AGENDA

City of Greenville
Planning Commission
Regular Meeting
4:00 PM April 18, 2019
10th Floor Council Chambers, City Hall

Amended 04/17/19 at 10:00 AM  AGENDA

1. Call to Order
   2. Welcome and Opening Remarks from the Chair
      a. Recognition of New Planning Commission Member
   3. Roll Call
   4. Approval of Minutes
      a. March 19, 2019 Planning Commission Workshop
      b. March 21, 2019 Planning Commission Meeting

5. Call for Public Notice Affidavit from Applicants

6. Acceptance of Agenda

7. Conflict of Interest Statement

8. OLD BUSINESS

A. SD 18-029—Deferred to May 16, 2019, meeting.

Application by Jamie McCutchen for a SUBDIVISION of 52.31 acres located at 2930 LAURENS RD, 40 VANTROSS LN, THURGOOD DR, and JACQULINE LN from 7 LOTS to 232 LOTS (TM#s M010020100900; M010020101500; M011020203602; M011020203603; M011020203607; M011020203606; M010020101502; M011020203604; M011020203605; M011020200400)
B. SD 19-004—Deferred to May 16, 2019, meeting.

Application by Coleman Shouse for a SUBDIVISION of 16.10 acres located at Green Heron Rd, PNG Connector Rd, and Woodruff Industrial Ln from 1 LOT to 95 LOTS (TM# 0547010100101)

C. SD 19-005

Application by CAP Camperdown LLC for a SUBDIVISION of 0.653 acre located at S MAIN ST and JAPANESE DOGWOOD LN from 1 LOTS to 5 LOTS (TM# 0061000304116)

Documents:

SD 19-005 AGENDA PACKET FOR 04.18.19 PC.PDF

D. SN 19-119

Application by City of Greenville to assign a STREET NAME for Parallel Parkway (TM#s 0547010100100; 0545010102508)

Documents:

SN 19-119 AGENDA PACKET FOR 04.18.19 PC.PDF

9. NEW BUSINESS

A. AX-3-2019

Application by Melissa Lindley for an ANNEXATION of 0.35 acre and REZONE at 1 Ridge St from R-7.5 (Greenville County) to RM-1, Single-family and multifamily residential district (TM# 0106000200800)

Documents:

AX-3-2019 AGENDA PACKET FOR 04.18.19 PC.PDF
B. **MD 19-001**—Deferred to May 16, 2019, meeting.

Application by John V. Cox for a **MULTI-FAMILY DEVELOPMENT** 9.9 acres located at **401 and portion of 429 ROPER MOUNTAIN RD** (TM#s 0545010101501, 0547130100600, 0547130100900, 0547130101101)

C. **MD 19-002**—Deferred to May 16, 2019, meeting.

Application by David Anderssen for a **MULTI-FAMILY DEVELOPMENT** 1.9 acres located at **E BROAD ST and DOCTOR DAVID C FRANCES ST** (TM# 0062000100100)

D. **SD 19-006**—Deferred to May 16, 2019, meeting.

Application by Byron Epps for a **SUBDIVISION** of 0.546 acre located at **204 GOWER ST** from 1 LOT to 4 LOTS (TM# 0075000201900)

E. **Z-4-2019**—Deferred to May 16, 2019, meeting.

Application by Flournoy Development Group for a **REZONE** of 10.675 acres located at **500 CONGAREE RD** from C-3, Regional Commercial District to PD, Planned Development District – Woods Crossing PD (TM# 0260000100400)

10. Other Business

A. **Monthly Comp Plan Update**

B. **Election of Officers:**

1. Chairperson: _____________

2. Vice-Chairperson: _____________

C. **Agenda workshop 12:00 PM Tuesday, May 14, 2019**

11 **Adjournment**
Docket Number: SD 19-005  
Applicant: Jason Tankersly/CAP Camperdown LLC  
Property Owner: CAP Camperdown LLC  
Property Location: S Main St and Japanese Dogwood Ln  
Tax Map Number: 0061000304116  
Acreage: 0.653  
Zoning: C-4, Central Business District  
Proposal: MAJOR SUBDIVISION OF 1 LOTS INTO 5 LOTS AT S MAIN ST AND JAPANESE DOGWOOD LN  

Staff Recommendation: Approve with Staff Comments and Conditions  

Applicable Sections of the City of Greenville Code of Ordinances:  
- Sec. 19-2.1.2(A), Administrative and decision-making bodies, Planning commission, Powers and duties  
- Sec. 19-2.2.4(C), Common procedures, Neighborhood meetings, Neighborhood meeting required  
- Sec. 19-2.3.13(A), Land development, Subdivision  
- Sec. 19-6.7.2, Access standards  
- Sec. 19-6.7.3, Utility standards  

Staff Analysis:  
The applicant proposes to subdivide 1 lot into 5 lots on 0.653 acre of real property located at S Main Street and Japanese Dogwood Lane. This property is the site of the future Falls Tower building at the Camperdown Development. The subject property is zoned C-4, Central Business District.

