

Greenwood County Council

Tuesday, October 6, 2026

Meeting Packet



Greenwood County Library

American Veterans Auditorium

Regular Meeting

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**AGENDA
REGULAR MEETING
GREENWOOD COUNTY COUNCIL
TUESDAY, OCTOBER 6, 2026
GREENWOOD COUNTY LIBRARY
4:00 P.M.**

CALL TO ORDER

EXECUTIVE SESSION - 4:00pm

Action may be taken on items discussed in executive session.

1. Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; however, if an adversary hearing involving the employee or client is held, the employee or client has the right to demand that the hearing be conducted publicly. Nothing contained in this item shall prevent the public body, at its discretion, from deleting the names of the other employees or clients whose records are submitted for use at the hearing.
2. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.
3. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.
4. Discussion regarding the development of security personnel or devices.

BEGINNING OF REGULAR PUBLIC MEETING – 5:30pm

CALL TO ORDER

INVOCATION

Vice Chairman Dayne Pruitt, District Five

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES FOR SEPTEMBER 15, 2026 REGULAR MEETING AND SEPTEMBER 23, 2026 SPECIAL CALLED MEETING

PUBLIC COMMENT

Pursuant to Section 2-2-9 of the Code of Ordinances of Greenwood County, as amended April 2, 2013, a member of the public may speak on any listed item appearing on the agenda, except for personnel matters. Please identify the agenda item to which you will be speaking. No speaker will be allowed to

speaking to multiple agenda items. At the discretion of the Chairman or presiding officer, the length of time for any speaker's presentation may be limited, and the number of speakers may also be limited.

A member of the public may submit a written Public Comment to the Clerk to County Council via email: smcintyre@greenwoodsc.gov by Tuesday, October 6, 2026 at 12:00 Noon. The meeting will be streamed live on the County YouTube Video Channel. Your comment may be read during this portion of the meeting and included in the minutes for the meeting.

PRESENTATIONS

None

OLD BUSINESS

- A. Ordinance 2026-27 to consider the approval of the request by Tax Commissioners to dissolve Rockcreek Special Tax District. – Steffanie Dorn, Deputy County Manager for Finance

THIRD READING

- B. Ordinance 2026-28 to amend the Greenwood County Zoning Map, as and if amended, so that approximately 39.11 acres comprising the Briarwood Place subdivision, addressed as 101 - 328 Burlwood Road and 609 Briarwood Road in unincorporated Greenwood County, including Lots 1-71 and associated common areas and infrastructure, changes from AG-1 (Agricultural) to MPR (Master Planned Residential). – Rob Russian, Deputy County Manager for Operations

THIRD READING

PUBLIC HEARINGS

- A. Consideration of a Duke Energy Utility Easement on County owned property (Buzzard's Roost Site) in Newberry County (29-1).
- B. Consideration of the sale by Greenwood County to D. Ansel Brewer of approximately 0.144 acres of land, which is part of Greenwood County Tax Map No. 6855-393-234, at 1736 Main Street South, Greenwood, South Carolina.

END OF PUBLIC HEARINGS

NEW BUSINESS

- A. First Amendment to the Agreement for Assignment of Option Agreements by and between Vision Greenwood and Greenwood County for GPIN #s 6877-916-676, 6877-946-745, 6887-056-816, and 6887-031-805 at 304, 308, and 404 Puckett Ferry Road and 123 Raye Road. – James Bateman, Economic Development Director
- B. Consideration of the Allocation of Accommodations Tax. – Louis Sligh, Deputy Treasurer
- C. Consideration of the selection of Dorn Design Studio, LLC for the right to negotiate a contract to design the new Greenwood County Fire Station #60-Lower Lake. – Josh Skinner, Capital Project Sales Tax Coordinator

- D. Discussion regarding Funding for the Ad Hoc Committee for Data Centers. – Steffanie Dorn, Deputy County Manager for Finance
- E. Consideration of the appointment of Special Tax District Commissioners for the following Subdivision. – Steffanie Dorn, Deputy County Manager for Finance:
 - Country Homes – Kelvin McGraw (Re-appointment), District Three
 - Rockcreek – Kim Sansbury (Appointment), District Six
 - Forest Hills – Keith Snead (Re-appointment), District Six
 - Ammonwood – Loy Sartin (Re-appointment), District Seven
 - Ammonwood – Rosemary Durgin (Appointment), District Seven
 - Virgin Heights – John Blocker (Re-appointment), District Seven
- F. Consideration of the Approval of SC Opioid Recovery Fund Application. – Steffanie Dorn, Deputy County Manager for Finance
- G. Resolution 2026-32 amending millage for Fiscal Year June 30, 2027 for Reynolds Colony. – Steffanie Dorn, Deputy County Manager for Finance
- H. Ordinance 2026-29 removing a Parcel from the Idlewood Special Tax District (Title Only). – Steffanie Dorn, Deputy County Manager for Finance **FIRST READING**
- I. Ordinance 2026-30 to amend Section 6-3-115 of the Greenwood County Zoning Ordinance regarding abandoned or obsolete signs (Title Only). – Rob Russian, Deputy County Manager for Operations **FIRST READING**
- J. Ordinance 2026-31 to amend the Greenwood County Zoning Map, as and if amended, so that a portion of one (1) parcel of land totaling approximately 2.39 acres in Greenwood County at 116 Old Mount Moriah Road (GPIN 6854-464-655) changes from C-2 (General Commercial) to R-3 (Single-Family Residential) (Title Only). – Rob Russian, Deputy County Manager for Operations **FIRST READING**

PENDING ITEMS

None

DISTRICT REPORTS

MANAGER’S REPORT

ATTORNEY’S REPORT

ADJOURNMENT

**MINUTES
REGULAR MEETING
GREENWOOD COUNTY COUNCIL
TUESDAY, SEPTEMBER 15, 2026
4:00 P.M.**

MEMBERS PRESENT

Councilwoman Teresa Griffin, District One
Councilman Mark Allison, District Two
Councilwoman Johanna Bishop, District Three
Councilwoman Cathy Miller, District Four
Vice Chairman Dayne Pruitt, District Five
Councilman Robbie Templeton, District Six
Chairman Theo Lane, District Seven

STAFF PRESENT

Toby Chappell, County Manager (Joined Virtually)
Susan McIntyre, Clerk to Council
Carson Penney, County Attorney

CALL TO ORDER (4:00pm)

Chairman Lane called the meeting to order at 4:00 p.m.

EXECUTIVE SESSION

Action may be taken on items discussed in executive session. Carson Penney, County Attorney, reported that Council would enter Executive Session for the following reasons:

1. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim. **(Legal – Richardson and Plowden; Legal – City of Greenwood; Legal – Administrative law court ruling; Legal – South Main Baptist Church; Legal – South Carolina Code of Law 12-37-251)**
2. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body. **(Project Apex; Project Apollo)**

Councilman Allison motioned to go into executive session, seconded by Councilwoman Miller, and the motion carried by a unanimous vote.

ACTION: At 4:00pm, Council entered executive session.

After the end of Executive Session, Chairman Lane asked Mr. Chappell to restate the reasons that Council went into Executive Session.

Vice Chairman Pruitt motioned to exit the executive session, seconded by Councilwoman Griffin, and the motion carried by unanimous vote.

ACTION: At 5:40pm, Council exited executive session with no action taken.

BEGINNING OF REGULAR PUBLIC MEETING – 5:40pm

INVOCATION

Councilwoman Cathy Miller, District Four, delivered the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

APPROVAL OF THE MINUTES FOR SEPTEMBER 1, 2026 REGULAR MEETING

Chairman Lane stated that the minutes were provided prior to the meeting and asked if there were any corrections to the minutes. There were no corrections or additions. Councilwoman Miller motioned to approve the minutes, seconded by Councilwoman Griffin, and the minutes were approved by a unanimous vote.

ACTION: Council approved the Minutes for the September 1, 2026 Regular Meeting.

PUBLIC COMMENT (Sign-In Only)

None

PRESENTATION

- Presentation of the marketing dangers of Kratom substances to Greenwood citizens – Candace Adams

Candace Adams, joined by Tammy Lynn Garman and Steven Goss, addressed Greenwood County Council concerning kratom, 7-OH (7-hydroxymitragynine), tianeptine, and other unregulated substances increasingly sold at gas stations and vape shops. Ms. Adams emphasized that many of these products are marketed as “natural,” relaxing, or safe alternatives, while she believes consumers may not understand their addictive potential, inconsistent labeling, or possible health risks.

Key points raised included:

- Kratom and related products: Ms. Adams explained that kratom is marketed as a natural product that can have stimulant or sedative effects, but she expressed concern about limited regulation, inaccurate labeling, and unknown ingredients in some products.
- 7-OH: Ms. Adams and Mr. Goss described 7-OH as a particularly significant concern in the local recovery community. Mr. Goss, a Greenwood County peer-support specialist with Carolina Health Centers, said he has referred more people to detox for 7-OH than for fentanyl, heroin, or prescription opioids.
- Tianeptine: Ms. Adams shared a personal experience involving a family member who reportedly overdosed after using tianeptine, experienced seizures, and spent approximately 10 days in a coma.
- Changing substances: Mr. Goss said that as individual substances are restricted, chemically modified or different products appear in their place. He cited “Cat’s Claw” as a newer substance he is hearing about.
- Impact on recovery: The presenters expressed concern that people on probation may use legally sold substances that are not included in standard drug testing, potentially allowing them to continue substance use while still testing negative for commonly screened illicit drugs.

- Accessibility and marketing: The presenters were particularly concerned that these products are readily available in convenience stores, gas stations, and vape shops, often with colorful packaging and claims suggesting relaxation or other benefits.
- Warning labels: One proposed local response was requiring prominent warning signs at businesses selling these products. Ms. Adams suggested that warning signage be substantial enough to be visible alongside the large advertisements commonly used to promote the products.
- State and federal regulation: Ms. Adams noted that regulations surrounding these substances are changing and asked whether Greenwood County could connect with state efforts or other resources addressing the issue.

Ms. Adams asked the Council for assistance identifying treatment, prevention, and state-level resources and suggested connecting the issue with the county's existing opioid-recovery efforts. Council members expressed concern about the issue. One member referenced action being considered in another county and suggested that Greenwood County examine its ordinances and determine whether there are lawful ways to address the sale and marketing of these products before the problem expands. Ms. Adams asked Greenwood County to recognize the growing concern surrounding readily available, potentially addictive and inadequately regulated substances and explore practical local responses, particularly improved consumer warnings, coordination with state and opioid-response programs, and possible changes to county ordinances.

OLD BUSINESS

None

PUBLIC HEARINGS

Chairman Lane stated the process for conducting the Public Hearing and asked for a motion to enter into the Public Hearing. Councilman Templeton motioned to enter into the Public Hearing, seconded by Councilwoman Griffin, and the motion carried by unanimous vote.

ACTION: Council entered into the Public Hearing.

- A. Ordinance 2026-27 to consider the approval of the request by Tax Commissioners to dissolve Rockcreek Special Tax District. – Steffanie Dorn, Deputy County Manager for Finance

SECOND READING

Chairman Lane read the title. Ms. Dorn presented the matter for second reading. She stated that the County had received a request from the tax commissioners of the Rock Creek Special Tax District to dissolve the district. Notices were mailed to residents of the neighborhood informing them of the proposed dissolution, the public hearing, and the matter being advertised publicly. Ms. Dorn reported that, to her knowledge, the Finance Office had not received any calls or objections from residents requesting that the district not be dissolved. Residents who had concerns or objections were invited to attend the meeting and address Council.

Chairman Lane asked if there was anyone to speak in favor of the request. Hearing none, he asked if there was anyone to speak in opposition to the request. There was no opposition. After the close of the public hearing, Chairman Lane asked for the pleasure of Council. Councilwoman Miller motioned to approve, seconded by Councilman Templeton, and the motion carried by unanimous vote.

ACTION: Council approved the Second Reading of Ordinance 2026-27 regarding the dissolution of Rockcreek Special Tax District as presented.

- B. Ordinance 2026-28 to amend the Greenwood County Zoning Map, as and if amended, so that approximately 39.11 acres comprising the Briarwood Place subdivision, addressed as 101 - 328 Burlwood Road and 609 Briarwood Road in unincorporated Greenwood County, including Lots 1-71 and associated common areas and infrastructure, changes from AG-1 (Agricultural) to MPR (Master Planned Residential). – Ryan Bland, Planning Director

SECOND READING

Chairman Lane read the title. Mr. Russian explained that the rezoning would have minimal practical impact because the MPR standards would otherwise mirror the existing AG1 requirements. The primary changes would be to the front setback, reduced from 30 feet to 20 feet, and the side setback, reduced from 10 feet to 7½ feet. The subdivision has already been platted, with roads and utilities installed and several homes constructed. The proposed zoning is consistent with the County's Low Density Residential future land-use designation. The Planning Commission and County staff both recommended approval. Chairman Lane asked if there was anyone to speak in favor of the request.

Danny Gettis, 924 Stevens Creek Road, Augusta, GA, stated that several homes are already under construction in the subdivision and explained that the requested setback changes would provide greater flexibility in home design. Reducing the front and side setbacks would allow the builder to use a wider variety of floor plans, including positioning some homes farther forward on the lots. He said the additional flexibility would help accommodate market demand and provide more variety in the homes offered.

Chairman Lane asked if there was anyone to speak in opposition to the request. There was no opposition. After the close of the public hearing, Chairman Lane asked for the pleasure of Council. Councilman Allison motioned to approve, seconded by Councilwoman Griffin, and the motion carried by unanimous vote.

ACTION: Council approved the Second Reading of Ordinance 2026-28 regarding Briarwood Place Subdivision zoning as presented.

Chairman Lane asked for a motion to exit the Public Hearing. Councilman Templeton motioned to exit the Public Hearing, seconded by Councilman Allison, and the motion carried by unanimous vote.

ACTION: Council exited the Public Hearings.

END OF PUBLIC HEARINGS

NEW BUSINESS

- A. Discussion of the Initial Plans for the Carolina Avenue Connector from the 2016 CPST Application – Rebecca Bowyer, Assistant City Manager & Josh Skinner, CPST Coordinator

Rebecca Bowyer, Assistant City Manager for the City of Greenwood, and Mr. Skinner presented an update on Project #22 of the 2016 Capital Project Sales Tax (CPST), which allocated approximately \$2.44 million for construction of the Carolina Avenue Connector.

- The project will create a new road connecting South Main Street to the Greenwood Genetic Center on Liner Circle.
- The original alignment along Circular Drive encountered significant challenges, including grading issues, retaining-wall requirements, right-of-way concerns, and at least one potential residential relocation.
- The City has been working with South Main Baptist Church to develop an alternative alignment along the northern edge of the church's property. The revised route would use approximately 40 feet of right-of-way, include a two-lane road and sidewalk, and connect with the existing trail system.
- The City is also negotiating a \$665,000 cost-to-cure settlement related to property acquisition. Both the project's engineer, Davis & Floyd, and an independent consultant, KCI Technologies, reviewed the proposed costs and determined the settlement to be reasonable.
- Approximately \$50,000 has been spent on design work, leaving about \$1.7 million of the CPST funding available for design and construction after the proposed settlement.
- The revised alignment is shorter and has fewer grading challenges, which may reduce construction costs, although updated design work will be needed to determine the current estimate.
- The City plans to finalize the agreement with the church, proceed with the required city ordinance, and revise the design contract for the new alignment.

No action was required from County Council. The presentation was provided for informational purposes because the project is a City initiative funded through the 2016 CPST.

B. Presentation of Members to the Ad Hoc Committee for Data Centers. – Chairman Theo Lane, County Council District Seven

Chairman Lane asked Councilmembers to present their district nominees and qualifications to represent the Ad Hoc Committee for Data Centers. They were presented as follows:

Ms. Sandra Hall, District One
 Dr. Adam Eichelberger, District Two
 Ms. Betty Boles, District Three
 Ms. Shannon W. Hill, District Four
 Mr. Dave Schofield, District Five
 Mr. Steve Coleman, District Six
 Ms. Reggie Terry, District Seven

After the introductions of the nominees, Chairman Lane outlined the proposed process for the Data Center Ad Hoc Committee, with the goal of holding its organizational meeting no later than October 6. The committee will evaluate whether data centers should be permitted in Greenwood County and, if so, what regulations should govern them. At the initial meeting, Chairman Lane will explain the committee's purpose, introduce county staff, and assist members in selecting committee leadership. The committee will then establish its own meeting schedule, format, and pace, after which Chairman Lane will step away from the process. The committee is expected to identify specific areas of concern—such as noise, environmental impacts, infrastructure, or other data-center-related issues—and county staff will help identify qualified experts to provide information on each topic. The process will continue until the committee has examined the issues it considers relevant. After completing its review, the committee will determine whether data centers are appropriate for Greenwood County and, if so, develop recommendations for appropriate regulations. The committee will make recommendations to County Council, which will have the final authority to determine what actions or regulations, if any, are implemented. Chairman Lane then asked for the pleasure of Council regarding the acceptance of the nominees

presented. Vice Chairman Pruitt motioned to approve, seconded by Councilwoman Griffin, and the motion carried by a six to one (6-1) vote, with Councilwoman Bishop voting opposed.

ACTION: Council approved the nominees of the Ad Hoc Committee for Data Centers as presented.

There was further discussion regarding Council making the Data Center Ad Hoc Committee meetings open to the public and properly noticed under applicable public-meeting requirements. They also discussed whether to add representatives from the Planning and Zoning Board and Citizens for Good Government, while one council member opposed expanding the committee beyond the seven appointed members.

- C. Discussion regarding the status of the Planning Commission appointments and re-appointments. – Susan McIntyre, Clerk to County Council

Ms. McIntyre provided an update on the implementation of the new Boards and Commissions software program, beginning with the Planning Commission. The process will address an existing District 3 vacancy as well as Planning Commission seats whose terms expire in November. Applications will be opened to the public and promoted through social media, with district representatives and planning staff reviewing applicants and forwarding nominations to County Council. October will be used for applications and vetting, with appointments and reappointments scheduled for November. Council discussed upcoming Planning Commission vacancies and expired terms across the seven districts, as well as appointments involving the City of Greenwood and Town of Ninety Six. District 3 currently has a vacancy, while Districts 1, 6, and 7 also have terms requiring attention, along with municipal appointments expiring in November. Council members were encouraged to forward names of interested residents to the County Clerk. Interested individuals will be directed to the new Boards and Commissions software link to submit their own applications for consideration. There was no action needed by Council.

- D. Review of the Greenwood County Strategic Plan Report submitted by Raftelis. – Toby Chappell, County Manager

Mr. Chappell presented the timeline for finalizing the County Strategic Plan. Council members will review the draft and submit comments by October 6, with final revisions taking place October 7–19. The consultant, Raftelis, will present the final plan virtually at the October 20 Council meeting. Council will then identify approximately three to five achievable strategies to focus on through the end of the current budget year. Specific goals will be presented for Council’s consideration on November 3. Beginning in spring 2027, the strategic planning process will be aligned with the annual budget cycle, with strategies, funding needs, goals, and implementation reviewed each year. There was no action needed by Council.

- E. Approval of 2027 Official County Holidays. – Toby Chappell, County Manager

Mr. Chappell presented the proposed 2027 County Holiday Schedule, noting that it was coordinated with the City of Greenwood and is substantially consistent with the County’s holiday schedule from the previous year. He requested that Council approve the schedule early to allow sufficient time for preparing and distributing the County’s annual calendars. Chairman Lane

asked for the pleasure of Council. Councilman Allison motioned to approve, seconded by Councilwoman Griffin, and the motion carried by unanimous vote.

ACTION: Council approved the 2027 Official County Holidays as presented.

- F. Consideration of the appointment of Special Tax District Commissioners for the following Subdivision. – Steffanie Dorn, Deputy County Manager for Finance:

McKellar Farms – Floyd Gray, Jr. (Re-appointment), District Three
Grace Court – Scott Johnson (Re-appointment), District Four
Quail Run – Nancy Bruce (Re-appointment), District Four
Druid Hills – Frank E Jackson (Re-appointment), District Six
Hillbrook – Dana Smoak (Re-appointment), District Six
Wellington Green – Jerry Chastain (Re-appointment), District Six
Creekside – David Crotts (Re-appointment), District Seven

Ms. Dorn presented the reappointments for McKellar Farms, Grace Court, Quail Run, Druid Hills, Hillbrook, Wellington Green, and Creekside. All existing members seeking reappointment, and the required signatures have been received. Staff recommended approval of the reappointments. Chairman Lane asked for the pleasure of Council. Councilman Templeton motioned to approve, seconded by Vice Chairman Pruitt, and the motion carried by unanimous vote.

ACTION: Council approved the reappointments for McKellar Farms, Grace Court, Quail Run, Druid Hills, Hillbrook, Wellington Green, and Creekside as presented.

- G. Quarterly Update from County Treasurer's Office. – Steffanie Dorn, Deputy County Manager for Finance

Ms. Dorn provided an update on the County's FY2026 financial position and related activities. She noted that the General Fund collected approximately 1% more in revenue than budgeted and spent about 4.5% less than budgeted, resulting in an expected year-end surplus of more than \$1 million compared with the \$755,000 deficit originally budgeted. Approximately \$258,000 in outstanding encumbrances will be carried into FY2027. The County's assessed value increased by \$14.3 million over the past five years. The Accommodations Tax Committee reviewed funding requests and will present its recommendations to Council on October 6. Hospitality tax collections finished the fiscal year 8% higher than the previous year, with April–June collections totaling nearly \$3.8 million. The County has fully funded the Career Center project and 23% of the Fire Master Plan, which is expected to be fully funded by 2027. Ms. Dorn also reported that the County is working to keep the transportation program within its approximately \$300,000 budget. Residential building permit values totaled just over \$102 million, about 10.5% below FY2025, while commercial permit values increased 221% over the previous fiscal year, reflecting significant commercial development activity. There was no action needed by Council.

- H. Resolution 2026-31 setting millage for Fiscal Year June 30, 2027, as calculated with Reassessment. – Steffanie Dorn, Deputy County Manager for Finance

Ms. Dorn explained the County's property tax millage rollback following the reassessment process, noting that state law requires the County to adjust operational millage so that reassessment does not generate additional revenue. She explained that property values may increase by up to 15% for tax purposes, while the County's operational millage is expected to decrease by approximately 6%, meaning individual tax bills may increase or decrease depending on changes in property value. Bond millage is treated separately to ensure sufficient funds for debt payments. Because questions remain from school districts and other affected entities, Council agreed to postpone action on the resolution and hold a publicly posted special meeting the following week to review the information and make a decision. Council members emphasized the importance of allowing school superintendents and boards time to fully understand the changes and ensure the process is handled correctly. This item was postponed as recommended.

PENDING

None

DISTRICT REPORTS

District One – Teresa Griffin

- Ms. Griffin congratulated the Data Center Ad Hoc Committee members for their work on behalf of Greenwood County.
- She also announced upcoming events in the Promised Land community, including a Community Fun Day featuring a parade, softball, food, and activities, as well as a community meeting at the Promised Land Fire Department on September 24.
- She closed by encouraging everyone to continue praying for and supporting one another.

District Two – Mark Allison

- Mr. Allison requested that the County Attorney review the County's legal authority and options for concerns related to over-the-counter drugs and other substances being sold at locations throughout Greenwood County. He suggested exploring potential regulations, restrictions, or warning requirements to help address the issues discussed in the earlier presentation.

District Three – Johanna Bishop

- Ms. Bishop thanked those who attended the meeting.
- She expressed concern following the presentation on unregulated substances. She stated that the issue may require assistance from state and federal agencies, including the FDA, to address regulation and oversight.

District Four – Cathy Miller

- Ms. Miller congratulated Eaton on its \$30 million expansion and Piedmont Technical College on 60 years of service to students and employers in Greenwood and surrounding counties, recognizing Dr. Hope Rivers and previous leaders.
- She encouraged schools to continue educating younger generations about the September 11, 2001 attacks and remembering those who lost their lives and those who later died from related illnesses.
- She recognized National POW/MIA Recognition Day and encouraged the community to pause and remember Americans who remain prisoners of war or missing in action.

District Five – Dayne Pruitt

- Mr. Pruitt encouraged residents to participate in the District 5 cleanup, including opportunities to kayak or walk along the area from the boat ramp to the dam.
- He recognized Piedmont Technical College's 60th anniversary and noted the college's three presidents, Lex Walters, Dr. Ray Brooks, and Dr. Hope Rivers.
- He thanked residents who expressed interest in serving on the Data Center Ad Hoc Committee and submitted resumes and other information.
- He shared a Bible verse: Gal 15:4.

