



# CITY OF SPARTANBURG

SOUTH CAROLINA

## CITY COUNCIL AGENDA

City Council Meeting  
City Council Chambers  
145 West Broad Street  
Spartanburg, SC 29306  
Monday, July 22, 2019

- I. **Moment of Silence**
- II. **Pledge of Allegiance**
- III. **Approval of the Minutes of the July 8, 2019 City Council Meeting**
- IV. **Approval of the Agenda of the July 22, 2019 City Council Meeting**
- V. **Public Comment**  
\*Citizen Appearance forms are available at the door and should be submitted to the City Clerk
- VI. **Presentation – Spartanburg’s Innovative and Achieving Youth Leadership (SAIYL)**  
**Presenter: Kim Moultrie, Parks and Recreation Director**
- VII. **Resolutions**
  - A. **To Approve the Purchase of 450 Wofford Street (7-12-09-099.00), 459 Wofford Street and Clinton Street (7-12-09-175.00), Spartanburg, SC (Hereinafter Called the “Property”)**  
**Presenter: Chris Story, City Manager**
  - B. **To Certify the Former Piedmont Bonded Warehouse and Compress Company as a Textile Mill Site Under the South Carolina Textiles Communities Revitalization Act**  
**Presenter: Robert Coler, City Attorney**
- VIII. **Consent Agenda**
  - A. **Authorizing the City Manager to Execute an Agreement for the Transfer of Vacant Lots on Lawrence Johnson Sr. Lane in the Forest Park Neighborhood Located at Block Map Sheet 7-16-11, Parcel 035.16; Block Map Sheet 7-16-11, Parcel 035.17; Block Map Sheet 7-16-11, Parcel 056.00; Block Map Sheet 7-16-11, Parcel 053.00; and Block Map Sheet 7-16-11, Parcel 052.00 (Second Reading)**  
**Presenter: Martin Livingston, Neighborhood Services Director**

- IX. Award of Bid for 2019 Annual Street Resurfacing**  
**Presenter: Tim Carter, Engineering Administrator**
- X. Presentation of Information Regarding “5G” Small Cell Wireless Technology**  
**Presenter: Robert Coler, City Attorney**
- XI. City Council Updates**
- XII. Executive Session**
- A. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to an Economic Development Project**
- Council may take action on matters discussed in Executive Session after exiting Executive Session.**
- XIII. Adjournment**

*\* Non-Agenda Items*

*City Code Sec. 2-57. Citizen Appearance. Any citizen of the City of Spartanburg may speak at a regular meeting on any matter pertaining to City Services and operations germane to items within the purview and authority of City Council, except personnel matters, by signing a Citizen's Appearance form prior to the meeting stating the subject and purpose for speaking. No item considered by Council within the past twelve (12) months may be added as an agenda item other than by decision of City Council. The forms may be obtained from the Clerk and maintained by the same. Each person who gives notice may speak at the designated time and will be limited to a two (2) minute presentation.*

*\*Agenda Items*

*City Code Sec. 2-56. Addressing Council, Comments or Remarks to Council on Agenda Items Not Requiring Public Hearing. On agenda items not requiring a Public Hearing, please provide to the City Clerk prior to the opening of the meeting, your desire to speak on an agenda item. Remarks shall be limited to five (5) minutes and total remarks on any agenda item shall not exceed twenty (20) minutes.*





**City Council Meeting  
City Council Chambers  
145 West Broad Street  
Spartanburg, SC 29306  
Monday, July 8, 2019**

**(These minutes are subject to approval at  
the July 22, 2019 City Council meeting.)**

**City Council met this date with the following Councilmembers present: Mayor White, Mayor pro tem Alan Jenkins, Councilmembers Erica Brown, Jerome Rice, Ruth Littlejohn, Sterling Anderson and Jamie Fulmer. City Manager Chris Story and City Attorney Robert Coler were also in attendance. Notice of the meeting was posted with the Media 24 hours in advance according to the Freedom of Information Act. All City Council meetings are recorded for a complete transcript.**

