Agenda
Agenda
Regular City Council Meeting

Monday, December 2, 2019 - 6:00 PM - 200 North Main Street, Council Chambers

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. 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.
   a. November 14, 2019 Council Meeting Minutes
   b. Preliminary October 2019 Financial Report
5. Public Forum – Persons wishing to speak must sign up 15 minutes prior to the commencement of the meeting. Signups will be on a first come, first served basis. Your remarks will be limited to 3 minutes
6. City Administrator's Report – Shawn M. Bell
7. Unfinished Business
   a. Second Reading: Z 2019-008 Rezone from I-1 Industrial to C-2 Commercial – 034900010300, 6.04 acres, North Nelson Drive and McCarter Road
   b. Second Reading: Z 2019-009 Rezone from I-1 Industrial and R-12 Residential to C-2 Commercial – 307 McCarter Road
8. New Business
   a. Elect Mayor Pro Tempore
9. Executive Session – For the receipt of legal advice concerning a pending claim against the city and other matters covered by the attorney client privilege related thereto, and the discussion of the City's position with regard to that claim.
   Upon returning to open session, council may take action on items discussed during Executive Session
10. Adjourn
Consent Agenda
The following members of City Council were in attendance: Mayor Sam Lee, Phil Clemmer, Anthony Cunningham, AJ Dearybury, Matthew King, John Mahony and Michael Maier

Others Present: Russell Alexander, Shawn Bell, Roger Case, Tammy Finley, Greg Gordos, Russell Haltiwanger, Michael Hamilton, David Holmes, Ronnie Myers, Edwardo Noriega, Sandra Woods

Visitors: 23

Call to Order – Mayor Sam Lee

Invocation – Fire Chief, Ronnie Myers

Installation – Councilmember Ward 3
City Attorney, David Holmes administered the Oath of Office to Councilmember Elect AJ Dearybury.

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.

October 10, 2019 Council Meeting Minutes
September 2019 Financial Report

Motion made by Councilmember Mahony, second by Councilmember Clemmer to approve the consent agenda as presented. The motion carried unanimously 7/0.

Public Forum- Persons wishing to speak must sign up 15 minutes prior to the commencement of the meeting. Signups will be on a first come, first served basis. Your remarks will be limited to 3 minutes.

No one signed up to speak.
Unfinished Business

Second Reading AX 2019-003 189 Milacron Drive, Zoning I-1, Industrial District

Mr. Bell reviewed with Council that the Planning Commission met September 30, 2019 at 6:00 pm to hear a petition from W. Francis Maron, on behalf of Marion Family Farms LLC requesting annexation of 162.75 acres on Milacron Drive (GC TMS #0562010101700)

The assigned zoning classification is I-1 Industrial and assigned City Council Ward 5. The Planning Commission voted unanimously to approve the request.

Motion made by Councilmember Cunningham, second by Councilmember Dearybury to approve AX 2019-003 on second reading as presented. The motion carried unanimously 7/0.

New Business

First Reading: Z 2019-008 Rezone from I-1 Industrial to C-2 Commercial – 034900010300, 6.04 acres, North Nelson Drive and McCarter Road

Mr. Bell stated that the Planning Commission met October 14, 2019 at 6:00 pm to hear a request from C4 CStore Holdings requesting to Rezone North Nelson Drive and McCarter Road (6.04 acres) from I-1 Industrial District to C-2 Commercial District (GC TMS #0349000100300). The Planning Commission voted unanimously to approve the request.

Motion made by Councilmember King, second by Councilmember Maier to approve Z 2019-008 as presented. The motion carried unanimously 7/0.

First Reading: Z 2019-009 Rezone from I-1 Industrial and R-12 Residential to C-2 Commercial – 307 McCarter Road

Mr. Bell stated that the Planning Commission met November 11, 2019 at 6:00 pm to hear a request from Lee and Associates requesting to Rezone McCarter Road and Nash Street (7.9 acres) from I-1, Industrial District and R-12, Residential District to C-2, Commercial District (GC TMS # 0350000100300 P/O, 0350000100301 P/O, 035000010009, 0350000100408, 0350000100405, 0350000100406). The Planning Commission voted unanimously to approve the request.

