AGENDA

FORMAL MEETING OF CITY COUNCIL
MONDAY, AUGUST 24, 2026 - 5:30 PM
Greenville City Hall, Council Chambers, 206 S. Main Street
Citizens may access the meeting at the following web address:
http://greenvillesc.gov/MeetingMedia

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1. **Call to Order - Mayor Knox H. White**

2. **Invocation**

3. **Pledge of Allegiance**

4. **Roll Call**

5. **Approval of Minutes**

   a. Approval of Minutes for meeting on August 10, 2026

6. **Communications/Announcements from the Mayor and Council**

7. **Individuals Addressing Council**
   Individuals wishing to address Council must contact the City Clerk by 12:00 p.m. on the day of the meeting to provide their contact information and the agenda item they wish to speak on. To sign up, please contact 864-467-4431 or cpitman@greenvillesc.gov.

8. **Presentations**

   a. Gimme the Gig Contest Winner

   b. Public Works APWA Accreditation

9. **Public Hearing**

   a. Proposed 75% Annexation Method of property located on Woodruff Road, Interstate 385, Smith Hines Road, Lovett Drive, and Prado Way (AX-21-2026)

10. **Recognitions and Appointments - Boards and Commissions**
    None

CONSENT AGENDA

There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.

11. **Unfinished Business - (Ordinances - Second and Final Reading)**

    a. Ordinance to appropriate $110,863 in Conservation Funding collected in FY2026 in the Greenville Zoo Fund in accordance with the Zoo Conservation Plan
    (Roll Call)

b. Ordinance providing for the issuance and sale of Waterworks System Revenue Bonds of the city of Greenville in one or more series in the aggregate principal amount of not exceeding $275,000,000 and other matters relating thereto
(Roll Call)

c. Ordinance approving an amendment to an intergovernmental agreement related to the City's Accommodations Fee revenues among the city of Greenville, Greenville Arena District, Greenville County and an escrow agent; approving an amendment to an escrow agreement among the city of Greenville, Greenville County, and an escrow agent; and other matters related thereto
(Roll Call)

12. New Business - (Ordinances - First Reading)
None

13. New Business - (Resolutions - First and Final Reading)
None

REGULAR AGENDA

14. Unfinished Business - (Ordinances - Second and Final Reading)

a. Ordinance to rezone approximately 5.06 acres of real property located on Fork Shoals Road from RH-B, House B District, to IG, Industrial General District (Tax Map Number 0395000100610) (Z-4-2026)
(Roll Call)

15. New Business - (Ordinances - First Reading)

a. Ordinance to appropriate $38,098 in the Miscellaneous Grants Fund fo the FY2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program
(Roll Call)

b. Ordinance to appropriate $8,279,571 in the Utility Undergrounding Fund for the Augusta Street Undergrounding Phase I Project
(Roll Call)

c. Ordinance to abandon a portion of right-of-way on Spartanburg Street (AB-3-2026)
(Roll Call)

d. Ordinance to annex approximately 0.18 acre of real property at 41 E 5th Street and 0.02 acre of adjacent right-of-way, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Number 0125000602600) (AX-19-2026)
(Roll Call)

e. Ordinance to annex approximately 0.51 acre of real property at 200 Minus Street and 202 Minus Street and 0.15 acre of adjacent right-of-way, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Numbers 0113000904900

and 0113000905000) (AX-20-2026)
(Roll Call)

f. Ordinance to annex approximately 87.46 acres of real property and 47.60 acres of adjacent right-of-way comprising the area partially commonly known as “Merovan Center” along with other properties located on Woodruff Road, Interstate 385, Smith Hines Road, Lovett Drive, and Prado Way, and to provide the zoning designations of BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District (AX-21-2026)
(Roll Call)

g. Ordinance to annex approximately 0.16 acre of real property at 101 Mason Street, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Number 0118000100200) (AX-22-2026)
(Roll Call)

h. Ordinance to annex approximately 1.20 acres of real property at 111 A Street, 924 2nd Avenue, 12 Lyncrest Street, 115 3rd Street, 104 B Street, and 23 4th Street, and 0.36 acre of adjacent right-of-way, and to provide the zoning designation of RN-A, Neighborhood A District (AX-23-2026)
(Roll Call)

i. Ordinance to annex approximately 0.11 acre of real property at 22 Draper Street, and to provide the zoning designation of RNX-C, Neighborhood Flex C District (Tax Map Number 0121002100401) (AX-24-2026)
(Roll Call)

16. New Business - (Resolutions - First and Final Reading)
None

17. Staff Reports

18. Adjourn

Docusign Envelope ID: D272D34D-43E7-894F-8253-6516F25EC696

Public Hearing
City of Greenville, South Carolina

Agenda Item Number: 9a
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Public Hearing

Purpose of Hearing:

TO RECEIVE PUBLIC COMMENT REGARIND THE PROPOSED ANNEXATION OF APPROXIMATELY 87.46 ACRES OF REAL PROPERTY AND 47.60 ACRES OF ADJACENT RIGHT-OF-WAY COMPRISING THE AREA PARTIALLY COMMONLY KNOWN AS "MEROVAN CENTER" ALONG WITH OTHER PROPERTIES LOCATED ON WOODRUFF ROAD, INTERSTATE 385, SMITH HINES ROAD, LOVETT DRIVE, AND PRADO WAY (AX-21-2026)

Requestor/Applicant:

The city of Greenville (the "City") has received a proper annexation petition of contiguous property utilizing the 75% Annexation Method, dated April 14, 2026 (the "Petition"), which includes the signatures of freeholders owning 84.62% of the real property and 97.60% of the assessed value in the area proposed to be annexed, thus exceeding the requirements of S.C. Code Annotated Section 5-3-150(1).

Summary Background:

Pursuant to S.C Code Annotated Section 5-3-150(1), the City Council is required to conduct a public hearing prior to the first reading of an ordinance to conduct a 75% Method of annexation.

The City has met all notice requirements of S.C. Code Annotated Section 5-3-150(1) including providing a copy of the Petition for public inspection at least 30 days prior to the public hearing in the City Clerk's office, publishing notice in a local newspaper of general circulation in the community, posting notice on the City's bulletin board, and mailing notices to all taxpayers of record, the chief administrative officer of the county, public service or special purpose districts, and all fire departments in the annexed area.

The area contained in the Petition consists of approximately 87.46 acres and 47.60 acres of right-of-way located on Woodruff Road, Interstate 385, Smith Hines Road, Lovett Drive, and Prado Way, and includes 19 individual parcels owned by 13 freeholders, together comprising approximately 135.06 acres to be annexed.

Required Review and Approval:

Department Director:

Zoning Administrator:
Michael Frixen
Signed by: Michael Frixen
8F11569CFEEA425...

City Attorney:
Leigh Paoletti
DocuSigned by: Leigh Paoletti
5CBFADF322244F8...

City Manager:
Shannon Lavrin
Signed by: Shannon Lavrin
B6D12FA1F89A405...

Planning Department

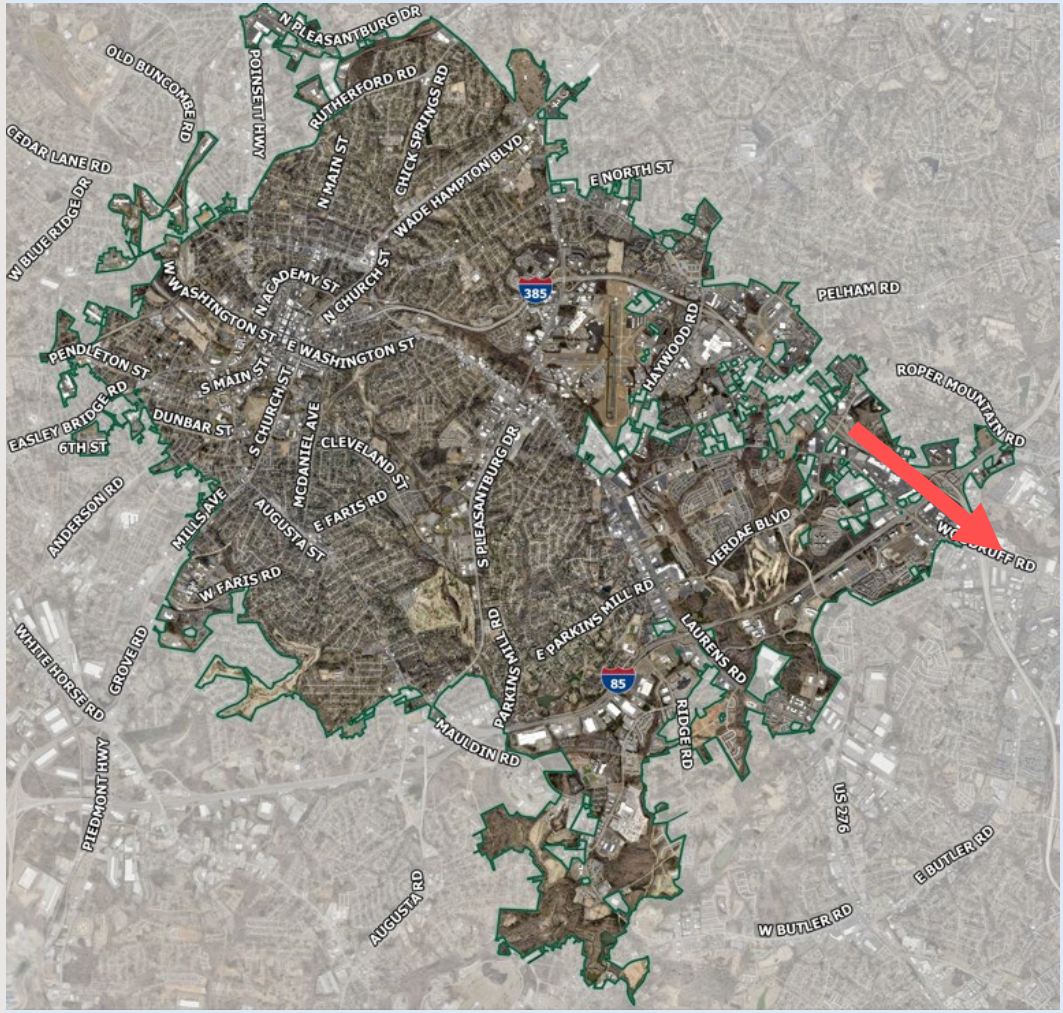
City of Greenville

AX-21-2026
Woodruff Road 75% Method
30-day Public Hearing

75% Method Woodruff Road Public Hearing

REQUEST

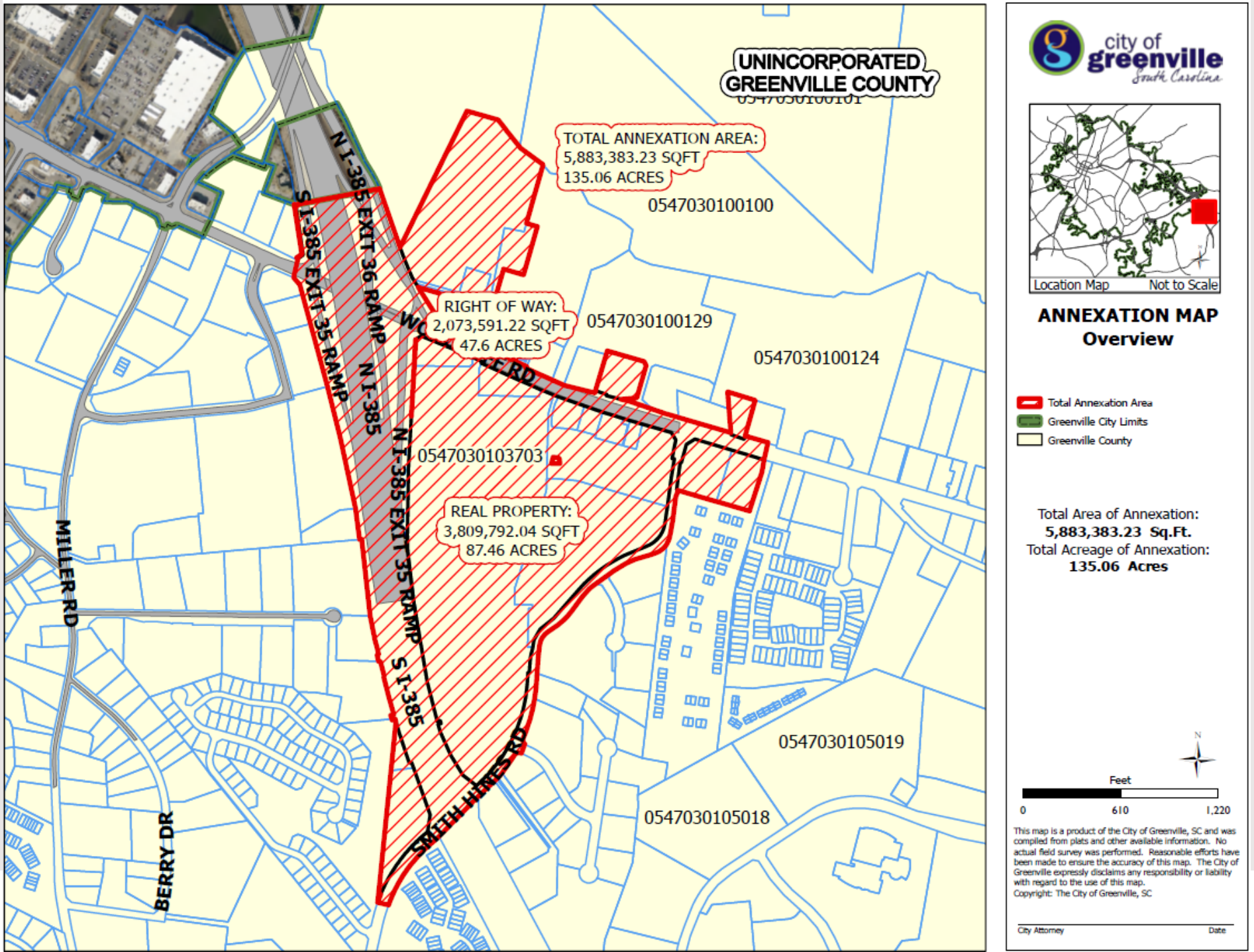
75% Method **ANNEXATION,** submitted under the provisions of S.C. Code §5-3-150(1), and **REZONE** of approximately 41.71 acres located on **ANDREWS STREET, BEL AIRE DRIVE, EASLEY BRIDGE ROAD, 4TH STREET, A STREET, 3RD STREET, LYNCREST STREET, B STREET, C STREET, 2ND AVENUE, 3RD AVENUE, 6TH STREET, NEUBERT STREET, 5TH STREET, AND AN UNNAMED ALLEY** from R-7.5, Single-family residential district, FRD, Flexible review district, and PD, Planned development district, in Greenville County to RN-A, Neighborhood A District, and IX, Industrial Flex District, in the City of Greenville. (TM# 0113000701800, 0113000702100, 0113000800100, 0113000800105, 0113000800104, 0113000800103, 0113000800102, 0113000800101, 0114000501000, 0114000400900, 0114000401200, 0114000901200, 0114001000100, 0115000400300, 0115000400100, 0114001000102, 0114001000103, 0114001000104, 0114001000105, 0114001100500, 0111000200100, 0114000900600)

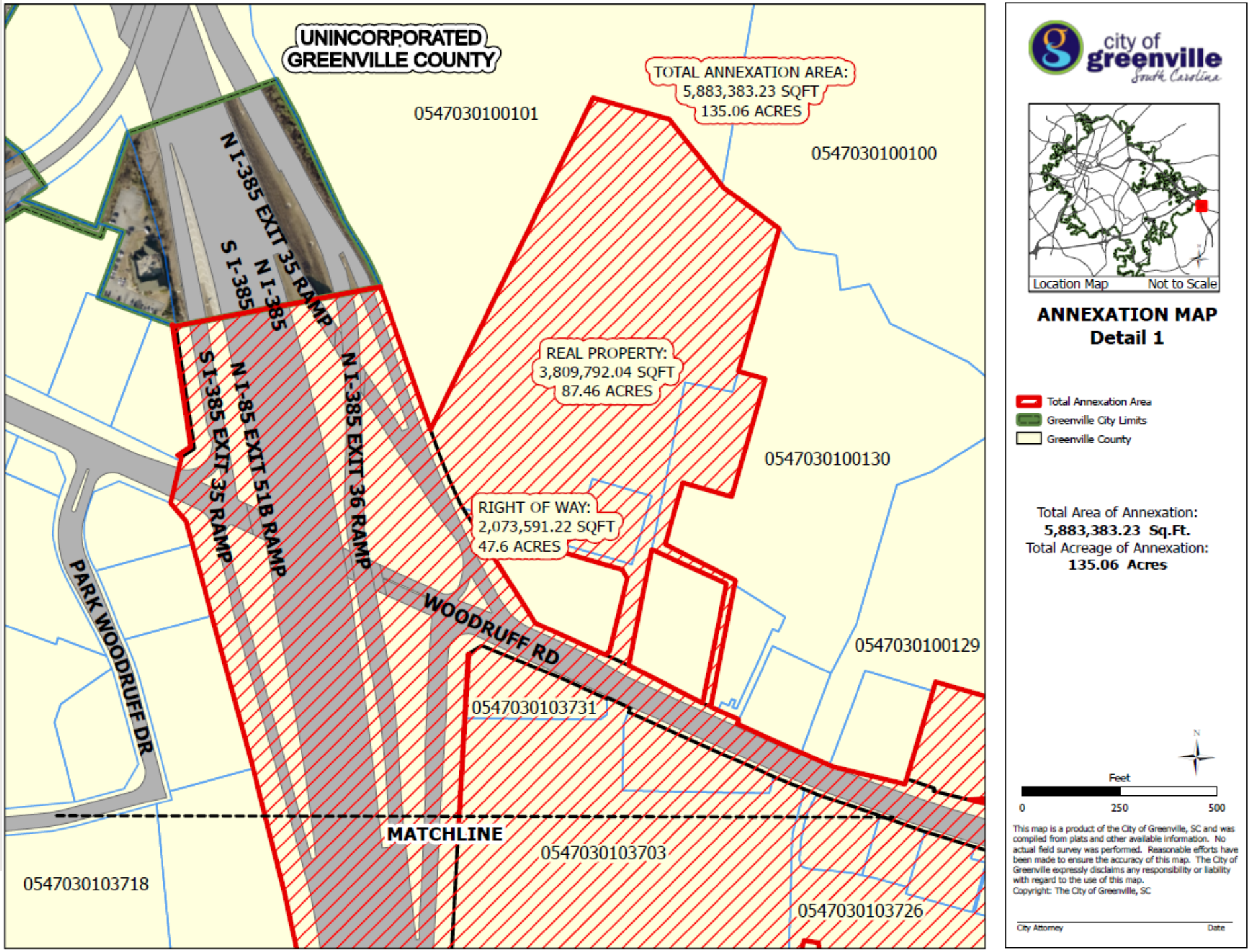


30-Day Noticed Public Hearing Requirements Met:

- Petition exceeds requirements with 84.6% of the property owners signed owning 97.6% of the assessed value.
- Provided a copy of the Petition for public inspection with the clerk's office.
- Published notice in a local newspaper of general circulation in the community.
- Posted notice on the city's bulletin board.
- Mailed notice to all taxpayers of record, the chief administrative officer of the county, public service and special purpose districts, and all fire departments in the annexed area.

PROPERTY DESCRIPTION IS AVAILABLE IN LOBBY FOR REVIEW


UNINCORPORATED
GREENVILLE COUNTY
TOTAL ANNEXATION AREA:
5,883,383.23 SQFT
135.06 ACRES
0547030100100
RIGHT OF WAY:
2,073,591.22 SQFT
47.6 ACRES
0547030100129
0547030100124
0547030103703
REAL PROPERTY:
3,809,792.04 SQFT
87.46 ACRES
0547030105019
0547030105018
N I-385 EXIT 36 RAMP
S I-385 EXIT 35 RAMP
N I-385
N I-385 EXIT 35 RAMP
S I-385
MILLER RD
BERRY DR
SMITH HINES RD
city of greenville
South Carolina
Location Map
Not to Scale
ANNEXATION MAP
Overview
Total Annexation Area
Greenville City Limits
Greenville County
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres
N
Feet
0
610
1,220
This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
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City Attorney
Date



city of greenville
South Carolina

ANNEXATION MAP
Detail 1

Total Annexation Area
Greenville City Limits
Greenville County

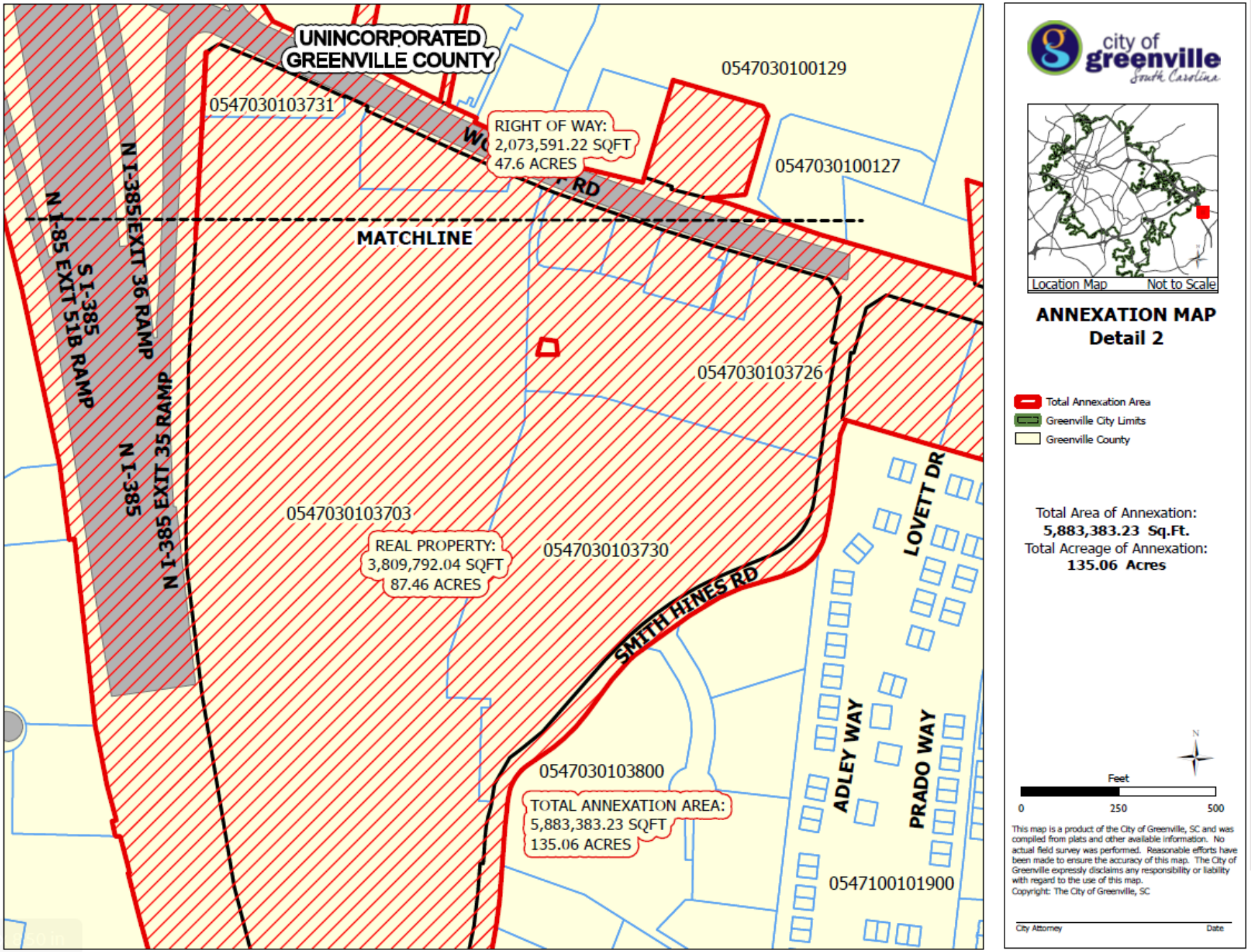
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres

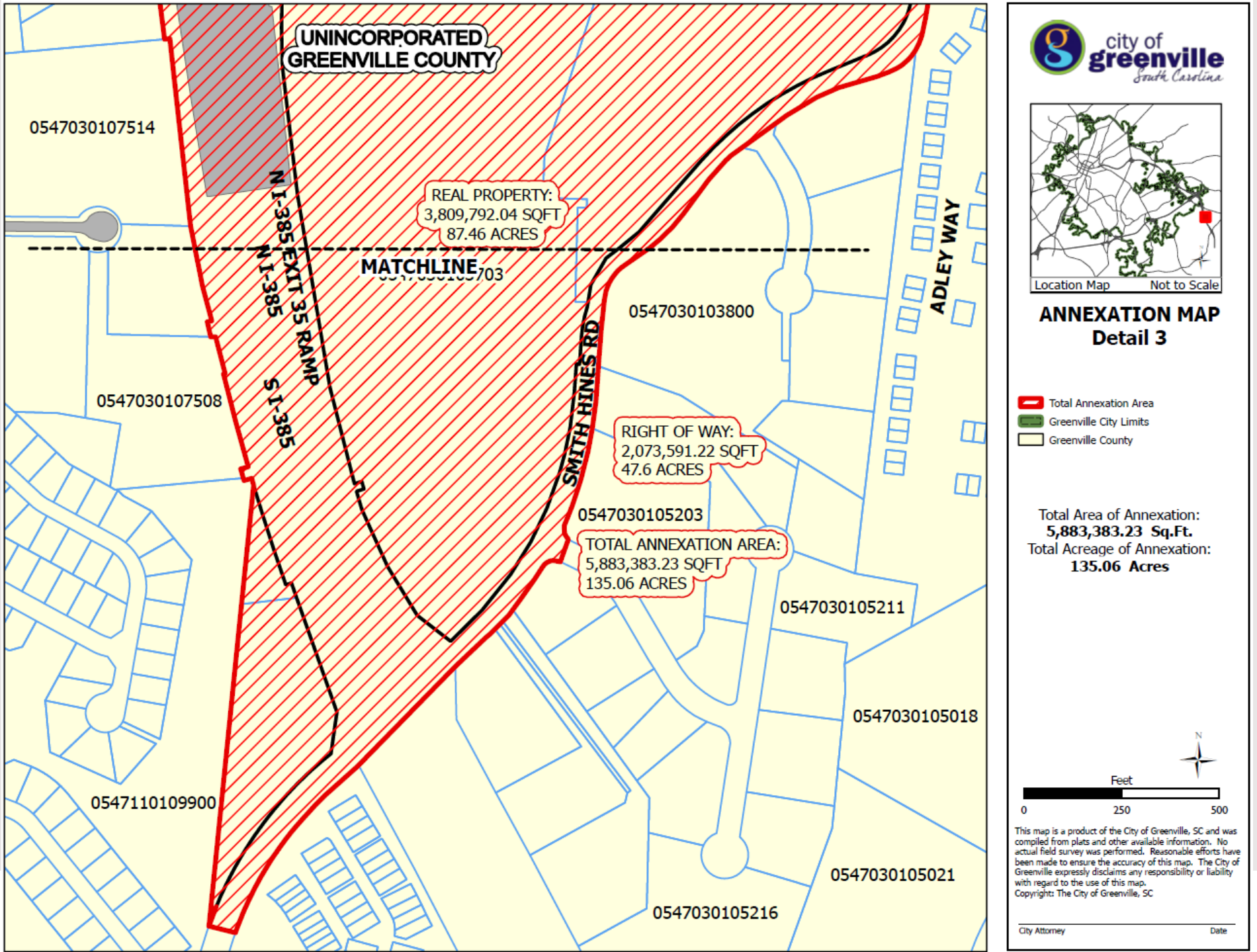
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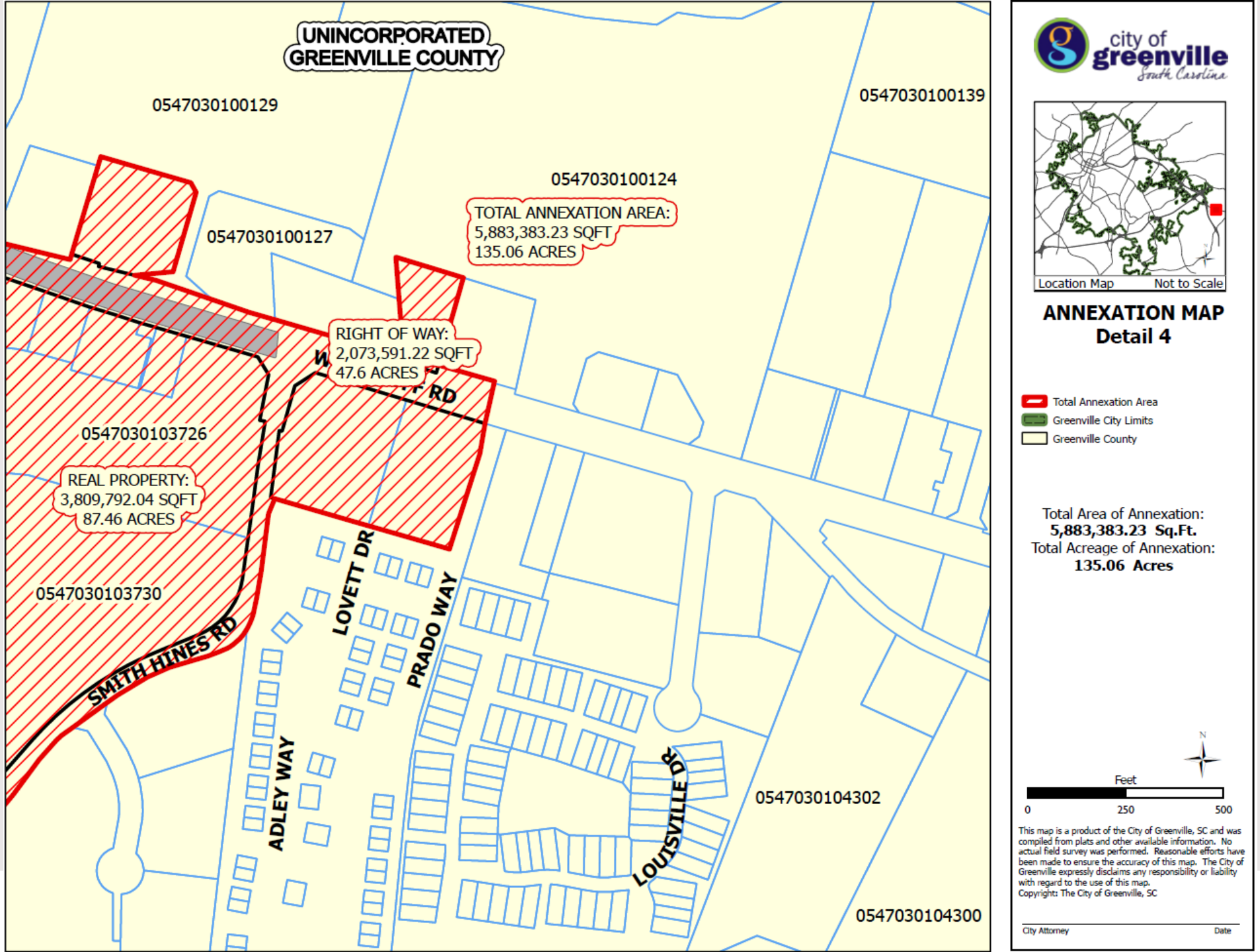
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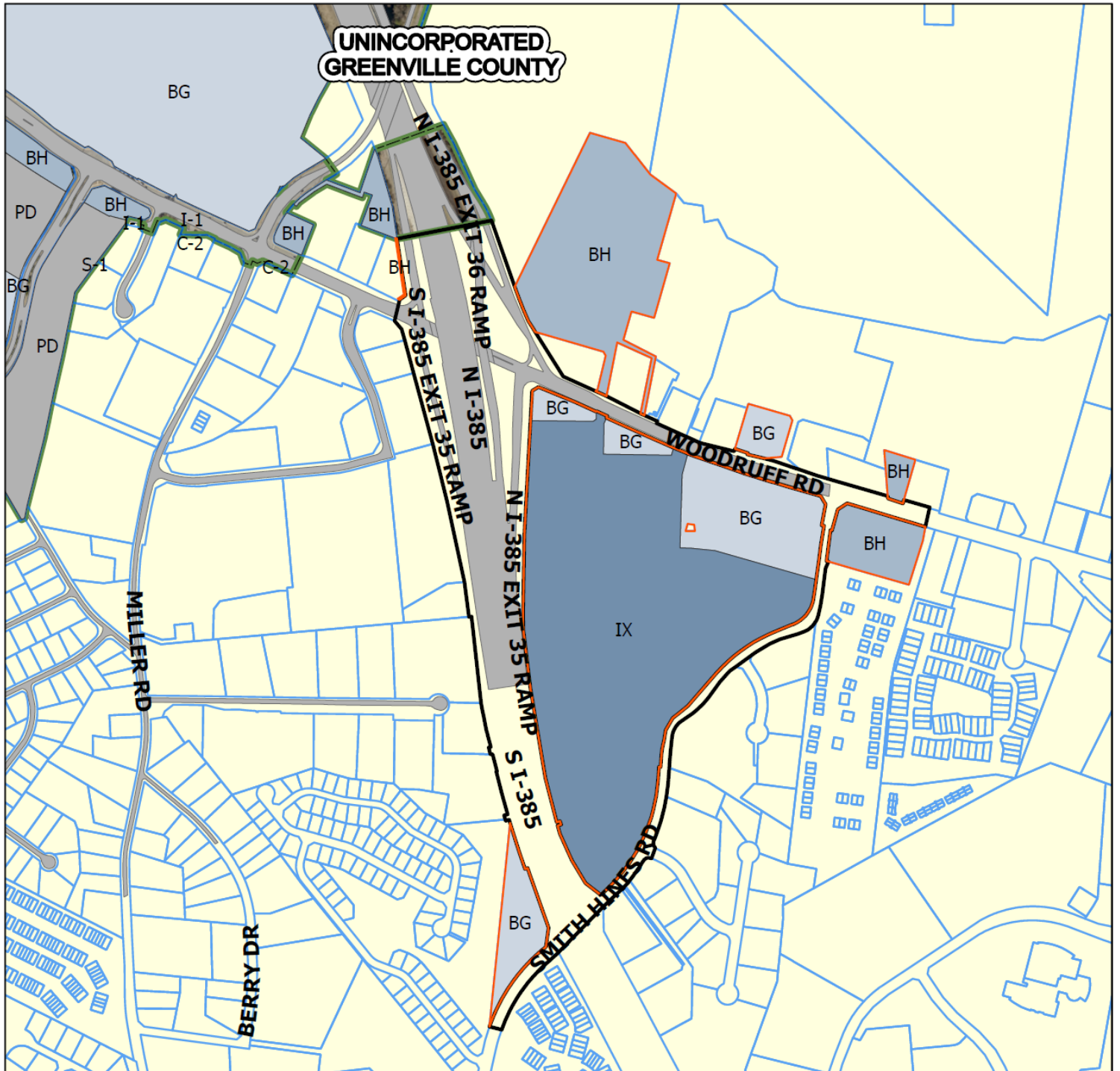
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City Attorney Date


UNINCORPORATED
GREENVILLE COUNTY
0547030100129
0547030103731
RIGHT OF WAY:
2,073,591.22 SQFT
47.6 ACRES
0547030100127
MATCHLINE
N I-385 EXIT 36 RAMP
N I-85 EXIT 51B RAMP
S I-385
N I-385
N I-385 EXIT 35 RAMP
0547030103726
LOVETT DR
0547030103703
REAL PROPERTY:
3,809,792.04 SQFT
87.46 ACRES
0547030103730
SMITH HINES RD
ADLEY WAY
PRADO WAY
0547030103800
TOTAL ANNEXATION AREA:
5,883,383.23 SQFT
135.06 ACRES
0547100101900
city of greenville
South Carolina
Location Map
Not to Scale
ANNEXATION MAP
Detail 2
Total Annexation Area
Greenville City Limits
Greenville County
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres
N
Feet
0
250
500
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City Attorney
Date


UNINCORPORATED
GREENVILLE COUNTY
0547030107514
N I-385 EXIT 35 RAMP
N I-385
S I-385
REAL PROPERTY:
3,809,792.04 SQFT
87.46 ACRES
MATCHLINE
703
0547030103800
ADLEY WAY
SMITH HINES RD
0547030107508
RIGHT OF WAY:
2,073,591.22 SQFT
47.6 ACRES
0547030105203
TOTAL ANNEXATION AREA:
5,883,383.23 SQFT
135.06 ACRES
0547030105211
0547030105018
0547110109900
0547030105021
0547030105216
city of greenville
South Carolina
Location Map
Not to Scale
ANNEXATION MAP
Detail 3
Total Annexation Area
Greenville City Limits
Greenville County
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres
N
Feet
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UNINCORPORATED
GREENVILLE COUNTY
0547030100129
0547030100139
0547030100124
0547030100127
TOTAL ANNEXATION AREA:
5,883,383.23 SQFT
135.06 ACRES
RIGHT OF WAY:
2,073,591.22 SQFT
47.6 ACRES
RD
0547030103726
REAL PROPERTY:
3,809,792.04 SQFT
87.46 ACRES
0547030103730
SMITH HINES RD
LOVETT DR
PRADO WAY
ADLEY WAY
LOUISVILLE DR
0547030104302
0547030104300
city of greenville
South Carolina
Location Map
Not to Scale
ANNEXATION MAP
Detail 4
Total Annexation Area
Greenville City Limits
Greenville County
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres
N
Feet
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City Attorney
Date



city of greenville South Carolina

Location Map Not to Scale

ANNEXATION MAP
Zoning

Greenville City Limits
Parcels to be Annexted
Greenville County

Existing County Zoning: **C-2, C-3, S-1, O-D, R-12**
Proposed City Zoning: **BG, BH, IX**
City Council District: **4**
File Number: **AX-21-2026**

N

Feet
0 625 1,250

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City Attorney Date

Services to be assumed or provided by the City upon notification of the annexation's final reading:

- Single-family, duplex, and triplex residential weekly solid waste, recycling collection, and street cleaning
- Other Public Works services
- Police coverage
- Fire coverage
- Planning, permitting and engineering services
- Municipal elections

Taxes and Fees

	Removed - Tax District 790	Added - Tax District 500
Property Tax	Mauldin Fire District (26.6 Mills)	City of Greenville (81.4 Mills)
Hospitality Tax	County (2%)	City (2%)
Accommodations Tax	County (2%)	City (2%)
Stormwater Fee	County ($22.80 for SF Res. below 1,000 sf, $25.65 for SF Res. above 1,001 sf, $27 per ERU non-SF Res. or AG)	City ($47.69 for SF Res. below 1,640 sf, $83.75 for SF Res. above 1,640 sf, $83.75 per ERU non-SF Res.)
Business License Fee	N/A	City (Based on NAICS System Classification (if applicable)
Sanitation Fee	N/A	$25 per month (only SF, Duplex, and Triplex residential)

PUBLIC HEARING

Docusign Envelope ID: 3881F11B-FB48-8D70-82F6-55B84733CA6D

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 11a
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, Second and Final Reading

Document Caption:

AN ORDINANCE TO APPROPRIATE $110,863 IN CONSERVATION FUNDING COLLECTED IN FY2026 IN THE GREENVILLE ZOO FUND IN ACCORDANCE WITH THE ZOO CONSERVATION PLAN

Document Summary:

The Greenville Zoo designates fifty cents ($0.50) of every admission ticket and five dollars ($5.00) of every membership sold to be allocated to the Zoo Conservation fund Project (PR4250) and allows customers to round up their purchase totals as an additional donation. In FY2026, the Greenville Zoo collected $110,863 in the Conservation Fund Project account. This Ordinance appropriates the $110,863 and allocates the funds according to the Conservation Plan as follows:
a. $23,040 for conservation organization annual contributions;
b. $18,500 for AZA programs, SAFE, TAG, and SSP;
c. $30,000 for the Zoo's Kiosk Programs;
d. $24,750 for the Zoo's Conservation Grant Program with recipients to be chosen and awarded following review by the Conservation Grant Sub-team;
e. $4,573 for collection based research, citizen science initiatives, and staff participation in conservation activities; and
f. $10,000 for on-site Conservation Initiatives.

Impact if Denied:

The funds will not be appropriated and will remain in PR4250.

Financial Impact:

$110,863 will be appropriated from PR4250 in accordance with the Zoo Conservation Plan.

Required Review and Approval:

Department Director: Bill Cooper
Signed by: Bill Cooper 4EC5944174F54FA...

Chief Financial Officer: *Patricia Dennis*
Signed by: Patricia Dennis 3F292597F562498...