District Six – Robbie Templeton

- Mr. Templeton recognized the Hodges Fire Department for its well-attended September 11 remembrance event, "Lights on Main," and noted that the event addressed many of the topics discussed by Councilwoman Miller.
- He thanked Greenwood School District Superintendent, Shane Goodwin, for attending the meeting. He also thanked Officer Womack for providing security and assistance for the meeting.

District Seven – Theo Lane

- Mr. Lane shared that he attended Piedmont Technical College's 60th anniversary celebration and enjoyed reconnecting with Dr. Tim Hardy, President of the South Carolina Technical College System, along with state and local elected officials.
- He recognized the Hodges Fire Department's September 11 remembrance event.
- He thanked the public for attending Council meetings and participating in civic discussions.
- He expressed appreciation to Council, County staff, community members, and those involved in developing the Data Center Ad Hoc Committee process and contributing their advice and expertise.

MANAGER'S REPORT, County Manager Toby Chappell

No report.

COUNTY ATTORNEY REPORT, Carson Penney

No report.

CLERK TO COUNTY COUNCIL, Susan McIntyre

No report.

ADJOURNMENT

Chairman Lane adjourned the meeting at 7:00 pm.

Susan McIntyre, Clerk to Council, transcribed the minutes.

**MINUTES
GREENWOOD COUNTY COUNCIL**

SPECIAL CALLED MEETING

WEDNESDAY, SEPTEMBER 23, 2026

5:00 P.M.

MEMBERS PRESENT

Councilwoman Teresa Griffin, District One
Councilman Mark Allison, District Two
Councilwoman Johanna Bishop, District Three
Councilwoman Cathy Miller, District Four
Vice Chairman Dayne Pruitt, District Five
Councilman Robbie Templeton, District Six
Chairman Theo Lane, District Seven

STAFF PRESENT

Toby Chappell, County Manager
Susan McIntyre, Clerk to Council
Carson Penney, County Attorney

CALL TO ORDER

INVOCATION – Chairman Lane shared the invocation.

NEW BUSINESS

- A. Resolution 2026-31 setting millage for Fiscal Year June 30, 2027, as calculated with Reassessment. – Steffanie Dorn, Deputy County Manager for Finance

Chairman Lane read the title. Ms. Dorn reported that Greenwood County completed its state-required five-year property reassessment and recalculated millage rates to achieve overall revenue neutrality. The new rates account for changes in property values while generally maintaining the same total revenue collected.

Key points:

- Residential property values are limited to a maximum 15% increase during reassessment.
- Individual property tax bills may still increase or decrease, depending on changes in property value, location, school taxes, and bond millages.
- The 39-mill school levy required by state law does not roll back.
- Eligible residential properties receive school tax relief; commercial, rental, and other non-legal-residence properties do not.
- School bond millages are based on the schools' certified debt payments and are not subject to the reassessment rollback.

- Properties with little or no value increase may see lower tax bills, while properties with significant increases may see higher bills despite overall revenue neutrality.

Council discussed how the reassessment and school tax relief will affect individual property owners. The increased \$50,000 homestead exemption will be reflected on the current tax bill. Taxpayers will need to compare their new bill with last year's bill to determine the specific changes, with prior tax bills available online or through the County.

Changes in property taxes are primarily driven by changes in assessed property values. Property values may increase or decrease based on factors such as location, property condition, and other information identified by the Assessor's Office. County appraisers review properties throughout the five-year reassessment period and are trained and certified, with residential and commercial properties appraised differently.

School tax relief applies to qualifying primary residences with the 4% legal-residence assessment ratio and covers specified school operational millages, the 39-mill levy, and vocational center millage. School districts do not necessarily receive the school-relief amount dollar-for-dollar from the state, as state funding is distributed according to various formulas. Property owners must apply for the 4% legal-residence assessment ratio when establishing a primary residence, while other property, including most rental property, is generally assessed at 6%.

Property owners were given 90 days to appeal their reassessed property value after receiving their reassessment notice. After that period, changes generally require a qualifying circumstance, such as a disaster. Council then moved forward with consideration of the resolution establishing the new millage rates, including county, school, Greenwood Metropolitan District, and special tax district millages.

After a lengthy discussion, Chairman Lane asked for the pleasure of Council. Councilman Templeton motioned to approve the roll as presented, seconded by Councilwoman Bishop, and the motion carried by unanimous vote.

ACTION: Council approved Resolution 2026-31 regarding setting millage for Fiscal Year June 30, 2027, as calculated with Reassessment.

EXECUTIVE SESSION (If needed)

ADJOURNMENT

Chairman Lane adjourned the meeting at 5:25 pm.

Susan McIntyre, Clerk to Council, transcribed the minutes.

Greenwood County Council - Agenda Request

Department: Treasurer

Contact Person: Steffanie Dorn

Agenda Date: September 15, 2026

Issue Under Consideration: Consider Ordinance approving Request by Tax Commissioners to dissolve Rockcreek Special Tax District.

Points to Consider: The majority of Rockcreek's special tax district expenditures are for ineligible items, primarily pertaining to a private pool. The commissioners have requested that the tax district be dissolved. Letters have been mailed to all property owners notifying them of the intent to dissolve and that a public hearing is planned for September 15.

Funding Factors: District has a balance of \$15,828.20 that will need to be spent within one year of third and final reading of the ordinance.

Options/Recommendation: Recommend approval of the dissolution.

Attachments (list supporting documents): Ordinance 2026-27

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ORDINANCE NO. 2026-27

AN ORDINANCE DISSOLVING THE ROCKCREEK SPECIAL TAX DISTRICT

WHEREAS, on August 23, 2026, the Commissioners of the Rockcreek Special Tax District submitted a request to the Greenwood County Treasurer to dissolve its designation as a special tax district; and

WHEREAS, Greenwood County Policies and Procedures Number 10.5 Section D.2 states that if a special tax district votes to become inactive the Treasurer will verify that is the desire of the residents of the community via a direct mailing to all known property owners of the district; and

WHEREAS, on August 25, 2026, the County Treasurer mailed a notice to all property owners in the Orchard Park Special Tax District informing them of the dissolution request to be presented to Greenwood County Council; and

WHEREAS, pursuant to Section 4-9-30(5)(e) of the South Carolina Code of Laws and Greenwood County Policy 10.5 Section C.8, the Greenwood County Council may by ordinance diminish the boundaries of or abolish a special tax district;

NOW, THEREFORE, BE IT ORDAINED BY THE GREENWOOD COUNTY COUNCIL, DULY ASSEMBLED:

Section 1. The Rockcreek Special Tax District is hereby dissolved and no further fees shall be assessed to the properties in this district.

Section 2. Pursuant to Section D.3 of Greenwood County Policy 10.5, Rockcreek Special Tax District funds remaining that are not currently designated for a legitimate use or expenditure will remain on hand for 365 days from the date that this Ordinance is effective. If Rockcreek Special Tax District's duly appointed Special Tax District Commissioners do not submit requests to use these funds for legitimate purposes during this period, the Greenwood County Council shall take a vote to determine how to appropriate the remaining funds to a non-profit community enrichment organization that serves Greenwood County residents.

Section 3. If any portion of this Ordinance is held to be invalid or illegal by operation of law or by a court of competent jurisdiction, the remaining valid and legal provisions within this Ordinance will remain in force.

Section 4. Any prior Ordinance or enactment, to the extent the terms of which are in conflict herewith, is, to the extent of such conflict, repealed.

Section 5. This ordinance shall become effective on October 6, 2026.

Passed and approved this 6th day of October 2026.

**GREENWOOD COUNTY,
SOUTH CAROLINA**

**Theo L. Lane
Chairman, Greenwood County Council**

STATE OF SOUTH CAROLINA	)	
	)	ENDORSEMENT OF MANAGER
COUNTY OF GREENWOOD	)	

I, **Toby Chappell**, as Greenwood County Manager approved by the Greenwood County Council, have reviewed the foregoing Ordinance, and hereby approve the same as to its form, draftsmanship and proper title.

Toby Chappell

Greenwood, South Carolina
_____, 2026

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ENDORSEMENT OF ATTORNEY

I, **Carson Penney**, as Greenwood County Attorney approved by the Greenwood County Council, have prepared and reviewed the foregoing Ordinance, and hereby approve the same as to its legality and constitutionality.

Carson Penney

Greenwood, South Carolina
_____, 2026

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ENDORSEMENT OF CLERK

I, **Susan McIntyre**, as Clerk to the Greenwood County Council, approved by the Greenwood County Council, hereby certify that the foregoing Ordinance was read at three public meetings of the Greenwood County Council on three separate days, the said days being **September 1, 2026**, **September 15, 2026**, and **October 6, 2026**, that the foregoing Ordinance was passed and adopted by a majority vote of the members of the Greenwood County Council present at the public meeting on **September 15, 2026**, and that, at all times relevant to the foregoing Ordinance, the Greenwood County Council complied with all applicable provisions of the Code of Laws of South Carolina, in particular the South Carolina Freedom of Information Act, and the Code of Ordinances of Greenwood County.

Susan McIntyre

Greenwood, South Carolina
_____, 2026

Greenwood County Council - Agenda Request

Department:

Planning

Contact Person:

Ryan Bland, AICP
Planning Director

Agenda Date and Meeting (Admin or Reg):

September 1, 2026 (first reading)
September 15, 2026 (public hearing and second reading)
October 6, 2026 (third reading)

Issue Under Consideration:

Request R 26-08-001 (District 1 Griffin) by Danny Geddes, representing co-applicants Metro Homesites, LLC and Keystone Homes, Inc. This request is to rezone approximately 39.11 acres comprising the Briarwood Place subdivision, including Lots 1-71 and associated common areas and infrastructure, from AG-1 (Agricultural) to MPR (Master Planned Residential). The properties are generally addressed as 101 - 328 Burlwood Road and 609 Briarwood Road in unincorporated Greenwood County.

Points to Consider:

The subdivision is currently platted and under construction. The number of lots, configuration of utilities, and the layout of the subdivision will not be changed. Other than adjustments to side and rear setbacks, all other requirements of the AG-1 zone district remain. All lots in the subdivision are owned by Keystone Homes, Inc. or Metro Homesites, LLC except for one. That property owner consents to this application.

Funding Factors:

None

Options/Recommendation:

The Planning Commission unanimously recommends approval (9-0 on August 25, 2026).

Attachments (list supporting documents):

Ordinance 2026-28

I N T E R O F F I C E M E M O R A N D U M

TO: TOBY CHAPPELL, COUNTY MANAGER
SUSAN MCINTYRE, ADMINISTRATIVE ASSISTANT

FROM: RYAN BLAND, AICP, GREENWOOD CITY/COUNTY PLANNING DIRECTOR

SUBJECT: R 26-08-001 BY DANNY GEDDES, REPRESENTING METRO HOMESITES, LLC AND KEYSTONE HOMES, INC.

DATE: 10/1/2026

The Greenwood City/County Planning Commission met on Tuesday, August 25, 2026 to consider a request by Danny Geddes, representing co-applicants Metro Homesites, LLC and Keystone Homes, Inc. to rezone approximately 39.11 acres comprising the Briarwood Place subdivision, including Lots 1-71 and associated common areas and infrastructure, from AG-1 (Agricultural) to MPR (Master Planned Residential). The properties are generally addressed as 101 - 328 Burlwood Road and 609 Briarwood Road in unincorporated Greenwood County.

No one spoke in favor of the request, and one individual spoke in opposition.

The Planning Commission recommends **approval** of rezoning a portion of the property at 101 - 328 Burlwood Road and 609 Briarwood Road in Greenwood County by a 10-0 decision.

R 26-08-001 Motion to Approve						
PC Member	In Favor	Opposed	Abstain	Absent	No Vote-Chair	Vacant
Christine Martin	✓					
Lynn Brooks				✓		
Nick Annese	✓					
Sloan Griffin				✓		
Troy Fields	✓					
Chip Tinsley – Vice Chair				✓		
Jim Medford	✓					
James Jones	✓					
Tiffany Bledsoe	✓					
Toya Davis	✓					
Marvin Hughes	✓					
Tiffany Stevens	✓					
Lorretta Rohlinger	✓					
John Lake - Chair					✓	
District 3						✓

CERTIFICATE

THE GREENWOOD COUNTY JOINT PLANNING COMMISSION, pursuant to the provisions of Act No. 140 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina for 1971, held a public hearing in the Veteran's Auditorium of the Greenwood County Library on Tuesday, August 25, 2026, notice thereof having been given as required by statute.

THIS IS TO CERTIFY TO THE GREENWOOD COUNTY COUNCIL that following such hearing, the Greenwood County Joint Planning Commission voted to recommend approval of request number R 26-08-001 by Danny Geddes, representing co-applicants Metro Homesites, LLC and Keystone Homes, Inc. to rezone approximately 39.11 acres comprising the Briarwood Place subdivision, including Lots 1-71 and associated common areas and infrastructure, from AG-1 (Agricultural) to MPR (Master Planned Residential). The properties are generally addressed as 101 - 328 Burlwood Road and 609 Briarwood Road in unincorporated Greenwood County. The complete list of properties subject to the rezoning request is attached as Exhibit A.

GREENWOOD COUNTY JOINT PLANNING COMMISSION

By: John Campbell Lake
John Campbell Lake, Chairman

July 28, 2026
Greenwood, South Carolina

EXHIBIT A

Properties subject to rezoning request R 26-08-001

Address	Street	Parcel Number	Owner
609	Briarwood Rd	6834-853-292	Metro Homesites, LLC
	Briarwood Rd	6834-738-311	Metro Homesites, LLC
101	Briarwood Rd	6834-714-330	Metro Homesites, LLC
103	Briarwood Rd	6834-721-330	Metro Homesites, LLC
105	Briarwood Rd	6834-728-331	Metro Homesites, LLC
107	Briarwood Rd	6834-735-330	Metro Homesites, LLC
109	Briarwood Rd	6834-741-330	Metro Homesites, LLC
111	Briarwood Rd	6834-747-329	Metro Homesites, LLC
113	Briarwood Rd	6834-753-329	Metro Homesites, LLC
115	Briarwood Rd	6834-759-329	Metro Homesites, LLC
116	Briarwood Rd	6834-760-309	Metro Homesites, LLC
117	Briarwood Rd	6834-765-328	Metro Homesites, LLC
118	Briarwood Rd	6834-766-309	Metro Homesites, LLC
119	Briarwood Rd	6834-771-328	Metro Homesites, LLC
120	Briarwood Rd	6834-772-308	Metro Homesites, LLC
121	Briarwood Rd	6834-777-327	Keystone Homes Inc
122	Briarwood Rd	6834-778-307	Metro Homesites, LLC
123	Briarwood Rd	6834-783-327	Keystone Homes Inc
124	Briarwood Rd	6834-784-306	Metro Homesites, LLC
125	Briarwood Rd	6834-789-326	Cheryl Toney
126	Briarwood Rd	6834-792-304	Metro Homesites, LLC
127	Briarwood Rd	6834-800-326	Metro Homesites, LLC
128	Briarwood Rd	6834-830-292	Metro Homesites, LLC
129	Briarwood Rd	6834-811-325	Keystone Homes Inc
130	Briarwood Rd	6834-812-307	Metro Homesites, LLC
131	Briarwood Rd	6834-818-324	Keystone Homes Inc
132	Briarwood Rd	6834-818-307	Metro Homesites, LLC
133	Briarwood Rd	6834-824-324	Keystone Homes Inc
134	Briarwood Rd	6834-824-306	Metro Homesites, LLC
135	Briarwood Rd	6834-830-324	Metro Homesites, LLC
136	Briarwood Rd	6834-830-306	Metro Homesites, LLC
137	Briarwood Rd	6834-836-323	Metro Homesites, LLC
138	Briarwood Rd	6834-836-305	Metro Homesites, LLC
139	Briarwood Rd	6834-842-323	Metro Homesites, LLC
140	Briarwood Rd	6834-842-305	Metro Homesites, LLC
141	Briarwood Rd	6834-848-322	Metro Homesites, LLC
142	Briarwood Rd	6834-848-305	Metro Homesites, LLC
143	Briarwood Rd	6834-854-322	Metro Homesites, LLC
145	Briarwood Rd	6834-860-322	Metro Homesites, LLC
201	Briarwood Rd	6834-866-321	Metro Homesites, LLC
202	Briarwood Rd	6834-869-303	Metro Homesites, LLC
203	Briarwood Rd	6834-872-321	Metro Homesites, LLC

204	Briarwood Rd	6834-876-303	Metro Homesites, LLC
205	Briarwood Rd	6834-878-320	Metro Homesites, LLC
206	Briarwood Rd	6834-882-302	Metro Homesites, LLC
207	Briarwood Rd	6834-884-320	Metro Homesites, LLC
208	Briarwood Rd	6834-888-302	Metro Homesites, LLC
209	Briarwood Rd	6834-890-319	Metro Homesites, LLC
210	Briarwood Rd	6834-894-301	Metro Homesites, LLC
211	Briarwood Rd	6834-896-319	Metro Homesites, LLC
213	Briarwood Rd	6834-902-319	Metro Homesites, LLC
215	Briarwood Rd	6834-910-318	Metro Homesites, LLC
301	Briarwood Rd	6834-917-316	Metro Homesites, LLC
302	Briarwood Rd	6834-900-301	Metro Homesites, LLC
303	Briarwood Rd	6834-917-307	Metro Homesites, LLC
305	Briarwood Rd	6834-916-298	Metro Homesites, LLC
307	Briarwood Rd	6834-916-292	Metro Homesites, LLC
309	Briarwood Rd	6834-915-283	Metro Homesites, LLC
310	Briarwood Rd	6834-900-289	Metro Homesites, LLC
311	Briarwood Rd	6834-913-276	Metro Homesites, LLC
313	Briarwood Rd	6834-908-273	Metro Homesites, LLC
313	Briarwood Rd	6834-908-273	Metro Homesites, LLC
315	Briarwood Rd	6834-900-271	Metro Homesites, LLC
316	Briarwood Rd	6834-893-289	Metro Homesites, LLC
317	Briarwood Rd	6834-892-271	Metro Homesites, LLC
318	Briarwood Rd	6834-887-289	Metro Homesites, LLC
319	Briarwood Rd	6834-886-272	Metro Homesites, LLC
320	Briarwood Rd	6834-881-290	Metro Homesites, LLC
321	Briarwood Rd	6834-880-272	Metro Homesites, LLC
322	Briarwood Rd	6834-875-290	Metro Homesites, LLC
323	Briarwood Rd	6834-874-273	Metro Homesites, LLC
325	Briarwood Rd	6834-866-273	Metro Homesites, LLC
328	Briarwood Rd	6834-868-291	Metro Homesites, LLC

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ORDINANCE NO. 2026-28

AN ORDINANCE TO AMEND THE GREENWOOD COUNTY
ZONING ORDINANCE, BEING ORDINANCE 13-86, AS AND IF AMENDED,
SO THAT CERTAIN PROPERTIES DESCRIBED
BELOW SHALL BE CHANGED IN CLASSIFICATION AS INDICATED

WHEREAS, the Greenwood County Council wishes to periodically amend the Greenwood County Zoning Ordinance;

WHEREAS, the Greenwood County Joint Planning Commission did pursuant to law hold a public hearing on Tuesday, August 25, 2026 and did by its certificate recommend approval and that the Zoning Ordinance of Greenwood County be amended as indicated below; and;

WHEREAS, the Greenwood County Council is authorized by law to adopt the zoning ordinance or to amend same.

NOW, THEREFORE, BE IT ORDAINED by Greenwood County Council:

SECTION I.

The zoning ordinance for Greenwood County is hereby amended so that the classification of the property described below is zoned and described as follows:

Multiple parcels of land totaling ±39.11 acres at 101 - 328 Burlwood Road and 609 Briarwood Road owned by Metro Homesites, LLC, Keystone Homes, Inc., and Cheryl Toney in Greenwood County, South Carolina. The parcel proposed for change is presently zoned AG-1 (Agricultural). The zoning shall be changed to the zoning designation MPR (Master Planned Residential).

SECTION II.

All other ordinances or parts of ordinances not consistent herewith are hereby repealed.

SECTION III.

This ordinance shall be effective upon adoption on third reading.

DONE AND PASSED this _____ day of _____, 2026____, at Greenwood, South Carolina.

ATTEST:

Greenwood County Council

Toby Chappell
County Manager

Theo L. Lane
Chair

Greenwood County Council - Agenda Request

Department: Hydro Dam

Contact Person: Rett Templeton

Agenda Date and Meeting (Admin or Reg): October 6, 2026

Issue Under Consideration: Consideration of a Duke Energy Utility Easement on County owned property(Buzzard's Roost Site) in Newberry County (29-1).

Points to Consider:

- Duke Energy owns, operates, and maintains a substation at the site.
- A 10' wide easement for fiber installation.
- Easement will extend from the property line at the entrance at Highway 34 along the access road to the hydro facility and terminate at the property line of duke's substation.

Funding Factors:

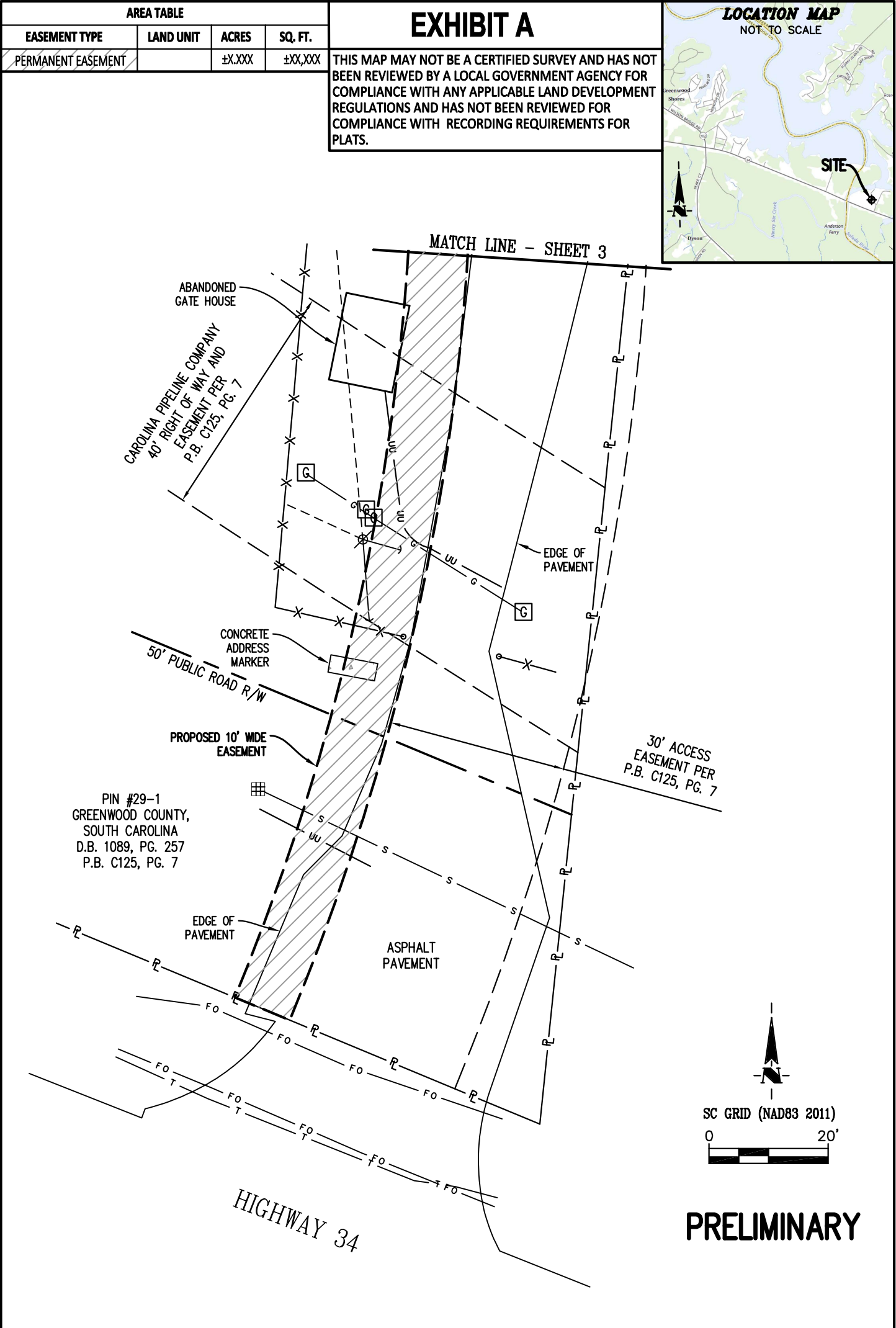
None

Options/Recommendation:

Staff recommends approval to grant an easement subject to the review of the easement document by the County Attorney.