Motion made by Councilmember Clemmer, second by Councilmember Cunningham to approve Z 2019-009 as presented. The motion carried unanimously 7/0.

Authorizing the Execution of an Intergovernmental Agreement with Greenville County for Recreational Funding

Mr. Bell explained that the proposed intergovernmental agreement replaces a 1995 agreement with Greenville County Recreation District which expired in 2010. Although the agreement expired, Greenville County continued the payments.
The original arrangement came about because the City of Fountain Inn provided recreation locally, supplementing what was provided by the Greenville County Recreation District. The recreation district, which is now a department of Greenville County, agreed to remit a portion of the recreation tax (4.6 mills) collected to the City of Fountain Inn.

The proposed agreement will be sent to the Greenville County Finance Committee for referral to full County Council. The request to City Council is to authorize the City Administrator to execute the agreement upon County Council's approval.

Motion made by Councilmember Mahony, second by Councilmember Clemmer to approve the Intergovernmental Agreement with Greenville County as presented. The motion carried unanimously 7/0.

Reappoint Charles Fleming to another 6-year term on Election Commission
Motion made by Councilmember Mahony, second by Councilmember Maier to reappoint Charles Fleming to the Election Commission. The motion carried unanimously 7/0.

Executive Session: For the discussion of the employment, discipline or release of persons in the administration department.

Upon returning to regular session, Council may take action on items discussed in Executive Session.

Motion by Councilmember King, second by Councilmember Clemmer for Council to meet in executive session. The motion carried unanimously 7/0.

Back in regular session.

Mayor Lee stated that no votes were taken while in executive session.

Adjourn

Motion by Councilmember Maier, second by Councilmember King to adjourn the meeting. The motion carried unanimously 7/0.

Sandra H. Woods, CMC
Municipal Clerk
Unfinished Business
AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, The Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after having duly considered same and the receiving a staff report voted to approve the re-zoning request from I-1, Industrial District to C-2, Commercial District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number FI-2019-022 and is located at McCarter Road and N. Nelson Drive, containing approximately 6.04 acres, Greenville County Tax Map 034900100300 P/O, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2: The Property is hereby rezoned from I-1, Industrial District to C-2, Commercial District.

SECTION 3: This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING THIS 2nd DAY OF DECEMBER, 2019.

SIGNATURE OF MAYOR:

______________________________________________________________
George Patrick McLeer, Jr

ATTEST:

Sandra H. Woods
City Clerk

APPROVED AS TO FORM:

______________________________________________________________
David W. Holmes
City Attorney

FIRST READING: 11/14/2019
SECOND READING: 12/2/2019
Fountain Inn Planning Commission
Zoning Hearing Minutes
October 14, 2019 ~ 6:00 PM ~ Council Chambers

The following Board members of Planning Commission in attendance: Aaron Hood, Dan Wilson, Wendell Tumblin, Kathryn Spence, Dusty Keller

City Staff members in attendance: Greg Gordos, David Holmes

City Council members in attendance: none

Visitors: One (1)

Welcome/Call to Order- Aaron Hood, Chairman

**FI-2019-022**

**Request:** Rezone from I-1 Industrial District to C-2 Commercial District

**Tax Map:** 0349000100300, 6.04 acres

North Nelson Drive and McCarter Road

**Applicant:** C4 CStore Holdings, LLC

A representative with C4 CStore Holdings stated that proposed use is for an automobile service station. The product is a mix between a truck service station and a traditional gas station. A site closer to Interstate 385 was previously considered along this same road.

