ORDINANCE NUMBER 18-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) ANITA ANN COLBERT AND JAMES E. COLBERT, (2) DONALD L. BROWN, AND (3) THE WITHERSPOON GROUP LOCATED ON (1) LIBERTY HILL ROAD, (2) ABNER CREEK ROAD, AND (3) FREEMAN FARM ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, (1) Anita Ann Colbert and James E. Colbert, (2) Donald L. Brown, and (3) The Witherspoon Group are the sole owners of properties located on (1) Liberty Hill Road, (2) Abner Creek Road, and (3) Freeman Farm Road more particularly described on the legal descriptions attached hereto marked as Exhibit A, the plats attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Numbers (1) 5-28-00-029.00, (2) 5-29-00-035.00, and (3) 5-28-00-034.02 containing approximately (1) 35.70 +/- acres, (2) 31.42 +/- acres, and (3) 33.42 +/- acres attached hereto marked as Exhibit C, the Flood Map attached hereto marked as Exhibit D; and

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

WHEREAS, (1) Anita Ann Colbert and James E. Colbert, (2) Donald L. Brown, and (3) The Witherspoon Group have petitioned the City of Greer to annex their properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and

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

WHEREAS, the property owners have requested that the subject properties be zoned I-1 (Industrial District); 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) 35.70 +/- acres, (2) 31.42 +/- acres, and (3) 33.42 +/- acres properties shown in red on the attached map owned by (1) Anita Ann Colbert and James E. Colbert, (2) Donald L. Brown, and (3) The Witherspoon Group located on (1) Liberty Hill Road, (2) Abner Creek Road, and (3) Freeman Farm Road as described on the attached map as Spartanburg County Parcel Numbers (1) 5-28-00-029.00, (2) 5-29-00-035.00, and (3) 5-28-00-034.02 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. LAND USE MAP: The above reference properties shall be designated as Employment Center and Regional Center on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The Flood Map attached.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

[Signature]
Richard W. Dannevert, Mayor

Ordinance Number 18-2019
Annex Liberty Hill Rd, Abner Creek Rd, Freeman Farm Rd
Page 2 of 3
ATTEST:

[Tammela Duncan, Municipal Clerk]

Introduced by: Councilmember Jay Arrowood

First Reading: May 14, 2019
Second and Final Reading: July 9, 2019

APPROVED AS TO FORM:

[John B. Duggan, Esquire]

City Attorney
NO TITLE SEARCH

GRANTEE'S ADDRESS: James E. Colbert, Jr. and Anita Ann Colbert, Trustees of the Anita M. Colbert Revocable Trust dated March 8, 2017
c/o Anita Ann Colbert; PO Box 1045; Irmo, SC 29063-1045

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Anita McClimon Colbert aka Anita M. Colbert (hereinafter "Grantor") in consideration of the sum of TEN AND 00/100 ($10.00) Dollars, and no other consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and release unto James E. Colbert, Jr., and Anita Ann Colbert, Trustees of the Anita McClimon Colbert Revocable Trust dated March 8, 2017 (hereinafter "Grantee"), their successors and assigns forever, all of Grantor's right, title and interest (being an undivided one-quarter interest) in and to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION (HEREINAFTER "PROPERTY")

This conveyance is made subject to all restrictions, reservations, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, that may appear of record on the recorded plats, or on the premises, affecting the Property.

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

TO HAVE AND TO HOLD all and singular the Property unto the Grantee, the Grantee's successors and assigns, forever.

AND THE GRANTOR does hereby bind the Grantor and Grantor's heirs, assigns, successors, executors, personal representatives and/or administrators to warrant and forever defend all and singular the Property unto the Grantee and the Grantee's heirs, successors and assigns, and against no other person lawfully claiming or purporting to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has set her hand and seal by and through her appointed co-attorney's in fact as of this 3rd day of November 2017.
SIGNING, SEALED AND DELIVERED
IN THE PRESENCE OF:

Anita McClimon Colbert, Grantor
by James E. Colbert, Jr., her co-attorney-in-fact
under Durable Power of Attorney recorded in Book 1249, Page 141, Office of Register
of Deeds for Spartanburg County, SC.

Anita McClimon Colbert
by A. Ann Colbert (SEAL)

State of South Carolina
County of Greenville

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before the undersigned Notary Public for the State
of South Carolina, this 31st day of November, 2017, by James E. Colbert, Jr., and A. Ann
Colbert, as co-attorneys-in-fact for Anita McClimon Colbert under Durable Power of Attorney
recorded on January 10, 2014 in Book 1249, Page 141, Office of Register of Deeds for
Spartanburg County, SC.

Signature of Notary
My commission expires 12-22-20
EXHIBIT A - LEGAL DESCRIPTION

Tract #1 (Abner Creek Road)
All that certain piece, parcel or tract of land situate, lying and being in Reidville Township, State of South Carolina, County of Spartanburg, on the northwest side of the Pelham-Lyman Road and surrounding Fulton Church containing twenty-three and 48/100th (23.48) acres and designated as Tract No. 8 on plat of the Newton-Smith Estate prepared by H.S. Brockman, Surveyor, dated December 12, 1940 and having the following courses and distances:

BEGINNING at iron pin in said road, joint corner of Tracts 1,2,7 and 8 and running thence along with said road N53 East 200 feet to iron pin, cornering with Lot of Fulton Church; thence with said Church Lot, N38-28 West 282 feet to pin; thence with the rear line of the said Church Lot, N58-05 East 583 feet to pin on the Lamar line; thence with that line, N5-15 East 985 feet to stone, cornering with land of Mrs. Mont. Westmoreland; thence with her line, N85-48 West 725 feet to pin, cornering with Tract No. 7; thence as a dividing line between Nos. 7 and 8, -South 8-00 West 1258 feet to pin; thence South 37-00 East 600 feet to the beginning corner; bounded east by the Lamar lands; north by Mrs. Mont. Westmoreland; west and southwest by Tract No. 7 and southeast by the said Pelham-Lyman Road, separating it from Tract No. 1 and also by the said Church Lot.

DERIVATION: This is the same property conveyed by deed from W.W. De Shields to N.G. McClimon and Essie McClimon dated February 14, 1942 and recorded March 31, 1942 in Volume 10-H, Page 417.

Grantor obtained a one-fourth (1/4) interest from her parents (See Estate of Essie McClimon in Spartanburg County Probate Court Case Number 1985ES4200470; and Estate of N. Glenn McClimon, Sr., Spartanburg County Probate Court Case Number 94ES4200903), as evidenced by Deed of Distribution dated June 9, 1994, from the Estate of N. Glenn McClimon, Sr., Spartanburg County Probate Court Case Number 94ES4200903, said Deed of Distribution recorded in Deed Book 67A, Page 730, Register of Deeds Office for Spartanburg County, SC.

Spartanburg County Tax Map No: 9-06-00-010.00
Tract #2 (Liberty Hill Road)
All that certain piece, parcel or tract of land situate, lying and being in Reidville Township, State of South Carolina, County of Spartanburg, on both sides of the road from Greer to Liberty Hill Church Road, and designated as Tract No. 5 on plat of the B.A. and Missouri McClimon Estates, prepared by H.S. Surveyor, dated November 27, 1941 and having the following courses and distances:

BEGINNING at iron pin on the Y.L. Vaughn line, corner Lot No. 4 and running thence E 80 32 West 6.6 feet to iron pin, cornering the Tract No. 6 on the Vaughn line; thence S 29-40 West 543 feet to iron pin on edge of road from Greer to Liberty Hill Church; thence S 64-45 West (crossing branch) 1,073 feet to iron pin on the Graham and Marvin McClimon line; thence with their line, South 500 West 397 feet to iron pin; cornering with Tract No. 3; thence with the line of Tract No. 3 (again crossing branch) South 86-30 E 928 feet to iron pin in said road; cornering with Mrs. J.F. Compton; thence with her line, South 86-42, 709.5 feet to iron pin; cornering with Tract No. 4; thence with line of Tract No. 4 North 1-26 W 375 feet to iron pin; thence N 8-05 W 244.3 feet to iron pin on a road; thence N 22-13 E 775 feet to the beginning corner, and containing 35 and 43/100th (35.43) acres, said tract is a part of the lands owned by B.A. McClimon at the time of his death.

DERIVATION: This is the same property conveyed by deed from N.G. McClimon and C.W. McClimon, Executors of the Will of B.A. McClimon to N.G. McClimon and Essie M. McClimon dated December 31, 1941 and recorded January 28, 1942 in Volume 10-F, Page 426.

Grantor obtained a one-fourth (1/4) interest from her parents (See Estate of Essie McClimon in Spartanburg County Probate Court Case Number 198ES4200470; and Estate of N. Glenn McClimon, Sr., Spartanburg County Probate Court Case Number 94ES4200903), as evidenced by Deed of Distribution dated June 9, 1994, from the Estate of N. Glenn McClimon, Sr., Spartanburg County Probate Court Case Number 94ES4200903, said Deed of Distribution recorded in Deed Book 67A, Page 730, Register of Deeds Office for Spartanburg County, SC.

Spartanburg County Tax Map No: 5-28-00-029.00
STATE OF SOUTH CAROLINA  )  AFFIDAVIT FOR TAXABLE OR
COUNTY OF SPARTANBURG )  EXEMPT TRANSFERS

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 properties transferred are located on Abner Creek Road and on Liberty Hill
Road, Greer, SC 29651, bearing Spartanburg County Tax Map Number 9-06-00-010-00 and 5-
28-00-029.00, respectively, and a one-quarter interest therein was transferred on October 3,
2017 by Anita M. Colbert to James E. Colbert, Jr. and Anita Ann Colbert, Trustees of the Anita

3. Check one of the following: The deed is

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

(B) SUBJECT to the deed recording fees as a transfer between a corporation, a
partnership, or other entity and a stockholder, partner, or owner of the entity, or a transfer to a
trust or as a distribution to a trust beneficiary.

(C) X EXEMPT from the deed recording fee because of Exemption Number
8. (See Information section of affidavit). (If exempt, please skip items 4-7 and go to
item 8 of this affidavit)

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

Anita Ann Colbert

(SEAL)

SWORN to before me this 3rd
day of October, 2017

(signature)

Signature of Notary
My Commission expires 12-22-20
STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

IN THE MATTER OF  LYnda M BROWN
CASE NUMBER  2000ES4201240

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 28th day of JULY, 2000, and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for
Spartanburg County, South Carolina in File 2000ES4201240; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release to:

Name:  Donald L Brown
Address:  170 Lake Lyman Rd.,
             Lyman, SC 29365

the following described property:

SEE ATTACHMENT
DEED 72- TPG 352

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Donald L Brown

their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 18th day of September 2006

SIGNEO, SEALED AND DELIVERED
IN THE PRESENCE OF

Estate of: Lynda M Brown
by Signature: Donald L Brown

Witness:

Witness:

STATE OF SOUTH CAROLINA
COUNTY OF

PROBATE

PERSONALLY appeared before me ________ and made oath that he/she saw the within named

Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with

THE OTHER ABOVE SIGNED WITNESS

witnessed the execution thereof.

SWORN to before me the 18th day of September 2006

Witness Signature:

Rotary Public for South Carolina
My Commission Expires: 9-12-2007
ALL that piece, parcel or lot of land situate, lying and being on Block Book 72-T, Page 108, being on Road 63, Lot 4 of BA Missouri McClamon Estate, Plat of which is recorded in the RMC Office for Spartanburg County, South Carolina, in Plat Book 40-108, and adjoining tracts consisting of 30.65 acres deeded to John D. McClimon in November 1942.

ALSO ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being shown on Block Book 72-T, Page 5-28-00-027.00 consisting of 35.82 acres conveyed to John D. McClimon in November 1942, being on the south side of I-85 East of Road 12, Lot 2 and part of Lots 1 and 3 of BA Missouri McClamon Estate, Plat Book 40-108.

Less, however, all that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, at the intersection of Liberty Hill Road and Abner Creek Road, and shown as 5.39 acres on a Plat entitled "Boundary Survey for Melinda A. Lamb", dated June 25, 1968, which Plat is recorded in the RMC Office for Spartanburg County, South Carolina, in Plat Book 135, Page 547, reference to which Plat is made for a metes and bounds description thereof.

Also, less, however, all that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg, being known and designated as 9.04 acres on a Survey for Paul J. Scheele and Tex H. Scheele, by Plat of Chapman Surveying Co., Inc., dated July 2, 1972.

This being the same property conveyed to the Grantor and Grantee herein by Deed of Melinda A. Lamb, attorney-in-fact for Anna Ruth McClamon, which Deed is dated April 8, 1968, and recorded in the RMC Office for Spartanburg County in Deed Book A-2, Page 401.

This conveyance is made subject to any and all easements, zoning ordinances, rights-of-way and restrictions of record or may be seen by an inspection of the ground.

ALSO:

5-05-03-06-20.00

ALL that certain piece, parcel or lot of land, with improvements thereon, in Spartanburg County, South Carolina, Beach Springs Township, and being designated as block number 5192 (9) on plat made for Lee Boykin by Jones Engineering Services, dated Oct. 20, 1975 and recorded in plat book 79 page 563, N.C. Office for Spartanburg County, located on Lyman Lake and having the following metes and bounds, to wit:

Beginning at the joint front corner of Lots 9 and 10 on Lyman Lake Court, said point being 795.6 feet from a county road; thence proceeding along the common line of Lots 9 and 10, N. 61-01 E., 389.9 feet to a point on line front; thence along the water line of said lake, S. 51-17 W., 45 feet to a joint corner of Lots 0 and 9; thence S. 60-55 W., 511.6 feet to a point on Lake Lyman Court; thence along the eastern side of Lake Lyman Court N. 7-25 W., 75 feet to the beginning corner.

Property conveyed subject to restrictions recorded in deed book 133-4, page 55 and all other restrictions, easements and rights of way of record affecting property.

This is the same conveyed to the within grantor by L. K. V. Enterprises, Inc., by deed recorded May 12, 1977 in deed book 133-4 page 999, N.C. Office for Spartanburg County.

ALSO:

4-32-06-24.00

ALL that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being near Mill Mill No. 2 in the Town of Woodruff, Spartanburg County, State of South Carolina, known as No. 6 Green Street, and being more particularly described as Lot No. 28, Plat No. 1 of a series of four plats entitled Mill Mill No. 2 made by Swooch & Taylor, Surveyors, Plat No. 1 being dated April 1, 1955, Plat No. 2 being dated April 6, 1955, Plat No. 3 being dated April 7, 1955, and Plat No. 4 being dated April 8, 1955, said plat being recorded in plat book No. 12 at pages 310, 311, 312 and 313, respectively in the RMC Office for Spartanburg County, S.C. Reference being made to said plat for a more complete description.

This being the same property as conveyed to Mortgagee by deed of Charles Broadus Hemby and Jacqueline H. Turner dated September 25, 1998 and recorded herewith in the RMC Office for Spartanburg County in Deed Book A-2, Page 414.
STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

KNOW ALL MEN BY THESE PRESENTS, that, Paul Hardin Vaughn, in consideration of One Million Eight Hundred Thirty Thousand and 00/100 ($1,830,000.00) 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 The Witherspoon Group, LLC, its successors and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in Spartanburg County, State of South Carolina, being shown and designated as 33.42 Acres, more or less, as shown on plat prepared by Precision Land Surveying, Inc. dated August 15, 2007 entitled "Boundary Survey for Witherspoon Group, LLC" recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 102 at Page 159. Reference to which plat is hereby made for a complete metes and bounds description of the property.

TMS# P/O 5-28-00-034.00

THIS conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This being a portion of the same property conveyed to Y.L. Vaughn aka Yourt L. Vaughn by deed of J.O. Vaughn and Helen V. DeShields dated July 25, 1941 and recorded July 25, 1941 in Deed Book 40-B at page 358. Yourt L. Vaughn died testate 3/14/1965 devising all interest in said property to Paul Hardin Vaughn by Last Will and Testament filed for record in Spartanburg County Probate under File No. 22801.

Grantee's Address: 26 Churchill Downs
Greenville, SC 29615

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, assigns, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.
WITNESS the grantor's hand and seal this 19th day of September, 2007.

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signatures]

Paul Hardin Vaughn

State of South Carolina

County of Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s), sign, seal and as the grantor's act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 19th day of September, 2007.

(WITNESS)

(SEAL)

NOTARY PUBLIC for South Carolina
My Commission Expires:
Petition For Annexation

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 6 Unassigned Address/Liberty Hill Rd. 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 5-28-00-029.00 attached hereto marked as Exhibit C containing approximately 25.70 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, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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.

DATE OF PETITION: This petition is dated this 12th day of April, 2019 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.

N. GLENN MCLIMON, JR. REVOCABLE
Print Name: TRUST DATED SEPTEMBER 23, 2016
Signature: ____________________________________________
Address: ____________________________________________
Witness: ____________________________________________
Date: ________________________________________________
Parcel Address: Not assigned Liberty Hill Rd.
Tax Map Number: 5-28-00-029.00

ANITA M. COLBERT REVOCABLE
Print Name: TRUST DATED MARCH 8, 2017
Signature: ____________________________________________
Address: ____________________________________________
Witness: ____________________________________________
Date: ________________________________________________
Parcel Address: Not assigned Liberty Hill Rd.
Tax Map Number: 5-28-00-029.00

(See attached Map & Property Description)

*by the freeholder(s) herein to Becknell Industrial, LLC or its designated or affiliated company so long as the closing occurs on or before December 31, 2019.
Petition For Annexation

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 [unassigned address] Liberty Hill Rd 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 5-28-00-029.00 attached hereto marked as Exhibit C containing approximately 95 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, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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.

DATE OF PETITION: This petition is dated this 12th day of April, 2019 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.

N. GLENN McCLIMON, JR. REVOCABLE
Print Name: TRUST DATED SEPTEMBER 23, 2018
Signature: ____________________________
Address: ____________________________
Witness: ____________________________
Date: ____________________________
Parcel Address: Not assigned
Tax Map Number: 5-28-00-029.00

ANITA M. COLBERT REVOCABLE
Print Name: TRUST DATED MARCH 8, 2017
Signature: ____________________________
Address: R.O. Box 1045
Witness: ____________________________
Date: 4/17/19
Parcel Address: Not assigned Liberty Hill Rd
Tax Map Number: 5-28-00-029.00

(See attached Map & Property Description)

*by the freeholder(s) herein to Bechnell Industrial, LLC or its designated or affiliated company so long as the closing occurs on or before December 31, 2019.

October 1, 2019
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 4-12-19

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

Tax Map Number(s) 5-28-00-029.00

Property Address(s) Not assigned Liberty Hill Rd

Acreage of Properties 3.30 Acres County Spartanburg

Applicant Information
Name Becknell Industrial LLC
Address 2750 East 146th Street, Suite 200 Carmel, IN 46033
Contact Number 217-649-4450
Email pthurston@becknellindustrial.com

Property Owner Information
Name Anita Ann Colbert
Address P.O. Box 1045 Irmo, SC, 29063-1045
Contact Number 803-543-7166
Email a.colbert.sc@gmail.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from Unzoned County to I-1 (Industrial District).

Existing Use: Farm General Proposed Use: Light Industrial

Signature(s)

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

OFFICE USE ONLY
Date Filed __________________ Case No. __________________
Meeting Date __________________

See Reverse
Petition For Annexation

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 Abner Creek Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-29-00-035.00 attached hereto marked as Exhibit C containing approximately 31 42 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, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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 therefor 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.

DATE OF PETITION: This petition is dated this 12th day of April, 2019, 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.

Print Name: Donald L. Brown
Signature: [Signature]
Address: 170 Lake Lyman Heights
Lake Lyman, SC 29355
Witness: [Witness]
Date: 4/26/19
Parcel Address: Abner Creek Road
Tax Map Number: 5-29-00-035.00

(See attached Map & Property Description)

*by the freeholder(s) herein to Becknell Industrial, LLC or its designated or affiliated company so long as the closing occurs on or before December 31, 2019
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date ____________________

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

Tax Map Number(s) 5-29-00-035.00

Property Address(s) Abner Creek Road

Acreage of Properties 31 42 County Spartanburg

Applicant Information
Name Becknell Industrial LLC
Address 2750 East 146th Street, Suite 200 Carmel, IN 46033
Contact Number 217-649-4450
Email pthurston@becknellindustrial.com

Property Owner Information
Name Donald L. Brown
Address 170 Lake Lyman Heights Lake Lyman, SC 29365
Contact Number 864-444-3985
Email bigdonbrown@bellsouth.net

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from Unzoned County to I-1 (Industrial District).

Existing Use: Farms-General Proposed Use: Light Industrial

Signature(s) ________________________

Donald L. Brown

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

OFFICE USE ONLY

Date Filed ____________________ Case No. ____________________

Meeting Date ____________________

See Reverse
Petition For Annexation

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 __Freeman Farm Road____ more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-28-00-034.02 attached hereto marked as Exhibit C containing approximately 33 4/12 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.

such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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.

DATE OF PETITION: This petition is dated this 12th day of April, 2019 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.

Print Name: The Witherspoon Group LLC  Print Name: ___________________________
Signature: ___________________________  Signature: ___________________________
Address: 26 Churchill Downs  Address: ___________________________
Greenville, SC 29615  Greenville, SC 29615
Witness: ___________________________
Date: 4/12/19  Date: ___________________________
Parcel Address: Freeman Farm Road  Parcel Address: ___________________________
Tax Map Number: 5-28-00-034.02  Tax Map Number: ___________________________

*by the freeholder(s) herein to Becknell Industrial, LLC or its designated or affiliated company so long as the closing occurs on or before December 31, 2019

(See attached Map & Property Description)
ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date __________ 4-12-19

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

Tax Map Number(s) 5-28-00-034.00

Property Address(s) Freeman Farm Road

Acreage of Properties 33.42 Acres County Spartanburg

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Applicant Information
Name Becknell Industrial LLC
Address 2750 East 146th Street, Suite 200
Carmel, IN 46033
Contact Number 217-649-4450
Email pthurston@becknellindustrial.com

Property Owner Information
(if multiple owners, see back of sheet)
Name The Witherspoon Group LLC
Address 26 Churchill Downs
Greenville, SC, 29615
Contact Number __________________________
Email __________________________

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from Unzoned County to I-1 (Industrial District).

Existing Use: Farms - General Proposed Use: Light Industrial

The Witherspoon Group, LLC

Signature(s)
Lewis B. Gilpin
Manager of Witherspoon Group, LLC

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

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OFFICE USE ONLY

Date Filed __________________________ Case No. __________________________
Meeting Date __________________________

See Reverse