Attachments (list supporting documents):

- Preliminary Easement Exhibit A

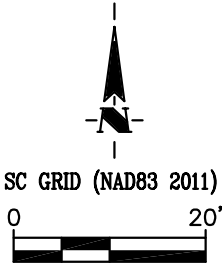
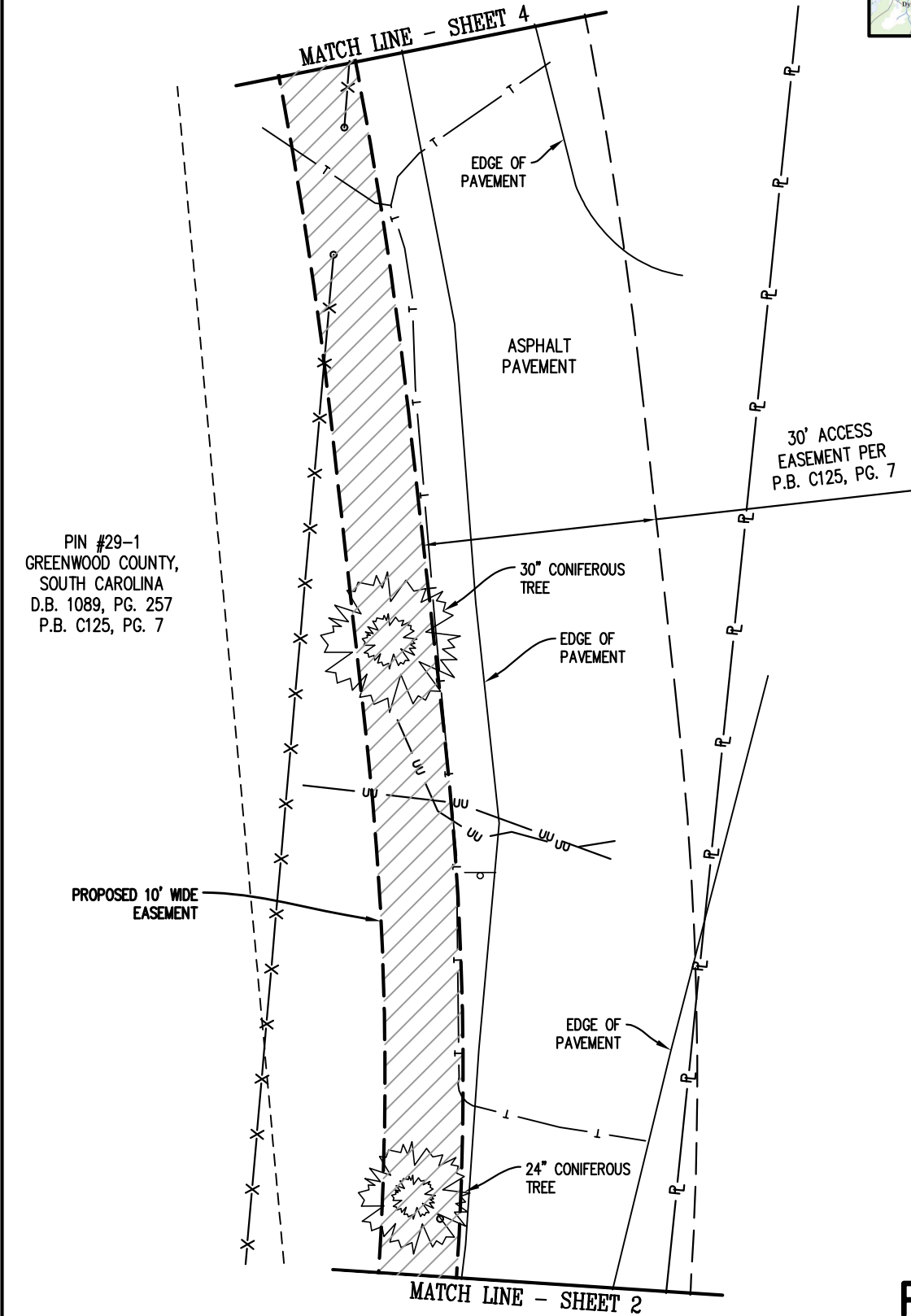
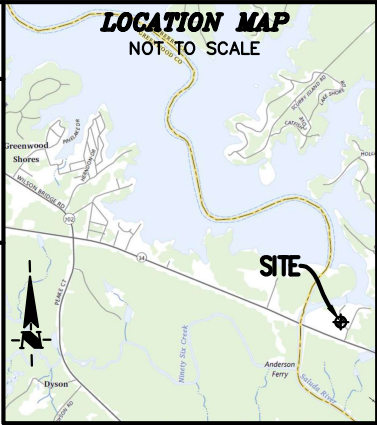


 Schneider GEOMATICS 8901 Otis Avenue, Suite 100 Indianapolis, IN 46216-1037 Telephone: 317.826.7100 www.schneidergeomatics.com	DUKE ENERGY CAROLINAS, LLC EASEMENT EXHIBIT		 DUKE ENERGY® 525 S. TRYON STREET CHARLOTTE, NC 28202 TELEPHONE NO. (800)774-1226
	EASEMENT ACROSS THE LAND OF GREENWOOD COUNTY		
	BUZZARD ROOST HYDRO STATION NEWBERRY COUNTY, SOUTH CAROLINA		
REVISION DATES	DATE: 8/28/2026	SCALE: 1" = 20'	2 OF 9
	DRAWN BY: BK	DEED: DB 1089 PG 257	
DUKE PROJ. # :	CHECK BY: BR	PIN# : 29-1	
LAND UNIT # :	LSC MAP # :		

AREA TABLE			
EASEMENT TYPE	LAND UNIT	ACRES	SQ. FT.
PERMANENT EASEMENT		±X.XXX	±XX,XXX

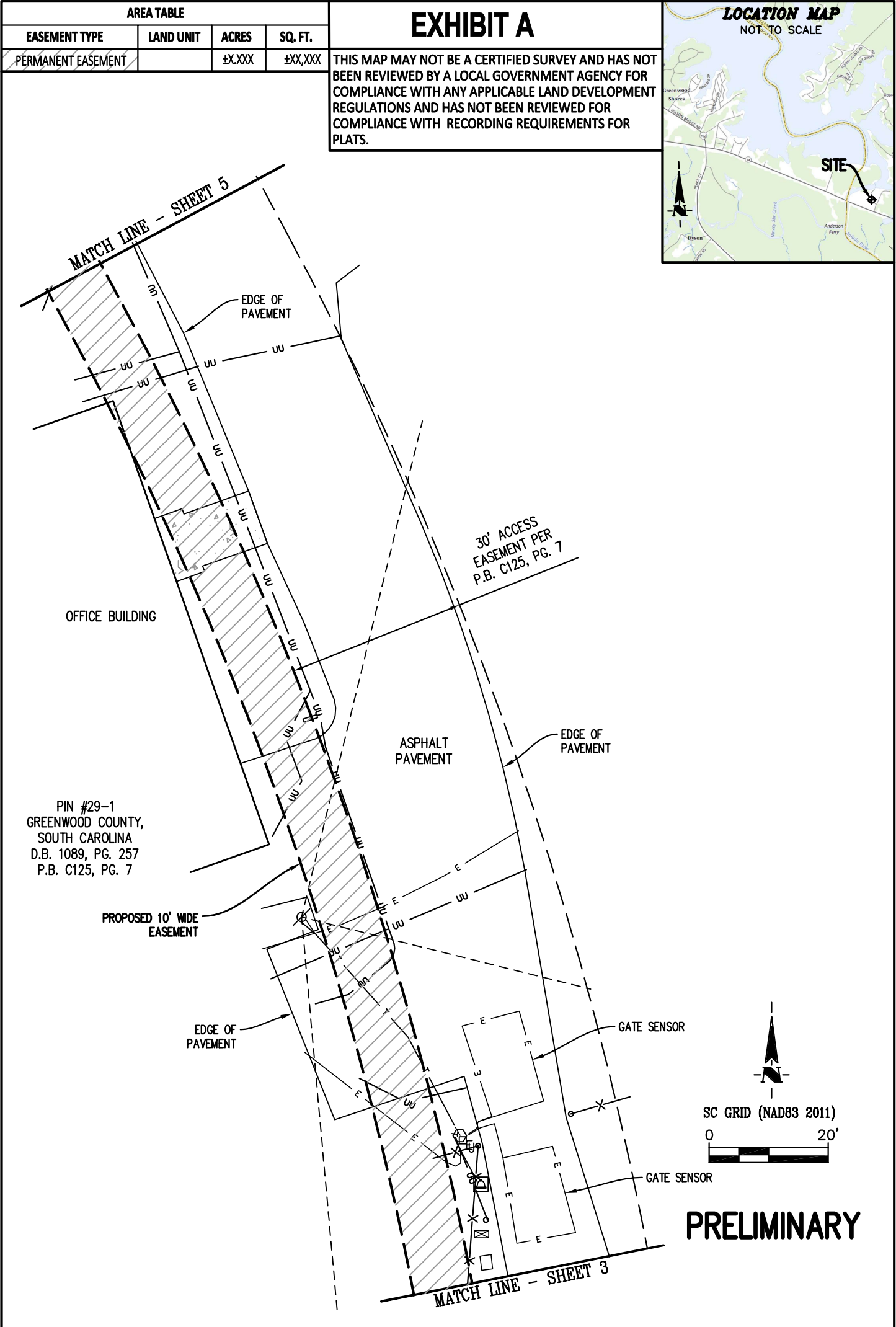
EXHIBIT A

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



PRELIMINARY

 8901 Otis Avenue, Suite 100 Indianapolis, IN 46216-1037 Telephone: 317.826.7100 www.schneidergeomatics.com	DUKE ENERGY CAROLINAS, LLC EASEMENT EXHIBIT		 DUKE ENERGY® 525 S. TRYON STREET CHARLOTTE, NC 28202 TELEPHONE NO. (800)774-1226
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REVISION DATES			3 OF 9
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LAND UNIT # :		LSC MAP # :	



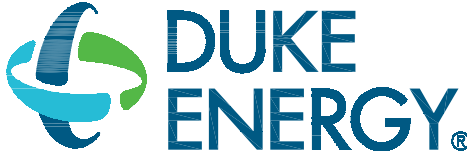


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DUKE ENERGY CAROLINAS, LLC
EASEMENT EXHIBIT

EASEMENT ACROSS THE LAND OF
GREENWOOD COUNTY

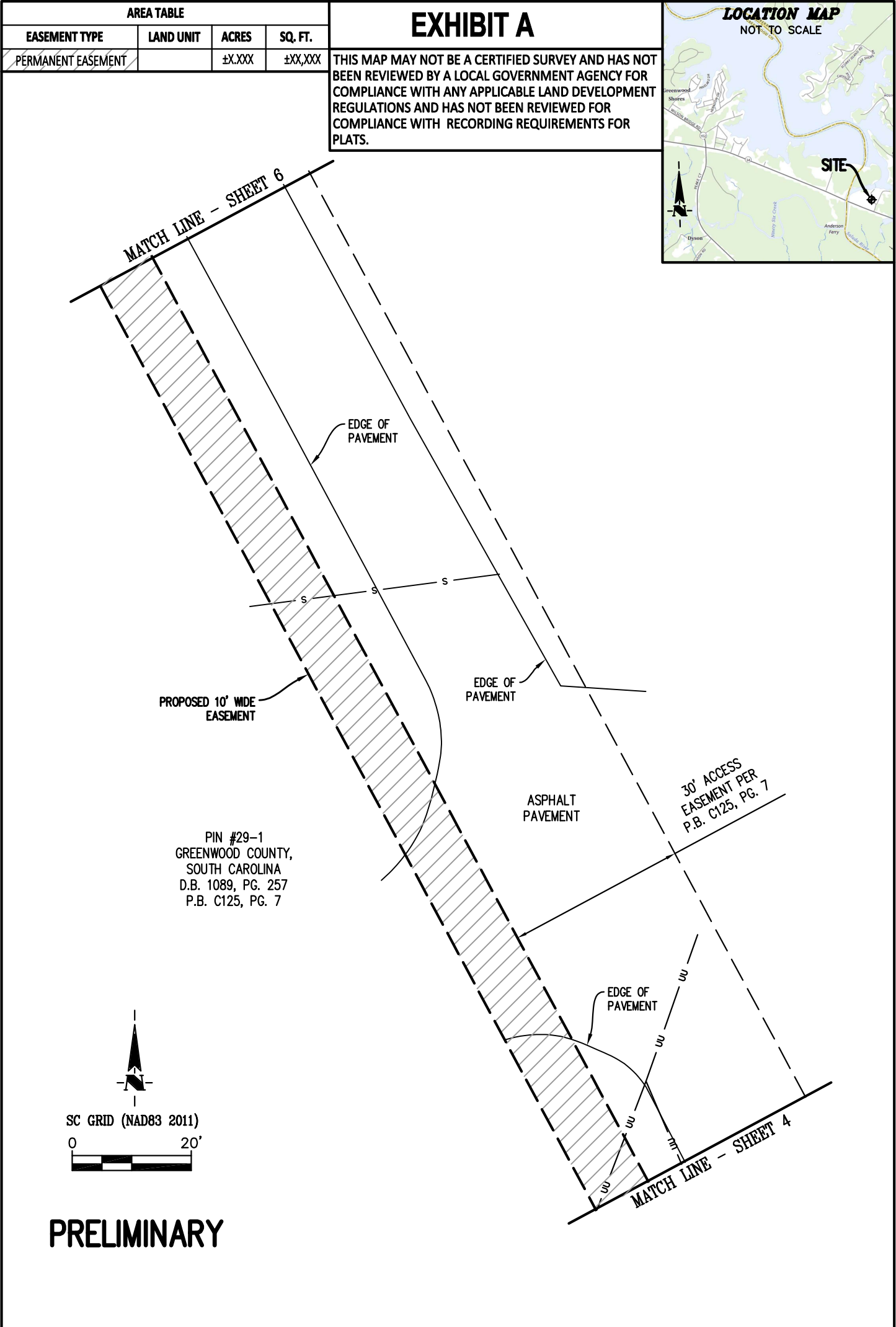
BUZZARD ROOST HYDRO STATION
NEWBERRY COUNTY, SOUTH CAROLINA



525 S. TRYON STREET CHARLOTTE, NC 28202
TELEPHONE NO. (800)774-1226

REVISION DATES		DATE: 8/28/2026	SCALE: 1" = 20'
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4 OF 9



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DUKE ENERGY CAROLINAS, LLC
EASEMENT EXHIBIT

EASEMENT ACROSS THE LAND OF
GREENWOOD COUNTY

BUZZARD ROOST HYDRO STATION
NEWBERRY COUNTY, SOUTH CAROLINA

REVISION DATES

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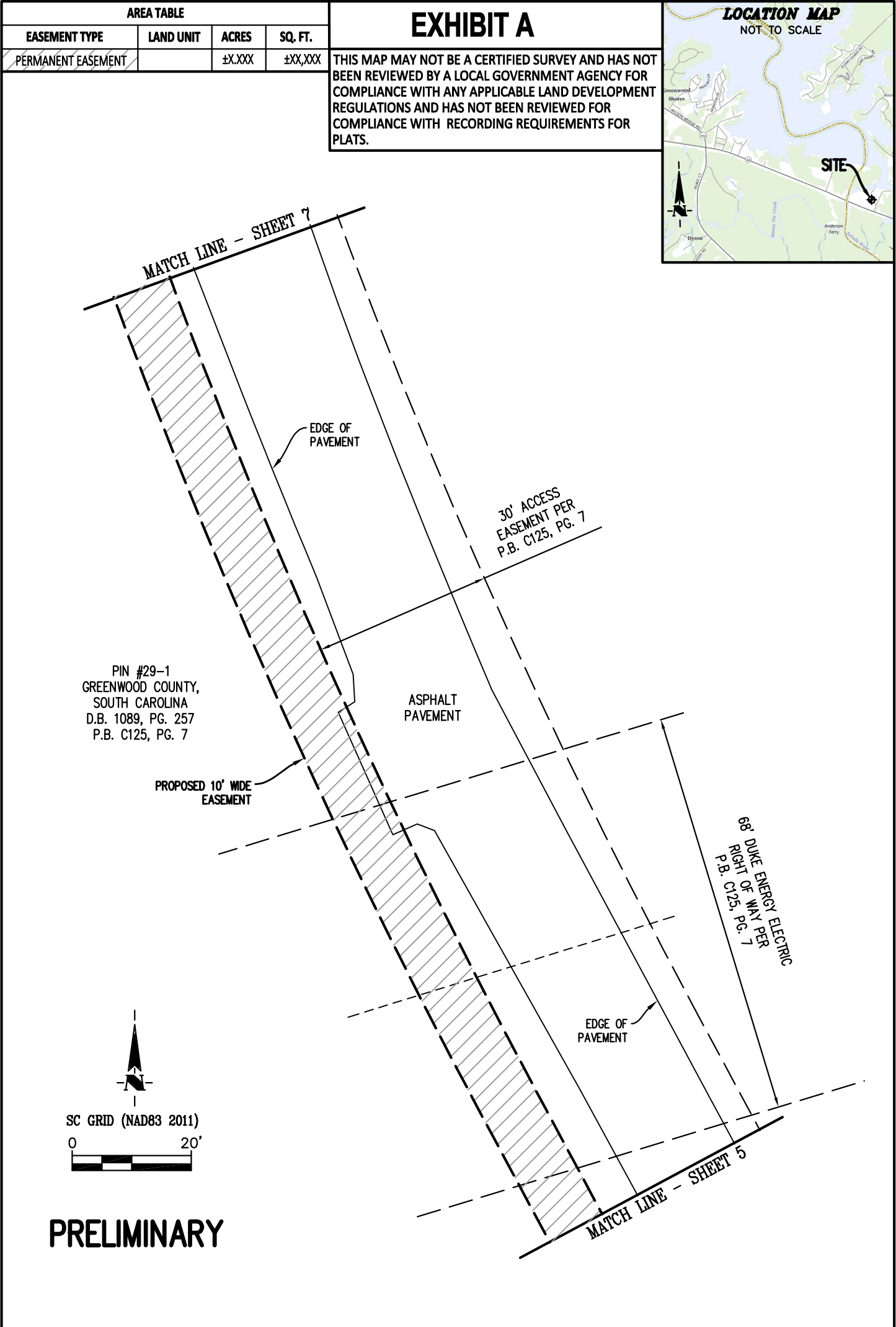
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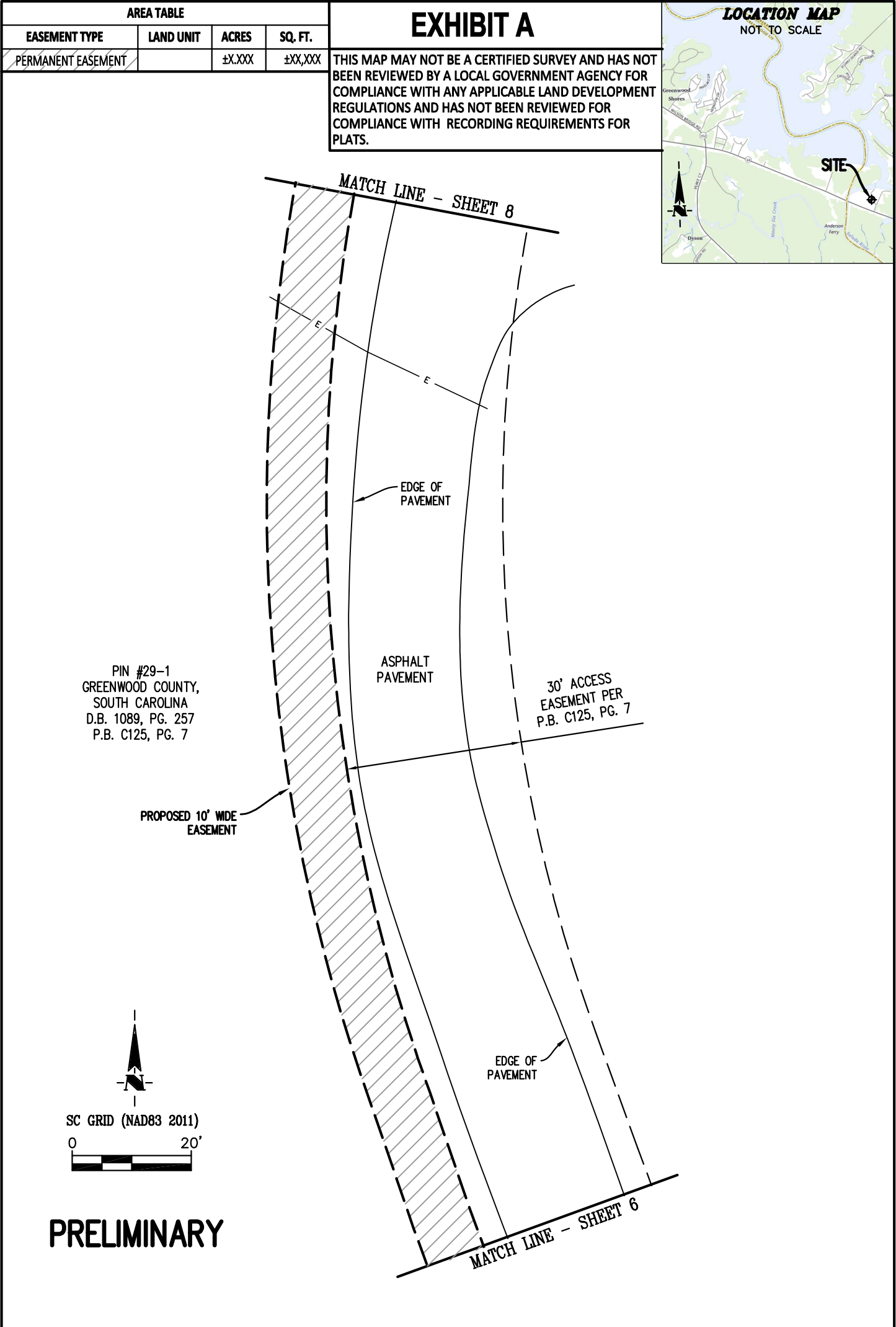
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5 OF 9



 8901 Otis Avenue, Suite 100 Indianapolis, IN 46216-1037 Telephone: 317.826.7100 www.schneidergeomatics.com	DUKE ENERGY CAROLINAS, LLC EASEMENT EXHIBIT		 525 S. TRYON STREET CHARLOTTE, NC 28202 TELEPHONE NO. (800)774-1226
	EASEMENT ACROSS THE LAND OF GREENWOOD COUNTY		
	BUZZARD ROOST HYDRO STATION NEWBERRY COUNTY, SOUTH CAROLINA		
	REVISION DATES		
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LAND UNIT # :	LSC MAP # :		



 8901 Otis Avenue, Suite 100 Indianapolis, IN 46216-1037 Telephone: 317.826.7100 www.schneidergeomatics.com	DUKE ENERGY CAROLINAS, LLC EASEMENT EXHIBIT	
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		525 S. TRYON STREET CHARLOTTE, NC 28202 TELEPHONE NO. (800)774-1226
		7 OF 9