- Freight parking may be provided
- No showers or dedicated facilities that would make it considered a truck terminal
- Would be well service by future industrial and commercial growth near highway

**Greg Gordos, Zoning Administrator Staff Report**

- Subject property at corner of McCarter Road (SC 418) and N. Nelson Drive off l- 385
- Located adjacent from industrial use Fuyao
- Existing zoning in is I-1 Industrial
- Requested zoning is C-2, Commercial District
- Adjacent to C-2 zoning at Milacron Drive (SC 418) and Greenpond Road
- All parcels in City limits along SC 418 are commercially zoned other than Fuyao site
- Master Plan – calls for commercial on this parcel
• Meets Future Land Use map
  o SC 418 is seen as City’s commercial corridor and gateway into Fountain Inn

Public Comment Period
• None submitted

David Holmes, City Attorney
• Mr. Holmes described the process for approving a rezoning request consistent with the Master Plan. He stated this was a typical (vanilla) case and the plan should be followed.

Board Discussion

Motion to approve the request to rezone Tax Map number 0349000100300 to C-2 Commercial District by Wendell Tumblin.

Motion seconded by Dan Wilson.

Roll Call Vote:

Dan Wilson       aye
Kathryn Spence   aye
Aaron Hood       aye
Wendell Tumblin  aye
Dusty Keller     aye

Motion made and properly seconded.

All aye.

Motion carried.

Motion to adjourn made by Wendell Tumlin. Seconded by Dusty Keller

Adjourn.

Respectfully submitted by,
Gregory Gordos
Secretary to Planning Commission Board
DOCKET NUMBER: FI-2019-022

APPLICANT: C4 CStore Holdings, LLC
PROPERTY OWNER: McCarter Road LLC

PROPERTY LOCATION: North Nelson Drive and McCarter Road

TAX MAP NUMBER: 0349000100300

SUBJECT ACREAGE: ~ 6.04
TOTAL ACREAGE: ~ 20.88

EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: C-2, Commercial District

Existing Land Use: Vacant

Adjacent Land Use: North: Vacant
East: Commercial
South: Agricultural
West: Industrial

Adjacent Zoning: North: Unzoned (Greenville County)
East: C-2 Commercial
South: Unzoned (Greenville County)
West: I-1 Industrial
Aerial Map (source: Greenville County GIS):
Zoning Map (Subject Area):
Zoning Map (2017 Master Plan):
Future Land Use Map:
Milacron Drive, looking east

Milacron Drive, looking west
Milacron Drive, looking north

Subject Property
ANALYSIS:

The subject property is located along North Woods Drive just south of Interstate 385. It is located on the northwest corner of N. Woods and Milacron Drive (418). Adjacent businesses include an outdoor equipment store to the east and a large industrial building to the west. Parcels south of Milacron Drive around the site are undeveloped. While the tax parcel is over twenty (20) acres in size, only the portion currently within city limits is seeking to be rezoned; no additional acreage with be changed or annexed. A survey of the subject property is attached to this report as an appendix.

The property is currently zoned I-1 Industrial. All adjacent properties within City limits along Milacron Drive (418) are zoned C-2 Commercial aside from the industrial building. One R-15 Residential parcel is south of 418. The properties south of 418 outside of municipal limits are not zoned.

The subject property is recommended for Commercial land uses on the Future Land Use Map, as included in this report.

**Commercial**

**Definition:** The commercial designation identifies areas of big box retail stores, restaurants, chain retail centers, and local retailers.

**Explanation:** Commercial districts have been identified in accordance with projected growth and market demand. Firstly, additional commercial development is projected around the Harrison Bridge Road, Fairview Street, and Highway 418 interstate interchanges. Property around the intersection of Milacron Drive (HWY 418) and Fairview Street Ext. has been designated for commercial use. Current land uses for this intersection, its proximity to the interstate and industrial sites, and the site’s distance from downtown make this intersection best suited for any sort of commercial travel center or truck stop.

Both sides of Highway 418 from Interstate I-385 to just past the intersection with South Main Street have been designated for commercial use with the exception of an entrance for South Carolina Plastics and the United States Post Office. Additionally, commercial future land use projections have expanded along Main Street past highway 418 along S. Main Street for over 900 feet.