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: 3881F11B-FB48-8D70-82F6-55B84733CA6D

Ordinance No. 2026-____

AN ORDINANCE

TO APPROPRIATE $110,863 IN CONSERVATION FUNDING COLLECTED IN FY2026 IN THE GREENVILLE ZOO FUND IN ACCORDANCE WITH THE ZOO CONSERVATION PLAN

WHEREAS the Greenville Zoo (the "Zoo") began the "Quarters for Conservation" Program to raise funds for conservation efforts and the Zoo Conservation Fund Project (PR4250) to complement and facilitate such efforts; and

WHEREAS, the Zoo designates fifty cents ($0.50) of every admission ticket and five dollars ($5.00) of every membership sold to be allocated to the Zoo Conservation Fund; and

WHEREAS, the Zoo also allows customers to round up their admission total as an additional donation to the Zoo Conservation Fund Project;

WHEREAS, the Zoo Conservation Plan outlines the Zoo's goals for active stewardship of the natural environment through an ongoing commitment to seek out, evaluate, support, and, where possible, participate in various types of conservation programs and initiatives; and

WHEREAS, the Zoo Conservation Plan recommends apportioning the Zoo Conservation Fund monies into the following six categories:

1. Conservation organization annual contributions (up to $25,000);

2. Association of Zoos and Aquariums ("AZA") Conservation Programs – Saving Animals From Extinction ("SAFE"), Taxon Advisory Groups ("TAG"), and Species Survival Plans ("SSP") programs (up to $20,000);

3. Zoo's Kiosk Programs (up to $30,000);

4. Zoo's Conservation Grants Program (up to $25,000);

5. Collection-based research, citizen science initiatives, and staff participation in conservation activities (up to $20,000);

6. On-site conservation programs and projects (a minimum of $10,000); and

WHEREAS, in FY2026, the Zoo collected $110,863 in the Zoo Conservation Fund Project; and

WHEREAS, City Council desires the $110,863 in the Zoo Conservation Fund Project to be appropriated and allocated for conservation efforts and programs as follows:

1. $23,040 for Conservation organization annual contributions;

2. $18,500 for AZA, SAFE, TAG, and SSP programs;

3. $30,000 for the Greenville Zoo's Kiosk Programs allocated as follows:

Docusign Envelope ID: 3881F11B-FB48-8D70-82F6-55B84733CA6D

a) Wildcat Conservation Fund ($7,500);

b) Sumatran Orangutan Research Program ($7,500);

c) Turtle Survival Alliance ($7,500);

d) Xerces Society for Invertebrate Conservation ($7,500);

4. $24,750 for the Greenville Zoo Conservation Grant Program;

5. $4,573 for collection-based research, citizen science initiatives, and staff participation in conservation activities;

6. $10,000 for onsite conservation programs and projects;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the amount of $110,863 from the Zoo Conservation Fund Project is hereby appropriated as reflected in the attached Exhibit and shall be allocated for conservation programs in accordance with this Ordinance. This Ordinance shall become effective upon passage on the second and final reading.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

REVIEWED:

_____
CITY MANAGER

Docusign Envelope ID: 3881F11B-FB48-8D70-82F6-55B84733CA6D

EXHIBIT

[BUDGET AMENDMENT]

BUDGET AMENDMENT

BUDGET	Zoo Fund		REQUESTED BY	Greenville Zoo	
FISCAL YEAR	2026-27		DATE		
INCREASE			**DECREASE**		
Description			Description		
Zoo Fund			-		
Conservation (REV)		110,863			
Project Expense (EXP)		110,863			
Explanation:	TO APPROPRIATE $110,863 IN CONSERVATION FUNDING COLLECTED IN FY2026 IN THE GREENVILLE ZOO FUND IN ACCORDANCE WITH THE ZOO CONSERVATION PLAN				
DATE			APPROVED BY	City Council/City Manager Camilla Pitman/City Clerk	

FOR OMB POSTING PURPOSES ONLY

Budget Adjustments		Increase (Decrease)	**Journal Entry**		
Project Code	Account	Amount	Project Code	Account	Amount
PR4250	469-0000-380.24-09	110,863			
PR4250	469-9010-455.48-12	4,573			
PR4250	469-9010-455.48-13	41,540			
PR4250	469-9010-455.48-31	54,750			
PR4250	469-9010-455.48-32	10,000			
	Total	211,726		Total	-
	Prepared By				
	Posted By				
	Date			Number	

Docusign Envelope ID: F00D3ECC-7353-8283-83A7-196AE7DEBFF7

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 11b
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, Second and Final Reading

Document Caption:

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF WATERWORKS SYSTEM REVENUE BONDS OF THE CITY OF GREENVILLE IN ONE OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING $275,000,000 AND OTHER MATTERS RELATING THERETO

Document Summary:

The Commissioners of Public Works of the city of Greenville, the governing body of the Greenville Water System (the "System"), have determined to undertake certain capital improvements described in a capital improvement plan adopted by the Commissioners, as may be amended from time to time, and have further determined to finance a portion of the costs of such capital improvements, including but not limited to, (i) installation and replacement of water mains; (ii) expansion and renovation to the System's water treatment, storage, transmission and distribution systems; (iii) acquisition, construction and expansion of water sources; and (iv) renovation and repairs to System facilities, including necessary road repaving and repairs (collectively, the "Project").

It has been determined that it is necessary to issue one or more Series of Bonds for the purposes of providing funds to finance all or a portion of the costs of the Project through the issuance of Bonds not exceeding $275,000,000 secured by revenues of the System in order to provide funds for the payment of the costs of the Project. The Series or several Series of Bonds authorized by this Series Ordinance shall be issued no later than December 31, 2031.

The attached ordinance authorizes the issuance and sale of one or more revenue bonds in an amount not to exceed $275,000,000.

Haynsworth Sinkler Boyd is serving as the City's bond counsel for this ordinance.

Impact if Denied:

The Greenville Water System will not be able to issue debt to finance waterworks system improvements.

Financial Impact:

This ordinance authorizes the issuance and sale of one or more series revenue bonds in an amount not to exceed $275,000,000.

Required Review and Approval:

Department Director:

Chief Financial Officer:
Patricia Dennis
Signed by: Patricia Dennis
3F292597F562498...

City Attorney:
Leigh Paoletti
DocuSigned by: Leigh Paoletti
5CBFADF322244F8...

City Manager:
Shannon Lavrin
Signed by: Shannon Lavrin
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ORDINANCE NO. 2026-__

PROVIDING FOR THE ISSUANCE AND SALE OF WATERWORKS SYSTEM REVENUE BONDS OF THE CITY OF GREENVILLE IN ONE OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING $275,000,000 AND OTHER MATTERS RELATING THERETO.

_____

SERIES ORDINANCE
Enacted _____, 2026
_____

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TABLE OF CONTENTS

ARTICLE I FINDINGS OF FACT 3
Section 1.01 Findings 3

ARTICLE II DEFINITIONS AND AUTHORITY 5
Section 2.01 Definitions 5
Section 2.02 Authority for Series Ordinance 6

ARTICLE III AUTHORIZATION AND TERMS OF THE SERIES OF BONDS 7
Section 3.01 Determination of the Useful Life of the System 7
Section 3.02 Principal Amount; Designation of Series 7
Section 3.03 Purposes 7
Section 3.04 Date; Interest Rate; Maturity; Redemption and Sale 7
Section 3.05 Authentication; Payment of Interest 7
Section 3.06 Denomination; Numbering 8
Section 3.07 Maintenance of Offices for Payment, Transfer and Exchange of Bonds; Registrar 8

ARTICLE IV EXECUTION; NO RECOURSE 9
Section 4.01 Execution of the Series of Bonds 9
Section 4.02 No Recourse on the Series of Bonds 9

ARTICLE V AUTHORIZATION TO COMMISSIONERS 10
Section 5.01 Authorization 10

ARTICLE VI SERIES DEBT SERVICE RESERVE FUND; SERIES CONSTRUCTION FUND; APPLICATION OF BOND PROCEEDS; TAX COVENANTS; CONTINUING DISCLOSURE 12
Section 6.01 The Series Debt Service Reserve Fund 12
Section 6.02 The Series Construction Fund 13
Section 6.03 Use and Disposition of Bond Proceeds 14
Section 6.04 Tax Covenants 14
Section 6.05 Continuing Disclosure 14
Section 6.06 Duties and Responsibilities of the Commissioners 15

ARTICLE VII PURCHASE CONTRACT; OTHER INSTRUMENTS 16
Section 7.01 Authorization of Purchase Contract 16
Section 7.02 Approval of Preliminary Official Statement; Authorization of Official Statement 16
Section 7.03 Information Reports 16
Section 7.04 Other Instruments and Actions 16

ARTICLE VIII STATE REVOLVING FUND LOANS 17
Section 8.01 State Revolving Fund Loan Provisions 17

ARTICLE IX MISCELLANEOUS 19
Section 9.01 Severability 19
Section 9.02 Table of Contents and Sections Headings Note Controlling 19

Docusign Envelope ID: F00D3ECC-7353-8283-83A7-196AE7DEBFF7

BE IT ORDAINED BY CITY OF GREENVILLE, SOUTH CAROLINA, IN MEETING ASSEMBLED AND BY THE AUTHORITY THEREOF:

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings

As an incident to the enactment of this ordinance, and the issuance of the bonds provided for herein, the City Council of City of Greenville (the ***"City Council"***), the governing body of the City of Greenville, South Carolina (the ***"City"***), finds that the facts set forth in this **Article I** exist and the following statements are in all respects true and correct.

(a) The City Council has made general provision for the issuance of waterworks system revenue bonds (the ***"Bonds"***) of the City, through the means of Ordinance No. 2026-31 enacted on April 13, 2026 (the ***"Bond Ordinance"***), which replaced Ordinance No. 97-8, the prior bond ordinance, enacted on February 10, 1997.

(b) It is provided in and by the Bond Ordinance that, upon enactment of a Series Ordinance there may be issued one or more Series of Bonds for the purpose of obtaining funds for the expansion and improvement of the waterworks system of the City (the ***"System"***); providing funds for the payment of the issuance and sale of Bonds; providing for the payment and redemption of any outstanding bond anticipation notes of the City issued in anticipation of the issuance of Bonds; refunding Bonds or other obligations issued to provide land or facilities that are or are to become a part of the System or that are or were payable in whole or in part from revenues of the System; providing funds for the payment due of interest on such Bonds; funding a debt service reserve fund established for the benefit of the Holders of a particular Series of Bonds or restoring such funds to their required funding level; and paying the cost of issuance of Bonds, including the cost of any credit enhancement therefor.

(c) As of the date of the enactment of this Series Ordinance, the following are the Outstanding Bonds secured by the Bond Ordinance and the revenues of the System:

(i) $7,567,617 original principal amount State Drinking Water Revolving Loan Fund Loan (Waterworks System Revenue Bond, Series 2022), dated May 6, 2022 (the ***"Series 2022 Bond"***);

(ii) $30,000,000 original principal amount State Drinking Water Revolving Loan Fund Loan (Waterworks System Revenue Bond, Series 2024), dated February 23, 2024 (the ***"Series 2024 Bond"***); and

(iii) $5,821,515 original principal amount State Drinking Water Revolving Loan Fund Loan (Waterworks System Revenue Bond, Series 2026A), dated June 30, 2026 (the ***"Series 2026A Bond"***).

(d) To the extent any of the Series 2022 Bond, the Series 2024 Bond or the Series 2026A Bond have a Reserve Requirement, the applicable Debt Service Reserve Fund has the amount required to be on deposit therein.

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(e) The City has not been notified of the occurrence of any Event of Default under the Bond Ordinance, nor is it aware of any such occurrence.

(f) The Commissioners of Public Works of the City, the governing body of the System (the ***"Commissioners"***), have determined to undertake certain capital improvements described in a capital improvement plan adopted by the Commissioners, as may be amended from time to time, and have further determined to finance a portion of the costs of such capital improvements, including but not limited to, (i) installation and replacement of water mains; (ii) expansion and renovation to the System's water treatment, storage, transmission and distribution systems; (iii) acquisition, construction and expansion of water sources; and (iv) renovation and repairs to System facilities, including necessary road repaving and repairs (collectively, the ***"Project"***).

(g) It has been determined that it is necessary to issue one or more Series of Bonds for the purposes of providing funds to finance all or a portion of the costs of the Project through the issuance of Bonds not exceeding $275,000,000 secured by revenues of the System in order to provide funds for the payment of the costs of the Project, for payment of certain costs related to the financing and to provide necessary reserves, if any, and the Commissioners have recommended such action to City Council.

(h) By reason of the foregoing, the City has determined to enact this ordinance as a Series Ordinance in accordance with the terms and provisions of the Bond Ordinance.

[End of Article I]

Docusign Envelope ID: F00D3ECC-7353-8283-83A7-196AE7DEBFF7

ARTICLE II

DEFINITIONS AND AUTHORITY

Section 2.01 Definitions

Except as otherwise provided in this **Section 2.01** below, all terms which are defined in Section 2.01 of the Bond Ordinance shall have the same meanings in this Series Ordinance as such terms are prescribed to have in the Bond Ordinance.

As used in this Series Ordinance, unless the context shall otherwise require, the following terms shall have the following respective meanings:

"Business Day" shall mean any day other than (a) a Saturday or Sunday, (b) a day on which commercial banks in New York, New York, or the city or cities in which the corporate trust office of the Trustee is authorized or required by law to close, (c) a day on which the New York Stock Exchange is closed, or (d) a day on which the payment system of the Federal Reserve Bank is not operational.

"Continuing Disclosure Agreement" shall mean one or more Continuing Disclosure Agreements of the Commissioners, as amended from time to time in accordance with the provisions thereof, providing for the delivery and dissemination of certain information with respect to the City, the System and the applicable Series of Bonds issued pursuant to this Series Ordinance.

"Project" shall mean certain capital improvements described in a capital improvement plan adopted by the Commissioners, as may be amended from time to time, including but not limited to the Projects listed in **Section 1.01(f)** hereof.

"Purchase Contract" shall mean one or more Purchase Contracts or Bond Purchase Agreements with one or more Underwriters providing for the sale and purchase of one or more Series of Bonds issued pursuant to this Series Ordinance.

"Series of Bonds" shall mean any Series of Bonds of the City authorized by this Series Ordinance and designated "City of Greenville, South Carolina, Waterworks System Revenue Bonds" with a Series designation to signify the year such Series is issued.

"Series Construction Fund" shall mean the Fund so designated and created pursuant to **Section 6.02** hereof.

"Series Debt Service Reserve Fund" shall mean the Fund, if any, so designated and established pursuant to **Section 6.01** hereof.

"Series Reserve Requirement" shall mean, as of any date of calculation, the sum set forth in the Series Resolution as contemplated in **Section 5.01(b)(xiii)** and **Section 6.01** hereof.

"Series Ordinance" shall mean this Ordinance.

"Series Resolution" shall mean the resolution or resolutions to be adopted by the Commissioners.

"Underwriter" or ***"Underwriters"*** shall mean the underwriter or underwriters selected by the Commissioners under terms and conditions approved by the Commissioners.

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Section 2.02 Authority for Series Ordinance

This Series Ordinance is enacted pursuant to the provisions of the Bond Ordinance.

[End of Article II]

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ARTICLE III

AUTHORIZATION AND TERMS OF THE SERIES OF BONDS

Section 3.01 Determination of the Useful Life of the System

The period of usefulness of the System is hereby determined to be not less than 40 years.

Section 3.02 Principal Amount; Designation of Series

Pursuant to the provisions of the Bond Ordinance, one or more Series of Bonds of the City entitled to the benefits, protection and security of the provisions of the Bond Ordinance is hereby authorized in the aggregate principal amount of not exceeding $275,000,000. Such amount may be issued in one or more Series of Bonds as determined by the Commissioners and set forth in the Series Resolutions. Each Series of Bonds may be issued as federally tax-exempt Bonds or as federally taxable Bonds as determined by the Commissioners. The Series or several Series of Bonds authorized by this Series Ordinance shall be issued no later than December 31, 2031. The Series of Bonds so authorized shall be designated "City of Greenville, South Carolina, Waterworks System Revenue Bonds" and shall bear a Series designation to signify the year such series is issued. The Series of Bonds shall be in substantially the form set forth in the applicable Series Resolution. The Series of Bonds shall be issued on a parity with the Series 2022 Bond, the Series 2024 Bond, the Series 2026A Bond and any Additional Bonds issued on a parity therewith.

Section 3.03 Purposes

The Series of Bonds are authorized for the purpose of providing funds (i) to pay a portion of the costs associated with the Project; (ii) to satisfy the Series Reserve Requirement, if any; and (iii) to pay certain costs and expenses relating to the issuance of the Series of Bonds.

Section 3.04 Date; Interest Rate; Maturity; Redemption and Sale

The Date of Issue of the various Series of Bonds shall be as set forth or provided for in the Series Resolution. The maturity schedule setting forth the date of the maturities of the Series of Bonds (which maturities shall not exceed 40 years for their respective dates of issuance) and amounts payable on such dates, the rates of interest borne by the Series of Bonds including the methodology for determining the rate of interest and the amounts of Bonds which shall be term Bonds and serial Bonds shall be on such terms and conditions as shall be established by the Commissioners in the Series Resolution. The Series of Bonds shall be subject to optional and/or mandatory redemption at such times and on such terms and conditions as shall be established by the Commissioners in the Series Resolution. Each Series of Bonds shall either be sold publicly to Underwriters or privately placed with financial institutions or State or federal lending agencies or institutions selected by the Commissioners under terms and conditions approved by the Commissioners.

Section 3.05 Authentication; Payment of Interest

(a) Each of the Series of Bonds shall be authenticated on such date as it shall be delivered. Each Series of Bonds shall bear interest from the Bond Payment Date, as established in the applicable Series Resolution, immediately preceding the authentication date thereof, unless the authentication date thereof is a Bond Payment Date, in which event, each such Series of Bonds shall bear interest from the earlier of such authentication date, or the date to which interest has been paid. In the event authentication shall precede the first payment of interest on each of the Series of Bonds, interest shall be payable from the date selected by the Commissioners for the initial dating of the Bonds of such Series.

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(b) The interest on all Series of Bonds shall be paid by check or draft mailed from the office of the Trustee to the persons in whose name the Series of Bonds are registered at the close of business on the Record Date, provided that, any Holder of $1,000,000 or more in aggregate principal amount of Series of Bonds shall be entitled, by written request to the Trustee received no later than the Record Date, to direct any payments of interest due with respect to such Bonds be made to such Holder by wire transfer to an account within the continental United States. Such request shall provide the Trustee with specific direction as to manner of making such payment.

(c) The principal on all Series of Bonds shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

Section 3.06 Denomination; Numbering

The Series of Bonds shall be issued in such denominations as the Commissioners shall determine. The Series of Bonds shall be numbered in such a fashion as to maintain accurate records thereof. The Series of Bonds may be delivered in book-entry form or certificated form as determined by the Commissioners.

Section 3.07 Maintenance of Offices for Payment, Transfer and Exchange of Bonds; Registrar

As long as any Series of Bonds remains Outstanding, the Commissioners shall maintain a Paying Agent and a Registrar therefor. Unless otherwise directed in writing by the Commissioners to the Trustee, the Trustee shall act as Registrar and Paying Agent. The Commissioners shall be responsible for all fees and expenses of the Trustee, Registrar and Paying Agent.

[End of Article III]

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ARTICLE IV

EXECUTION; NO RECOURSE

Section 4.01 Execution of the Series of Bonds

The Series of Bonds shall be executed on behalf of the City by the Chairman of the Commissioners (or in his or her absence for any reason, the Vice Chairman of the Commissioners) and the Secretary of the Commissioners (or in his or her absence for any reason, the Vice Chairman or acting Secretary of the Commissioners) and authenticated in accordance with the applicable provisions of the Bond Ordinance.

Section 4.02 No Recourse on the Series of Bonds

All covenants, stipulations, promises, agreements and obligations of the City contained in the Bond Ordinance or in this Series Ordinance shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not those of any officer or employee of the City in his or her individual capacity, and no recourse shall be had for the payment of the principal or redemption price of or interest on the Series of Bonds or for any claim based thereon or on the Bond Ordinance or in this Series Ordinance, either jointly or severally, against any officer or employee of the City or any person executing the Bonds.

[End of Article IV]

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ARTICLE V

AUTHORIZATION TO COMMISSIONERS

Section 5.01 Authorization

(a) The Commissioners are hereby authorized and empowered to adopt one or more Series Resolutions relating to the Series of Bonds.

(b) The Series Resolutions shall express the approval of the Commissioners to the issuance of the varies Series of Bonds to be issued pursuant to the Bond Ordinance and this Series Ordinance and their agreement to abide by all of the terms, provisions and agreements set forth in the Bond Ordinance and herein. In addition, the Series Resolutions shall specify and determine or provide for:

(i) the precise principal amount of the Series of Bonds;

(ii) the specific purpose for which the proceeds of such Series of Bonds will be used;

(iii) the manner of numbering and lettering, and the denomination or denominations of the Bonds of such Series;

(iv) the form or forms for the Bonds of such Series;

(v) the date or dates of maturity and the amounts thereof and the issue date of the Bonds of such Series;

(vi) the interest rate or rates, or the manner of determining such rate or rates, of the Bonds of such Series;

(vii) the time for the payment of interest on the Bonds of such Series and the Record Date;

(viii) the redemption price or redemption prices and the redemption date or redemption dates and other terms of redemption (if any) applicable to any of the Bonds of such Series for such payments;

(ix) the Registrar for such Bonds if other than the Trustee;

(x) the portion of such Series that are serial Bonds and that are term Bonds, if any, including the amount and date of each mandatory redemption or sinking fund installment, if any, required by such Series Resolution to be paid for the retirement of any such Bonds;

(xi) any other applicable redemption requirement for the Bonds of such Series and the method of satisfying the same;

(xii) the manner in which Bonds of such Series are to be sold and provisions for the sale thereof;

(xiii) whether there shall be established a Debt Service Reserve Fund to secure the payment of such Series of Bonds and, if so, the specific Series Reserve Requirement therefor and the manner of funding thereof;

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(xiv) the disposition of the proceeds of the sale of the Bonds of such Series and the manner of their application; and

(xv) any other provisions deemed advisable by the Commissioners not in conflict with or in substitution for the provisions of the Bond Ordinance and this Series Ordinance relating to the Bonds of such Series.

[End of Article V]

Docusign Envelope ID: F00D3ECC-7353-8283-83A7-196AE7DEBFF7

ARTICLE VI

SERIES DEBT SERVICE RESERVE FUND; SERIES CONSTRUCTION FUND; APPLICATION OF BOND PROCEEDS; TAX COVENANTS; CONTINUING DISCLOSURE

Section 6.01 The Series Debt Service Reserve Fund

(a) The Commissioners, in the Series Resolution, may determine if a Series Debt Service Reserve Fund should be established for the Series of Bonds and, if established, shall be designated, as appropriate, the "City of Greenville, South Carolina, Waterworks System Revenue Bonds Debt Service Reserve Fund," shall bear an appropriate series designation and shall, subject to the other provisions of this Series Ordinance, be maintained in an amount equal to the Series Reserve Requirement, as determined by the Commissioners, for so long as the Series of Bonds shall be Outstanding. If a Series Debt Service Reserve Fund is established for a Series of Bonds, the following provisions shall apply. Such Fund is intended to ensure the timely payment of the principal of and interest on the Series of Bonds then issued, and to provide for the redemption of such Bonds prior to their stated maturities. Except as provided in **Section 6.01(c)** below, money in the Series Debt Service Reserve Fund shall be used for the following purposes, and for no other:

(i) to prevent a default in the payment of the principal of or interest on the Series of Bonds then issued, by reason of the fact that money in the Debt Service Fund is insufficient for such purposes;

(ii) to pay the principal of, interest on, and redemption premium of the Series of Bonds then issued in the event that all Outstanding Series of Bonds be redeemed as a whole;

(iii) to effect partial redemption of the Series of Bonds then issued; provided that subsequent to said partial redemption, the value of the Series Debt Service Reserve Fund shall be not less than the Series Reserve Requirement; or

(iv) to pay the final installments of principal and interest of the Bonds of that Series provided that the balance remaining in the Series Debt Service Reserve Fund account following such payment shall not be less than the Series Reserve Requirement with respect to the Bonds of that Series Outstanding following such payment.

(b) The Series Debt Service Reserve Funds shall be kept in the complete custody and control of the Trustee and withdrawals from the Series Debt Service Reserve Fund shall be made only by such Trustee who shall transmit to a Bondholder of such Series, at such times as may be appropriate, the sums required to pay the principal of, redemption premium, if any, and interest on the Series of Bonds then issued.

(c) Money in the particular Series Debt Service Reserve Funds shall be invested and reinvested by the Trustee at the written direction of the Commissioners in Authorized Investments. Subject to the remaining provisions of this paragraph (c), the earnings from such investments shall be added to and become a part of the particular Series Debt Service Reserve Funds. The value of the particular Series Debt Service Reserve Fund shall be established (i) as of December 31 of each year, and (ii) on the date of any withdrawal therefrom pursuant to **Section 6.01(b)** hereof. Securities shall be valued at market value as of the date of such valuation; provided, however, those securities which mature in one year or less may be valued at face value; any insurance policy, surety bond or letter of credit shall be valued at the face value or stated amount thereof less the amount of any payments thereunder or draws thereon which have not been reimbursed and reinstated. Whenever, and as of any date of calculation, the value of the Series Debt Service Reserve Fund shall exceed the Series Reserve Requirement, any excess, to the extent represented by cash

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and/or securities, shall either be used to effect redemption of Series of Bonds pursuant to **Section 3.04** hereof, or shall be removed from the Series Debt Service Reserve Fund and transferred to the Commissioners for deposit into the Depreciation and Contingent Fund, as directed in writing by the Commissioners.

(d) Notwithstanding anything in this Series Ordinance to the contrary, the Commissioners, in lieu of the deposit of moneys into the Series Debt Service Reserve Fund, may satisfy the Series Reserve Requirement by causing to be so credited an irrevocable and unconditional surety bond or insurance policy payable to the Trustee or the Paying Agent for the benefit of the Holders of the Series of Bonds or an irrevocable and unconditional letter of credit in an amount which, together with other moneys on deposit in the Series Debt Service Reserve Fund, is equal to the Series Reserve Requirement on such terms as determined by the Commissioners in the applicable Series Resolution.

(e) In the event the Series Debt Service Reserve Fund has been funded with a surety bond, insurance policy or a letter of credit and either has been drawn upon, moneys available to repay such surety bond, insurance policy or letter of credit provider shall first be used to reinstate the surety bond, insurance policy or the letter of credit to its original amount. Any interest or fees due to the surety bond, insurance policy or letter of credit provider, other than for reinstatement, shall be subordinate to any amounts payable upon the Series of Bonds after reinstatement of the Series Debt Service Reserve Fund. Such payments shall be made pursuant to Section 8.04 of the Bond Ordinance.

(f) In the event the Series Debt Service Reserve Fund is funded with a surety bond, insurance policy or letter of credit, any revenues available for debt service on the Series of Bonds shall be paid on a *pro rata* basis to the Holders of the Outstanding Series of Bonds.

(g) On or prior to the last business day of each month in each year, beginning with the first full calendar month following the date on which (i) the valuation required by **Section 6.01(c)** herein, of the Series Debt Service Reserve Fund results in a determination that the value of the Series Debt Service Reserve Fund is less than the Series Reserve Requirement, or (ii) amounts have been withdrawn from the Series Debt Service Reserve Fund, including any drawing made under a surety bond, policy of insurance or a letter of credit, the Commissioners shall, pursuant to Section 8.04 of the Bond Ordinance, deposit in the Reserve Fund an amount equal to one-thirty-sixth (1/36th) of the amount of the deficiency in the Series Debt Service Reserve Fund determined as set forth in clause (i) above and the amount then withdrawn from the Series Debt Service Reserve Fund, (it being understood that any such one-thirty-sixth (1/36th) payment shall be made in such amount for 36 consecutive months unless the amount in the Series Debt Service Reserve Fund shall have been made equal to the Series Reserve Requirement prior to such thirty-sixth (36th) consecutive month); and provided further, that no payments shall be required to be made into the Series Debt Service Reserve Fund whenever and as long as the amount deposited therein shall be equal to the Series Reserve Requirement.

Section 6.02 The Series Construction Fund

There is hereby created a fund to be known as the "Series Construction Fund." There shall be paid into the Series Construction Fund the sums prescribed by **Section 6.03(c)** hereof. The Series Construction Fund shall be held, maintained and controlled by the Commissioners.

Moneys in the Series Construction Fund shall be invested and reinvested in Authorized Investments. All earnings on the applicable Series Construction Fund shall be added to and become a part of that Series Construction Fund. Withdrawal from a Series Construction Fund shall be made upon the written order of any Authorized Officer of the Commissioners. Following completion of the Project, any amounts on deposit in the applicable Series Construction Fund shall be deposited in the Debt Service Fund.

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Section 6.03 Use and Disposition of Bond Proceeds

Upon the delivery of any Series of Bonds, the proceeds thereof shall be disposed of, as determined and directed in a certificate of an Authorized Officer of the Commissioners, as follows:

(a) any sum received by way of accrued interest shall be deposited in the Debt Service Fund;

(b) that sum, if any, prescribed by the Series Resolution to further be deposited in the Debt Service Fund shall be so deposited;

(c) that sum, if any, required for the Series Reserve Requirement or Surety Bond shall be deposited in the Debt Service Reserve Fund and shall be invested and disposed of as prescribed by Section 7.09 of the Bond Ordinance; and

(d) the balance shall be deposited in the Series Construction Fund and used to defray the cost of the Project, including costs of issuance.

Section 6.04 Tax Covenants

In regard to any Series of Bonds issued hereunder the interest on which is excludable from gross income for federal income tax purposes pursuant to the Code, the City hereby covenants and agrees that it shall direct the Commissioners to:

(a) establish such funds, make such calculations and pay such amounts, in the manner and at the times required in order to comply with the requirements of the Code, relating to required rebates of certain amounts to the United States;

(b) make such reports of such information at the times and places required by the Code; and

(c) take such other action as may be required in order that the Series of Bonds and the use of the proceeds thereof and the System comply with the provisions of the Code; and not make any use, and it shall not direct the Trustee and each fiduciary to make any use, of the proceeds of the Series of Bonds which, if such use had been reasonably expected on the date of the issuance of the Series of Bonds would cause such Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code and will observe and not violate the requirements of Section 148 of the Code.

Section 6.05 Continuing Disclosure

The City hereby covenants and agrees that it will direct the Commissioners to comply with and carry out all of the provisions of any continuing disclosure agreement as may be in effect from time to time with respect to one or more Series of Bonds in order to maintain compliance with Rule 15c2-12 promulgated by the U.S. Securities and Exchange Commission. The Commissioners shall comply with and carry out the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provision of this Series Ordinance, failure of any party to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default. Any Series Bondholder may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Commissioners to comply with its obligations under the Continuing Disclosure Agreement.

In accordance with Section 11-1-85, Code of Laws of South Carolina, 1976, as amended, the City hereby covenants to, as long as the provisions of said Section 11-1-85 remain in effect with respect to the Series of Bonds authorized hereunder, file with a central repository for availability in the secondary bond

Docusign Envelope ID: F00D3ECC-7353-8283-83A7-196AE7DEBFF7

market when requested: (1) an annual independent audit, within thirty (30) days of the City's receipt of such audit; and (2) event specific information, within thirty (30) days of an event adversely affecting more than five percent of the City's revenue or tax base. The only remedy for failure by the City to comply with the covenant in this **Section 6.05** shall be an action for specific performance of the covenant. The City specifically reserves the right to amend or delete the covenant to reflect any change in (or repeal of) Section 11-1-85, without the consent of any Bondholder.

Section 6.06 Duties and Responsibilities of the Commissioners

So long as the Commissioners fulfill the covenants and agreements set forth in this Series Ordinance, such covenants and agreements made by the City herein shall be administered, exercised and undertaken by the Commissioners. The Commissioners are authorized to make such representation and take such action as may be required in connection with the collateral securing the Series of Bonds then issued.

[End of Article VI]

Docusign Envelope ID: F00D3ECC-7353-8283-83A7-196AE7DEBFF7

ARTICLE VII

PURCHASE CONTRACT; OTHER INSTRUMENTS

Section 7.01 Authorization of Purchase Contract

The execution and delivery of one or more Purchase Contracts on behalf of the City, are hereby authorized and directed. Such documents shall be executed on behalf of the City by an Authorized Officer.

Section 7.02 Approval of Preliminary Official Statement; Authorization of Official Statement

City Council hereby approves the use of one or more Preliminary Official Statements in connection with the public offering of any Series of Bonds by the Underwriters as determined by the Commissioners. City Council hereby authorizes the preparation and distribution of an Official Statement with respect to each publicly offered Series of Bonds as determined by the Commissioners. Preliminary Official Statements and final Official Statements shall be approved on behalf of the City by the Chairman or Vice Chairman of the Commissioners.

Section 7.03 Information Reports

Any Authorized Officer is hereby authorized to execute, deliver and file one or more continuing disclosure agreements in compliance with SEC Rule 15c2-12(b)(5) on behalf of the City as well as such information reports with respect to the Series of Bonds, on Form 8038-G or such other form as may be prescribed by the United States Department of Treasury, as shall be required or desirable in order to comply with Section 149(e) of the Code, as applicable.

Section 7.04 Other Instruments and Actions

In order to secure the Series of Bonds and in order to effect the issuance and delivery of the Series of Bonds and to give full effect to the intent and meaning of this Series Ordinance and the agreements and actions herein authorized, the Mayor, the City Manager, the City Clerk, the Chairman of the Commissioners, the Vice Chairman of the Commissioners and the Chief Executive Officer of the System (each an Authorized Officer under the Bond Ordinance and hereunder), acting jointly or individually, are each hereby authorized to execute and deliver such certificates, instruments and agreements and to take such further action as shall be deemed necessary or desirable for the issuance of any Series of Bonds hereunder.

[End of Article VII]

Docusign Envelope ID: F00D3ECC-7353-8283-83A7-196AE7DEBFF7

ARTICLE VIII

STATE REVOLVING FUND LOANS

Section 8.01 State Revolving Fund Loan Provisions

To the extent any Series of Bonds is issued in the form of a loan from the State Drinking Water Revolving Loan Fund or similar loan program (collectively, the ***"SRF Loan"***) by application to the South Carolina Water Quality Revolving Fund Authority or similar agency (collectively, the ***"State Authority"***) to provide financing for one or more of the Projects, the following additional provisions will also apply:

(a) The SRF Loan would be secured pursuant to a loan agreement (the ***"Loan Agreement"***) between the City and the State Authority and a promissory note executed and delivered by the City registered in the name of the State Authority (the ***"Note"***). Pursuant to the Loan Agreement the City will agree to use the SRF Loan proceeds only to pay the actual eligible costs of the Project being financed with the SRF Loan, and the City will agree to pay from Revenues of the System to the State Authority such amounts as shall be required to provide for the payment of all amounts due with respect to the repayment of the SRF Loan. To secure its obligations, the City will grant to the State Authority a pledge of the Gross Revenues of the System remaining after paying Operation and Maintenance Expenses. The pledge herein made shall be on a parity with the pledge of such portion of the Gross Revenues of the System given by the City to secure the Bonds issued or to be issued under the Bond Ordinance.

(b) Upon any failure of the City to make any payments to the State Authority pursuant to the Loan Agreement or the Note, the State Authority shall require the State Treasurer to pay to the State Authority, subject to the provisions of the Act, such amount from State appropriations to which the Commissioners may be or become entitled as may be necessary to provide for the payment of all amounts due with respect to the Note.

(c) The City is enacting this Series Ordinance in order to:

(i) authorize the execution and delivery on behalf of the City of the Loan Agreement and the Note;

(ii) evidence the approval of the Project and the SRF Loan by the City;

(iii) authorize the execution and delivery of a debt service fund agreement and a debt service reserve fund agreement, as applicable;

(iv) authorize the execution and delivery by, and on behalf of, the City of such other agreements and certificates and the taking of such other action by the City and its officers as shall be necessary or desirable in connection with the financing of the Project in order to carry out the intent of this Series Ordinance.

(d) The City delegates to the Commissioners, as will be evidenced in the Commissioner's Series Resolutions, to accept the SRF Loan from the State Authority upon such terms as acceptable to the Commissioners including borrowing such sums necessary to capitalize interest, if any, pursuant to, and in accordance with, the provisions of the Loan Agreement.

(e) The Loan Agreement and the Note, the forms of which will be attached to the applicable Series Resolution of the Commissioners, with such changes as the executing officers shall approve (their execution to be conclusive evidence of such approval) are hereby approved and the execution and delivery

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of the Loan Agreement and the Note, on behalf of the City, are hereby authorized and directed. The Loan Agreement and the Note shall be executed on behalf of the City by the Chairman or the Vice Chairman of the Commissioners, acting jointly or individually, and attested by the Vice Chairman or the Secretary of the Commissioners or by the Chief Executive Officer of the System. The Note shall be dated the date of delivery thereof, shall be issued in the form of a single, fully registered typewritten bond, shall be issued in the denomination not exceeding the principal amount authorized herein and in the Series Resolution (plus sums necessary to capitalize interest, if any) and shall be identified by certificate number R-1.

(f) A debt service fund agreement, the form of which will be attached to the applicable Series Resolution of the Commissioners, with such changes as the executing officers shall approve (their execution to be conclusive evidence of such approval), is hereby approved, and the execution and delivery of the same on behalf of the City by the Chairman or the Vice Chairman of the Commissioners, acting jointly or individually, and attested by the Vice Chairman or the Secretary of the Commissioners or by the Chief Executive Officer of the System are hereby approved.

(g) A debt service reserve fund agreement, if any, the form of which will be attached to the applicable Series Resolution of the Commissioners, with such changes as the executing officers shall approve (their execution to be conclusive evidence of such approval), is hereby approved, and the execution and delivery of the same on behalf of the City by the Chairman or the Vice Chairman of the Commissioners, acting jointly or individually, and attested by the Vice Chairman or the Secretary of the Commissioners or by the Chief Executive Officer of the System are hereby approved.

[End of Article VIII]

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ARTICLE IX

MISCELLANEOUS

Section 9.01 Severability

If any one or more of the covenants or agreements provided in this Series Ordinance on the part of the City, the Commissioners or the Trustee to be performed should be contrary to applicable law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this Series Ordinance.

Section 9.02 Table of Contents and Sections Headings Note Controlling

The Table of Contents and the Headings of the several Articles and Sections of this Series Ordinance have been prepared for convenience of reference only and shall not control, affect the meaning of, or be taken as an interpretation of any provision of this Series Ordinance.

[End of Article IX]

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DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

REVIEWED

_____
CITY MANAGER

Docusign Envelope ID: F00D3ECC-7353-8283-83A7-196AE7DEBFF7

STATE OF SOUTH CAROLINA)
) **CERTIFICATE OF ORDINANCE**
COUNTY OF GREENVILLE)

I, the undersigned, City Clerk of the City of Greenville, South Carolina (the ***"City"***), **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance enacted by the City Council of the City (the ***"City Council"***). The Ordinance was read at two public meetings of the City Council on two separate days. An interval of at least six days occurred between each reading. At each meeting, a quorum of City Council was present and remained present throughout the meeting.

The Ordinance is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my Hand this ____ day of _____, 2026.

_____
City Clerk
City of Greenville, South Carolina

First Reading: _____, 2026
Second Reading: _____, 2026

Docusign Envelope ID: 94E492D5-5641-8EF4-8229-25C685FCF74C

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 11c
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, Second and Final Reading

Document Caption:

AN ORDINANCE APPROVING AN AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT RELATED TO THE CITY'S ACCOMMODATIONS FEE REVENUES AMONG THE CITY OF GREENVILLE, GREENVILLE ARENA DISTRICT, GREENVILLE COUNTY AND AN ESCROW AGENT; APPROVING AN AMENDMENT TO AN ESCROW AGREEMENT AMONG THE CITY OF GREENVILLE, GREENVILLE COUNTY AND AN ESCROW AGENT; AND OTHER MATTERS RELATED THERETO

Document Summary:

To approve an ordinance authorizing execution of Amendment No. 1 to the Intergovernmental Agreement and Amendment No. 1 to the Escrow Agreement among the city of Greenville, Greenville County, the Greenville Arena District, and The Bank of New York Mellon Trust Company, N.A., to support the District's issuance of new Capital Improvement Bonds.

The Greenville Arena District intends to issue up to $60 million in Accommodations Fee Revenue Bonds ("Capital Improvement Bonds") to fund significant capital improvements in order to maintain the arena as a regional economic asset.

Amendment No. 1 to the Intergovernmental Agreement updates the allocation formula for this new debt only, establishing that 55% of annual debt service on the Capital Improvement Bonds will be funded by City Local Accommodations tax revenues, with Greenville County responsible for 45%. Amendment No. 1 to the Escrow Agreement updates refunding and distribution procedures to align with these changes.

These amendments do not alter the allocation or obligations associated with previously issued Arena District debt. Existing obligations continue under their current terms.

Impact if Denied:

The District will not be able to issue Capital Improvement Bonds serviced by the City's Local Accommodations tax revenues.

Financial Impact:

The City's financial obligation is limited to its portion of debt service on the Arena District's new Capital Improvement Bonds. Under the amended Intergovernmental Agreement, the City will fund fifty-five percent of the annual debt service on the Capital Improvement Bonds, which are authorized in an amount not to exceed sixty million dollars. The City's portion of the debt service will be funded from Local Accommodations Tax revenue, and no General Fund resources are required. The existing Arena District debt will continue to follow its current allocation structure.

Required Review and Approval:

Department Director:

Chief Financial Officer: *Patricia Dennis*
Signed by: Patricia Dennis
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City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti
5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin
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Docusign Envelope ID: 94E492D5-5641-8EF4-8229-25C685FCF74C

Ordinance No. 2026-___

A N O R D I N A N C E

APPROVING AN AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT RELATED TO THE CITY'S ACCOMMODATIONS FEE REVENUES AMONG THE CITY OF GREENVILLE, GREENVILLE ARENA DISTRICT, GREENVILLE COUNTY AND AN ESCROW AGENT; APPROVING AN AMENDMENT TO AN ESCROW AGREEMENT AMONG THE CITY OF GREENVILLE, GREENVILLE COUNTY AND AN ESCROW AGENT; AND OTHER MATTERS RELATED THERETO

WHEREAS, the City Council (the "Council") of the city of Greenville, South Carolina (the "City"), a body corporate and politic and a municipal corporation of the State of South Carolina (the "State"), has previously established the implementation and collection of a local accommodations fee (the "City Accommodations Fee") on businesses engaged in providing accommodations for transients within the City; and

WHEREAS, the County Council of Greenville County, South Carolina (the "County"), a body corporate and politic and a political subdivision of the State, has previously established the implementation and collection of a local accommodations fee (the "County Accommodations Fee" and together with the City Accommodations Fee, the "Accommodations Fees") on businesses engaged in providing accommodations for transients within the unincorporated area of the County; and

WHEREAS, the Accommodations Fees were originally established to be used solely to defray a portion of the costs of financing the construction of an arena and ancillary facilities to be owned and operated by the Greenville Arena District, South Carolina (the "District"), a body corporate and politic and a political subdivision of the State; and

WHEREAS, the City, the County, the District and The Bank of New York Mellon Trust Company, N.A. (the "Escrow Agent") entered into an Intergovernmental Agreement dated as of December 20, 2012 (the "Intergovernmental Agreement"), whereby the City and the County agreed to deposit the Accommodation Fees into an escrow fund held by the Escrow Agent for the payment of the District's accommodations fees revenue bonds (the "Bonds"), issued by the District from time to time pursuant to the Intergovernmental Agreement; and

WHEREAS, the City, the County and the Escrow Agent entered into an Escrow Agreement dated as of December 20, 2012 (the "Escrow Agreement"), for the purpose of establishing an escrow fund whereby the City and the County would deposit the receipts of the Accommodations Fees with the Escrow Agent for the payment of the District's Bonds; and

WHEREAS, the City and the County now desire to receive any excess Accommodation Fees that are annually refunded to each party on a more expedient basis than the Intergovernmental Agreement and Escrow Agreement currently provide; and

WHEREAS, the District has informed the Council that the District intends to issue one or more series of Accommodations Fee Revenue Bonds, in an amount not to exceed $60,000,000, for purposes of financing a portion of the costs of the construction, renovation, expansion, acquisition, installation, furnishing and equipping of capital improvements on, in and related to the District's arena complex, including parking improvements, land acquisition, equipment acquisition, software acquisition and building improvements, and paying for related costs of issuance (the "Capital Improvement Bonds"); and

WHEREAS, the City, the County and the District desire to revise the Intergovernmental Agreement's allocation of City Accommodations Fees and County Accommodations Fees for the payment

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of the debt service on the Capital Improvement Bonds the District intends to issue for the improvements referenced above; and

WHEREAS, the City, the County, the District and the Escrow Agent now intend to enter into an Amendment No. 1 to Intergovernmental Agreement (the "IGA Amendment") and the City, the County and the Escrow Agent now intend to enter into an Amendment No. 1 to Escrow Agreement (the "Escrow Amendment") to provide that excess Accommodations Fees be refunded to the City and the County on a more expedient annual process and to make other amendments needed for the issuance of the Capital Improvement Bonds by the District, including revising the Intergovernmental Agreement's allocation of City Accommodations Fees and County Accommodations Fees for the payment of the debt service on the Capital Improvement Bonds.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA:

Section 1. IGA Amendment and Escrow Amendment. The City Manager is hereby authorized, empowered and directed to execute, acknowledge and deliver to the County, the District and the Escrow Agent, and the City Clerk is hereby authorized, empowered and directed to attest, the IGA Amendment, attached hereto as Exhibit A, and the Escrow Amendment, attached hereto as Exhibit B; provided, however, that the IGA Amendment and the Escrow Amendment shall be consistent with the terms hereof and accomplish the Council's desire to receive annual excess Accommodations Fees, if any, on a more expedient timeline and to assist the District in issuing the Bonds, including by revising the Intergovernmental Agreement's allocation of City Accommodations Fees and County Accommodations Fees for the payment of the debt service on the Capital Improvement Bonds. The execution of the IGA Amendment and the Escrow Amendment, upon the advice of the City Attorney, shall constitute conclusive evidence of the persons executing the same of their approval of all of the terms and provisions therein.

Section 2. Acknowledgement of Issuance of Bonds. The Council acknowledges that the District has the right to issue the Capital Improvement Bonds payable from and secured by Accommodations Fees pursuant to the terms of the Intergovernmental Agreement.

Section 3. Authorization. The City Manager, or her designee, is hereby authorized to execute and deliver such documents and take such actions as are required under the IGA Amendment and the Escrow Amendment to comply with the terms thereof.

Section 4. Severability. The provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 5. Repeal of Conflicting Ordinances, Resolutions, etc.; Effective Date. All ordinances, resolutions, orders, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and this Ordinance shall take effect and be in full force from and after its passage and approval at second and final reading and no further authorization is required to execute and deliver all documents and certificates related to the transaction contemplated by this Ordinance. This Ordinance shall be construed liberally to affect the intent of the Council.

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DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

REVIEWED:

_____
CITY MANAGER

Docusign Envelope ID: 94E492D5-5641-8EF4-8229-25C685FCF74C

EXHIBIT A

[AMENDMENT NO. 1 TO INTERGOVERNMENTAL AGREEMENT]

AMENDMENT NO. 1 TO INTERGOVERNMENTAL AGREEMENT

This **AMENDMENT NO. 1 TO INTERGOVERNMENTAL AGREEMENT** (this ***"Amendment"***), dated _____ __, 2026, among the Greenville Arena District, South Carolina (the ***"District"***), a body corporate and politic and a political subdivision of the State of South Carolina (the ***"State"***); Greenville County, South Carolina (the ***"County"***), a body corporate and politic and a political subdivision of the State; the City of Greenville, South Carolina (the ***"City"***), a body corporate and politic and a municipal corporation organized under the laws of the State; and The Bank of New York Mellon Trust Company, N.A. (the ***"Escrow Agent"***), a national banking association organized and existing under the laws of the United States of America, amends that certain Intergovernmental Agreement dated as of December 20, 2012 among the District, the County, the City and the Escrow Agent (the ***"Original Agreement"***).

In consideration of the mutual covenants and agreements hereinafter contained, the parties hereto hereby formally covenant, agree, and bind themselves as follows:

Section 1. Definitions. Capitalized terms used herein but undefined shall have the meanings ascribed to such terms in the Original Agreement. The following term, when used herein, has the following meaning, unless the context clearly indicates a different meaning. If there is a conflict with a definition of a defined term herein with the definition in the Original Agreement, the definition herein shall prevail.

"Capital Improvement Bonds" means the District's not exceeding $60,000,000 Accommodations Fee Revenue Bonds to be issued as a single issue or from time to time as several separate issues, as the Board shall determine, pursuant to the Bond Resolution and to a Series Resolution to be adopted by the Board, secured by and payable from the Pledged Fee Revenues (as defined in the Bond Resolution), as may be outstanding from time to time, including any refunding thereof, for the construction, renovation, expansion, acquisition, installation, furnishing and equipping of capital improvements on, in and related to the District's arena complex, including parking improvements, land acquisition, equipment acquisition, software acquisition and building improvements (the ***"Projects"***). The term ***"Capital Improvement Bonds"*** also includes any bond anticipation notes that may be issued from time to time for the Projects. Capital Improvement Bonds are included in the definition of ***"Bonds"*** as defined in the Original Agreement. The initial series of Capital Improvement Bonds must be issued no later than February 28, 2027. All Capital Improvement Bonds issued to finance the Projects (not including any refunding thereof) must be issued no later than December 31, 2028.

Section 2. Amendments. Section 4.(e) of the Original Agreement is hereby amended and restated as follows:

> (e) Beginning September 28 of each year and on the 28th day of each month thereafter through and including February 28 of the following calendar year (each, a ***"Calculation Date"*** or, if such day is not a Business Day, the next succeeding Business Day), the Escrow Agent will determine the amount of money in the Debt Service Fund. Once the money in the Debt Service Fund is at least equal to 125% of the amount of funds needed to satisfy the remaining annual Debt Service Payments for the then outstanding Bonds for that Fiscal Year (as defined in the Bond Resolution), the Escrow Agent shall distribute any money in the Excess Accommodations Fees Account (provided that any such distribution from the Excess Accommodations Fees Account cannot reduce the amount in the Debt Service Fund below 100% of the amount needed to satisfy

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the remaining annual Debt Service Payments for the then outstanding Bonds for that Fiscal Year) by the tenth day of the calendar month immediately following such Calculation Date (or the next succeeding Business Day), pursuant to the following calculations:

(i) for the Bonds or portions thereof used to refund the Series 2009B Certificate, the Escrow Agent will determine on a pro rata basis (based on the relative amounts of Accommodations Fees paid by the City and the County for the period beginning each July 1 through and including the corresponding Calculation Date (the ***"Calculation Period"***)) (1) the amount of City Accommodations Fees used to pay such annual Debt Service Payments and (2) the amount of County Accommodations Fees used to pay such annual Debt Service Payments; and

(ii) for the Capital Improvement Bonds and any refunding thereof, the Escrow Agent will allocate (1) fifty-five percent (55%) of the annual Debt Service Payments on the Capital Improvement Bonds as being payable from City Accommodations Fees to the extent City Accommodations Fees are available and (2) forty-five percent (45%) of the annual Debt Service Payments on the Capital Improvement Bonds as being payable from County Accommodations Fees to the extent County Accommodations Fees are available; and

(iii) for all other Bonds, the Escrow Agent will allocate (1) half of the annual Debt Service Payments as being payable from City Accommodations Fees to the extent City Accommodations Fees are available and (2) half of the annual Debt Service Payments as being payable from County Accommodations Fees to the extent County Accommodations Fees are available; and

(iv) to determine the total amount of annual Debt Service Payments for all Bonds that would be allocated to City Accommodations Fees, the Escrow Agent will then add together the sums derived under 4.(e)(i)(1), 4.(e)(ii)(1) and 4.(e)(iii)(1); and

(v) to determine the total amount of annual Debt Service Payments for all Bonds that would be allocated to County Accommodations Fees, the Escrow Agent will then add together the sums derived under 4.(e)(i)(2), 4.(e)(ii)(2) and 4.(e)(iii)(2); and

(vi) if the sum derived under 4.(e)(iv) is greater than the amount contributed by the City for the Calculation Period, then the County agrees to allow any County Accommodations Fees that were deposited with the Escrow Agent to be used to make up such difference pursuant to this subsection for such annual Debt Service Payments; and

(vii) if the sum derived under 4.(e)(v) is greater than the amount contributed by the County for the Calculation Period, then the City agrees to allow any City Accommodations Fees that were deposited with the Escrow Agent to be used to make up such difference pursuant to this subsection for such annual Debt Service Payments; and

(viii) to the extent the Escrow Agent has to utilize County Accommodations Fees as contemplated by 4.(e)(vi), then the City agrees to reimburse the County for such expenditures but solely from City Accommodations Fees that may be subsequently deposited into the Excess Accommodations Fees Account with such reimbursement occurring after the calculation provided under 4.(e)(x); and

(ix) to the extent the Escrow Agent has to utilize City Accommodations Fees as contemplated by 4.(e)(vii), then the County agrees to reimburse the City for such

Docusign Envelope ID: 94E492D5-5641-8EF4-8229-25C685FCF74C

expenditures but solely from County Accommodations Fees that may be subsequently deposited into the Excess Accommodations Fees Account with such reimbursement occurring after the calculation provided under 4.(e)(x); and

(x) the amount of funds, if any, in the Excess Accommodations Fees Account will be distributed to the City and the County, which will be calculated by the Escrow Agent as follows:

(1) the amount payable to the City will be based on the amount of City Accommodations Fees deposited with the Escrow Agent for the Calculation Period less the total amount of Debt Service Payments for all Bonds calculated under 4.(e)(iv) paid or payable from City Accommodations Fees for the then current Fiscal Year less the amount, if any, paid from County Accommodations Fees under 4.(e)(vi) and not previously reimbursed to the County pursuant to 4.(e)(viii), less amounts previously distributed to the City pursuant to this subsection during such Fiscal Year; if this amount is greater than zero, then such amount will be distributed to the City; and

(2) the amount payable to the County will be based on the amount of County Accommodations Fees deposited with the Escrow Agent for the Calculation Period less the total amount of Debt Service Payments for all Bonds calculated under 4.(e)(v) paid or payable from County Accommodations Fees for the then current Fiscal Year less the amount, if any, paid from City Accommodations Fees under 4.(e)(vii) and not previously reimbursed to the City pursuant to 4.(e)(ix), less amounts previously distributed to the County pursuant to this subsection during such Fiscal Year; if this amount is greater than zero, then such amount will be distributed to the County.

Section 3. Miscellaneous. Except as specifically amended herein, the Original Agreement shall continue in full force and effect in accordance with its original terms. Reference to this specific Amendment need not be made in any document, agreement, letter, certificate or any communication issued or made subsequent to or with respect to the Original Agreement, it being hereby agreed that any reference to the Original Agreement shall be sufficient to refer to the Original Agreement, as hereby amended. In case any one or more of the provisions contained herein should be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired hereby.

This Amendment amends the Original Agreement but is not intended to be or operate as a novation or an accord and satisfaction of the Original Agreement or of any other document or indebtedness evidenced or provided for thereunder. This Amendment does not extinguish the obligations for the payment of money outstanding under the Original Agreement or any other document or discharge or release the obligations or the liens or priority of any pledge or any other security therefor.

This Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Amendment may be delivered by the exchange of signed signature pages by facsimile transmission or by e mail with a pdf copy or other replicating image attached, and any printed or copied version of any signature page so delivered shall have the same force and effect as an originally signed version of such signature page.

Docusign Envelope ID: 94E492D5-5641-8EF4-8229-25C685FCF74C

IN WITNESS WHEREOF, the District, the County, the City, and the Escrow Agent have caused this Amendment to be duly executed in their respective names, all as of the date first above written.

GREENVILLE ARENA DISTRICT, SOUTH CAROLINA

ATTEST:

By:_____
Its: Chairman, Board of Trustees

By:_____
Its: Secretary, Board of Trustees

GREENVILLE COUNTY, SOUTH CAROLINA

ATTEST:

By:_____
Its: Chairman, Greenville County Council

By:_____
Its: Clerk to County Council

By:_____
Its: County Administrator

CITY OF GREENVILLE, SOUTH CAROLINA

ATTEST:

By:_____
Its: City Manager

By:_____
Its: City Clerk

THE BANK OF NEW YORK
MELLON TRUST COMPANY, N.A., as Escrow Agent

By:_____

Its:_____

Docusign Envelope ID: 94E492D5-5641-8EF4-8229-25C685FCF74C

EXHIBIT B

[AMENDMENT NO. 1 TO ESCROW AGREEMENT]

AMENDMENT NO. 1 TO ESCROW AGREEMENT

This **AMENDMENT NO. 1 TO ESCROW AGREEMENT** (this ***"Amendment"***), dated _____ __, 2026, among Greenville County, South Carolina (the ***"County"***), a body corporate and politic and a political subdivision of the State of South Carolina (the ***"State"***); the City of Greenville, South Carolina (the ***"City"***), a body corporate and politic and a municipal corporation organized under the laws of the State; and The Bank of New York Mellon Trust Company, N.A. (the ***"Escrow Agent"***), a national banking association organized and existing under the laws of the United States of America, amends that certain Escrow Agreement dated as of December 20, 2012 among the County, the City and the Escrow Agent (the ***"Original Agreement"***).

In consideration of the mutual covenants and agreements hereinafter contained, the parties hereto hereby formally covenant, agree, and bind themselves as follows:

Section 1. Amendments. Section 3.(d) of the Original Agreement is hereby amended and restated as follows:

(d) [Intentionally Omitted]

Section 2. Miscellaneous. Except as specifically amended herein, the Original Agreement shall continue in full force and effect in accordance with its original terms. Reference to this specific Amendment need not be made in any document, agreement, letter, certificate or any communication issued or made subsequent to or with respect to the Original Agreement, it being hereby agreed that any reference to the Original Agreement shall be sufficient to refer to the Original Agreement, as hereby amended. In case any one or more of the provisions contained herein should be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired hereby.

This Amendment amends the Original Agreement but is not intended to be or operate as a novation or an accord and satisfaction of the Original Agreement or of any other document or indebtedness evidenced or provided for thereunder. This Amendment does not extinguish the obligations for the payment of money outstanding under the Original Agreement or any other document or discharge or release the obligations or the liens or priority of any pledge or any other security therefor.

This Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. This Amendment may be delivered by the exchange of signed signature pages by facsimile transmission or by e mail with a pdf copy or other replicating image attached, and any printed or copied version of any signature page so delivered shall have the same force and effect as an originally signed version of such signature page.

Docusign Envelope ID: 94E492D5-5641-8EF4-8229-25C685FCF74C

IN WITNESS WHEREOF, the County, the City, and the Escrow Agent have caused this Amendment to be duly executed in their respective names, all as of the date first above written.

GREENVILLE COUNTY, SOUTH CAROLINA

ATTEST:

By:_____
Its: Chairman, County Council

By:_____
Its: Clerk to County Council

By:_____
Its: County Administrator

CITY OF GREENVILLE, SOUTH CAROLINA

ATTEST:

By:_____
Its: City Manager

By:_____
Its: City Clerk

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as Escrow Agent

By:_____

Its:_____

Docusign Envelope ID: 94E492D5-5641-8EF4-8229-25C685FCF74C

STATE OF SOUTH CAROLINA)
) CERTIFICATE OF ORDINANCE
COUNTY OF GREENVILLE)

I, the undersigned, City Clerk of the City of Greenville, South Carolina (the "City"), DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance which was given two readings on two separate days, with an interval of at least six days between the readings by the City Council of the City (the "City Council"). The original of this Ordinance is duly entered in the permanent records of minutes of meetings of the City Council, in my custody as such Clerk.

That each of said meetings was duly called, and all members of the City Council were notified of the same; that a quorum of the membership remained throughout the proceedings incident to the enactment of this Ordinance.

IN WITNESS WHEREOF, I have hereunto set my Hand this ____ day of _____, 2026.

_____
City Clerk
City of Greenville, South Carolina

First reading: _____ __, 2026
Second reading: _____ __, 2026

Docusign Envelope ID: 29891E0B-EA58-8B53-82B0-1307D3CDBBE4

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 14a
Agenda Date: August 10, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, Second Reading

Document Caption:

AN ORDINANCE TO REZONE APPROXIMATELY 5.06 ACRES OF REAL PROPERTY LOCATED ON FORK SHOALS ROAD FROM RH-B, HOUSE B DISTRICT, TO IG, INDUSTRIAL GENERAL DISTRICT (TAX MAP NUMBER 0395000100610) (Z-4-2026)

Document Summary:

An application was made to the city of Greenville (the "City") Planning Commission and City Council to rezone property consisting of approximately 5.06 acres located on Fork Shoals Road from RH-B, House B District, to IG, Industrial General District.

The City Planning Commission, pursuant to public notice, held a public hearing on March 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 5-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 5-0

Impact if Denied:

The Property will not be rezoned.

Financial Impact:

None.

Required Review and Approval:

Department Director: Michael Frixen
Signed by: Michael Frixen 8F11569CFEEA425...

Chief Financial Officer: *Patricia Dennis*

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: 29891E0B-EA58-8B53-82B0-1307D3CDBBE4

AN ORDINANCE

TO REZONE APPROXIMATELY 5.06 ACRES OF REAL PROPERTY LOCATED ON FORK SHOALS ROAD FROM RH-B, HOUSE B DISTRICT, TO IG, INDUSTRIAL GENERAL DISTRICT (TAX MAP NUMBER 0395000100610) (Z-4-2026)

WHEREAS, an application was made to the city of Greenville (the "City") Planning Commission and City Council to rezone property consisting of approximately 5.06 acres located on Fork Shoals Road and as shown in Exhibit A (Tax Map Number 0395000100610) (the "Property") from RH-B, House B District, to IG, Industrial General District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on March 5, 2026, to consider the proposed rezoning, and the Commission recommended approval to City Council for the proposed zoning designation of IG, Industrial General District, by a vote of 5-0; and

WHEREAS, City Council finds the IG, Industrial General District, compatible with the City's zoning of surrounding properties and the GVL2040 Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be rezoned from RH-B, House B District, to IG, Industrial General District. The attached Exhibit A, as prepared by the City of Greenville Planning and Development Services department, is incorporated by reference for purposes of identifying the location of the Property. This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

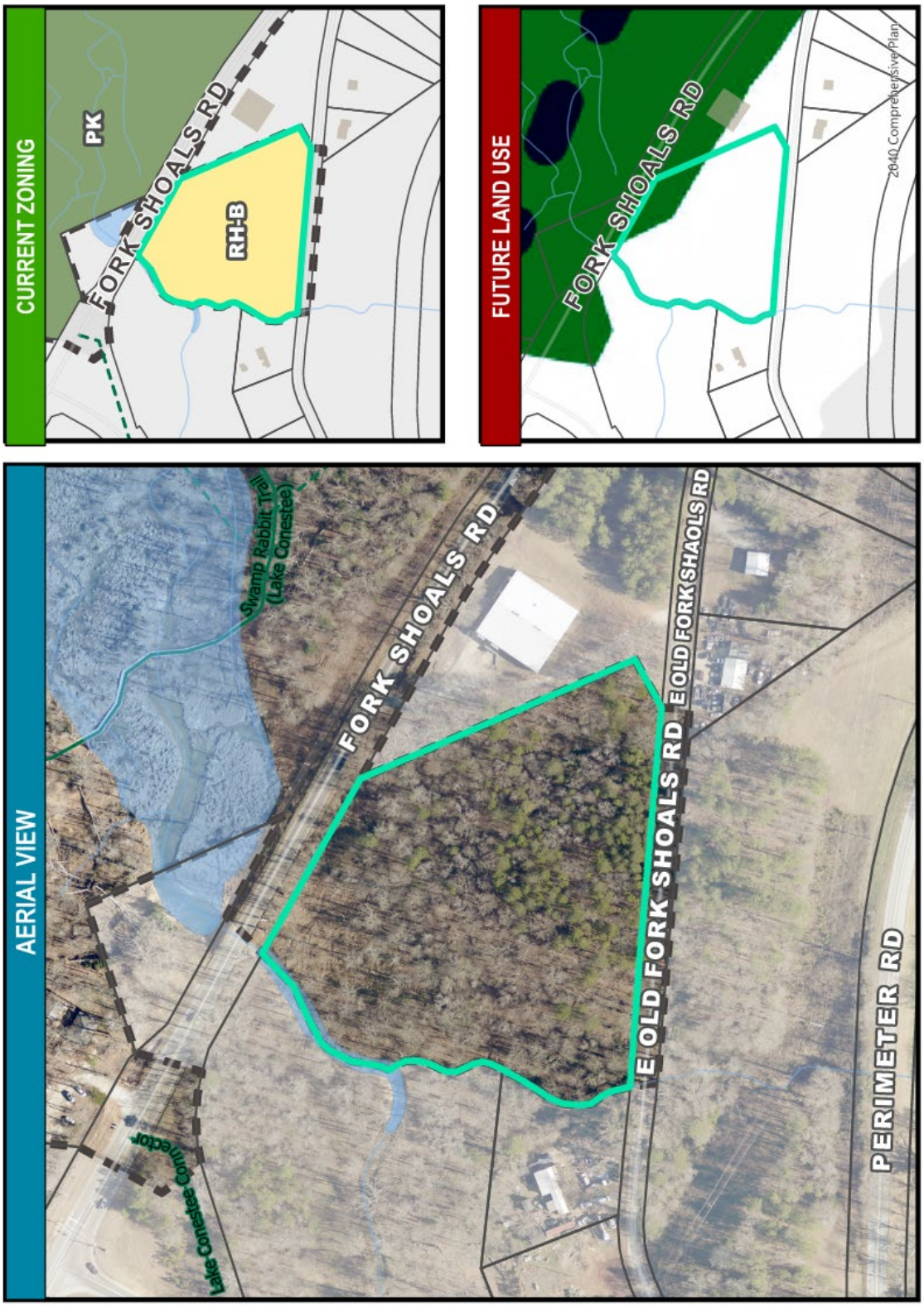
REVIEWED:

_____
CITY MANAGER

Docusign Envelope ID: 29891E0B-EA58-8B53-82B0-1307D3CDBBE4

EXHIBIT A

[Image showing aerial, zoning, and future land use designation]



Docusign Envelope ID: 9B31E93E-E5B5-896F-8010-D15A633310ED

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 15a
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, First Reading

Document Caption:

AN ORDINANCE TO APPROPRIATE $38,098 IN THE MISCELLANEOUS GRANTS FUND FOR THE FY2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM

Document Summary:

The Greenville Police Department has been awarded $38,098 through the FY2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program. The funds will be used to replace a handheld narcotics analyzer and essential accessories to improve officer safety and enhance emergency incident response capabilities. City Council previously completed the required Governing Body Review and expressed support for the project through Resolution 2026-15.

Impact if Denied:

The City will be unable to purchase the equipment.

Financial Impact:

Grant funding will support the purchase of the equipment. No matching funds are required.

Required Review and Approval:

Department Director: J.H. Thompson — DocuSigned by: J.H. Thompson — EDD8600A95F84FA...

Chief Financial Officer: *Patricia Dennis* — Signed by: Patricia Dennis — 3F292597F562498...

City Attorney: *Leigh Paoletti* — DocuSigned by: Leigh Paoletti — 5CBFADF322244F8...

City Manager: *Shannon Lavrin* — Signed by: Shannon Lavrin — B6D12FA1F89A405...

Docusign Envelope ID: 9B31E93E-E5B5-896F-8010-D15A633310ED

AN ORDINANCE

TO APPROPRIATE $38,098 IN THE MISCELLANEOUS GRANTS FUND FOR THE FY2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM

WHEREAS, the Greenville Police Department ("GPD") was awarded $38,098 through the FY2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Local Solicitation from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance; and

WHEREAS, the GPD will use the funds received to replace a handheld narcotics analyzer along with essential operational accessories to strengthen officer safety and emergency incident response; and

WHEREAS, by Resolution 2026-15, City Council conducted the necessary Governing Body Review of the grant application and agreed to support this project; and

WHEREAS, matching funds are not required to complete this project;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the amount of $38,098 is appropriated in the Miscellaneous Grants Fund as reflected in the attached Exhibit. This Ordinance shall become effective upon passage on the second and final reading.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

REVIEWED:

_____
CITY MANAGER

Docusign Envelope ID: 9B31E93E-E5B5-896F-8010-D15A633310ED

EXHIBIT

[Budget Amendment]

BUDGET AMENDMENT

BUDGET	Miscellaneous Grants Fund	REQUESTED BY	Police Department
FISCAL YEAR	2026-27	DATE	

INCREASE		**DECREASE**	
Description		Description	
Miscellaneous Grants Fund			
Federal Revenue (Rev)	38,098		
Equipment (EXP)	38,098		

Explanation: TO APPROPRIATE $38,098 IN THE MISCELLANEOUS GRANTS FUND FOR THE FY2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM

DATE _____ APPROVED BY _____
City Council/City Manager
Camilla Pitman/City Clerk

FOR OMB POSTING PURPOSES ONLY

Budget Adjustments		Increase (Decrease)	**Journal Entry**		
Project Code	Account	Amount	Project Code	Account	Amount
PS3489	128-0000-331.10-06	38,098			
PS3489	128-4030-422.68-05	38,098			
	Total	-		Total	-

Prepared By _____
Posted By _____
Date _____ Number _____

Docusign Envelope ID: 72253A78-F212-89CC-82DF-F6A829F7A582

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: Item 15b
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, First Reading

Document Caption:

AN ORDINANCE TO APPROPRIATE $8,279,571 IN THE UTILITY UNDERGROUNDING FUND FOR THE AUGUSTA STREET UNDERGROUNDING PHASE I PROJECT

Document Summary:

The City plans to complete a utility undergrounding project along Augusta Road. The Project includes undergrounding power lines, constructing a duct bank, installing decorative streetlights, and Duke Energy costs. The estimated cost for this phase is $8,331,452.

The FY 2023-2024 Budget for the State of South Carolina included an allocation of $20 million for public space upgrades and safety improvements in the city of Greenville, of which $5,800,000 was approved for the Project by Resolution 2023-44. Funds totaling $765,319 were previously appropriated for the Project through Ordinances 2023-72 and 2026-53 from the State funds. The remaining $5,034,681 is now being appropriated. The estimated Duke Energy portion of the project is $2,083,152. The Project currently has available funding of $51,881. This Ordinance will appropriate an additional $1,161,738 from the Utility Undergrounding Fund balance.

Impact if Denied:

The Augusta Undergounding Phase I Project will not be completed.

Financial Impact:

$8,279,571 will be appropriated in the Utility Undergrounding Fund, of which $1,161,738 is Utility Undergounding Fund balance.

Required Review and Approval:

Department Director: Clint Link
Signed by: Clint Link 9A000E3FE4FB466...

Chief Financial Officer: *Patricia Dennis*
Signed by: Patricia Dennis 3F292597F562498...

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: 72253A78-F212-89CC-82DF-F6A829F7A582

AN ORDINANCE

TO APPROPRIATE $8,279,571 IN THE UTILITY UNDERGROUNDING FUND FOR THE AUGUSTA STREET UNDERGROUNDING PHASE I PROJECT

WHEREAS, the Augusta Street Undergrounding Phase I Project (the "Project") includes undergrounding power lines, constructing a duct bank, installing decorative streetlights, and Duke Energy costs, has an estimated cost of $8,331,452; and

WHEREAS, the FY 2023-2024 Budget for the State of South Carolina included an allocation of $20 million for public space upgrades and safety improvements in the city of Greenville, of which $5,800,000 was approved for the Project by Resolution 2023-44; and

WHEREAS, funds totaling $765,319 were previously appropriated for the Project from the State funds through Ordinances 2023-72 and 2026-53, and the remaining $5,034,681 from the State funds is hereby appropriated for the Project; and

WHEREAS, Duke Energy funding of $2,083,152 is hereby appropriated for the Project; and

WHEREAS, $51,881 in funds are currently available for the Project and an additional $1,161,738 from the Utility Undergrounding Fund balance is hereby appropriated for the Project;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, $8,279,571 is appropriated for the Augusta Street Undergrounding Phase I Project as reflected in the attached Exhibit. This Ordinance shall become effective upon passage on the second and final reading.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

REVIEWED:

_____
CITY MANAGER

Docusign Envelope ID: 72253A78-F212-89CC-82DF-F6A829F7A582

EXHIBIT

[Budget Amendment]

BUDGET AMENDMENT

BUDGET	Utility Undergrounding Fund	REQUESTED BY	Engineering
FISCAL YEAR	2026-27	DATE	

INCREASE		**DECREASE**	
Description		Description	
Capital Projects Fund			
State Funds	5,034,681		
Fund Balance	1,161,738		
Duke	2,083,152		
Construction	8,279,571		

Explanation: TO APPROPRIATE $8,279,571 IN THE UTILITY UNDERGROUNDING FUND FOR THE AUGUSTA STREET UNDERGROUNDING PHASE I PROJECT

DATE _____ APPROVED BY _____
City Council/City Manager
Camilla Pitman/City Clerk

FOR OMB POSTING PURPOSES ONLY

Budget Adjustments		Increase (Decrease)	**Journal Entry**			
Project Code	Account	Amount	Project Code	Account		Amount
UU1022*	136-0000-335.20-10	5,034,681		136-0000-390.10-01	DR	1,161,738
UU1022	136-0000-390.10-01	1,161,738	UU1022	136-0000-390.10-01	CR	1,161,738
UU1022	136-0000-368.10-99	2,083,152				
UU1022	136-1510-411.48-26	8,279,571				
	Total	16,559,142		Total		2,323,476

Prepared By _____
Posted By _____
Date _____ Number _____

Docusign Envelope ID: 23EDE410-A3F6-81C7-801A-8D3338C1862B

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 15c
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, First Reading

Document Caption:

AN ORDINANCE TO ABANDON A PORTION OF RIGHT-OF-WAY ON SPARTANBURG STREET (AB-3-2026)

Document Summary:

The city of Greenville (the "City") has received a petition from AP Hold Investments, LLC requesting the abandonment of a portion of existing unimproved right-of-way of Spartanburg Street on the west side of Stone Avenue. The right-of-way to be abandoned is not part of the City's street system and will not result in any adverse impacts to traffic circulation, local access, or operations of the City's street system.

The right-of-way will be abandoned and combined with Tax Map Numbers 0039030100700 and 0039030100800.

The abandonment has been reviewed by City departments and utility providers with no objections found. Engineering Services recommends approval of this abandonment.

Impact if Denied:

The right-of-way will not be abandoned.

Financial Impact:

None.

Required Review and Approval:

Department Director: Clint Link
Signed by: Clint Link 9A000E3FE4FB466...

Chief Financial Officer: *Patricia Dennis*

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: 23EDE410-A3F6-81C7-801A-8D3338C1862B

AN ORDINANCE

TO ABANDON A PORTION OF RIGHT-OF-WAY ON SPARTANBURG STREET (AB-3-2026)

WHEREAS, the city of Greenville (the "City") may have rights and/or entitlements to Spartanburg Street to the extent that it is public right-of-way; and

WHEREAS, the City has received a petition from AP Hold Investments, LLC requesting the abandonment of a portion of existing unimproved right-of-way of Spartanburg Street on the west side of Stone Avenue; and

WHEREAS, the abandonment will not result in any adverse impacts to traffic circulation, local access, or operations of the City's street system; and

WHEREAS, the right-of-way will be abandoned and combined with Tax Map Numbers 0039030100700 and 0039030100800 as shown in Exhibit A; and

WHEREAS, pursuant to properly published notice, a public hearing was held before City Council on Monday, August 10, 2026, at which time Council provided the opportunity to hear from the public regarding the proposed abandonment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, a total 2,003 square feet (0.046 acre) of right-of-way along Spartanburg Street, identified more particularly on Exhibit A, attached hereto and incorporated herein, shall be abandoned and closed as a public right-of-way. Further, the abandonment and any subsequent conveyance by way of City quitclaim deed shall be subject to a full width utility easement preserving the currently existing rights and benefits for the present providers of water, sewer, electricity, telephone, and natural gas, if any, including maintenance easements for the same utilities. The City Manager is herewith authorized to execute such documents as are reasonable to implement the purposes of this Ordinance.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

Docusign Envelope ID: 23EDE410-A3F6-81C7-801A-8D3338C1862B

APPROVED AS TO FORM:

_____
CITY ATTORNEY

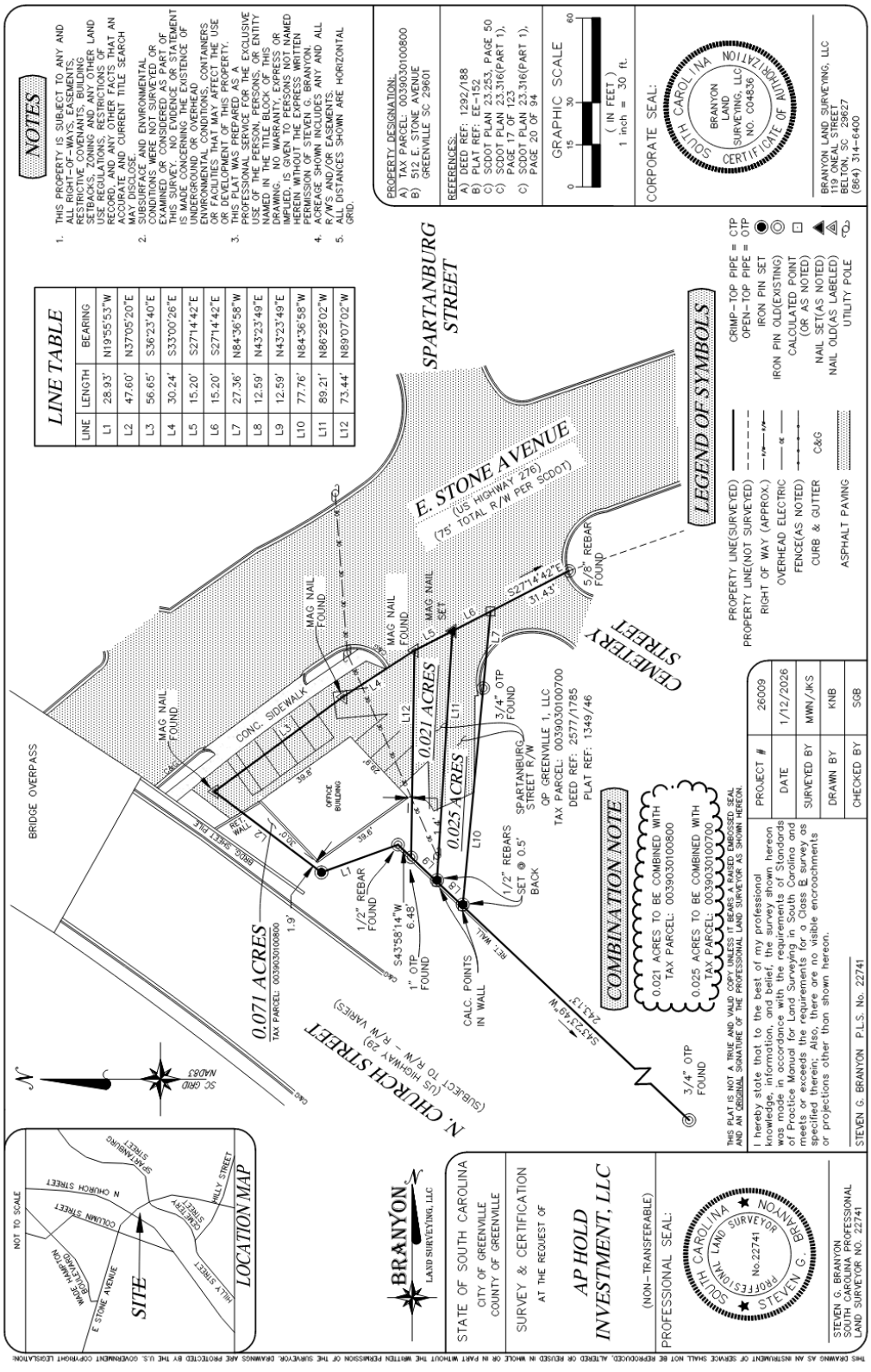
REVIEWED:

_____
CITY MANAGER

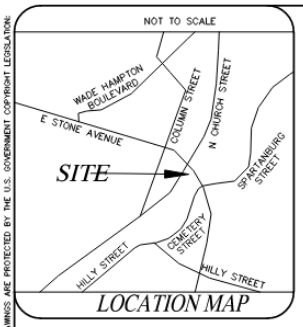
Docusign Envelope ID: 23EDE410-A3F6-81C7-801A-8D3338C1862B

EXHIBIT A

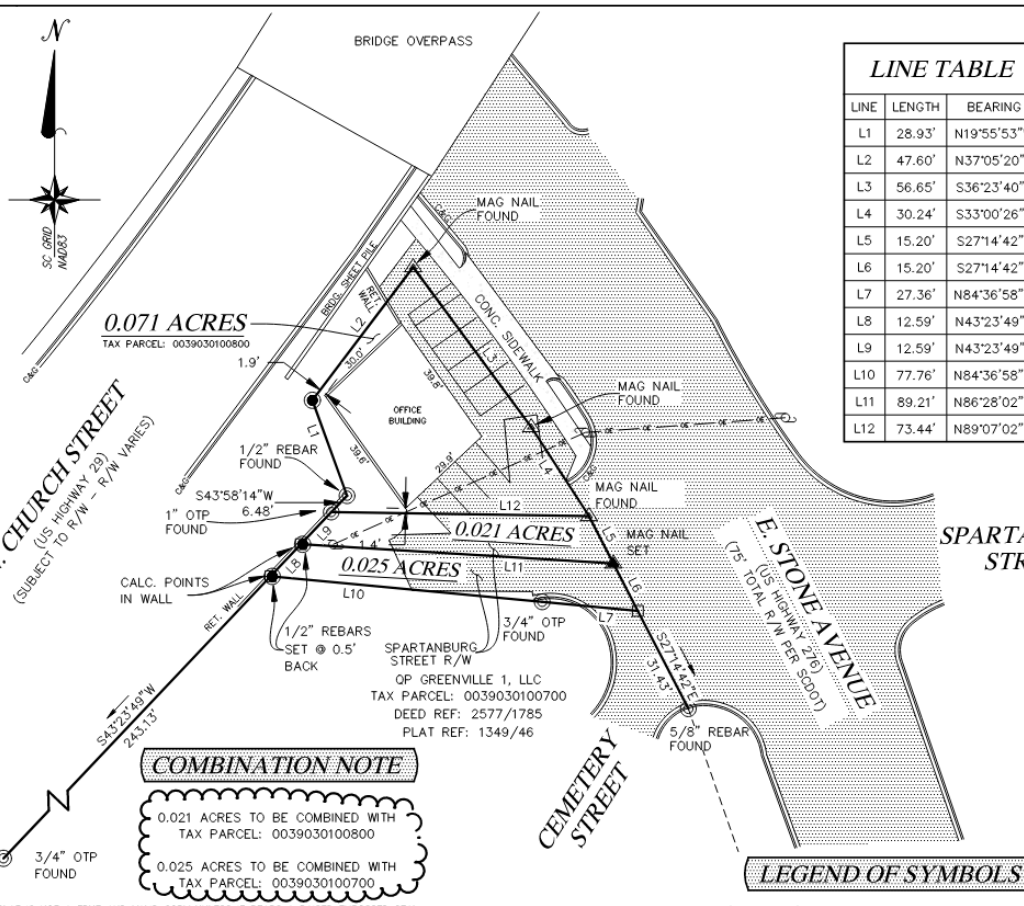
[Map of Right-of-Way Abandonment]



THIS DRAWING AS AN INSTRUMENT OF SERVICE SHALL NOT BE REPRODUCED, ALTERED OR REUSED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION.



LOCATION MAP



BRANYON
LAND SURVEYING, LLC

STATE OF SOUTH CAROLINA
CITY OF GREENVILLE
COUNTY OF GREENVILLE

SURVEY & CERTIFICATION
AT THE REQUEST OF

AP HOLD INVESTMENT, LLC

(NON-TRANSFERABLE)

PROFESSIONAL SEAL:



STEVEN G. BRANYON
SOUTH CAROLINA PROFESSIONAL
LAND SURVEYOR NO. 22741

COMBINATION NOTE

0.021 ACRES TO BE COMBINED WITH TAX PARCEL: 0039030100800

0.025 ACRES TO BE COMBINED WITH TAX PARCEL: 0039030100700

THIS PLAT IS NOT A TRUE AND VALID COPY UNLESS IT BEARS A RAISED EMBOSSED SEAL AND AN ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR AS SHOWN HEREON.

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of Standards of Practice Manual for Land Surveying in South Carolina and meets or exceeds the requirements for a Class R survey as specified therein; Also, there are no visible encroachments or projections other than shown hereon.

STEVEN G. BRANYON P.L.S. No. 22741

PROJECT #	26009
DATE	1/12/2026
SURVEYED BY	MWN/JKS
DRAWN BY	KNB
CHECKED BY	SGB

LINE TABLE

LINE	LENGTH	BEARING
L1	28.93'	N19°55'53"W
L2	47.60'	N37°05'20"E
L3	56.65'	S36°23'40"E
L4	30.24'	S33°00'26"E
L5	15.20'	S27°14'42"E
L6	15.20'	S27°14'42"E
L7	27.36'	N84°36'58"W
L8	12.59'	N43°23'49"E
L9	12.59'	N43°23'49"E
L10	77.76'	N84°36'58"W
L11	89.21'	N86°28'02"W
L12	73.44'	N89°07'02"W

NOTES

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND ANY OTHER LAND USE REGULATIONS, RESTRICTIONS OF RECORD, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD ENVIRONMENTAL CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK OF THIS DRAWING. NO WARRANTY, EXPRESS OR IMPLIED, IS GIVEN TO PERSONS NOT NAMED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION OF STEVEN G. BRANYON.
4. ACREAGE SHOWN INCLUDES ANY AND ALL R/W'S AND/OR EASEMENTS.
5. ALL DISTANCES SHOWN ARE HORIZONTAL GRID.

LEGEND OF SYMBOLS

PROPERTY LINE(SURVEYED)
PROPERTY LINE(NOT SURVEYED)
RIGHT OF WAY (APPROX.)
OVERHEAD ELECTRIC
FENCE(AS NOTED)
CURB & GUTTER C&G
ASPHALT PAVING

CRIMP-TOP PIPE = CTP
OPEN-TOP PIPE = OTP
IRON PIN SET
IRON PIN OLD(EXISTING)
CALCULATED POINT (OR AS NOTED)
NAIL SET(AS NOTED)
NAIL OLD(AS LABELED)
UTILITY POLE

PROPERTY DESIGNATION:
A) TAX PARCEL: 0039030100800
B) 512 E. STONE AVENUE GREENVILLE SC 29601

REFERENCES:
A) DEED REF: 1292/188
B) PLAT REF: EE-152
C) SCDOT PLAN 23.253, PAGE 50
C) SCDOT PLAN 23.316(PART 1), PAGE 17 OF 123
C) SCDOT PLAN 23.316(PART 1), PAGE 20 OF 94

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

CORPORATE SEAL:



BRANYON LAND SURVEYING, LLC
119 ONEAL STREET
BELTON, SC 29627
(864) 314-6400

Docusign Envelope ID: 768A3066-8D59-8A68-83DB-CD65E4555449

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 15d
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, First Reading

Document Caption:

AN ORDINANCE TO ANNEX APPROXIMATELY 0.18 ACRE OF REAL PROPERTY AT 41 E 5TH STREET AND 0.02 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATIONS OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBER 0125000602600) (AX-19-2026)

Document Summary:

A proper petition for annexation of contiguous real property consisting of approximately 0.18 acre located at 41 E 5th Street (Tax Map Number 0125000602600) and 0.02 acre of adjacent right-of-way, together comprising of approximately 0.20 acre to be annexed (collectively, the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code Annotated Section 5-3-150(3).

An application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-7.5, Single-family residential district, to city zoning designations RN-A, Neighborhood A District.

The City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 7-0

Impact if Denied:

The Property will not be annexed and rezoned.

Financial Impact:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

Required Review and Approval:

Department Director: Michael Frixen
Signed by: Michael Frixen 8F11569CFEEA425...

Chief Financial Officer: *Patricia Dennis*

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: 768A3066-8D59-8A68-83DB-CD65E4555449

AN ORDINANCE

TO ANNEX APPROXIMATELY 0.18 ACRE OF REAL PROPERTY AT 41 E 5TH STREET AND 0.02 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATIONS OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBER 0125000602600) (AX-19-2026)

WHEREAS, a proper petition for annexation of contiguous real property consisting of approximately 0.18 acre located at 41 E 5th Street (Tax Map Number 0125000602600) and 0.02 acre of adjacent right-of-way, together comprising of approximately 0.20 acre (collectively, the "Property") to be annexed, has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with South Carolina Code of Laws Annotated Section 5-3-150(3); and

WHEREAS, an application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-7.5, Single-family residential district, to city zoning designations RN-A, Neighborhood A District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0; and

WHEREAS, City Council has reviewed the application of the owner and the staff recommendation and has found the proposed zoning designation of RN-A, Neighborhood A District, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly in the attached Exhibits A and B, providing the annexation map and property description of Tax Map Number 0125000602600, respectively. The annexed Property is provided the zoning designations of RN-A, Neighborhood A District. The Property shall be included in the West Greenville Special Emphasis Neighborhood and included in City Council District 2.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to their terms while they are in effect.

Docusign Envelope ID: 768A3066-8D59-8A68-83DB-CD65E4555449

This Ordinance shall take effect upon second and final reading and shall be effective for the 2026 tax year.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

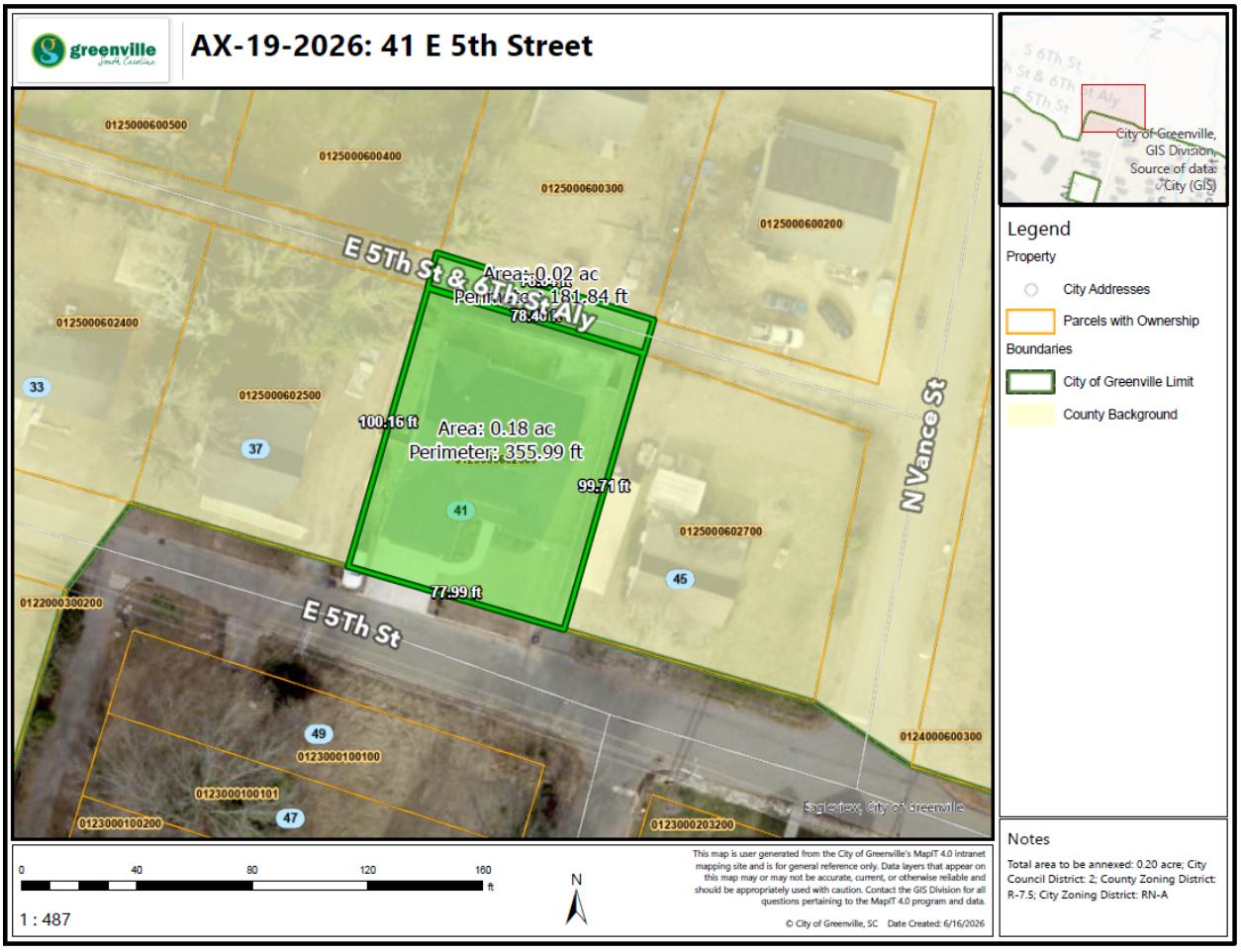
REVIEWED

_____
CITY MANAGER

Docusign Envelope ID: 768A3066-8D59-8A68-83DB-CD65E4555449

EXHIBIT A

[Aerial image showing area of annexation]



Docusign Envelope ID: 768A3066-8D59-8A68-83DB-CD65E4555449

EXHIBIT B

[Image of Legal Description of property and right-of-way]

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of East 5th Street and being known and designated as Lot No. 25, as shown on a plat of Woodside Mills Subdivision, Section A, prepared by Pickell & Pickell, dated January 14, 1950, and recorded in the Register of Deeds Office for Greenville County in Plat Book W at pages 111-117 and having the metes and bounds, courses and distances as will appear upon said plat. Reference to said plat is hereby made for a more complete and accurate description of said property.

This being the same property conveyed to IAG Property Group LLC, a South Carolina Limited Liability Company by deed from Harold Hendricks, Willie Yeargin, Joseph Hendricks a/k/a Joseph Hendrix and Betty Ann Hendricks a/k/a Betty Ann Hendrix dated 04/25/2024 and recorded with Greenville County Register of Deeds on 04/26/2024 in Book 2717, Page 4507.

For informational purposes only:
Parcel ID: 0125.00-06-026.00
Property Address: 41 East 5th Street, Greenville, SC 29611

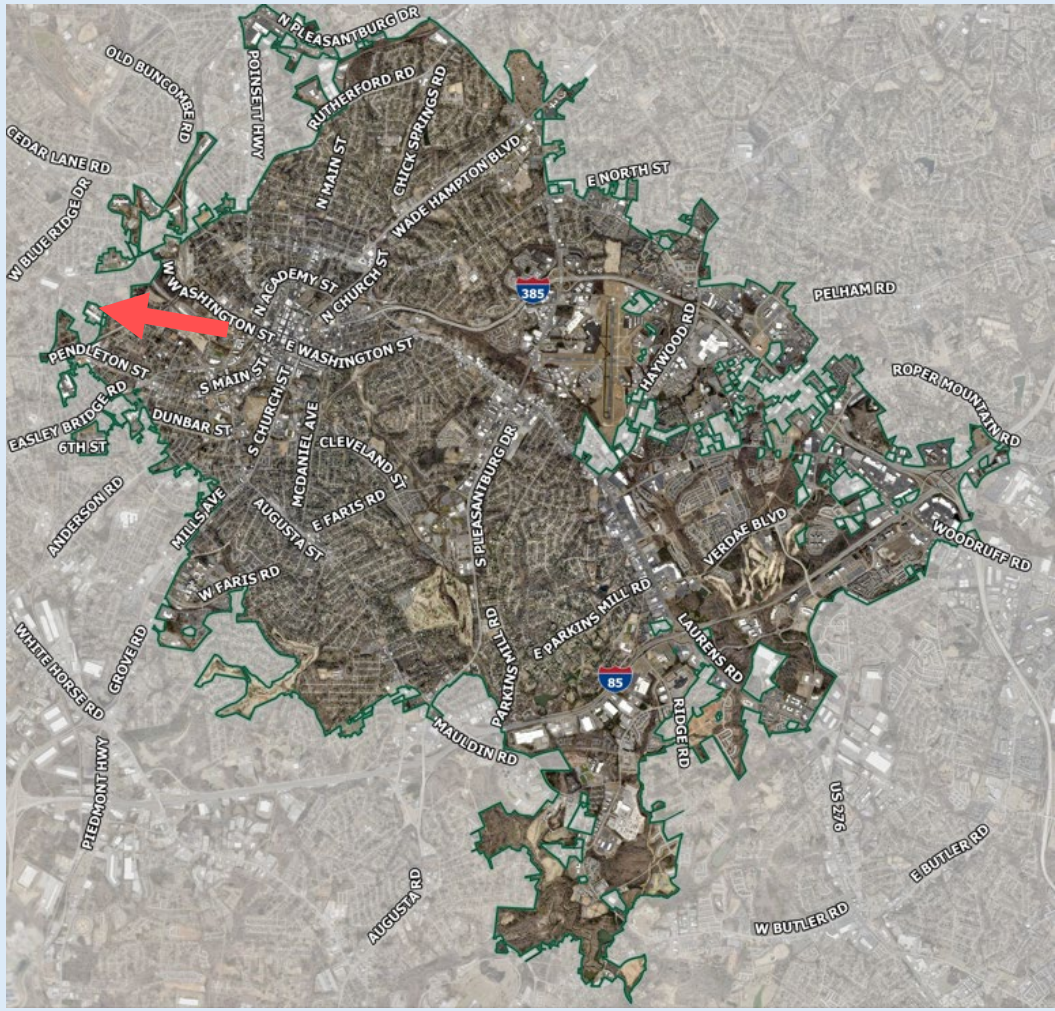
Property Description for Right-of-Way

To include the 0.02 acre of adjacent East 5th Street & 6th Street Alley right-of-way as shown within the associated Annexation Map exhibit.

AX-19-2026 | 41 E 5th Street

REQUEST

ANNEXATION and **REZONE** of approximately 0.18 acre located at **41 E 5TH STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0125000602600)

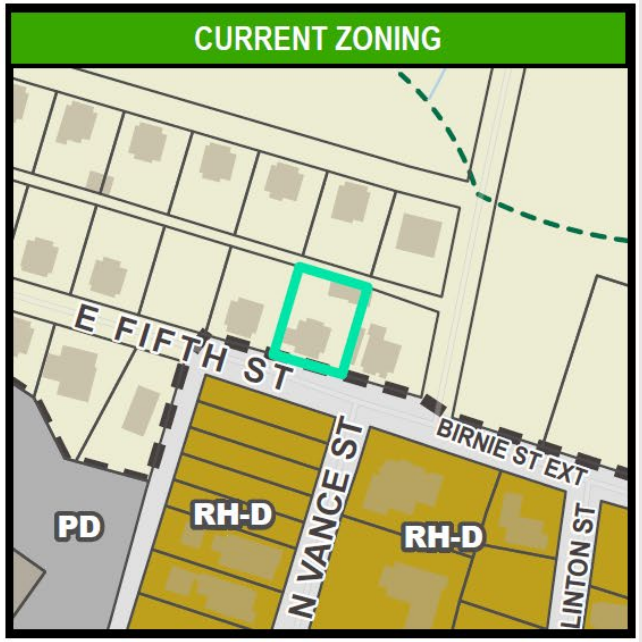


AX-19-2026 • 41 E 5TH STREET

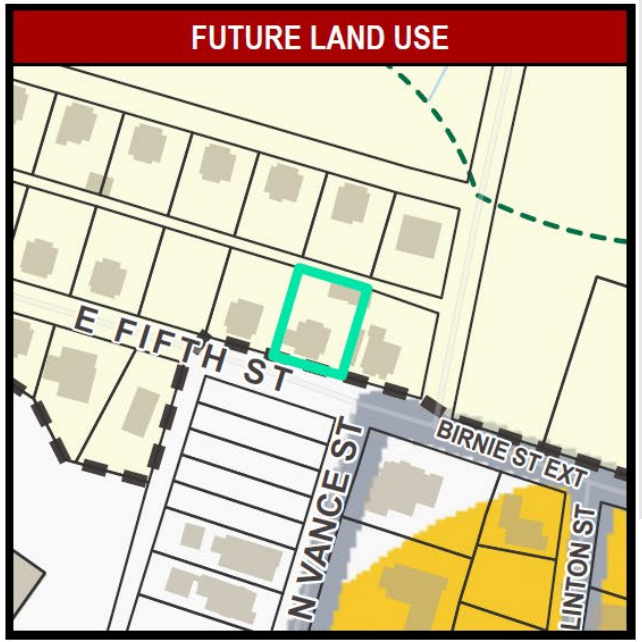
AERIAL VIEW



CURRENT ZONING

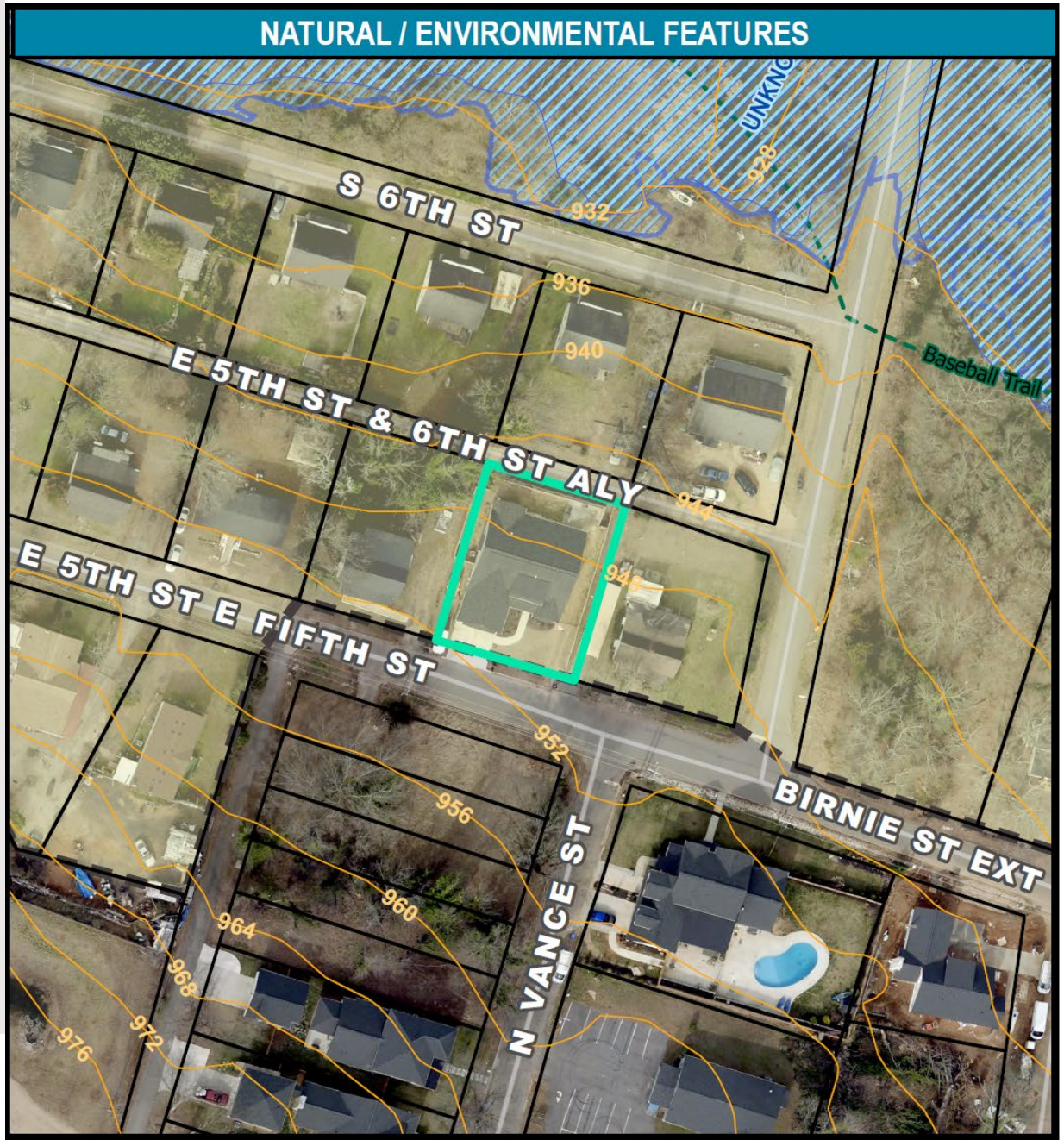


FUTURE LAND USE



AX-19-2026 • 41 E 5TH STREET

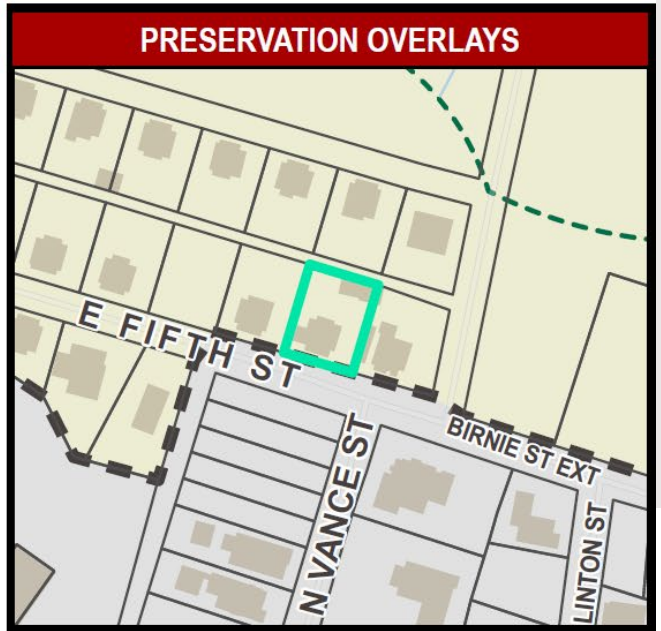
NATURAL / ENVIRONMENTAL FEATURES

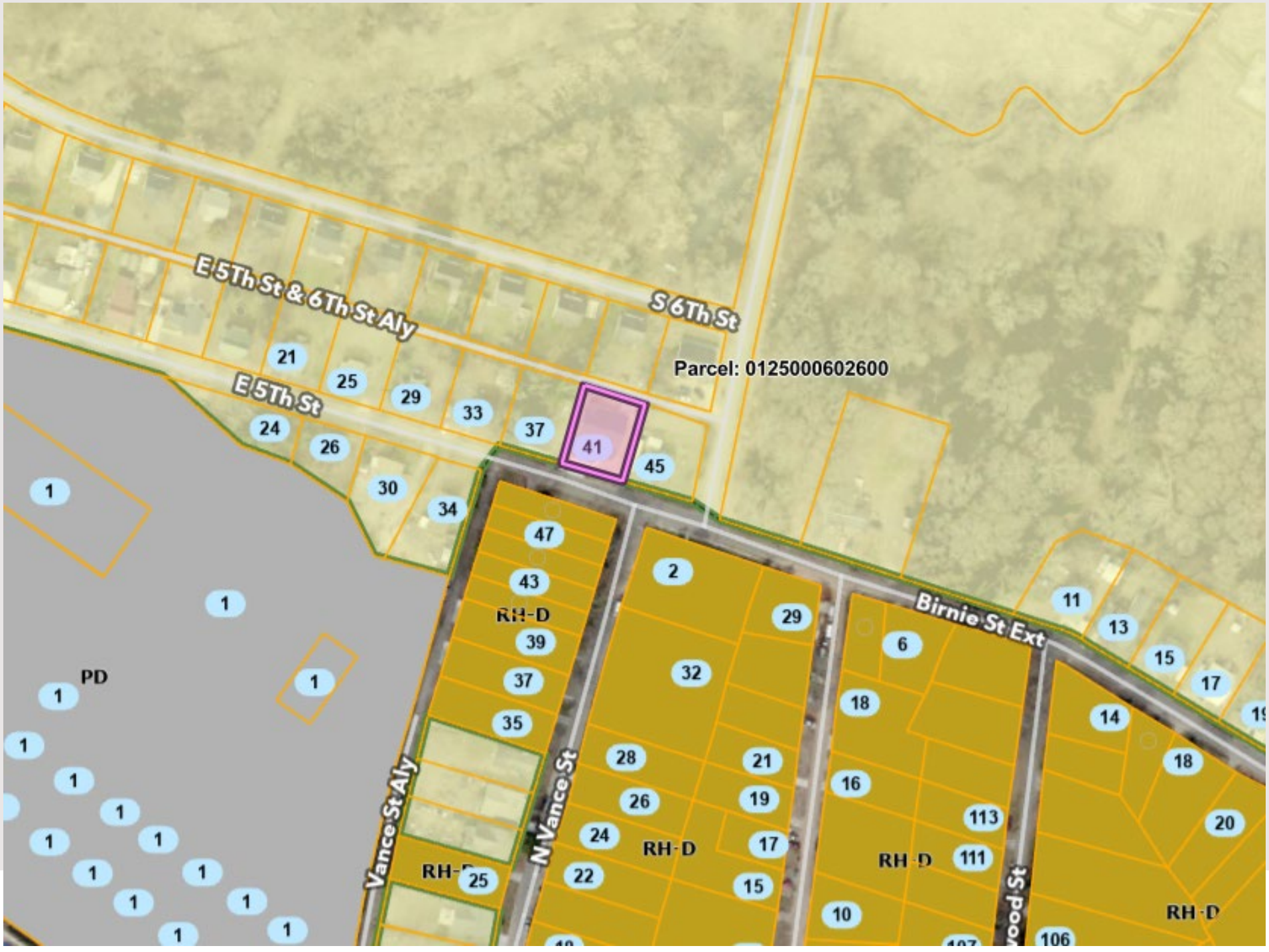


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS




E 5Th St & 6Th St Aly
S 6Th St
E 5Th St
Parcel: 0125000602600
Birnie St Ext
Vance St Aly
N Vance St
RH-D
PD

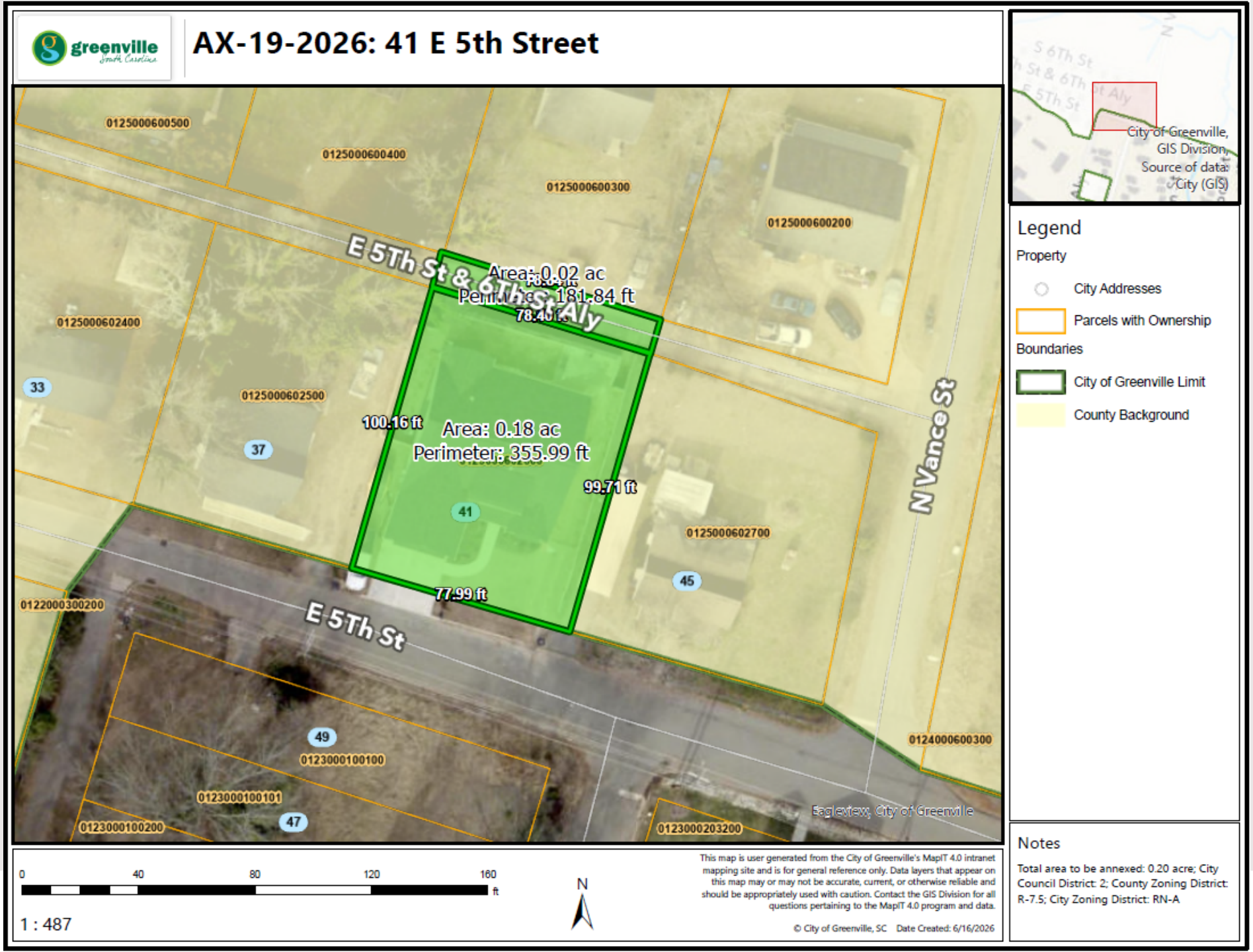
AX-19-2026

Planning and Zoning

- Zoning – RN-A District (proposed)
- Overlay Zone – N/A
- Future Land Use – N/A
- Special Emphasis – West Greenville (proposed)

Services

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 1
- Water – Greenville Water
- Sewer – Metro
- Sanitation – City
- City Council – District 2 (Flemming)
- Transportation – SCDOT (E 5th Street) and alley (City)


AX-19-2026: 41 E 5th Street
0125000600500
0125000600400
0125000600300
0125000600200
0125000602400
0125000602500
0125000602700
E 5Th St & 6Th St Aly
Area: 0.02 ac
Perimeter: 181.84 ft
78.40 ft
Area: 0.18 ac
Perimeter: 355.99 ft
100.16 ft
99.71 ft
77.99 ft
33
37
41
45
49
47
N Vance St
E 5Th St
0122000300200
0124000600300
0123000100100
0123000100101
0123000100200
0123000203200
Eagleview, City of Greenville
City of Greenville, GIS Division
Source of data: City (GIS)
Legend
Property
City Addresses
Parcels with Ownership
Boundaries
City of Greenville Limit
County Background
Notes
Total area to be annexed: 0.20 acre; City Council District: 2; County Zoning District: R-7.5; City Zoning District: RN-A
0 40 80 120 160 ft
1 : 487
N
This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 4.0 program and data.
© City of Greenville, SC Date Created: 6/16/2026

GVL 2040 Goals Summary



INCREASE CITY POPULATION %



AFFORDABLE HOUSING



TRANSPORTATION & MOBILITY



OPEN SPACE



ECONOMIC DEVELOPMENT

AX-19-2026

Staff Recommendation

Recommend Approval
of annexation and rezone to RN-A for the property.

Planning Commission Decision

Recommend approval
of the rezone request to RN-A by a vote of 7-0.

Docusign Envelope ID: 82732CDF-A9C1-8966-80AF-33020DBC6A7D

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 15e
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, First Reading

Document Caption:

AN ORDINANCE TO ANNEX APPROXIMATELY 0.51 ACRE OF REAL PROPERTY AT 200 MINUS STREET AND 202 MINUS STREET AND 0.15 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBERS 0113000904900 AND 0113000905000) (AX-20-2026)

Document Summary:

A proper petition for annexation of contiguous real property consisting of approximately 0.51 acre located at 200 Minus Street and 202 Minus Street (Tax Map Numbers 0113000904900, and 0113000905000, respectively) and 0.15 acre of adjacent right-of-way (collectively, the "Property"), together comprising of approximately 0.66 acre to be annexed, has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code Annotated Section 5-3-150(3).

An application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-7.5, Single-family residential district, to city zoning designation RN-A, Neighborhood A District.

The City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 7-0

Impact if Denied:

The Property will not be annexed and rezoned.

Financial Impact:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

Required Review and Approval:

Department Director: Michael Frixen
Signed by: Michael Frixen 8F11569CFEEA425...

Chief Financial Officer: *Patricia Dennis*

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: 82732CDF-A9C1-8966-80AF-33020DBC6A7D

AN ORDINANCE

TO ANNEX APPROXIMATELY 0.51 ACRE OF REAL PROPERTY AT 200 MINUS STREET AND 202 MINUS STREET AND 0.15 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, RESIDENTIAL NEIGHBORHOOD A DISTRICT (TAX MAP NUMBERS 0113000904900 AND 0113000905000) (AX-20-2026)

WHEREAS, a proper petition for annexation of contiguous real property consisting of approximately 0.51 acre located at 200 Minus Street and 202 Minus Street (Tax Map Numbers 0113000904900, and 0113000905000, respectively) and 0.15 acre of adjacent right-of-way, together comprising of approximately 0.66 acre (collectively, the "Property") to be annexed, has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with South Carolina Code of Laws Annotated Section 5-3-150(3); and

WHEREAS, an application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-7.5, Single-family residential district, to city zoning designation RN-A, Neighborhood A District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0; and

WHEREAS, City Council has reviewed the application of the owners and the staff recommendation and has found the proposed zoning designation of RN-A, Neighborhood A District, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly in the attached Exhibits A and B, providing the annexation map and property description of Tax Map Numbers 0113000904900 and 0113000905000, respectively. The annexed Property is provided the zoning designation of RN-A, Neighborhood A District, shall be included in the Sterling Special Emphasis Neighborhood, and shall be included in City Council District 2.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to their terms while they are in effect.

Docusign Envelope ID: 82732CDF-A9C1-8966-80AF-33020DBC6A7D

This Ordinance shall take effect upon second and final reading and shall be effective for the 2026 tax year.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

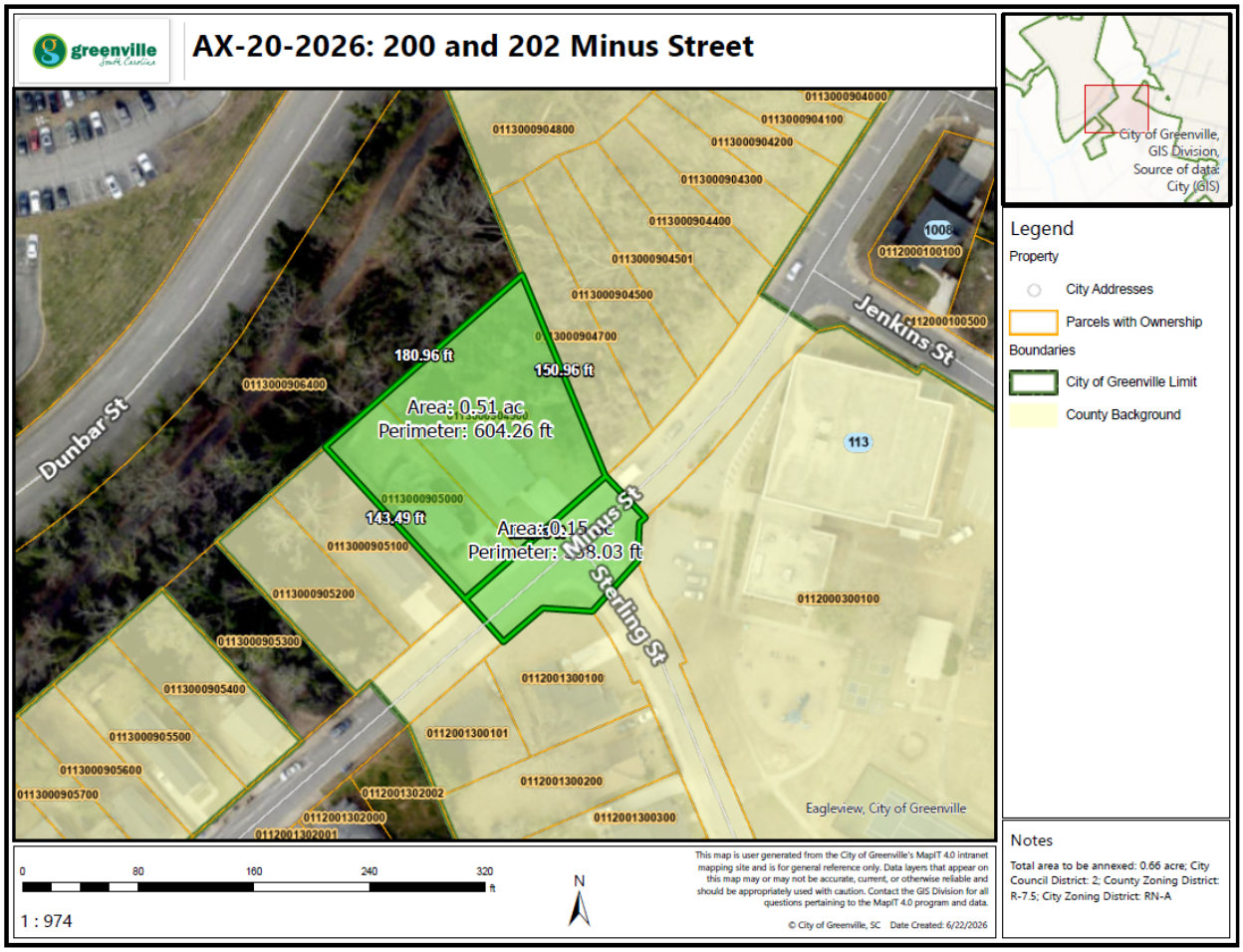
REVIEWED

_____
CITY MANAGER

Docusign Envelope ID: 82732CDF-A9C1-8966-80AF-33020DBC6A7D

EXHIBIT A

[Aerial image showing area of annexation]



Docusign Envelope ID: 82732CDF-A9C1-8966-80AF-33020DBC6A7D

EXHIBIT B

[Image of Legal Description of property and right-of-way]

KNOW ALL MEN BY THESE PRESENTS THAT, RENAISSANCE CUSTOM HOMES, LLC herein referred to as Grantor for and in consideration of the sum of TWO HUNDRED FORTY EIGHT THOUSAND NINE HUNDRED AND 00/100 (248,900.00) Dollars paid by PATRICIA H. BARTON, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, heirs, successors, and assigns forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on western side of minus Street, Outside the incorporate limits of the City of Greenville, known and designated as Lot Number Thirteen (No. 13) in Block "D" on plat of property known as Sterline Annex, made by F.C. Rogers, Engineer, recorded in Plat Book "C" at Page 81 in the Register of Deeds Office for Greenville County, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Minus Street, joint front corner with Lot No. 12 on said plat, and running thence N. 44-50 W. 149.7 feet along the eastern line of Lot No. 12, to point; thence N. 47-45 E. 120 feet to point; thence S. 25-15 E. 158.0 feet to point on western side of Minus Street at its intersection with Sterling Street; thence S. 47-45 W. 68.2 feet along the western side of Minus Street, to the point of BEGINNING.

TMS# 0113.00-09-049.00

Together with;

ALL THAT PIECE, PARCEL OR LOT OF LAND IN GREENVILLE TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA ON THE WESTERN SIDE OF MINUS STREET, BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK D, ON PLAT PROPERTY OF THOMAS F. PARKER KNOWN AS STERLING ANNEX, BY F.G. ROGERS, ENGR, RECORDED IN PLAT BOOK C AT PAGE 81.

BEGINNING AT A POINT ON THE WEST SIDE MINUS STREET, CORNER OF LOT # 11 AND THENCE WITH THE LINE OF SAID LOT NO. 47-45 E. 50 FEET TO CORNER OF LOT 13; THENCE N. 44-50 W. ALONG LINE COMMON TO LOTS 12 AND 13 FOR 149.7 FEET; THENCE S. 47-45 W. 50 FEET CORNER OF LOT # 11; THENCE S. 44-50 E. 149.8 FEET ALONG THE LINE COMMON TO LOT 11 TO POINT OF BEGINNING.

LESS AND EXCEPT: THAT PORTION OF PROPERTY CONVEYED TO THE COUNTY OF GREENVILLE BY DEED DATED 10/22/2013 AND RECORDED ON 10/31/2013 IN DEED BOOK 2433 AT PAGE 5990 IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA.

This being the same property conveyed to Candin M. Phillips and Justin T. Phillips, for and during their join lives and upon the death of either of them, then to the survivor of them, by deed from Justin T. Phillips and Candin M. Phillips dated 2/5/2020 and recorded 2/7/2020 in the Office of the ROD County of Greenville in Deed Book 2586 page 5521 and **RE-RECORDED** on 2/14/2020 in Deed Book 2587 page 3185.

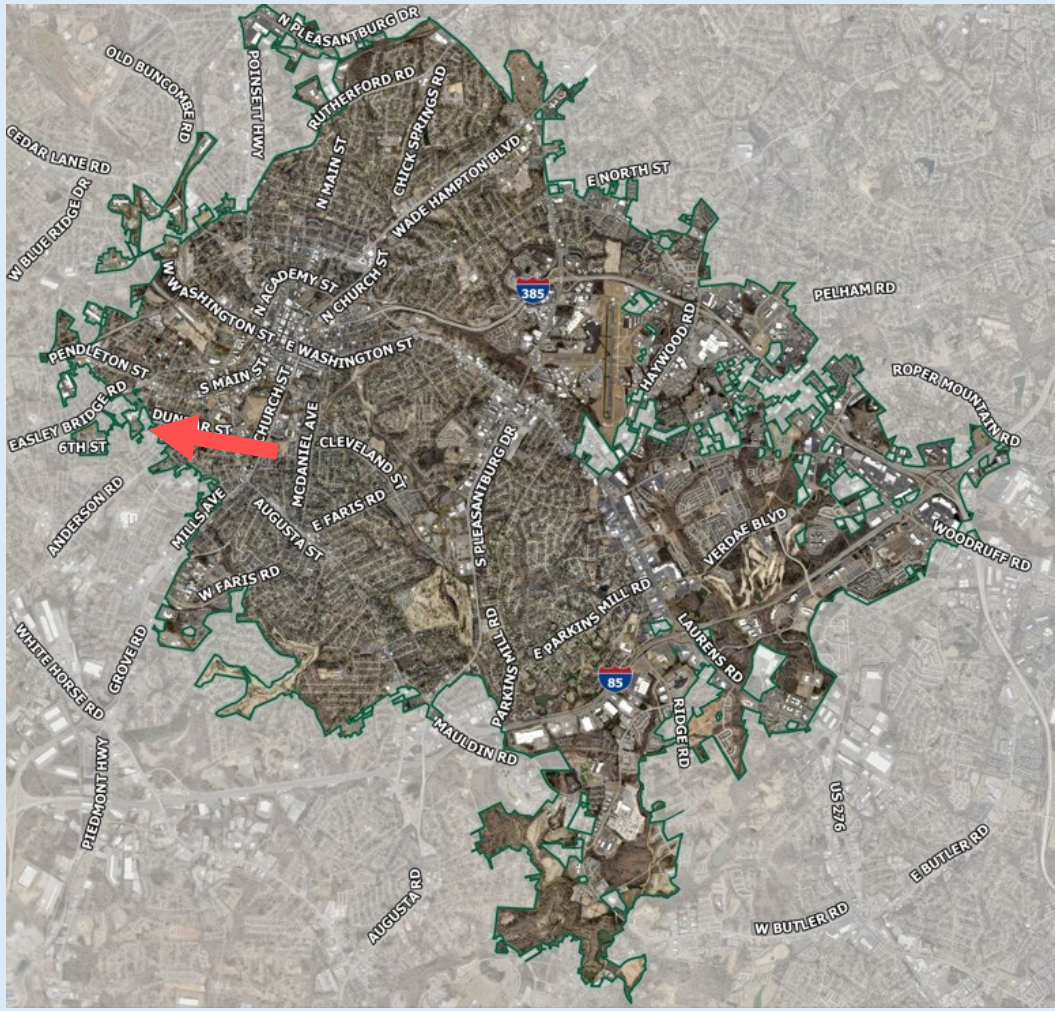
Property Description for Right-of-Way

To include the 0.15 acre of adjacent Minus Street right-of-way as shown within the associated Annexation Map exhibit.

AX-20-2026 | 200 and 202 Minus Street

REQUEST

ANNEXATION and **REZONE** of approximately 0.51 acre located at **200 AND 202 MINUS STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0113000904900 and 0113000905000)

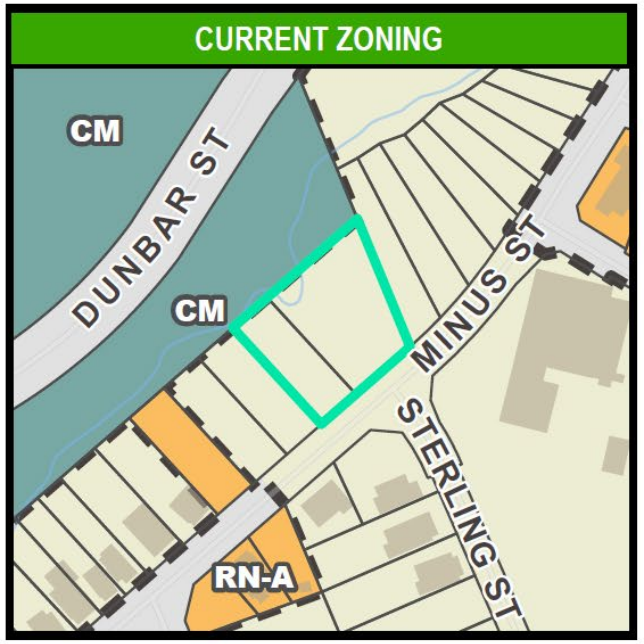


AX-20-2026 • 200 & 202 MINUS STREET

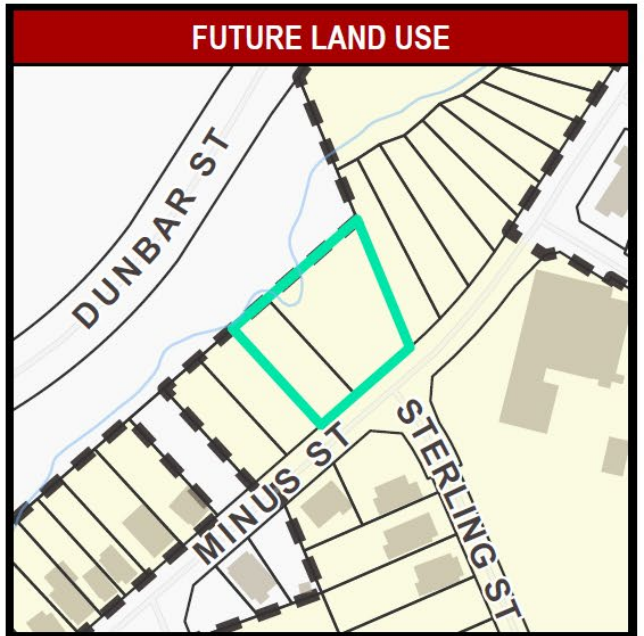
AERIAL VIEW



CURRENT ZONING

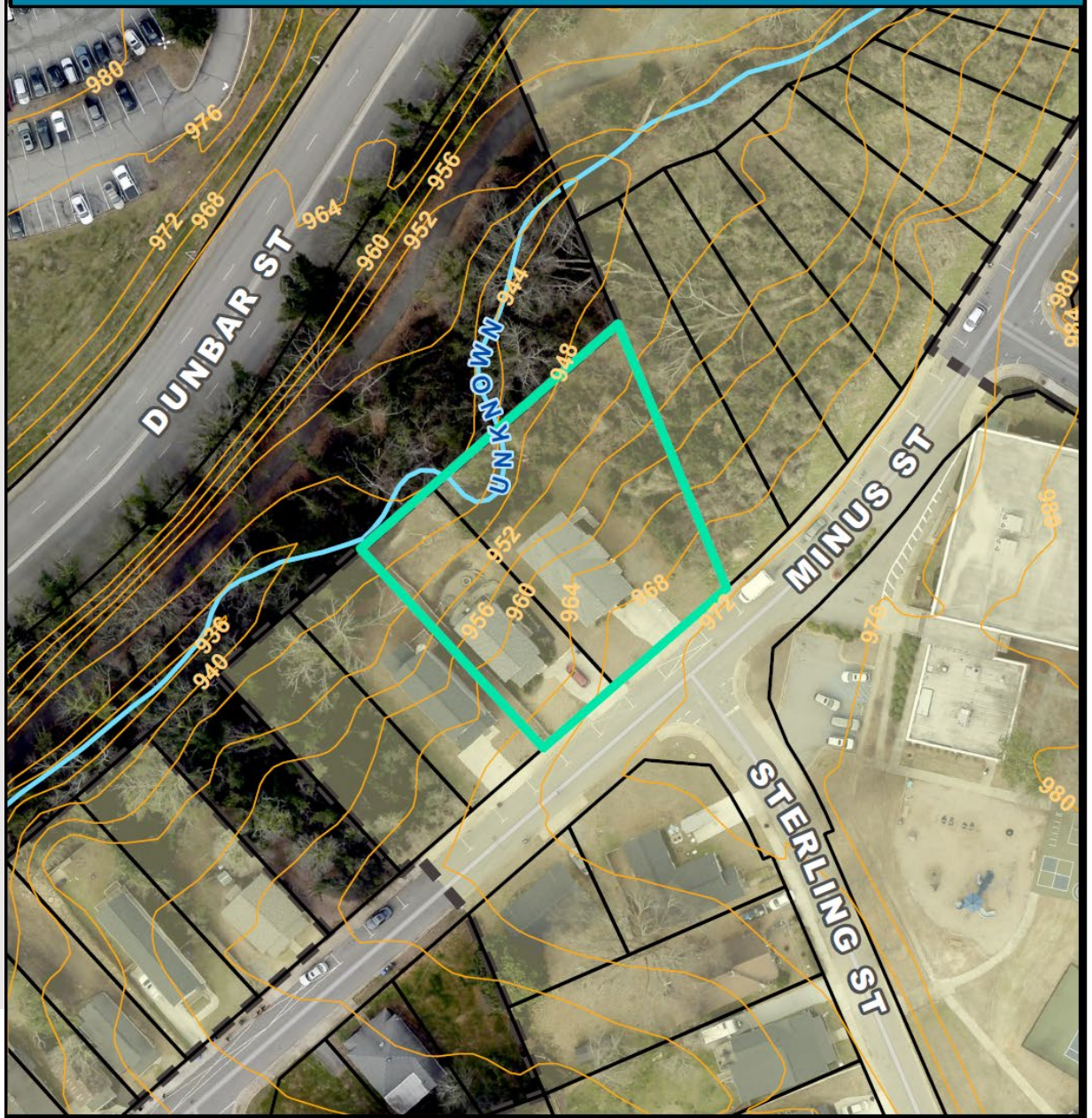


FUTURE LAND USE



AX-20-2026 • 200 & 202 MINUS STREET

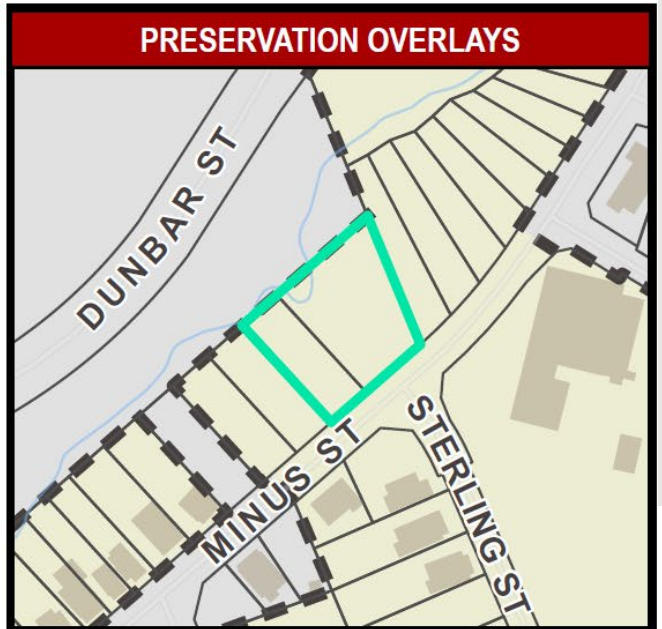
NATURAL / ENVIRONMENTAL FEATURES

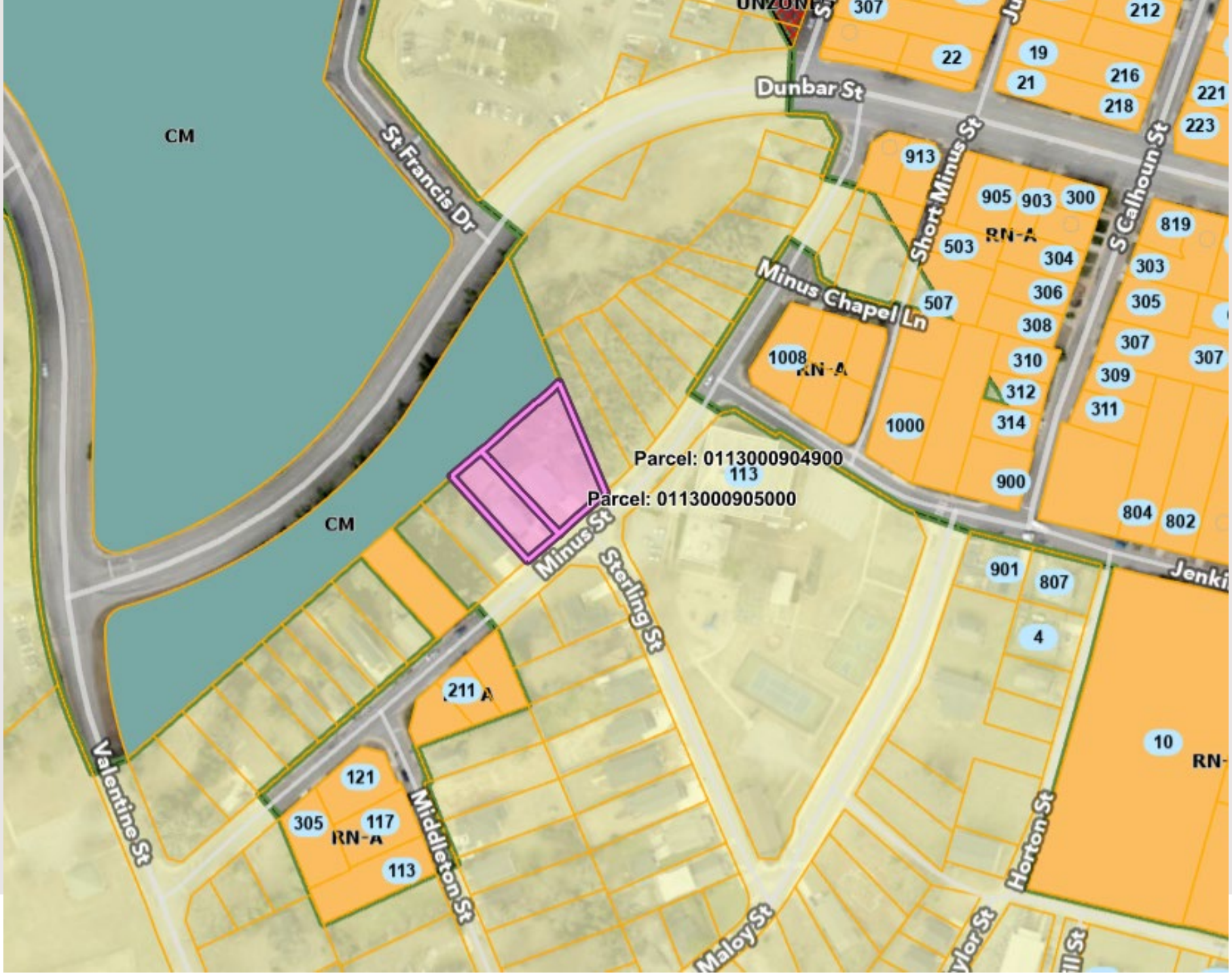


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS




Parcel: 0113000904900
Parcel: 0113000905000
CM
CM
St Francis Dr
Dunbar St
Short Minus St
S Calhoun St
Minus Chapel Ln
Minus St
Sterling St
Valentine St
Middleton St
Horton St
Maloy St
RN-A
RN-A
RN-A
211 A
UNZONED
RN-
Jenki
307
212
22
19
21
216
218
221
223
913
905
903
300
503
304
819
303
507
306
305
308
307
307
1008
310
309
312
311
1000
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900
804
802
901
807
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10
121
305
117
113
113

AX-20-2026

Planning and Zoning

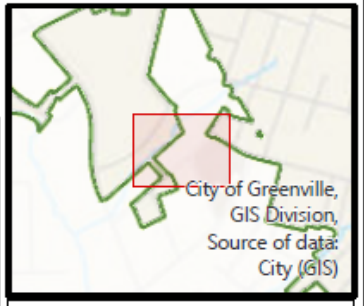
- Zoning – RN-A District (proposed)
- Overlay Zone – N/A
- Future Land Use – N/A
- Special Emphasis – Sterling

Services

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 1
- Water – Greenville Water
- Sewer – MetroConnects
- Sanitation – City
- City Council – District 2 (Flemming)
- Transportation – City

AX-20-2026: 200 and 202 Minus Street





Legend

Property

- City Addresses
- Parcels with Ownership

Boundaries

- City of Greenville Limit
- County Background

Notes

Total area to be annexed: 0.66 acre; City Council District: 2; County Zoning District: R-7.5; City Zoning District: RN-A

0 80 160 240 320 ft

1 : 974

N

This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 4.0 program and data.

© City of Greenville, SC Date Created: 6/22/2026

GVL 2040 Goals Summary



INCREASE CITY POPULATION %



AFFORDABLE HOUSING



TRANSPORTATION & MOBILITY



OPEN SPACE



ECONOMIC DEVELOPMENT

AX-20-2026

Staff Recommendation

Recommend Approval
of annexation and rezone to RN-A for the property.

Planning Commission Decision

Recommend approval
of the rezone request to RN-A by a vote of 7-0.

Docusign Envelope ID: AEFFB6EA-51FE-8940-8271-9B671088F3D4

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 15f
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, First Reading

Document Caption:

AN ORDINANCE TO ANNEX APPROXIMATELY 87.46 ACRES OF REAL PROPERTY AND 47.60 ACRES OF ADJACENT RIGHT-OF-WAY COMPRISING THE AREA PARTIALLY COMMONLY KNOWN AS “MEROVAN CENTER” ALONG WITH OTHER PROPERTIES LOCATED ON WOODRUFF ROAD, INTERSTATE 385, SMITH HINES ROAD, LOVETT DRIVE, AND PRADO WAY, AND TO PROVIDE THE ZONING DESIGNATIONS OF BG, BUSINESS GENERAL DISTRICT, BH, BUSINESS HEAVY DISTRICT, AND IX, INDUSTRIAL FLEX DISTRICT (AX-21-2026)

Document Summary:

A proper annexation petition of contiguous property utilizing the 75% Annexation Method, dated April 14, 2026 (the “Petition”), which includes the signatures of freeholders owning 84.62% of the real property and 97.60% of the assessed value in the area proposed to be annexed, thus exceeding the requirements of S.C. Code Annotated Section 5-3-150(1).

An application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation C-2, Commercial District, S-1, Services District, C-3, Commercial District, O-D, Office District, and R-12, Single-family residential district, to city zoning designations of BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District.

The City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 7-0

Impact if Denied:

The Property will not be annexed and rezoned.

Financial Impact:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

Required Review and Approval:

Department Director: Michael Frixen
Signed by: Michael Frixen 8F11569CFEEA425...

Chief Financial Officer: *Patricia Dennis*

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: AEFFB6EA-51FE-8940-8271-9B671088F3D4

AN ORDINANCE

TO ANNEX APPROXIMATELY 87.46 ACRES OF REAL PROPERTY AND 47.60 ACRES OF ADJACENT RIGHT-OF-WAY COMPRISING THE AREA PARTIALLY COMMONLY KNOWN AS "MEROVAN CENTER" ALONG WITH OTHER PROPERTIES LOCATED ON WOODRUFF ROAD, INTERSTATE 385, SMITH HINES ROAD, LOVETT DRIVE, AND PRADO WAY, AND TO PROVIDE THE ZONING DESIGNATIONS OF BG, BUSINESS GENERAL DISTRICT, BH, BUSINESS HEAVY DISTRICT, AND IX, INDUSTRIAL FLEX DISTRICT (AX-21-2026)

WHEREAS, the South Carolina Code of Laws Annotated Section 5-3-150(1) authorizes a municipality to annex an area when presented with a petition signed by the freeholders owning at least 75% percent of the real property and at least 75% percent of the assessed value in the area proposed to be annexed, commonly known as the 75% Annexation Method; and

WHEREAS, the city of Greenville (the "City") has received a proper annexation petition of contiguous property utilizing the 75% Annexation Method, dated April 14, 2026 (the "Petition"), which includes the signatures of freeholders owning 84.62% percent of the real property and 97.60% percent of the assessed value in the area proposed to be annexed, thus exceeding the requirements of S.C. Code Annotated Section 5-3-150(1); and

WHEREAS, the area contained in the Petition consists of approximately 87.46 acres and 47.60 acres of right-of-way located on Woodruff Road, Interstate 385, Smith Hines Road, Lovett Drive, and Prado Way, and includes 19 individual parcels owned by Food for Fun – Woodruff Rd, LLC, Sam's Real Estate Business Trust, Phoenix Greenville, LLC, SC Greenville Hines, LLC, Pi Commercial Properties, LLC, Pan-Metro Equities, LLC, SC Greenville Merovan, LLC, SVH Greenville Merovan, LLC, Woodvan, a General Partnership, Chick-fil-A, Inc., a Georgia corporation, South Carolina Department of Transportation, Hallmark Communities, LLC, 1405wr, LLC, Halle Properties, LLC, Smith Hines Greenville SC, LLC (Tax Map Numbers 0547030103500, 0547030103502, 0547030100161, 0547030103703, 0547030103731, 0547030103727, 0547030103726, 0547030103730, 0547030103729, 0547030103728, 0547030103713, 0547030100128, 0547030103721, 0547030104002, 0547030103101, 0547030104003, 0547030105502, 0547030105202, and a portion of 0547030100136), together comprising approximately 135.06 acres to be annexed (collectively, the "Property"); and

WHEREAS, the Petition includes proposed rezoning of the Property from county zoning designations C-2, Commercial District, S-1, Services District, C-3, Commercial District, O-D, Office District, and R-12, Single-family residential district, to city zoning designations of BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District, as described in Exhibit A and shown in Exhibit B, respectively; and

WHEREAS, the City has met all notice requirements of S.C. Code Annotated Section 5-3-150(1) including providing a copy of the Petition for public inspection at least 30 days prior to the public hearing in the City Clerk's office, publishing notice in a local newspaper of general circulation in the community, posting notice on the city's bulletin board, and mailing notices to all taxpayers of record, the chief administrative officer of the county, public service or special purpose districts, and all fire departments in the annexed area; and

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WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0; and

WHEREAS, pursuant to S.C. Code Annotated Section 5-3-150(1), the City Council conducted the required public hearing at its meeting on August 24, 2026, prior to the first reading of this ordinance; and

WHEREAS, City Council has reviewed the Petition and corresponding rezoning application and finds the proposed zoning designations of BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District, as described in Exhibit A and shown in Exhibit B, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly on the attached Exhibits C and D, providing the annexation map and property descriptions for the annexed parcels and adjacent rights-of-way, respectively. The annexed Property is provided the zoning designations of BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District, as presented in Exhibit A, and shall be included in City Council District 4.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with the Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

This Ordinance shall take effect on second and final reading and shall be effective for the 2026 tax year.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

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APPROVED AS TO FORM

_____
CITY ATTORNEY

REVIEWED

_____
CITY MANAGER

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EXHIBIT A

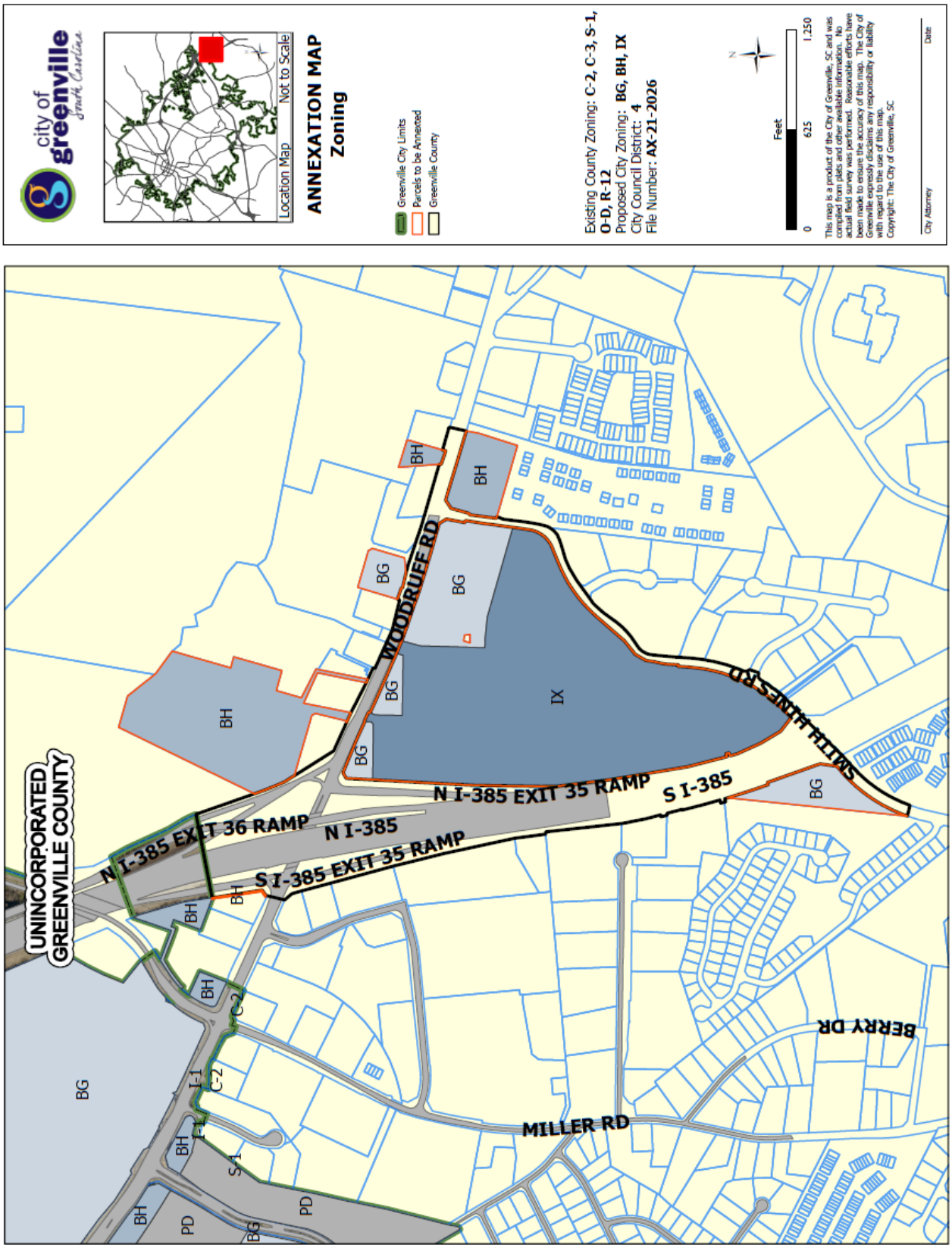
[Proposed Zoning Designations List]

Address	**TMS#**	**Acreage**	**County Zoning**	**Proposed City Zoning**
1147 Woodruff Road	0547030100136 (portion)	0.08	C-2, Commercial District	BH, Business Heavy District
1211 Woodruff Road	0547030103500	14.08	C-2, Commercial District	BH, Business Heavy District
1211 Woodruff Road	0547030103502	0.8	C-2, Commercial District	BH, Business Heavy District
1215 A Woodruff Road	0547030100161	1.6	C-2, Commercial District	BH, Business Heavy District
1200 Woodruff Road/120 and 122 Smith Hines Road	0547030103703	39.51	C-2, Commercial District, & S-1, Services District	IX, Industrial Flex District
1202 Woodruff Road	0547030103731	1.06	S-1, Services District	BG, Business General District
1204 Woodruff Road	0547030103727	1.1	S-1, Services District	BG, Business General District
1242-1298 Woodruff Road	0547030103726	6.42	C-2, Commercial District, & S-1, Services District	BG, Business General District
1200 Woodruff Road	0547030103730	11.14	C-2, Commercial District, & S-1, Services District	IX, Industrial Flex District
1226 Woodruff Road	0547030103729	0.31	C-2, Commercial District	BG, Business General District
1224 Woodruff Road	0547030103728	0.63	C-2, Commercial District	BG, Business General District
1216 Woodruff Road	0547030103713	0.7	C-2, Commercial District	BG, Business General District
1225 Woodruff Road	0547030100128	1.55	C-2, Commercial District	BG, Business General District
1220 Woodruff Road	0547030103721	0.42	C-2, Commercial District	BG, Business General District
1400 Woodruff Road	0547030104002	2.02	C-3, Commercial District	BH, Business Heavy District
1405 Woodruff Road	0547030103101	0.77	C-3, Commercial District	BH, Business Heavy District
1408 Woodruff Road	0547030104003	1.6	C-3, Commercial District	BH, Business Heavy District
200 Smith Hines Road	0547030105502	2.7	O-D, Office District	BG, Business General District
200 Smith Hines Road	0547030105202	0.6	R-12, Single-family residential district	BG, Business General District

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EXHIBIT B

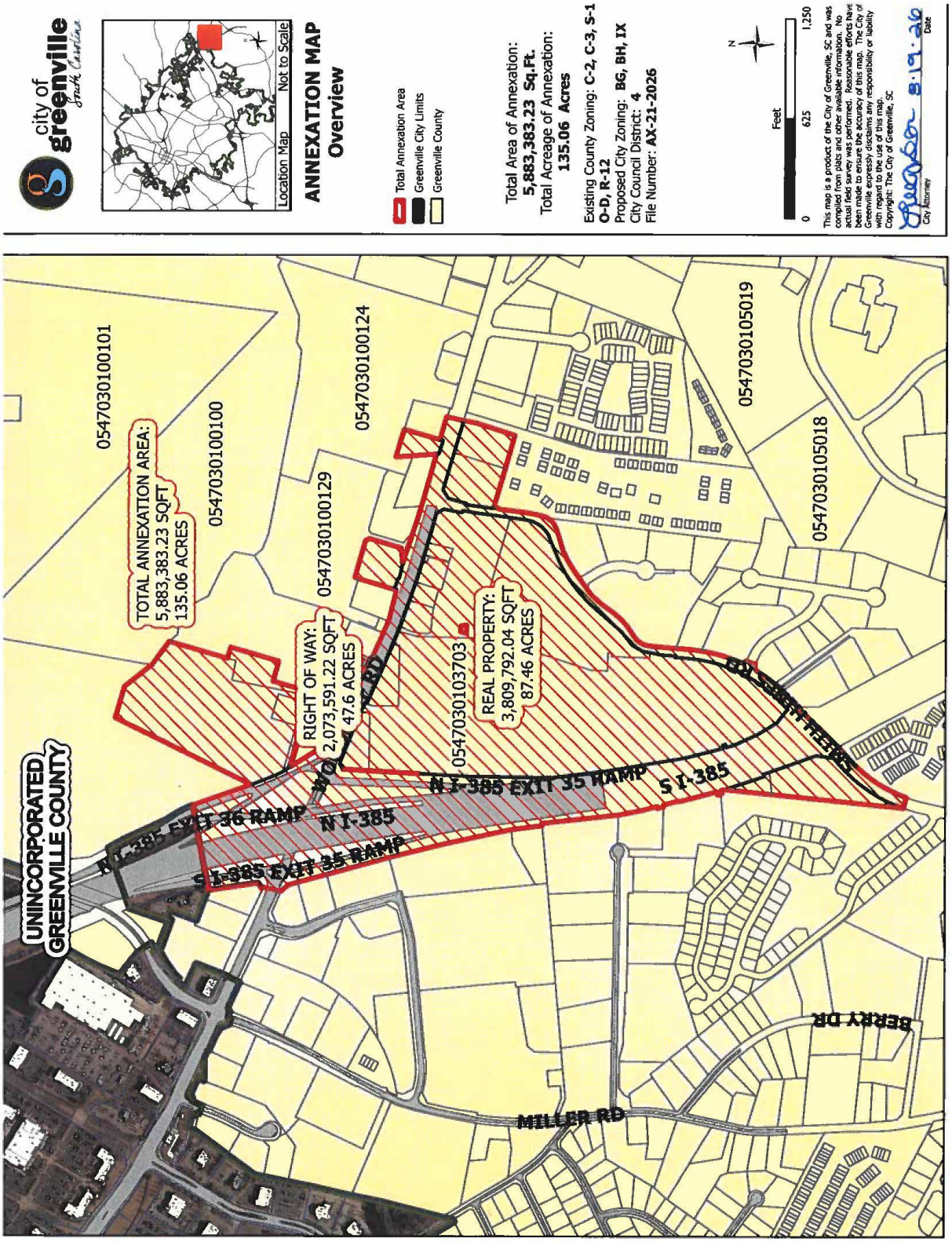
[Map of Proposed Zoning Designations]



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EXHIBIT C

[Annexation Map]



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EXHIBIT D

[Property Description]

TMS# 0547030100136 (portion):

10 Foot Strip of Property located at 1147 Woodruff Road

All that certain piece parcel or strip of land situate, lying and being in the State of South Carolina, County of Greenville on the northern right of way of Woodruff Road (SC Hwy. 146) and the western right of way of Interstate Highway I-385, being a strip of land 10 foot in width (highlighted), located along the eastern property line of a 1.07 Ac. parcel on a survey for Food For Fun – Woodruff Road, LLC, prepared by John Robert Jenning, PLS, dated September 17, 1999 and recorded in the Office of the Register of Deeds for Greenville County, SC in Plat Book 41-B at Page 16, and more specifically shown attached and incorporated herein.

TMS# 0547030103500 and 0547030103502:

All those pieces, parcels or tracts of land situate, lying and being on the northerly side of Woodruff Road (SC Highway 146) and I-385 in Greenville Couty, South Carolina, shown as Tract #1 (containing 585,321 Sq.Ft., 13.437 Acres) and Tract 2 (containing 67,839 Sq.Ft., 1.557 Acres) on plat entitled, "ALTA/ACSM Land Title Survey for Sam's Real Estate Business Trust," prepared by Freeland & Associates, Inc., dated 10/7/1999, revised 11/15/1999 and recorded in the Office of the Register of Deeds for Greenville Couty, SC in Plat Book 41-K at Page 66. Reference to said plat is hereby made for a metes and bounds description thereon.

TMS # 0547030103502 was subdivided from Tract 1 (referenced above), and shown as Tract 18 (containing 0.80 Acres, 34,640 Sq.Ft.) on plat entitled, "Boundary Survey for Sam's Real Estate Business Trust," prepared by Precision Land Surveying, Inc., dated 9/7/2002, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 46-D at Page 7, revised 12/2/2002 in Plat Book 46-I at Page 45. Reference to the most recent survey is hereby made for a metes and bounds description thereon.

LESS THAN AND EXCEPT:

A portion of Tract 1 conveyed to South Carolina Department of Transportation by deed dated January 13, 2016, recorded in the Register of Deeds Office for Greenville County, SC in Deed Book 2480 at Page 4959 and described as:

All that piece, parcel or lot of land located on I-385, Ramp 8A between approximate survey station 11+00 to 14+00 Rt. Containing 0.05 acre (2081.98 square feet) more or less, and all improvement thereon, if any. Said 0.05 acre parcel is shown as Area of Acquisition on Exhibit A of the above referenced deed.

TMS# 0547030100161:

All that certain piece, parcel or tract of land being approximately 1.604 acres and being shown as Lot 3 on that certain summary plat prepared for Kohl's Department Stores, Inc. by Site

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Design, Inc. dated June 12, 2012 and recorded September 12, 2012 in the Register of Deeds for Greenville County in Plat Book 1143 at Page 27.

TMS# 0547030103703:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (S.C. Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel A-3, containing 1,719,111 Sq. Ft., or 39.47 Acres, more or less, on that certain Summary Plat for SC Greenville Smith Hines, LLC, prepared by Arbor Land Design, LLC dated August 12, 2025 and recorded January 7, 2026 in Plat Book 1534 at 83, Greenville County Register of Deeds.

LESS THAN AND EXCEPT:

All that certain parcel of land containing 0.25 acre (11,039.23 square feet, conveyed to South Carolina Department of Transportation by deed dated February 3, 2016 and recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2482 at Page 1918 and by corrective deed recorded August 17, 2017 in Deed Book 2519 at Page 1866.

TMS# 0547030103731:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (S.C. Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel A-1, containing 46,178 Sq. Ft., or 1.06 Acres, more or less, on that certain Summary Plat for SC Greenville Smith Hines, LLC, prepared by Arbor Land Design, LLC dated August 12, 2025 and recorded January 7, 2026 in Plat Book 1534 at 83, Greenville County Register of Deeds.

TMS# 0547030103727:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (S.C. Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel A-2, containing 47,439 Sq. Ft., or 1.09 Acres, more or less, on that certain Summary Plat for SC Greenville Smith Hines-City Barbeque, prepared by Arbor Land Design, LLC dated November 9, 2022 and recorded February 16, 2023 in Plat Book 1454 at 28, Greenville County Register of Deeds.

TMS# 0547030103726:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (SC Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel B-3, containing 279,530 Sq. Ft., or 6.42 Acres, more or less, and shown on that certain Summary Plat for SC Greenville Merovan LLC, prepared by Arbor Land Design, LLC dated

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March 31, 2025 and recorded December 8, 2025 in Plat Book 1533, Page 28, Greenville County Register of Deeds Office.

LESS THAN AND EXCEPT:

All that private cemetery, containing 0.396 acre, more or less, situate within Parcel B-3 as shown on plat by Dalton & Neves Co., Engineers for Harvey Hubbel, Incorporated, recorded in the Greenville County Register of Deeds Office on December 1, 1983 in Plat Book 10-A at Page 49.

FURTHER LESS AND EXCEPT:

All that certain parcel of land containing 7,253 square feet, conveyed to County of Greenville by deed recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2340 at Page 969 on September 18, 2008.

TMS# 0547030103730:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (SC Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel B-4, containing 485,616 Sq. Ft., or 11.15 Acres, more or less, and shown on that certain Summary Plat for SC Greenville Merovan LLC, prepared by Arbor Land Design, LLC dated March 31, 2025 and recorded December 8, 2025 in Plat Book 1533, Page 28, Greenville County Register of Deeds.

TMS# 0547030103729:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (SC Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel B-2, containing 13,288 Sq. Ft., or 0.31 Acres, more or less, and shown on that certain Summary Plat for SC Greenville Merovan LLC, prepared by Arbor Land Design, LLC dated March 31, 2025 and recorded December 8, 2025 in Plat Book 1533, Page 28, Greenville County Register of Deeds.

TMS# 0547030103728:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (S.C. Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel B-1, containing 0.63-acre, more or less, and shown on that certain Summary Plat prepared by Arbor Land Design, LLC dated March 31, 2025 and recorded December December 8, 2025 in **Plat Book 1533, Page 28,** Greenville County Register of Deeds.

This being a portion of the property conveyed to SC Greenville Merovan, LLC by deed of Zeta Partnership, LLC dated December 20, 2021 and recorded December 29, 2021 in **Book 2645, Page 0112**, Greenville County Register of Deeds.

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TMS# 0547030103713:

All that certain piece, parcel or lot of land situate, lying and being on the south side of Woodruff Road in a development known as Merovan Center, said tract containing 1.180 acres and having the following metes and bounds according to a plat of survey made by Fant Engineering & Surveying Co., Inc. entitled "Woodvan, a General Partnership," dated June 24, 1994:

BEGINNING at an iron pin on the southern right-of-way of Woodruff Road at the point where said right-of-way intersects the eastern boundary line of the entrance road to Merovan Center and which point is located 958.79 feet east of Interstate 385; thence from said point of beginning running with the southern right-of-way of Woodruff Road the following three courses and distances: S. 67-46-52 E. 55.32 feet to an iron pin; S. 67-46-52 E. 86.51 feet to an iron pin; S. 70-29-00 E. 148.00 feet to an iron point; thence leaving said Woodruff Road right-of-way and running S. 17-24-17 W. 155.49 feet to an iron pin on the northern boundary line of an access road within Merovan Center; thence with the said boundary line of said access road the following seven courses and distances: N. 74-09-35 W. 89.97 feet to an iron pin; N. 76-56-51 W. 56.36 feet to an iron pin; N. 82-55-54 W. 59.34 feet to an iron pin; N. 86-13-42 W. 24.53 feet to an iron pin; N. 82-41-08 W. 34.48 feet to an iron pin; N. 65-07-27 W. 16.22 feet to an iron pin; N. 11-06-21 W. 17.82 feet to an iron pin on the eastern boundary of the entrance road to Merovan Center; thence with said boundary of said entrance road the following five courses and distances: N. 4-53-27 E. 46.91 feet to an iron pin; N. 12-07-43 E. 45.04 feet to an iron pin; N. 17-19-11 E. 32.63 feet to an iron pin; N. 27-42-41 E. 40.13 feet to an iron pin; N. 30-10-29 E. 22.05 feet to an iron pin on the southern right-of-way of Woodruff Road, being the point of beginning and being a portion of the property conveyed to Zeta Partnership by deed of Harvey Hubbel

Company recorded December 1, 1983 in Deed Book 1201, Page 644, Greenville County RMC Office.

LESS THAN AND EXCEPT:

All that certain parcel of land containing 331 square feet (0.0076 or an acre), more or less, and all improvements thereon, if any, owned by Woodvan, a SC General Partnership, as conveyed to South Carolina Department of Transportation by deed recorded September 4, 1998 in the Office of the Register of Deeds in Deed Book 1786 at Page 0007.

TMS# 0547030100128:

All that certain piece, parcel or tract of land, together with any improvements thereon, containing 1.566 acres shown as "Outparcel #1" on a ALTA/ACSM Land Title Survey prepared for Chick-Fil-A, Inc. by Freeland & Associates, Inc. dated December 1, 1997, revised February 4, 1998 as recorded in the official land records of Greenville County, South Carolina on February 16, 1998 at 37E/27 A + B, and being more particularly described as follows:

BEGINNING at an iron pin located at the northern right-of-way of Woodruff Road (SC Hwy #146) (having a variable right-of-way width) and being the common corner with DR Holdings, L.P. (DB 1612-835); thence along said common line of DR Holdings L.P. running north 16 degrees, 38 minutes, 14 seconds east a distance of 274.19 feet to an iron pin; thence along a common line with Shoppes at Woodruff running south 73 degrees, 51 minutes, 33 seconds east a distance of 239.19 feet

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to an iron pin; thence running south 28 degrees, 51 minutes, 33 seconds east a distance of 28.28 feet to an iron pin; thence running south 16 degrees, 08 minutes, 27 seconds west a distance of 210.96 feet to an iron pin; thence running south 84 degrees, 48 minutes, 59 seconds west a distance of 98.47 feet to an iron pin on the northern right-of-way of Woodruff Road (SC Hwy #146); thence along said right-of-way running north 76 degrees, 21 minutes, 25 seconds west a distance of 170.00 feet to an iron pin, being the TRUE POINT OF BEGINNING. Said tract contains 1.566 acres, more or less.

LESS THAN AND EXCEPT:

All that certain parcel of land containing 955 square feet (0.022 or an acre), more or less, and all improvements thereon, if any, owned by Chick-Fil-A, Inc., a Georgia corporation, shown as “Area of Acquisition” on Exhibit A conveyed to South Carolina Department of Transportation by deed recorded May 29, 2025 in the Office of the Register of Deeds in Deed Book 2754 at Page 698.

TMS# 0547030103721:

Parcel 5 (1220 Woodruff Road, Greenville, SC):
ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the south side of Woodruff Road in a development known as Merovan Center, said tract containing 0.419 acre, according to plat of survey prepared by Fant Engineering & Surveying Co., Inc., dated October 5, 1998 and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 43-I at Page 59, and being shown on a more recent plat of survey of Zaxby's Holdings, LLC prepared by Fant Engineering & Surveying Co., Inc. dated August 15, 2002 recorded in Plat Book 46-D at Page 92. Reference to which more recent plat is hereby made for a complete metes and bounds description of the property.

This being the same property conveyed to the Grantor herein by Deed of Maher Hanna, Inc. a/k/a Maher Hanna, Incorporated and Maher A. Hanna, recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2015 at page 87 on November 1, 2002.

TMS# 0547030104002:

The land referred to in Exhibit A is situated in the County of Greenville, State of South Carolina and is described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Woodruff Road, containing approximately 2.02 acres and being shown as Parcel "A" on that certain plat of survey entitled "Final: JCW Land, LLC Property" by Site Design, Inc. dated December 17, 2003, and recorded January 5, 2004, in the Office of the Register of Deeds for Greenville County, South Carolina, in Plat Book 47-S at Page 65, and also shown on a more recent plat entitled "ALTA/ACSM Land Title Survey Prepared for: Woodruff/Smith Hines Retail Investors, LLC", by Site Design, Inc., dated October 7, 2004, revised October 29, 2004 and recorded on November 5, 2004 in said ROD Office for Greenville County, South Carolina in Plat Book 49-B at Page 90, reference to which is hereby made for a metes and bounds description thereof.

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ALSO, all easements conferred upon the named insured by virtue of instrument entitled "Easement, Restriction and Maintenance Agreement dated January 7, 2004 and recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2070 at Page 1252.

Derivation: This being the same property conveyed to Grantor by deed of 2610 Los Coyotes Diagonal, LP dated December 12, 2018 and recorded in the Office of the Register of Deeds for Greenville County on December 14, 2018 in Book 2554 at Page 3122.

TMS# 0547030103101:

Property Address: 1405 Woodruff Road, Greenville, SC 29607

All that certain piece, parcel or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as a .768 acre tract of land (33,450 sq. ft.), more or less, on a plat of survey prepared by Benchmark Surveying, Inc., No. C01050 for "Auto Spa Express, LLC", dated July 9, 2002, last revised July 13, 2002 and recorded on August 5, 2002, in Plat Book 45-X at Page 36, in the Office of the Register of Deeds for Greenville County, South Carolina. Reference to said plat is hereby craved for a complete metes and bounds description thereof.

TOGETHER WITH the rights and privileges as set forth in that certain Commercial Easement Agreement by and between WM Greenville, LLC, and Auto Spa Express, LLC dated July 30, 2002, and recorded August 5, 2002, in the Greenville County ROD Office in Deed Book 2004 at Page 1399; thereafter amended by that certain Amended and Restated Commercial Access Easement Agreement by and between DDR Southeast Greenville Woodruff, L.L.C., and Snappy Too, LLC, dated and recorded December 30, 2010, in the Greenville County ROD Office in Deed Book 2382 at Page 3395.

DERIVATION: This real property being the same real property heretofore conveyed to HECW 4, INC., a North Carolina corporation, by deed of ZCW WOODRUFF, LLC, a Delaware limited liability company, dated December 20, 2021, and recorded January 25, 2022 in Book DE 2647, Page 555, in the Office of the Register of Deeds for Greenville County, South Carolina.

TMS# 0547030104003:

All that certain piece, parcel or lot of land, with the improvements thereon, lying and being situate in Greenville County, South Carolina, on the southern side of Woodruff Road, containing approximately 1.60 acres and being more particularly described as Parcel “B” on that certain plat of survey entitled, “Final: JCW Land, LLC Property” by Site Design, Inc., dated December 17, 2003, and recorded January 5, 2004 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 47S at Page 65, and being more particularly described thereon.

This is the same property conveyed to SMITH HINES RETAIL INVESTORS, LLC, by deed of JCW LAND, LLC recorded January 8, 2004 in Deed Book 2070, page 1249, Office of the ROD for Greenville County, South Carolina.

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TMS# 0547030105502 and 0547030105202:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, if any, lying, situate, and being in the State of South Carolina, County of Greenville, being shown as "Parcel A" containing 2.69 acres, more or less, and "Parcel B" containing 0.63 acres, more or less, as shown on a plat by EAS Professionals, Inc., dated July 29, 2021 and being recorded August 3, 2021 in Plat Book 1405 at Page 67 in the Office of the Register of Deeds for Greenville County, South Carolina.

This being the same property conveyed unto 200 Smith Hines Road Holding LLC by deed of Gregory Pest Control, LLC dated August 2, 2021 and recorded on August 5, 2021 in Deed Book 2631 at Page 4691, Greenville County Register of Deeds.

TMS: 0547.03-01-055.02 and 0547.03-01-052.02

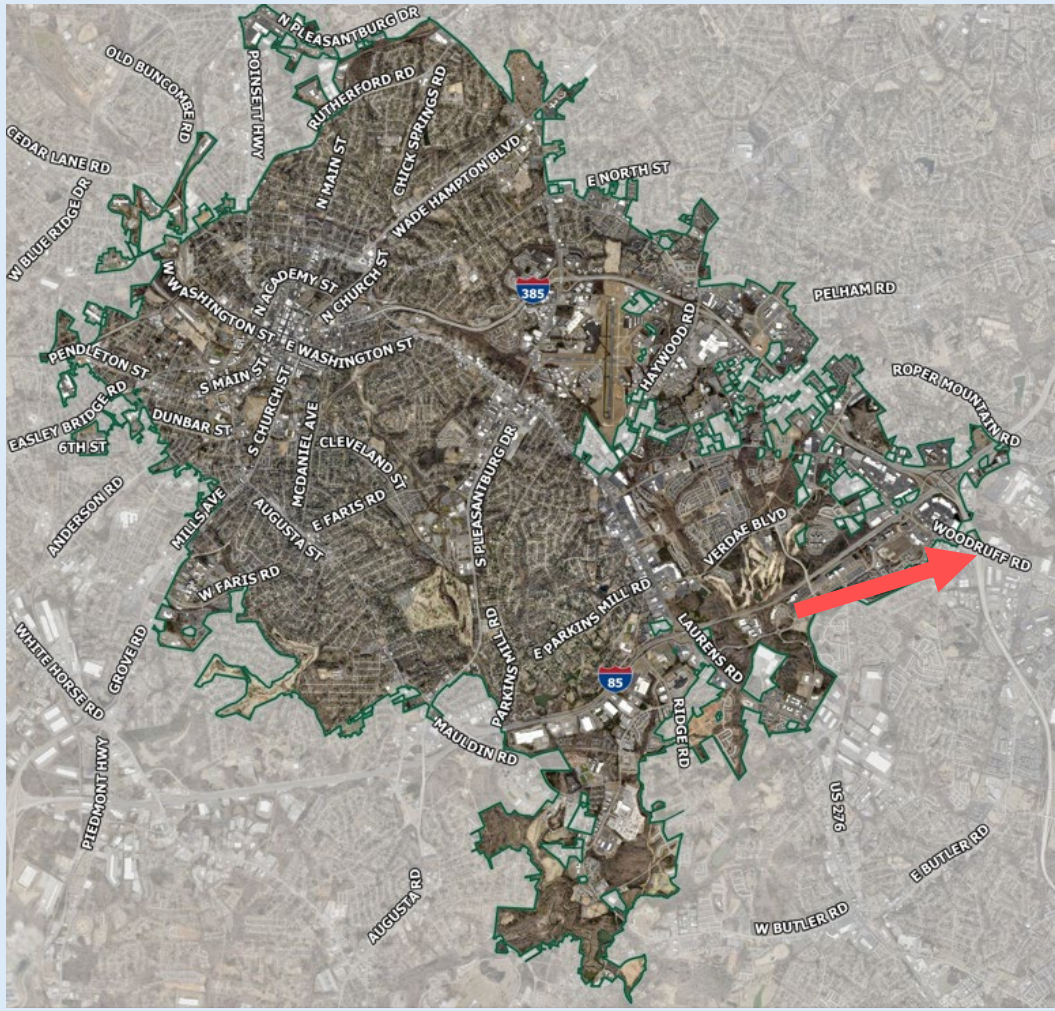
Property Description for Right-of-Way

To include the 47.60 acres of Woodruff Road, Interstate 385, and Smith Hines Road rights-of-way as shown within the associated Annexation Map exhibit.

AX-21-2026 | Woodruff Road 75% Method

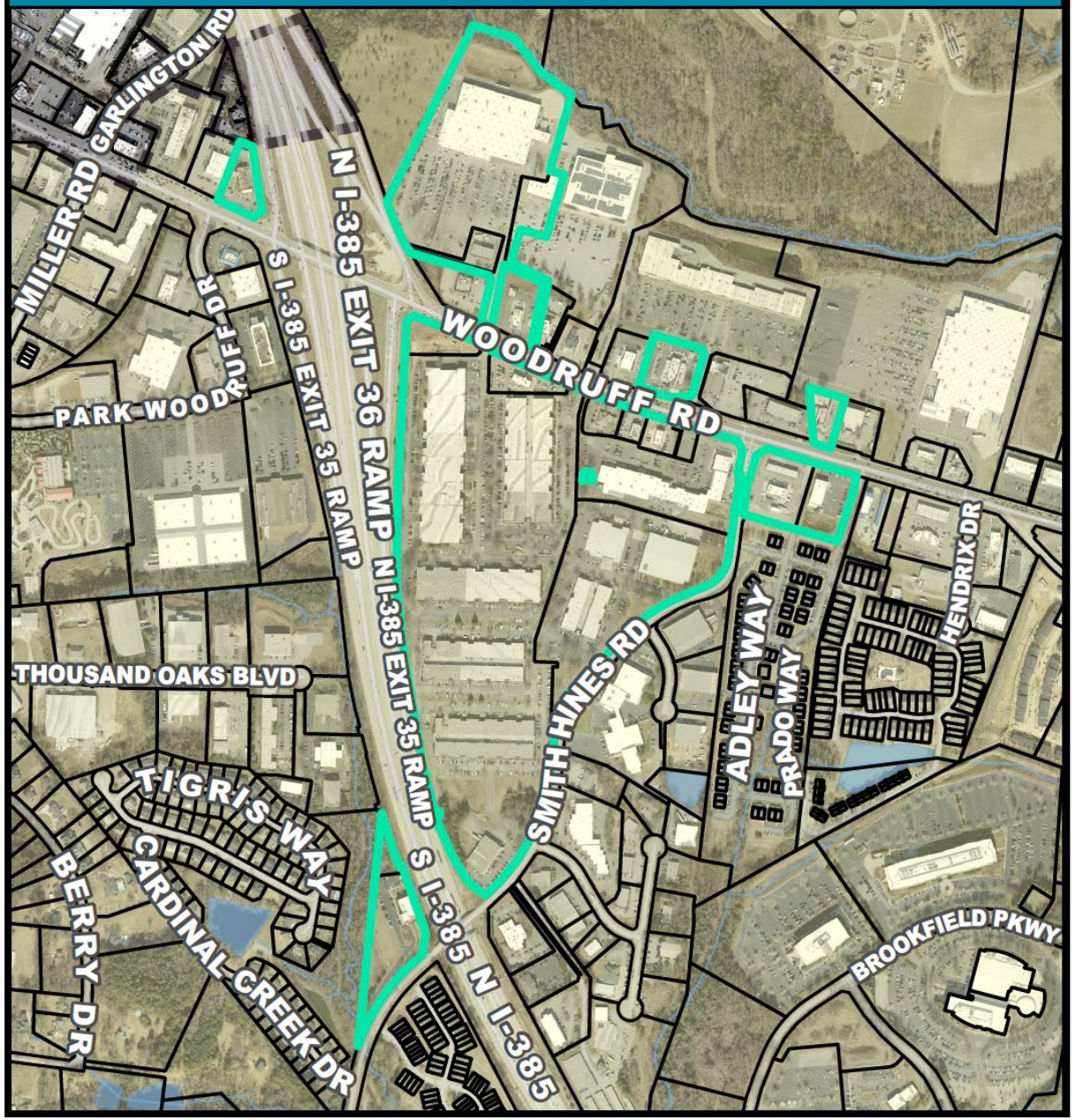
REQUEST

75% Method **ANNEXATION,** submitted under the provisions of S.C. Code §5-3-150(1), and **REZONE** of approximately 87.46 acres located on **WOODRUFF ROAD, INTERSTATE 385, SMITH HINES ROAD, LOVETT DRIVE, AND PRADO WAY** from C-2, Commercial District, S-1, Services District, C-3, Commercial District, O-D, Office District, and R-12, Single-family residential district, in Greenville County to BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District, in the City of Greenville. (TM# 0547030103500, 0547030103502, 0547030100161, 0547030103703, 0547030103731, 0547030103727, 0547030103726, 0547030103730, 0547030103729, 0547030103728, 0547030103713, 0547030100128, 0547030103721, 0547030104002, 0547030103101, 0547030104003, 0547030105502, 0547030105202, and a portion of 0547030100136)

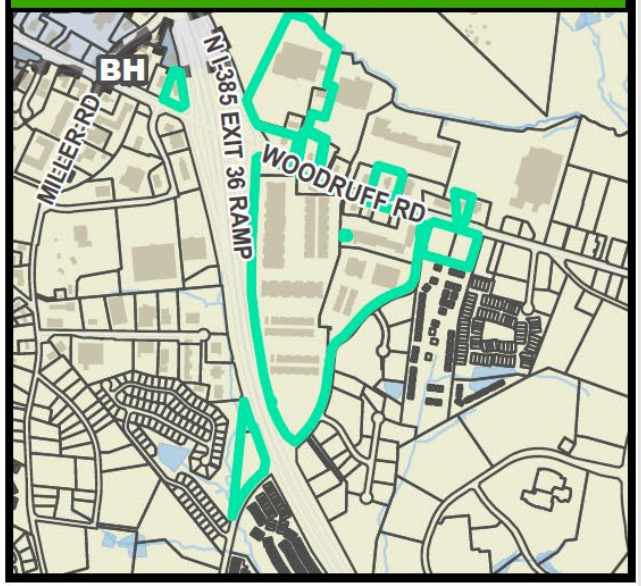


AX-21-2026 • WOODRUFF ROAD, I-385, SMITH HINES ROAD, LOVETT DRIVE, PRADO WAY

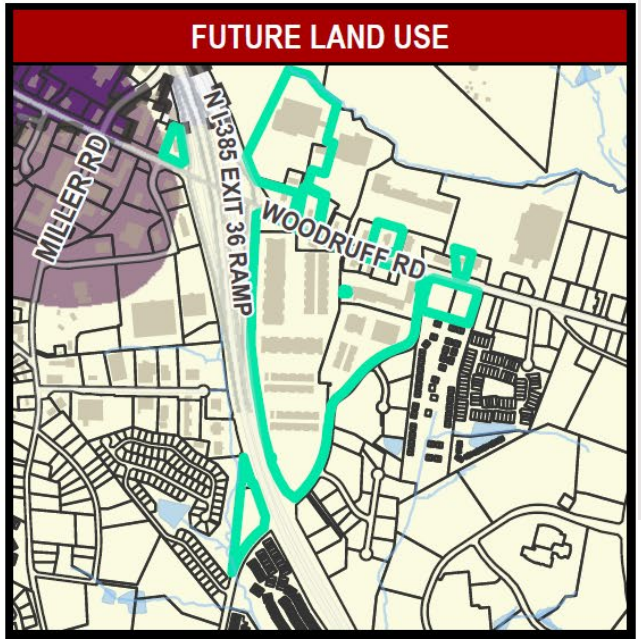
AERIAL VIEW



CURRENT ZONING

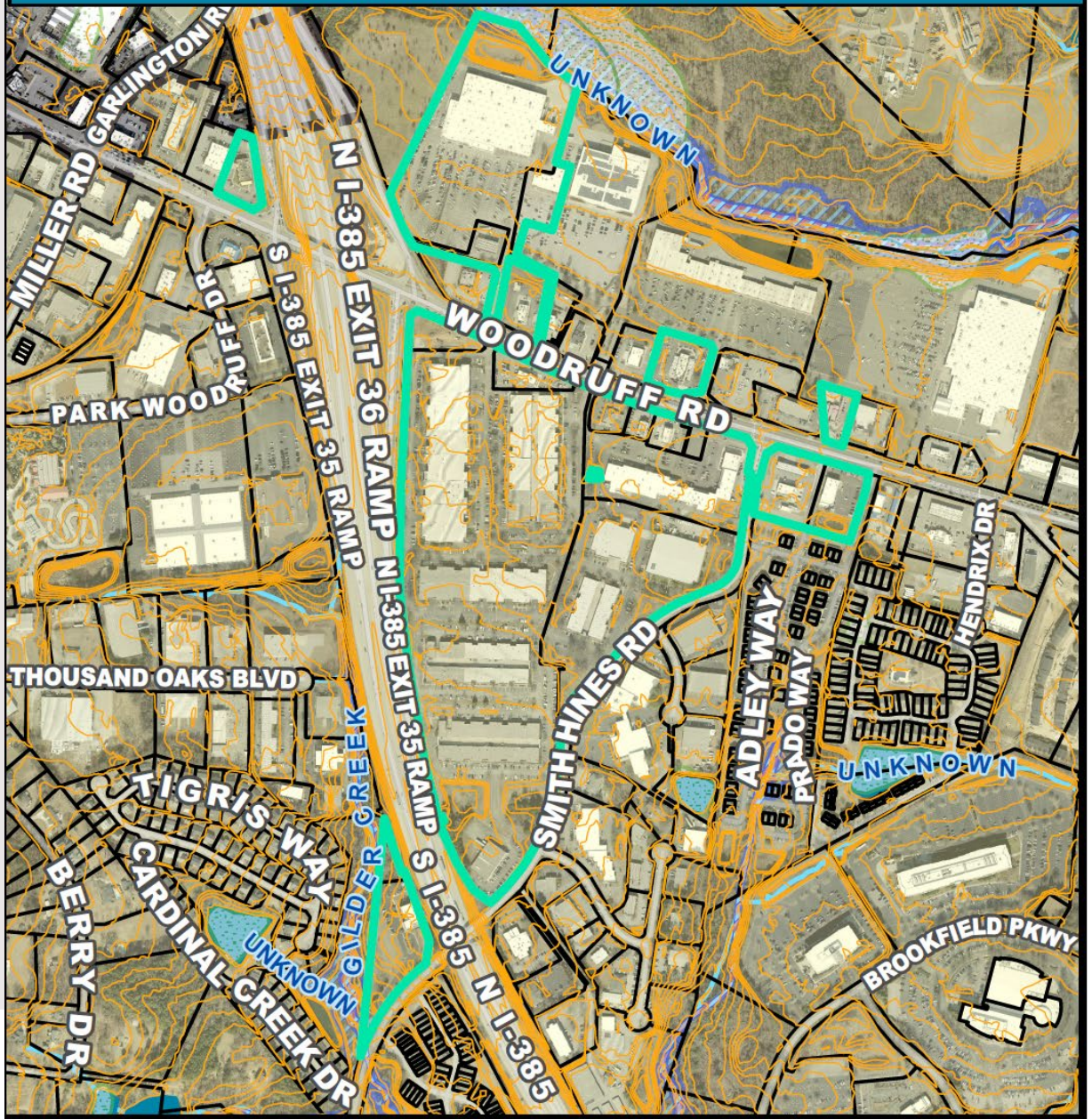


FUTURE LAND USE

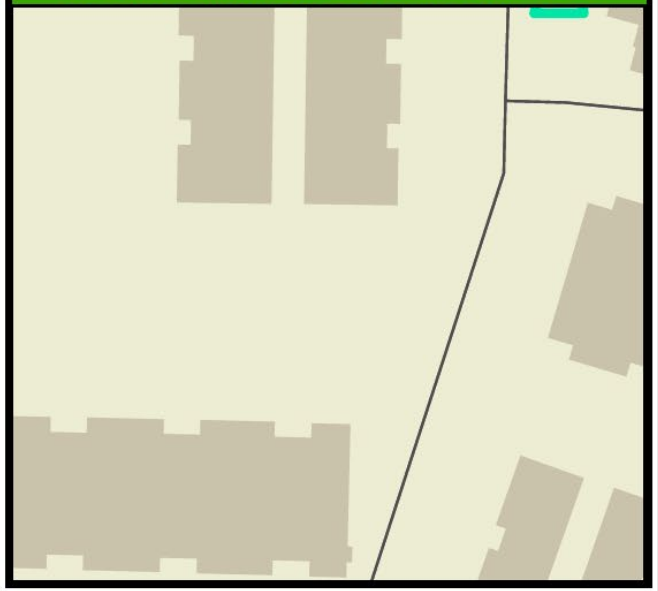


AX-21-2026 • WOODRUFF ROAD, I-385, SMITH HINES ROAD, LOVETT DRIVE, PRADO WAY

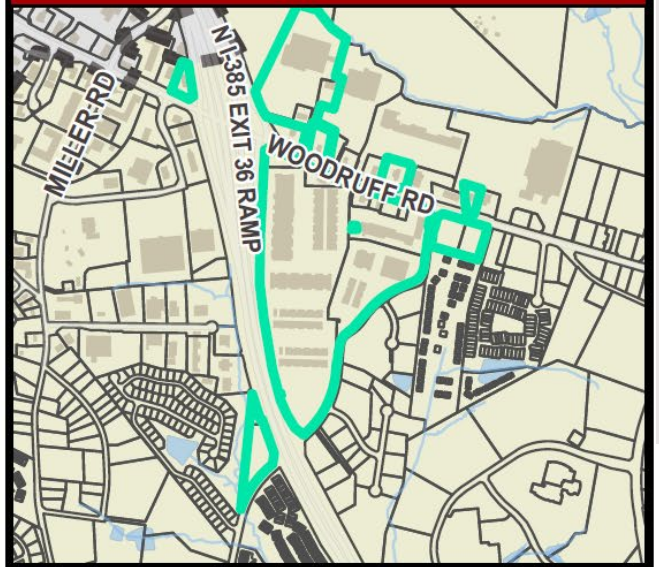
NATURAL / ENVIRONMENTAL FEATURES

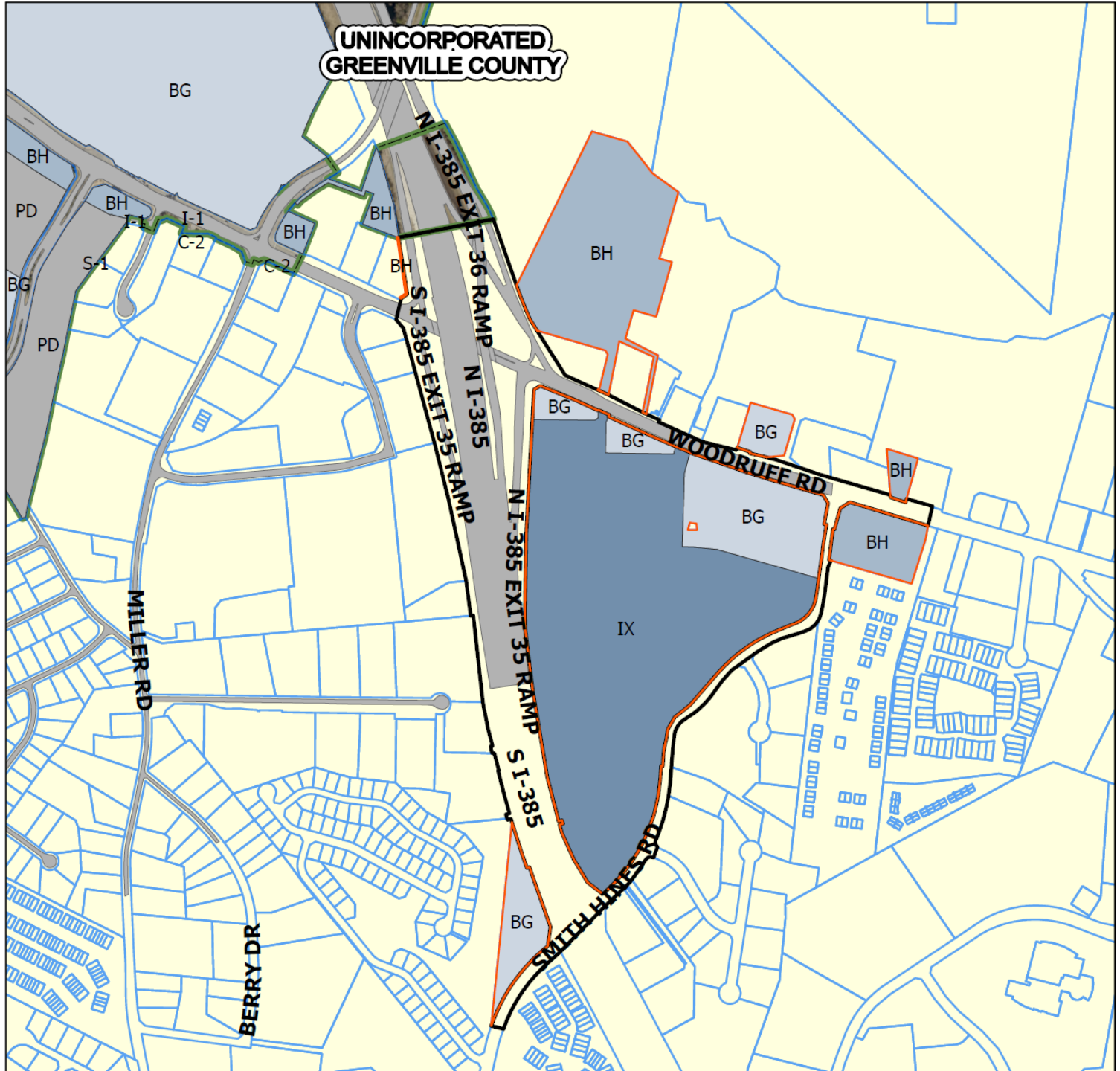


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





city of greenville South Carolina



ANNEXATION MAP
Zoning

Greenville City Limits
Parcels to be Annexted
Greenville County

Existing County Zoning: **C-2, C-3, S-1, O-D, R-12**
Proposed City Zoning: **BG, BH, IX**
City Council District: **4**
File Number: **AX-21-2026**

N

Feet
0 625 1,250

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Copyright: The City of Greenville, SC

City Attorney Date

Address	TMS#	Acreage	County Zoning	Proposed City Zoning
1147 Woodruff Road	0547030100136 (portion)	0.08	C-2, Commercial District	BH, Business Heavy District
1211 Woodruff Road	0547030103500	14.08	C-2, Commercial District	BH, Business Heavy District
1211 Woodruff Road	0547030103502	0.8	C-2, Commercial District	BH, Business Heavy District
1215 A Woodruff Road	0547030100161	1.6	C-2, Commercial District	BH, Business Heavy District
1200 Woodruff Road/120 and 122 Smith Hines Road	0547030103703	39.51	C-2, Commercial District, & S-1, Services District	IX, Industrial Flex District
1202 Woodruff Road	0547030103731	1.06	S-1, Services District	BG, Business General District
1204 Woodruff Road	0547030103727	1.1	S-1, Services District	BG, Business General District
1242-1298 Woodruff Road	0547030103726	6.42	C-2, Commercial District, & S-1, Services District	BG, Business General District
1200 Woodruff Road	0547030103730	11.14	C-2, Commercial District, & S-1, Services District	IX, Industrial Flex District
1226 Woodruff Road	0547030103729	0.31	C-2, Commercial District	BG, Business General District
1224 Woodruff Road	0547030103728	0.63	C-2, Commercial District	BG, Business General District
1216 Woodruff Road	0547030103713	0.7	C-2, Commercial District	BG, Business General District
1225 Woodruff Road	0547030100128	1.55	C-2, Commercial District	BG, Business General District
1220 Woodruff Road	0547030103721	0.42	C-2, Commercial District	BG, Business General District
1400 Woodruff Road	0547030104002	2.02	C-3, Commercial District	BH, Business Heavy District
1405 Woodruff Road	0547030103101	0.77	C-3, Commercial District	BH, Business Heavy District
1408 Woodruff Road	0547030104003	1.6	C-3, Commercial District	BH, Business Heavy District
200 Smith Hines Road	0547030105502	2.7	O-D, Office District	BG, Business General District
200 Smith Hines Road	0547030105202	0.6	R-12, Single-family residential district	BG, Business General District

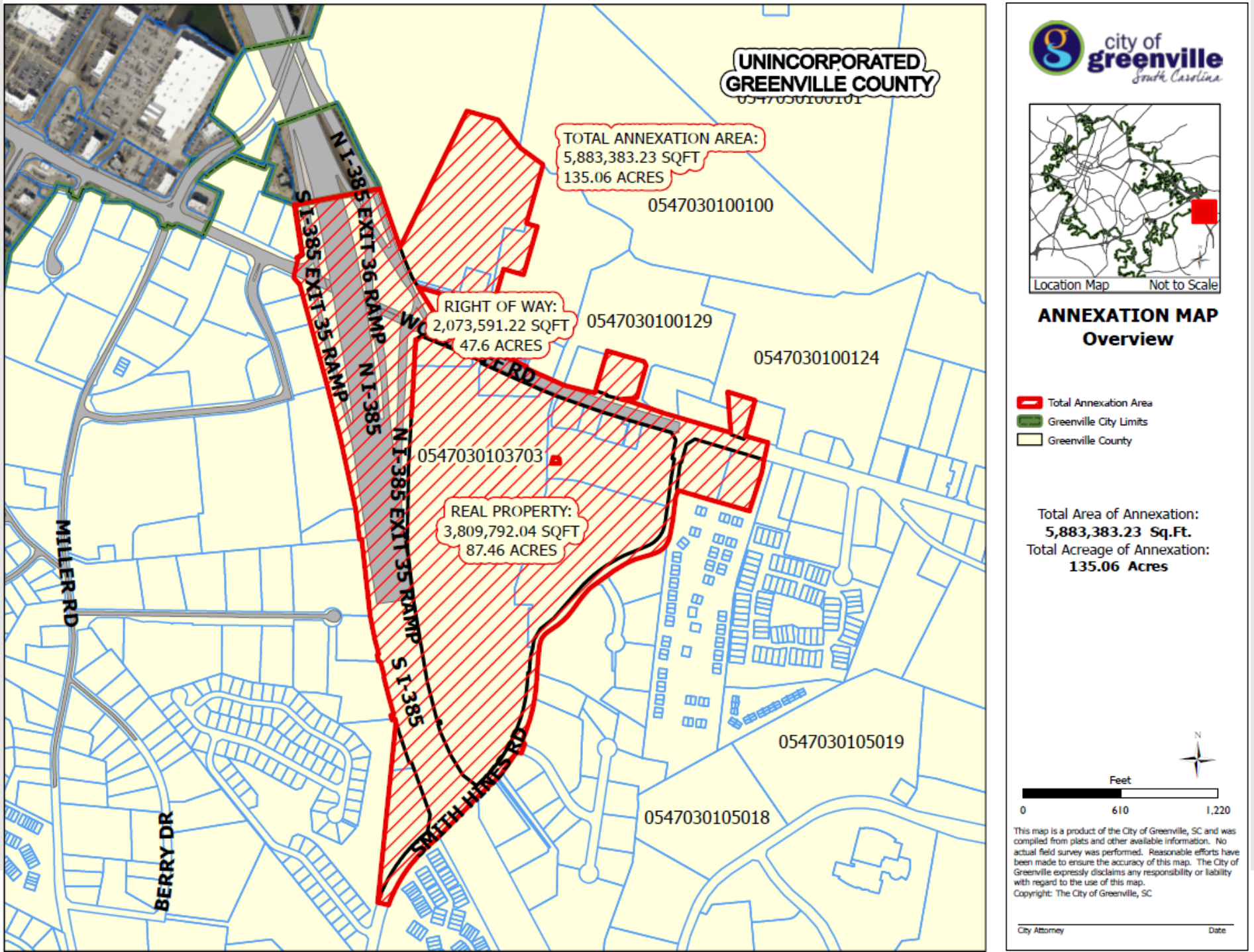
AX-21-2026

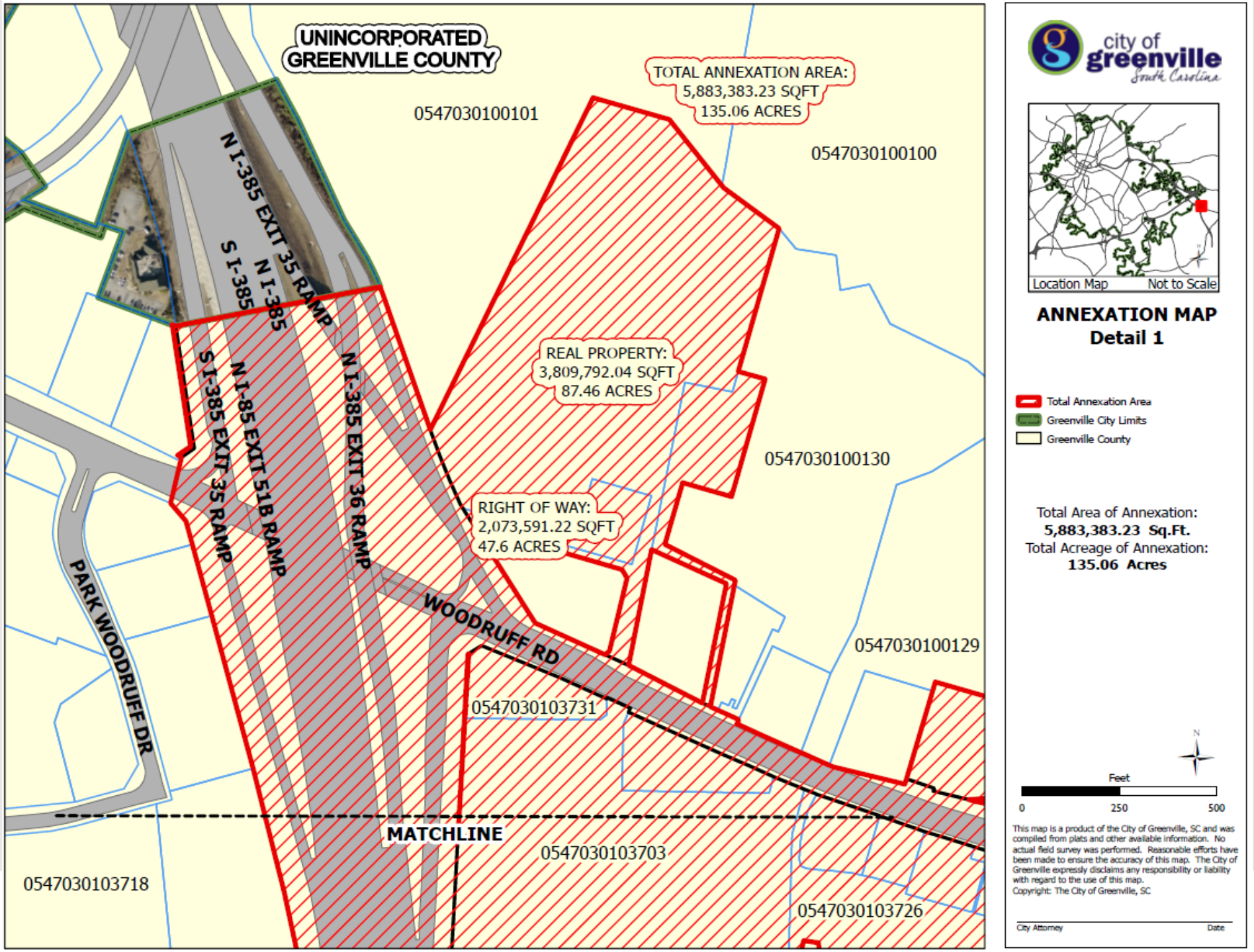
Planning and Zoning

- Zoning – BG, Business General, BH, Business Heavy, and IX, Industrial Flex Districts (proposed)
- Overlay Zone – N/A
- Future Land Use – N/A
- Special Emphasis – N/A

Services

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 3
- Water – Greenville Water
- Sewer – Metro
- Sanitation – Private
- City Council – District 4 (Brasington)
- Transportation – SCDOT and Private


UNINCORPORATED
GREENVILLE COUNTY
TOTAL ANNEXATION AREA:
5,883,383.23 SQFT
135.06 ACRES
0547030100100
RIGHT OF WAY:
2,073,591.22 SQFT
47.6 ACRES
0547030100129
0547030100124
0547030103703
REAL PROPERTY:
3,809,792.04 SQFT
87.46 ACRES
0547030105019
0547030105018
N I-385 EXIT 36 RAMP
S I-385 EXIT 35 RAMP
N I-385
N I-385 EXIT 35 RAMP
S I-385
MILLER RD
BERRY DR
SMITH HINES RD
city of greenville
South Carolina
Location Map
Not to Scale
ANNEXATION MAP
Overview
Total Annexation Area
Greenville City Limits
Greenville County
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres
N
Feet
0
610
1,220
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Copyright: The City of Greenville, SC
City Attorney
Date



city of greenville
South Carolina

ANNEXATION MAP
Detail 1

Total Annexation Area
Greenville City Limits
Greenville County

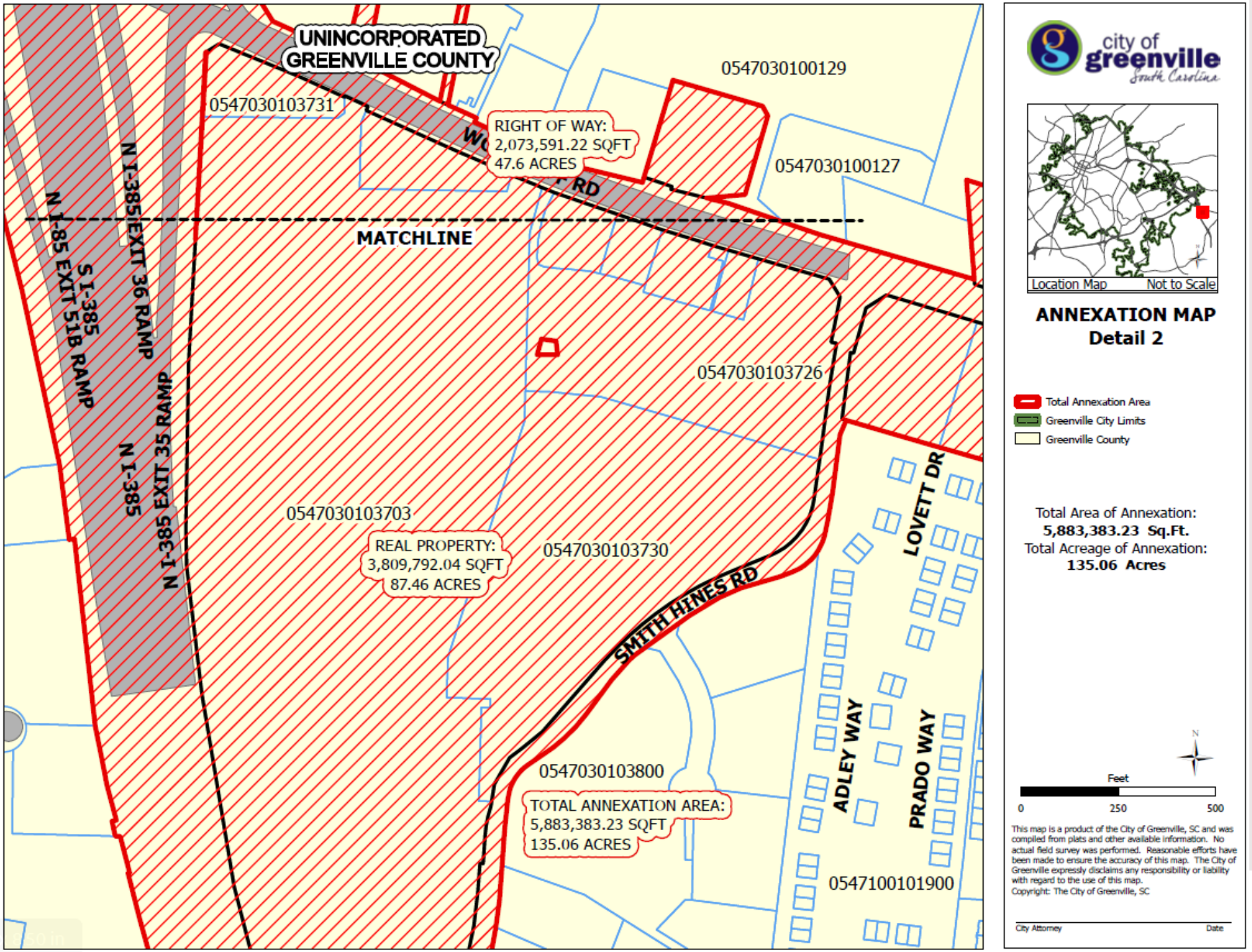
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres

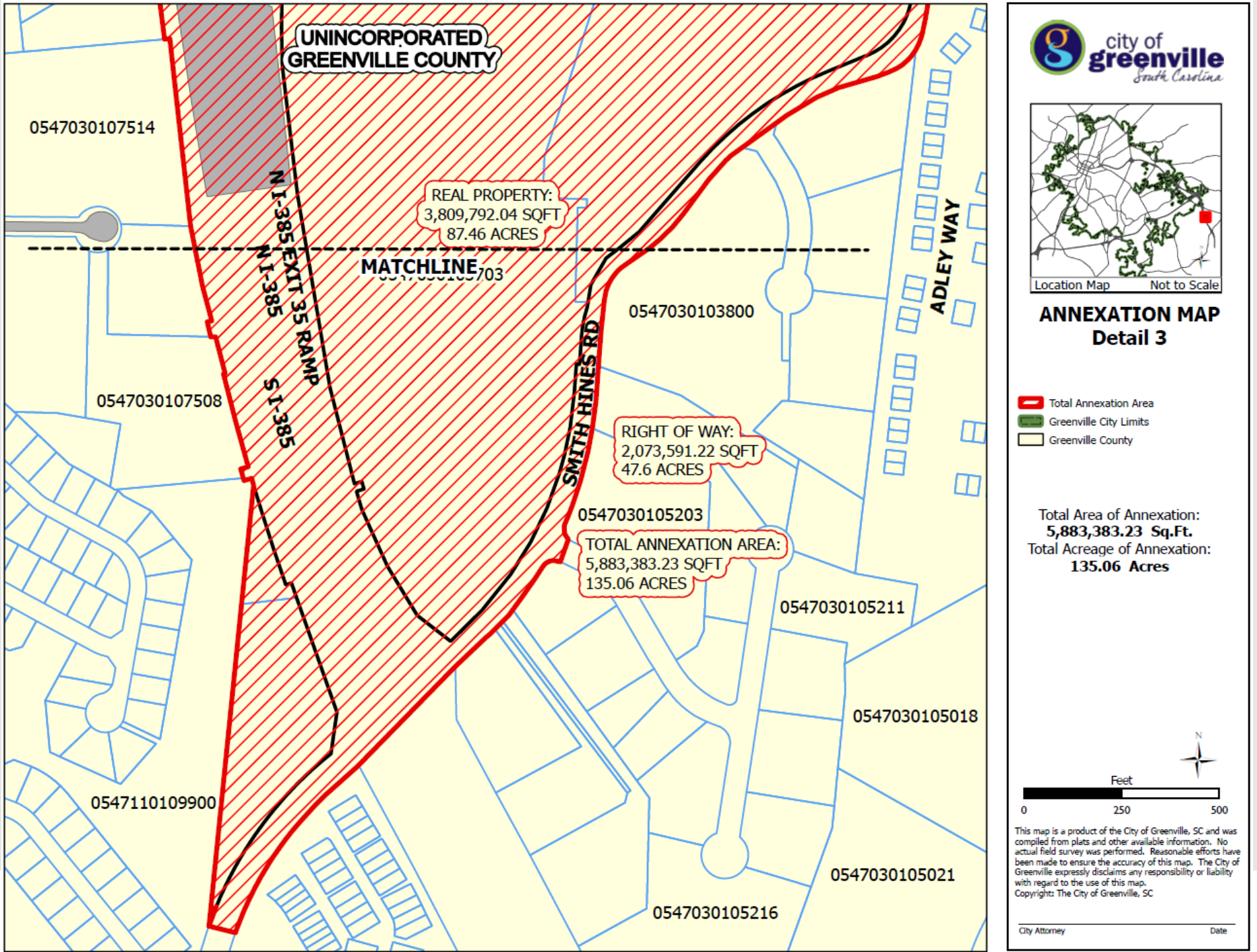
N

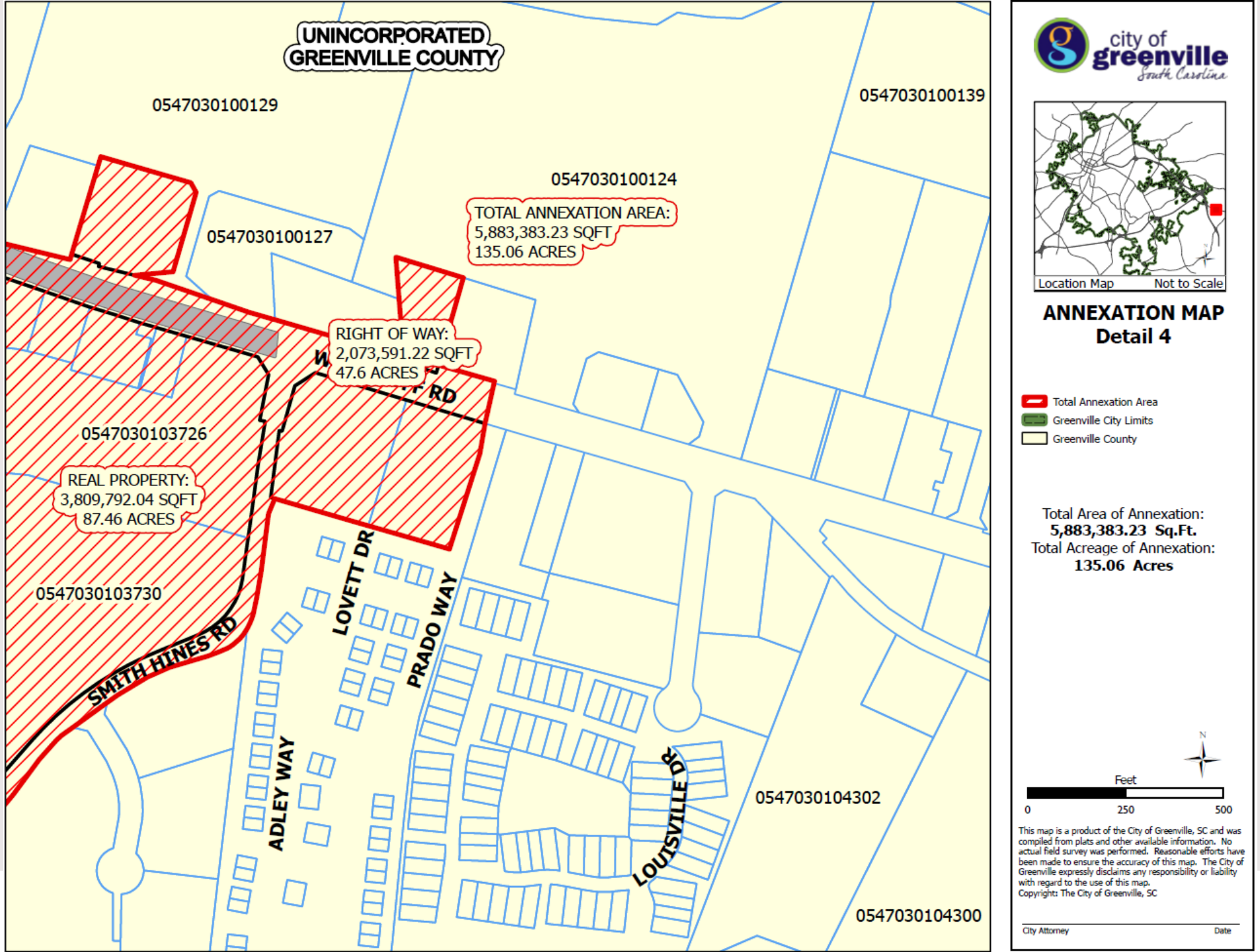
Feet
0 250 500

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Copyright: The City of Greenville, SC

City Attorney Date


UNINCORPORATED
GREENVILLE COUNTY
0547030100129
0547030103731
RIGHT OF WAY:
2,073,591.22 SQFT
47.6 ACRES
0547030100127
MATCHLINE
N I-385 EXIT 36 RAMP
N I-85 EXIT 51B RAMP
S I-385
N I-385
N I-385 EXIT 35 RAMP
0547030103726
LOVETT DR
0547030103703
REAL PROPERTY:
3,809,792.04 SQFT
87.46 ACRES
0547030103730
SMITH HINES RD
ADLEY WAY
PRADO WAY
0547030103800
TOTAL ANNEXATION AREA:
5,883,383.23 SQFT
135.06 ACRES
0547100101900
city of greenville
South Carolina
Location Map
Not to Scale
ANNEXATION MAP
Detail 2
Total Annexation Area
Greenville City Limits
Greenville County
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres
N
Feet
0
250
500
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City Attorney
Date


UNINCORPORATED
GREENVILLE COUNTY
0547030107514
N I-385 EXIT 35 RAMP
N I-385
S I-385
REAL PROPERTY:
3,809,792.04 SQFT
87.46 ACRES
MATCHLINE
703
0547030103800
ADLEY WAY
SMITH HINES RD
0547030107508
RIGHT OF WAY:
2,073,591.22 SQFT
47.6 ACRES
0547030105203
TOTAL ANNEXATION AREA:
5,883,383.23 SQFT
135.06 ACRES
0547030105211
0547030105018
0547110109900
0547030105021
0547030105216
city of greenville
South Carolina
Location Map
Not to Scale
ANNEXATION MAP
Detail 3
Total Annexation Area
Greenville City Limits
Greenville County
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres
N
Feet
0
250
500
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City Attorney
Date


UNINCORPORATED
GREENVILLE COUNTY
0547030100129
0547030100139
0547030100124
0547030100127
TOTAL ANNEXATION AREA:
5,883,383.23 SQFT
135.06 ACRES
RIGHT OF WAY:
2,073,591.22 SQFT
47.6 ACRES
RD
0547030103726
REAL PROPERTY:
3,809,792.04 SQFT
87.46 ACRES
0547030103730
SMITH HINES RD
LOVETT DR
PRADO WAY
ADLEY WAY
LOUISVILLE DR
0547030104302
0547030104300
city of
greenville
South Carolina
Location Map
Not to Scale
ANNEXATION MAP
Detail 4
Total Annexation Area
Greenville City Limits
Greenville County
Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres
N
Feet
0
250
500
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City Attorney
Date

GVL 2040 Goals Summary



INCREASE CITY POPULATION %



AFFORDABLE HOUSING



TRANSPORTATION & MOBILITY



OPEN SPACE



ECONOMIC DEVELOPMENT

AX-21-2026

Staff Recommendation

Recommend Approval
of annexation and rezone to BG, BH, and IX for the property.