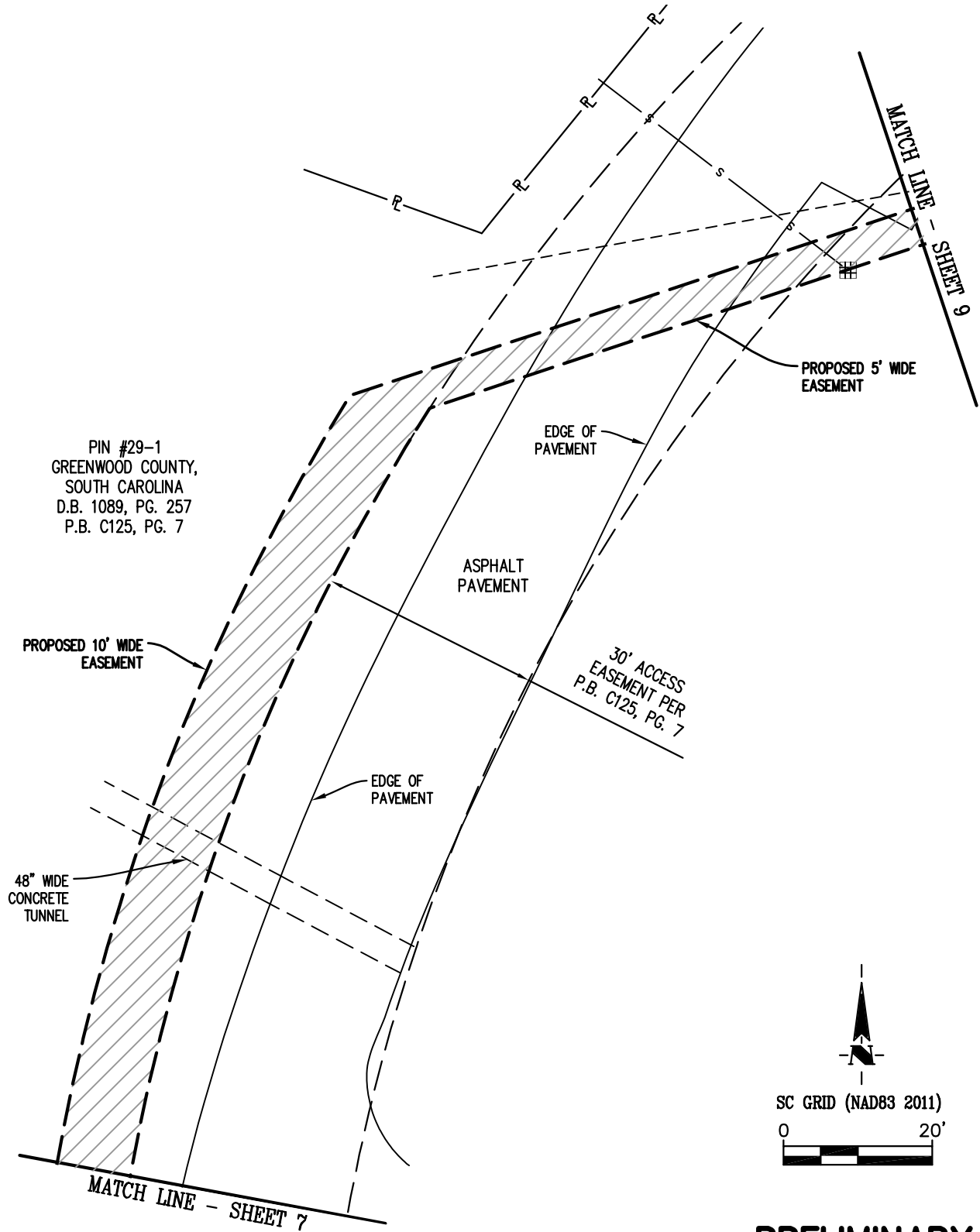
AREA TABLE			
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PERMANENT EASEMENT		±X.XXX	±XX,XXX

EXHIBIT A

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LOCATION MAP

NOT TO SCALE



PRELIMINARY

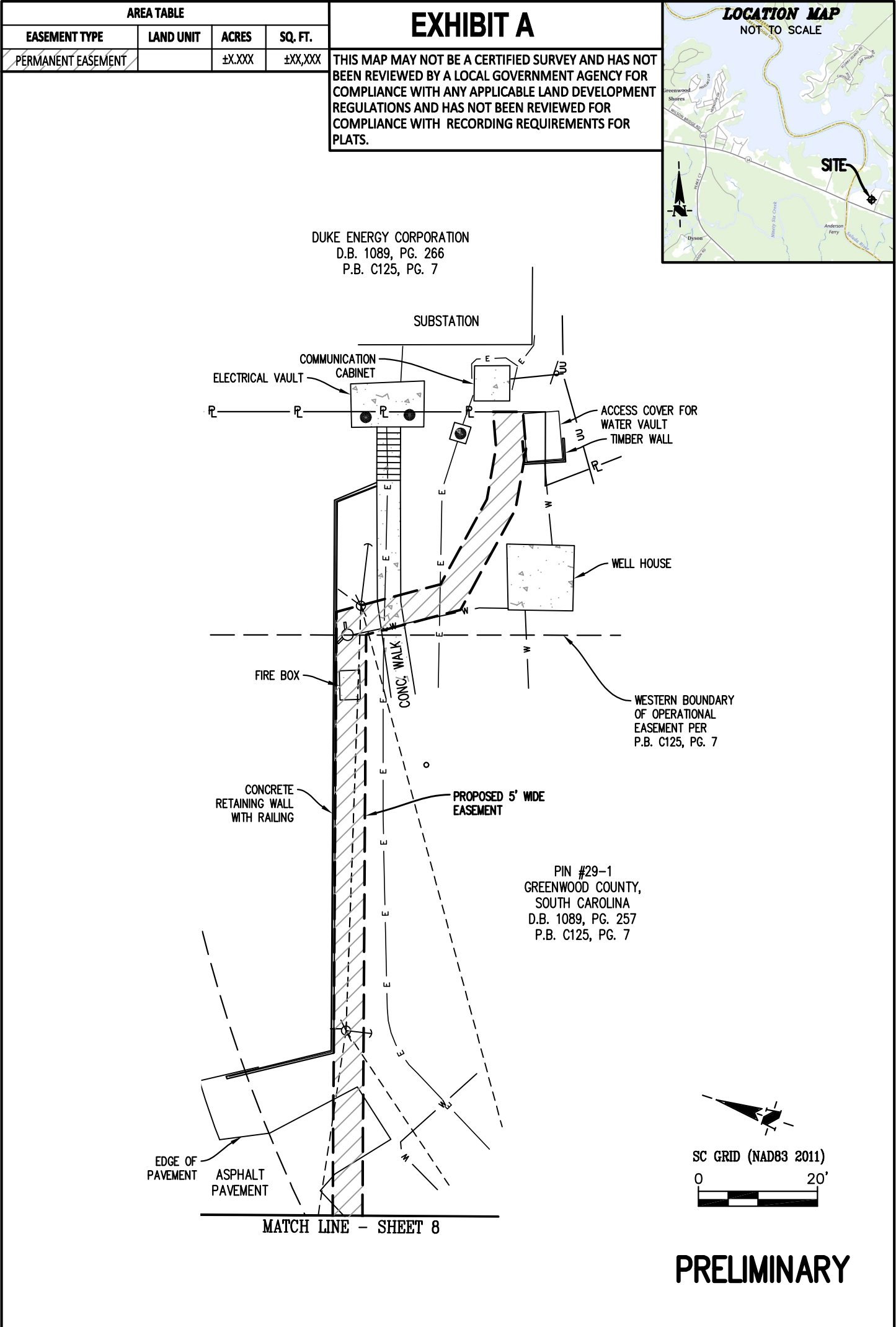
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DUKE ENERGY CAROLINAS, LLC EASEMENT EXHIBIT	
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8 OF 9



Greenwood County Council - Agenda Request

Department: Administration

Contact Person: Carson Penney

Agenda Date and Meeting (Admin or Reg): October 6, 2026

Issue Under Consideration: a public hearing regarding the sale by Greenwood County to D. Ansel Brewer of approximately 0.144 acres of land, which is part of Greenwood County Tax Map No. 6855-393-234, at 1736 Main Street South, Greenwood, South Carolina

Attachments (list supporting documents):

Greenwood County Council - Agenda Request

Department: Economic Development

Contact Person: James Bateman, Director

Agenda Date and Meeting (Admin or Reg): October 6, 2026

Issue Under Consideration:

FIRST AMENDMENT TO THE AGREEMENT FOR ASSIGNMENT OF OPTION AGREEMENTS BY AND BETWEEN VISION GREENWOOD AND GREENWOOD COUNTY FOR GPINS 6877-916-676, 6877-946-745, 6887-056-816, AND 6887-031-805 AT 304, 308, AND 404 PUCKETT FERRY ROAD AND 123 RAYE ROAD.

Points to Consider:

Funding Factors:

Options/Recommendation:

- Approve the form of extension and authorize final changes to be negotiated for the Manager to execute the Amendment.

Attachments (list supporting documents):

Greenwood County Council - Agenda Request

Department: Treasurer's Office

Contact Person: Louis Sligh

Agenda Date and Meeting (Admin or Reg): October 6, 2026

Issue Under Consideration: Allocation of Accommodations Tax

Points to Consider: Accommodations tax committee meeting on September 9, 2026.

Funding Factors: Funds are available from State A-tax revenues

Options/Recommendation:

Attachments (list supporting documents): A-tax requests and recommendation from committee.

FY 2027 Accommodations Tax Funding Requests								
Organization Name	Project Name/Description*	FY26 Request		FY26 Award	FY 27 Request	Committee Recommendation A		
						Tax Funds		
Arts Council of Greenwood County	The Arts Center at the Federal Building	\$	7,500.00	\$	3,341.00	\$	7,500.00	
Connect Lake Greenwood	Lights on the Lake	\$	5,000.00	\$	3,635.00	\$	5,000.00	
Greenwood Chamber of Commerce	SC Festival of Flowers	\$	35,000.00	\$	20,250.00	\$	35,000.00	
Greenwood Community Theatre	Programming and events for 26-27	\$	7,500.00	\$	3,341.00	\$	7,500.00	
Greenwood Performing Arts	26-27 Season	\$	25,000.00	\$	8,683.00	\$	15,000.00	
The Museum	Museum Exhibit	\$	17,674.00	\$	4,050.00	\$	6,000.00	
The Railroad Historical Center	RRHC Upkeep and Improvements	\$	10,000.00	\$	4,860.00	\$	6,000.00	
Town of Ninety Six	Operation of Visitors Center	\$	15,000.00	\$	6,683.00	\$	10,000.00	
Town of Ninety Six	Festival of Stars	\$	15,000.00	\$	11,138.00	\$	20,000.00	
Town of Ware Shoals	Catfish Feastival	\$	8,000.00	\$	4,050.00	\$	8,000.00	
Uptown Greenwood Development Corporation	SC Festival of Discovery	\$	25,000.00	\$	16,200.00	\$	25,000.00	
Discover Greenwood (30% Tourism)	Operation of Tourism Center	\$	41,976.58	\$	33,350.67	\$	40,808.00	
Retained by General Fund (\$25K + 5%)	Allowable under State Law	\$	31,996.10	\$	30,558.44	\$	31,010.93	
TOTALS		\$	244,646.68	\$	150,140.11	\$	221,818.93	
							\$	203,918.93



COUNTY OF

GREENWOOD APPLICATION FOR FUNDING

SUMMARY INFORMATION

Organization: GREENWOOD PERFORMING ARTS

Amount of Funds Requested: \$ 20,000.00

Objective of the program or project for which funds are requested:

Greenwood Performing Arts (GPA) presents a series of high-quality cultural events designed to attract visitors and generate tourism-related economic activity in Greenwood County. Signature events such as *Beach Blast with the Swinging Medallions*, *Bourbon, Boots & Blues*, and *Comedy & Cocktails* are marketed regionally to audiences in surrounding counties and neighboring states, encouraging out-of-town attendance.

These events drive measurable economic impact by increasing visitation to local restaurants, retail businesses, and lodging establishments. GPA strategically partners with local venues and aligns event timing with community initiatives and festivals to enhance destination appeal and extend visitor stays.

Hospitality tax funds support the promotion and presentation of these tourism-focused and community enhanced events, while positioning Greenwood as a vibrant cultural destination. GPA tracks attendance and visitor origin data to demonstrate continued growth in tourism impact.

Primary Contact: Lisa Mulkey Sanders Email Address: lisa@greenwoodperformingarts.org

Address: 408 Main Street, Greenwood SC 29649

Telephone: 864.554.0236

STATEMENT OF APPLICANT OR APPLICANT'S DESIGNATED REPRESENTATIVE:

By my signature, I hereby certify that I am the applicant or the duly authorized representative of the applicant empowered to make and deliver this application for funding from the County of Greenwood. All information provided in this application and its attachments is true and correct to the best of my knowledge and belief. I understand that the provision of false information herein may invalidate the application, or in the event the funding is approved, may result in the revocation of any approved funding and the demand for repayment of any amounts already advanced to the applicant under the Agreement.

Date: 3.25.2026

Signature

 Title: Executive Director

COUNTY OF GREENWOOD

APPLICATION FOR FUNDING
EXHIBIT A

BUDGET OF PROJECT EXPENDITURES

Using the categories listed, please outline your proposed use of the requested funds. If you are budgeting expenditures that do not fit into any of these categories, please explain and use Other Costs category.

Advertising/Promotional Costs

Total expense \$ 9,925 Amount requested from the County of Greenwood \$ 5,000

Description:

Graphic design (\$ 4500), marketing (\$ 2425), postage/printing (\$3000)

Capital Costs

Total expense \$ 79,500 Amount requested from the County of Greenwood \$ 15,000

Description:

Artist fees \$ 49.5K

Venue fees \$ 10K

Sound and tech \$ 13K

Hospitality/housing \$ 7K

Other Costs

Total expense \$ 47,196 Amount requested from the County of Greenwood \$ 0

Description:

Salaries/admin/accounting/tech support

Total Requested \$ 20,000

Application Cover Letter

Organization Name: Town of Ninety Six – Tourism Department / 96 Visitors Center

Name of Contact Person(s): Gracen Price

Mailing Address: 120 Main Street W Phone: (864) 554-8971

Ninety Six, SC 29666

Fax: _____

Email: gprice@ninetysix.gov

Agency Website: https://townofninetysix.sc.gov/

Which Project Category are you applying for: (Please check category)

☐ Advertising and Promotion of Tourism

☐ Arts and Cultural Events

☐ Facilities for Civic and Cultural Events

☐ Tourist Transportation

☒ Visitors Centers

Project Time line: Beginning Date Oct 1, 2026 Ending Date June 30, 2026

What is your requested amount? \$10,000

What is your total budget for event/ center (requested amount should not be total budget)? \$20,000

What is the amount of ATax monies you are receiving or have requested from other Municipalities? \$0

Are you advertising outside a 50- mile radius? (Please circle answer) Yes/ No

The Ninety Six Tourism Department promotes Ninety Six as a destination to visitors from outside the immediate Greenwood County area, including travelers interested in history, heritage tourism, outdoor recreation, festivals, and other attractions in the Old 96 District.

How many people are expected to attend your event? 5,000

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 4,000

The 96 Visitors Center welcomes visitors who are passing through Ninety Six as well as those specifically traveling to visit the Ninety Six National Historic Site. Many of these visitors stop in the Visitors Center to learn more about Ninety Six, its history, local attractions, dining, shopping, events, and other places to explore throughout Greenwood County and the Old 96 District. The Center provides an important opportunity to turn a brief stop into a longer tourism experience by encouraging visitors to spend additional time in the community and discover more of what Ninety Six and Greenwood County have to offer.

Application Cover Letter

Organization Name: The Arts Center of Greenwood

Name of Contact Person(s): Sylvia Martin

Mailing Address: 120 Main St. Phone: (864) 980-7139

Greenwood

Fax: _____

Email: artscentergreenwood@gmail.com

Agency Website: artscentergreenwood.com

Which Project Category are you applying for: (Please check category)

☒ Advertising and Promotion of Tourism

☒ Arts and Cultural Events

☒ Facilities for Civic and Cultural Events

☐ Tourist Transportation

☐ Visitors Centers

Project Time line: Beginning Date 7/1/2026 Ending Date 6/30/2027

What is your requested amount? 7,500

What is your total budget for event/ center (requested amount should not be total budget)? 200,000 +

What is the amount of ATax monies you are receiving or have requested from other Municipalities? 75,000

Are you advertising outside a 50- mile radius? (Please circle answer) Yes / No

How many people are expected to attend your event? 16,000

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 49%

*This year the city has combined the A-tax and H-tax application process. After submitting a letter of interest, I have been instructed to apply for A-tax only.

Application Cover Letter

Organization Name: Catfish Festival

Name of Contact Person(s): Rick Holland

Mailing Address: PO Box 157 Phone: 844-344-2660

Ware Shoals SC Fax: _____

29162 Email: _____

Agency Website: CatfishFestival.org

Which Project Category are you applying for: (Please check category)

☒ Advertising and Promotion of Tourism ☐ Arts and Cultural Events

☐ Facilities for Civic and Cultural Events ☐ Tourist Transportation

☐ Visitors Centers

Project Time line: Beginning Date 5/26/27 Ending Date 5/29/26

What is your requested amount? 8,000

What is your total budget for event/ center (requested amount should not be total budget)? 55,000.00

What is the amount of ATax monies you are receiving or have requested from other Municipalities? 4500

Are you advertising outside a 50- mile radius? (Please circle answer) (Yes) No

How many people are expected to attend your event? 20,000

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 18,000

Application Cover Letter

Organization Name: UPTOWN GREENWOOD DEVELOPMENT CORPORATION

Name of Contact Person(s): J. GIBSON HILL

Mailing Address: PO BOX 202 Phone: 864-942-8448

GREENWOOD, SC 29648

Email: GIBSON.HILL@GWDCITY.COM

Agency Website: WWW.UPTOWNGREENWOOD.COM

Which Project Category are you applying for: (Please check category)

☐ Advertising and Promotion of Tourism ☒ Arts and Cultural Events

☐ Facilities for Civic and Cultural Events ☐ Tourist Transportation

☐ Visitors Centers

Project Time line: Beginning Date: 7/8/27 Ending Date: 7/10/27

What is your requested amount? \$25,000.00

What is your total budget for event/ center (requested amount should not be total budget)? \$160,00.00

What is the amount of ATax monies you are receiving or have requested from other Municipalities? \$60,000.00

Are you advertising outside a 50- mile radius? (Please circle answer) Yes/ No

How many people are expected to attend your event? 39,000

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 18,000

Application Cover Letter

Organization Name: SC Festival of Flowers

Name of Contact Person(s): Trentsee Williams

Mailing Address: 110 Phoenix St Phone: 864-588-0569
Greenwood, SC 29648 Fax: _____

Email: twilliams@greenwoodscchamber.org

Agency Website: www.scfestivalofflowers.org

Which Project Category are you applying for: (Please check category)

☒ Advertising and Promotion of Tourism ☐ Arts and Cultural Events

☐ Facilities for Civic and Cultural Events ☐ Tourist Transportation

☐ Visitors Centers

Project Time line: Beginning Date 1/1/27 Ending Date 6/30/27

What is your requested amount? \$35,000

What is your total budget for event/ center (requested amount should not be total budget)? \$202,152

What is the amount of ATax monies you are receiving or have requested from other Municipalities? 45,000

Are you advertising outside a 50- mile radius? (Please circle answer) Yes No

How many people are expected to attend your event? 75,000

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 30,000

Application Cover Letter

Organization Name: Town of Ninety Six

Name of Contact Person(s): Gracen Price

Mailing Address: 120 Main Street W Phone: (864) 554-8971

Ninety Six, SC 29666 Fax: _____

Email: giprice@ninety-six.gov

Agency Website: https://townofninety-six.sc.gov/

Which Project Category are you applying for: (Please check category)

☐ Advertising and Promotion of Tourism ☒ Arts and Cultural Events

☐ Facilities for Civic and Cultural Events ☐ Tourist Transportation

☐ Visitors Centers

Project Time line: Beginning Date June 25, 2026 Ending Date June 26, 2026

What is your requested amount? \$20,000

What is your total budget for event/ center (requested amount should not be total budget)? \$97,000

What is the amount of ATax monies you are receiving or have requested from other Municipalities? \$0

Are you advertising outside a 50- mile radius? (Please circle answer) Yes/ No

How many people are expected to attend your event? 10,000

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 5,000

Greenwood County Accommodations Tax Application

Application Cover Letter

Organization Name: Greenwood Community Theatre

Name of Contact Person(s): Stephen Gilbert

Mailing Address: 110 Main Street Phone: 864-229-5704

Greenwood SC 29646 Fax:

Email: gctgwd@gmail.com

Agency Website: greenwoodcommunitytheatre.com

Which Project Category are you applying for: (Please check category)

☐ Advertising and Promotion of Tourism ☒ Arts and Cultural Events

☐ Facilities for Civic and Cultural Events ☐ Tourist Transportation

☐ Visitors Centers

Project Time line: Beginning Date: 7/1/2026 Ending Date: 6/30/2027

What is your requested amount? \$7,500

What is your total budget for event/ center (requested amount should not be total budget)? \$200,000+/-

What is the amount of ATax monies you are receiving or have requested from other Municipalities? TBD

Are you advertising outside a 50- mile radius? (Please circle answer) Yes/ No

How many people are expected to attend your event? 10,000

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 35-40%

Greenwood County Accommodations Tax Application

Application Cover Letter

Organization Name: Connect Lake Greenwood
Name of Contact Person(s): Adele Alducin
Mailing Address: PO Box 582 Phone: 864-420-3762
Ninety Six, SC 29666 n/a
Fax: _____
Email: ConnectlakeGreenwood@gmail.com
connectlakegreenwood.org
Agency Website: _____

Which Project Category are you applying for: (Please check category)

☐ Advertising and Promotion of Tourism ☒ Arts and Cultural Events
☐ Facilities for Civic and Cultural Events ☐ Tourist Transportation
☐ Visitors Centers

Project Time line: Beginning Date 9/5/2026 Ending Date 9/5/2026

What is your requested amount? \$5,000.00

What is your total budget for event/ center (requested amount should not be total budget)? \$56,200.00

What is the amount of ATax monies you are receiving or have requested from other Municipalities? -0-

Are you advertising outside a 50- mile radius? (Please circle answer) Yes/ No

How many people are expected to attend your event? 5000

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 2000

Greenwood County Treasurer's Office

Park Plaza, Suite 106
600 Monument St., Box P-106
Greenwood, SC 29646

Phone: (864) 942-8741
Fax: (864) 942-8635
Website: <http://www.greenwood-sc.gov>



Greenwood County Accommodations Tax Application

Application Cover Letter

Organization Name: The Museum

Name of Contact Person(s): Karen Jennings

Mailing Address: The Museum Phone: 864-229-7093

P.O. Box 3131 Fax: _____

Greenwood, SC 29648 Email: greenwoodmuseumdirector@gmail.com

Agency Website: www/greenwoodmuseum.org

Which Project Category are you applying for: (Please check category)

☐ Advertising and Promotion of Tourism ☒ Arts and Cultural Events

☐ Facilities for Civic and Cultural Events ☐ Tourist Transportation

☐ Visitors Centers

Project Time line: Beginning Date July 2026 Ending Date June 2027

What is your requested amount? \$6,000

What is your total budget for event/ center (requested amount should not be total budget)? 436,304
(\$100,000 for the RRHC plus \$50,000 for the Depot, and \$286,305 for the Museum)

What is the amount of ATax monies you are receiving or have requested from other Municipalities? 0

Are you advertising outside a 50- mile radius? (Please circle answer) Yes/ No

How many people are expected to attend your event? 11,500

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 5060

Greenwood County Treasurer's Office

Park Plaza, Suite 106
600 Monument St., Box P-106
Greenwood, SC 29646

Phone: (864) 942-8513
Fax: (864) 942-8566
Website: <http://www.greenwoodsc.gov>



Greenwood County Accommodations Tax Application

Application Cover Letter

Organization Name: Railroad Historical Center

Name of Contact Person(s): Karen Jennings

Mailing Address: The Museum and Railroad Historical Center Phone: 864-229-7093

P.O. Box 3131

Fax: _____

Greenwood, SC 29648

Email: greenwoodmuseumdirector@gmail.com

Agency Website: greenwoodRRmuseum.com

Which Project Category are you applying for: (Please check category)

☐ Advertising and Promotion of Tourism ☐ Arts and Cultural Events

☒ Facilities for Civic and Cultural Events ☐ Tourist Transportation

☐ Visitors Centers

Project Time line: Beginning Date: July 2025

Ending Date: June 2026

What is your requested amount? \$6,000

What is your total budget for event/ center (requested amount should not be total budget)? \$100,000

What is the amount of ATax monies you are receiving or have requested from other Municipalities? 0

Are you advertising outside a 50-mile radius? (Please circle answer) Yes/ No

How many people are expected to attend your event? 4,000

Of this number, how many are tourists? (Please see Overview for "tourist" definition) 2400

Greenwood County Council - Agenda Request

Department:

Treasurer's/ Capital Project Sales Tax

Contact Person:

Josh Skinner 942-8691

Agenda Date and Meeting (Admin or Reg):

October 6, 2026

Issue Under Consideration:

- The selection of Dorn Design Studio, LLC for the right to negotiate a contract to design the new Greenwood County Fire Station #60-Lower Lake.