The applicant is requesting C-2, Commercial District zoning. The stated intent is to establish an *Automobile service station* as defined under the Fountain Inn, SC – Code of Ordinances.

The proposed rezoning is considered consistent with the 2017 Master Plan’s recommendation for this specific parcel of land as well as nearly all parcels south of Interstate 385 along Milacron Drive. Parcels south of Milacron Drive that are currently unzoned are designated for Industrial uses should they ever be annexed. A commercial use such as those proposed by the applicant not only matches the intent of the Future Land Use Map but would also do well to serve proposed industrial uses (freight) in the near future.

**STAFF RECOMMENDATION:** Approval
AGENDA
FOUNTAIN INN PLANNING COMMISSION
City Hall Council Chambers
Monday, October 14, 2019
6:00 PM @ City Hall

Call to Order

Program:

FI-2019-022

Public Hearing

Request: Rezone from I-1, Industrial District to C-2, Commercial District

Tax Map: 0349000100300 P/O, 6.04 acres
106 State Highway 418

Applicant: C4 CStore Holdings, LLC

City Staff Report
Greg Gordos
Shawn Bell, Zoning Administrator

Public Comment Period

Adjourn Public Comment Period

Board Discussion

Board Decision

Zoning Workshop

Board Discussion

Adjournment
AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, The Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after having duly considered same and the receiving a staff report voted to approve the re-zoning request from I-1, Industrial District and R-12 Residential District to C-2, Commercial District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number FI-2019-025 and is located at McCarter Road and Nash Street, subject area to be rezoned approximately 7.9 acres, Greenville County Tax Map 0350000100300 P/O, 0350000100301 P/O, 0350000100409, 0350000100408, 0350000100405, 0350000100406, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2: The Property is hereby rezoned from I-1, Industrial District and R-12 Residential District to C-2, Commercial District.

SECTION 3: This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING THIS 2nd DAY OF DECEMBER, 2019.

SIGNATURE OF MAYOR:

______________________________
George Patrick McLeer, Jr.

ATTEST:

______________________________
Sandra H. Woods
City Clerk

APPROVED AS TO FORM:

______________________________
David W. Holmes
City Attorney

FIRST READING: 11/14/2019
SECOND READING: 12/2/2019
EXHIBIT A

LEGAL DESCRIPTION PARCEL #1

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN THE CITY OF FOUNTAIN INN, GREENVILLE COUNTY, SOUTH CAROLINA, BEING AT THE CORNER OF MCCARTER ROAD AND SOUTH WOOD DRIVE, AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:


LEGAL DESCRIPTION PROPOSED PARCEL #2

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN THE CITY OF FOUNTAIN INN, GREENVILLE COUNTY, SOUTH CAROLINA, BEING NEAR THE INTERSECTION OF MCCARTER ROAD AND SOUTH WOOD DRIVE RIGHT-OF-WAYS, AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

THENCE LEAVING THE CREEK S 33-35-50 W, 86.57 FEET TO A POINT, THENCE CONTINUING IN THE EXISTING TMS #0350000100300 AND TMS #0350000100301 AND ALONG THE PROPOSED PARCEL #1 N 51-16-13 W, 260.08 FEET TO THE POINT OF BEGINNING, CONTAINING 82,554 SQUARE FEET OR 1.90 ACRES.

