more recent plat entitled "Property of James C. Staggs" prepared by Terry L. Mosley, Registered Surveyor, dated March 17, 1988 and recorded in the Register of Deeds Office for Spartanburg County in Plat Book 103 at Page 708. Reference to said plat is hereby made for a more complete metes and bounds description.

This is the same property conveyed by James C. Staggs and Shirley A. Staggs to James C. Staggs and Shirley A. Staggs, as joint tenants with right of survivorship, dated December 3, 2012 and recorded December 5, 2012 in Deed Book 102D at Page 820, Register of Deeds Office for Spartanburg County. See also Corrective Title to Real Estate dated February 10, 2015 and recorded February 12, 2015 in Deed Book 108E at Page 990 in the Register of Deeds Office for Spartanburg County. See also Certificate of Death for James Cleveland Staggs recorded August 24, 2021 in Deed Book 133-N at Page 682 in the Register of Deeds Office for Spartanburg County.

DEE-2023-26937



DEE BK 142-Q PG 832-835

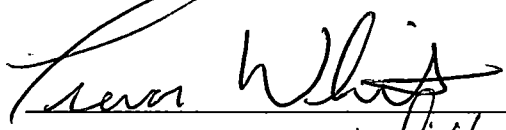
Recorded 4 Pages on 07/14/2023 01:29:51 PM
Recording Fee: \$15.00 County Taxes: \$27.50 State Taxes: \$65.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Ashley B. Williams, Register Of Deeds

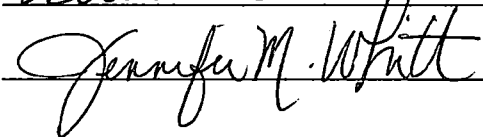
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

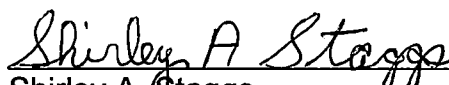
TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And, the Grantor does hereby bind the Grantor and Grantor's Heirs or Successors, Executors and Administrators, to warrant and forever defend all and singular 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, except as to restrictions and easements of record, if any.

WITNESS the Grantor's(s') Hand and Seal this 30th day of June, 2023.

Signed, Sealed and Delivered
in the Presence of:







Shirley A. Staggs

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

ACKNOWLEDGMENT

I, Jane B. Mills, a Notary Public for the County and State aforesaid, do hereby certify that Shirley A. Staggs, personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 30th day of June, 2023.



Notary Public for SOUTH CAROLINA (SEAL)

My Commission Expires: 12-6-2027

STATE OF SOUTH CAROLINA)
COUNTY OF Spartanburg)

Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at Harris Street, Greer, SC,
bearing Spartanburg County Tax Map Number 9-03-10-049.00, was transferred
by Shirley A. Staggs
to Apostolic Assembly of the Faith in Christ Jesus, A California eleemosynary con.
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 \$25,000.00.
(b) ☐ The fee is computed on the fair market value of the realty which is _____.
(c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ☐ or No ☒ 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: 25,000.00
(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: 25,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :
\$92.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Deed Preparation Only.
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.

Pam Staggs
Responsible Person Connected with the Transaction

Pam Staggs
Print or Type Name Here

SWORN to before me this 30
day of June 2023
James M. Jones
Notary Public for SC
My Commission Expires: 12-6-2027

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.

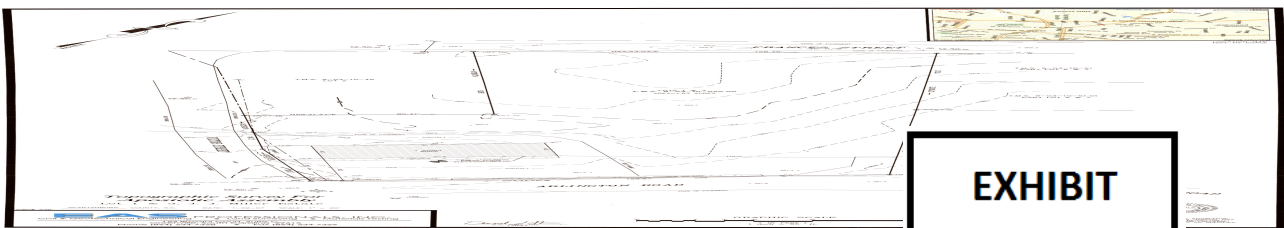


EXHIBIT
C

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: RZ 26-06

APPLICANT: Nadine Hernandez

PROPERTY LOCATION: 403 Arlington Rd, Victor St., & Harris St.

TAX MAP NUMBER: 9-03-10-050.00; 9-03-10-049.00

EXISTING ZONING: Commercial Corridor (CC) & Medium Density Residential (MD); Downtown Entryway Overlay

REQUEST: Rezone to Office Professional (OP); Downtown Entryway Overlay

SIZE: 2.04 acres total

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 26-06**

RZ 26-06 is a rezoning request for two parcels located at 403 Arlington Road with a total acreage of 2.04 acres. The request is to rezone both parcels to Office Professional (OP) and the intent is to expand the existing church. If both parcels are combined, the Downtown Entryway Overlay will remain intact.

Surrounding land uses and zoning include:

- North: Medium Density Residential (MD) – residential
- East: Commercial Corridor (CC) and Medium Density Residential (MD) – vacant and residential
- South: Commercial General (CG) – vacant
- West: Commercial General (CG) – vacant and beverage cart

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 to rezone to a less intense zoning district is appropriate in this location, approximately .2 miles south of Wade Hampton and is compatible with adjacent uses. It is also in line with Comprehensive Plan recommendations and Future Land Use Map which describe civic and institutional facilities as secondary uses. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval, 5-0

ORDINANCE NUMBER 23-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY E. WRYLEY BETTIS LOCATED ON JACKSON STREET FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by E. Wryley Bettis located on Jackson Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G015000201302 containing approximately 0.28 +/- acres attached hereto marked as Exhibit A, the Titles to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on July 20, 2026.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to Traditional Neighborhood (TN).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located on Jackson Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G015000201302 containing approximately 0.28 +/- acres attached hereto

marked as Exhibit A shall be changed from Suburban Neighborhood (SN) to Traditional Neighborhood (TN).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

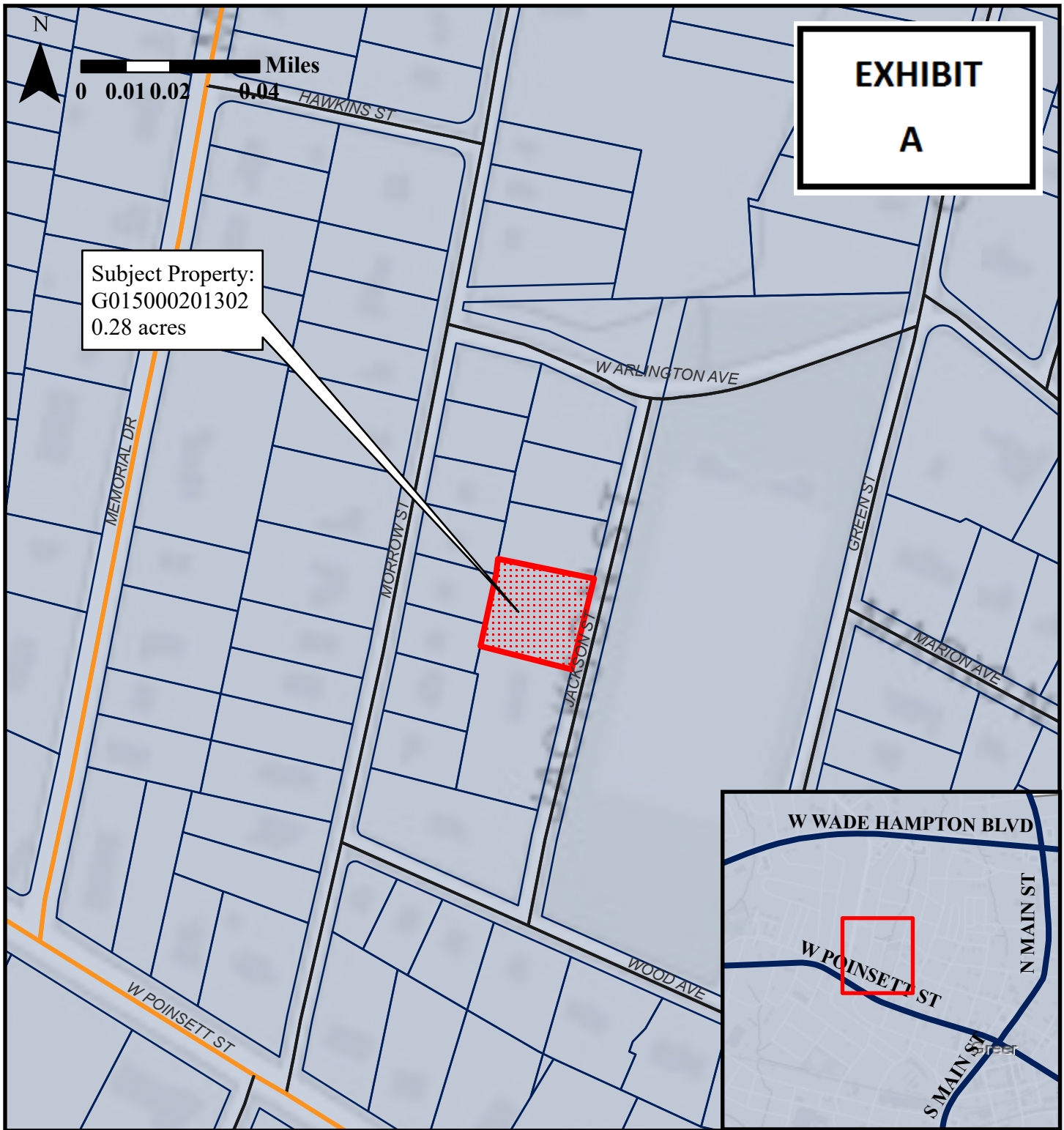
Introduced by: Councilman Paul Lamb

First Reading: July 28, 2026

Second and
Final Reading: August 11, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney



**EXHIBIT
A**

Location Map: Ordinance 23-2026

Case Number: RZ 26-07

City Limits

Parcels

Ord 23-2026 (Jackson St
SN to TN)

Created by the City of Greer Planning & Development Department: 7/22/2026 1:44 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.



* Re-recorded to correct
Grankes name

201802034
DEED Book: DE 2534 Page: 2410 - 2411
March 22, 2018 12:44:57 PM Cons: \$8,056.00
Rec: \$10.00 Cnty Tax: \$9.35 State Tax: \$22.10
FILED IN GREENVILLE COUNTY, SC *Timothy J. Harvey*

EXHIBIT
B

TITLE TO REAL ESTATE

NO TITLE SEARCH PERFORMED/NONE REQUESTED

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GRANTEES ADDRESS: 103 JACKSON STREET, GREER, SC 29650

TMS#: G015.00-02-013.02

KNOW ALL MEN BY THESE PRESENTS, that

G. STEVEN SANDLIN, in consideration of **Eight Thousand Fifty-Six and No/100th (\$8,056.00) DOLLARS**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

E. ~~W~~. WRYLEY BETTIS, his heirs and assigns, forever;

All that certain piece, parcel or lot of land situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, in Chick Springs Township, on the west side of Jackson Street and being shown and designated as Lot No. 7 of the property of Maude S. Buford according to survey and plat by John A. Simmons, RS, dated October 6, 1960, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Jackson Street, corner of Lots No. 7 and 8 and running thence along said Street, N. 13-30 E. 105 feet to an iron pin, corner of Lot No. 6; thence along line of Lot No. 6, N. 78-30 W. 117.4 feet to an iron pin; thence S. 11-22 W. 105 feet to an iron pin, corner of Lot No. 8; thence along the line of Lot No. 8, S. 78-30 E. 113.5 feet to the beginning corner.

This being the same property conveyed to G. Steven Sandlin by deed of G. Steven Sandlin as Trustee of the G. Steven Sandlin Profit Sharing Plan and Trust on August 9, 2017 in Deed Book 2518 at Page 4418, Greenville ROD.

Tax Map #: G015.00-02-013.02

This conveyance is subject to all taxes, restrictions, set back lines, road-ways, zoning ordinances, easements, and right-of-way of record, if any, affecting the above described property.

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

2018022482
DEED Book: DE 2534 Page: 5814 - 5815 2 Pgs
March 29, 2018 01:26:13 PM Cons: \$8,056.00
Rec: \$10.00 Cnty Tax: EXEMPT State Tax: EXEMPT
FILED IN GREENVILLE COUNTY, SC *Timothy J. Harvey*

Surveyor's Notes:

1) "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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

2) 1/2" REBAR AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

3) SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 15'

257350

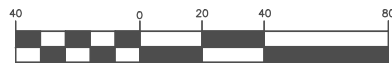


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

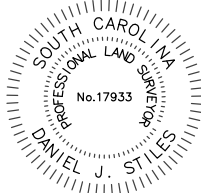
Date of Survey: June 24, 2026

Date of Last Revision:

Tax Map: Portion of G015000201302



1 inch = 40 ft.



S.C. REG. NO.
17933

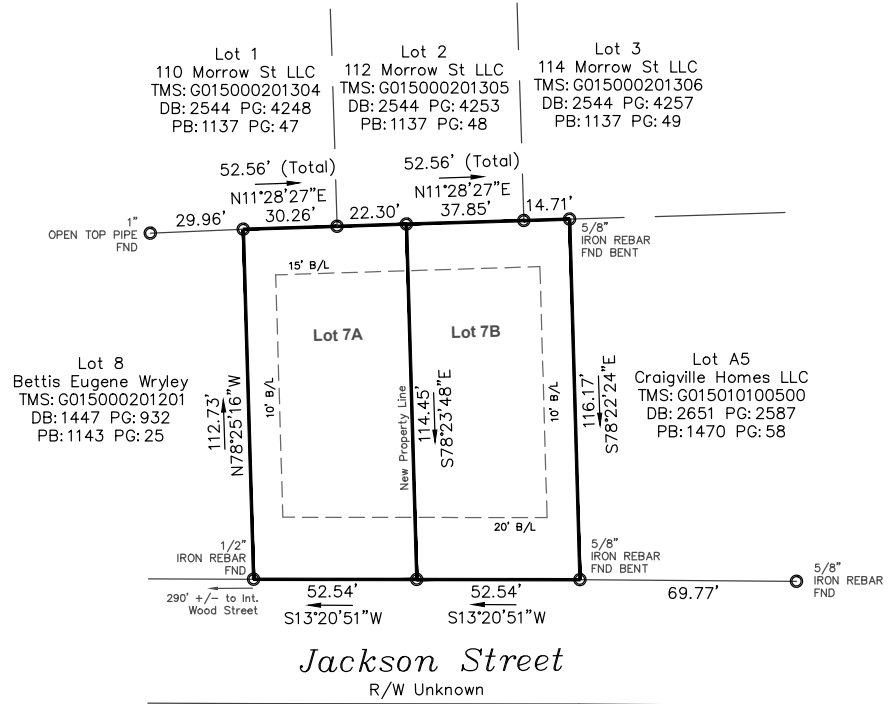
State of South Carolina
Greenville County

*Survey for
Red Cedar Homes*

Lots 7A & 7B
Plat by John Simmons
of the Property of Maude S. Buford

Site Address:

103 Jackson Street
Greer, SC 29650



Lot 7A
Part of TMS: G015000201302
Area=5,968 SQ. FT.
0.14 Acres

Lot 7B
Part of TMS: G015000201302
Area=6,058 SQ. FT.
0.14 Acres

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: RZ 26-07

APPLICANT: Red Cedar Construction

PROPERTY LOCATION: Jackson St.

TAX MAP NUMBER: G015000201302

EXISTING ZONING: Suburban Neighborhood (SN)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: 0.28 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 26-07**

RZ 26-07 is a rezoning request for one parcel located on Jackson Street with a total area of 0.28 acres. The request is to rezone the parcel to Traditional Neighborhood (TN) and the intent is to split the parcel and build single-family homes.

Surrounding land uses and zoning include:

- North: Traditional Neighborhood (TN) – residential
- East: Suburban Neighborhood (SN) – recreational (Greer City Stadium, Lonnie McGee Field)
- South: Suburban Neighborhood (SN) – residential
- 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 to rezone this property to Traditional Neighborhood (TN) is in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

New Business

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.

ORDINANCE NUMBER 24-2026

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

WHEREAS, the City of Greer is the owner of certain real property located at 1529 S. Hwy 14, Greer, SC 29650 and identified by TMS No. 0528030100600 within the city limits of Greer, County of Greenville (hereinafter the “City Property”); and,

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

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

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey a utility easement on the City Property to Greer CPW identified as Exhibit “A” to the Easement Agreement attached hereto.

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

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

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Paul Lamb

First Reading: July 28, 2026

Second Reading: August 11, 2026

Approved as to form: _____
Daniel R. Hughes, City Attorney

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

GENERAL UTILITY EASEMENT

FOR AND IN CONSIDERATION of \$1.00 and other valid consideration, the receipt and sufficiency of which is hereby acknowledged, **City of Greer** (“Grantor”) does hereby grant and convey unto the **Greer Commission of Public Works**, a body politic under the laws of South Carolina (“Grantee”), its successor, assigns and licensees, the right, privilege and easement to enter and re-enter at any time and to install, dig, build, erect, maintain, repair, rebuild, replace, operate, and patrol one or more water pipelines, sewer pipelines, natural gas pipelines, regulator and/or metering stations, and/or electric power distribution lines, aboveground or underground, including the right to erect poles and other distribution line structures, wires, cable and any necessary appurtenances for the proper provision of water, sewer, gas, or electricity, electronic information, data, and communications; the right to clear the easement area and keep it clear of brushes, trees, structures, personal property and fire hazards; and the right to trim and or remove trees, if any, located beyond the limits of the easement area, but which interfere with the Easement; the above described rights being incident to performance by the Grantee as the operator of its public utilities systems, being ten (10’) feet wide and approximately 102.5 linear feet on such route as is set forth and described as 1,025 square feet (0.02 acres) on the survey entitled “Greer CPW Sports Complex Gas Pipeline Extension” attached as **Exhibit A** on property owned by Grantor evidenced by a deed recorded in the Register of Deed’s Office in Book 2720 at Page 1087 bearing Tax Map No. 0528030100600, in Greenville County, South Carolina.

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

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

And the Grantor hereby represents that said premises are owned by the undersigned in fee and are not subject to any mortgage or lien that would prohibit or prevent the conveyance of the easement contemplated herein.

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

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

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

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

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

CITY OF GREER

Grantor Name

Witness 1

By: _____
Richard W. Danner, Mayor

Witness 2

Date: _____

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF GREENVILLE)

)

The foregoing instrument was acknowledged before me this ____ day of _____ 20_____,
by Richard W. Danner, Mayor for the City of Greer.

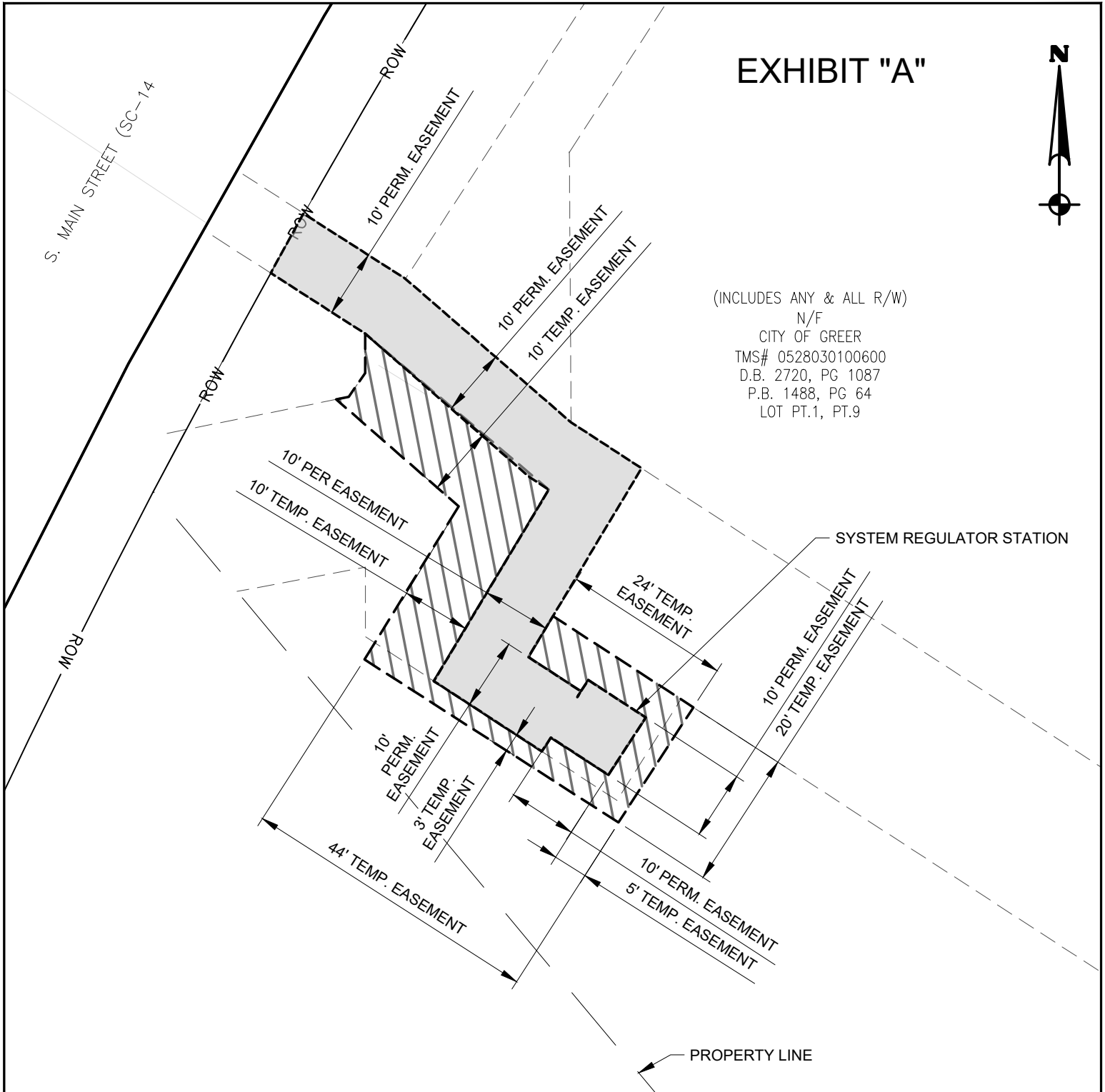
Notary Public for _____

My Commission expires _____

EXHIBIT "A"



(INCLUDES ANY & ALL R/W)
N/F
CITY OF GREER
TMS# 0528030100600
D.B. 2720, PG 1087
P.B. 1488, PG 64
LOT PT.1, PT.9

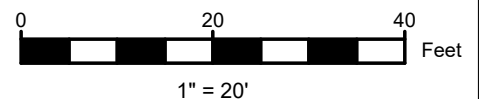


STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

MAP OF THE APPROXIMATE LOCATION OF THE
PERMANENT AND TEMPORARY EASEMENT
ACROSS THE PROPERTY OF: CITY OF GREER

PERMANENT EASEMENT: 1,025 S.F. (0.02 AC)
TEMPORARY EASEMENT: 1,420 S.F. (0.03 AC)

GRAPHIC SCALE



GREER CPW SPORTS COMPLEX
GAS PIPELINE EXTENSION
GREER, SOUTH CAROLINA

EXHIBIT: 02

EASEMENT EXHIBIT

GMC # CCOL260001
DATE: 03/18/2026
DRAWN BY: RBS

OWNER: CITY OF GREER
TMS #: 0528030100600

915 Lady Street, Suite C
Columbia, SC 29201
T 803.766.1235
GMCNETWORK.COM

GMC

ORDINANCE NUMBER 26-2026

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

WHEREAS, the City of Greer is the owner of certain real property located in the city limits of Greer, SC near the intersection of E. Wade Hampton Boulevard and Hawkesberry Drive and identified by Spartanburg County TMS No. 5-13-00-001.12 (hereinafter the “City Property”); and,

WHEREAS, the City of Greer desires to convey ~~a~~ the certain easements to Pulte Home Company, LLC within the City Property according to the terms of the Easement Agreement attached hereto as Exhibit “A,” the terms and conditions of which are fully incorporated herein as if set forth verbatim; and,

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

WHEREAS, the City Councils find that it is in the best interest of the City of Greer to convey construction access easements, grading easements, temporary construction easements, and ~~a~~ utility easements on, over, under, and through the City Property to Pulte Home Company, LLC according to the terms of the Easement Agreement attached hereto as Exhibit “A”.

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

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

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Paul Lamb

First Reading: July 14, 2026

Second Reading: August 11, 2026

Approved as to form: _____
Daniel R. Hughes

**After Recording Return to:
Daniel R. Hughes
Duggan & Hughes, LLC
P.O. Box 449
Greer, SC 29652**

Space Above This Line Is For Recording Information

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

EASEMENT AGREEMENT

THIS ~~UTILITY~~ EASEMENT AGREEMENT (hereinafter “Agreement”) is made this day of _____, 2026 by and among **City of Greer, SC**, a political subdivision of the State of South Carolina (hereinafter “Grantor”) and **Pulte Home Company, LLC**, a ~~South Carolina~~Michigan limited liability company (hereinafter “Grantee”). Grantor and Grantee may be referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS:

WHEREAS, Grantor is the owner of that certain tract of real property situated in the County of Spartanburg, State of South Carolina being located in the city limits of Greer, SC near the intersection of E. Wade Hampton Boulevard and Hawkesberry Drive and identified by Spartanburg County TMS No. 5-13-00-001.12 (“Grantor Property”) and as more particularly described on **Exhibit “1”** attached hereto; and,

WHEREAS, Grantee desires to acquire and develop certain portions of the properties adjacent to Grantor Property owned by L&W of Greer, Inc. to be conveyed to Grantee contemporaneously herewith, and identified by Spartanburg County TMS Nos. 5-14-00-003.01, 5-13-00-001.14 and 5-13-00-001.01 (“Grantee Property”) as part of a previously approved residential subdivision (“Grantee Project”);

WHEREAS, as part of the Grantee Project, Grantee must acquire certain temporary and permanent easement rights over, through, and across Grantor Property according to the Easement Surveys attached hereto as **Exhibits “A” “B,” “C,” and “D”** attached hereto; and,

WHEREAS, the Easement Survey attached hereto as **Exhibit “A”** identifies a temporary construction easement; and,

WHEREAS, the Easement Survey attached hereto as **Exhibit “B”** identifies a construction access easement, temporary construction easement, and area to be used for future public right-of-way; and,

WHEREAS, the Easement Survey attached hereto as **Exhibit “C”** identifies a temporary construction easement and a future sanitary sewer easement; and,

WHEREAS, the Easement Survey attached hereto as **Exhibit “D”** identifies a temporary construction easement; and,

WHEREAS, the Parties desire to enter into this Easement Agreement whereby the Grantor conveys to the Grantee the easements identified above pursuant to the terms and conditions set forth herein.

NOW THEREFORE, for and in the consideration of the sum of Ten and no/100ths (\$10.00) Dollars, and other mutual covenants and promises made herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor, does hereby grant, bargain, sell and convey unto the Grantee, and its successors and assigns, the following easements:

1. Temporary Construction Easement (Exhibit “A”). The Grantor does hereby grant, bargain, sell and convey unto the Grantee a non-exclusive and ~~non-perpetual~~temporary construction easement over and across the areas depicted as the “Temporary Construction Easement Area identified” on Exhibit “A” (collectively, the “TCE Area A”) for the Grantee’s use of the EasementTCE Area A (i) as a laydown yard during the Grantee Project, (ii) to conduct clearing, grading, and related earthwork required in connection with improvements to Hawkesberry Drive to be conducted by Grantee, (iii) and for ingress and egress over and across the EasementTCE Area A during the Grantee Project. Grantee shall be allowed to store construction materials and equipment during the Grantee Project in the EasementTCE Area. Grantee shall be responsible to restore all removed or damaged surfaces within the TCE Area A to a condition existing before the construction process.

~~1.~~

2. Construction Access Easement, Temporary Construction Easement, and Future Permanent Right-of-Way (Exhibit “B”). The Grantor does hereby grant, bargain, sell and convey unto the Grantee a (i) non-exclusive construction access easement over and across the Easementareas depicted as “Temporary Construction Easement” (collectively, the “TCE Area identified on Exhibit “B” as”) and “Future Public R/W” (also shown as Highbush Lane) (the “ROW Area”) on Exhibit “B” for vehicular and pedestrian ingress and egress over and across said area during the Grantee Projectuntil acceptance of Highbush Lane as a public right of way owned and maintained by Grantor, and (ii) non-exclusive ~~non-perpetual~~temporary construction easement over and across the Easement Area identified on Exhibit “B” as “Temporary Construction Easement” for ingress and egress over and across the EasementTCE Area during B and ROW Area for all purposes related to the Grantee Project.construction of Highbush Lane, including, without

limitation, clearing, grading, earthwork, and installation of Highbush Lane, which will, upon acceptance by Grantor, subject to Grantor's road standards and subject to Greer Council approval, be a public right of way owned and maintained by Grantor. Grantee shall be allowed to store construction materials and equipment during the Grantee Project in ~~the Easement Area~~ TCE Area B and the ROW Area. Upon completion of construction of Highbush Lane, Grantor shall cooperate with Grantee in taking all action to accept such roadway as a public right of way. Upon acceptance of Highbush Lane as a public right of way owned and maintained by Grantor, the access easement over such area shall be deemed terminated.

3.——Temporary Construction Easement and Sewer Easement (Exhibit "C"). The Grantor does hereby grant, bargain, sell and convey unto the Grantee a (i) non-exclusive and ~~non-perpetual~~ temporary construction easement over and across the ~~Easement Area identified on Exhibit "C"~~ areas depicted as "Temporary Construction Easement" (collectively, the "TCE Area C") and "Future Sewer Easement" ("SSE Area") identified on Exhibit "C" for ingress and egress over and across the ~~Easement~~ TCE Area C and SSE Area during the Grantee Project ~~and~~, (ii) non-exclusive temporary construction easement over and across the TCE Area C and SSE Area for all purposes related to construction and installation of sanitary sewer lines and facilities by Grantee to benefit and serve the Grantee Project, including, without limitation, clearing, grading, earthwork, and construction and installation of such sewer lines and facilities, which will, upon acceptance by Greer Commission of Public Works ("Greer CPW"), be a part of the public sanitary sewer system owned and maintained by Greer CPW, and (iii) a perpetual non-exclusive easement over and across the ~~Easement Area identified on Exhibit "C"~~ as "Future Sewer Easement" SSE Area and having a

uniform width of twenty-five (25') feet over, upon, beneath and across that portion of the Grantor Property ~~as depicted on Exhibit "C"~~ to provide access to Grantee to install, dig, build, erect, maintain, repair, rebuild, replace, operate, and patrol one or more sewer pipelines, and any necessary appurtenances for the proper provision of sewer and with the right to do all things necessary, including the right (a) to enter said ~~Easement~~SSE Area at all times over the adjacent land to inspect, repair, maintain, and alter said facilities; and (b) to keep said ~~easement area~~SSE Area clear of obstructions. Any area trenched or disturbed during construction will be returned to its previously existing condition by the Grantee. Grantee shall be allowed to store construction materials and equipment during the Grantee Project in TCE Area C and the SSE Area. Upon completion of construction of the sanitary sewer lines, infrastructure, and facilities, Grantor agrees to make reasonable and good faith efforts to cooperate with Grantee in taking all action to dedicate and cause acceptance of same by Greer CPW as a portion of the public sanitary sewer system, and the permanent easement over the SSE Area shall be deemed assigned and conveyed to Greer CPW.

4.3. Temporary Construction Easement (Exhibit "D"). The Grantor does hereby grant, bargain, sell and convey unto the Grantee a non-exclusive and ~~non-perpetual~~temporary construction easement over and across the area depicted as the "Temporary Construction Easement Area identified" on Exhibit "D" (the "TCE Area D") for the Grantee's use of the ~~Easement~~TCE Area D (i) as a laydown yard during the Grantee Project, (ii) to conduct clearing, grading, and related earthwork required in connection with installation of sanitary sewer lines within the "Existing 25' Sewer Easement" shown on Exhibit "D," (iii) and for ingress and egress over and across the ~~Easement~~TCE Area D during the Grantee Project. Grantee shall be allowed to store construction materials and equipment during the Grantee Project in the EasementTCE Area D. Grantee shall be responsible to restore all removed or damaged surfaces within the TCE Area D to a condition existing before the construction process.

5.4. Grantor covenants and warrants that it is the sole owner in fee simple absolute of the Grantor Property.

5. Maintenance. The Grantee shall maintain the Easement Areas in a safe, clean and orderly condition. Grantee shall, at its sole cost and expense, repair any damage it may cause to improvements located within the Easement ~~Area~~Areas and shall restore any damaged areas in the Easement Area to substantially the same condition it was prior to Grantee's use of the Easement Area, other than areas that may be permanently improved pursuant to the terms of this Agreement.

6.

7.6. Terms of Easements. The Temporary Construction Easements identified herein on Exhibits "A – D" shall automatically terminate upon completion of the Grantee Project. The sewer easement identified on Exhibit "C" shall run with the land, shall be binding upon and inure to the benefit Grantee and its successors and assigns.

8.7. Future Right-of-Way. It is the intent of the Parties that the ~~Easement~~ROW Area identified on Exhibit "B" be accepted as "Future Public R/W" ~~be converted to~~ a public road by Grantor upon completion of installation of the Grantee Project and roadway subject to the City's~~Grantor's~~ road standards.

9.8. Grantor reserves all other rights to the Grantor Property not inconsistent with the rights herein granted including, but not limited to, the right to improve the Easement Areas identified herein, provided it does not unreasonably interfere with the use of said easements as defined herein by the Grantee. Grantor agrees not to place, maintain or permit the placing of any permanent structure, and shall not permit other utilities to place or maintain any other utility lines or associated improvements within the Grantor Property in such a manner that will interfere with the permanent easement rights granted herein to Grantee.

10.9. Grantee shall reimburse Grantor for any actual loss or damage which shall be caused to the Grantor by any wrongful or negligent act or omission of Grantee, its contractors, agents or employees in exercising the easement rights granted hereunder.

~~11.10.~~ This Agreement shall be recorded with the Office of the Register of Deeds for Spartanburg County.

~~12.11.~~ This Agreement is to be governed, construed and enforced in accordance with the laws of the State of South Carolina.

~~13.12.~~ The failure of either of the Grantor or Grantee to exercise any right given hereunder shall not constitute a waiver of either party's right to exercise such right.

~~14.13.~~ This Agreement contains the sole and entire agreement of the Grantor and Grantee with respect to the matters contemplated hereunder, and no representation, inducement, promise or agreement, oral or written between the Grantor and Grantee which is not incorporated herein shall be of any force or effect. Any amendment to this Agreement shall be in writing and executed by the Grantor and Grantee.

~~15.14.~~ If any term, covenant or condition of this Agreement, or any application thereto to any person or circumstance shall, to any extent, be invalid or unenforceable, such provision or the application of such term, covenant or condition, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall be deemed severable, and the remainder thereof shall not be affected thereby, and each such term, covenant or condition of this Agreement shall be valid and may be enforced to the fullest extent permitted by law.

~~16.15.~~ The Parties represent and warrant to the other that each has the right, power and authority to execute and deliver this Agreement and to perform and observe the terms thereof. This Agreement, when executed and delivered by the parties, is a valid and binding obligation of the Parties and is enforceable in accordance with its terms, subject to the conditions precedent set forth above.

~~17.16.~~ All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon the designees, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first set forth above.

[SIGNATURE PAGES TO FOLLOW]

WITNESS the ~~Grantor's~~Grantee's hand this _____ day of _____, 2026.

SIGNED, sealed and delivered
in the presence of:

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By:
Its: Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

ACKNOWLEDGEMENT

I, _____, a Notary Public in and for the State of South Carolina, do
hereby certify that _____, as Member of Pulte Home
Company, LLC personally appeared before me this day and acknowledged the due execution of
the foregoing instrument.

WITNESS my hand and seal this _____ day of _____, 2026.

Notary Public for South Carolina
_____ County
My Commission Expires: _____

EXHIBIT "1"

TRACT NO. 1

ALL that certain piece, parcel or tract of land containing 17.013 acres, more or less, situate, lying and generally being between the southern edge of Tygerdale Lane and the proposed right-of-way extension of Tygerdale Lane and the centerline of the South Fork of the Tyger River, in the County of Spartanburg, State of South Carolina, being shown and designated as Tract No. 2 on Boundary Survey for City of Greer, prepared by T. H. Walker, Jr., dated November 15, 1999, revised December 17, 1999, recorded in the Office of the Spartanburg County Register of Deeds in Plat Book 148 at Page 738, reference to which plat is hereby craved for a complete metes and bounds description.

TRACT NO. 2

ALL that certain piece, parcel or tract of land containing 15.264 acres, more or less, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Tract No. 3 on Boundary Survey for City of Greer, prepared by T. H. Walker, Jr., dated November 15, 1999, revised December 17, 1999, recorded in the Office of the Spartanburg County Register of Deeds in Plat Book 148 at Page 738, reference to which plat is hereby craved for a complete metes and bounds description. Tract No. 3 is shown on said Boundary Survey as the location of certain Duke Power Company Transmission Lines extending in an easterly direction from the western edge of the proposed right-of-way extension of Tygerdale Lane to the western edge of an Access Easement for Future Development created by the extension of Hawksberry Drive in a northerly direction; less, however, that portion of those lots contained in Riverdale Subdivision, Phase 2, over which said transmission lines extend.

This being the same property conveyed to the City of Greer from L&W of Greer, Inc. dated February 6, 2001, and recorded on February 22, 2001 in Deed Book 73-K at Page 922, Greenville County ROD Office.

EXHIBITS “A - D”

(Easement Surveys [attached on next four \(4\) pages](#))

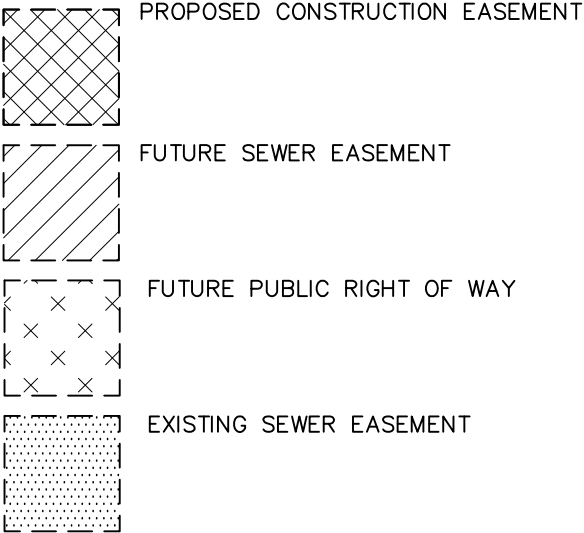
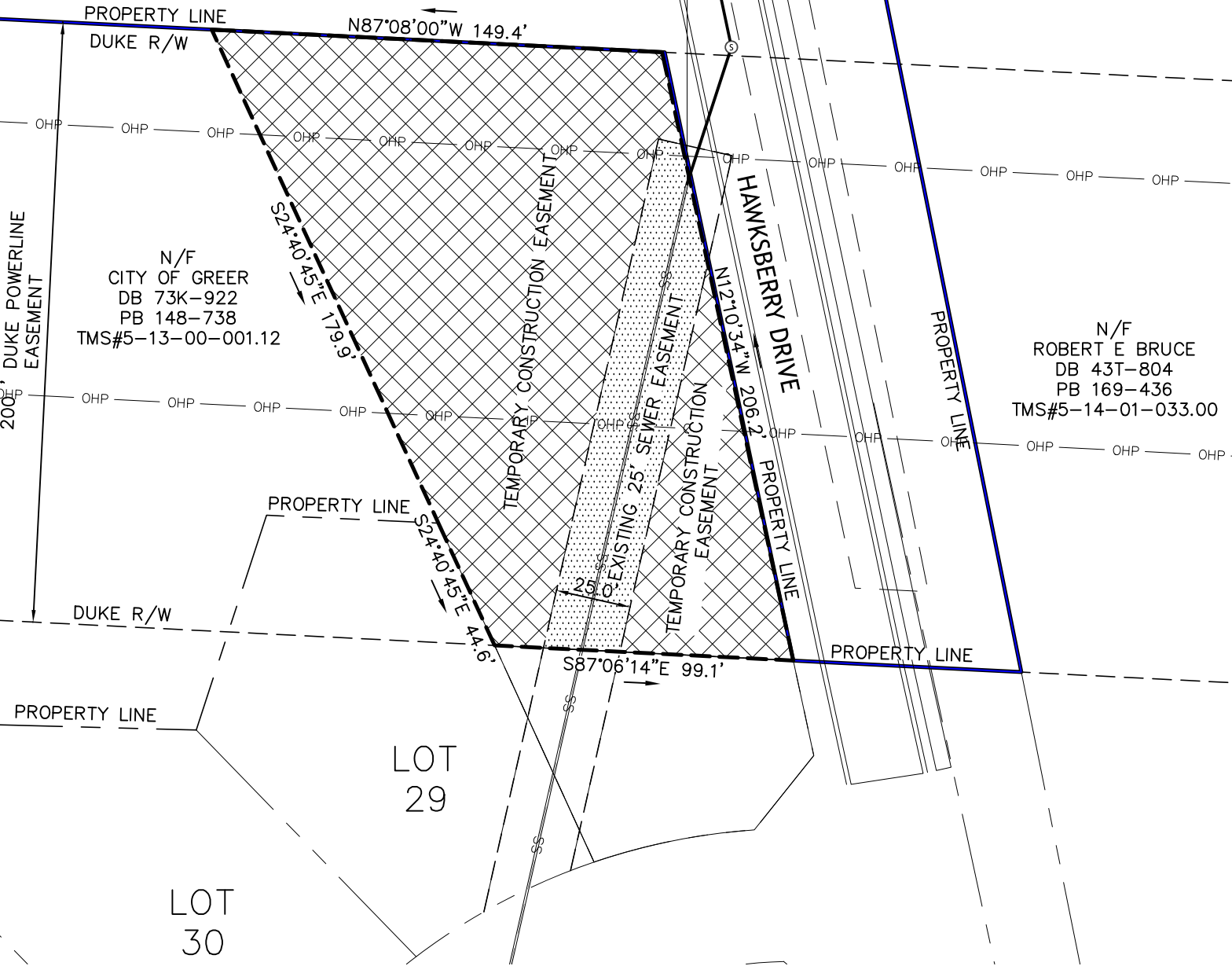
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES;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

STORMWATER
MANAGEMENT AREA

N/F
ROBERT E BRUCE
DB 43T-804
PB 169-436
TMS#5-14-01-033.00

PROPERTY INFORMATION:

OWNER: CITY OF GREER
DEED BOOK 73 K, PAGE 922
PLAT BOOK 148, PAGE 738
TMS# 5-13-00-001.12



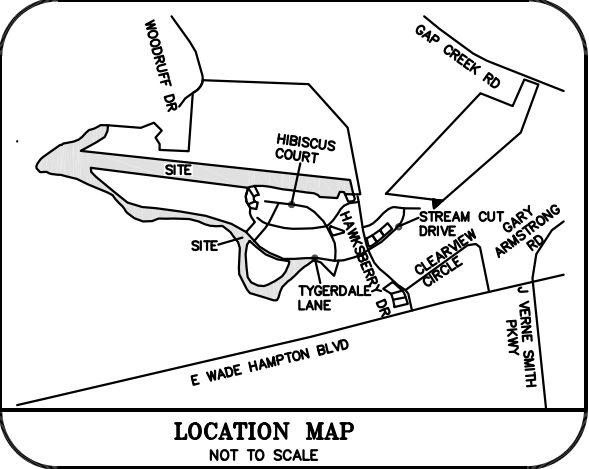
NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3). THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.



EXHIBIT "A"

3D LAND SURVEYING

P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net



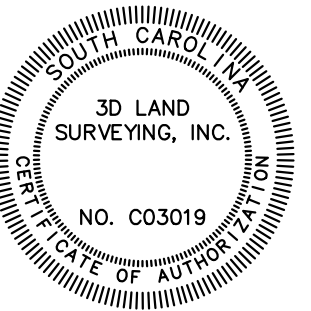
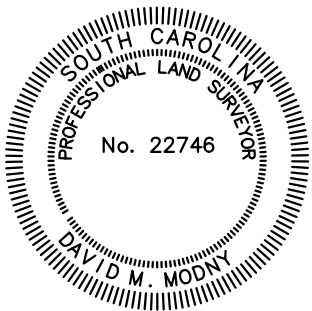
DRAWN BY: DEW	DATE: 7-1-26	DEED BOOK 73 K-922
CHK'D BY: DMM	DATE: 7-1-26	PLAT BOOK: 148-738
FIELD CREW:	DATE:	3DLS PROJECT #: 3D-220033
TAX MAP# 5-13-00-001.12		
REV#	DATE:	REVISIONS DESCRIPTION

**CONSTRUCTION EASEMENT
EXHIBIT A FOR
PULTE HOME
COMPANY, LLC**

**CLEARVIEW CIRCLE, GREER 29651
SPARTANBURG COUNTY, SOUTH CAROLINA**

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

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



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

LINE	BEARING	DISTANCE
L106	N83°27'10"W	44.00'
L107	N06°28'05"E	199.42'
L108	S83°31'55"E	44.00'
L109	S06°28'05"W	199.48'

PROPERTY INFORMATION:

OWNER: CITY OF GREER
DEED BOOK 73 K, PAGE 922
PLAT BOOK 148, PAGE 738
TMS# 5-13-00-001.12

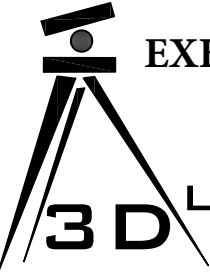
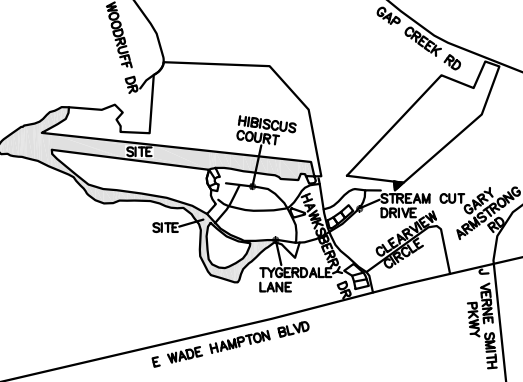


EXHIBIT "B"

3D LAND SURVEYING

P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net



LOCATION MAP
NOT TO SCALE

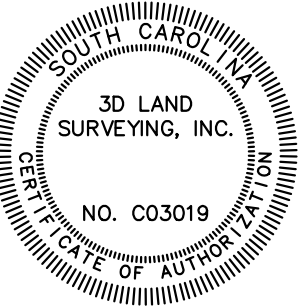
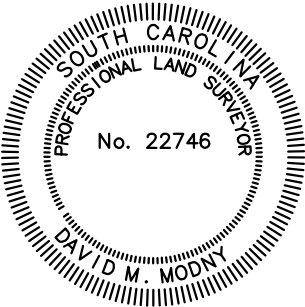
DRAWN BY: DEW	DATE: 7-1-26	DEED BOOK 73 K-922
CHK'D BY: DMM	DATE: 7-1-26	PLAT BOOK: 148-738
FIELD CREW:	DATE:	3DLS PROJECT #: 3D-220033
TAX MAP# 5-13-00-001.12		
REV#	DATE	REVISIONS DESCRIPTION

CONSTRUCTION EASEMENT &
FUTURE PUBLIC R/W
EXHIBIT B FOR

PULTE HOME
COMPANY, LLC

CLEARVIEW CIRCLE, GREER 29651
SPARTANBURG COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



LEGEND

CT

CRIMP TOP

EP

EDGE OF PAVEMENT

SR

SOLID ROD

N&C

NAIL & CAP

OT

OPEN TOP

RB

REBAR

R/W

RIGHT OF WAY

ELEC TRANS

FIRE HYDRANT

LIGHT POLE

MANHOLE (SS)

POWER POLE

TELEPHONE PED

WATER METER

WATER VALVE

FENCE LINE

OVERHEAD POWER

SANITARY SEWER

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

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

N/F
CITY OF GREER
DB 73K-922
PB 148-738
TMS#5-13-00-001.12

PROPERTY INFORMATION:

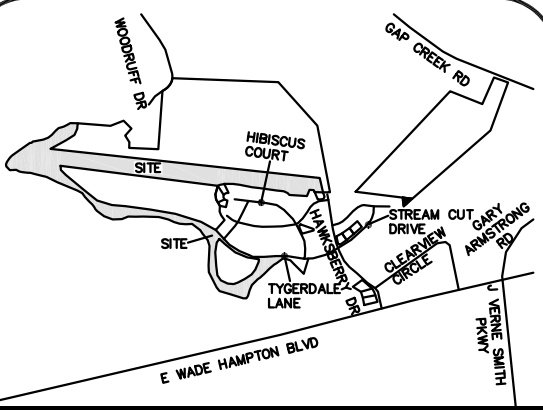
OWNER: CITY OF GREER
DEED BOOK 73 K, PAGE 922
PLAT BOOK 148, PAGE 738
TMS# 5-13-00-001.12



EXHIBIT "C"

3D LAND SURVEYING

P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net



LOCATION MAP
NOT TO SCALE

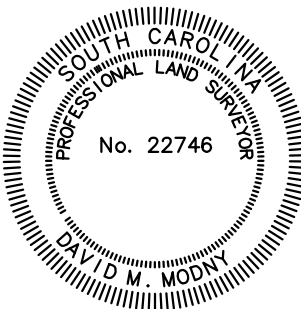
DRAWN BY: DEW	DATE: 7-1-26	DEED BOOK 73 K-922
CHKD BY: DMM	DATE: 7-1-26	PLAT BOOK: 148-738
FIELD CREW:	DATE:	3DLS PROJECT #: 3D-220033
TAX MAP# 5-13-00-001.12		
REVISIONS		
REV#	DATE	DESCRIPTION

CONSTRUCTION EASEMENT &
FUTURE SANITARY EASEMENT
EXHIBIT C FOR

PULTE HOME
COMPANY, LLC

CLEARVIEW CIRCLE, GREER 29651
SPARTANBURG COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



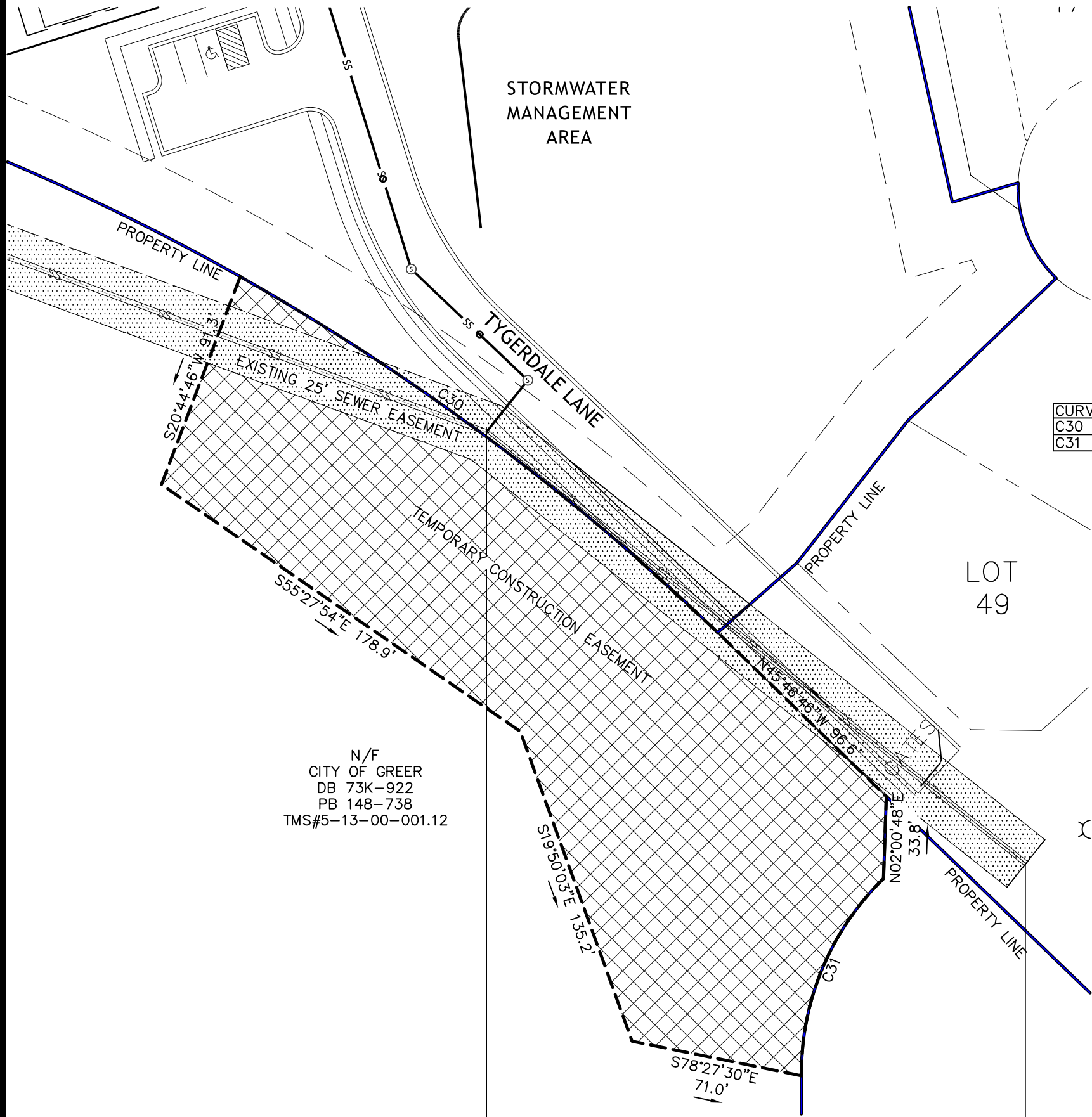
LEGEND

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

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

S 75°10'1" E

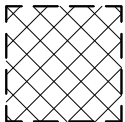
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES;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



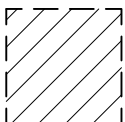
PROPERTY INFORMATION:

OWNER: CITY OF GREER
DEED BOOK 73 K, PAGE 922
PLAT BOOK 148, PAGE 738
TMS# 5-13-00-001.12

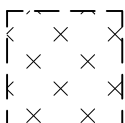
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C30	978.00'	199.71'	199.36'	N54°37'52"W	11°42'00"
C31	111.50'	90.17'	87.73'	S22°34'53"W	46°20'02"



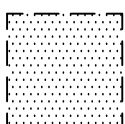
PROPOSED CONSTRUCTION EASEMENT



FUTURE SEWER EASEMENT



FUTURE PUBLIC RIGHT OF WAY



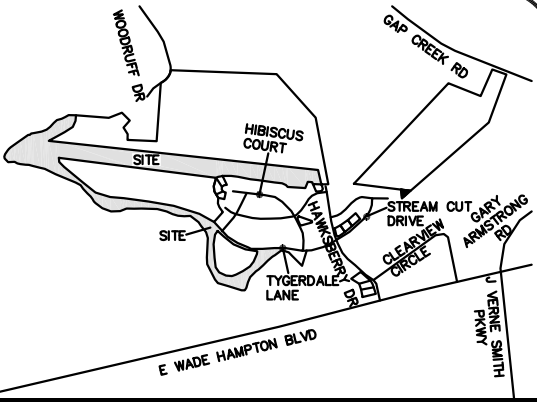
EXISTING SEWER EASEMENT

LEGEND

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



P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net



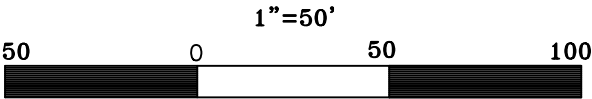
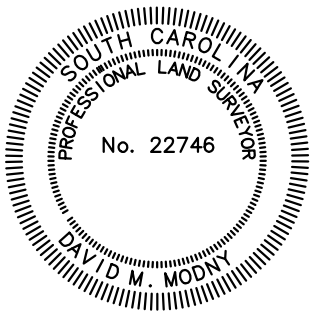
LOCATION MAP
NOT TO SCALE

DRAWN BY: DEW	DATE: 7-1-26	DEED BOOK 73 K-922
CHKD BY: DMM	DATE: 7-1-26	PLAT BOOK: 148-738
FIELD CREW:	DATE:	3DLS PROJECT #: 3D-220033
TAX MAP# 5-13-00-001.12		
REV#		
DATE:		
REVISIONS		
DESCRIPTION		

CONSTRUCTION EASEMENT
EXHIBIT D FOR
**PULTE HOME
COMPANY, LLC**

CLEARVIEW CIRCLE, GREER 29651
SPARTANBURG COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



NOTICE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3). THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

ORDINANCE NUMBER 29-2026

AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREER UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO ELECTRONIC MESSAGE BOARD AND DIGITAL DISPLAY SIGNAGE (DIGITAL DISPLAY STANDARDS).

WHEREAS, the City of Greer, South Carolina (the “City”) is authorized pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code Ann. § 6-29-310 et seq., to adopt and amend zoning and land development regulations, which the City has adopted in the form of the City of Greer Unified Development Ordinance (the “UDO”); and

WHEREAS, a city-initiated amendment to the text of the UDO, has been proposed to update the standards pertaining to electronic message board and digital display signage by amending the UDO all as set forth in redlined form in Exhibit A and in final form in Exhibit B, each attached hereto and incorporated herein by reference (the “Amendment”); and

WHEREAS, pursuant to S.C. Code Ann. § 6-29-760, the Amendment was referred to the City of Greer Planning Commission, which reviewed the Amendment at its regular meeting on July 20, 2026, and, by a vote of four (4) to one (1), recommended approval of the Amendment to City Council; and

WHEREAS, notice of a public hearing on the Amendment was published in a newspaper of general circulation in the community not less than fifteen (15) days prior to the hearing, in accordance with S.C. Code Ann. § 6-29-760, and a duly advertised public hearing was held on July 20, 2026, in conjunction with the Planning Commission’s review of the Amendment, at which all interested persons were afforded an opportunity to be heard; and

WHEREAS, City Council finds that the Amendment is consistent with the goals and policies of the City’s adopted Comprehensive Plan and that adoption of the Amendment will promote the public health, safety, and general welfare of the citizens of the City of Greer;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Greer, South Carolina, in council assembled, as follows:

Section 1. Adoption of Amendment. The text of the City of Greer Unified Development Ordinance is hereby amended as set forth in Exhibit B, attached hereto and incorporated herein by

reference. Exhibit A, attached hereto, sets forth the Amendment in redlined form for reference; in the event of any conflict between Exhibit A and Exhibit B, Exhibit B shall control.

Section 2. Codification. The City Administrator, or his designee, is hereby authorized and directed to cause the Amendment to be incorporated into the official text of the UDO, and to correct any scrivener's errors, renumber sections, and make such other non-substantive editorial revisions as may be necessary to effect such incorporation, provided that no such revision shall alter the substance of the Amendment.

Section 3. Conflicting Provisions. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 5. Effective Date. This Ordinance shall take effect and be in full force upon its adoption at second and final reading.

ADOPTED this 11th day of August, 2026.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: July 28, 2026

Public Hearing Planning Commission: July 20, 2026

Second and
Final Reading: August 11, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

Legend

~~Strikethrough~~ represents deleted text

Underline and **RED** represent inserted text

*** represents unmodified text omitted for brevity

Section 1. Amendment of UDO § 5.2.5 (Permitted Sign Types By Zoning District).

UDO § 5.2.5 is amended as below:

OTHER SIGNS

Sign Type	RR	SN	TN	MD	HD	OP	CG	BT	ML	GS	NC	RC	CC
Sidewalk	P	P	P	P	P	P	P	P	P	P	P	P	P
Window	X	X	X	P	P	P	P	P	P	P	P	P	P
<u>Digital/Electronic</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>

Section 2. Amendment of UDO § 5.2.2.D (GENERAL SIGN STANDARDS/DRIVE-THROUGH SIGNS).

UDO § 5.2.2.D is amended by adding paragraph 3:

D. Drive-Through Signs. For each parcel with a lawful, permitted use that utilizes a drive-through lane, a maximum two (2) drive-through menu signs shall be allowed for each drive-through lane and shown on the signage plan.

1. Each allowed drive-through sign may be either a freestanding monument sign or an attached sign and shall not exceed forty-two (42) square feet in sign area.

2. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this section.

3. Drive-through signs may incorporate electronic or digital display technology, including digital menu boards. Electronic or digital drive-through signs permitted under this subsection shall not be subject to the standards governing electronic or digital signs in the RC (Regional Commercial) and CC (Community Commercial) districts set forth elsewhere in this section, provided that such signs are oriented toward the drive-through lane and are not primarily visible from the public right-of-way.

Section 2. Amendment of UDO § 5.2.2.E (Changeable Copy/Electronic Message Board Signs).

UDO § 5.2.2.E is amended by striking the below and moving zoning specific standards for electronic signs to its respective sign-specific standard section:

~~**E. Changeable Copy/Electronic Message Board Signs.** Changeable copy and/or electronic message board signs are permitted in RC and CC zoning districts, and drive-through signs. Changeable copy shall comply with the following standards:~~

- ~~1. Up to fifty (50) percent of the permitted sign area may be used for changeable copy. The sign area dedicated for changeable copy shall not exceed thirty-two (32) square feet.~~
- ~~2. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.~~
- ~~3. Period of time between each copy or message shall be a minimum ten (10) seconds.~~

Section 3. Amendment of UDO § 5.2.6 by Adding a New Subsection I.

UDO § 5.2.6 (Sign Type Specific Standards) is amended by adding a new subsection I, immediately following subsection H (Pole/Pylon Sign), to read as follows:

I. Digital Display Standards

In the Regional Center (RC) and CC zoning districts, a Monument Sign that incorporates a changeable copy or electronic message board sign shall comply with the following, in addition to the height, area, and location standards of Section 5.2.6.D:

<u>Definition</u>	<u>Electronic Message Sign (Digital Sign).</u> <u>A sign, or portion thereof, that displays static images, characters, or graphics through the use of electronically changeable copy, including but not limited to light-emitting diodes (LED), liquid crystal displays (LCD), plasma displays, projected images, or any functionally equivalent technology, and which is capable of being changed or altered by electronic means without physical alteration of the sign face or its components. This definition includes signs commonly referred to as electronic message centers (EMC), digital displays, changeable electronic variable message signs (CEVMS), and electronic reader boards. This definition does not include signs with copy changed manually, such as changeable-letter marquee or reader boards</u>
<u>Size Standards</u>	<u>The area dedicated to changeable copy or electronic message board signage on a Monument Sign in the RC district shall not exceed: (i) thirty-two (32) square feet for developments of less than five (5) acres; or (ii) sixty-four (64) square feet for developments of five (5) acres or greater — consistent with the acreage-based area tiering of Section 5.2.6.D</u> <u>The area dedicated to changeable copy or electronic message board signage on a Monument sign in the CC district shall not exceed thirty-two square feet for any development, regardless of acreage.</u>
<u>Location</u>	<u>Monument Sign with a digital display shall not be erected within any sight triangle established under Section 5.1.E. A Monument Sign with a digital display shall not be located within 50 feet of the edge of pavement of any signalized intersection, measured from the leading edge of the sign structure.</u>

	<u>The location standards of this subsection are in addition to, and do not supersede, the general sign location standards of Section 5.2.2.A.</u>
<u>Specific Standards</u>	<u>. Illumination and Operation.</u> a. <u>The sign shall be equipped with a functioning automatic dimming device (photocell or equivalent light sensor) that continuously adjusts brightness to ambient light conditions.</u> b. <u>Maximum luminance shall not exceed 5,000 nits between local sunrise and sunset and shall not exceed 500 nits at all other times, transitioning gradually rather than as a single abrupt step. This standard is in addition to, and does not relieve compliance with, the 0.2-footcandle property-line illumination limit of Section 5.2.2.B.8.</u> c. <u>The sign shall include a default mechanism that automatically displays a static image or a blank (black) screen in the event of a malfunction, loss of signal, or software error.</u> d. <u>Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.</u> e. <u>Period of time between each copy or message shall be a minimum ten (10) seconds.</u> <u>2. Design and Materials.</u> a. <u>The digital display shall be set within a continuous-base Monument Sign and framed on all four sides by an architectural surround (cap, cornice, or pilasters); the digital cabinet, exclusive of its surround, shall not occupy more than seventy percent (70%) of the sign face within that surround.</u> b. <u>Notwithstanding the general sign material standards of Section 5.2.2.B.1, the base, surround, and supporting structure of a Monument Sign with a digital display shall be brick, natural or manufactured stone veneer, textured architectural concrete masonry unit, or architectural metal panel, and shall incorporate at least one material and one color found on the principal building on the site. Plastic, vinyl, unfinished concrete masonry unit, EIFS/stucco as the predominant finish, plywood, and an unframed plastic cabinet face are prohibited as the base or surround material. This</u>

subsection governs only the base, surround, and supporting structure of the sign; sign face and cabinet materials remain subject to Section 5.2.2.B.1 and subsection 2.c below

- c. The digital cabinet housing shall be a single, non-reflective, dark or muted color (such as bronze, black, or charcoal); bright primary colors and unfinished or mill-finish aluminum are prohibited for the cabinet housing.
- d. In the Regional Center (RC) zoning district, a changeable copy or electronic message board sign authorized under this subsection shall be permitted only as an integrated component of a Monument Sign conforming to Section 5.2.6.D, and shall not be incorporated into a Wall, Projecting, Pylon, Subdivision, or any other sign type otherwise permitted in the RC district under Table 5.2.5.

3. Landscaping.

- a. A continuously planted bed shall surround the base of a Monument Sign with a digital display on all sides visible from a public street or parking area, sized at not less than two (2) times the area of the digital display (combined faces), and in no case less than 50 square feet.
- b. Required plant material shall be selected from the City's approved landscape plant list under Section 5.3.1 and shall include, at minimum, a continuous evergreen shrub border at least 18 inches in height at installation and seasonal color occupying not less than 15 percent of the bed area. Plant material shall be maintained so that, at maturity, it does not obscure the sign face or any required sight line.
- c. Required landscaping shall be maintained in healthy condition at all times; dead material shall be replaced within 30 days of written notice from the City. Failure to maintain required landscaping is enforceable under Section 1.5: Code Enforcement and may result in suspension of the digital display permit until the landscaping is restored to compliance.

Section 1. Amendment of UDO § 5.2.5 (Permitted Sign Types By Zoning District).

UDO § 5.2.5 is amended as below:

OTHER SIGNS

Sign Type	RR	SN	TN	MD	HD	OP	CG	BT	ML	GS	NC	RC	CC
Sidewalk	P	P	P	P	P	P	P	P	P	P	P	P	P
Window	X	X	X	P	P	P	P	P	P	P	P	P	P
Digital/Electronic	X	X	X	X	X	X	X	X	X	X	X	P	P

Section 2. Amendment of UDO § 5.2.2.D (GENERAL SIGN STANDARDS/DRIVE-THROUGH SIGNS).

UDO § 5.2.2.D is amended by adding paragraph 3:

D. Drive-Through Signs. For each parcel with a lawful, permitted use that utilizes a drive-through lane, a maximum two (2) drive-through menu signs shall be allowed for each drive-through lane and shown on the signage plan.

1. Each allowed drive-through sign may be either a freestanding monument sign or an attached sign and shall not exceed forty-two (42) square feet in sign area.
2. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this section.
3. Drive-through signs may incorporate electronic or digital display technology, including digital menu boards. Electronic or digital drive-through signs permitted under this subsection shall not be subject to the standards governing electronic or digital signs in the RC (Regional Commercial) and CC (Community Commercial) districts set forth elsewhere in this section, provided that such signs are oriented toward the drive-through lane and are not primarily visible from the public right-of-way.

Section 2. Amendment of UDO § 5.2.2.E (Changeable Copy/Electronic Message Board Signs).

UDO § 5.2.2.E is deleted.

Section 3. Amendment of UDO § 5.2.6 by Adding a New Subsection I.

UDO § 5.2.6 (Sign Type Specific Standards) is amended by adding a new subsection I, immediately following subsection H (Pole/Pylon Sign), to read as follows:

I. Digital Display Standards

In the Regional Center (RC) and CC zoning districts, a Monument Sign that incorporates a changeable copy or electronic message board sign shall comply with the following, in addition to the height, area, and location standards of Section 5.2.6.D:

Definition	Electronic Message Sign (Digital Sign). A sign, or portion thereof, that displays static images, characters, or graphics through the use of electronically changeable copy, including but not limited to light-emitting diodes (LED), liquid crystal displays (LCD), plasma displays, projected images, or any functionally equivalent technology, and which is capable of being changed or altered by electronic means without physical alteration of the sign face or its components. This definition includes signs commonly referred to as electronic message centers (EMC), digital displays, changeable electronic variable message signs (CEVMS), and electronic reader boards. This definition does not include signs with copy changed manually, such as changeable-letter marquee or reader boards
Size Standards	The area dedicated to changeable copy or electronic message board signage on a Monument Sign in the RC district shall not exceed: (i) thirty-two (32) square feet for developments of less than five (5) acres; or (ii) sixty-four (64) square feet for developments of five (5) acres or greater — consistent with the acreage-based area tiering of Section 5.2.6.D The area dedicated to changeable copy or electronic message board signage on a Monument sign in the CC district shall not exceed thirty-two square feet for any development, regardless of acreage.
Location	Monument Sign with a digital display shall not be erected within any sight triangle established under Section 5.1.E. A Monument Sign with a digital display shall not be located within 50 feet of the edge of pavement of any signalized intersection, measured from the leading edge of the sign structure. The location standards of this subsection are in addition to, and do not supersede, the general sign location standards of Section 5.2.2.A.
Specific Standards	5.2.6.I.1. Illumination and Operation. - The sign shall be equipped with a functioning automatic dimming device (photocell or equivalent light sensor) that continuously adjusts brightness to ambient light conditions. - Maximum luminance shall not exceed 5,000 nits between local sunrise and sunset and shall not exceed 500 nits at all other times, transitioning gradually rather than as a single abrupt step. This standard is in addition to, and does not relieve compliance with, the 0.2-footcandle property-line illumination limit of Section 5.2.2.B.8.

- c. The sign shall include a default mechanism that automatically displays a static image or a blank (black) screen in the event of a malfunction, loss of signal, or software error.
- d. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.
- e. Period of time between each copy or message shall be a minimum ten (10) seconds.

5.2.6.I.2. Design and Materials.

- a. The digital display shall be set within a continuous-base Monument Sign and framed on all four sides by an architectural surround (cap, cornice, or pilasters); the digital cabinet, exclusive of its surround, shall not occupy more than seventy percent (70%) of the sign face within that surround.
- b. Notwithstanding the general sign material standards of Section 5.2.2.B.1, the base, surround, and supporting structure of a Monument Sign with a digital display shall be brick, natural or manufactured stone veneer, textured architectural concrete masonry unit, or architectural metal panel, and shall incorporate at least one material and one color found on the principal building on the site. Plastic, vinyl, unfinished concrete masonry unit, EIFS/stucco as the predominant finish, plywood, and an unframed plastic cabinet face are prohibited as the base or surround material. This subsection governs only the base, surround, and supporting structure of the sign; sign face and cabinet materials remain subject to Section 5.2.2.B.1 and subsection 2.c below
- c. The digital cabinet housing shall be a single, non-reflective, dark or muted color (such as bronze, black, or charcoal); bright primary colors and unfinished or mill-finish aluminum are prohibited for the cabinet housing.
- d. In the Regional Center (RC) zoning district, a changeable copy or electronic message board sign authorized under this subsection shall be permitted only as an integrated component of a Monument Sign conforming to Section 5.2.6.D, and shall not be incorporated into a Wall, Projecting, Pylon, Subdivision, or any other sign type otherwise permitted in the RC district under Table 5.2.5.

5.2.6.I.3. Landscaping.

	a. A continuously planted bed shall surround the base of a Monument Sign with a digital display on all sides visible from a public street or parking area, sized at not less than two (2) times the area of the digital display (combined faces), and in no case less than 50 square feet. b. Required plant material shall be selected from the City's approved landscape plant list under Section 5.3.1 and shall include, at minimum, a continuous evergreen shrub border at least 18 inches in height at installation and seasonal color occupying not less than 15 percent of the bed area. Plant material shall be maintained so that, at maturity, it does not obscure the sign face or any required sight line. c. Required landscaping shall be maintained in healthy condition at all times; dead material shall be replaced within 30 days of written notice from the City. Failure to maintain required landscaping is enforceable under Section 1.5: Code Enforcement and may result in suspension of the digital display permit until the landscaping is restored to compliance.
--	--

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: MISC 26-01

APPLICANT: City of Greer

REQUEST: Amend the Unified Development Ordinance's standards for electronic message board signage.

ANALYSIS: **MISC 26-01**

MISC 26-01 is a request to amend the Unified Development Ordinance's standards for electronic message center (EMC) signage. The amendment includes more comprehensive regulations and defines standards based on zoning district.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Public Hearing

There was no one present to speak for or against this item.

New Business

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.

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Andy Boyles, Planner

Subject: Ordinance 25-2026

Date: August 4, 2026

CC: Tammy Duncan, Clerk to City Council

Ordinance 25-2026 is an annexation and zoning request for one parcel located on S Highway 101 in Spartanburg County. The parcel consists of 1.517 acres. The requested zoning for the property is Commercial Corridor (CC) and the current proposed use is a financial institution (bank).

The Planning Commission will conduct a public hearing on August 17, 2026, for the zoning of the parcel.

ORDINANCE NUMBER 25-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY FIRST CITIZENS BANK & TRUST LOCATED ON SOUTH HIGHWAY 101 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY

WHEREAS, First Citizens Bank & Trust is the sole owner of a certain property located on South Highway 101 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 Number 5-35-00-080.02 containing approximately 1.517 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0435E attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has zero (0) occupants; and,

WHEREAS, First Citizens Bank & Trust 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 Commercial Corridor (CC); 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 1.517 acres +/- property shown in red on the attached map owned by First Citizens Bank & Trust located on South Highway 101 as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-35-00-080.02 is hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced property shall be zoned Commercial Corridor (CC) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. LAND USE MAP: The above referenced property shall be designated as Suburban Commercial on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.
4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0435E.
5. DISTRICT ASSIGNMENT: The above referenced property 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: August 11, 2026

Second and

Final Reading: August 25, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

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

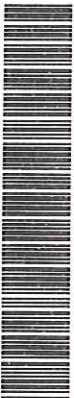
WHEREAS, Grantee conveyed the real property to Grantor, and Grantor is desirous of re-conveying it to Grantee; and

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

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

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



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)

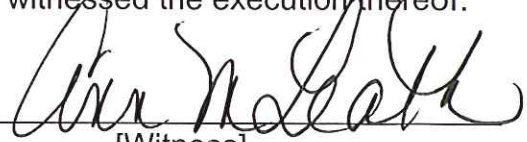
By: Craig L. Nix

Craig L. Nix
Executive Vice President
Chief Financial Officer

STATE OF SOUTH CAROLINA)
)
 COUNTY OF RICHLAND)

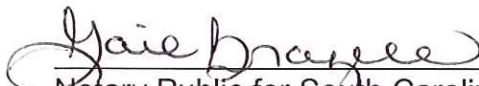
PROBATE

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

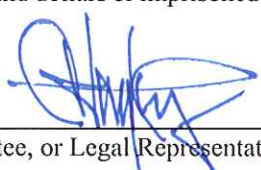
My Commission Expires: 12/17/11

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.

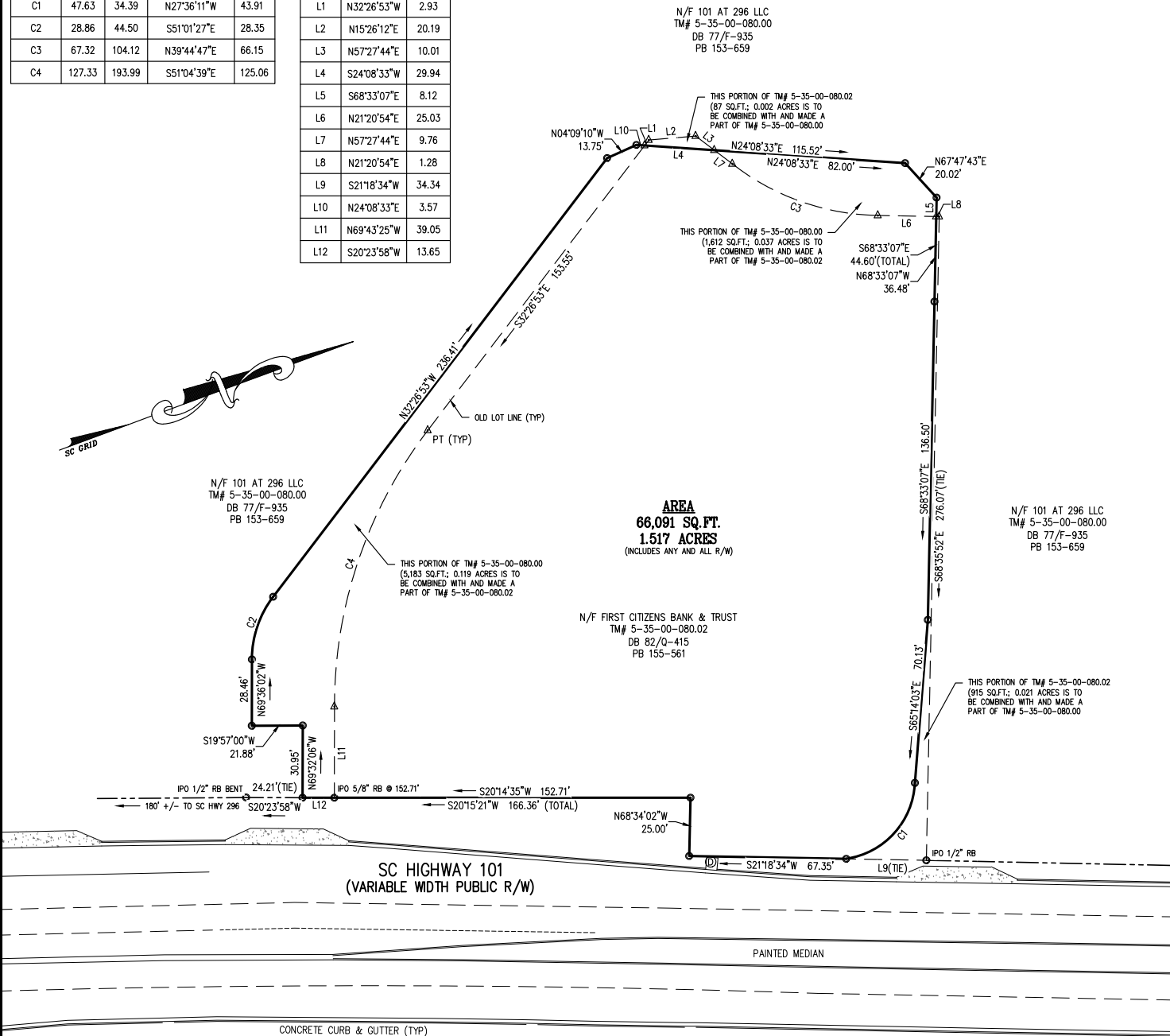
 Notary Public for South Carolina
 My Commission Expires: 7/28/05

(L.S.)

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



EXHIBIT

B

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 82-0, 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



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.

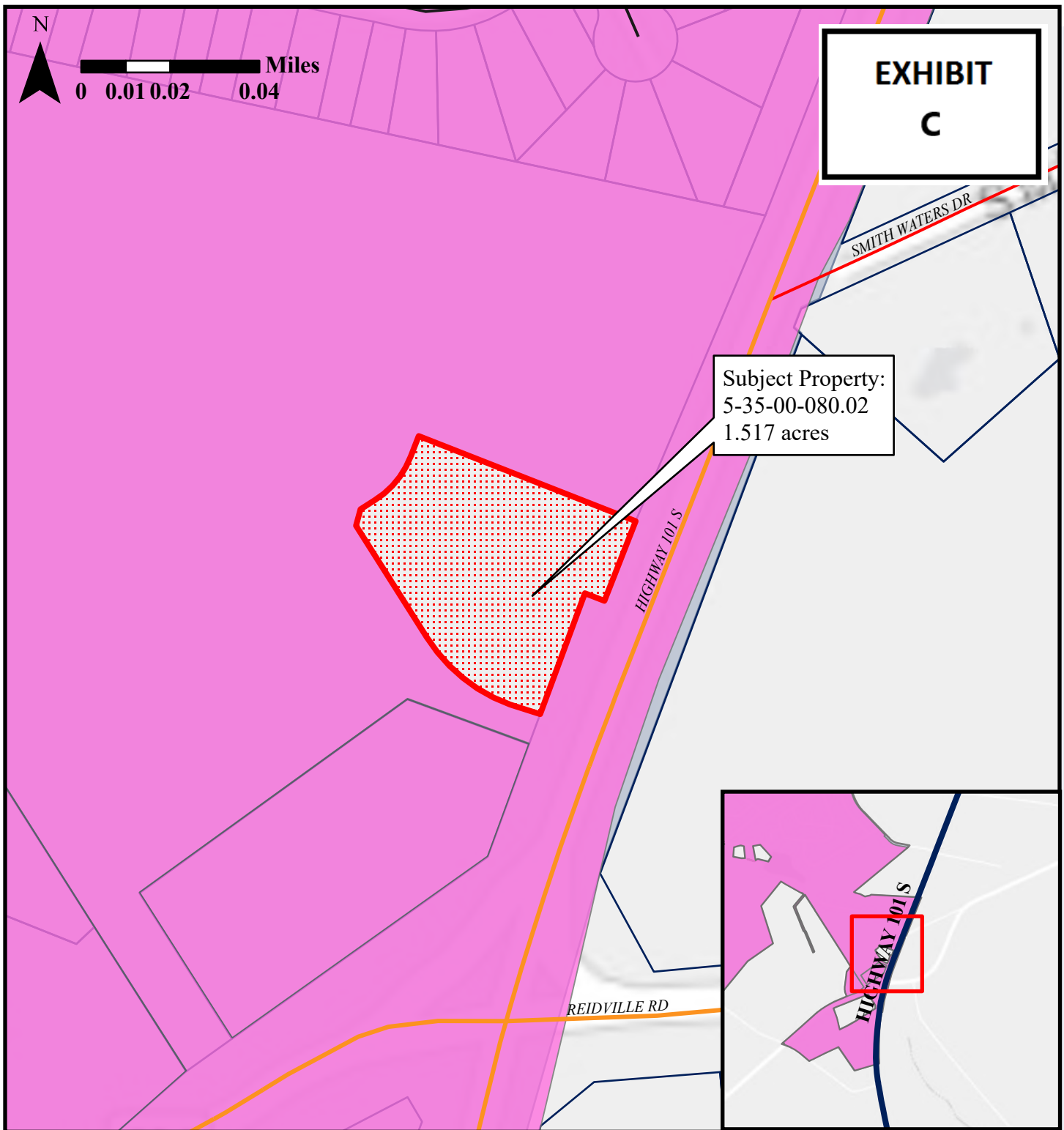
SURVEY FOR
FIRST CITIZENS BANK & TRUST
SPARTANBURG COUNTY, SOUTH CAROLINA

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



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864) 271-0406
www.sitedesign-inc.com



Location Map: Ordinance 25-2026

Case Number: AN 26-09

City Council Districts

District 3 - Mark Hopper

Created by the City of Greer Planning & Development
Department: 8/4/2026 2:08 PM

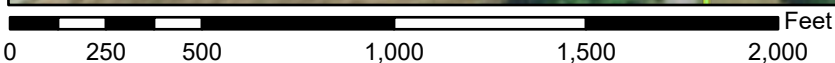
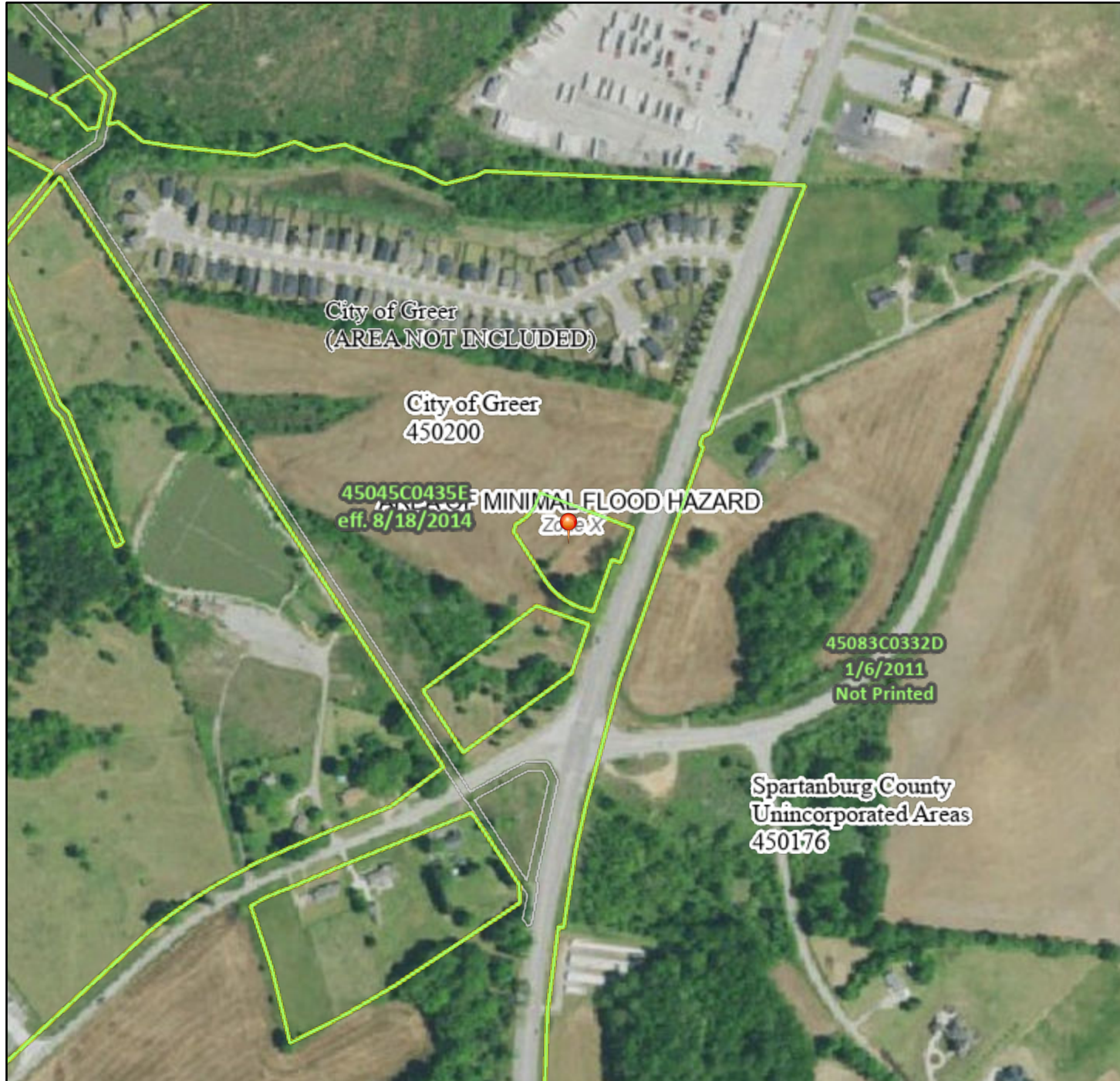
The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North 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°9'11"W 34°51'28"N



1:6,000

82°8'33"W 34°50'59"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED

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

OTHER AREAS

Area of Undetermined Flood Hazard Zone D

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

OTHER FEATURES

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

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 **8/4/2026 at 6:11 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.

EXHIBIT

D



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 22nd day of July, 2026

By submitting this petition, I confirm the area proposed for annexation is contiguous to the Greer City Limits

Owner Name*	Address of Parcel	TID (Tax ID Number)
First Citizens Bank & Trust	2840 HWY. 101 S, GREER, SC 29651	5-35-00-080.02

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 2840 HWY. 101 S., GREER, SC 29651, 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 5-35-00-080.02 attached hereto marked as Exhibit C containing approximately acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by one hundred (100%) percent of the freeholders owning one hundred (100%) percent of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

This petition is dated this 22ND day of JULY , 20 26 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

☐

Yes

☒

No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

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

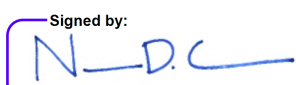


Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

☐ Individual Owner ☐ General Partnership ☒ Corporation ☐ Limited Partnership ☐ County ☐ LLC	☐ Attorney-in-Fact or Agent for the Ownership Type Checked Below <i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i> The owner is a(n): ☐ Individual ☐ General Partnership ☐ Limited Partnership ☒ Corporation (<i>Affix Seal</i>) ☐ LLC ☐ Other _____
Owner(s) Sign on Lines Below	Address of Owner(s)
Signed by:  7923A7E7E4C5460... Signature of Owner/Partnership/LLC/Agent Kirk Duncan Print Name of Owner/Partnership/LLC/Agent	100 E. TRYON RD., MAIL CODE: DAC 41 RALEIGH, NC 27603
Signed by:  FBA01D6A02F524F0... Signature of 2nd Owner/Partner/Corporate Secretary Nakira Carter Print Name of 2nd Owner/Partner/Corporate Secretary	(Affix Corporate Seal)
(Empty space for additional signatures)	

*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.*