Points to Consider:

- 2024 CPST, project #2-Phase 1 of the Fire Service Master Plan includes funding for new fire stations in Promised Land, Lower Lake and the Hodges Area (Riley Road).
- An RFQ (request for qualifications) for Architectural/Engineering Services for the Design of a New Lower Lake-Fire Station 60 was posted on OpenGov on Thursday, July 16, 2026.
- On Thursday, August 13, Greenwood County received qualification packets from twelve (12) design or engineering firms.
- Fire Chief Steve Holmes, EMS Director Derek Oliver and Josh Skinner graded the 12 qualification packets based on:
 1. Previous Experience with Comparable Projects
 2. Qualifications and Experience of Individuals Involved with the Project
 3. References
 4. Proximity of the Firm to the Project Site (local preference)
- Dorn Design Studio, out of Evans, Georgia, was the highest scored firm with a total point score of 94.
- Carolina Engineering Services, Inc. (Mark Amick) out of Ninety Six is the civil/structural engineer that will partner with Dorn Design Studio.
- With Council approval, we will release an Intent to Award, which starts the seven (7) day protest period. If there are no legitimate protests after 7 days, Greenwood County will begin negotiating a design contract with Dorn Design Studio.

Greenwood County Council - Agenda Request

Funding Factors:

- 2024 CPST, Project #2-Phase 1 of the Fire Service Master Plan is allocated \$21,109,172.
- \$4,923,644 has currently been collected for phase 1 of the Fire Service Master Plan
- The proposed total budget for the new fire station is approximately \$2 million.

Options/Recommendation:

- Recommend approval of the selection of Dorn Design Studio, LLC for the right to negotiate a contract for the design of the new Greenwood County Fire Station #60-Lower Lake.

Attachments (list supporting documents):

- RFQ Tabulation of the 12 firms that applied.
- Dorn Design Studio qualification submission

Vendor	Steve Holmes	Derek Oliver	Josh Skinner	Total Score
Beaufort Design Build	69	75	90	78
Craig Gaulden Davis PBK	82	92	98	90.67
Creech & Associates	78	66	89	77.67
CROFT & Associates	88	65	82	78.33
Dorn Design Studio, LLC	91	92	99	94
DP3 Architects, Ltd.	88	83	93	88
KSA Architecture	38	55	45	46
M. E. & P. Inc., Engineering	48	63	72	61
MRB Group	68	71	74	71
Raymond Global, Inc.	76	80	93	83
Stewart Cooper Newell Architects	79	77	93	83
Tate Synder Kimsey Architects, Ltd.	84	68	75	75.67

REQUEST FOR QUALIFICATION

2026-RFQ-024

ARCHITECTURAL/ENGINEERING SERVICES FOR THE DESIGN OF A NEW

LOWER LAKE-FIRE STATION 60

RESPONSE DEADLINE: August 13, 2026, 2:00 pm

OWNER:



County of Greenwood, SC

DESIGN FIRM:



WATSON LEE DORN, III, AIA, NCARB

Principal Architect

5133 Washington Road, Suite 300 • Evans, Georgia 30809

706.496.9437 • watsonleedorn@gmail.com



5133 Washington Road, Suite 300
Evans, Georgia
706-496-9437
watsonleedorn@gmail.com

August 13, 2026

Greenwood County
Selection Committee
Greenwood, South Carolina 29646

RE: 2026-RFQ-024 Architectural/Engineering Services for the Design of a New Lower Lake Fire Station 60

Dear Selection Committee,

On behalf of Dorn Design Studio, we are pleased to submit this Letter of Interest to be selected as your Architect / Engineer (A/E) team for the Lower Lake Fire Station 60. Dorn Design Studio brings more than three decades of design experience delivering high-quality, mission-critical facilities for public safety agencies across South Carolina and Georgia.

Fire and emergency services facilities are a core focus of our architectural practice. We understand the complex operational and technical demands of modern fire stations and the importance of integrating rapid response, efficient circulation, durability, and adaptability with firefighter health, safety, and wellness. Our designs emphasize operational readiness, contamination control, clean-to-dirty separation, quality living and recovery environments, and long-term value — creating resilient facilities that support both the mission and the people who serve.

We are currently designing two new fire stations for Morgan County, GA, approximately 7,000–8,000 SF, that will serve as prototypes for the County's long-term fire station program. In addition, we have been awarded a new three-bay, 14,000 SF fire station for Cobb County, GA, and are in the final design stages of a 20,000 SF multi-purpose Fire Training Facility for Cobb County that includes an apparatus driver training course. These facilities are being developed as models for future stations and demonstrate our ability to deliver efficient, durable solutions that maximize value for the owner. Our experience delivering these mission-critical projects provides real-time insight into materials, systems, detailing, and sequencing that directly benefit fire station building programs.

As your Design team, we bring a trusted partnership of architects and engineers with a successful history of public safety projects. Our goal for facility design is to align scope, budget, and schedule from day one.

We appreciate your consideration and welcome the opportunity to further discuss how Dorn Design Studio can support Greenwood County's vision for the new Lower Lake Station 60 for the Ninety-Six community.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Watson Lee Dorn, III', is written over a faint circular blue stamp.

Watson Lee Dorn, III, AIA, NCARB
Principal Architect/Owner
Dorn Design Studio

A seasoned leader with 30 years of experience as a Project Manager and Principal Architect, Mr. Dorn brings a proven ability to build and lead high-performing project teams. His diverse portfolio includes governmental, public safety, commercial, healthcare, educational, recreational, religious, and industrial facilities. He also offers extensive expertise in multiple project delivery methods, including Design-Build, Design-Bid-Build, and Negotiated delivery.

Over the course of his career, Mr. Dorn has successfully coordinated complex, multi-discipline projects, delivering thoughtful, client-focused solutions. His comprehensive understanding of various project delivery systems and operational requirements positions him to effectively assemble and manage design teams for projects of any scale or complexity.

As founder and Principal Architect of Dorn Design Studio, Mr. Dorn leads every project personally, from initial programming through construction administration. Because that responsibility rests directly with the Principal, **projects are intentionally pursued with careful consideration of the firm's capacity to provide each client the leadership, attention, and responsiveness their project deserves.** This focused approach ensures continuity, accountability, and technical rigor throughout the process, providing clients consistent, informed professional service from initial planning through successful project completion.



Watson Lee Dorn, III, AIA, NCARB

Principal Architect/Owner

706-496-9437

watsonleedorn@gmail.com

Office Location:

5133 Washington Road, Suite 300
Evans, Georgia

EDUCATION

- M. Architecture, Clemson University, 1999
- B.S. Architecture, Georgia Institute of Technology, 1992

ACTIVE ARCHITECT REGISTRATIONS

- SC | #6823
- FL | #AR98224
- GA | #12029
- MS | #5672
- NC | #15987
- LA | #9715
- AL | #8258
- AR | #912016

SIMILAR DESIGN EXPERIENCE

- Augusta Fire Station #2, Augusta, GA*
- Augusta Fire Station #20, Augusta, GA*
- Augusta Fire Station #3, Augusta, GA*
- Augusta Fire Department EOC, Concept Only*
- Columbia County Fire Station #2, Evans, GA*
- Raysville Fire Station, McDuffie County, GA*
- City of Barnwell Fire Station #1, Barnwell, SC*
- Emergency Operations Center for Colleton County Fire Department, Walterboro, SC*
- Colleton County Fire Station #6, Greenpond, SC*
- Colleton County Fire Station #12, Neyles, SC*
- McCormick County EMS Headquarters, SC
- McCormick County North EMS/Fire Station, SC*
- Ware Shoals Fire Department, Ware Shoals, SC*

**Denotes principal architect while employed at JLA*



McCormick County Fire and EMS Headquarters



City of Barnwell New Fire Station



McCormick North EMS Substation



Augusta Fire Station #2



Augusta Fire Station #3



Columbia County Fire Station #2

FIRE STATION ENGINEERING TEAM



Mechanical (HVAC), Plumbing + Electrical + Fire Protection Engineering



James D. Joye II, PE

Principal | Electrical Engineer

Principal with 30 years of experience in project management and electrical design, including power distribution, lighting, emergency power, communications, fire alarm, security, and code review.

PROJECT ROLE: Principal / Electrical Engineer

EDUCATION: BS Electrical Engineering, The Citadel

REGISTRATIONS: PE: GA #29511, IL #062 059799, FL #63674, MI #2009005115, NC #29820, SC #21651, TN #00111496, TX #99163, VA #0402041210



Brad Cain, PE, LEED AP

Senior Mechanical Engineer

Professional Engineer and LEED Accredited Professional with 31 years of experience in mechanical engineering, including HVAC, plumbing, fire protection design, specifications, and field investigations.

PROJECT ROLE: Senior Mechanical Engineer

EDUCATION: BS Mechanical Engineering, University of Florida; Pre-Engineering Coursework, Morehead State University

REGISTRATIONS: PE: FL #56561, LA #41168, NC #044643, SC #34094; NCEES Mechanical Y2000 / Fire Protection Y2004; USGBC Y2010

RELEVANT FIRE STATION EXPERIENCE

BMW Fire and Emergency Response Station

GREER, SC

10,500 SF conversion with two apparatus bays, training area and sleeping quarters for eight; lighting, power/emergency power, communications, security and fire alarm.

South Greenville New Fire Station

GREENVILLE, SC

6,000 SF LEED-certified station with two apparatus bays, training area and sleeping quarters; MEP design and rooftop photovoltaic system.

Woodruff New Fire Station

WOODRUFF, SC

4,000 SF, three-bay station with day room and kitchen; MEP documents and emergency generator system for life-safety and emergency loads.

Two New Boiling Springs Fire Stations

BOILING SPRINGS, SC

Electrical design including photometric analysis, power distribution, communications, security and fire alarm; construction-phase supervision.

Prosperity New Fire Station #2

PROSPERITY, SC

8,000 SF station with sleeping quarters and a three-bay truck area; lighting, site lighting, power, communications, security and fire alarm.

Greenwood New Fire Station

GREENWOOD, SC

Electrical permitting and bid documents, photometric analysis, power, site lighting, emergency systems, communications, security and fire alarm; construction administration.

Consolidated New #5 Fire & Rescue Station

NEWBERRY, SC

5,000 SF station; power and lighting systems and emergency system with manual transfer switch for a portable generator.



Mark Amick, PE

Principal-in-Charge | Civil + Structural Engineering

Nearly 40 years of civil engineering experience, including civil/site, structural, water, wastewater, and hydrology design.

EDUCATION: BS Civil Engineering, Clemson University, 1982

REGISTRATIONS: Professional Engineer - SC, NC, GA, AL

RELEVANT EXPERTISE: Site grading, roads and parking, stormwater and erosion control, utilities, foundations, structural steel, and reinforced masonry.

Civil + Structural Engineering

Ware Shoals Fire Station 45

WARE SHOALS, SC

7,500 SF five-bay new PEMB fire station. Provided all Civil/Site engineering including utilities, stormwater, grading and staking plans, site circulation and parking and permitting through SCDES and SCDOT.

Carter Road Fire Station 62 – Lower Lake District

NINETY-SIX, SC

2,500 SF two-bay new PEMB fire station. Provided all Civil/Site engineering including utilities, stormwater, grading and staking plans, site circulation and parking and permitting through SCDES and SCDOT.

Barnwell Fire Station #1

BARNWELL, SC

20,000 SF five-bay new two-story Fire Station. This project presented unique challenges as it was built on the same property as the existing station that had to remain operational until services could be transferred to the new facility. A phased site development plan was designed and executed with the original station being demolished at the end of the project. Provided all Civil/Site engineering including utilities, stormwater, grading and staking plans, site circulation and parking and permitting through SCDES and SCDOT.

Experience of the Firm

Principal-led public safety facility design for Greenwood County's Lower Lake Fire Station 60

30+

YEARS OF EXPERIENCE

27+

FIRE & EMS FACILITIES

20+YEARS SERVING CLIENTS
IN GREENWOOD COUNTY

Firm Overview & Leadership

Dorn Design Studio is intentionally structured as a principal-led architectural practice where every project receives the direct involvement and leadership of Mr. Dorn from beginning to end. The firm selectively pursues projects where that level of personal attention can provide meaningful value, ensuring that responsibility for the work remains clear and consistent throughout the design and construction process.

Rather than transferring a project between design teams or layers of management, Mr. Dorn remains directly engaged in the decisions that shape its success—working with the Owner, consultants, and contractors to maintain the project vision, resolve challenges, and protect the Owner's priorities. This approach combines the responsiveness and accountability of a focused practice with the experience, technical rigor, and consultant resources required to successfully deliver complex public safety facilities.

Public Safety Facility Expertise

Although Mr. Dorn's portfolio spans many diverse project types, he has developed specialized expertise in planning and designing public safety facilities. Throughout his career, he has collaborated closely with fire departments, emergency medical services, and local government officials to create facilities that support emergency response operations while prioritizing firefighter health and safety. His approach reflects contemporary station planning principles, including clean/dirty zoning, decontamination pathways, durable materials, indoor environmental quality, and living spaces that encourage wellness, recovery, and fire personnel retention.

Relevant Experience: Ware Shoals Fire Station 45

This experience directly applies to Greenwood County's proposed Lower Lake Fire Station 60. The County has identified Ware Shoals Fire Station 45 as the model for the new facility's general size, function, and layout, with the exception that Fire Station 60 will be replacing the 911 call center component with sleeping quarters for eight firefighters. While employed by JLA, Mr. Dorn served as the Project Architect for the original concept design that Ware Shoals Fire Station 45 was based on. In that role, he worked closely with the Owner and project stakeholders to establish the planning concepts, operational relationships, and facility organization that shaped the conception of the completed station. Our goal is not to duplicate Ware Shoals Fire Station 45, but to build on its proven planning concepts while refining the design to address the Lower Lake site's unique conditions and Greenwood County Fire Rescue's operational goals. **With the architect who developed Station 45's original concept plan leading this project, Greenwood County gains continuity of experience along with the benefit of lessons learned and advances in public safety facility design.**

Local Presence & Regional Commitment

Dorn Design Studio, in Evans, GA and located just 60 miles from the Lower Lake Fire Station project site, brings deep roots in Greenwood County, where four generations of the Dorn Family have called home. Mr. Dorn, Principal Architect, lived and practiced architecture in Greenwood for more than twenty years before moving to Augusta and ultimately founding Dorn Design Studio. Throughout his career, he has worked with County, local city and town municipalities, public safety agencies, and community stakeholders, developing a thorough understanding of public work and the regulatory environment, development practices, and community priorities that come with these projects. Dorn Design Studio is fully authorized to practice architecture in South Carolina and is committed to maintaining an active, principal-led presence throughout the project. Our proximity allows for regular in-person meetings, prompt site visits, responsive construction support, and direct access to the Principal Architect throughout every phase of the project.

Consultant Team

Our regional commitment is further strengthened by a consultant team with exceptional local knowledge and long-standing professional relationships. Carolina Engineering, headquartered in Ninety-Six, South Carolina, and led by Mark Amick, PE, has partnered with Mr. Dorn for more than twenty years. Mr. Amick brings extensive experience serving Greenwood County, most notably as the Engineer of Record for both Ware Shoals Fire Department 45 and Carter Road Fire Station 62 in Ninety-Six, SC. Salas O'Brien, serving as Mechanical, Electrical, Plumbing, and Fire Protection Engineer, is led by James Joye, who has collaborated with Mr. Dorn for more than twenty-five years on numerous public safety projects, including Greenwood Fire Station #3 on Jenkins Springs Rd when they were both practicing with other firms. Our team combines decades of specialized fire station design expertise with four active fire station projects currently in the design phase. Collectively, our team offers the responsiveness and accessibility of a locally connected practice, supported by decades of experience, established relationships within Greenwood County, and the technical depth necessary to successfully deliver a successful Lower Lake Fire Station 60 project.

Current Relevant projects

COBB COUNTY, GA

- Cobb County Fire & Emergency Services Multipurpose Center at Valor Drive; Marietta, GA
- Cobb County Fire Station #20; Marietta, GA

MORGAN COUNTY, GA

- Morgan County Fire Station #4; Buckhead, GA
- Morgan County Fire Station #9; Rutledge, GA



Cobb County Fire & Emergency Services Multi-Purpose Center

20,000 SF | Valor Drive Fire Training Facility

Multi-purpose training center featuring an auditorium, training classrooms, catering kitchen, conference and support spaces, with an apparatus driving training course integrated into the overall site plan.



Morgan County Fire Prototype Station Design

7,500 SF | 3-Bay Back-In Fire Station

Prototype station design featuring eight bunk rooms and an efficient pre-engineered metal building (PEMB) system.

Project Approach

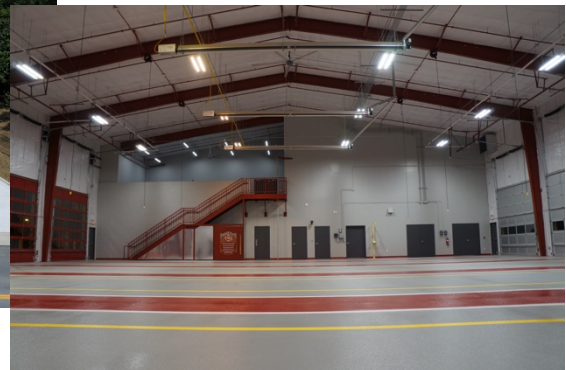
A principal-led design process for Greenwood County's Lower Lake Fire Station 60

At Dorn Design Studio, we believe exceptional fire station design begins long before plans are drawn. Every successful public safety facility results from attentive engagement, thoughtful planning, disciplined technical execution, and continuous collaboration. **Our approach is intentionally principal-led, ensuring the architect responsible for understanding Greenwood County's vision remains actively engaged from the first programming meeting through final construction closeout.**

For Lower Lake Fire Station 60, our process begins with a thorough understanding of Greenwood County's operational goals and its desire to create a station comparable in function and organization to Ware Shoals Fire Station 45, while incorporating lessons learned from years of operational experience. Having developed the original bridging documents for Ware Shoals Fire Station 45 while with a previous firm, Mr. Dorn brings firsthand knowledge of the planning concepts that established the benchmark facility referenced in this RFQ — That experience provides valuable insight into what has proven successful while identifying opportunities to further enhance functionality, firefighter wellness, operational efficiency, and long-term value.



City of Barnwell Fire Station #1



OUR TEN-PHASE PROCESS

01

Programming & Initiation

02

Site Evaluation & Due Diligence

03

Schematic Design

04

Design Development

05

Construction Documents

06

Quality Management

07

Permitting & Regulatory
Coordination

08

Bidding Assistance

09

Construction Administration

10

Project Closeout

Programming & Project Initiation

Every project begins with understanding the people who will use the facility. During programming, we work closely with Greenwood County administration, Fire Rescue leadership, station staff, and other stakeholders to establish a comprehensive understanding of operational needs, staffing, apparatus deployment, emergency response procedures, maintenance, and future growth. Rather than simply confirming square footage requirements, we evaluate how every space contributes to daily operations and emergency response — apparatus circulation, firefighter movement, clean/dirty separation, turnout gear storage, decontamination, living quarters, administrative functions, training, security and technology integration. This collaborative process establishes a clear project vision. Current program is a proposed 5-bay station, sleeping quarters for 8, 3.5 bathrooms, a full kitchen, utility room with washer and dryer and multiple office/meeting rooms.

Existing Conditions, Site Evaluation & Due Diligence

Concurrently with programming, our team coordinates all required investigative services, including boundary and topographic surveying, asbestos inspection, geotechnical exploration, utility verification, and site analysis, documenting existing conditions to identify opportunities and constraints. Site planning focuses on safe and efficient apparatus movement, public access, staff parking, stormwater management, grading, and utility coordination, in compliance with Greenwood County requirements and applicable SCDES and SCDOT regulations. Early coordination with permitting agencies reduces project risk and supports a predictable development schedule. This will be of particular importance for the Lower Lake Fire Station 60 as the existing buildings will require asbestos testing and remediation prior to demolition.

Schematic Design

Schematic design transforms operational objectives into architectural solutions. Building spatial relationships, circulation, functional adjacencies, and site organization are explored through collaborative review with Greenwood County. Apparatus bays are organized to maximize operational efficiency while minimizing conflicts between emergency response and administrative or public functions. Living areas promote firefighter wellness through thoughtful separation of active and quiet spaces, natural daylight, acoustic control, and residential-quality amenities that support twenty-four-hour occupancy. Multiple alternatives are evaluated to optimize efficiency, construction cost, long-term maintenance, and flexibility for future departmental needs.

Subject Matter Expert: Chief Adam Storey

Chief Adam Storey is a valuable asset and resource for Dorn Design Studio. As a consultant, he can provide program review, facility operations and maintenance review, and risk management and mitigation when a project requires such services.



Chief Adam Storey

Public Safety Subject Matter Expert

- 28-year fire service veteran and current Cobb County Fire & Emergency Services Division Chief of Logistics
- Extensive owner's representative experience on public safety capital improvement projects, with expertise in fire station programming, capital planning, budgeting, procurement, and facility operations
- Programming experience encompassing 185,000+ SF of fire stations and training facilities
- Brings the project team a firsthand understanding of how fire facilities must function for the personnel who operate them every day

Design Development

During design development, the selected concept evolves into a fully coordinated building system. Architectural, structural, civil, mechanical, electrical, plumbing, fire protection, and technology systems are developed concurrently to maintain complete integration. Regular coordination meetings with consultants, Greenwood County representatives, and fire department personnel ensure design decisions continue to support operational objectives while maintaining budget and schedule expectations. Material selections emphasize durability, ease of maintenance, and energy efficiency appropriate for a critical public safety facility.

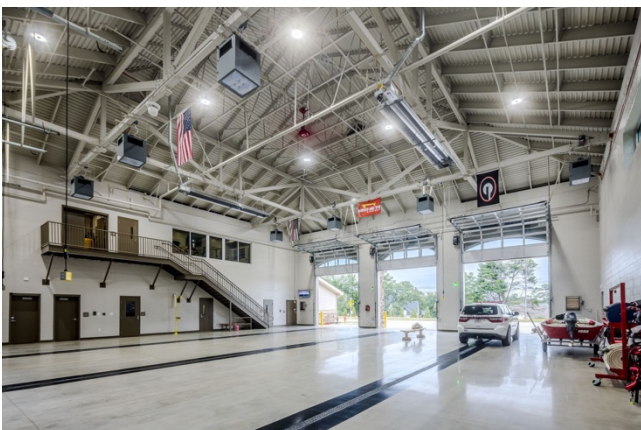
Construction Documents

We translate the approved design into coordinated drawings and specifications for permitting, competitive bidding, and construction — clear, complete documents that communicate design intent, minimize Requests for Information (RFI), reduce change orders, and support efficient construction. Comprehensive quality assurance and quality control procedures continue throughout document development. Internal interdisciplinary reviews verify coordination among architectural, structural, civil, and MEP systems while confirming compliance with applicable building codes, accessibility requirements, fire protection standards, and South Carolina regulations.

Quality Management

Quality at Dorn Design Studio is not a single review performed at the conclusion of design — it is integrated into every phase. It begins during programming with clear goals and measurable performance objectives, and continues through the Principal Architect's direct, continuous involvement in every major decision, evaluating constructability, operational efficiency, maintainability, and long-term value rather than relying on multiple layers of project management.

Formal QA/QC reviews are completed at key milestones — preliminary design, approximately 50 percent completion, and final construction documents — confirming coordination among disciplines and compliance with codes. Special attention is given to apparatus circulation, firefighter decontamination, emergency response routes, building security, operational adjacencies, and building-system maintainability. **Constructability is an integral component of our quality management process.** Drawing upon decades of experience working collaboratively with contractors through both traditional delivery and design-build procurement, our team evaluates construction sequencing, material availability, system accessibility, and installation complexity during design. This discipline continues through bidding and construction, where shop drawings, RFIs, and proposed changes are reviewed against the design intent, supported by periodic site observations. Every project receives direct principal involvement, disciplined technical oversight, and continuous communication with the Owner.



Columbia County Fire Station #2



EZGO Training Room

Permitting & Regulatory Coordination

Dorn Design Studio coordinates all required submissions necessary to obtain regulatory approvals, including Greenwood County Planning and Zoning, Engineering, and Building Departments, as well as SCDES and SCDOT where applicable. Our team works proactively with reviewing agencies to address comments efficiently, maintain project momentum, and minimize delays during permitting.

Bidding Assistance

Following completion of the construction documents, we support Greenwood County throughout procurement — preparing bidding documents, responding to contractor questions, issuing addenda, evaluating substitutions, and assisting with bid review — maintaining design integrity while promoting a competitive bidding environment that provides the County with the greatest value.

Construction Administration

Construction administration extends our commitment to quality beyond design. We serve as Greenwood County's professional representative — interpreting construction documents, reviewing shop drawings and product data, responding to RFIs, participating in progress meetings, reviewing payment applications, evaluating proposed changes, and conducting periodic construction observations. Our objective is to ensure the completed facility reflects the quality, functionality, and design intent established during programming, with active communication among the Owner, Contractor, consultants, and design team promoting timely decisions and efficient resolution of field encountered conditions.

Project Closeout

As construction nears completion, we coordinate a comprehensive closeout — substantial completion inspections, punch list development, verification of corrective work, commissioning support, O&M documentation, staff training coordination, record document review, warranty documentation, and final acceptance — so Greenwood County can rely on the facility from day one of occupancy. Our commitment continues through the warranty period, ensuring a facility that supports reliable emergency response and mission-critical operations for decades to come.

Throughout every phase, Dorn Design Studio provides responsive communication, disciplined project management, and direct principal involvement — carrying Greenwood County's vision from initial planning through final occupancy.



Project Site

5214 Highway 702, Ninety-Six, South Carolina

55 Mi

OFFICE TO PROJECT SITE

1 hr 15 min

ESTIMATED COMMUTE

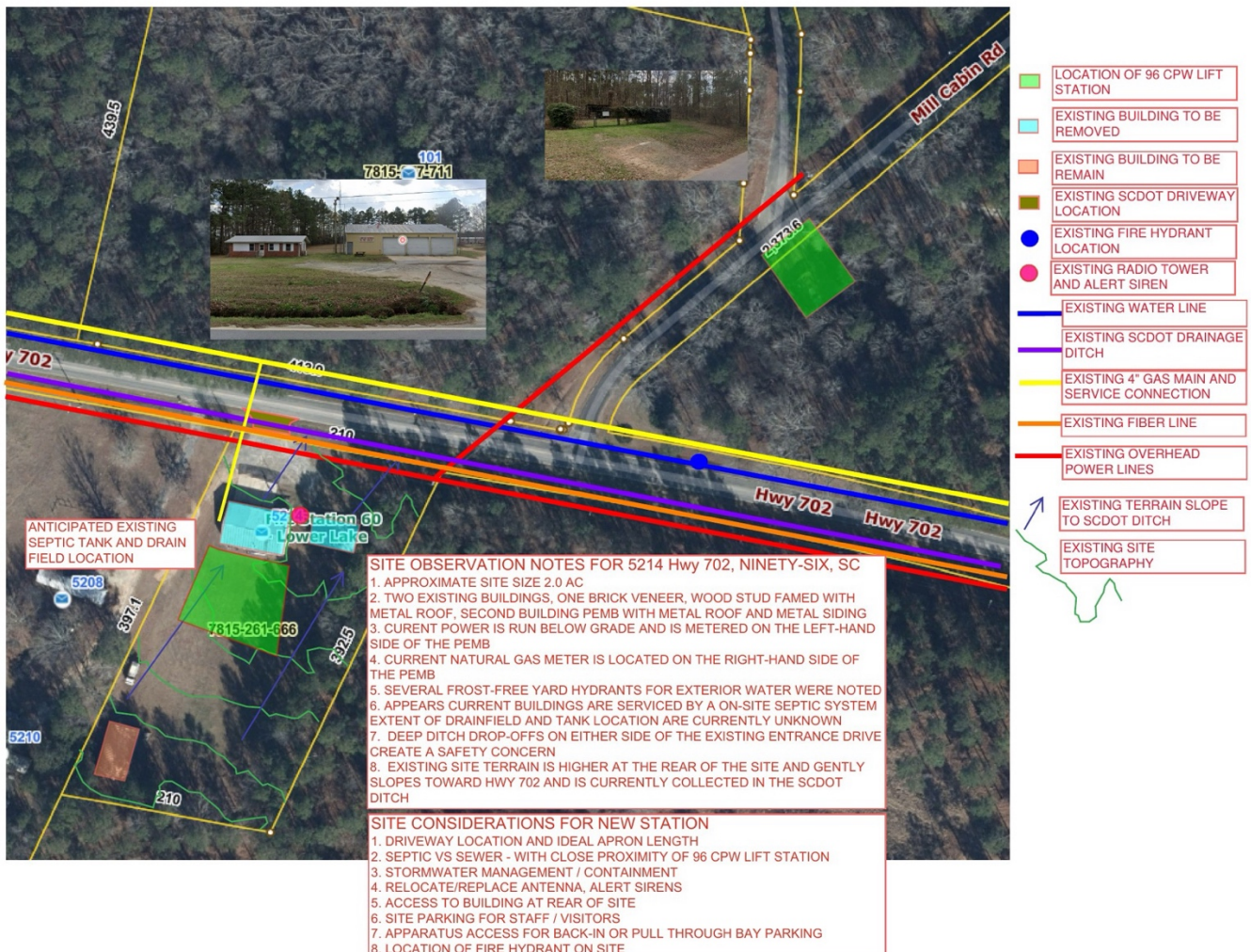
5 Min

CIVIL/STRUCTURAL ENGINEER TO SITE

Firm Proximity

Proximity to the project site is part of the evaluation criteria for this project. Dorn Design Studio's office is located 55 miles from the project site — approximately a one-hour, fifteen-minute commute to Ninety-Six, SC. Our project Civil and Structural Engineer is located in Ninety-Six, SC, just five minutes from the site.

This proximity will be critical during predesign, programming, and site investigation as we evaluate building placement, SCDOT encroachment permitting, SCDES coordination, and alternative utility approaches available through 96 CPW. To prepare for these initial discussions, we have provided a preliminary evaluation of the existing site located at 5214 Highway 702, Ninety-Six, SC to familiarize our team with the site.



South Carolina Business License Statement

Dorn Design Studio, LLC is a Georgia limited liability company duly authorized to transact business in South Carolina through a Certificate of Authority issued by the South Carolina Secretary of State. The firm is also registered with the South Carolina Board of Architectural Examiners and holds a current Certificate of Authorization permitting the practice of architecture in South Carolina.

Our Commitment

Every project represents more than a building—it represents our client’s investment, mission, and future. Lower Lake Fire Station 60 should do more than replicate a proven facility; it should build upon that foundation through thoughtful planning, greater operational efficiency, durable construction, and a clear focus on the first responders who will depend on it every day.

Guided by integrity, stewardship, collaboration, and a pursuit of excellence, Dorn Design Studio welcomes the opportunity to partner with Greenwood County to create a facility that advances operational readiness, supports firefighter health and safety, strengthens the Lower Lake community, and provides lasting value for generations to come. Through responsive communication, technical rigor, and personal principal involvement, we are prepared to provide the leadership and attention necessary to make Station 60 a facility that Greenwood County and its first responders can proudly call their own.



Lower Lake Fire Station 60 - Concept Rendering



August 10, 2026

RE: Watson Lee Dorn, III, AIA – Columbia County Fire Rescue Station #2

To whom it may concern:

It is an honor to write a professional recommendation letter for Watson Lee Dorn, III, AIA. I have had the pleasure of working with him throughout the design and delivery of the Columbia County Fire Station #2 Replacement Project. Throughout the project, Mr. Dorn demonstrated exceptional professionalism, technical expertise, and a thorough understanding of the operational requirements of a modern fire station.

CCFR Station #2 was designed to support the mission of Columbia County Fire Rescue by emphasizing operational efficiency, firefighter health, and service to the community. This was achieved by Mr. Dorn in many ways; developing a facility that provides efficient apparatus movement, creating logical relationships between operational and support spaces, and by clearly defining cold/warm/hot zones throughout the facility. His attention to detail, ability to balance operational needs with budget considerations, and commitment to quality resulted in a facility that continues to perform exceptionally well and meet the County's expectations.

A defining strength of the project is its focus on firefighter health and safety. The station's layout promotes efficient emergency response while providing functional living quarters, support spaces, and work areas that enhance crew readiness, comfort, and overall well-being during extended shifts. Every aspect of the design reflects a clear understanding of the unique demands placed on today's fire service personnel and the importance of creating a safe, efficient, and resilient working environment. Despite the challenges of a constrained site, Mr. Dorn successfully integrated the station into the surrounding community. The facility presents a civic presence that reflects the pride and commitment of Columbia County Fire Rescue and reinforces the department's role as a trusted public resource.

Based on my experience working with Watson Lee Dorn, III, AIA, it is with full confidence that I recommend him without reservation for the planning and design of fire stations and other public safety facilities. His ability to translate the operational needs of first responders into durable, efficient, and community-focused facilities makes him an outstanding architect and a valuable partner for any public-sector client.

If you have any further questions regarding his qualifications, please do not hesitate to contact me.

Sincerely,

Steven D. Prather, AIA, NCARB
Division Director, Facility Services
Columbia County Board of Commissioners
706.829.6335 mobile
sprather@columbiacountyga.gov

A handwritten signature in blue ink, appearing to read "S. D. Prather".

Bernard Hamby
Chairman, County Council

Charles Jennings
Vice Chairman, County Council

Charles Cook
County Council

Jacqueline Brown
County Council

David Morrah
County Council



McCormick County
The Natural Pace of Life

610 South Mine Street
McCormick, South Carolina 29835
(864) 852-2231
FAX (864) 852-2783
Email: info@mccormickcountysc.org

James Upchurch
County Administrator

August 11, 2026

To Whom It May Concern:

As the McCormick County Building Official, I have been working with Watson Lee Dorn III for over 25 years on county projects such as historic courthouse renovation, new law enforcement center, new EMS headquarters, and EMS North substation. During this time, I can only say great things about Lee. He has been very pleasant to work with; he always finds solutions to our problems when they occur. Each of the projects mentioned above had different contractors and he worked well with them and with us on making sure the projects were completed on time and within our budget range.

I would highly recommend him for any projects and look forward to using him in the future on any projects the county may have.

Sincerely,

Ryan Branyon
McCormick County Building Official



August 6, 2026

Letter of Recommendation

To Whom It May Concern,

It is my pleasure to provide my highest recommendation for Lee Dorn and his architectural design services. Over the past ten years as the Senior Facilities Engineer at E-Z-GO in Augusta, GA I have worked closely with Lee on projects ranging from office renovations to large-scale facility redevelopments, and he has consistently exceeded expectations in both design excellence and client partnership.

The most notable project we have collaborated on was the rebuild of our corporate headquarters building on Marvin Griffin Road in the aftermath of an extreme weather event that left 40% of the building demolished and over 150 employees displaced. In the wee hours of the morning, Lee immediately partnered with our team to assess the damage, support safe demolition efforts, and develop a vision for rebuilding a facility that better supported our modern business needs.

This 100,000sq.ft. building was purchased by E-Z-GO in the 1980's and was originally constructed in the 1960's as an industrial warehouse. Over the years the interior of the building grew organically to accommodate our needs as a corporate office, rather than a warehouse. As you can imagine, that left this building truly a maze inside with no defined identity.

As more than half of the existing structure was left undamaged, it was imperative to design the new portion of the structure in such a way to honor and incorporate the industrial heritage. One of Lee's greatest strengths is his ability to balance respect for a facility's history with the vision and innovation required to create modern, functional spaces. This rare combination allows him to develop designs that are both beautiful and highly practical. Lee's design transformed a dated facility into a modern corporate headquarters that improved functionality, navigation, and overall employee and visitor experience.

Projects of this magnitude often require multiple years to execute, however with Lee's collaboration we were able to fully repatriate into the brand-new structure in just 14 short months, with several departments moving in as soon as 8 months post storm. Beyond design, Lee played an important role in helping us navigate the insurance and financial complexities of the project. His ability to identify opportunities to reuse existing infrastructure and equipment helped maximize value while maintaining the integrity of the final design.

Today, the facility serves as a source of pride for our organization. The soaring bow-string truss entry, expansive storefront glass, and carefully integrated stamped EIFS panels successfully honor the building's heritage while creating a modern and welcoming corporate presence.

What sets Lee apart is his ability to combine architectural creativity with practical business awareness, resulting in solutions that are aesthetically impressive, operationally effective, and financially responsible. Lee is the type of architect and consultant every organization hopes to find: knowledgeable, responsive, innovative, and fully invested in his clients' success. I recommend him without reservation and would gladly partner with him again on future projects.

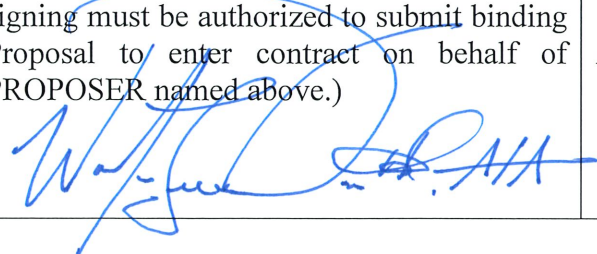
I would be happy to speak about additional projects and my experiences working with him if desired. Feel free to reach out to me at (706) 414-6140, or meredithbrown@textron.com.

Many Thanks,

Meredith Brown, Sr. Facilities Engineering, E-Z-GO, meredithbrown@textron.com

Alan Gay, Facilities Manager, E-Z-GO, markgay@textron.com

BID HOLDING AND AUTHORIZATION

By submitting a Proposal, you agree to be bound by the terms of the solicitation. You agree to hold your Proposal open for a minimum of ninety (90) calendar days after the Opening Date. You agree that your Proposal can be made public under the Freedom of Information Act, 5 U.S.C § 552 . Greenwood County reserves the right to reject any and all Proposals, and to waive any informalities or irregularities.	
NAME OF PROPOSER (Full legal name of business submitting the Proposal) Dorn Design Studio, LLC	PROPOSER'S TYPE OF ENTITY: (Check one) ☐ Sole Proprietorship ☐ Partnership ☐ Corporation (tax-exempt) ☐ Corporate entity (not tax-exempt) ☐ Government entity (federal, state, or local) ☒ Other <u>LLC</u>
PRINTED NAME (Printed name of person signing below) Watson Lee Dorn, III	
TITLE (Business title of person signing below) Owner / Architect	
CONTACT PERSON NAME, PHONE NUMBER, AND EMAIL ADDRESS Watson Lee Dorn, III, phone: 706-496-9437, email: watsonleedorn@gmail.com	
Instructions regarding PROPOSER's name: Any award issued will be issued to, and the contract will be formed with, the entity identified as the PROPOSER above. A Proposal may be submitted by only one legal entity. The entity named as the PROPOSER must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, <i>i.e.</i> , a separate corporation, partnership, sole proprietorship, etc.	
STATE OF INCORPORATION (If PROPOSER is a corporation, identify the state of Incorporation.) Georgia	
TAXPAYER IDENTIFICATION NO. 39-3129808	STATE LICENSE NO. SC License # 6823 SC COA # 102263
HOME OFFICE ADDRESS (Address of principal place of business): 5133 Washington Rd, Suite 300 Evans, GA 30809	PAYMENT ADDRESS (Address to which payments will be sent.) 5133 Washington Rd, Suite 300 Evans, GA 30809
EMAIL: watsonleedorn@gmail.com	PHONE: 706-496-9437
By signing below, the PROPOSER certifies they are qualified and hold all licenses, permits, and regulatory authority to perform the scope of work set forth in the Proposal description. Upon request, proof of licenses, permits, and regulatory authority must be provided to the owner prior to contract award.	
AUTHORIZED SIGNATURE (Person signing must be authorized to submit binding Proposal to enter contract on behalf of PROPOSER named above.) 	DATE: August 13, 2026

Greenwood County Council - Agenda Request

Department: Treasurer

Contact Person: Steffanie Dorn

Agenda Date and Meeting (Admin or Reg):

October 6, 2026

Issue Under Consideration:

Discussion regarding Ad Hoc Committee for Data Centers Funding.

Points to Consider:

Funding Factors:

Options/Recommendation:

Attachments (list supporting documents):

Greenwood County Council - Agenda Request

Department: Treasurer

Contact Person: Steffanie Dorn

Agenda Date and Meeting (Admin or Reg): October 6, 2026

Issue Under Consideration:

1. Reappointment of Tax Commissioner for Country Homes, Kelvin Mcgraw for a four-year term who expired on 9/6/26
District 3 – Johanna Bishop
2. Appointment of Tax Commissioner for Rockcreek , Kim Sansbury for a two-year term who will replace Cynthia Brewer who expired on 9/15/26 District 6 –
Robbie Templeton
3. Reappointment of Tax Commissioner for Forest Hills , Kieth Snead for a four-year term who expired on 5/15/26 District 6 – Robbie Templeton
4. Reappointment of Tax Commissioner for Ammonwood , Loy E. Sartin for a four-year term who expired on 4/15/26 District 7 – Theo Lane
5. Appointment of Tax Commissioner for Ammonwood, Rosemary A. Durgin for a four-year term who will replace Whitney Craig who expired on 4/21/25 District 7 – Theo Lane
6. Reappointment of Tax Commissioner for Virgin Heights , John H. Blocker for a four-year term who expired on 4/14/26 District 7 – Theo Lane

Points to Consider:

Funding Factors:

Options/Recommendation:

Attachments (list supporting documents): Recommendation for Tax Commissioner Form signed and brought to the Treasurer's office.



Greenwood County Treasurer's Office

600 Monument St Suite P106

Greenwood, SC 29646

Phone: (864)942-8619 Fax: (864)942-8635

Date: 9/3/26

Special Tax District: Country Homes

Expiring Tax Commissioner: Kelvin McGraw

Expiration Date: 9/6/26

Person Recommended To Replace Expiring Tax Commissioner

You may recommend yourself if your term is expiring

Name: Kelvin McGraw

Street Address: 218 B Grace street

City: Greenwood State: SC Zip: 29646

Email Address: mcgrawkm@yahoo.com

Phone Number: 864-993-5545

Signature of Potential New/Reappointed Commissioner:

Kelvin McGraw Date: 9/3/26

Commissioner Recommending New Commissioner

2 signatures required by commissioners who have previously been approved by County Council.

An existing Commissioner may sign their own reappointment recommendation

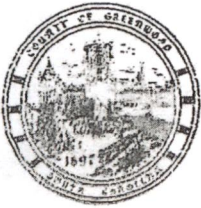
Chris Phillips
Commissioners Signature

9/3/26
Date

Kelvin McGraw
Commissioners Signature

9/3/26
Date

****Please make sure all highlighted sections are signed. Without the appropriate signatures, this form is not valid****



Greenwood County Treasurer's Office

600 Monument St Suite P106

Greenwood, SC 29646

Phone: (864)942-8619 Fax: (864)942-8635

Date: 9-7-2026

Special Tax District: Rockcreek HOA

Expiring Tax Commissioner: Cynthia Brewer

Expiration Date: Aug 31, 2026

Person Recommended To Replace Expiring Tax Commissioner

You may recommend yourself if your term is expiring

Name: Kim Sansbury

Street Address: 104 Pinebark Lane

City: Greenwood State: SC Zip: 29649

Email Address: wksansbury2003@yahoo.com

Phone Number: 864-980-7809

Signature of Potential New/Reappointed Commissioner:

Kim Sansbury Date: 9-7-2026

Commissioner Recommending New Commissioner

2 signatures required by commissioners who have previously been approved by County Council.

An existing Commissioner may sign their own reappointment recommendation

[Signature]
Commissioners Signature

9/7/26
Date

[Signature]
Commissioners Signature

Date

****Please make sure all highlighted sections are signed. Without the appropriate signatures, this form is not valid****



Greenwood County Treasurer's Office

600 Monument St Suite P106

Greenwood, SC 29646

Phone: (864)942-8619 Fax: (864)942-8635

Date: 9/14/2026

Special Tax District: FOREST HILLS

Expiring Tax Commissioner: KEITH SNEAD

Expiration Date: 5/15/2026

Person Recommended To Replace Expiring Tax Commissioner

You may recommend yourself if your term is expiring

Name: KEITH SNEAD

Street Address: 137 RUTLEDGE RD.

City: GREENWOOD State: SC Zip: 29649

Email Address: EKSNEAD@GMAIL.COM

Phone Number: 864-993-7046

Signature of Potential New/Reappointed Commissioner:

Keith Snead Date: 9-16-26

Commissioner Recommending New Commissioner

2 signatures required by commissioners who have previously been approved by County Council.

An existing Commissioner may sign their own reappointment recommendation

Dennis R. Hammett
Commissioners Signature
DENNIS R. HAMMETT

9/14/2026
Date

Judy Daulton
Commissioners Signature

9/14/2026
Date

****Please make sure all highlighted sections are signed. Without the appropriate signatures, this form is not valid****



Greenwood County Treasurer's Office

600 Monument St Suite P106

Greenwood, SC 29646

Phone: (864)942-8619 Fax: (864)942-8635

Date: 5/21/2026

Special Tax District: AMMONWOOD

Expiring Tax Commissioner: LOY E. SARTIN

Expiration Date: 4/15/2026

Person Recommended To Replace Expiring Tax Commissioner

You may recommend yourself if your term is expiring

Name: Loy E. Sartin

Street Address: 215 Ammonwood Dr.

City: OWD State: SC Zip: 29649

Email Address: Loyaf63@gmail.com

Phone Number: 864-344-7460

Signature of Potential New/Reappointed Commissioner:

Loy E. Sartin Date: May 21, 2026

Commissioner Recommending New Commissioner

2 signatures required by commissioners who have previously been approved by County Council.

An existing Commissioner may sign their own reappointment recommendation

[Signature]
Commissioners Signature

5/21/2026
Date

[Signature]
Commissioners Signature

5/21/2026
Date

****Please make sure all highlighted sections are signed. Without the appropriate signatures, this form is not valid****

Ja



Greenwood County Treasurer's Office

600 Monument St Suite P106

Greenwood, SC 29646

Phone: (864)942-8619 Fax: (864)942-8635

Date: 5/21/2026

Special Tax District: ANNONCATION

Expiring Tax Commissioner: Whitney Craig

Expiration Date: 5/21/2026

Person Recommended To Replace Expiring Tax Commissioner

You may recommend yourself if your term is expiring

Name: ROSEMARY A. DURBIN

Street Address: 117 KINKADE DR.

City: GREENWOOD State: SC Zip: 29649

Email Address: rowey740@gmail.com

Phone Number: 847-644-5815

Signature of Potential New/Reappointed Commissioner:

Rosemary Durbin Date: 5-21-2026

Commissioner Recommending New Commissioner

2 signatures required by commissioners who have previously been approved by County Council.

An existing Commissioner may sign their own reappointment recommendation

[Signature]
Commissioners Signature

5/21/2026
Date

[Signature]
Commissioners Signature

5/21/2026
Date

****Please make sure all highlighted sections are signed. Without the appropriate signatures, this form is not valid****



Greenwood County Treasurer's Office

600 Monument St Suite P106

Greenwood, SC 29646

Phone: (864)942-8619 Fax: (864)942-8635

Date: 9/26/26

Special Tax District: Virgin Heights

Expiring Tax Commissioner: John H. Blocker Jr

Expiration Date: 4/14/25

Person Recommended To Replace Expiring Tax Commissioner

You may recommend yourself if your term is expiring

Name: John H. Blocker Jr

Street Address: 207 Virgin Drive

City: Hodges State: S.C. Zip: 29653

Email Address: bhjdemhargmail.com

Phone Number: 864-980-4823

Signature of Potential New/Reappointed Commissioner:

John H. Blocker Jr Date: 9/16/26

Commissioner Recommending New Commissioner

2 signatures required by commissioners who have previously been approved by County Council.

An existing Commissioner may sign their own reappointment recommendation

John S. Anderson
Commissioners Signature

9/16/26
Date

Cynthia D. Gilchrist
Commissioners Signature

9/28/26
Date

****Please make sure all highlighted sections are signed. Without the appropriate signatures, this form is not valid****

Greenwood County Council - Agenda Request

Department: Treasurer's Office

Contact Person: Steffanie Dorn

Agenda Date: October 6, 2026

Issue Under Consideration: Approve SC Opioid Recovery Fund Application

Points to Consider: Application will include funding to review and update the Community Action Plan, fund a County Wide data collection system for opioid-related information, and Naloxone supplies for vending machines.

Funding Factors: Funds are available in the Guaranteed Political Subdivision fund of the SC Opioid Recovery Fund

Options/Recommendation: Recommend approval to apply for approximately \$150,000.00

Attachments (list supporting documents):

Greenwood County Council - Agenda Request

Department: Treasurer/Auditor

Contact Person: Steffanie Dorn

Agenda Date and Meeting: October 6, 2026

Issue Under Consideration: Approve Resolution amending millage for Fiscal Year June 30, 2027 for Reynolds Colony

Points to Consider: The request was looked at wrong and they had to amend their budget

Funding Factors: Ensure FY27 Budget is properly funded

Options/Recommendation: Recommend approval of amended millage rate for Reynolds Colony

Attachments (list supporting documents):

Resolution 2026-32

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

RESOLUTION NO. 2026-32

**A RESOLUTION AMENDING RESOLUTION NO. 2026-31 TO ADJUST
THE SPECIAL TAX DISTRICT FEE FOR REYNOLDS COLONY FOR
THE FISCAL YEAR BEGINNING JULY 1, 2026**

WHEREAS, the County Council of Greenwood County, South Carolina (hereinafter “the Council” and “the County”) is empowered by the Code of Laws of South Carolina to enact ordinances to assess property, levy *ad valorem* property taxes, and make appropriations for functions and operations of the County, including, but not limited to, appropriations for general public works, water treatment and distribution, sewage collection and treatment, courts and criminal justice administration, correctional institutions, public health, social services, transportation, planning, economic development, recreation, public safety, disaster preparedness, regulatory code enforcement, hospital and medical care, sanitation, elections, and libraries, and;

WHEREAS, Section 4-9-140 of the Code of Laws of South Carolina requires that the Council adopt operating and capital budgets for the operation of County government, and;

WHEREAS, by Ordinances passed on June 16, 2026, the Greenwood County Council adopted operating and capital budgets for the government of Greenwood County and approved a levy of taxes for educational purposes in Greenwood County, and;

WHEREAS, County Council adopted Resolution No. 2026-31, setting millages and special tax district fees for the fiscal year beginning July 1, 2026; and

WHEREAS, County Council desires to amend the annual fee charged for the Reynolds Colony Special Tax District to ensure proper funding for district operations;

NOW, THEREFORE, BE IT RESOLVED BY THE GREENWOOD COUNTY COUNCIL,
DULY ASSEMBLED:

Section 1. The annual special tax district fee for Reynolds Colony is hereby amended to \$250.00 per year.

Section 2. All other millages, fees, provisions, and schedules established in Resolution No. 2026-31 remain unchanged and in full force and effect.

Section 3. This Resolution shall become effective upon enactment by a majority of the members of the Greenwood County Council present and voting.

Section 4. If any portion of this resolution is held to be invalid or illegal by operation of law or by a court of competent jurisdiction, the remaining valid and legal provisions will remain in force.

Passed and approved this 6th day of October, 2026.

**GREENWOOD COUNTY
SOUTH CAROLINA**

Theo L. Lane
Chairman, Greenwood County Council

ATTEST:

Toby Chappell
Greenwood County Manager

Greenwood, South Carolina
_____, 2026

Greenwood County Council - Agenda Request

Department: Treasurer's Office

Contact Person: Steffanie Dorn

Agenda Date: October 6, 2026

Issue Under Consideration: An Ordinance Removing a Parcel from the Idlewood Special Tax District

Points to Consider: All three special tax district commissioners have signed a request asking for one parcel to be removed from the Idlewood Special Tax District. The commissioners have stated that this parcel has been an indistinguishable part of a property in Forest Hills and does not have feasible access from or to the Idlewood Subdivision

Funding Factors: Reduced revenue for the Special Tax District.

Options/Recommendation: Recommend approval.

Attachments (list supporting documents):

Ordinance 2026-29

Request Letter

ORDINANCE NO. 2026-29

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ENDORSEMENT OF MANAGER

I, **Toby Chappell**, as Greenwood County Manager approved by the Greenwood County Council, have reviewed the foregoing Ordinance, and hereby approve the same as to its form, draftsmanship and proper title.

Toby Chappell

Greenwood, South Carolina
_____, 2026

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ENDORSEMENT OF ATTORNEY

I, **Carson Penney**, as Greenwood County Attorney approved by the Greenwood County Council, have prepared and reviewed the foregoing Ordinance, and hereby approve the same as to its legality and constitutionality.

Carson Penney

Greenwood, South Carolina
_____, 2026

)

)

)

)

Council Packet Page 87

September 3, 2026

Greenwood County Council
Greenwood County, South Carolina

Re: Request to Remove Parcel TMS #6847-124-611 from the Idlewood Special Tax District and combine it with Forest Hills Parcel TMS #6847-141-618

Dear Members of Greenwood County Council:

We respectfully request that Greenwood County Council remove **Parcel TMS #6847-124-611** from the **Idlewood Subdivision Special Tax District** and combine it with its contiguous, adjacent **Forest Hills property, TMS #6847-141-618**, for applicable tax-district purposes.

Although Parcel TMS #6847-124-611 is currently designated as part of the Idlewood Special Tax District, its physical location, access, and longstanding use are much more closely connected and adjacent to the Forest Hills special tax district.

The parcel is **directly contiguous with Forest Hills acreage and enclosed within the same fencing surrounding the backyard of Forest Hills property**. This configuration predates the current ownership. When the Forest Hills property was purchased in **2007 by the current owners**, the parcel was already fenced as an indistinguishable part of the Forest Hills property with **no physical boundary, fence, marker, or other delineation separating it from the remainder of the Forest Hills property**. Based on the property records and other information we have been able to research, this arrangement appears to have existed since at least **1993 and quite possibly longer** and for all practical purposes, the adjacent parcel has historically functioned as part of the Forest Hills property rather than as part of Idlewood Subdivision for more than 33 years.

Further supporting this longstanding relationship, **the attached Greenwood County tax bill identifies the location of Parcel TMS #6847-124-611 as 133 Rutledge Road**. Rutledge Road is located within **Forest Hills**, and **133 Rutledge Road is the only address from which the parcel is practically accessible**. The parcel does not have feasible access from or to the Idlewood Subdivision.

Additionally, the parcel is actually physically separated from Idlewood by a **Greenwood Metropolitan District right-of-way** and drainage ditch. As a result, there is **no feasible access to the parcel through the Idlewood Subdivision**, and the parcel receives no benefit from its inclusion in the Idlewood Special Tax District. Its physical location, connection, practical access, address, and historical and longstanding use are all through the Forest Hills property.

For these reasons, we respectfully request that Greenwood County Council take the necessary action to:

1. **Remove TMS #6847-124-611 from the Idlewood Special Tax District; and**
2. **Combine said parcel, for applicable tax-district purposes, with contiguous Forest Hills property, TMS #6847-141-618.**

This request would not change the physical use or configuration of the property. Rather, it would align the parcel's tax-district designation with its **existing and longstanding physical configuration, access, address, and use as part of the Forest Hills acreage.**

We have attached the applicable tax bill, plat, and GIS map photographs showing the fencing and Greenwood Metropolitan District right-of-way. We would also welcome the opportunity to appear before Council or the appropriate committee to answer any questions.

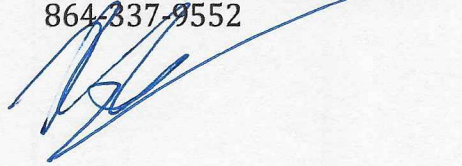
Thank you for your time and consideration. We respectfully request your approval and appreciate your assistance in identifying any additional steps necessary to complete this change.

Sincerely,

John Hastings
Head Commissioner
Idlewood Special Tax district
864-993-8794



Bill King
Commissioner
Idlewood Special Tax District
864-337-9552



Carl Mobley
Commissioner
Idlewood Special Tax District
864-992-5170



Attached: Applicable 2025 Tax Bill
GIS Tax Map Plat

GREENWOOD COUNTY, SC, NOTICE OF TAX AND UNIFORM SERVICE CHARGE FOR YEAR 2025

TAX MAP NUMBER 6847-124-611-000 LOCATION: 133 RUTLEDGE RD

ON APRIL 1 A \$25.00 DELINQUENT COLLECTION COST WILL BE ADDED TO EACH UNPAID ACCOUNT

DISTRICT	PROPERTY DESCRIPTION	BLDGS	LOTS	ACRES
13	PAR A & B IDLEWOOD SUBD	1	1.0	--
ASSESSED VALUE	TAX VALUE	4% ASSESSED VALUE	6% ASSESSED VALUE	
80	2000	80	0	

No need to wait in line. You can mail your payment or pay online. You can also print an official tax receipt online. Visit our website at www.greenwoodsc.gov

TAXES LEVIED BY GREENWOOD COUNTY

COUNTY TAX PURPOSE	Millage	Percent	COUNTY TAX DOLLARS	Tax Due:
COUNTY OPERATIONS	61.20	2.07%	AMOUNT DUE FOR COUNTY OPERATIONS	4.90
CAPITAL	3.50	.12%	AMOUNT DUE FOR CAPITAL EXPENSES	.28
SPECIAL APPROPRIATIONS	8.90	.30%	AMOUNT DUE FOR SPECIAL APPROPRIATIONS	.71
DEBT SERVICE	--	.00%	AMOUNT DUE FOR DEBT SERVICE	.00
LANDFILL FEE		.00%	AMOUNT DUE FOR LANDFILL FEE	.00
FIRE SUPPORT SERVICE CHARGE		4.53%	AMOUNT DUE FOR FIRE SUPPORT	10.75
TOTAL COUNTY MILLAGE	73.60		GROSS AMOUNT DUE FOR COUNTY PORTION:	16.64
			LESS HOMESTEAD EXEMPTION	.00
COUNTY TOTAL		7.02%	TOTAL COUNTY TAX DOLLARS	16.64

SEE BACK FOR CONTACT INFORMATION CONCERNING THESE TAX AMOUNTS.

TAXES COLLECTED BY OTHER ENTITIES

TOTAL AMOUNT PAID LAST YEAR \$122.93

TAXES LEVIED BY EDUCATIONAL ENTITIES



	Millage	Percent	EDUCATIONAL TAX DOLLARS	Tax Due:
SCHOOL DISTRICT OPERATIONS	130.30	4.37%	AMOUNT DUE FOR SCHOOL OPERATIONS	10.42
SCHOOL DISTRICT BONDS	58.00	1.96%	AMOUNT DUE FOR SCHOOL BONDS	4.64
COUNTY-WIDE SCHOOL TAX	39.00	1.32%	AMOUNT DUE FOR COUNTY-WIDE SCHOOLS	3.12
PIEDMONT TECHNICAL COLLEGE	5.40	.18%	AMOUNT DUE FOR PIEDMONT TECHNICAL	.43
VOCATIONAL FACILITY	9.40	.32%	AMOUNT DUE FOR VOCATIONAL FACILITY	.75
LIBRARY	6.70	.23%	AMOUNT DUE FOR LIBRARY	.54
TOTAL SCHOOL MILLAGE	248.80		GROSS AMOUNT DUE FOR EDUCATION:	19.90
			LESS HOMESTEAD EXEMPTION	.00
			LESS SCHOOL TAX RELIEF	14.30
EDUCATION TOTAL		8.38%	TOTAL EDUCATION TAX DOLLARS	5.60

TAXES LEVIED BY OTHER ENTITIES

	Millage	Percent	OTHER TAX DOLLARS	Tax Due:
MUNICIPALITY TAXES	--	.00%	AMOUNT DUE FOR MUNICIPAL TAXES	--
METRO SEWER DISTRICT	8.60	.29%	AMOUNT DUE FOR METRO SEWER	.69
SPECIAL TAX DISTRICT	--	.00%	AMOUNT DUE FOR SPECIAL DISTRICT	.00
SUBDIVISION FEE		84.31%	AMOUNT DUE FOR SUBDIVISION FEE	200.00
CITY PUBLIC WORKS FEE		.00%	AMOUNT DUE FOR PW/ TRASH FEE	.00
TOTAL OTHER MILLAGE	8.60		LESS HOMESTEAD EXEMPTION	.00
			LESS MUNICIPAL HOMESTEAD EXEMPTION	.00
OTHER TOTAL		84.60%	TOTAL OTHER TAX DOLLARS	200.69

SUMMARY OF TAXES DUE-- COUNTY TAX DOLLARS 16.64

EDUCATION TAX DOLLARS 5.60

TAXES FOR OTHER ENTITIES 200.69

TOTAL AMOUNT DUE BY

JANUARY 15, 2026 = 222.93

Clc 3143

Greenwood County, SC



Parcel ID	6847-124-611	Area	0.23
Property Address	133 Rutledge Rd	Description	PAR A & B IDLEWOOD SUBD
Owner Name	Erickson Tracey L	Year Built	2006
Mail Address	133 RUTLEDGE RD	SqFt	500
City State Zip	GREENWOOD, SC 29649-0000	Bedrooms	0
Purchase Date	2/18/2010	Bathrooms	0
Deed	1197-324	Half Baths	0
Plat	30-129	Fin Bsmt Sqft	0
FEMA LOMA	No	Unfin Bsmt Sqft	0
Total Tax Value	\$2,000	Tax Exemption	
Total Cap Value	\$2,300	Appraised By	County
Total Market Value	\$2,000	Tax District	13-Idlewood Subdivision
Assessed Value	80	On Lake Gwd	N
Subdivision	Idlewood		

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is



Greenwood County Council - Agenda Request

Department: Planning Department

Contact Person: Robert Russian

Meeting Agenda Date:

10/6/2026 – First Reading

10/20/2026 – Second Reading and Public Hearing

11/3/2026 – Third Reading

Issue Under Consideration:

Request TA 26-09-001, to amend Section 6-3-115 of the Greenwood County Zoning Ordinance regarding abandoned or obsolete signs.

Points to Consider:

- City and County boundaries intermingle along several commercial corridors. The jurisdictional boundary is often unclear to motorists, property owners, and business owners.
- Similar regulations in both the City and County may provide clearer expectations and more efficient administration.

Funding Factors:

N/A

Options/Recommendation:

- Recommend approval by Planning Staff
- Recommend approval by Planning Commission

Attachments (list supporting documents):

- Staff Report
- Planning Commission Certification
- Ordinance 2026-30
- Section 6-3-115 with proposed amendment

I N T E R O F F I C E M E M O R A N D U M

TO: TOBY CHAPPELL, COUNTY MANAGER
SUSAN MCINTYRE, ADMINISTRATIVE ASSISTANT

FROM: ROBERT RUSSIAN, DEPUTY COUNTY MANAGER OF OPERATIONS

SUBJECT: TA 26-09-001 BY PLANNING STAFF

DATE: 10/1/2026

The Greenwood City/County Planning Commission met on Tuesday, September 22, 2026, to consider a request by Greenwood County Planning Staff to amend Section 6-3-115 of the Greenwood County Zoning Ordinance regarding abandon or obsolete signs.

No one spoke in favor of the request, and no one spoke in opposition.

The Planning Commission recommends **approval** to amend Section 6-3-115 of the Greenwood County Zoning Ordinance regarding abandoned or obsolete signs by an 11-0 decision.

TA 26-09-001 Motion to Approve						
PC Member	In Favor	Opposed	Abstain	Absent	No Vote- Chair	Vacant
Christine Martin	✓					
Lynn Brooks				✓		
Nick Annese	✓					
Sloan Griffin	✓					
Troy Fields	✓					
Chip Tinsley – Vice Chair	✓					
Jim Medford	✓					
James Jones	✓					
Tiffany Bledsoe	✓					
Toya Davis	✓					
Marvin Hughes				✓		
Tiffany Stevens	✓					
Lorretta Rohlinger	✓					
John Lake - Chair					✓	
District 3						✓

CERTIFICATE

THE GREENWOOD COUNTY JOINT PLANNING COMMISSION, pursuant to the provisions of Act No. 140 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina for 1971, held a public hearing in the Veteran's Auditorium of the Greenwood County Library on Tuesday, September 22, 2026, notice thereof having been given as required by statute.

THIS IS TO CERTIFY TO THE GREENWOOD COUNTY COUNCIL that following such hearing, the Greenwood County Joint Planning Commission voted to recommend approval of the text amendment TA 26-09-001 by Greenwood County Planning Staff to amend Section 6-3-115 of the Greenwood County Zoning Ordinance regarding abandoned or obsolete signs.

GREENWOOD COUNTY JOINT PLANNING COMMISSION

By: John Campbell Lake
John Campbell Lake, Chairman

September 28, 2026
Greenwood, South Carolina

AN ORDINANCE TO AMEND THE GREENWOOD COUNTY ZONING ORDINANCE, BEING
ORDINANCE 13-86, AS AND IF AMENDED, SO THAT CERTAIN PROPERTIES DESCRIBED BELOW
SHALL BE CHANGED IN CLASSIFICATION AS INDICATED

WHEREAS, the Greenwood County Council wishes to periodically amend the Greenwood County Zoning Ordinance;

WHEREAS, the Greenwood County Joint Planning Commission did pursuant to law hold a public hearing on Tuesday, September 22, 2026, and did by its certificate recommend approval and that the Zoning Ordinance of Greenwood County be amended as indicated below; and;

WHEREAS, the Greenwood County Council is authorized by law to adopt the zoning ordinance or to amend same.

NOW, THEREFORE, BE IT ORDAINED by Greenwood County Council:

SECTION I.

Section 6-3-115 of the zoning ordinance for Greenwood County is hereby amended to add the following:

(n) Abandoned or Obsolete Signs.

- (1) A permanent sign shall be considered abandoned or obsolete when the business, use, service, product, event, or activity identified or advertised by the sign has ceased at the premises for a continuous period of ninety (90) days, or when a sign structure has remained without sign copy for a continuous period of ninety (90) days.
- (2) A sign associated with a seasonal or temporarily closed business shall not be considered abandoned or obsolete if the property owner or sign owner provides evidence satisfactory to the Zoning Administrator demonstrating a reasonable intent to resume the business or activity at the premises within nine (9) months after operations ceased.
- (3) The owner of the property upon which an abandoned or obsolete sign is located shall remove the sign face, sign copy, cabinet, and supporting structure to ground level within thirty (30) days after written notice from the Zoning Administrator.
- (4) Where an abandoned or obsolete sign is part of a conforming multi-tenant sign that continues to identify one or more operating businesses or uses, only the sign copy associated with the discontinued business or use shall be removed. The affected portion shall be replaced with a blank panel or other material compatible with the remainder of the sign.
- (5) Failure to remove an abandoned or obsolete sign as required by this subsection constitutes a violation of this chapter and is subject to the enforcement provisions of §§ 6-3-181 and 6-3-232.

SECTION II.

All other ordinances or parts of ordinances not consistent herewith are hereby repealed.

SECTION III.

This ordinance shall be effective upon adoption on third reading.

DONE AND PASSED this _____ day of _____, 2026, at Greenwood, South Carolina.

ATTEST:

Greenwood County Council

Toby Chappell
County Manager

Theo L. Lane
Chairman



Greenwood City/County

Joint Planning Commission

528 Monument Street

Room B-01

Greenwood, South Carolina 29646

STAFF REPORT MEMORANDUM – TA 26-09-001

Date: September 2, 2026
To: Greenwood City/County Joint Planning Commission
From: Ryan Bland, AICP, City/County Planning Director
Subject: Greenwood County Zoning Ordinance Text Amendment - Abandoned and Obsolete Signs

Planning Commission Consideration and Action

The Planning Commission is requested to conduct a public hearing and make a recommendation to Greenwood County Council on a proposed text amendment to the Greenwood County Zoning Ordinance. The Commission may recommend approval, approval with modifications, or denial of the proposed amendment.

Background

The City of Greenwood Zoning Ordinance currently classifies signs associated with a business, product, service, event, activity, or purpose that is no longer conducted, or that has not been in use for three months, as obsolete or abandoned. The City provisions include an exception for seasonal businesses that demonstrate an intent to resume operations within nine months and authorize enforcement after written notice.

The Greenwood County Zoning Ordinance regulates the construction, placement, size, and maintenance of signs through Section 6-3-115, but it does not contain a comparable standard requiring the removal of permanent signs associated with a business or activity that has ceased. The County Ordinance requires certain temporary signs to be removed after their purpose has ended, but that requirement does not address permanent business-identification signs or vacant sign structures.

Several commercial corridors near the fringes of the City contain properties located in both municipal and unincorporated areas. The jurisdictional boundary is not always apparent to motorists, property owners, or business owners, and adjoining businesses may be subject to different sign requirements despite sharing the same corridor. These differences can create visual inconsistency, uncertainty for neighboring property and business owners, and avoidable administrative complexity for the joint Planning Department.

Purpose of the Amendment

The proposed amendment would add an abandoned and obsolete sign provision to Section 6-3-115 of the County Zoning Ordinance. The amendment is intended to provide a clear and objective process for addressing outdated business-identification signs while more closely aligning County requirements with those already applicable inside the City of Greenwood.

The proposed amendment is intended to:

- promote more consistent appearance and sign maintenance along commercial corridors that cross City and County boundaries;
- provide property and business owners with clearer and more consistent expectations;
- establish an objective timeframe, reasonable exceptions, and written notice before enforcement; and
- improve administrative efficiency for staff responsible for applying both City and County sign regulations.

Summary of Proposed Changes

- **Location in the ordinance.** Adds a new subsection to Section 6-3-115, which contains the County's general sign regulations. This placement makes the standard applicable to permanent signs generally rather than only to nonconforming signs.
- **Ninety-day standard.** Classifies a permanent sign as abandoned or obsolete when the business, use, service, product, event, or activity identified by the sign has ceased at the premises for 90 consecutive days, or when a sign structure has remained without sign copy for 90 consecutive days.
- **Seasonal and temporary closures.** Provides an exception when the owner demonstrates a reasonable intent to resume the business or activity within nine months.
- **Notice and removal.** Requires the property owner to remove an abandoned or obsolete sign and its supporting structure within 30 days after written notice from the Zoning Administrator.
- **Multi-tenant signs.** Allows a conforming multi-tenant sign to remain when one tenant closes, provided the obsolete tenant copy is removed and replaced with a compatible blank panel.

Staff Analysis

Locating the provision in Section 6-3-115 is preferable to placing it in Section 6-3-169, Nonconforming Signs. Section 6-3-169 is limited to nonconforming signs in residential districts, while the proposed standard is intended to apply to permanent signs throughout the County. Section 6-3-169 also recognizes that a nonconforming sign may be subject to removal under another provision of the ordinance.

The proposed 90-day period generally aligns with the City's three-month standard while providing an objective and readily administered timeframe. The seasonal and temporary-closure exception avoids treating a sign as abandoned when there is credible evidence that the business will resume. The nine-month limit also corresponds with the exception used by the City.

Applying a comparable standard on both sides of the City boundary should reduce visual differences along shared commercial corridors and make the requirement easier to explain to adjacent owners. It will also allow staff to use a substantially similar process when responding to abandoned-sign complaints in either jurisdiction.

The proposed language assigns responsibility to the property owner, requires written notice, and relies on the County's existing enforcement provisions in Sections 6-3-181 and 6-3-232. It does not incorporate the City's provision for collecting removal costs as property taxes. Any separate County abatement or cost-recovery procedure should be reviewed by the County Attorney before being added.

Staff Recommendation

Staff recommend approval of the proposed Zoning Ordinance text amendment. The amendment would provide a clear procedure for addressing abandoned and obsolete signs, improve consistency along commercial corridors that cross jurisdictional boundaries, reduce uncertainty for property and business owners, and support more efficient administration of City and County sign regulations.

Sec. 6-3-115. Signs.