LEGAL DESCRIPTION – PARCEL #5

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN THE CITY OF FOUNTAIN INN, GREENVILLE COUNTY, SOUTH CAROLINA, BEING AT THE CORNER OF MCCARTER ROAD AND NASH STREET, AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT A POINT, THE POINT OF BEGINNING (P.O.B) ON THE SOUTHERN RIGHT-OF-WAY OF NASH STREET AND AT THE JOINT CORNER WITH THE PROPERTY NOW OR FORMERLY JEC LLC (TMS #0350000100407), THENCE WITH THE PROPERTY NOW OR FORMERLY JEC LLC (TMS #0350000100407) S 36-12-23 W, 349.00 FEET TO A POINT, THENCE LEAVING THE PROPERTY NOW OR FORMERLY JEC LLC (TMS #0350000100407) AND WITH TMS #0350000100301 THE FOLLOWING TWO COURSES AND DISTANCES, N 22-06-05 W, 59.57 FEET TO A POINT, THENCE N 41-55-49 W, 68.13 FEET TO A POINT, THENCE INTO TMS# 0350000100301 N 66-43-11 W, 385.51 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF MCCARTER ROAD, THENCE WITH THE EASTERN RIGHT-OF-WAY OF MCCARTER ROAD N 25-15-21 E, 146.18 FEET TO A POINT, THENCE INTO THE RIGHT-OF-WAY OF MCCARTER ROAD THE FOLLOWING TWO COURSES AND DISTANCES: N 52-33-28 E, 14.10 FEET TO A POINT, THENCE N 24-30-32 E, 125.00 FEET TO A POINT, THENCE LEAVING THE RIGHT-OF-WAY OF MCCARTER ROAD AND WITH THE PROPERTY NOW OR FORMERLY WILLIAM AND PATRICIA MASTERS (TMS #0350000100400) THE FOLLOWING TWO COURSES AND DISTANCES: S 53-07-28 E, 184.95 FEET TO A POINT, THENCE N 36-12-23 E, 127.90 FEET TO A POINT, THENCE LEAVING THE PROPERTY NOW OR FORMERLY WILLIAM AND PATRICIA MASTERS (TMS #0350000100400) AND WITH THE SOUTHERN RIGHT-OF-WAY OF NASH STREET S 53-29-02 E, 375.39 FEET TO THE POINT OF BEGINNING, CONTAINING 162,223 SQUARE FEET OR 3.72 ACRES.

THE ABOVE LEGAL DESCRIPTION IS BASED ON A COMPILED MAP AND PROPOSED PROPERTY LINES. THIS PARCEL HAS NOT BEEN FIELD SURVEYED, DOES NOT REPRESENT A LAND SURVEY, AND IS UNSUITABLE FOR DEEDING OF PROPERTY OR RECORDATION.
DOCKET NUMBER: FI-2019-025

APPLICANT: Lee and Associates
PROPERTY OWNER: Jec LLC

PROPERTY LOCATION: McCarter Road and Nash Street

TAX MAP NUMBERS: 0350000100300 P/O, 0350000100301 P/O, 0350000100409, 0350000100408, 0350000100405, 0350000100406

SUBJECT ACREAGE: ~ 7.9 acres

EXISTING ZONING: I-1, Industrial District, R-12 Residential District

REQUESTED ZONING: C-2, Commercial District

Existing Land Use: Industrial, Residential

Adjacent Land Use: North: Industrial
East: Industrial, Residential
South: Industrial, Vacant
West: Commercial

Adjacent Zoning: North: I-1 Industrial
East: I-1 Industrial, R-10 Residential District
South: I-1 Industrial, S-1 Service District
West: C-2 Commercial, S-1 Service District
Aerial Map (source: Greenville County GIS):
Zoning Map (Subject Area):
Future Land Use Map:
McCarter Road and South Woods Drive, looking north
Nash Street, looking east

Subject Property
Adjacent properties, looking east

Adjacent properties, looking west

Adjacent properties, looking west
ANALYSIS:
The subject property is located along McCarter Road (Highway 418) north of Interstate 385. It is roughly bounded by Nash Street, McCarter Road, South Woods Drive, and the Greenville County-Laurens County line. There are several adjacent or nearby businesses including two fast food restaurants and a gas station to the west. Residences are found along Nash Street including parcels subject to the rezoning request. Parcels near South Woods Drive are presently undeveloped. An existing industrial use addressed as 307 McCarter Road would remain zoned I-1 Industrial, although the property lines would be altered under the proposal.