Planning Commission Decision

Recommend approval
of the rezone request to BG, BH, and IX by a vote of 7-0.

Docusign Envelope ID: E8627668-6508-8DBC-83A1-3FE783654F97

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 15g
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, First Reading

Document Caption:

AN ORDINANCE TO ANNEX APPROXIMATELY 0.16 ACRE OF REAL PROPERTY AT 101 MASON STREET, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBER 0118000100200) (AX-22-2026)

Document Summary:

A proper petition for annexation of contiguous real property consisting of approximately 0.16 acre located at 101 Mason Street (Tax Map Number 0118000100200) to be annexed (the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code Annotated Section 5-3-150 (3).

An application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-7.5, Single-family residential district, to city zoning designation RN-A, Neighborhood A District.

The City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 7-0

Impact if Denied:

The Property will not be annexed and rezoned.

Financial Impact:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

Required Review and Approval:

Department Director: Michael Frixen
Signed by: Michael Frixen 8F11569CFEEA425...

Chief Financial Officer: *Patricia Dennis*

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: E8627668-6508-8DBC-83A1-3FE783654F97

AN ORDINANCE

TO ANNEX APPROXIMATELY 0.16 ACRE OF REAL PROPERTY AT 101 MASON STREET, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBER 0118000100200) (AX-22-2026)

WHEREAS, a proper petition for annexation of contiguous real property consisting of approximately 0.16 acre located at 101 Mason Street (Tax Map Number 0118000100200) to be annexed (the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with South Carolina Code of Laws Annotated Section 5-3-150(3); and

WHEREAS, an application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-7.5, Single-family residential district, to city zoning designation RN-A, Neighborhood A District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0; and

WHEREAS, City Council has reviewed the application of the owner and the staff recommendation and has found the proposed zoning designation of RN-A, Neighborhood A District, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly in the attached Exhibits A and B, providing the annexation map and property description of Tax Map Number 0118800100200, respectively. The annexed Property is provided the zoning designation of RN-A, Residential Neighborhood A District, and shall be included in City Council District 2.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to their terms while they are in effect.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2026 tax year.

Docusign Envelope ID: E8627668-6508-8DBC-83A1-3FE783654F97

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

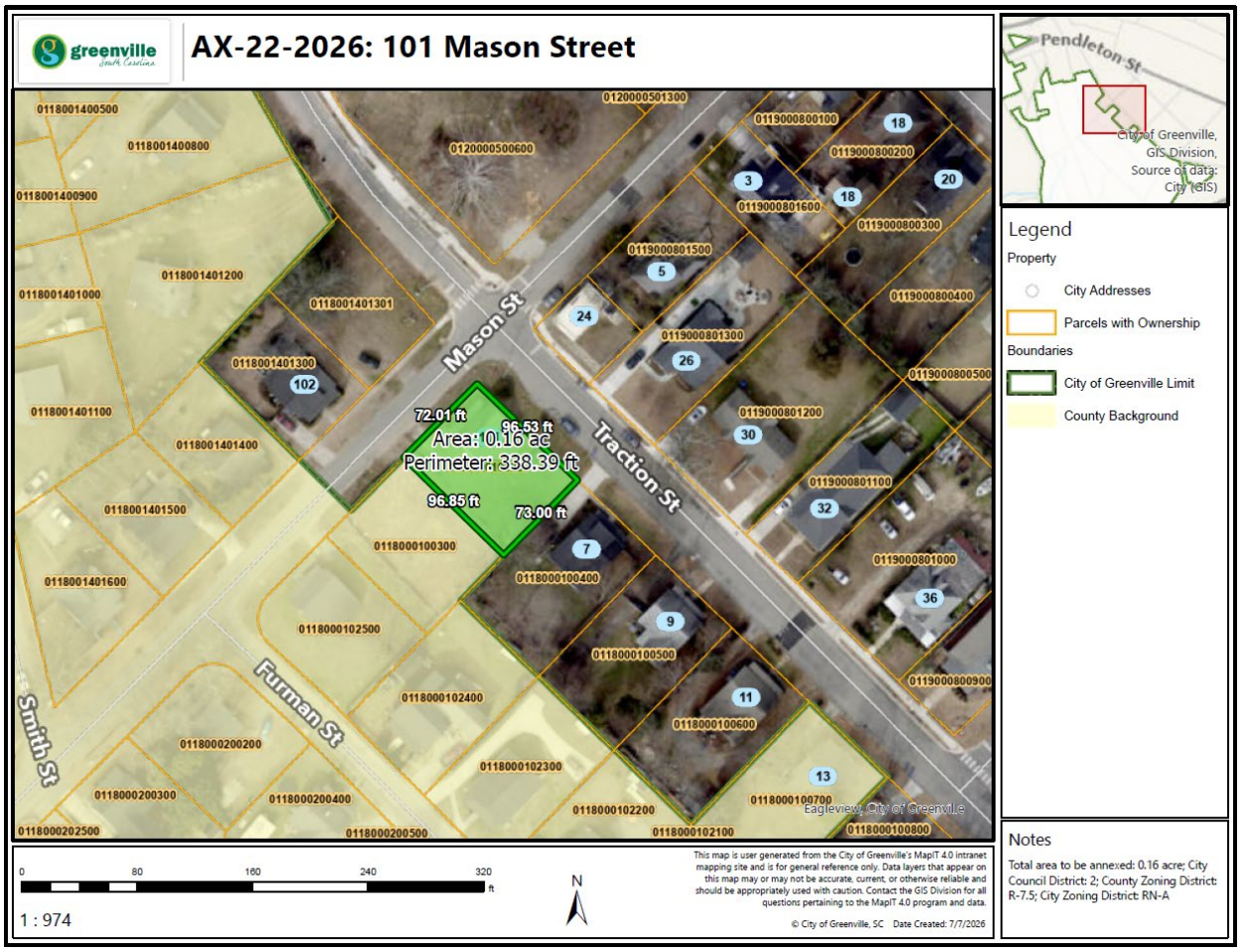
REVIEWED

_____
CITY MANAGER

Docusign Envelope ID: E8627668-6508-8DBC-83A1-3FE783654F97

EXHIBIT A

[Aerial image showing area of annexation]



Docusign Envelope ID: E8627668-6508-8DBC-83A1-3FE783654F97

EXHIBIT B

[Image of Legal Description of property]

ALL that certain piece, parcel, or lot of land, with improvements thereon, situate and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 317 on plat of Abney Mills, Brandon Plant, Section 2, prepared by Dalton & Neves, Engineers, dated February, 1959 and filed in the ROD Office for Greenville County in Plat Book QQ at Pages 58 and 59, reference being made to said plat for a more complete metes and bounds description thereof.

DERIVATION:

This being the same property conveyed unto AE Legacy LLC, a South Carolina limited liability company, by deed of Deborah L. Yeager dated April 27, 2026 and recorded April 27, 2026 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2787 at Page 5324.

Greenville County Tax Map No.: 0118000100200

AX-22-2026 | 101 Mason Street

REQUEST

ANNEXATION and **REZONE** of approximately 0.16 acre located at **101 MASON STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0118000100200)

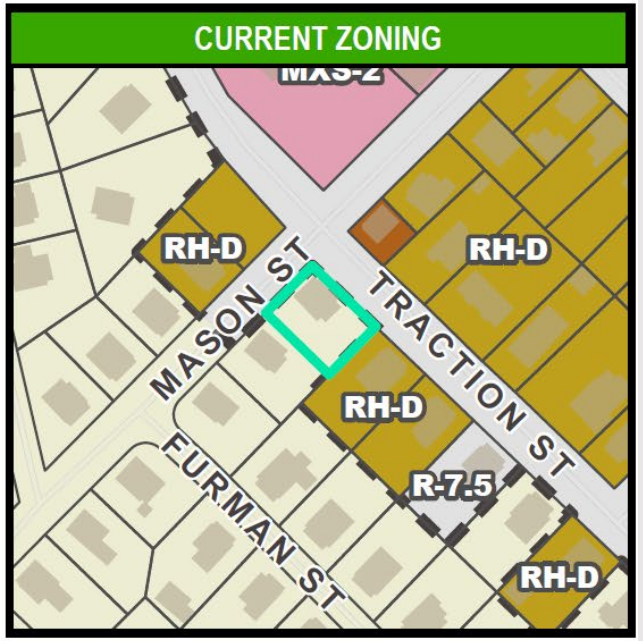


AX-22-2026 • 101 MASON STREET

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

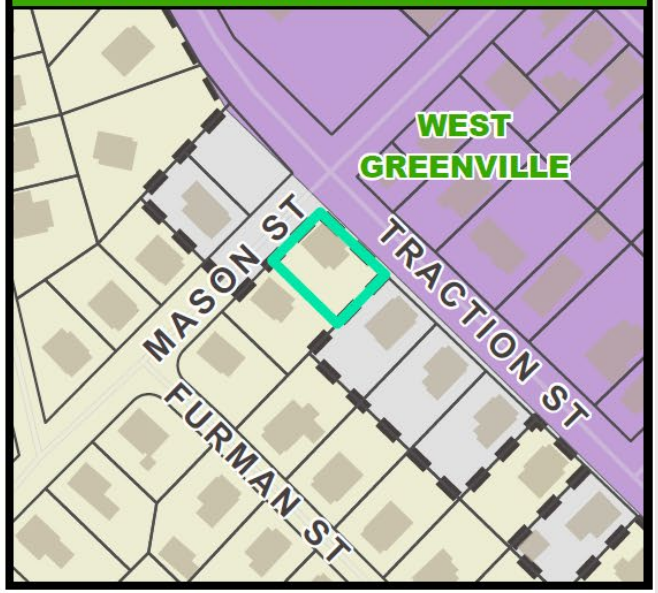


AX-22-2026 • 101 MASON STREET

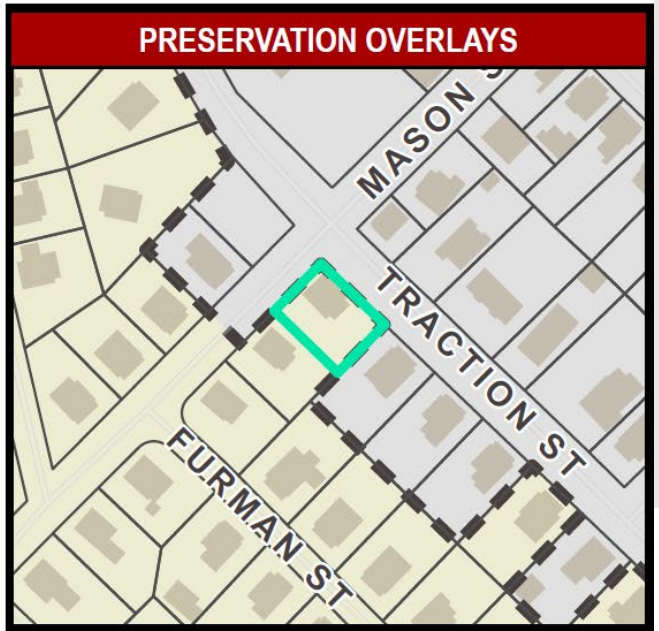
NATURAL / ENVIRONMENTAL FEATURES

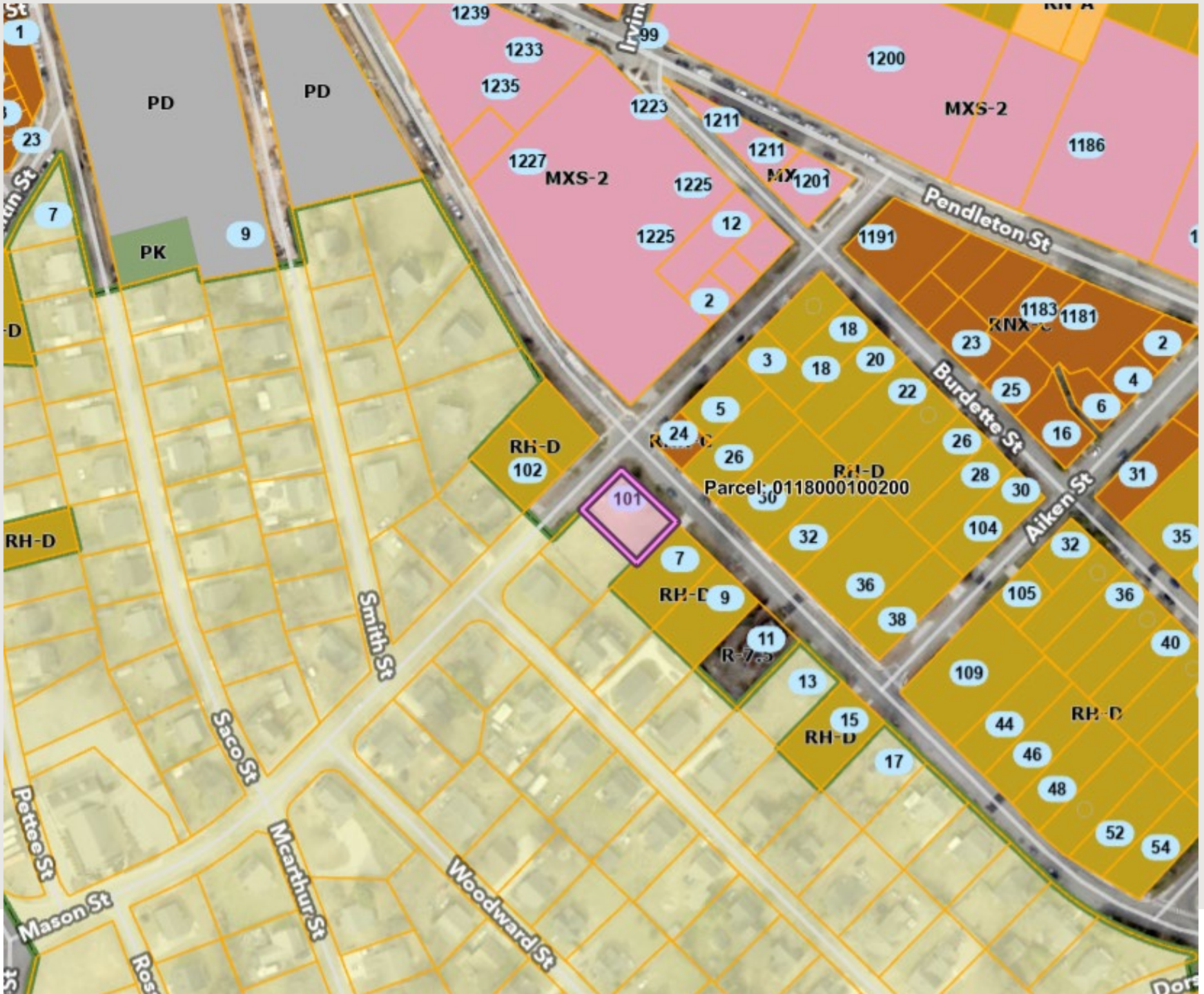


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS




Parcel: 0118000100200
PD
PD
PK
MXS-2
MXS-2
RH-D
RH-D
RH-D
RH-D
RH-D
Pendleton St
Burdette St
Aiken St
Irvin St
Smith St
Saco St
Mcarthur St
Woodward St
Pettee St
Mason St
101
102
1239
1233
1235
1223
1211
1227
1225
1200
1186
1191
1183
1181
1201
99
1
23
7
9
12
2
18
20
22
25
6
16
4
5
24
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17
31
35
40

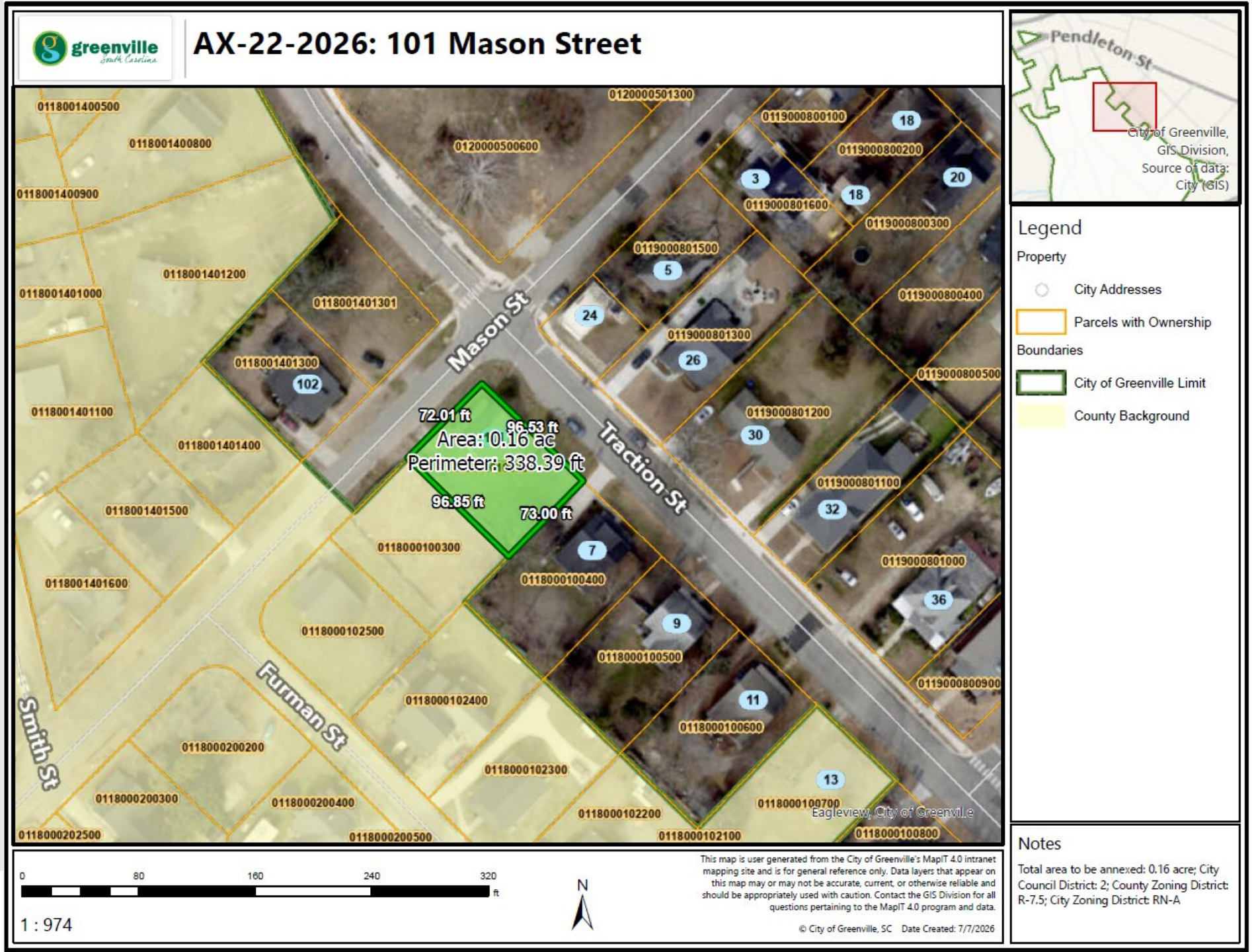
AX-22-2026

Planning and Zoning

- Zoning – RN-A, Neighborhood A District (proposed)
- Overlay Zone – N/A
- Future Land Use – Urban Node Mixed Use and Areas Suitable for Missing Middle Housing
- Special Emphasis – N/A

Services

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 1
- Water – Greenville Water
- Sewer – Metro
- Sanitation – City
- City Council – District 2 (Flemming)
- Transportation – City


AX-22-2026: 101 Mason Street
Mason St
Traction St
Furman St
Smith St
Pendleton St
72.01 ft
96.53 ft
Area: 0.16 ac
Perimeter: 338.39 ft
96.85 ft
73.00 ft
0118001400500
0118001400800
0118001400900
0118001401200
0118001401000
0118001401301
0118001401300
102
0118001401100
0118001401400
0118001401500
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0118000102100
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0119000800100
0119000800200
0119000801600
0119000800300
0119000801500
0119000800400
0119000801300
0119000800500
0119000801200
0119000801100
0119000801000
0119000800900
0118000100500
0118000100600
0118000100700
0118000100800
3
18
20
5
24
26
30
32
7
9
11
13
36
Eagleview, City of Greenville
City of Greenville, GIS Division, Source of data: City (GIS)
Legend
Property
City Addresses
Parcels with Ownership
Boundaries
City of Greenville Limit
County Background
Notes
Total area to be annexed: 0.16 acre; City Council District: 2; County Zoning District: R-7.5; City Zoning District: RN-A
0 80 160 240 320 ft
1 : 974
N
This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 4.0 program and data.
© City of Greenville, SC Date Created: 7/7/2026

GVL 2040 Goals Summary



INCREASE CITY POPULATION %



AFFORDABLE HOUSING



TRANSPORTATION & MOBILITY



OPEN SPACE



ECONOMIC DEVELOPMENT

AX-22-2026

Staff Recommendation

Recommend Approval
of annexation and rezone to RN-A for the property.

Planning Commission Decision

Recommend approval
of the rezone request to RN-A by a vote of 7-0.

Docusign Envelope ID: 6A81B4C5-9C91-865E-82DC-C07B88C5647D

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 15h
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, First Reading

Document Caption:

AN ORDINANCE TO ANNEX APPROXIMATELY 1.20 ACRES OF REAL PROPERTY AT 111 A STREET, 924 2ND AVENUE, 926 2ND AVENUE, 12 LYNCREST STREET, 115 3RD STREET, 104 B STREET, AND 23 4TH STREET, AND 0.36 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBERS 0114000401100, 0115000500500, 0115000500600, 0114000401300, 0114000900900, 0114000300900, AND 0114000800100) (AX-23-2026)

Document Summary:

A proper petition for annexation of contiguous real property consisting of approximately 1.20 acres located at 111 A Street, 924 2nd Avenue, 926 2nd Avenue, 12 Lyncrest Street, 115 3rd Street, 104 B Street, and 23 4th Street (Tax Map Numbers 0114000401100, 0115000500500, 0115000500600, 0114000401300, 0114000900900, 0114000300900, and 0114000800100, respectively) and 0.36 acre of adjacent right-of-way, together comprising of approximately 1.56 acres (collectively, the “Property”) to be annexed, has been made to the city of Greenville (the “City”) by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code Annotated Section 5-3-150(3).

An application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-7.5, Single-family residential district, to city zoning designation RN-A, Neighborhood A District.

The City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 7-0

Impact if Denied:

The Property will not be annexed and rezoned.

Financial Impact:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

Required Review and Approval:

Department Director: Michael Frixen
Signed by: Michael Frixen 8F11569CFEEA425...

Chief Financial Officer: *Patricia Dennis*

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: 6A81B4C5-9C91-865E-82DC-C07B88C5647D

AN ORDINANCE

TO ANNEX APPROXIMATELY 1.20 ACRES OF REAL PROPERTY AT 111 A STREET, 924 2ND AVENUE, 926 2ND AVENUE, 12 LYNCREST STREET, 115 3RD STREET, 104 B STREET, AND 23 4TH STREET, AND 0.36 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBERS 0114000401100, 0115000500500, 0115000500600, 0114000401300, 0114000900900, 0114000300900, AND 0114000800100) (AX-23-2026)

WHEREAS, a proper petition for annexation of contiguous real property consisting of approximately 1.20 acres located at 111 A Street, 924 2nd Avenue, 926 2nd Avenue, 12 Lyncrest Street, 115 3rd Street, 104 B Street, and 23 4th Street (Tax Map Numbers 0114000401100, 0115000500500, 0115000500600, 0114000401300, 0114000900900, 0114000300900, and 0114000800100, respectively) and 0.36 acre of adjacent right-of-way, together comprising of approximately 1.56 acres (collectively, the "Property") to be annexed, has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with South Carolina Code of Laws Annotated Section 5-3-150(3); and

WHEREAS, an application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-7.5, Single-family residential district, to city zoning designation RN-A, Neighborhood A District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0; and

WHEREAS, City Council has reviewed the application of the owners and the staff recommendation and has found the proposed zoning designation of RN-A, Neighborhood A District, to be compatible with GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly in the attached Exhibits A and B, providing the annexation map and property descriptions of Tax Map Numbers 0114000401100, 0115000500500, 0115000500600, 0114000401300, 0114000900900, 0114000300900, and 0114000800100, respectively. The annexed Property is provided the zoning designation of RN-A, Neighborhood A District, and shall be included in City Council District 2.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

Docusign Envelope ID: 6A81B4C5-9C91-865E-82DC-C07B88C5647D

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to their terms while they are in effect.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2026 tax year.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

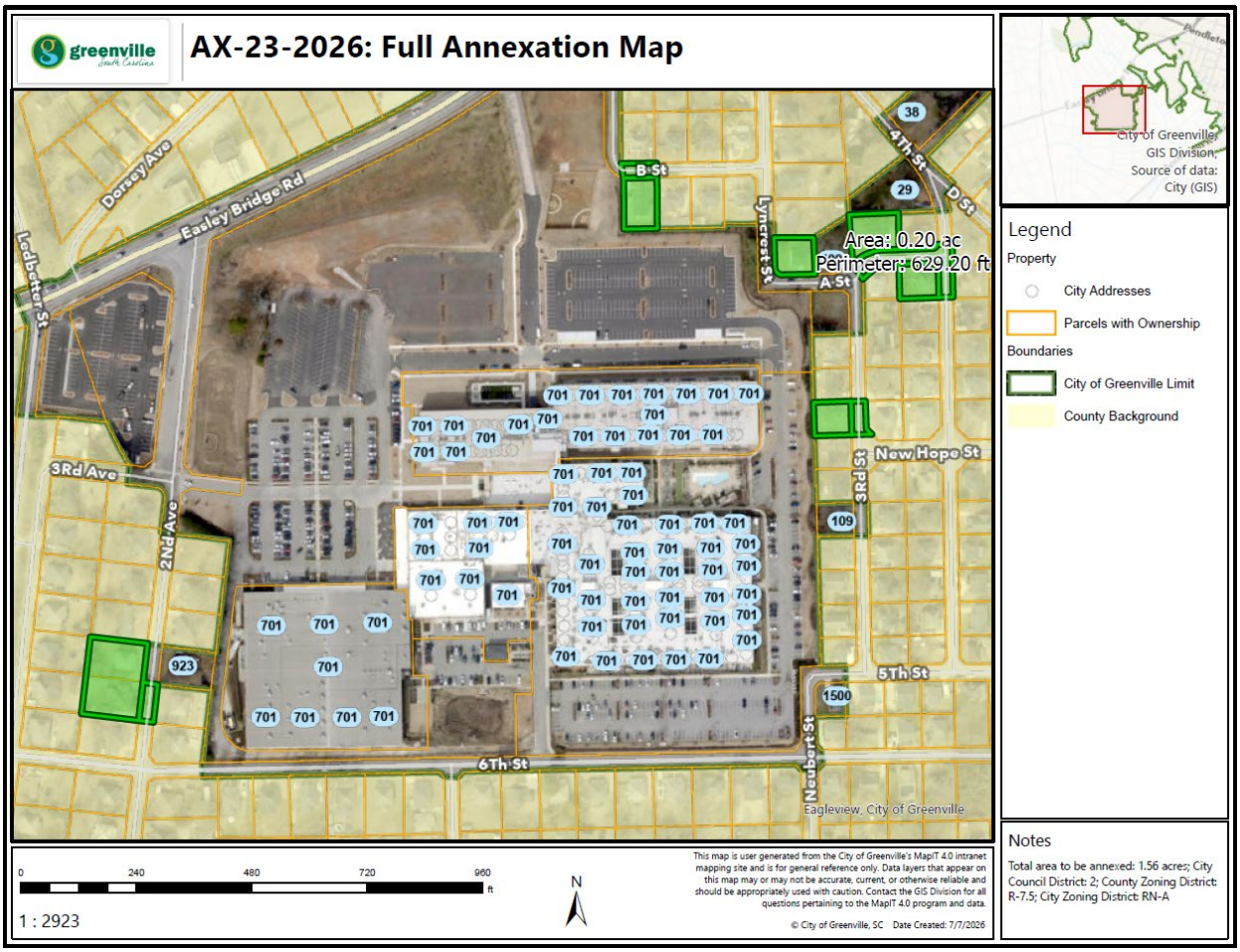
REVIEWED

_____
CITY MANAGER

Docusign Envelope ID: 6A81B4C5-9C91-865E-82DC-C07B88C5647D

EXHIBIT A

[Aerial image showing area of annexation]



Docusign Envelope ID: 6A81B4C5-9C91-865E-82DC-C07B88C5647D

EXHIBIT B

[Image of Legal Description of property]

TMS# 0114000401100

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Judson Mills Village, Greenville County, South Carolina, and being known and designated as Lot No. 9, of Block 10, according to a plat of said Block made by Piedmont Engineering Service, Greenville, S.C., dated April 11, 1950, plats of Blocks 7, 8, 9, 10, 11, 12, 13, and 14 being recorded in the RMC Office for Greenville County, S.C., respectively in Plat Book X, at Pages 143-157, inclusive. The lot above described and herein mortgage fronts on "A" Street, approximately 102.8 feet.

DERIVATION:

This being the same property conveyed to the Greenville County Redevelopment Authority by deed of Charles B. Simmons, Jr., as Master in Equity for Greenville County, South Carolina, dated December 19, 2007 and recorded December 31, 2007 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2307 at Page 571.

Greenville County Tax Map No.: 0114000401100

Grantee Address: 111 A Street, Greenville, SC 29611

TMS# 0115000500500:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, ON THE WEST SIDE OF SECOND AVENUE IN SECTION 3 OF JUDSON MILLS VILLAGE, IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT 5, AS SHOWN ON A PLAT OF SAME PREPARED BY DALTON & NEVES, ENGINEERS IN MARCH 1940, WHICH PLAT IS RECORDED IN THE OFFICE OF THE RMC FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK"K" AT PAGE 42, WITH REFERENCE BEING MADE TO SAID PLAT OF RECORD FOR A MORE PARTICULAR DESCRIPTION AS TO METES AND BOUNDS, COURSES AND DISTANCES.

TMS# 0115000500600:

All that certain piece, parcel or tot of land, lying and being situate in the State of South Carolina, County of Greenville, lying on the West side of Second Avenue and being known and designated as Lot No. 6 as shown on Plat of Section No. 3 of Judson Mill Village, made by Dalton & Neves, Engineers, in March 1940, which plat is recorded in Plat Book K at Page 42 in the Office of the Register of Deeds for Greenville County, SC. Reference is made to aforesaid subdivision plat for a more complete and accurate metes and bounds description of subject property.

This being the same property conveyed unto Rodney C. Trusty, Sr. by Deed from All Upstate Investment, LLC, Class C, LLC and Foster Real Estate, LLC, dated February 28, 2022 and recorded on February 28, 2022 in Deed Book 2650 at Page 0285 in the Office of the Register of Deeds for Greenville County.

TMS# 0114000401300:

Docusign Envelope ID: 6A81B4C5-9C91-865E-82DC-C07B88C5647D

All that certain piece, parcel or lot of land situate, lying, and being in State of South Carolina, County of Greenville, being at the corner of Second Street and "A" Street, shown as the only non-numbered Lot on a plat entitled, "Judson Mills", dated April 11, 1950, prepared by Piedmont Engineering Service, and recorded in the Register of Deeds Office for Greenville County in Plat Book X, Page 149. Reference to said plat is hereby made for a more complete description thereof.

DERIVATION:
This being a portion of the property conveyed to WJH LLC from Scout Realty Group, LLC, dated September 27, 2018, and recorded September 28, 2018 in Deed Book 2548 at Page 4595 in the Register of Deeds Office of Greenville County, South Carolina.

TMS# 0114.00-04-013.00

TMS# 0114000900900:

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Number 8 Judson Mills Blcok II on plat entitled "Survey for Shirley Thompson" prepared by Site Design, Inc. dated September 5, 2000 recorded in Plat Book 43A at Page 37 in the Register of Deeds Office for Greenville County, South Carolina and having the metes and bounds, courses and distances as said plat appear incorporated herein by reference thereto.

This being the same property conveyed to Restrepo Family Investments, LLC by deed of Nice Guys Buying Houses, LLC dated May 12, 2021 and recorded May 13, 2021 at the Register of Deeds Office for Greenville County, South Carolina in Deed Book 2623 at Page 5852.

Greenville County Tax Map No.: 0114.00-09-009.00

TMS# 0114000300900:

All that lot of land in the County of Greenville, State of South Carolina, near the City of Greenville, South Carolina, shown as Lot Number 8, Block 9, on a plat entitled Judson Mills recorded in the Office of the ROD for Greenville County, South Carolina in Plat Book X at Page 147. Reference is hereby craved to said plat for a more complete and accurate description of the metes and bounds. Be all measurements a little more or less.

This being the same property conveyed to Alida McGann by deed of Ascend Construction, LLC dated June 5, 2025 and recorded June 6, 2025 in Deed Book 2755 at Page 372 in the Office of the Register of Deeds for Greenville County, South Carolina.

TMS: 0114.00-03-009.00

TMS# 0114000800100:

Docusign Envelope ID: 6A81B4C5-9C91-865E-82DC-C07B88C5647D

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 82, Judson Mills Village, Section No. 6 on plat entitled "Survey for Upstate Homeless Coalition" prepared by Site Design, Inc. of date October 9, 2000 recorded in Plat Book 43C at Page 10 in the Office of the Register of Deeds for Greenville County on October ____, 2000. According to said lot, the within lot fronts on Fourth Street for a distance of 63.24 feet, more or less. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

This is the same property conveyed to the Greenville County Redevelopment Authority by Deed of Curtis S. Lackey and Judy A. Lackey recorded in Deed Book 1873 at Page 957 in the Office of the Register of Deeds for Greenville County on October 19, 1999.

Tax Map Number: 114-8-1

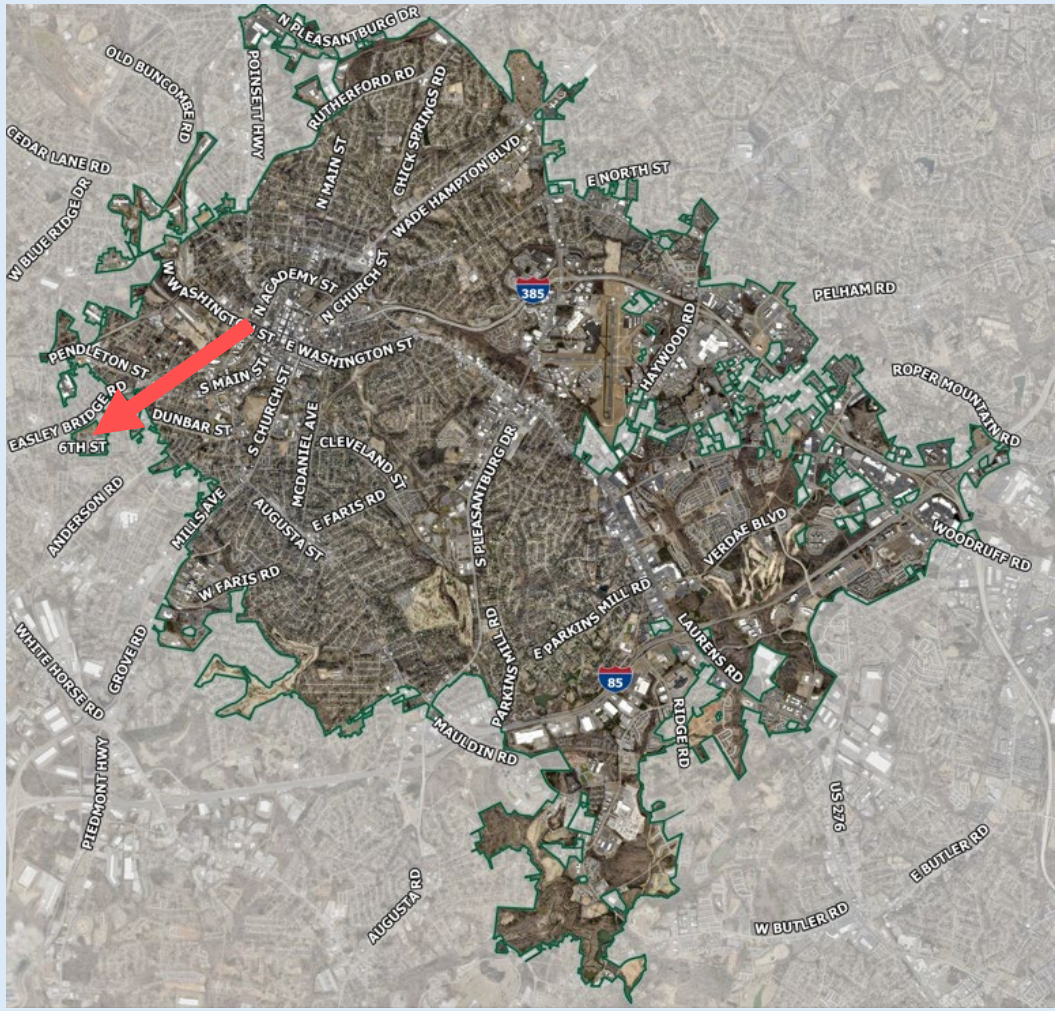
Property Description for Right-of-Way

To include the 0.36 acre of adjacent 2nd Avenue, B Street, A Street, 3rd Street, and 4th Street rights-of-way as shown within the associated Annexation Map exhibit.

AX-23-2026 | Judson Neighborhood

REQUEST

ANNEXATION and **REZONE** of approximately 1.20 acres located at **111 A STREET, 924 AND 926 2ND AVENUE, 12 LYNCREST STREET, 115 3RD STREET, 104 B STREET, AND 23 4TH STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0114000401100, 0115000500500, 0115000500600, 0114000401300, 0114000900900, 0114000300900, and 0114000800100)



AX-23-2026 • 111 A STREET, 924 & 926 2ND AVE, 12 LYNCREST ST, 115 3RD STREET, 23 4TH STREET

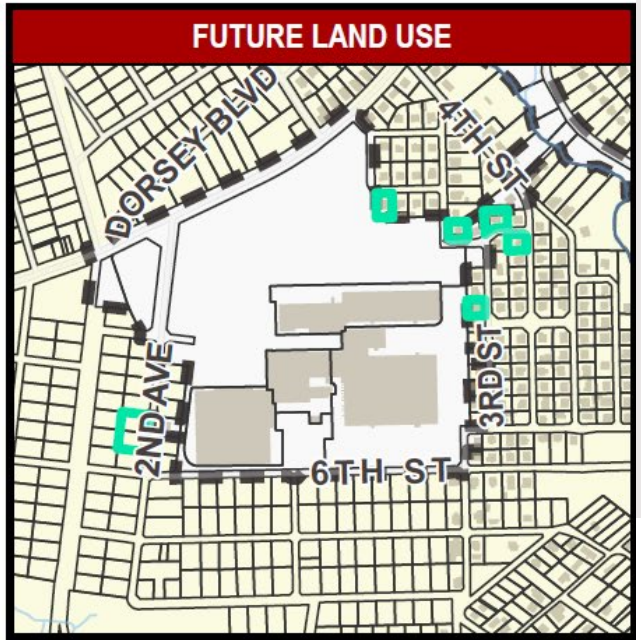
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

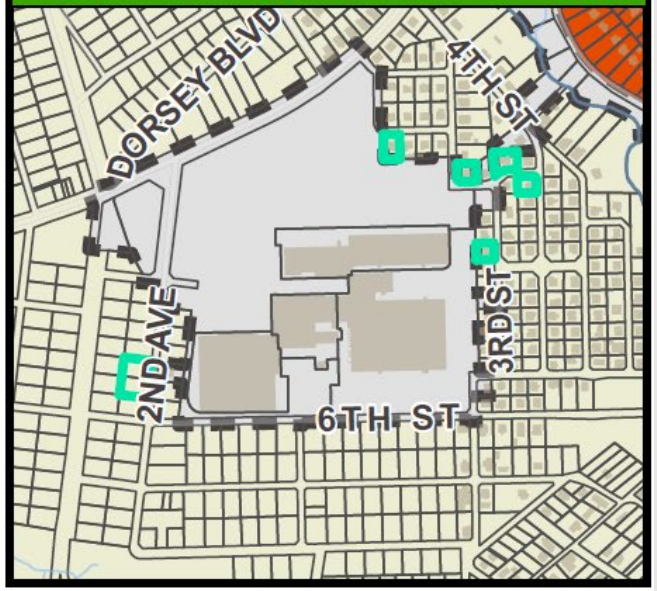


AX-23-2026 • 111 A STREET, 924 & 926 2ND AVE, 12 LYNCREST ST, 115 3RD STREET, 23 4TH STREET

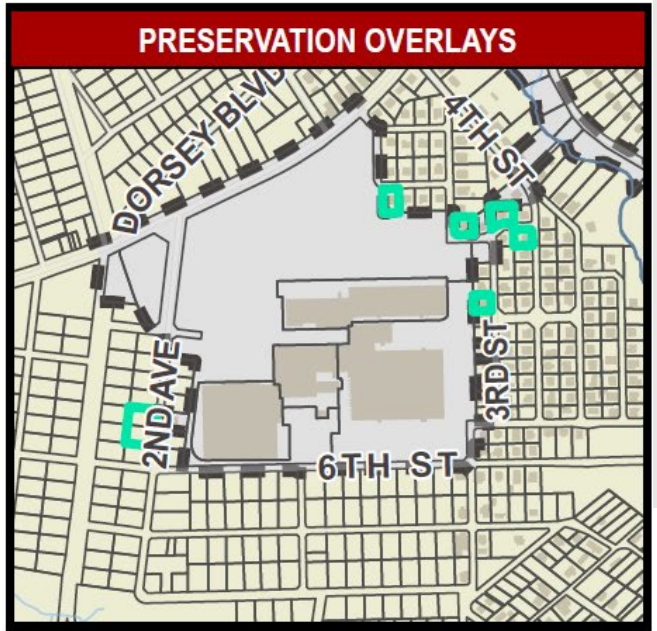
NATURAL / ENVIRONMENTAL FEATURES

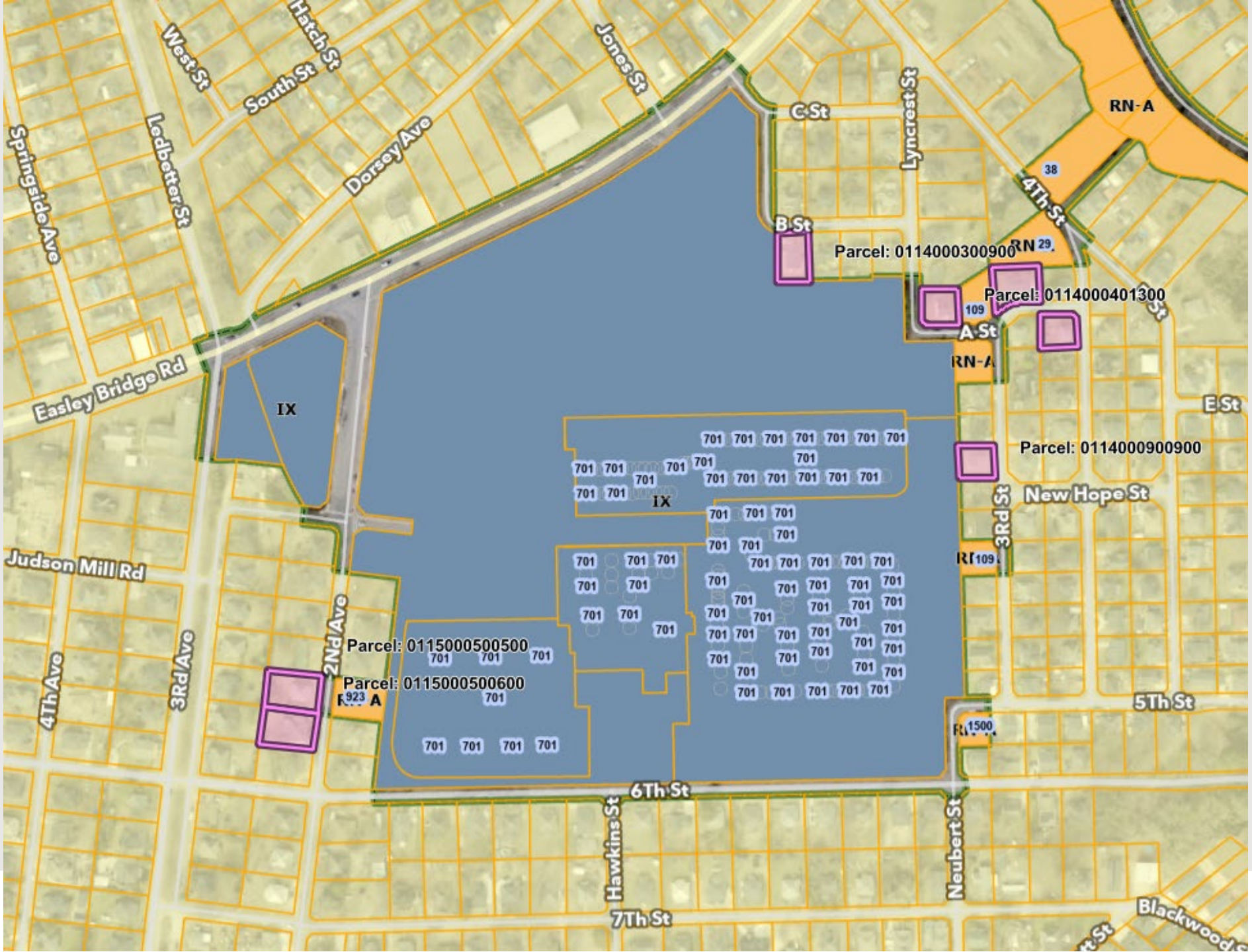


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS




West St
Hatch St
South St
Jones St
Springside Ave
Leadbetter St
Dorsey Ave
C St
Lyncrest St
RN-A
38
4Th St
B St
Parcel: 0114000300900
RN 29
Parcel: 0114000401300
109
A St
RN-A
E St
IX
Parcel: 0114000900900
New Hope St
3Rd St
Easley Bridge Rd
Judson Mill Rd
Parcel: 0115000500500
Parcel: 0115000500600
2Nd Ave
3Rd Ave
4Th Ave
923
5Th St
1500
6Th St
Hawkins St
Neubert St
7Th St
Blackwood St

AX-23-2026

Planning and Zoning

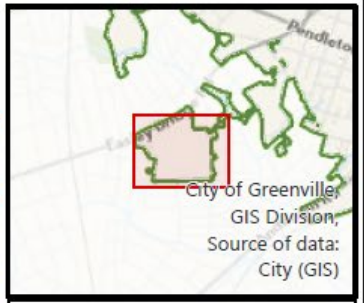
- Zoning – RN-A, Neighborhood A District (proposed)
- Overlay Zone – N/A
- Future Land Use – N/A
- Special Emphasis – N/A

Services

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 1
- Water – Greenville Water
- Sewer – Metro
- Sanitation – City
- City Council – District 2 (Flemming)
- Transportation – SCDOT and City

AX-23-2026: Full Annexation Map





Legend

Property

- City Addresses
- Parcels with Ownership

Boundaries

- City of Greenville Limit
- County Background

Notes

Total area to be annexed: 1.56 acres; City Council District: 2; County Zoning District: R-7.5; City Zoning District: RN-A

0 240 480 720 960 ft

1 : 2923

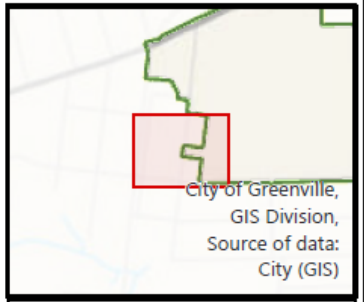
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© City of Greenville, SC Date Created: 7/7/2026

AX-23-2026A: 924 and 926 2nd Avenue





Legend

Property

- City Addresses
- Parcels with Ownership

Boundaries

- City of Greenville Limit
- County Background

Notes

Total area to be annexed: 1.56 acres; City Council District: 2; County Zoning District: R-7.5; City Zoning District: RN-A

0 80 160 240 320 ft

1 : 974

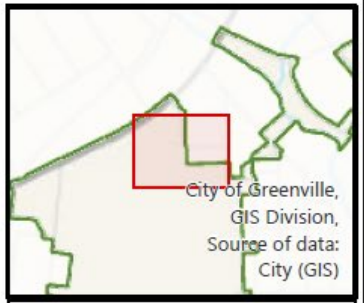
N

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© City of Greenville, SC Date Created: 7/7/2026

AX-23-2026B: 104 B Street





Legend

Property

Parcels with Ownership

Boundaries

City of Greenville Limit

County Background

Notes

Total area to be annexed: 1.56 acres; City Council District: 2; County Zoning District: R-7.5; City Zoning District: RN-A

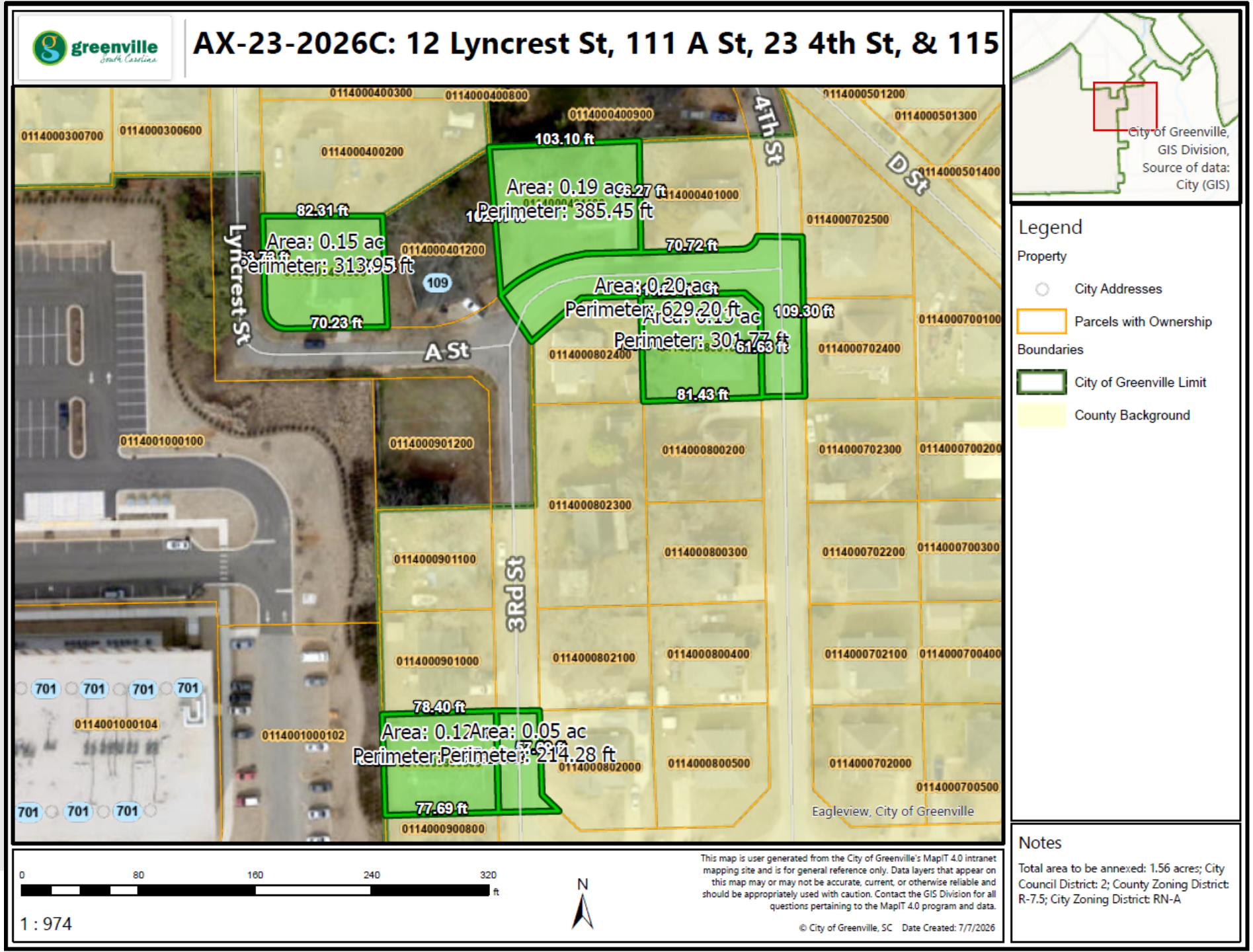
0 80 160 240 320 ft

1 : 974

N

This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 4.0 program and data.

© City of Greenville, SC Date Created: 7/7/2026


AX-23-2026C: 12 Lyncrest St, 111 A St, 23 4th St, & 115
Area: 0.19 ac
Perimeter: 385.45 ft
Area: 0.15 ac
Perimeter: 313.95 ft
Area: 0.20 ac
Perimeter: 629.20 ft
Area: 0.12
Area: 0.05 ac
Perimeter:
Perimeter: 214.28 ft
Lyncrest St
A St
3Rd St
4Th St
D St
Eagleview, City of Greenville
City of Greenville, GIS Division, Source of data: City (GIS)
Legend
Property
City Addresses
Parcels with Ownership
Boundaries
City of Greenville Limit
County Background
Notes
Total area to be annexed: 1.56 acres; City Council District: 2; County Zoning District: R-7.5; City Zoning District: RN-A
0 80 160 240 320 ft
1 : 974
N
This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 4.0 program and data.
© City of Greenville, SC Date Created: 7/7/2026

GVL 2040 Goals Summary



INCREASE CITY POPULATION %



AFFORDABLE HOUSING



TRANSPORTATION & MOBILITY



OPEN SPACE



ECONOMIC DEVELOPMENT

AX-23-2026

Staff Recommendation

Recommend Approval
of annexation and rezone to RN-A for the property.

Planning Commission Decision

Recommend approval
of the rezone request to RN-A by a vote of 7-0.

Docusign Envelope ID: 96CFCF21-4962-8B20-82C0-626E01573153

Request for Council Action Form
City of Greenville, South Carolina

Agenda Item Number: 15i
Agenda Date: August 24, 2026

To: Honorable Mayor and Members of City Council
From: City Manager Shannon Lavrin

Agenda Item Type: Ordinance, First Reading

Document Caption:

AN ORDINANCE TO ANNEX APPROXIMATELY 0.11 ACRE OF REAL PROPERTY AT 22 DRAPER STREET, AND TO PROVIDE THE ZONING DESIGNATION OF RNX-C, NEIGHBORHOOD FLEX C DISTRICT (TAX MAP NUMBER 0121002100401) (AX-24-2026)

Document Summary:

A proper petition for annexation of contiguous real property consisting of approximately 0.11 acre located at 22 Draper Street (Tax Map Number 0121002100401) (the "Property") to be annexed, has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code Annotated Section 5-3-150 (3).

An application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation O-D, Office District, to city zoning designation RNX-C, Neighborhood Flex C District.

The City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 7-0

Impact if Denied:

The Property will not be annexed and rezoned.

Financial Impact:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

Required Review and Approval:

Department Director: Michael Frixen
Signed by: Michael Frixen 8F11569CFEEA425...

Chief Financial Officer: *Patricia Dennis*

City Attorney: *Leigh Paoletti*
DocuSigned by: Leigh Paoletti 5CBFADF322244F8...

City Manager: *Shannon Lavrin*
Signed by: Shannon Lavrin B6D12FA1F89A405...

Docusign Envelope ID: 96CFCF21-4962-8B20-82C0-626E01573153

AN ORDINANCE

TO ANNEX APPROXIMATELY 0.11 ACRE OF REAL PROPERTY AT 22 DRAPER STREET, AND TO PROVIDE THE ZONING DESIGNATION OF RNX-C, NEIGHBORHOOD FLEX C DISTRICT (TAX MAP NUMBER 0121002100401) (AX-24-2026)

WHEREAS, a proper petition for annexation of contiguous real property consisting of approximately 0.11 acre located at 22 Draper Street (Tax Map Number 0121002100401) (the "Property") to be annexed, has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with South Carolina Code of Laws Annotated Section 5-3-150(3); and

WHEREAS, an application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation O-D, Office District, to city zoning designation RNX-C, Neighborhood Flex C District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on August 6, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 7-0; and

WHEREAS, City Council has reviewed the application of the owner and the staff recommendation and has found the proposed zoning designation of RNX-C, Neighborhood Flex C District, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly in the attached Exhibits A and B, providing the annexation map and property description of Tax Map Number 0121002100401, respectively. The annexed Property is provided the zoning designation of RNX-C, Neighborhood Flex C District, and shall be included in City Council District 2.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to their terms while they are in effect.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2026 tax year.

Docusign Envelope ID: 96CFCF21-4962-8B20-82C0-626E01573153

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

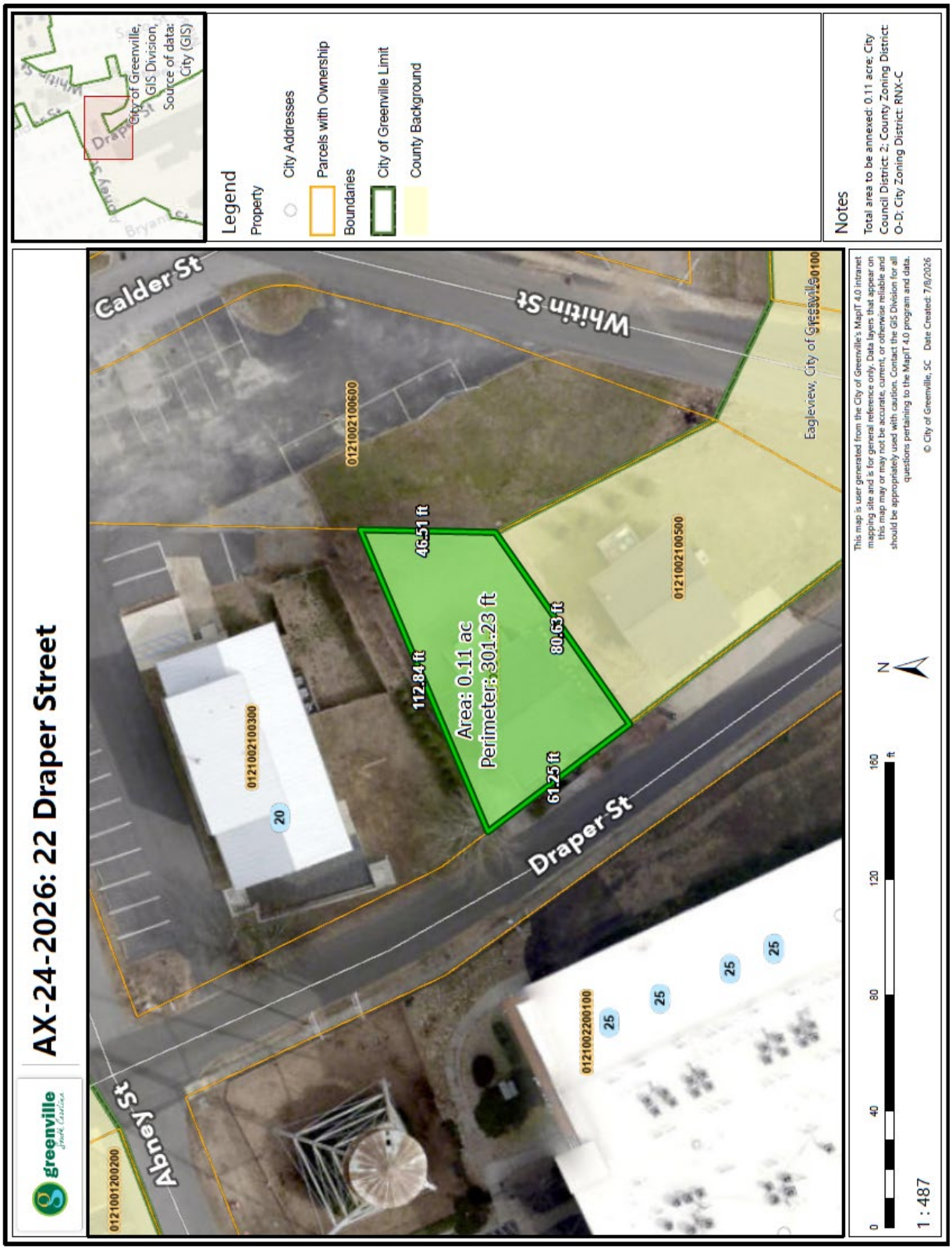
REVIEWED

_____
CITY MANAGER

Docusign Envelope ID: 96CFCF21-4962-8B20-82C0-626E01573153

EXHIBIT A

[Aerial image showing area of annexation]



Docusign Envelope ID: 96CFCF21-4962-8B20-82C0-626E01573153

EXHIBIT B

[Image of Legal Description of property]

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, South Carolina, on the northeastern side of Draper Street and being shown and designated as part of Lot No. 227 on Plat entitled "ABNEY MILLS, BRANDON PLANT, SECTION 2," recorded in the ROD Office for Greenville County in Plat Book QQ, at Pages 58-59 and being shown on a more recent plat entitled "Property of Billy C. Hill and Steven R. Hill," prepared by Jones Engineering Service, dated February 27, 1984, and recorded in the ROD Office for Greenville County in Plat Book 10-J, at Page 17, and having such metes and bounds as shown thereon.

THIS conveyance is made subject to any and all restrictions, easements, rights-or-way, zoning ordinances, set back lines, restrictions and protective covenants that may appear of record, on the recorded plat or on the premises.

Being the same property conveyed to Betty A. Williams and Donald A. Talley, reserving a Life Estate for Larry Brown by deed from Larry Brown dated June 4, 2015, and recorded June 6, 2015 in the Office of the Register of Deeds for Greenville County in Deed Book 2466, at Page 5297.

Larry brown died testate on 06/16/2015, further reference is hereby made to Estate File 2015ES2301473 in Greenville County Probate Records.

TMS No.: 0121002100401

AX-24-2026 | 22 Draper Street

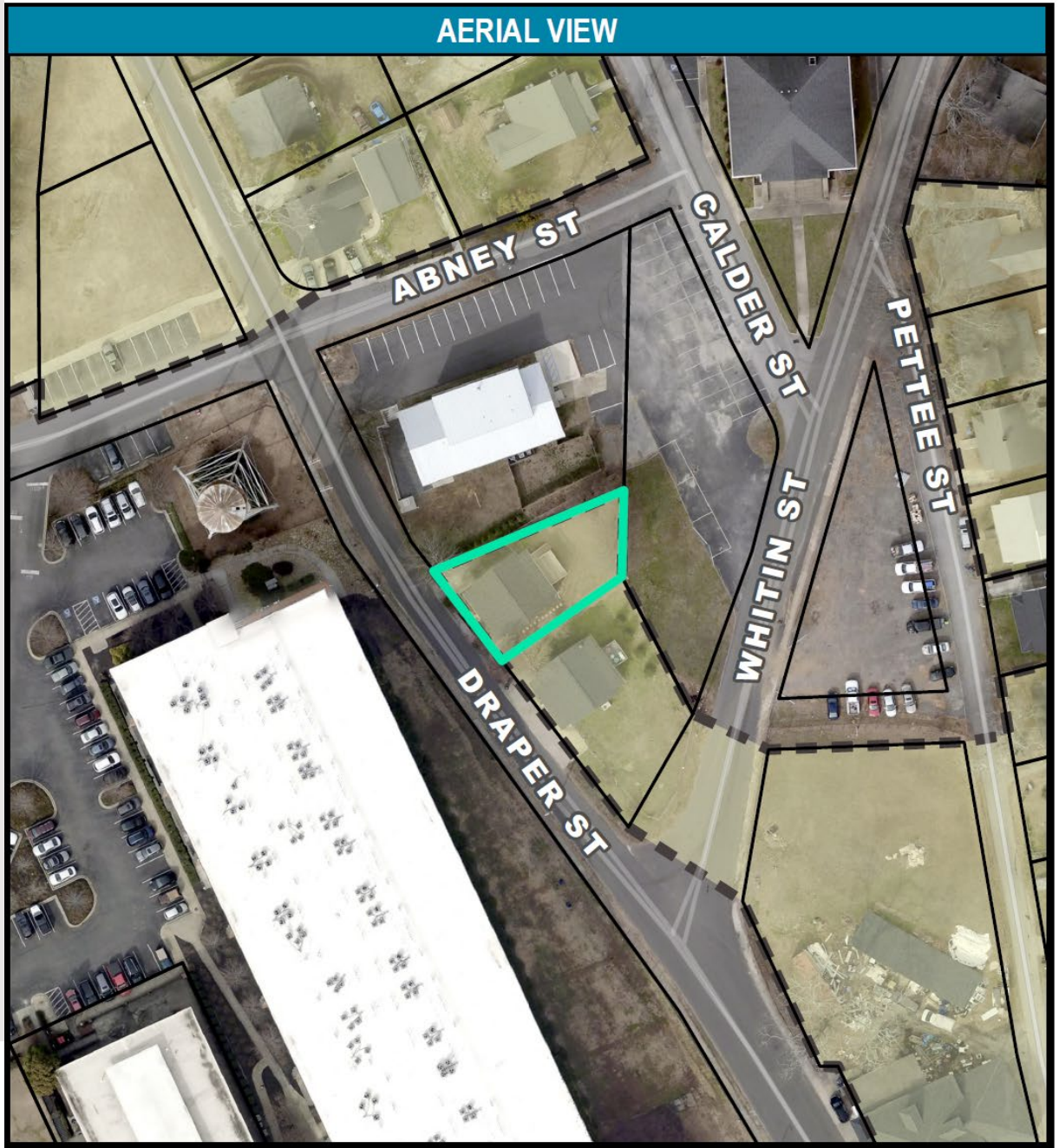
REQUEST

ANNEXATION and **REZONE** of approximately 0.11 acre located at **22 DRAPER STREET** from O-D, Office district, in Greenville County to RNX-C, Neighborhood Flex C District, in the City of Greenville. (TM# 0121002100401)

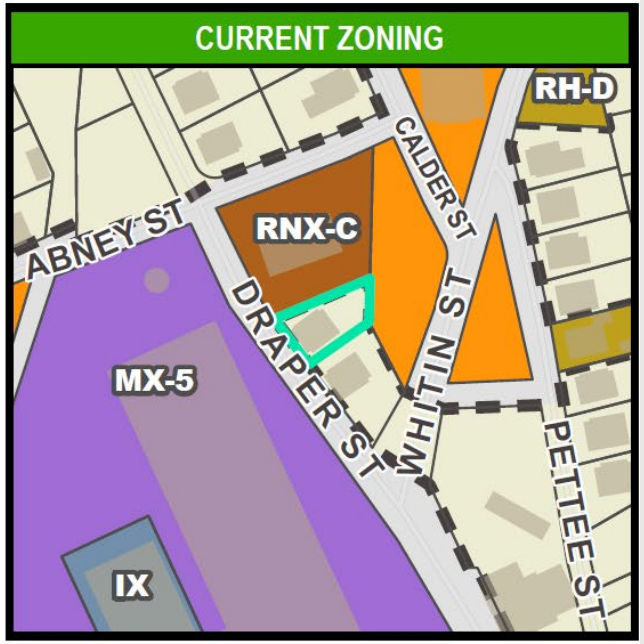


AX-24-2026 • 22 DRAPER STREET

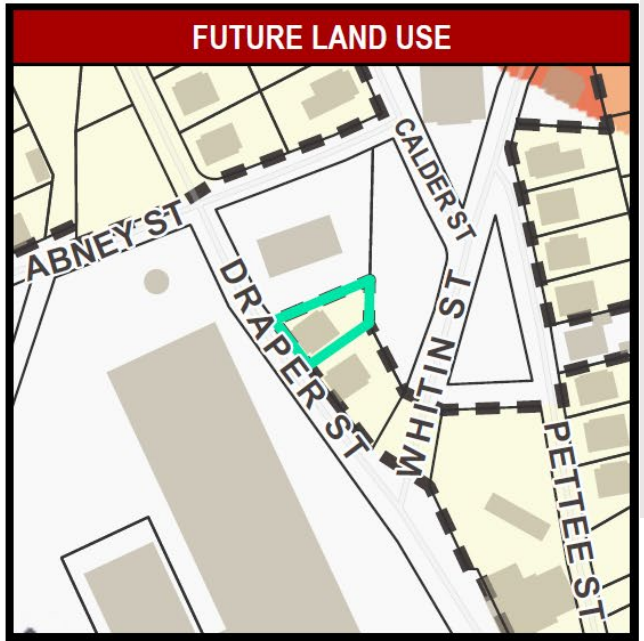
AERIAL VIEW



CURRENT ZONING

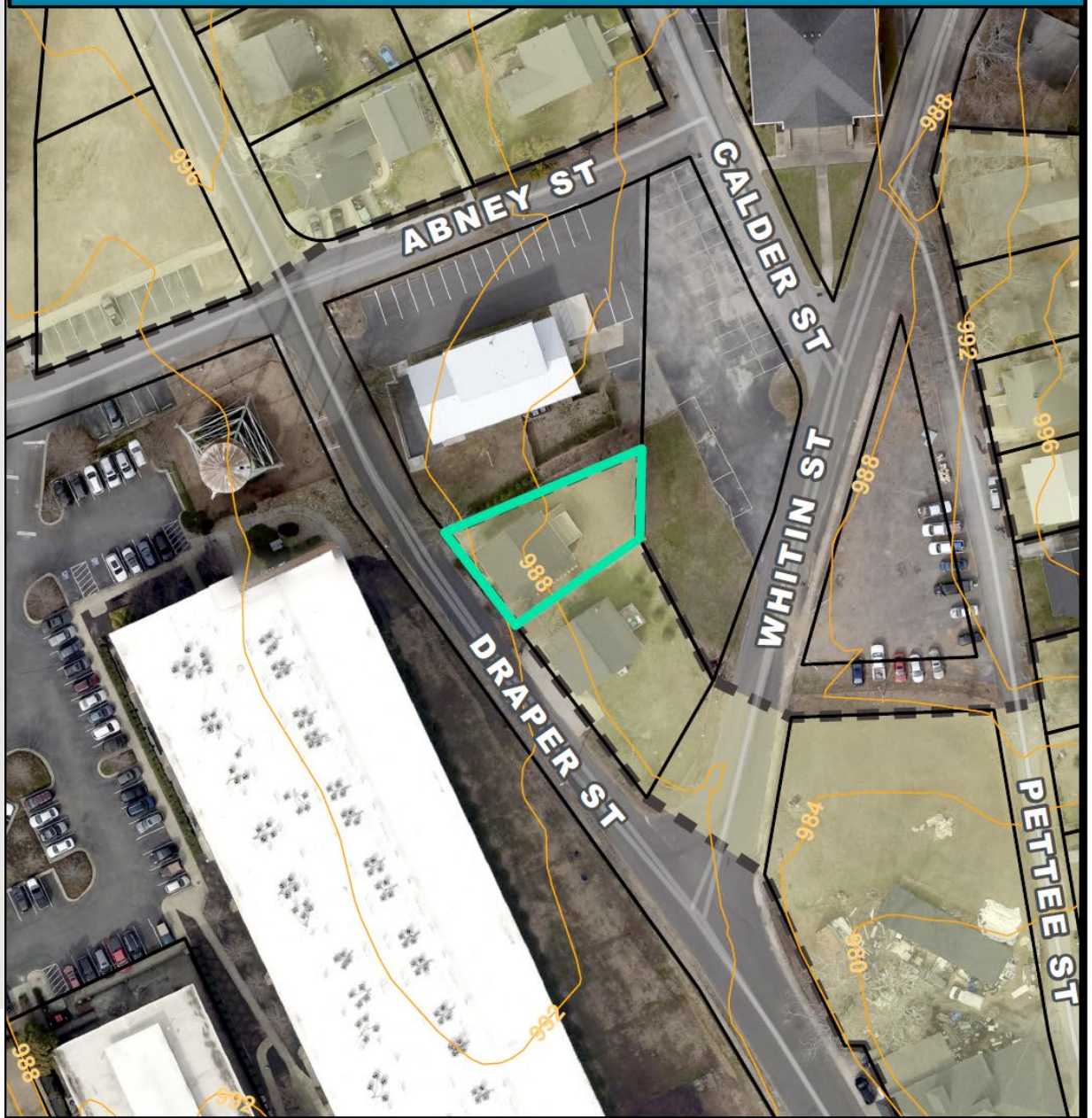


FUTURE LAND USE

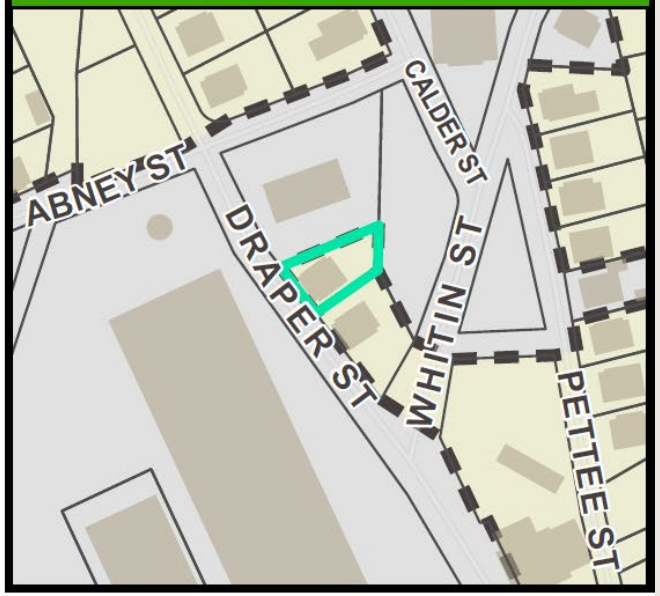


AX-24-2026 • 22 DRAPER STREET

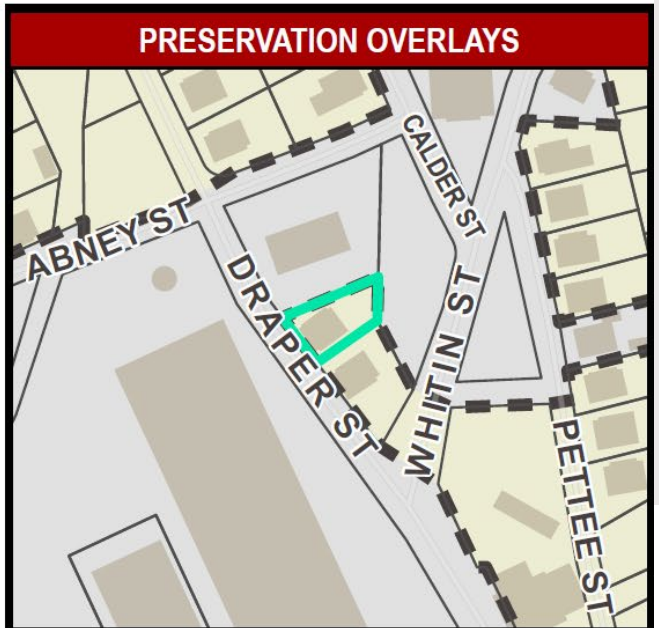
NATURAL / ENVIRONMENTAL FEATURES

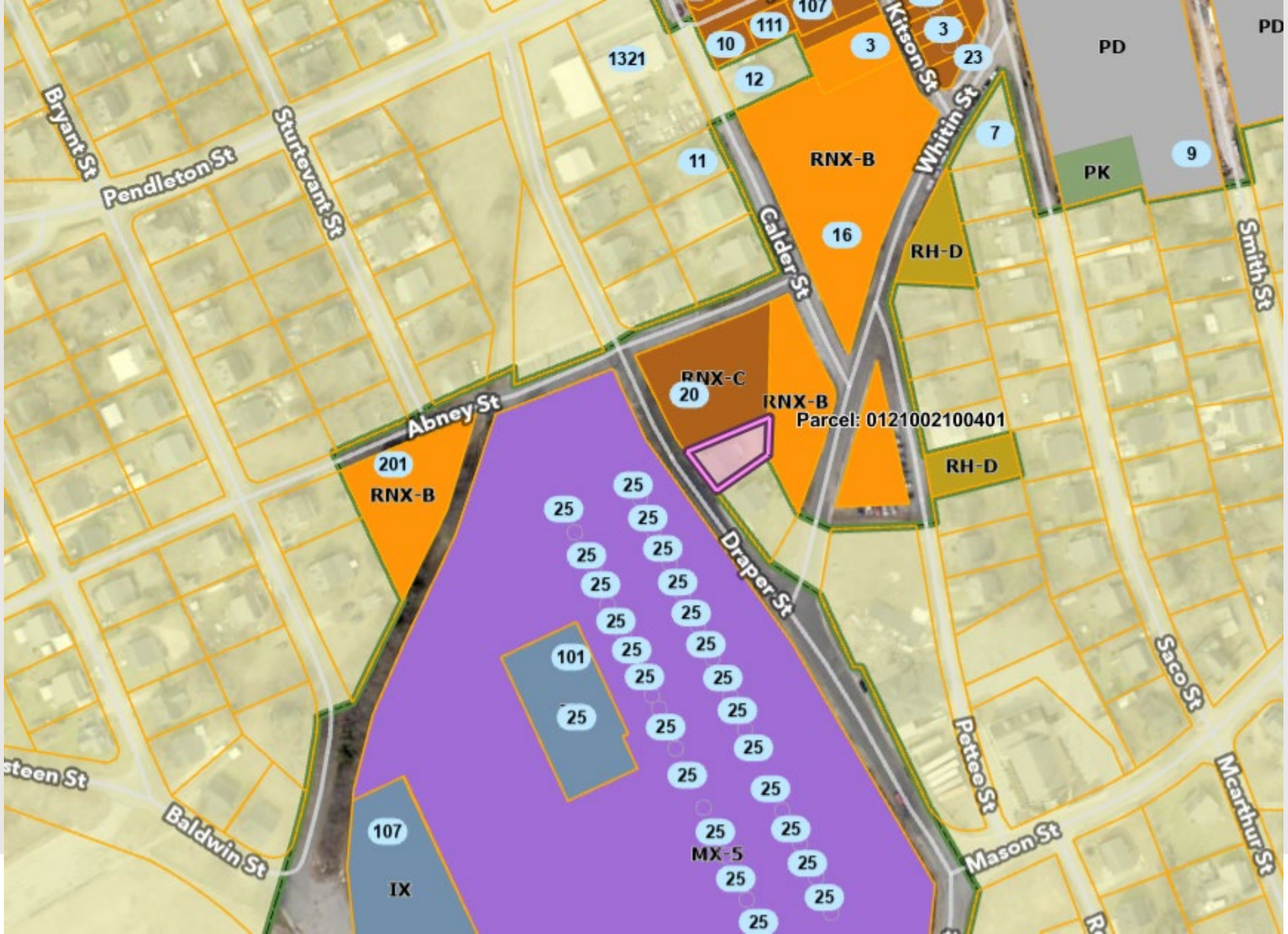


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS




Bryant St
Pendleton St
Sturtevant St
Calder St
Whitin St
Kitson St
Smith St
Abney St
Draper St
Pettee St
Saco St
Mason St
Mcarthur St
Baldwin St
1321
10
111
107
3
23
12
11
7
9
16
20
201
101
RNX-B
RNX-C
RH-D
PD
PK
IX
MX-5
25
Parcel: 0121002100401

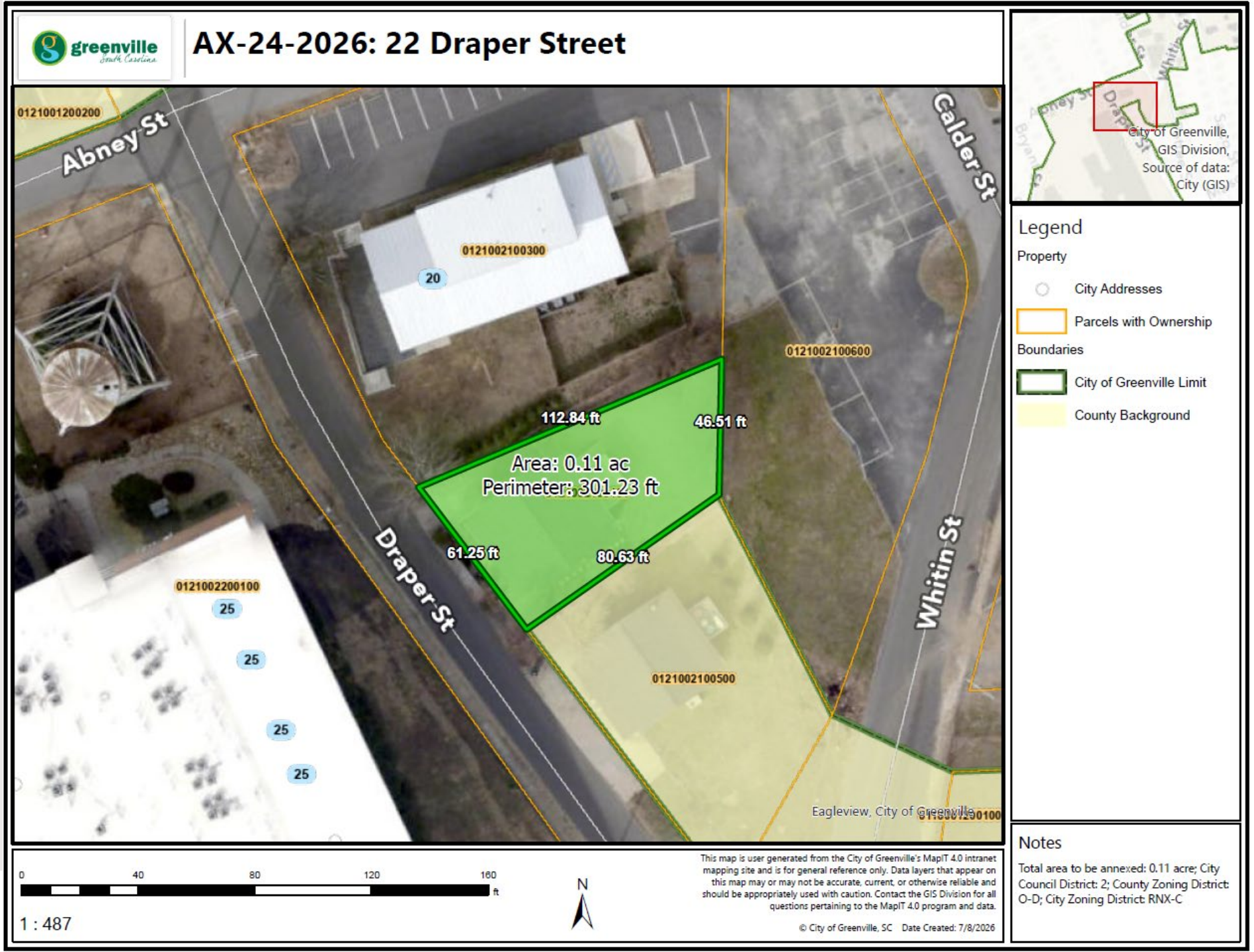
AX-24-2026

Planning and Zoning

- Zoning – RNX-C, Neighborhood Flex C District (proposed)
- Overlay Zone – N/A
- Future Land Use – Areas Suitable for Missing Middle Housing
- Special Emphasis – N/A

Services

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 1
- Water – Greenville Water
- Sewer – Metro
- Sanitation – City
- City Council – District 2 (Flemming)
- Transportation – City


AX-24-2026: 22 Draper Street
0121001200200
Abney St
Calder St
0121002100300
20
0121002100600
112.84 ft
46.51 ft
Area: 0.11 ac
Perimeter: 301.23 ft
61.25 ft
80.63 ft
Draper St
Whitin St
0121002200100
25
25
25
25
0121002100500
Eagleview, City of Greenville
City of Greenville, GIS Division, Source of data: City (GIS)
Legend
Property
City Addresses
Parcels with Ownership
Boundaries
City of Greenville Limit
County Background
Notes
Total area to be annexed: 0.11 acre; City Council District: 2; County Zoning District: O-D; City Zoning District: RNX-C
0 40 80 120 160 ft
1 : 487
N
This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 4.0 program and data.
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GVL 2040 Goals Summary



INCREASE CITY POPULATION %



AFFORDABLE HOUSING



TRANSPORTATION & MOBILITY



OPEN SPACE



ECONOMIC DEVELOPMENT

AX-24-2026

Staff Recommendation

Recommend Approval
of annexation and rezone to RNX-C for the property.

Planning Commission Decision

Recommend approval
of the rezone request to RNX-C by a vote of 7-0.