The preliminary plat request is for a vertical subdivision. According to the applicant, the vertical subdivision will be used to convey ownership of specific areas and floors within the new Falls Tower building. Existing Parcel 5-A, located at ground level, will be subdivided into vertical parcels 5-A-1, 5-A-2, 5-A-3, 5-A-4, and 5-A-5. The parcels and respective acreages are shown on the plat, with each of the plat sheets containing the respective air height elevation extents for the new parcels. Some of the parcels occur across multiple sheets and elevations. Staff's understanding is that individual condo units will be subsequently deeded utilizing a traditional condo regime.

The Land Management Ordinance does not contemplate the concept of ‘vertical subdivisions’ or include any specific standards for review. The City of Greenville has determined that vertical subdivisions are eligible for approval. If approval is granted, this Preliminary Plat authorizes the subdivision only and does not constitute zoning or site plan approval. The development shall comply with all applicable zoning and other requirements of the City of Greenville. Furthermore, the applicant is responsible to submit an addressing scheme at the time of final plat submission.

The applicant conducted a neighborhood meeting as required by subsection 19-2.2.4(C) of the Land Management Ordinance on March 13, 2019. There were no objections to the subdivision proposal expressed by the attendees at that meeting.
Civil Engineer Comments  
Comments: Approve with no comments

Traffic Engineer Comments  
Comments: Approve with no comments

Environmental Engineer Comments  
Comments: Approve with no comments

Fire Department Comments  
Comments:
*1. Emergency Responder Radio Coverage Requirements. Section 510 of the International Fire Code, 2015 Edition requires that new buildings shall have approved radio coverage for emergency responders within the building. Shall have a test conducted to verify radio coverage and if required, shall install equipment to meet required radio signal strengths. An electronic permit application shall be submitted along with drawings and documents for review and approval prior to installation. System shall be P25 compliant. A copy of Proof of Compliance shall be provided prior to Certificate of Occupancy.
*2. If the building is required to have an automatic sprinkler system installed for fire protection, shall provide a stamped SC LLR Fire Sprinkler Specification Sheet with building permit application. The Fire Prevention Bureau will not approve building permit until received.
*3. Separate fire protection submittal/permit applications including drawings and documents shall be submitted for review electronically on line utilizing the Fire Permit Application at the City of Greenville’s website. Fire protection permits may include:  
  a. Automatic Sprinkler System.
  b. Standpipe System.
  c. Fire Underground Piping.
  d. Fire pump.
  e. Fire Alarm System.
  g. Automatic extinguishing systems.
*4. When submitting automatic sprinkler system/fire underground piping permit applications with drawings and documents, shall include South Carolina Fire Marshal’s LLR Approval Letter. An approved permit will not be issued until received.
*5. Fire hydrants shall be within 100 feet of the Fire Department Connection and within 500 feet of all portions of the building.
*6. Shall install Knox Box in approved location.
# Applicant/Owner Information

<table>
<thead>
<tr>
<th>Applicant Information</th>
<th>Property Owner Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> CAP Camperdown LLC</td>
<td><strong>Name:</strong> CAP Camperdown LLC</td>
</tr>
<tr>
<td><strong>Title:</strong> Jason Tankersky</td>
<td></td>
</tr>
<tr>
<td><strong>Address:</strong> 935 S Main St Suite 201 Greenville</td>
<td><strong>Address:</strong> 935 S Main St Suite 201 Greenville</td>
</tr>
<tr>
<td><strong>State:</strong> South Carolina</td>
<td><strong>State:</strong> South Carolina</td>
</tr>
<tr>
<td><strong>Zip:</strong> 29601</td>
<td><strong>Zip:</strong> 29601</td>
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<tr>
<td><strong>Phone:</strong> 864-271-3894</td>
<td><strong>Phone:</strong> 864-271-3894</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:jasont@capllc.com">jasont@capllc.com</a></td>
<td><strong>Email:</strong> <a href="mailto:jasont@capllc.com">jasont@capllc.com</a></td>
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</tbody>
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## Property Information