While the combined size of the Jec LLC parcels is over thirty (30) acres, only several potions (“Parcel 1”, “Parcel 2”, and “Parcel 5”) are seeking to be rezoned to C-2 Commercial. The request is for 7.9 acres to be changed. A conceptual layout of the subject property is attached to this report. Staff recommends altering the property line locations (subdivision/combination of lots), prior to final City Council action, should this proposal receive a positive recommendation from the Planning Commission.

The property is currently zoned I-1 Industrial on McCarter Road and R-12 on Nash Street. Adjacent properties along McCarter Road (SC 418) are zoned I-1 Industrial District, S-1 Service District, and C-2 Commercial District. In addition, all properties along McCarter Road between I-385 and Main Street are subject to a zoning overlay (additional zoning regulation) called the GCO, Gateway Corridor Overlay District.

*Purpose and intent:* The Gateway Corridor Overlay District has been created to encourage well planned, attractive development along Fountain Inn’s Highway 418 gateway corridor that promotes safety for all modes of transportation, enhances the historical nature of the community, strengthens and stabilizes property values, creates and upholds a distinctive gateway character, and accommodates future expected growth in a way that is consistent with the SC 418 Corridor Plan and the City’s comprehensive plan.

All of the subject property is recommended for Commercial land uses on the Future Land Use Map, including those on Nash Street currently zoned R-12 Residential District:

**Commercial**

**Definition:** The commercial designation identifies areas of big box retail stores, restaurants, chain retail centers, and local retailers.

**Explanation:** Commercial districts have been identified in accordance with projected growth and market demand. Firstly, additional commercial development is projected around the Harrison Bridge Road, Fairview Street, and Highway 418 interstate interchanges. Property around the intersection of Milacron Drive (HWY 418) and Fairview Street Ext. has been designated for commercial use. Current land uses for this intersection, its proximity to the interstate and industrial sites, and the site’s distance from downtown make this intersection best suited for any sort of commercial travel center or truck stop.

Both sides of Highway 418 from Interstate I-385 to just past the intersection with South Main Street have been designated for commercial use with the exception of an entrance for South Carolina Plastics and the United States Post Office. Additionally, commercial future land use projections have expanded along Main Street past highway 418 along S. Main Street for over 900 feet.

The applicant is requesting C-2, Commercial District zoning for future parcels on both McCarter Road and Nash Street.

The proposed commercial rezoning is considered consistent with the 2017 Master Plan’s recommendation for these tax parcels, any future tax parcels on McCarter Road, and all property within the Gateway Commercial Overlay. This zoning overlay shall ensure well-planned commercial uses develop along one of the City of Fountain Inn’s main road entrances.

**STAFF RECOMMENDATION:** Approval
Appendix A: Applicant Submittal
CITY OF FOUNTAIN INN
APPLICATION FOR REZONING

1. I (We) Lee & Associates Real Estate Services-Greenville, LLC
   Owner
   Agent ✓

2. Of 101 W. Court Street, Suite A
   Address
   Greenville, SC 29601 (864) 704-1040
   City State Zip Telephone

Lo hereby petition for a variance of the zoning ordinance of Fountain Inn, South Carolina

3. By varying from I-1 to C-2

4. the property located at a portion of 307 McCarter Road
   and having frontage(s) along bordering streets as follows: McCarter Road, S. Woods Drive & Nash Street

5. containing 7.9 acres more or less and being lot(s) ________, block ________, as shown on the Greenville and Laurens County Tax Maps.

6. This property is more specifically described by a metes and bounds description attached hereto, and as shown on attached plat on tax map.

7. Name of owner(s) of each lot is as shown on a certificate of ownership from the Greenville and Laurens County Tax Coordinator’s office attached hereto.

8. Receipt(s) of notice(s) that were sent by certified mail to owners who are not co-signers of petition is attached hereto.

9. The filing fee of $305.00 is attached hereto. (call 409-3334)

10. Signatures of owner(s)

   By James E. Cashen, Agent
   PO Box 277, Fountain Inn SC 29644
   Address
   (864) 704-0944
   Telephone

APPLICATION FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE