



AGENDA
Greer Planning Commission

November 17, 2025
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Call to Order

Minutes

- i. Approval of the October 2025 Meeting Minutes

Public Hearing

- i. AN 25-07: Wade Hampton Auto Repair — Annex and apply an initial zoning of CC
A request to annex and zone two parcels located at 1455 W. Wade Hampton Blvd. to Commercial Corridor (CC) to allow the construction of an automotive service center.
- ii. AN 25-08 & AN 25-09: 3019, 3021, 2035 & 3085 SC-14
A request to annex and apply an initial zoning three parcels located on SC-14 to Commercial Corridor (CC) to allow the construction of a Car Club.

New Business

- i. AN 25-07: Wade Hampton Auto Repair — Annex and apply an initial zoning of CC
A request to annex and zone two parcels located at 1455 W. Wade Hampton Blvd. to Commercial Corridor (CC) to allow the construction of an automotive service center.
- ii. AN 25-08 & AN 25-09: 3019, 3021, 2035 & 3085 SC-14
A request to annex and apply an initial zoning three parcels located on SC-14 to Commercial Corridor (CC) to allow the construction of a Car Club.

Other Business

- i. Planning Division Staff Updates

Adjournment

Notice under Language Access

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

Aviso sobre Acceso al Idioma

Las personas que necesiten asistencia con el idioma para participar eficazmente en este evento pueden comunicarse con el Departamento de Planificación y Desarrollo al 864.801.2009 o por correo electrónico a planning@cityofgreersc.gov para solicitar servicios de interpretación o traducción lo antes posible, a más tardar tres días hábiles antes del evento o de la fecha límite. Puede encontrar información adicional sobre acceso al idioma y acceso significativo a los servicios gubernamentales en el Título VI de la Ley de Derechos Civiles.

Notice Under the Americans with Disabilities Act

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

Aviso según la Ley de Estadounidenses con Discapacidades

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



AGENDA
Greer Planning Commission

October 20, 2025
Meeting Location: Greer City Hall - 2nd Floor
301 East Poinsett Street
Greer, SC 29651

6:30 PM
Regular Meeting

Members Present: Will Lavender, Vice-Chair
Judy Jones
Adam Thoma
Shelley Medford

Members Absent: Walden Jones, Chair
Paul Lamb
Tramaine Booker

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

Call to Order

Mr. Lavender called the meeting to order at 6:30pm and read the opening remarks to begin the meeting.

Minutes

- i. August 2025 Meeting Minutes

ACTION – Mr. Thoma made a motion to approve the minutes of the August 2025 Planning Commission meeting. Ms. Jones seconded the motion. The motion passed with a vote of 4 to 0.

Public Forum

Mr. Lavender read a brief statement about the public forum section of the meeting.

- i. PP 25-10: Stark Haven Preliminary Plat
A request to approve the preliminary plat for a 69-lot single family detached development located on Mayfield Road.

Mr. Lavender opened the public forum for PP 25-10.

Mr. Boyles gave the basic information of the request.

Mr. Lavender called the applicant forward. Michael Fess (representative) came forward to provide some basic information pertaining to the preliminary plat.

Mr. Lavender asked if there was anyone in the audience who would like to participate in the public forum for the preliminary plat. Hearing none, he closed the public forum for PP 25-10.

- ii. RES 25-01: Comprehensive Plan Five-Year Update
A request to pass a resolution recommending approval of the 2025 Comprehensive Plan Five-Year update to the Greer City Council.

Mr. Lavender opened the public forum for RES 25-01.

Mr. Boyles gave the basic information of the request and noted that staff had a presentation for RES 25-01 but that they would be presenting that during the new business portion of the meeting.

Mr. Lavender asked if anyone would like to speak on RES 25-01. Hearing none, he closed the public forum for RES 25-01.

Public Hearing

Mr. Lavender read a brief statement about the public hearing section of the meeting.

- i. RZ 25-10: Bennett Center Dr. OP to MD
A request to rezone one (1) parcel located on Bennett Center Drive from Office Professional (OP) to Medium Density Residential (MD) to allow for the construction of a residential development.

Mr. Lavender opened the public hearing for RZ 25-10.

Mr. Boyles gave the basic information of the request.

Mr. Lavender called the applicant forward. Jared Moore (applicant and owner) came forward and explained that they were seeking a rezoning in order to build townhomes on the site.

Deborah Gordon came forward to speak in opposition to the rezoning. Ms. Gordon expressed that she wanted the neighborhood to stay quiet and that the

increasing density in the area would make the neighborhood too busy. She also noted that the existing trees on the property acted as a sound buffer with the adjacent railroad track, so removing them would expose nearby residents to more nuisance noise from passing trains. Lastly, she also talked about environmental concerns, noting the decreasing amount of wildlife in the area and discussing how this development would hurt those populations further.

Mr. Lavender asked if anyone else would like to speak on the matter. Hearing none, he closed the public hearing for RZ 25-10.

- ii. RZ 25-11: W Arlington Ave SN to TN
A request to rezone one (1) parcel located at 205 West Arlington Avenue from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to allow construction of a garage with reduced side setback.

Mr. Lavender opened the public hearing for RZ 25-11.

Mr. Boyles gave the basic information of the request.

Mr. Lavender called the applicant forward. Denniss Kiff (applicant and owner) came to the podium and explained that he was requesting a rezoning so that he would be subject to smaller side setbacks. Mr. Kiff wanted to build a garage, and a rezoning would allow him to put it closer to the side lot line than current zoning would allow.

Mr. Lavender asked if there was anyone present to speak for or against the request. Hearing none, he closed the public hearing for RZ 25-11.

New Business

Mr. Lavender read a brief statement about the new business portion of the meeting.

- i. PP 25-10: Stark Haven Preliminary Plat
A request to approve the preliminary plat for a 69-lot single family detached development located on Mayfield Road.

Mr. Lavender opened the new business meeting for PP 25-10.

Mr. Boyles presented staff's analysis and recommendation of approval, citing the request's compliance with city standards.

Mr. Lavender called Mr. Fess forward to answer questions about the request.

Ms. Medford asked about the layout of the site, asking if there was to be only one entrance. Mr. Fess said yes, the site would only have one entrance.

Mr. Thoma asked if they had seen a portion of this parcel recently for another preliminary plat. Mr. Fess said yes, the parcel to the north had recently come through the Planning Commission for preliminary plat approval but was its own subdivision. Mr. Thoma followed up by asking about the potential for

connections between this development (Stark Haven) and the one to the north (Riley Ridge). Mr. Fess replied by saying that there was a significant stream/wetland between the two, and that between that wetland and the site's topography, no connection was planned.

ACTION – Ms. Medford made a motion to approve PP 25-10. Mr. Thoma seconded the motion. The motion passed with a vote of 4 to 0.

ii. RES 25-01: Comprehensive Plan Five-Year Update

A request to pass a resolution recommending approval of the 2025 Comprehensive Plan Five-Year Update to the Greer City Council.

*Mr. Lavender opened the new business meeting for RES 25-01. *To be respectful of the other attendees' time, this item on the agenda was discussed after the other new business items despite its location on the agenda.*

Mr. Boyles gave a presentation outlining the comprehensive plan update, explaining what the plan contained and reminding the Commission members that the associated resolution was to recommend approval to City Council.

Mr. Thoma asked about the resiliency element, specifically asking if Greer CPW would be enacting any changes to increase resiliency with their infrastructure (e.g., moving powerlines underground so they wouldn't be taken out by a falling tree). Mr. Boyles said that he couldn't speak to any specific plans Greer CPW may have, but that the city is actively working with the South Carolina Office of Resiliency (SCOR) to increase collaboration with other stakeholders in the area including CPW, Greenville County, and Spartanburg County.

Ms. Jones asked about the ForGreer projects included in the comprehensive plan update. Specifically, she asked about the public safety training facility on Hood Road and whether it would be open to the public. Mr. Lavender responded by saying that it would not be, as it was intended to serve as a training facility for the city's fire and police departments as well as other emergency response teams in the area.

Ms. Jones asked about affordable housing, saying that it is increasingly challenging to find affordable housing, especially for young people. Ms. Kaade outlined the city's ongoing efforts to promote a greater diversity of housing, including affordable housing and "missing middle" housing. She said that the Planning & Development Department is in the process of beginning a housing study to identify needs and opportunities for housing within the city. She also discussed how the department's new director, Alex Cahill, was hired because of his experience with affordable housing. Mr. Cahill and Ms. Kaade have been participating in the "Ten at the Top" housing committee, and staff have been making efforts to improve access to affordable housing.

Mr. Thoma asked for examples of how accessory dwelling units (ADUs) are being allowed to a greater extent than before, as outlined in the comprehensive plan update. Mr. Boyles responded by saying that the city's

Unified Development Ordinance (UDO) was more permissive of ADUs in a greater variety of zoning districts than they used to be under the old zoning ordinance. Ms. Kaade added to this by saying that ADUs are now allowed in more residential zoning districts than before, subject to their own standards. Mr. Thoma asked if the city has seen a surge in building permits for ADUs, and Ms. Kaade said that there has been some growth, but nothing astronomical. Mr. Thoma wondered if perhaps the limited growth was rooted in a lack of public education on the city's standards, which might stymie public interest in constructing more ADUs. Ms. Kaade said that that was a distinct possibility and that the city was working on improving public knowledge about the city's ADU standards (e.g., providing a small pamphlet outlining ADU standards). He also said that the city was considering preapproving an ADU design to streamline the permitting process.

ACTION – *Ms. Jones made a motion to approve RES 25-01. Ms. Medford seconded the motion. The motion passed with a vote of 4 to 0.*

- iii. **RZ 25-10: Bennett Center Dr. OP to MD**
A request to rezone one (1) parcel located on Bennett Center Drive from Office Professional (OP) to Medium Density Residential (MD) to allow for the construction of a residential development.

Mr. Lavender opened the new business meeting for RZ 25-10.

Mr. Boyles presented staff's analysis and recommendation of approval, citing consistence with surrounding zoning, existing land uses, and future land use designations.

Mr. Lavender called Mr. Moore up to the podium to answer the Commission's questions.

Mr. Thoma asked about potential covenants or restrictions placed on the property from the surrounding office park. Mr. Moore assured him that this parcel in particular is not subject to the restrictions of the surrounding office park. They had done extensive legal review to ensure that this property was not bound by the office park's covenants.

Ms. Medford asked about the number of townhomes the developer was planning to build. Mr. Moore said that they were still in the early stages of the engineering and design process, but that they were aiming to get 20 to 25 townhome units on the property.

Mr. Lavender asked about the parcel's area. Mr. Moore told him that it was about 2.3 acres. Ms. Stahl said that, based on the area, they would be allowed to have a maximum of around 40 units in the new zoning. However, both Ms. Stahl and Mr. Moore said that they likely could not get anywhere near that maximum because of design constraints and other considerations (e.g., roads, amenities, open space, etc.).

Ms. Jones asked if the developer were planning to install any amenities. Mr.

Moore said that they would install them as required. He also noted that this land would be cleared as with any development.

Ms. Medford asked about buffering near the railroad tracks. Mr. Moore said that they had every incentive to make sure that the new homes would have adequate buffering from the railroads because otherwise nobody would buy the homes. He said that they were planning on leaving a substantial buffer along the tracks. He noted that there is a sewer easement in that area already, so they would try to leave that space along the tracks more or less untouched in order to provide some buffering.

Ms. Jones asked if the townhomes would have garages. Mr. Moore said that, although they were still early in the design process, they would like for them to have garages and to front the streets. There was also concern with narrow streets and limited parking. Mr. Moore said that they would make wider driveways in order to accommodate more vehicles.

Mr. Lavender asked if Burgess Street was a city-owned & maintained street, saying that it was very narrow. While staff checked the City of Greer GIS system to determine ownership, Mr. Moore said that they would be willing to work with the city to meet its standards. Mr. Boyles confirmed that both Burgess Street and Bennett Center Drive were city-owned & maintained. Ms. Kaade noted that the developer would be required to widen the road to city standards along the project's frontage.

ACTION – *Mr. Thoma made a motion to approve RZ 25-10. Mr. Lavender seconded the motion. The motion passed with a vote of 3 to 1.*

iv. RZ 25-11: W Arlington Ave SN to TN

A request to rezone one (1) parcel located at 205 West Arlington Avenue from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to allow construction of a garage with reduced side setback.

Mr. Lavender opened the new business meeting for RZ 25-11.

Mr. Boyles presented staff's analysis and recommendation of approval, citing consistence with surrounding zoning, existing land uses, and future land use designations.

Mr. Lavender called Mr. Kiff up to answer questions. The Commission had no questions or comments.

ACTION – *Ms. Medford made a motion to approve RZ 25-11. Ms. Jones seconded the motion. The motion passed with a vote of 4 to 0.*

Other Business

i. Planning Advisory Committee (PAC) Updates

Mr. Boyles gave a presentation outlining the PAC cases that city staff have reviewed from July to mid-October 2025, answering occasional questions about things such as project status.

ii. Staff Updates

Ms. Kaade gave the staff report, reminding the Commission that the city's annual Board Appreciation Luncheon was coming up and that they will need to complete their continuing education training by the end of the year.

Adjournment

Mr. Thoma made a motion to adjourn the meeting. The meeting adjourned at 7:37pm.

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Annexation

Case Number: AN 25-07

Applicant: Kimley-Horn

Address: 1455 W. Wade Hampton Blvd.

Parcel ID Numbers: T013000203800, T013000204100

Existing Zoning: Unzoned Greenville County

Request: Annex and zone to Commercial Corridor (CC)



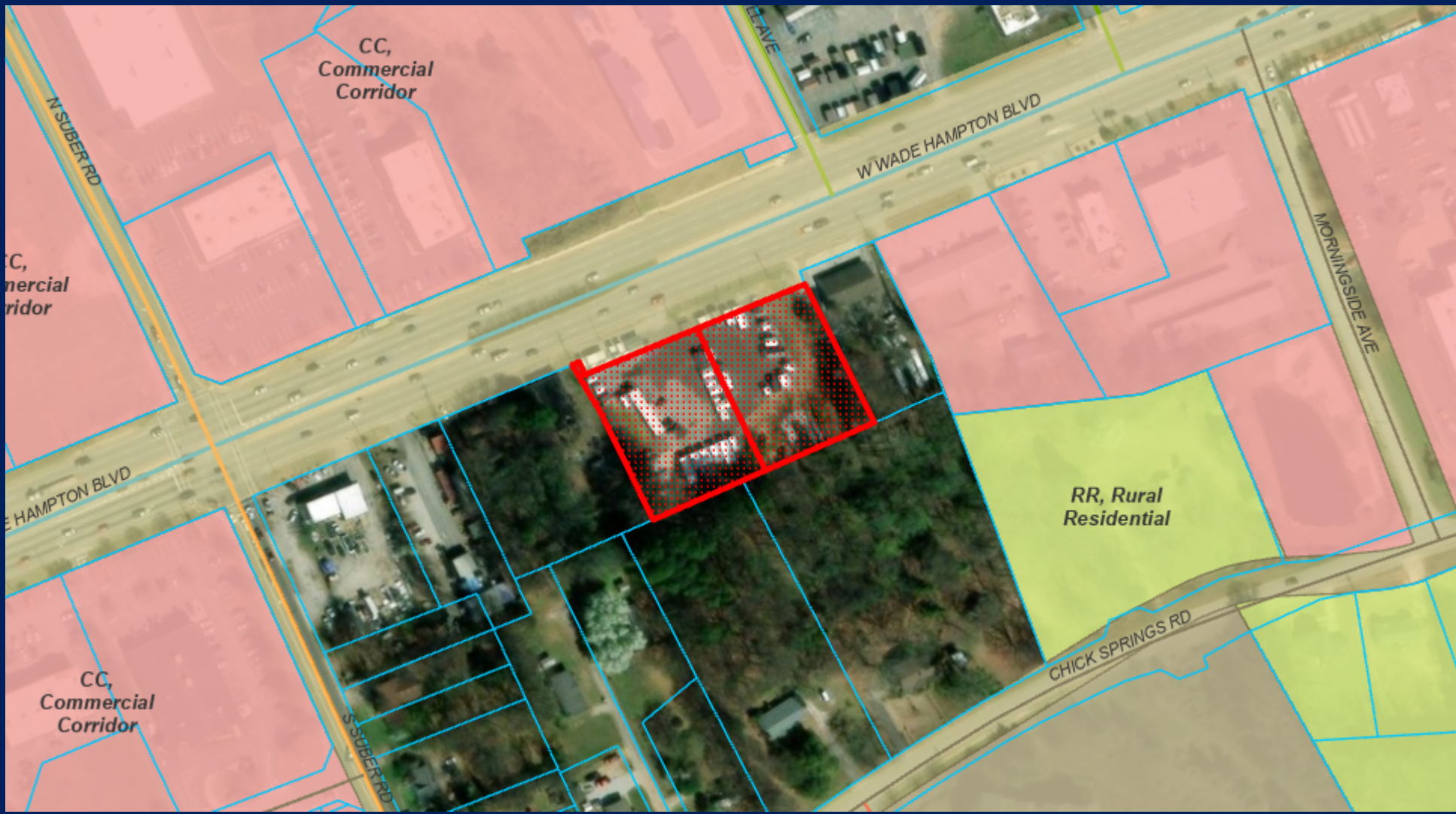
AN 25-07

Aerial Map



RZ 25-10

Zoning Map



AN 25-07

Future Land Use Map



AN 25-07

Existing Conditions



Annexation

Case Number:	AN 25-08 & AN 25-09
Applicant:	AGWG 3085 Holdings, LLC & Hwy 14 Cars, LLC
Address:	3019, 3021, 3035, & 3085 SC Highway 14
Parcel ID Numbers:	0530040100500; 0530040100600; 0530040100402
Existing Zoning:	Unzoned Greenville County
Request:	Annex and zone to Commercial Corridor (CC)



AN 25-08 & AN25 -09

Aerial Map



AN 25-08 & AN25 -09 Zoning Map



AN 25-08 & AN25 -09 Future Land Use Map



AN 25-08 & AN25 -09

Existing Conditions



Annexation

Case Number: AN 25-07

Applicant: Kimley-Horn

Address: 1455 W. Wade Hampton Blvd.

Parcel ID Numbers: T013000203800, T013000204100

Existing Zoning: Unzoned Greenville County

Request: Annex and zone to Commercial Corridor (CC)



AN 25-07

Aerial Map



RZ 25-10

Zoning Map



AN 25-07

Future Land Use Map



AN 25-07

Existing Conditions



AN 25-07 – Staff Analysis & Recommendation

Request: Annex and zone to Commercial Corridor (CC)

Zoning/Land Uses: **North:** Commercial Corridor (CC)

East: Unzoned Greenville County - commercial

South: Unzoned Greenville County - residential

West: Unzoned Greenville County - commercial

Comprehensive Plan: Suburban Commercial

Staff Recommendation: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, November 17, 2025

DOCKET: AN 25-07

APPLICANT: Kimley-Horn

PROPERTY LOCATION: 1455 W. Wade Hampton Blvd.

TAX MAP NUMBER: T013000203800, T013000204100

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Commercial Corridor (CC)

SIZE: 1.396 Acres

COMPREHENSIVE PLAN: Suburban Commercial

ANALYSIS: **AN 25-07**

AN 25-07 is an annexation and zoning request for two parcels located at 1455 W. Wade Hampton Blvd. with a total acreage of 1.396 acres. The request is to annex the parcel and zone it as Suburban Commercial to build an automotive service center.

Surrounding land uses and zoning include:

North:	Commercial Corridor (CC) – commercial
East:	Unzoned Greenville County – commercial
South:	Unzoned Greenville County – residential
West:	Unzoned Greenville County – commercial

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

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities
- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network
- **Parking:** Surface parking lots, structured parking, on-street in walkable town centers
- **Open Space:** Community and regional parks, neighborhood greenspaces

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

STAFF RECOMMENDATION: Approval



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 23 day of October, 2025

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)
CNS Property, LLC	1455 W. Wade Hampton Blvd., Greer, South Carolina	T013000203800; T013000204100
		T013000203800; T013000204100
		T013000203800; T013000204100
		T013000203800; T013000204100
		T013000203800; T013000204100

I hereby request that the property be zoned: CC - Commercial Corridor

** 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 **1455 W. Wade Hampton**, 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 **T013000203800; T013000203800** 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 **23** day of **October**, 20**25** 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:
Lineal 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	
<input type="checkbox"/> Individual Owner <input type="checkbox"/> General Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> County <input checked="" type="checkbox"/> LLC	<input type="checkbox"/> 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): <input type="checkbox"/> Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation (<i>Affix Seal</i>) <input type="checkbox"/> LLC <input type="checkbox"/> Other _____
Owner(s) Sign on Lines Below	Address of Owner(s)
 <div style="float: right; font-size: small;"> dotloop verified 10/22/25 3:19 PM EDT L4DE-BX3M-5VGX-9L0B </div>	3014 White Horse Road, Greenville, SC 29611
Signature of Owner/Partnership/LLC/Agent	3014 White Horse Road, Greenville, SC 29611
Jim Saxon, Manager of CNS Property, LL	
Print Name of Owner/Partnership/LLC/Agent	
Signature of 2nd Owner/Partner/Corporate Secretary	
Print Name of 2nd Owner/Partner/Corporate Secretary	
	<i>(Affix Corporate Seal)</i>
<p><i>If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. Page 3 - Ownership Type & Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.</i></p>	

WITNESS the Grantor's hand and seal this 19th day of November, 2018.

SIGNED, sealed and delivered
in the presence of:

[Signature]
First Witness

[Signature]
Second Witness

GRANTOR:

COCHRAN REAL ESTATE, LLC,
a South Carolina limited liability company

By: [Signature]
Name: KIM C. SORROW
Title: Member

By: [Signature]
Name: LAURA C. LAWSON
Title: Member

STATE OF SC)
COUNTY OF Greenville)

ACKNOWLEDGMENT

I, Charles M. Weston Jr, the undersigned notary public for the State of SC, hereby certify that **Laura C. Lawson** and **Kim C. Sorrow**, each a member of **Cochran Real Estate, LLC**, personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal (if required by law) this 19th day of November, 2018.

[Signature]
NOTARY PUBLIC for State of SC
My Commission Expires: 1-27-21

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in Chick Springs Township on the southeastern side of U. S. Highway No. 29, and being shown and designated as Lot Nos. 1 and 2 on plat entitled PROPERTY OF RALPH S. COCHRAN, made by Freeland-Clinkscales & Associates, Inc., dated September 3, 1987, recorded in the Register of Deeds Office for Greenville County, South Carolina in Plat Book 14-S at Page 99, and having according to said plat the following metes and bounds, it-wit:

BEGINNING at an iron pin on the southeastern side of the right of way of U. S. Highway 29, at the joint front corner with property now or formerly of Center and running thence S. 23-57 E. 207.6 feet to an iron pin; thence S. 65-59 W. 146.2 feet to an iron pin; thence along the line of property now or formerly belonging to Elmore, N. 25-07 W. 145.2 feet to an iron pin; thence continuing along the Elmore line, N. 32-33 W. 92.1 feet to an iron pin on the southeastern side of U. S. Highway 29; thence along the right of way of said highway, N. 67-08 E. 13.0 feet; thence continuing along the right of way, S. 21-49 E. 25.4 feet to an iron pin; thence continuing along the right of way, N. 67-08 E. 150.9 feet to an iron pin, the point of beginning.

PARCEL 2:

All that lot of land in the State of South Carolina, County of Greenville, fronting on the southeasterly side of U. S. Highway 29 (Wade Hampton Boulevard), a total distance of 150.2 feet and containing 0.69 acre, in accordance with a plat entitled SURVEY FOR LOIS WILLIAMSON, prepared by Jeffery M. Plumblee, Surveyor, dated November 3, 1988, and recorded in Plat Book 17-I at Page 100. Reference to said plat is hereby made for a more complete metes and bounds description.

DERIVATION: This is the same property conveyed to Grantor by deed from Edith L. Cochran, dated August 16, 1999, and recorded on August 23, 1999 in the Office of the Register of Deeds for Greenville County, South Carolina, in Deed Book 1860 at Page 788.

TAX MAP PARCEL NOS: T013000203800 and T013000204100

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)


AFFIDAVIT OF CONSIDERATION

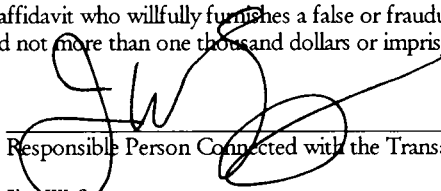
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The Property being transferred is located in Greenville County, S.C., shown as Greenville County Tax Map Nos. T013000203800 and T013000204100.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as 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): (*See Item* _____ (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 affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$95,000.00
 - (b) ___ The fee is computed on the fair market value of realty which is _____.
 - (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:

(a) Place the amount listed in Item 4 above here:	\$95,000.00
(b) Place the amount listed in item 5 above Here (If no amount is listed, place zero here.):	_____ -0-
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$95,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$351.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the manager of the Grantee.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before this 20 day of November, 2018.


Notary Public for South Carolina
My Commission Expires: 3-4-25

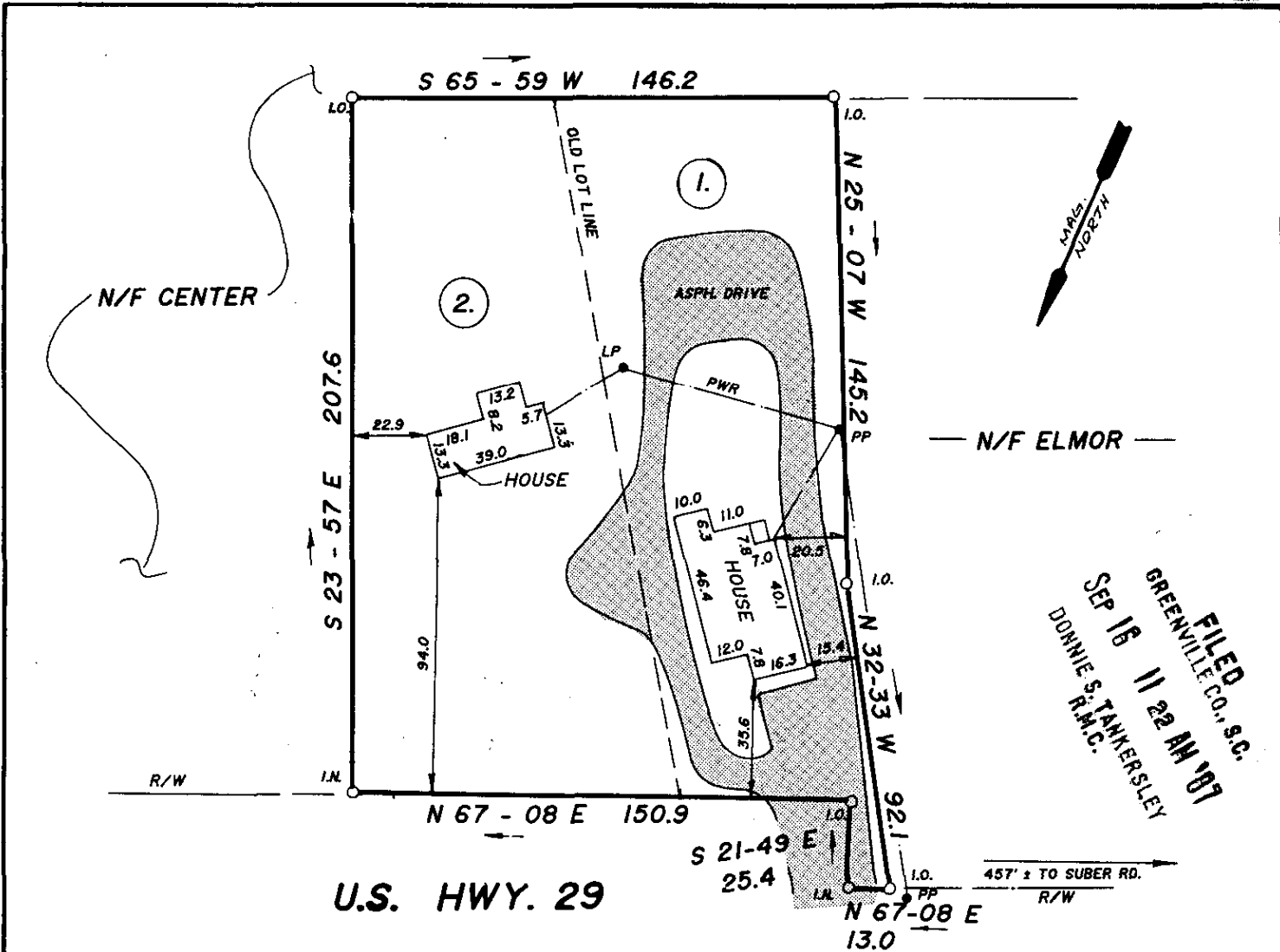

Responsible Person Connected with the Transaction
Jim W. Saxon
[Print or Type Name Here]

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 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.

South Carolina Code Section 12-24-40. Exempted from the fee imposed by this chapter 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 exchanged in order to effect the partition;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, exempt for transfers from one family trust to another family trust without consideration, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, as long as no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust in which the beneficiaries are all members of the same family. "Family" means the grantor, the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, and the spouses and lineal descendants of any of them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A "family partnership" or "family trust" also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration is paid or is to be paid under the corrective or quitclaim deed.



FILED
 GREENVILLE CO., S.C.
 SEP 16 11 22 AM '87
 DONNIE S. TANKERSLEY
 R.M.C.

U.S. HWY. 29

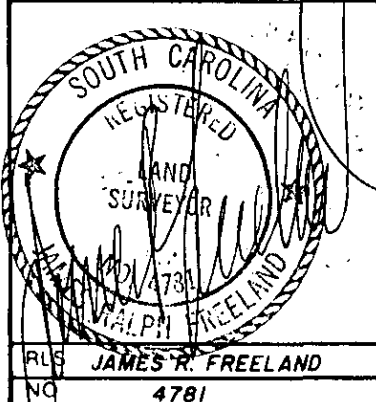
13325

SEP 16 1987

14-S-99



THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT WAS SURVEYED UNDER MY DIRECT SUPERVISION PROPERTY LINES AND IMPROVEMENTS SHOWN ARE LOCATED CORRECTLY AND THAT NO VISIBLE ENCROACHMENTS EXIST UNLESS OTHERWISE SHOWN THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA



**STATE OF SOUTH CAROLINA
 GREENVILLE COUNTY**

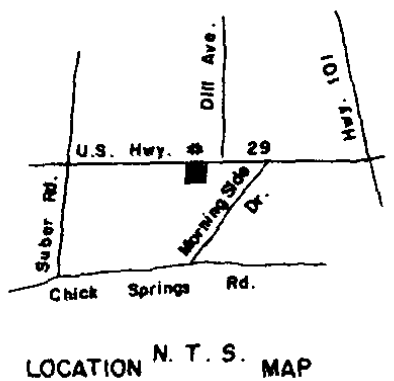
G.B. & WILLIE MAY HARRILL PROP.

LOTS 1 & 2

PROPERTY OF

RALPH S. COCHRAN

FREELAND-CLINKSCALES & ASSOCIATES, INC. Engineers • Land Surveyors 323 WEST STONE AVENUE GREENVILLE, S.C. (803) 271-4924	
PLAT BOOK	SSS-618
DEED BOOK	1222-206
TAX MAP	T13-2-38
PARTY CHIEF	J.C.
DRAWN	L.B.
DATE	9-3-87
DWG. NO.	18495

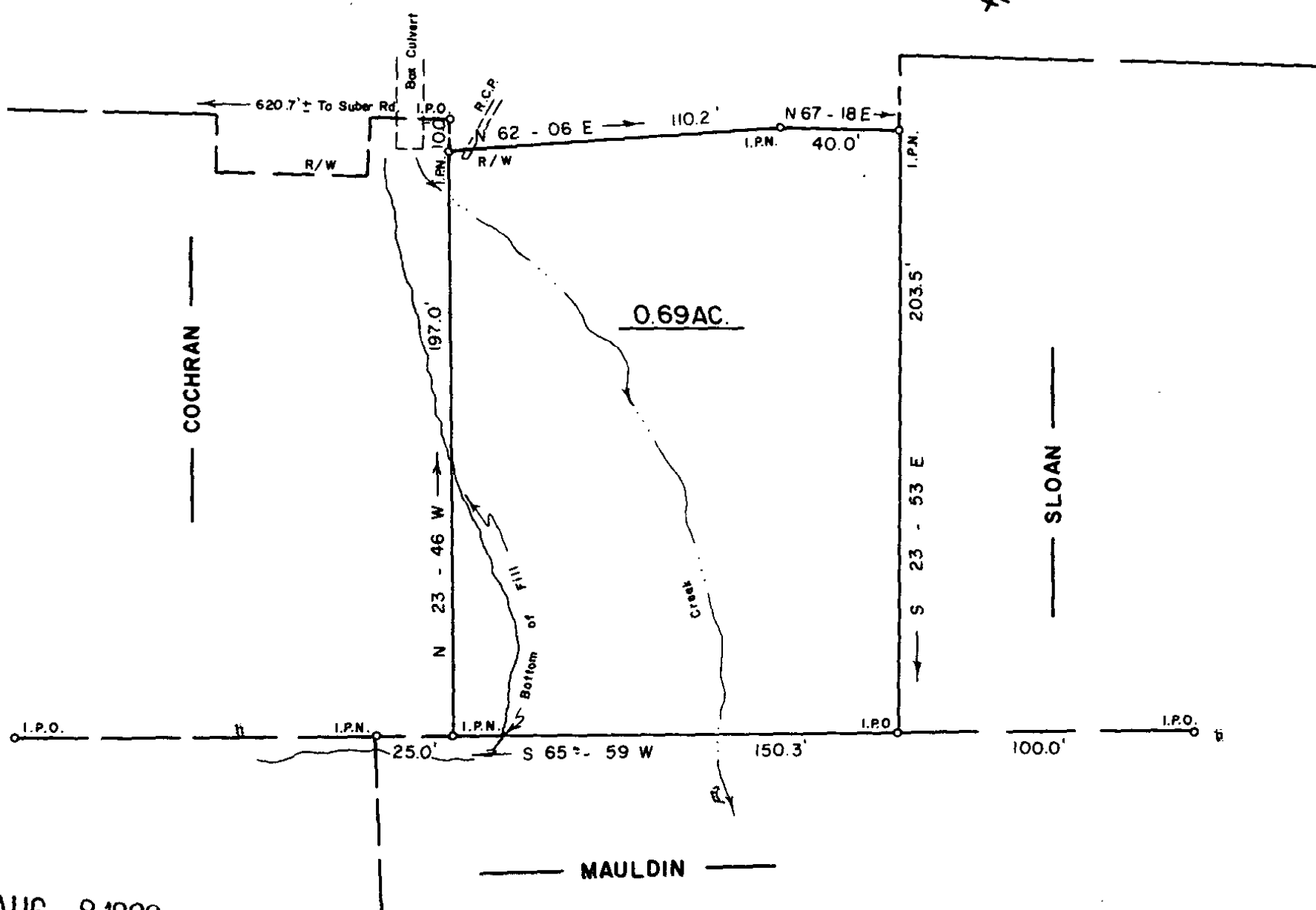
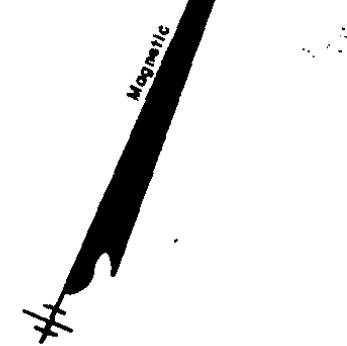


Note : Reference To S.C. Highway Plans
 Docket # 23.650 And 42.745
 Sheet 20.

FILED
 GREENVILLE CO. S. C.
 AUG 8 9 16 AM '89
 DONNIE S. TANKERSLEY
 R.M.C.

N MICROFILMED

U.S. HIGHWAY # 29



AUG 8 1989

177-100

SURVEY FOR

LOIS

WILLIAMSON

NEAR

GREER

GREENVILLE

COUNTY

SOUTH

CAROLINA

NOVEMBER

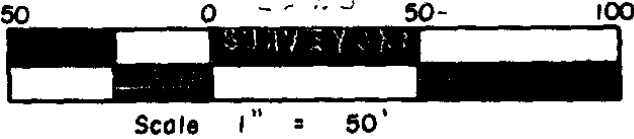
3,

1988

35000

I Hereby Certify That The Ratio Of Precision
 Of The Field Survey Is 1/10,000 As Shown
 Hereon And The Area Was Determined By Computer.

Jeffery M. Plumblee
 P.L.S. # 7881



PLUMBLEE SURVEYING

Div Plumblee, Inc
 PO Box 788
 Travelers Rest, SC 29690

JEFFERY M. PLUMBLEE
 P.L.S. # 7881
 (803) 834-4428

T-13-2-41

8-08 49,98

FB 79 5.00

Annexation

Case Number:	AN 25-08 & AN 25-09
Applicant:	AGWG 3085 Holdings, LLC & Hwy 14 Cars, LLC
Address:	3019, 3021, 3035, & 3085 SC Highway 14
Parcel ID Numbers:	0530040100500; 0530040100600; 0530040100402
Existing Zoning:	Unzoned Greenville County
Request:	Annex and zone to Commercial Corridor (CC)



AN 25-08 & AN25 -09

Aerial Map



AN 25-08 & AN25 -09 Zoning Map



AN 25-08 & AN25 -09 Future Land Use Map



AN 25-08 & AN25 -09

Existing Conditions



AN 25-08 & AN 25-09 – Staff Analysis & Recommendation

Request: Annex and zone to Commercial Corridor(CC)

Zoning/Land Uses: **North:** Unzoned Greenville County - residential

East: Design Review District (DRD) – residential (River Reserve)

South: Unzoned Greenville County - residential

West: Unzoned Greenville County – commercial (Pelham-Batesville Fire)

Comprehensive Plan: Mixed Employment

Staff Recommendation: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, November 17, 2025

DOCKET: AN 25-08

APPLICANT: AGWG 3085 Holdings, LLC

PROPERTY LOCATION: 3019, 3021, & 3035 SC Highway 14

TAX MAP NUMBER: 0530040100500; 0530040100600

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Commercial Corridor (CC)

SIZE: 7.493 Acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **AN 25-08**

AN 25-08 is an annexation and zoning request for two parcels located at 3019, 3021, & 3035 SC-14 with a total acreage of 7.493 acres. The request is to annex the parcels in conjunction with AN 25-09 and zone them as Commercial Corridor to build a Car Club.

Surrounding land uses and zoning include:

North:	Unzoned Greenville County – residential
East:	Design Review District (DRD) – residential (River Reserve)
South:	Unzoned Greenville County – residential
West:	Unzoned Greenville County – commercial (Pelham-Batesville Fire)

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

- **Primary Uses:** Advanced manufacturing, research, office, mixed-use buildings, civic/institutional facilities
- **Secondary Uses:** Open space, district commercial, multi-family residential
- **Transportation:** Auto oriented but walkable, transit/park-and ride lots should be provided
- **Parking:** Large surface lot parking, central parking garages encouraged
- **Open Space:** Civic greens, courtyard greens

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

STAFF RECOMMENDATION: Approval

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, November 17, 2025

DOCKET: AN 25-09

APPLICANT: Hwy 14 Cars, LLC

PROPERTY LOCATION: 3085 SC Highway 14

TAX MAP NUMBER: 0530040100402

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Commercial Corridor (CC)

SIZE: 6.182 Acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **AN 25-09**

AN 25-09 is an annexation and zoning request for one parcel located at 3085 SC-14 with a total acreage of 6.182 acres. The request is to annex the parcel in conjunction with AN 25-08 and zone it as Commercial Corridor to build a Car Club.

Surrounding land uses and zoning include:

North:	Unzoned Greenville County – residential
East:	Design Review District (DRD) – residential (River Reserve)
South:	Unzoned Greenville County – residential
West:	Unzoned Greenville County – commercial (Pelham-Batesville Fire)

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

STAFF RECOMMENDATION: Approval



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 28th day of October, 2025

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)
Agwg 3085 Holdings LLC	3019 + 3021 SC-14, Greer, SC 29650	0530040100500
Agwg 3085 Holdings LLC	3035 SC-14, Greer, SC 29650	0530040100600

I hereby request that the property be zoned: CC

** 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 3019, 3021, 3035 SC-14, Greer, SC 29650 , 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 0530040100500 & 0530040100600 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 20th day of October, 20 25 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)

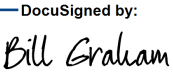
Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	
Description of existing or proposed development:		



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature	
<input type="checkbox"/> Individual Owner <input type="checkbox"/> General Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> County <input checked="" type="checkbox"/> LLC	<input type="checkbox"/> 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): <input type="checkbox"/> Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation (<i>Affix Seal</i>) <input checked="" type="checkbox"/> LLC <input type="checkbox"/> Other _____
Owner(s) Sign on Lines Below	Address of Owner(s)
DocuSigned by:  0576DEEF51414A8... Signature of Owner/Partnership/LLC/Agent	8209 Canal Street Frisco, TX 75034
Agwg 3085 Holdings LLC Print Name of Owner/Partnership/LLC/Agent	(Affix Corporate Seal)
Signature of 2 nd Owner/Partner/Corporate Secretary	
Print Name of 2nd Owner/Partner/Corporate Secretary	
(Empty space for signature)	
If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. Page 3 - Ownership Type & Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.	



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Respectfully submitted this 28th day of October, 2025

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)
Hwy 14 Cars, LLC	3085 SC-14, Greer, SC 29650	0530040100402

I hereby request that the property be zoned: CC

** A correctly signed petition form (see page 3), meaning signed by ALL persons having any interest in the property, the same as on the property deed, including the spouse when the property is co-owned. If the owner of the property is a corporation, the petition should include the corporate seal. Individuals signing these forms with the designation of Power of Attorney, Attorney-in-Fact, or Other Agent must include confirming documents. Roadway right-of-way, including for County-owned roads, require an authorized representative from the jurisdiction for signature. Signatures must be exactly as printed.*

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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.

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Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Lineal 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	
<input type="checkbox"/> Individual Owner <input type="checkbox"/> General Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> County <input checked="" type="checkbox"/> LLC	<input type="checkbox"/> 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): <input type="checkbox"/> Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation (<i>Affix Seal</i>) <input checked="" type="checkbox"/> LLC <input type="checkbox"/> Other _____
Owner(s) Sign on Lines Below	Address of Owner(s)
DocuSigned by: _____, Manager <small>C81AD FCC3E174A6</small> Signature of Owner/Partnership/LLC/Agent	131 Falls Street Greenville, SC 29601
Hwy 14 Cars, LLC Print Name of Owner/Partnership/LLC/Agent	(Affix Corporate Seal)
_____ Signature of 2nd Owner/Partner/Corporate Secretary	
_____ Print Name of 2nd Owner/Partner/Corporate Secretary	

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

)
)
)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that **Pamela K. Gilliam and Kimberly R. Talbert**, (hereinafter referred to as "Grantor"), in consideration of the sum of **One Million Five Hundred Fifty Thousand And No/100 (\$1,550,000.00) Dollars** to it in hand paid at or before the sealing and delivery of these presents by **AGWG 3085 Holdings, LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below ("Permitted Exceptions"), unto the said Grantee, their heirs, successors and assigns, forever:

See Exhibit A attached hereto and made a part hereof.

GRANTEE'S MAILING ADDRESS: For the purposes of this deed the Grantee's mailing address is:

991 Fleetwood Dr., Frisco, TX 75035

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING (the "Permitted Exceptions"):

- (i) all conditions, covenants, easements, restrictions, agreements, mineral rights, and rights of way indicated by instruments, including plats, of record; and
- (ii) all applicable zoning and other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever;

The said Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said Premises unto the said Grantee, against the lawful claim of any person claiming by, through or under the Grantor.



2025014097

3 Pgs

DEED Book: DE 2746 Page: 1496 - 1498
March 11, 2025 02:59:53 PM Cons: \$1,550,000.00
Rec: \$15.00 Cnty Tax: \$1,705.00 State Tax: \$4,030.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Hanney

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be hereunto affixed by its heretofore duly authorized officer this 11th day of March, 2025.

SIGNED, sealed and delivered in the presence of:

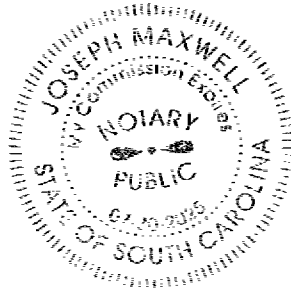
Patrianne Foster
WITNESS NO. 1
[Signature]
WITNESS NO. 2

Pamela K. Gilliam
Pamela K. Gilliam
Kimberly R. Talbert
Kimberly R. Talbert

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

I, the undersigned notary for the State of South Carolina, do hereby certify that the above referenced Grantor(s) personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 11th day of March, 2025



[Signature]
Notary Public for the State of South Carolina
My Commission Expires: 7-30-25

EXHIBIT A

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being designated as 3.368 acres, more or less, and 4.125 acres, more or less, as shown on a plat entitled "Survey for AGWG 3085 Holdings, LLC," prepared by Benchmark Surveying, Inc., dated February 6, 2025, revised March 10, 2025 and recorded March 10, 2025 in Plat Book 1511, Page 56 in the Office of the Register of Deeds for Greenville County. Reference to said plat is made for a more accurate metes and bounds description.

DERIVATION: Being the same property devised to Pamela K. Gilliam (a 60% interest) and Kimberly R. Talbert (a 40% interest) by deed of distribution from the Estate of Christine Ross Matsko (See Probate File 2022ES2300074) dated March 24, 2023, recorded March 27, 2023 in the ROD Office for Greenville County in Deed Book 2683, Page 5754.

TMS Parcel #0530.04-01-005.00 AND #0530.04-01-006.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

)
) **TITLE TO REAL ESTATE**
)

KNOW ALL MEN BY THESE PRESENTS that **3085 South Hwy 14 LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantor"), in consideration of the sum of **One Million Four Hundred Thousand And No/100 (\$1,400,000.00) Dollars** to it in hand paid at or before the sealing and delivery of these presents by **Hwy 14 Cars, LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below ("Permitted Exceptions"), unto the said Grantee, their heirs, successors and assigns, forever:

See Exhibit A attached hereto and made a part hereof.

GRANTEE'S MAILING ADDRESS: For the purposes of this deed the Grantee's mailing address is:

131 Falls St., Greenville, SC 29601

PROPERTY ADDRESS:

3085 South Hwy 14, Greer, SC 29650

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING (the "Permitted Exceptions"):

- (i) all conditions, covenants, easements, restrictions, agreements, mineral rights, and rights of way indicated by instruments, including plats, of record; and
- (ii) all applicable zoning and other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever;

The said Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said Premises unto the said Grantee, against the lawful claim of any person claiming by, through or under the Grantor.

EXHIBIT A

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as 6.182 acres shown on a survey entitled "Survey for Hwy 14 Cars, LLC ", prepared by Benchmark Surveying, Inc., dated February 6, 2025, recorded February 18, 2025, in the Office of the Register of Deeds for Greenville County in Plat Book 1510 Page 310. Reference to said survey is made for a more accurate metes and bounds description.

This being the same property conveyed to 3085 South Hwy 14 LLC by deed of Kenneth R. Welch dated August 10, 2023, recorded August 10, 2023, in the Office of the Register of Deeds for Greenville County in Deed Book 2695, Page 5162.

TMS #: 0530.04-01-004.02



PART OF LOT 3
PELHAM MILLS VILLAGE

N/F
JENNY BOYER
DB 2660-2494
PB 1511-51 (REVISED) 1469-2, M-58
TAX NO. 0530040100501

PLAT OF SURVEY FOR JENNY BOYER (PB 1469-2) BY TRUE SOUTH SURVEYS, LLC
HAS BEEN REVISED (PB 1511-51 DATED 3/3/25) AND NOW AGREES WITH THIS PROPERTY LINE.
THE PROPERTY OVERLAP HAS BEEN REMOVED.

PROPERTY LINE PER PLAT BOOK M PAGE 58
AND MONUMENTATION FOUND IN FIELD

PART OF LOT 2
PELHAM MILLS VILLAGE

179,680 SQ.FT.
4.125 ACRES

TAX NO. 0530040100500

PROPERTY LINE FOLLOWS
ALONG TOP OF RIVER BANK

ENOREE RIVER
SPARTANBURG COUNTY

PART OF LOT 1
PELHAM MILLS VILLAGE

146,731 SQ.FT.
3.368 ACRES

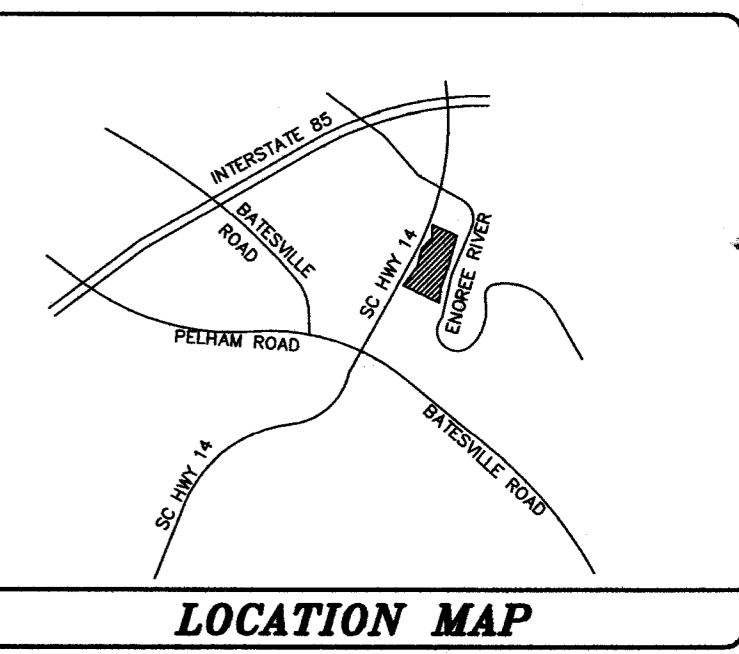
TAX NO. 0530040100600

PROPERTY LINE FOLLOWS
ALONG TOP OF RIVER BANK

PROPERTY LINE FOLLOWS
ALONG TOP OF RIVER BANK

SOUTH SC HWY 14

2025013851
 PLAT/LG Book: PL 1511 Page: 0056 - 0056 1 Pgs
 March 10, 2025 04:12:41 PM
 Rec: \$25.00
 FILED IN GREENVILLE COUNTY, SC



LINE	BEARING	LENGTH
L1	N49°20'56"E	8.40
L2	N58°47'32"E	21.87
L3	N13°32'55"E	43.75
L4	N43°31'27"E	34.51
L5	N43°31'27"E	22.88
L6	N20°47'06"E	51.64
L7	N28°34'45"E	40.57
L8	N12°21'27"E	47.03
L9	N31°33'17"E	13.30
L10	S23°12'51"W	22.38

THE PLAT IS NOT A SUBDIVISION AS
DEFINED BY THE GREENVILLE COUNTY
LAND DEVELOPMENT REGULATIONS

3/2/25
DATE
AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY PLANNING

REFERENCE:

DEED BOOK 2683 PAGE 5754
PLAT BOOK M- PAGE 58
TAX NO. 0530040100600
DEED BOOK 2683 PAGE 5754
PLAT BOOK M PAGE 58
TAX NO. 0530040100500

SC DOT PLANS FOR HWY 14
FILE NO. 23.481A & 42.1368 SHEETS 10 & 11
FEMA FLOOD MAP PANEL NO. 45045C0426E
EFFECTIVE DATE 8/18/2014

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 "A" SURVEY AS SPECIFIED THEREIN.

BENCHMARK SURVEYING, INC.

0' 60' 120' DATE: FEBRUARY 6, 2025 P.O. BOX 25455 GREENVILLE, S.C. 29616 TEL. (864) 979-6401
 SCALE 1"= 60' jecreighton@bellsouth.net

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

BENCHMARK SURVEYING No. C01050

SURVEY FOR AGWG 3085 HOLDINGS, LLC

JAMES E. CREIGHTON, RLS # 11904

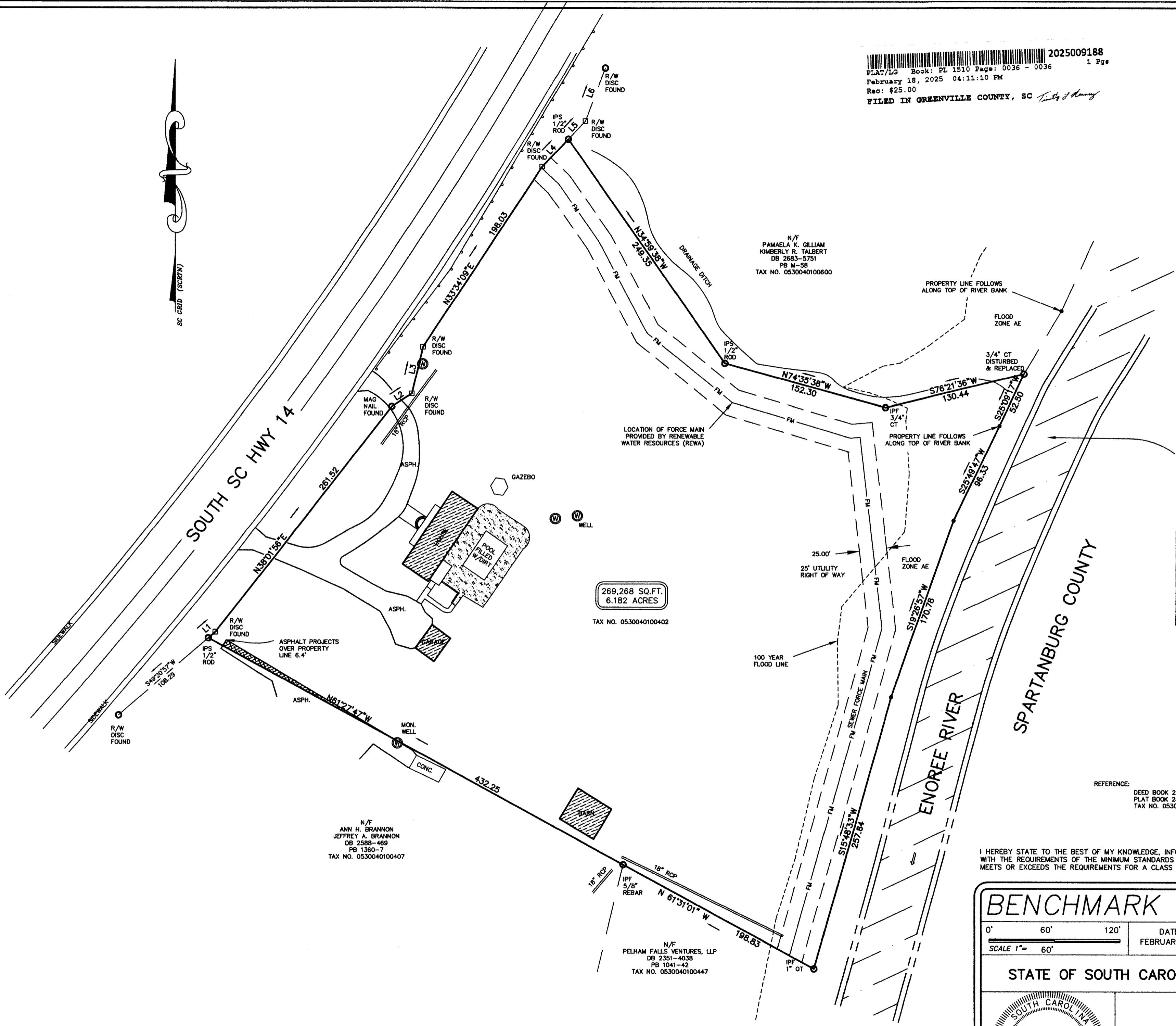
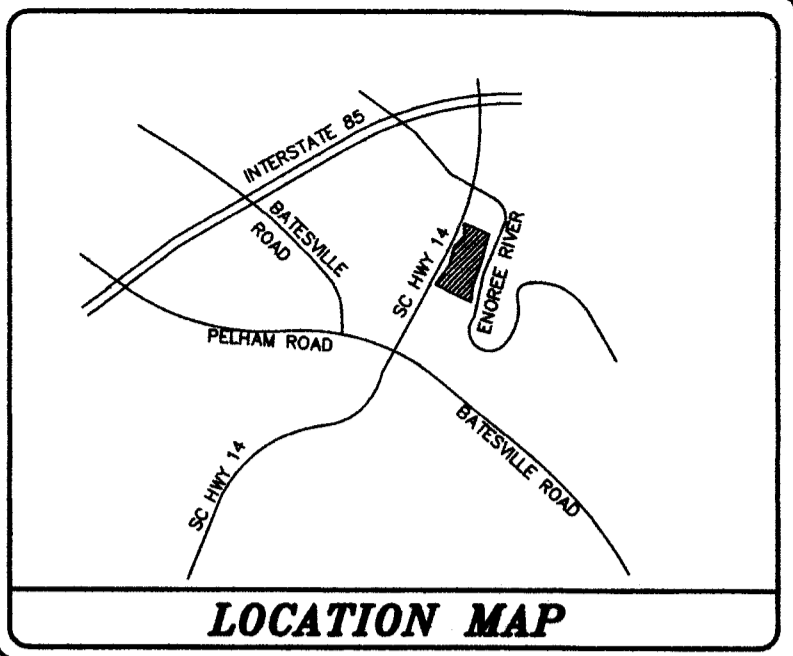
DWG. NO. # 3183-2

EXEMPT FROM REVIEW PROCESS -
THIS PLAT IS NOT A SUBDIVISION AS
DEFINED IN THE GREENVILLE COUNTY
LAND DEVELOPMENT REGULATIONS,
ARTICLE 2, DEFINITIONS.

NO.	DATE	DESCRIPTION	BY
1	3/10/25	REMOVE OVERLAP	JEC

N/F
3085 SOUTH HWY 14, LLC
DB 2695-5162
PB 28L-63
TAX NO. 0530040100402

2025009188
 PLAT/LG Book: PL 1510 Page: 0036 - 0036 1 Pg
 February 18, 2025 04:11:10 PM
 Rec: \$25.00
 FILED IN GREENVILLE COUNTY, SC *City of Planning*



THE PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS.

2-18-2025
 DATE

James E. Creighton
 AUTHORIZED REPRESENTATIVE OF GREENVILLE COUNTY PLANNING

LINE	BEARING	LENGTH
L1	N49°20'36"E	8.40
L2	N58°47'32"E	21.87
L3	N13°32'55"E	43.75
L4	N43°31'27"E	34.51
L5	N43°31'27"E	22.88
L6	N20°47'06"E	51.64
L7	N28°34'45"E	40.57
L8	N12°21'27"E	47.03
L9	N31°31'17"E	13.30
L10	S23°12'51"W	22.38

269,268 SQ.FT.
 6.182 ACRES
 TAX NO. 0530040100402

N/F
 ANN H. BRANNON
 JEFFREY A. BRANNON
 DB 2588-469
 PB 1380-7
 TAX NO. 0530040100407

N/F
 PELHAM FALLS VENTURES, LLP
 DB 2351-4038
 PB 1041-42
 TAX NO. 0530040100447

REFERENCE:
 DEED BOOK 2695 PAGE 5162
 PLAT BOOK 28-L PAGE 63
 TAX NO. 0530040100402

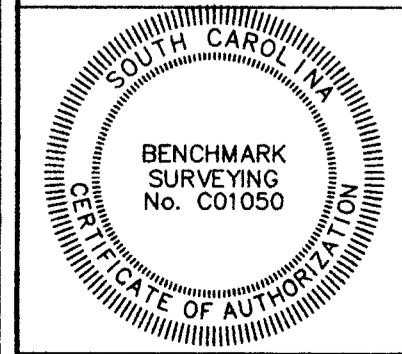
SC DOT PLANS FOR HWY 14
 FILE NO. 23.481A & 42.136B SHEETS 10 & 11
 PLAT BOOK 28-L PAGE 63
 FEMA FLOOD MAP PANEL NO. 4504500426E
 EFFECTIVE DATE 8/18/2014

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 "A" SURVEY AS SPECIFIED THEREIN.

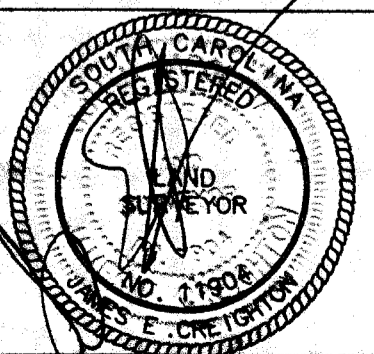
BENCHMARK SURVEYING, INC.

0' 60' 120' DATE: FEBRUARY 6, 2025 P.O. BOX 25455 GREENVILLE, S.C. 29616 TEL. (864) 979-6401
 SCALE 1" = 60' jecreighton@bellsouth.net

STATE OF SOUTH CAROLINA GREENVILLE COUNTY



SURVEY FOR HWY 14 CARS, LLC



EXEMPT FROM REVIEW PROCESS - THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

DWG. NO. # 3183