- (a) **Ground signs.** Ground signs shall be stoutly constructed in a secure and substantial manner. The ends of all such signs shall be at least six feet distant from any wall or fence or any obstruction that would prevent a clear passage around the ends, and shall be at least ten feet distant from any lot line. Ground signs shall not be permitted in required bufferyards.
- (b) **Wall signs.** No wall sign shall extend beyond the building more than 12 inches. No wall sign shall be so erected as to cover the doors or windows of any building or otherwise prevent free ingress or egress to or from any window, door or fire escape of any building.
- (c) **Projecting signs.** Projecting signs may extend not more than six feet from the building. Projecting signs may not project any closer than two feet to the face of a curb, and must have a minimum clearance of nine feet.
- (d) **Post signs.** No post sign shall extend closer than ten feet to the ground or pavement.
- (e) **Marquee signs.** Marquees may extend eight feet into a front yard. A marquee shall be not less than 11 feet above the ground at its lowest level. A sign may be placed upon a marquee provided such sign does not extend more than three feet above or one foot below such marquee.
- (f) **Prohibited signs.** Paper posters applied directly to the wall or building or pole or other support, and letters or pictures in the form of advertising printed or applied directly on the wall of a building, are prohibited. Temporary signs may be displayed in or attached to the inside of show or display windows provided the total sign area does not exceed 70 percent of the show or display window area. Signs or devices which by color, location or design resemble or conflict with traffic control signs or devices are prohibited. No sign shall contain flashers, or animators of any kind, excepting time and temperature displays.
- (g) **Portable signs.** Every portable sign shall be stoutly constructed in a substantial manner. The ends of all signs shall be at least six feet in distance from any wall, fence or other obstruction that would prevent a clear passage around the ends, and shall be at least ten feet in distance from any property line.
- (h) **Off-premise directional signs for churches and schools.** Off-premise directional signs for churches and schools are limited to one sign per intersection directional change and may only be located on a federally and state numbered highway. Should more than one establishment wish to locate a directional sign at any one intersection, all such signs shall be consolidated into one sign structure not to exceed 20 square feet in area nor six feet in height. Individual signs are limited to four square feet and may not be utilized when the establishment abuts the street on which the sign is to be located. Such signage shall be submitted to the zoning administrator for approval prior to placement of the sign on the property.
- (i) **Directional signs.** (*Greenwood County Only*) Directional signs shall be located at least five feet not of the road right-of-way. The sign shall not be elevated higher than 30 inches above the general level of the roadway, and may not exceed four (4) square feet in area for each sign. A maximum of one such sign shall be permitted at each point of ingress or egress.
- (j) **Sign placement.** (*Greenwood County Only*) No sign shall be placed within a road right-of-way.
- (k) **Automatic Changeable Copy Boards.** The message board may not exceed 50 square feet in surface area; billboards (as allowed) shall follow requirements of 6-3-41 (c) (7). The board must be maintained in such a way that the sign is programmed and light sources replaced so that text shall be legible at all times. No temporary sign permit shall be allowed for any location with an

automatic changeable copy board. No such automatic changeable copy board may be utilized as a portable or temporary sign unless a temporary sign permit has been issued. Automatic changeable copy boards are allowed in the General Commercial (C-2) Zoning Districts subject to the following conditions:

- (1) The sign shall not flash or scroll
- (2) The sign may not utilize animated graphics as a background for the display of text
- (3) The copy shall not change more than once every 15 seconds
- (4) Transitions between copy shall be less than one (1) second

Automatic changeable copy boards are allowed in all other zoning districts subject to the following conditions:

- (1) The sign shall be located on the same property as a religious, public, educational and public recreational use with a minimum lot size of three (3) acres and may not provide off-site advertising
- (2) The sign shall not flash or scroll
- (3) The sign shall not utilize animation of any kind
- (4) The copy shall not change more than once every 60 seconds
- (5) Transitions between copy shall be less than one (1) second

(l) Temporary On-Premise Subdivision/Development Signs shall be allowed, provided:

- (1) they do not exceed the size of sixty-four (64) square feet;
- (2) they are spaced a minimum of two-hundred fifty (250) linear feet apart;
- (3) they are removed on or before the date the final certificate of occupancy is issued within the subdivision/development, provided that if they are in place for more than two years, the owner of the subdivision/development has re-submitted the signage plan and the signs are re-inspected; and,
- (4) their locations must be included in a signage plan to be submitted to the Greenwood Planning Department with preliminary plat review, but they are not required to be permitted; and,
- (5) they are not within any right-of-way.

Temporary on-premise directional signs may be located at each ingress/egress; these cannot exceed the size of four (4) square feet or be elevated more than thirty (30) inches above the general level of the roadway.

(m) Temporary Off-Premise Subdivision/Development Signs shall be allowed provided they are located on private property with the property owner's permission and meet all of the following requirements:

- (1) there are no more than five (5) in number for each subdivision/development;
- (2) they may not be located beyond a radius of one-half mile of the main entrance of the subdivision/development;
- (3) they are removed on or before the date the final certificate of occupancy is issued within the subdivision/development, provided that if they are in place for more than two years, the owner of the subdivision/development has re-submitted the signage plan and the signs are re-inspected;
- (4) they shall be at least five (5) feet from property lines;
- (5) their locations must be included in a signage plan to be submitted to the Greenwood Planning Department with preliminary plat review, but they are not required to be permitted; and,
- (6) they are not within any right-of-way.

Temporary signs for which a permit is not required, limited to: Real estate signs, construction signs, for sale or lease signs, and notices of public events, provided such signs are nonilluminated, are removed within one week after their reason for being has ceased to exist, and do not exceed 12 square feet in area.

The Zoning Administrator may revoke the sign permit at any time he/she determines that the requirements of this section are not met.

(n) Abandoned or Obsolete Signs.

(1) A permanent sign shall be considered abandoned or obsolete when the business, use, service, product, event, or activity identified or advertised by the sign has ceased at the premises for a continuous period of ninety (90) days, or when a sign structure has remained without sign copy for a continuous period of ninety (90) days.

(2) A sign associated with a seasonal or temporarily closed business shall not be considered abandoned or obsolete if the property owner or sign owner provides evidence satisfactory to the Zoning Administrator demonstrating a reasonable intent to resume the business or activity at the premises within nine (9) months after operations ceased.

(3) The owner of the property upon which an abandoned or obsolete sign is located shall remove the sign face, sign copy, cabinet, and supporting structure to ground level within thirty (30) days after written notice from the Zoning Administrator.

(4) Where an abandoned or obsolete sign is part of a conforming multi-tenant sign that continues to identify one or more operating businesses or uses, only the sign copy associated with the discontinued business or use shall be removed. The affected portion shall be replaced with a blank panel or other material compatible with the remainder of the sign.

(5) Failure to remove an abandoned or obsolete sign as required by this subsection constitutes a violation of this chapter and is subject to the enforcement provisions of §§ 6-3-181 and 6-3-232.

(Ord. No. 13-86, § VII.N, 12-2-86; Ord. No. 19-03, 10-2-03; Ord. No. 11-04, § 1, 5-4-04, Ord. No. 25-24, 10-21-25) Cross references: Nonconforming signs, § 6-3-169; sign permit, § 6-3-182; political signs, tit. 9, ch. 1.

Greenwood County Council - Agenda Request

Department: Planning Department

Contact Person: Robert Russian

Meeting Agenda Date:

10/6/2026 – First Reading

10/20/2026 – Second Reading and Public Hearing

11/3/2026 – Third Reading

Issue Under Consideration:

Request R 26-09-001 (District 1 Griffin) by Anthoni Donato and Nicollette Filippone to rezone approximately 2.39 acres located at 116 Old Mount Moriah Rd (GPIN# 6854-464-655) from C-2 (General Commercial) to R-3 (Single-Family Residential) in Greenwood County.

Points to Consider:

- Request is compatible with Future Land Use map
- Proposed zoning does not conflict with adjacent land uses as it is adjacent to and adjoining both C-2 and R-3

Funding Factors:

N/A

Options/Recommendation:

- Recommend approval by Planning Staff
- Recommend approval by Planning Commission

Attachments (list supporting documents):

- Staff Report
- Planning Commission Certification
- Ordinance 2026-31

I N T E R O F F I C E M E M O R A N D U M

TO: TOBY CHAPPELL, COUNTY MANAGER
 SUSAN MCINTYRE, ADMINISTRATIVE ASSISTANT

FROM: ROBERT RUSSIAN, DEPUTY COUNTY MANAGER OF OPERATIONS

SUBJECT: R 26-09-001 BY ANTHONI DONATO AND NICOLLETTE FILIPPONE

DATE: 10/1/2026

The Greenwood City/County Planning Commission met on Tuesday, September 22, 2026, to consider a request by Anthoni Donato and Nicollette Filippone to rezone a parcel of land totaling ± 2.39 acres located at 116 Old Mount Moriah Road (GPIN 6854-464-655), from C-2 (General Commercial) to R-3 (Single Family Residential).

No one spoke in favor of the request, and no one spoke in opposition.

The Planning Commission recommends **approval** of rezoning the property at 116 Old Mount Moriah Road (GPIN 6854-464-655) from C-2 to R-3 in Greenwood County by an 11-0 decision.

R 26-09-001 Motion to Approve						
PC Member	In Favor	Opposed	Abstain	Absent	No Vote- Chair	Vacant
Christine Martin	✓					
Lynn Brooks				✓		
Nick Annese	✓					
Sloan Griffin	✓					
Troy Fields	✓					
Chip Tinsley – Vice Chair	✓					
Jim Medford	✓					
James Jones	✓					
Tiffany Bledsoe	✓					
Toya Davis	✓					
Marvin Hughes				✓		
Tiffany Stevens	✓					
Lorretta Rohlinger	✓					
John Lake - Chair					✓	
District 3						✓

CERTIFICATE

THE GREENWOOD COUNTY JOINT PLANNING COMMISSION, pursuant to the provisions of Act No. 140 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina for 1971, held a public hearing in the Veteran's Auditorium of the Greenwood County Library on Tuesday, September 22, 2026, notice thereof having been given as required by statute.

THIS IS TO CERTIFY TO THE GREENWOOD COUNTY COUNCIL that following such hearing, the Greenwood County Joint Planning Commission voted to recommend approval of request number R 26-09-001 by Anthoni Donato and Nicollette Filippone to rezone a parcel of land totaling ±2.39 acres located at 116 Old Mount Moriah Road (GPIN 6854-464-655) from C-2 (General Commercial) to R-3 (Single Family Residential) in Greenwood County.

GREENWOOD COUNTY JOINT PLANNING COMMISSION

By: John Campbell Lake
John Campbell Lake, Chairman

September 28, 2026
Greenwood, South Carolina

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ORDINANCE NO. 2026-31

AN ORDINANCE TO AMEND THE GREENWOOD COUNTY
ZONING ORDINANCE, BEING ORDINANCE 13-86, AS AND IF AMENDED,
SO THAT CERTAIN PROPERTIES DESCRIBED
BELOW SHALL BE CHANGED IN CLASSIFICATION AS INDICATED

WHEREAS, the Greenwood County Council wishes to periodically amend the Greenwood County Zoning Ordinance;

WHEREAS, the Greenwood County Joint Planning Commission did pursuant to law hold a public hearing on Tuesday, September 22, 2026, and did by its certificate recommend approval and that the Zoning Ordinance of Greenwood County be amended as indicated below; and;

WHEREAS, the Greenwood County Council is authorized by law to adopt the zoning ordinance or to amend same.

NOW, THEREFORE, BE IT ORDAINED by Greenwood County Council:

SECTION I.

The zoning ordinance for Greenwood County is hereby amended so that the classification of the property described below is zoned and described as follows:

A parcel of land totaling ±2.39 acres at 116 Old Mount Moriah Road owned by Empire Realty SC LLC in Greenwood County, South Carolina. The parcel proposed for change is presently zoned C-2 (General Commercial); the zoning of that ±2.39 acres zoned C-2 shall be changed to the zoning designation R-3 (Single Family Residential).

Reference: GPIN 6854-464-655

SECTION II.

All other ordinances or parts of ordinances not consistent herewith are hereby repealed.

SECTION III.

This ordinance shall be effective upon adoption on third reading.

DONE AND PASSED this _____ day of _____, 2026, at Greenwood, South Carolina.

ATTEST:

Greenwood County Council

Toby Chappell
County Manager

Theo L. Lane
Chairman

Staff Report – Rezoning Request

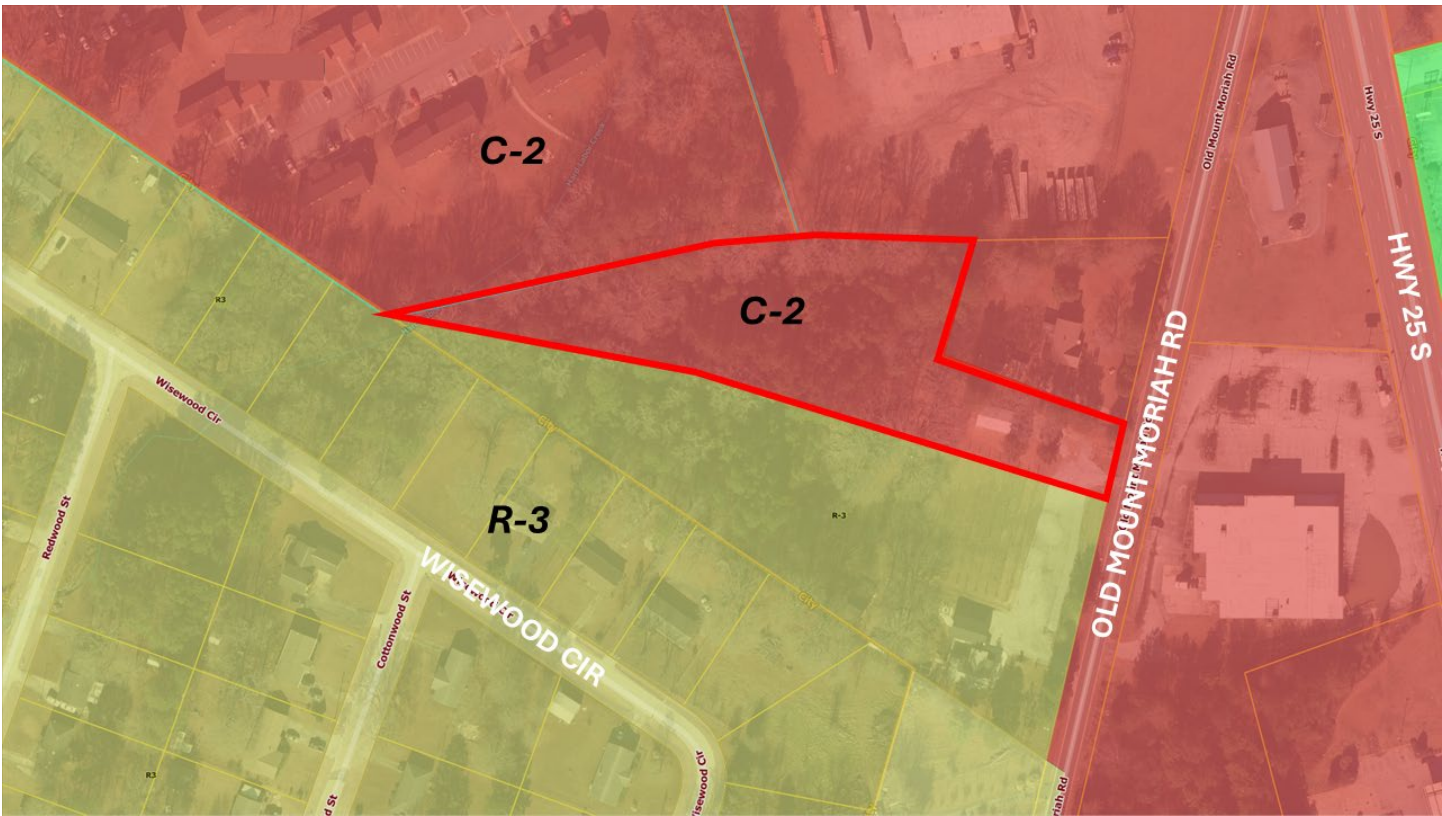
Planning Commission Meeting: September 22, 2026

Application Number	R 26-09-001
Applicant	Anthoni Donato and Nicollette Filippone
Property Owner(s)	Anthoni Donato and Nicollette Filippone
GPIN(s) & Address(es)	6854-464-655, 116 Old Mount Moriah Rd
Property Size	+/- 2.39 acres
Jurisdiction	Greenwood County (unincorporated)
Current Zoning	C-2 (General Commercial)
Current Land Use	Undeveloped
Brief Summary of Request	Rezoning from C-2 to R-3 to match GPIN# 6854-467-635, the parcel south of the subject parcel.
SURROUNDING ZONING	
North	C-2 (General Commercial)
East	C-2 (General Commercial)
South	R-3 (Single-Family Residential)
West	R-3 (Single-Family Residential)

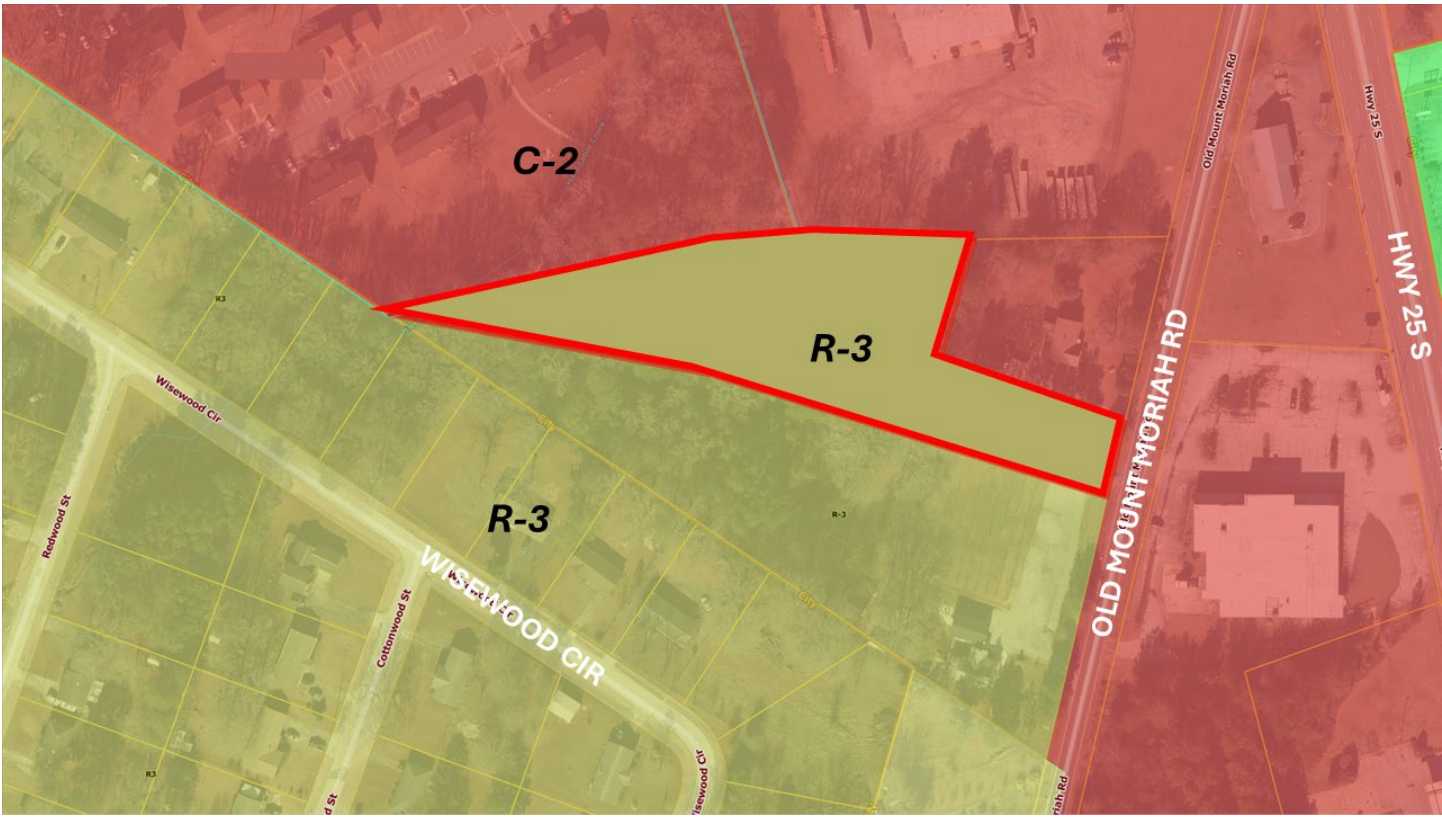
Existing Conditions



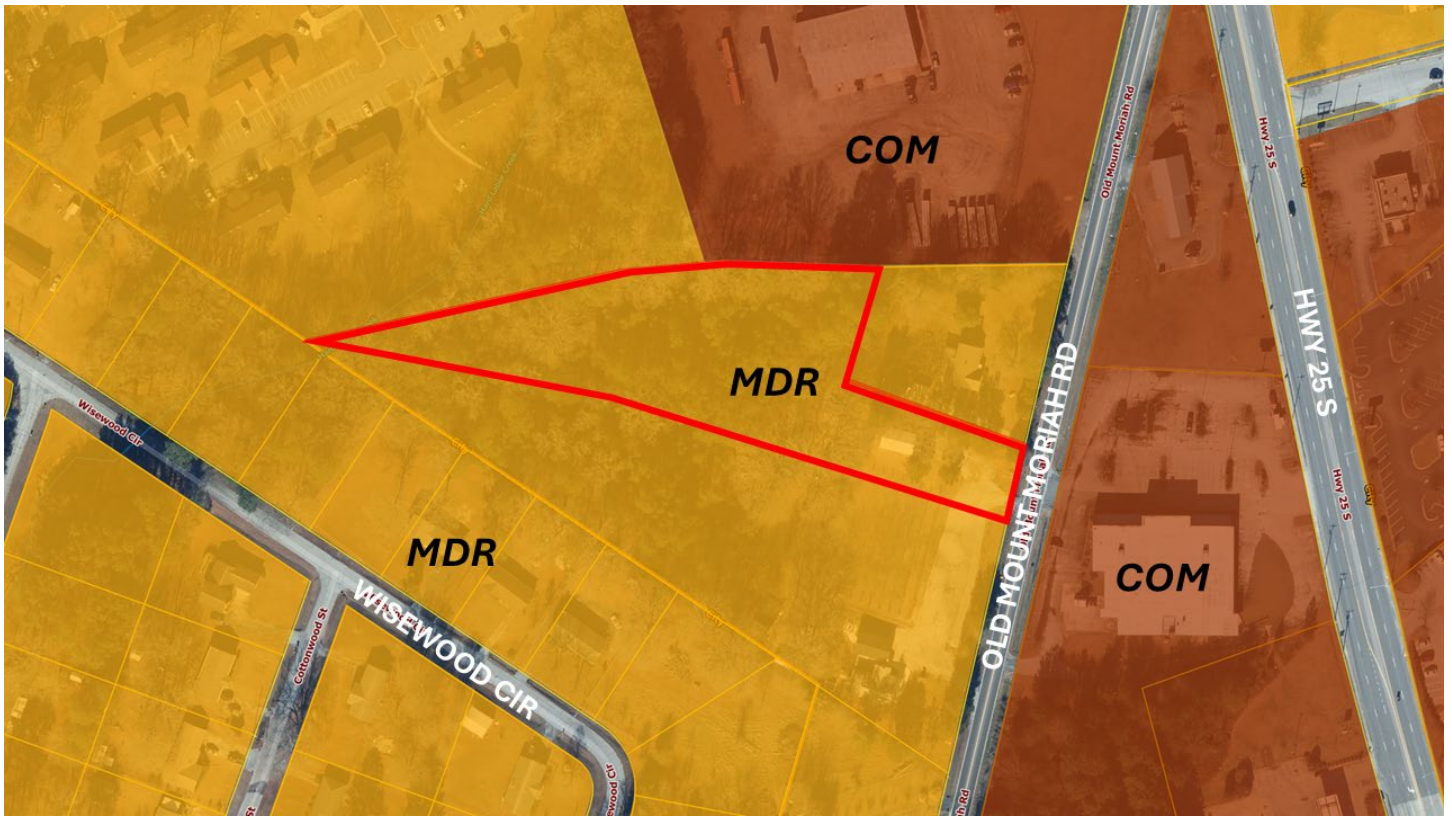
Current Zoning



Proposed Zoning



Future Land Use Map



PLANNING STAFF ANALYSIS

Compatibility with the Comprehensive Plan

The Future Land Use Map designates the subject property Medium Density Residential (MDR). This land use typically

	acts as a transition area between low density and high-density residential land uses. In Greenwood County, Medium Density Residential includes developments such as single family detached residential, two-family residential units, zero lot line and patio homes, as well as townhomes up to 12 units per acre or 3,500 square feet per lot. R-3 is a compatible zoning district within the Medium Density Residential category. The Land Use and Housing elements also encourage residential development in areas with adequate infrastructure, support appropriate residential densities within and surrounding the City of Greenwood, and promote a diverse housing stock offering a range of housing types and price points.
Access & Traffic Circulation	The subject property has approximately 89 feet of road frontage on Old Mount Moriah Rd owned by the State of South Carolina.
Utility Services	CPW- water, gas, electric GMD- sewer
Compatibility with the Zoning Ordinance	The subject property is zoned C-2 (General Commercial). The land north and east of the parcel is zoned as C-2. The land south and west of the parcel is zoned R-3. The purpose of C-2 is to provide for commercial uses of the general type located along thoroughfares in all sectors of the city and county. Included within the provisions of the district regulations are the regional type commercial uses generally located on accessible sites with large service areas and parking. The proposed residential use R-3 provides for a variety of single-family housing projects and subdivisions to meet site characteristics and changing market conditions. These district regulations are designed to provide for smaller single-family lots or dwellings without a zoning change so long as the overall intensity is balanced by common open space. The proposed zoning does not conflict with the adjacent land uses as it adjacent to and adjoining both C-2 and R-3.
Staff Recommendation (list recommendations)	Approval

Exhibits A-C: Site Photos

Exhibit A

View of the parcel from Old Mount Moriah Rd, both sides of the right-of-way.



Exhibit B

View from the parcel on Mount Moriah Rd towards northeast



View from the parcel on Mount Moriah Rd, towards southwest.