- **Select Subdivision Type:** 
  - X Major Preliminary (3+ lots)
  - _Major Final
  - _Minor (2 lots)
  - _Modification
- **Street Address:** 401 S Main St Greenville SC 29601
- **Tax Map #:** 0061000304101
- **Current Zoning Designation:** C-4
- **Application to Be Modified:** SD 18-036
- **Subdivision Plat #:** SD 18-036
- **Subdivision Name:** Camperdown
- **Total Acreage:** 0.653
- **# Original Lots:** 3

**# Proposed Lots:** 46

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**Instructions**

1. The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

PREAPPLICATION MEETING DATE ____________________________

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

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CITY OF GREENVILLE APPLICATION FOR SUBDIVISION – MAJOR PRELIMINARY

Rev. 3/18/19

PAGE 1 OF 3
A. Major Subdivision – New (3-10 lots) $300.00 – Preliminary Plat review, public hearing required
B. Major Subdivision – New (11+ lots) $550.00 – Preliminary Plat review, public hearing required
C. Major Subdivision – Modification $150.00 / $275.00 – public hearing required
D. Minor Subdivision – New (2 lots) $300.00 – Summary Plat review, administrative review
E. Minor Subdivision – Modification $150.00 – administrative review

4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.

5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’. Please refer to Section 19-2.3.13, Land Development, for additional information.

6. Public Notice Requirements. Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 13 days) prior to the scheduled planning commission hearing date.

Major Subdivision applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See Instructions for Organizing a Developer-Led Neighborhood Meeting for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

Public Hearing signs are acknowledged as received by the applicant

Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

*APPLICANT SIGNATURE

7. Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.

8. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

*APPLICANT SIGNATURE

DATE

9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is __ or is not __ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.
<table>
<thead>
<tr>
<th><strong>Signatures</strong></th>
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<tbody>
<tr>
<td>Applicant</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>02-26-19</td>
</tr>
<tr>
<td>Property Owner/Authorized Agent</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>02-26-19</td>
</tr>
</tbody>
</table>
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

CERTIFICATE OF ACCURACY
I, hereby certify that the submission plat shown herein has been found to comply with the requirements of the City of Greenville and the City of Greenville Planning Commission of Greenville County, and has been approved for recording in the office of the county register of deeds.

DATE

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B  GREENVILLE, SC  29601
PH: (864)271-0496  FAX: (864)271-0402
www.sitedesign-inc.com

FINALE PLAT
FILE NO. SD 19-
(SUBDIVISION OF PARCEL 5-A)

OWNER: CAP CAMPERDOWN LLC
905 S. MAIN STREET, SUITE 201
GREENVILLE, SC 29601

CAP CAMPERDOWN LLC
(SUBDIVISION OF PARCEL 5-A)

NO. OF ACRES: 0.653
MILES OF NEW ROAD: N/A

NO. OF LOTS: 5
CURRENT ZONING: C-4

ERROR OF CLOSURE: 1:10,000
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.
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JAPANESE DOGWOOD LANE
(PUBLIC R/W WIDTH UNDETERMINED)

LOCATIONS MAP

CERTIFICATE OF ACCURACY

I hereby state that the best of my professional engineering judgment has been used to produce this plan and that I believe it to be correct. However, the property lines are subject to the accuracy of the surveyor's work. This plan is intended to provide a clear and accurate representation of the property boundaries for the owner's use.

JOHN A. MCCALL, P.E.

CERTIFICATE OF OWNERSHIP AND DESIGNATION

The undersigned hereby declare(s) that I am the owner(s) of the property shown and hereby accept(s) and acknowledge(s) that this plan is intended to provide a clear and accurate representation of the property boundaries for the owner's use.

JOHN A. MCCALL, P.E.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the survey plan shown herein has been drawn to comply with the requirements of the city of Greenville and the State of South Carolina. This plan has been approved for recording in the office of the County Register of Deeds.

CITY ENGINEER - CITY OF GREENVILLE

CAP CAMPERDOWN LLC
(SUBDIVISION OF PARCEL 5-A)

NO. OF ACRES: 0.553
MILES OF NEW ROAD: N/A

NO. OF LOTS: 5
CURRENT ZONING: C-6

ERROR OF CLOSURE: 1:10,000

OWNER: CAP CAMPERDOWN LLC
935 S. MAIN STREET, SUITE 201
GREENVILLE, SC 29601

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B  GREENVILLE, SC  29601
PH: (864)271-0496  FAX: (864)271-0402
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Planning Staff Report to
Greenville Planning Commission
April 8, 2019
for the April 18, 2019 Public Hearing

Docket Number: SN 19-119
Proposal: Assign Road Name for “Parallel Parkway”
Applicant: City of Greenville
Property Owner: Hollingsworth Funds Inc.
Property Location: Verdae Blvd, Ketron Ct, Green Heron Rd, Woodruff Industrial Ln
TM#s 0547010100100; 0545010102508
Staff Recommendation: Approve

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 2-372 Function, Powers and Duties of the Planning Commission
Sec. 19-2.3.13 (C) Land Development, Street naming or name change.

Staff Analysis:
This application proposes to assign the name of “Parallel Parkway” for the new road connecting Green Heron Drive, Ketron Court, Woodruff Industrial Lane, and Verdae Boulevard. The proposed name has been approved by Greenville County E-911 and the city’s traffic engineering division.
APPLICATION FOR A STREET NAME CHANGE
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT INFORMATION

City of Greenville - Dwayne Cooper 864-467-4400
APPLICANT NAME
Dwayne Cooper
APPLICANT NAME
206 S. Main
ADDRESS
GREENVILLE

PHONE
864-467-4400

FAX
DCOOPER@GREENVILLESC.GOV

EMAIL

STREET NAME INFORMATION

CURRENT NAME: N/A

MAP BOOK: 2059.1938

PAGE: 63, 745

PROPOSED NAME: Parallel Parkway

INSTRUCTIONS

1. THE APPLICATION AND FEE, MADE PAYABLE TO THE CITY OF GREENVILLE, MUST BE RECEIVED BY THE PLANNING AND DEVELOPMENT OFFICE NO LATER THAN 5:00 PM OF THE DATE REFLECTED ON THE ATTACHED SCHEDULE.

2. YOU MUST ATTACH THE REQUIRED APPLICATION FEE: $550.00.

3. THE APPLICANT MUST RESPOND TO THE "STANDARDS" QUESTIONS ON PAGE 2 OF THIS APPLICATION (YOU MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE REQUIREMENTS FOR STREET NAMES). SEE ALSO SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE, AND THE DESIGN AND SPECIFICATIONS MANUAL FOR ADDITIONAL INFORMATION. YOU MAY ATTACH A SEPARATE SHEET ADDRESSING THESE QUESTIONS.

4. THE ADMINISTRATOR WILL REVIEW THE APPLICATION FOR "SUFFICIENCY" PURSUANT TO SECTION 19-2.2.6, DETERMINATION OF SUFFICIENCY, PRIOR TO PLACING THE APPLICATION ON THE PLANNING COMMISSION AGENDA. IF THE APPLICATION IS DETERMINED TO BE "INSUFFICIENT", THE ADMINISTRATOR WILL CONTACT THE APPLICANT TO REQUEST THAT THE APPLICANT RESOLVE THE DEFICIENCIES. YOU ARE ENCOURAGED TO SCHEDULE AN APPLICATION CONFERENCE WITH A PLANNER, WHO WILL REVIEW YOUR APPLICATION FOR "SUFFICIENCY" AT THE TIME IT IS SUBMITTED. CALL (864) 467-4476 TO SCHEDULE AN APPOINTMENT.

5. YOU MUST POST THE SUBJECT PROPERTY AT LEAST 15 DAYS (BUT NOT MORE THAN 18 DAYS) PRIOR TO THE SCHEDULED HEARING DATE.

SIGNATURES ARE ACKNOWLEDGED AS RECEIVED BY THE APPLICANT

[Signature]
6. THE APPLICANT AND PROPERTY OWNER AFFIRM THAT ALL INFORMATION SUBMITTED WITH THIS APPLICATION; INCLUDING ANY ALL SUPPLEMENTAL INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND THEY HAVE PROVIDED FULL DISCLOSURE OF THE RELEVANT FACTS.

IN ADDITION, THE APPLICANT AND PROPERTY OWNER AFFIRM THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THIS APPLICATION IS, OR IS NOT, RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS, THE REQUESTED ACTIVITY.

IF THE PLANNING OFFICE HAS ACTUAL NOTICE* THAT A RESTRICTIVE COVENANT* IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY, THE OFFICE MUST NOT ISSUE THE PERMIT UNLESS THE OFFICE RECEIVES CONFIRMATION FROM THE APPLICANT THAT THE RESTRICTIVE COVENANT HAS BEEN RELEASED BY ACTION OF THE APPROPRIATE AUTHORITY, PROPERTY HOLDERS, OR BY COURT ORDER.

TO THAT END, THE APPLICANT HEREBY AFFIRMS THAT THE TRACT OR PARCEL OF LAND SUBJECT OF THE ATTACHED APPLICATION IS _____ OR IS NOT _____ RESTRICTED BY ANY RECORDED COVENANT THAT IS CONTRARY TO, CONFLICTS WITH, OR PROHIBITS THE REQUESTED ACTIVITY.

City of Greenville
2/12/19

Applicant

City of Greenville
2/12/19

Property Owner

APPLICANT RESPONSE TO
SECTION 19-2.3.13, STREET NAMING OR NAME CHANGE

(YOU MAY ATTACH A SEPARATE SHEET)

THE APPLICANT MUST VERIFY THAT THE PROPOSED STREET NAME COMPLIES WITH THE FOLLOWING REQUIREMENTS AS ENUMERATED IN THE DESIGN AND SPECIFICATIONS MANUAL:

_____ THE PROPOSED STREET NAME DOES NOT DUPLICATE ANOTHER STREET NAME WITHIN THE CITY.

_____ THE PROPOSED STREET NAME IS NOT PHONETICALLY SIMILAR TO ANOTHER STREET NAME WITHIN THE CITY (E.G., GAYLE VS GAIL VS GALE).

_____ THE PROPOSED STREET NAME DOES NOT INCLUDE PREFIXES SUCH AS: NORTH, SOUTH, EAST, WEST, NEW, OLD, ETC.

_____ THE PROPOSED STREET NAME DOES NOT SIMPLY ALTER A CURRENT STREET NAME SUFFIX (ROAD, STREET, LANE, COURT, CIRCLE, ETC.).

_____ THE PROPOSED STREET NAME DOES NOT COMBINE OR SEPARATE TWO OR MORE WORDS OF A CURRENT STREET NAME (E.G., OAKLAND AVE. VS OAKLAND AVE., PINECREST AVE. VS PINE CREST AVE, ETC.).

_____ THE PROPOSED STREET NAME DOES NOT "SPELL-OUT" A CURRENT NUMBERED STREET NAME (E.G., FIRST VS 1 ST, ETC.). IF THE PROPOSED STREET NAME CONTAINS A NUMBER, IT MUST BE "SPELL-OUT".

_____ THE PROPOSED STREET NAME DOES NOT EXCEED FIFTEEN (15) CHARACTERS.

THE PLANNING COMMISSION WILL ASSIGN THE APPROPRIATE SUFFIX PURSUANT TO THE STANDARDS ENUMERATED IN THE DESIGN AND SPECIFICATIONS MANUAL.
Planning Staff Report to
Greenville Planning Commission
April 8, 2019
for the April 18, 2019 Public Hearing

Docket Number: AX-3-2019
Applicant: MELISSA LINDLEY
Property Owners: GARDNER BROOKS J III
Property Location: 1 RIDGE ST
Tax Map Number: 010600-02-00800
Acreage: 0.27
Existing Zoning: R-7.5, Single-Family Residential District, Greenville County
Proposed Zoning: RM-1, Single-Family and Multi-Family Residential District
Adjacent Zoning:
N: RM-1, Single- and Multi-Family Residential District, City of Greenville
E: R-7.5, Single-Family Residential District, Greenville County
S: R-7.5, Single-Family Residential District, Greenville County
W: R-7.5, Single-Family Residential District, Greenville County
Proposal: Annex 0.35 acre and Zone to RM-1, Single-Family and Multi-Family Residential District
District: Council District 2
Staff Recommendation: Recommend Approval for Rezone to City Council with the condition that the property is included in the Greater Sullivan Neighborhood Overlay and the Greater Sullivan Special Emphasis Neighborhood

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 2-372 Function, Powers, and Duties of the Planning Commission
Sec 19-1.3 Purpose and Intent
Sec.19-2.1.2 (A) (2) (b) Zoning District Map Amendments (Rezoning)
Sec.19-2.3.2 (E) (2) Amendments to Zoning District Map
Sec.19-3.2 District Descriptions

Staff Analysis:
The subject property is located on Ridge Street and is currently within the Greater Sullivan Special Emphasis Neighborhood. The applicant requests to annex the property into the City with an RM-1 designation, which would allow higher residential density than Greenville County’s current zoning. The applicant indicates the intent to subdivide the property into two lots and to build residential units that are in keeping with the neighborhood.

The applicant conducted a neighborhood meeting on 4/9/2019 during the Greater Sullivan Neighborhood Association’s monthly meeting. Staff was in attendance.

Staff offers the following responses to the standards for rezoning found at Section 19-2.3.2 (E) (2), Amendments to Zoning District Map.
1. **Consistent with the Comprehensive Plan:** Staff believes the proposed RM-1 zoning designation is consistent with the “urban residential” Future Land Use designation shared by the closest surrounding City properties.

2. **Changed conditions since the original designation:** The process of annexation requires the property be assigned a City zoning designation.

3. **Addresses a demonstrated community need:** The RM-1 zoning designation promotes residential density that is consistent with the neighborhood pattern within the City.

4. **Compatible with surrounding uses:** The surrounding uses are also residential and are compatible with the proposed RM-1 zoning designation.

5. **Promotes logical development pattern:** The proposed zoning designation provides uses that are logical to the future development pattern of the area.

6. **Will not result in “strip” or ribbon commercial development:** The proposed zoning designation is limited to residential structures. Therefore, it is not anticipated that the proposed amendment will result in strip or ribbon commercial development.

7. **Will not create an isolated zoning district:** The property is currently zoned single family within the County and is surrounded by other residential zoned properties. The proposed property is contiguous with RM-1 zoning within the City and therefore, a rezone to RM-1 does not create an isolation or spot zoning district.

8. **Surrounding property values:** It does not appear that the proposed amendment will result in significant adverse impacts on the property values of surrounding lands. The RM-1 zoning designation is compatible with other properties in the area.

9. **Effect on natural environment:** The rear of the subject property is located within the floodway and the 100 year flood zone which will limit the buildable footprint of the property. All future development is required to comply with environmental standards.

10. **Public facilities and services:** Public facilities and services are available to the site.
# Application for Annexation

**City of Greenville**

**Application for Annexation**

Economic Development (864) 467-5723

---

## Applicant/Owner Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Melissa Lindsey</td>
<td><strong>Name:</strong> Brooks Joseph Herder III</td>
</tr>
<tr>
<td><strong>Title:</strong></td>
<td><strong>Title:</strong></td>
</tr>
<tr>
<td><strong>Address:</strong> 3 High St, Simpsonville</td>
<td>3 High St, Simpsonville</td>
</tr>
<tr>
<td><strong>State:</strong> South Carolina</td>
<td>South Carolina</td>
</tr>
<tr>
<td><strong>Zip:</strong> 29681</td>
<td>29681</td>
</tr>
<tr>
<td><strong>Phone:</strong> 864-704-8010</td>
<td>864-361-6612</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:melissa.lindley29681@gmail.com">melissa.lindley29681@gmail.com</a></td>
<td><a href="mailto:brooks.gardner72@gmail.com">brooks.gardner72@gmail.com</a></td>
</tr>
</tbody>
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**Legal Representative (if applicable)**

<table>
<thead>
<tr>
<th>Name:</th>
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<tbody>
<tr>
<td>Title:</td>
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<tr>
<td>Address:</td>
<td></td>
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<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
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## Property Information

<table>
<thead>
<tr>
<th>Tax Map #:010600200800</th>
<th>Ridge St, Greenville, SC 29605</th>
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</thead>
<tbody>
<tr>
<td>Total Acreage: .27 of 11,890</td>
<td>Council District #2</td>
</tr>
<tr>
<td>Current Zoning Designation (County): Greenville, SC R-7.5 (County)</td>
<td></td>
</tr>
<tr>
<td>Proposed Zoning Designation (City): Greenville, SC RM-1 (City)</td>
<td></td>
</tr>
<tr>
<td>Deed Restrictions</td>
<td></td>
</tr>
<tr>
<td>Frontage on Public Road (feet): Ridge St</td>
<td></td>
</tr>
<tr>
<td>Water District:</td>
<td></td>
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<tr>
<td>Sewer District:</td>
<td></td>
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<tr>
<td>Fire District:</td>
<td></td>
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<tr>
<td>Sanitation District:</td>
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</tr>
</tbody>
</table>

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## Type of Annexation

*Please select one (1) type:*

- 100%  
- 75%  
- 25%

For 100% and 75% Annexations, please include the corresponding Annexation Petition with the application submittal.

---

City of Greenville Application for Annexation

Rev. 2/20/2019

Page 1 of 4
INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a preapplication conference with Economic Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 457-5723 to schedule an appointment.

2. Submit an electronic copy of the draft plat signed by a registered surveyor and legal description (see requirements below) **2 weeks prior to the application filing deadline.** Failure to do so may result in delay of the application. The draft plat can be sent to khoward@greenvillesc.gov.

3. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

4. If the application is to annex a portion of a property as otherwise described by deed, a survey of the parcel reflecting the requested annexation by courses and distances must be included in the submittal package.

5. All applications and fees (made payable to the City of Greenville) for Annexation must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

   A. Annexation $550.00 – public hearing required

6. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.

7. Please refer to Sections 19-1.9, Annexations for additional information.

8. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. The applicant is responsible for signing posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

   Annexation applications also require a neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See Instructions for Organizing a Developer-Led Neighborhood Meeting for more information.

   Upon planning commission recommendation, the application will be scheduled for city council hearing.

   (To be filled out at time of application submittal)

   **Public Hearing signs are acknowledged as received by the applicant**

   **Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant**

   **APPLICANT SIGNATURE**

9. Please verify that all required information is reflected on the application, and submit one (1) paper copy and one (1) electronic version of the application submittal package.

10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

   In addition, the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

   If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

   Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be final.

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Rev. 2/20/2019
Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

*APPLICANT SIGNATURE
DATE

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not __ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures
Applicant
Date
Property Owner/Authorized Agent
Date

APPLICATION REQUIREMENTS CHECKLIST

☐ Draft plat signed by a registered surveyor and legal description (see requirements below) submitted 2 weeks prior to the application filing deadline. Failure to do so may result in delay of the application. The draft plat can be sent to khoward@greenvillesc.gov.
  ☑ A draft plat of the area to be annexed showing the following (Please see ANNEXATION PLAT REQUIREMENTS for more details):
    ▪ Metes and bounds of the entire proposed annexation, showing the POB (Point of Beginning for annexation)
    ▪ Any adjacent contiguous right-of-way not already within the corporate limits of the City. (The City reserves the right to exclude certain right-of-ways)
    ▪ Label and show all contiguous corporate limit lines, including existing and new City Limit lines.
    ▪ Acreage of Real Property, right-of-ways, and total acreage in a table format.
    ▪ Easements
    ▪ Private roads and drives (clearly marked as such)
    ▪ Tax map numbers and owners for all lots to be annexed and adjacent lots
  ☑ A legal description including metes and bounds of the property to be annexed and a separate description of the metes and bounds of any right-of-way to be annexed. The legal description must be included in a document separate from the annexation plat.

☐ A completed application form.
☐ Annexation petition signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.
☐ A letter of intent (reason for annexation).
☐ The fee for the requested zoning classification as set by the City's fee schedule. (These fees are used to pay for administrative and advertising expenses incurred as a result of the petition).
☐ Three (3) copies of a recordable Final Plat and a true to scale electronic copy of the Final plat signed by the registered surveyor must be provided with all requested revisions with the application submittal.

ANNEXATION PLAT REQUIREMENTS
1. Drawing size shall be no smaller than "C" size (17" x 22") and no larger than "E" size (34" x 44").
2. The entire boundary of the proposed annexation shall be contained on "I" (one) drawing.
3. The title of the Annexation shall be noted in the title block as "Annexation Plat for (Show the Owner of Record) and
Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

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DATE

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<thead>
<tr>
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<tbody>
<tr>
<td>Applicant</td>
<td>[Signatures]</td>
</tr>
<tr>
<td>Date</td>
<td>3-18-19</td>
</tr>
<tr>
<td>Property Owner/Authorized Agent</td>
<td>[Signatures]</td>
</tr>
<tr>
<td>Date</td>
<td>3-18-19</td>
</tr>
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</table>

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    - Metes and bounds of the entire proposed annexation, showing the POB (Point of Beginning for annexation)
    - Any adjacent contiguous right-of-way not already within the corporate limits of the City. (The City reserves the right to exclude certain right-of-ways)
    - Label and show all contiguous corporate limit lines, including existing and new City Limit lines.
    - Acreage of Real Property, right-of-ways, and total acreage in a table format.
    - Easements
    - Private roads and drives (clearly marked as such)
    - Tax map numbers and owners for all lots to be annexed and adjacent lots
  - A legal description including metes and bounds of the property to be annexed and a separate description of the metes and bounds of any right-of-way to be annexed. The legal description must be included in a document separate from the annexation plat.
- A completed application form.
- Annexation petition signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker, or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.
- A letter of intent (reason for annexation).
- The fee for the requested zoning classification as set by the City's fee schedule. (These fees are used to pay for administrative and advertising expenses incurred as a result of the petition).
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ANNEXATION PLAT REQUIREMENTS

1. Drawing size shall be no smaller than "C" size (17" x 22") and no larger than "E" size (34" x 44").
2. The entire boundary of the proposed annexation shall be contained on "I" (one) drawing.
3. The title of the Annexation shall be noted in the title block as "Annexation Plat for (Show the Owner of Record) and
4. A location map shall be shown in the upper right hand side of the drawing that shows the location of the proposed annexation and the surrounding streets.

5. Drawing shall show the dates of the survey, scale in feet, and stamped by the engineer or surveyor with registration number.

6. The “Existing City Limit Line” shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the “Existing City Limit Line”. This line shall be noted on the drawing as “New City Limit Line”.

7. The “New City Limit Line” shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the “Existing City Limit Line.” This line shall be noted as “New City Limit Line”.

8. The proposed annexation shall be contiguous to the “Existing City Limit Line”.

9. When directed by City staff, you may be required to include/capture adjacent street Right-of-Way as part of the annexation. When you are required to annex certain street right-of-ways that are adjacent to or contained within the proposed annexation, these areas, in square feet and acres, shall be noted on the drawing within these boundaries.

10. The area, in square feet and acres, of the real property that is to be annexed shall be noted on the drawing within these boundaries.

11. The Tax Parcels contained within the boundary of the proposed annexation shall be shown and their Tax Parcel ID numbers noted on the drawing. Also, all adjacent parcels shall be shown and labeled with their Tax Parcel ID.

12. The bearings and distances around the outer boundary of the proposed annexation shall be shown on the drawing. The linear dimensions shall be expressed in feet and decimals of a foot. All angular measurements shall be expressed in bearings to the nearest minute. Curves, that have been surveyed, shall be defined on the drawing by a radius, central angle, tangent, arc and chord bearings and chord distances. Areas of the annexation that have not been surveyed, such as adjacent street right-of-way, may be noted as “more or less” or “+/-”. The “total area” of the annexation will consist of the area of real property and any street right-of-way contained in the annexation. These areas shall be noted in a “text box” on the drawing titled “Area of Annexation”. The area of real property shall be noted and the area of any street right-of-ways shall be noted and then the “total area” noted.

13. Do not “traverse” the “New City Limit Line” along the center of a street.

14. A Legal Description of the annexation shall be written that traverses the outer boundary of the annexation. The “POB” (Point of Beginning) shall be noted on the drawing. When preparing the Legal Description, note any time that the traverse goes “along the Existing City Limit Line”.

15. If the annexation contains any existing structures, the present street address for these structures shall be noted within the corresponding parcel/structure.

16. The proposed annexation will be reviewed by City Staff and any corrections that are needed to the annexation plat will be noted and relayed to the Engineer, Surveyor, and/or owner,

IMPORTANT NOTE:
Prior to applying for annexation, contact the City of Greenville’s Engineering Department to verify the “availability” of utilities such as sanitary sewer and water.
03/18/2019

To Whom It May Concern,

On this day we are filing for Annexation in the City of Greenville South Carolina. Our intent is to annex 1 Ridge St Greenville SC 29605 and divide the property into two plats with the intent to build two newly constructed homes like to the area.

Thank you for your time and consideration,

Melissa Lindley Gardner
CITY OF GREENVILLE
206 South Main Street
P.O. Box 2207
Greenville, SC 29602

100 Percent
PETITION FOR ANNEXATION

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as [Handwritten Address] (address) and consisting of approximately [Handwritten Number] acres located on [Handwritten Tax Map Number] (tax map parcel). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the 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. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

<table>
<thead>
<tr>
<th>Property Owner(s)</th>
<th>Address/ Tax Map Number</th>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooks Joseph</td>
<td>0106000200300</td>
<td>Brooks Joseph</td>
<td>3/8/19</td>
</tr>
<tr>
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</tr>
</tbody>
</table>
CITY OF GREENVILLE  
206 South Main Street  
P.O. Box 2207  
Greenville, SC 29602

CERTIFICATION OF PETITION SIGNATURE

I, [Name Redacted], have this 18th day of March 2019, certified my signature previously given and dated for the annexation into the City of Greenville of one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as previously given and dated. The parcel tax map number(s) is(are) as follows:

0106000200 400

[Signatures]

Signature