**I. Moment of Silence - observed**

**II. Pledge of Allegiance - recited**

**III. Approval of the Minutes of the June 24, 2019 City Council Meeting –**  
*Councilmember Rice made a motion to approve the minutes as received.*  
*Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.*

**IV. Approval of the Agenda of the July 8, 2019 City Council Meeting –**  
*Mayor pro tem Jenkins made a motion to approve the agenda as received.*  
*Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*

**V. Public Comment**

\*Citizen Appearance forms are available at the door and should be submitted to the City Clerk  
The following people came forward to express their concerns regarding 5G:

1. April Swart;
2. Crystal D. Miller
3. Alysa Lee
4. Edward Overstreet

**VI. Ordinance**

**A. Authorizing the City Manager to Execute an Agreement for the Transfer of Vacant Lots on Lawrence Johnson Sr. Lane in the Forest Park Neighborhood Located at Block Map Sheet 7-16-11, Parcel 035.16; Block Map Sheet 7-16-11, Parcel 035.17; Block Map Sheet 7-16-11, Parcel 056.00; Block Map Sheet 7-16-11, Parcel 053.00; and Block Map Sheet 7-16-11, Parcel 052.00 (First Reading)**

**Presenter: Martin Livingston, Neighborhood Services Director**

**Mr. Livingston** presented the item to Council as follows:

“Staff is requesting approval for the City Manager to execute documents to transfer ownership of vacant lots located on Lawrence Johnson Sr. Lane in the Forest Park Neighborhood located at tax map number: 7-16-11-035.17; 7-16-11-035.16; 7-16-11-056.00; 7-16-11-053.00; and 7-16-11-052.00. The properties will be transferred to the ReGenesis Community Development Corporation (CDC) for the construction of housing for homeownership.

The City will provide closing cost assistance to the affordable buyers at 80% of Area Median Income (AMI) or less as part of the City’s Homeownership Program. The purpose of this development is to convert useable City property into long term tax producing properties and to meet the City’s housing objectives.

ACTION REQUESTED: Staff is requesting approval for the City Manager to transfer vacant lots on Lawrence Johnson Sr Lane in the Forest Park neighborhood located at Block Map Numbers:7-16-11-035.17; 7-16-11-035.16;716-11-056.00; 7-16-11-053.00; and 7-16-11-052.00 to the ReGenesis Community Development Corporation (CDC).”

*Councilmember Littlejohn made a motion to approve the ordinance as presented on first reading. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.*

**B. To Establish the Standards for the Placement of Small Wireless Facilities in Covered Areas in the City of Spartanburg, South Carolina; and for Other Purposes (Second Reading)**

**Presenter: Robert P. Coler, City Attorney**

**Mr. Coler** presented the ordinance to Council for second reading.

After a lengthy discussion, Council asked Mr. Coler to come back with additional research regarding the technology and what other municipalities were doing.

*Councilmember Brown made a motion to table second reading of the ordinance. Councilmember Littlejohn seconded the motion, which carried 6 to 1. Mayor pro tem Jenkins voted against the motion.*

**VII. Resolutions**

**A. Approving Donation of Property at 417 Ammons Road (Tax Map Parcel Number 7-5-16-071.01) and Vacant Lot at Ammons Road (Tax Map Parcel Number 7-15-16-070.00)**

**Presenter: Martin Livingston, Neighborhood Services Director**

**Mr. Livingston** presented the item to Council as follows:

“Richard Allen Brown, the owner of property located at 417 Ammons Road and a vacant lot on Ammons Road is interested in donating the two properties located in the Park Hills community to the City of Spartanburg for the benefit of the Spartanburg Downtown Airport. The City will cover the cost of title searches and closing costs.

**ACTION REQUESTED:** Approval of Resolution accepting the donation of the property from: Richard Allen Brown, the owner of property located at 417 Ammons Road and a vacant lot at Ammons Road – Park Hills community”  
*Councilmember Anderson made a motion to approve the resolution as presented. Councilmember Rice seconded the resolution, which carried unanimously 7 to 0.*

**VIII. Spartanburg Playful City USA – 3 New Parks Projects Update**

**Presenters: Kim Moultrie, Parks and Recreation Director**

**Mitch Kennedy, Assistant City Manager**

Ms. Moultrie presented the item to Council as follows:

“The spirit of partnership and collaboration continues to advance quality of life improvements in our City. Three new play space projects are scheduled to be completed by the end of October.

- The Pineview Hills Neighborhood Association submitted a grant request to the Mary Black Foundation for a new playground and park improvements in their community owned park space. The request was granted, and City staff is working closely with the neighborhood to complete this project.
- The City and its community partners have a long standing relationship with the national organization “Kaboom”, having been designated a “Playful City USA” 11 times, and was the first in the State with that designation. City staff was made aware of a “Community Build Playground” grant opportunity and identified the Beaumont Neighborhood as the designated neighborhood. The grant was awarded and staff will coordinate the planning with Kaboom, Beaumont Neighborhood Association, and community partners for a community build in October. This will be the second “Kaboom Community Playground Build” in the City.
- Several months ago the City was contacted by Spartanburg County School District 7, Meeting Street Academy, and Denny’s regarding a potential play space at Denny’s Plaza to support the recreational activities of Meeting Street Academy. The academy lacks adequate place space for students age 5-12, and often can be seen playing in the Broad Street parking lot adjacent to the school. A series of meetings amongst the partners led to a plan to construct a new playground at Denny’s Plaza on the Campus of Denny’s Corporation. The park improvement will be added to the Joint-Use Agreement between the City and School District 7, which gives public access to the space when not in use by Meeting Street Academy, or any other District 7 function. The project is scheduled to be completed in early October.

Staff would like to update City Council on some additional details of each project, and what it means to our neighborhoods, downtown, and community partners.”

*Council received the parks update as information.*

## IX. Boards and Commissions Update

### Presenter: Connie McIntyre, City Clerk

Ms. McIntyre presented the slate of names for all of the vacancies on the city boards and commissions. After a lengthy discussion by Council, the following decisions were made:

1. Councilmember Fulmer made a motion to appoint Michael P. Willcox to the Construction Board of Adjustment and Appeals. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0.
2. Councilmember Fulmer made a motion to reappoint Michael Epps and Jared Wilson to the Planning Commission. Mayor White seconded the motion, which carried unanimously 7 to 0.
3. Councilmember Anderson made a motion to appoint Fancis Mukiibi and Claire Ginther to the Public Safety Committee. Mayor pro tem Jenkins seconded the motion, which carried unanimously 7 to 0.
4. Mayor White appointed an interview committee, Councilmembers Brown, Fulmer and Rice, to interview the remaining boardmembers eligible for reappointment as well as new applicants. Mayor White appointed Councilmember Brown as chairman of the committee.
5. The following motions were made regarding the listed board and/or commission:  
**Accommodations Tax Advisory Committee** – *Mayor pro tem Jenkins made a motion to remand the decision on applicants and/or reappointees to the committee. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0.*

#### **Board of Architectural Design and Historic Review (HARB) -**

*Mayor pro tem Jenkins made a motion to remand the decision on applicants and/or reappointees to the committee. Councilmember Fulmer seconded the motion, which carried unanimously 7 to 0.*

#### **Design Review Board -**

*Mayor pro tem Jenkins made a motion to remand the decision on applicants and/or reappointees to the committee. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*

#### **Hospitality Tax Committee –**

*Mayor pro tem Jenkins made a motion to remand the decision on applicants and/or reappointees to the committee. Councilmember Anderson seconded the motion, which carried unanimously 7 to 0.*

#### **Housing Board of Adjustment and Appeals –**

*Mayor White made a motion to remand the decision on applicants and/or reappointees to the committee. Councilmember Brown seconded the motion, which carried unanimously 7 to 0.*

#### **Spartanburg Memorial Auditorium Commission –**

*Councilmember Fulmer made a motion to remand the decision on applicants and/or reappointees to the committee. Councilmember Rice seconded the motion, which carried unanimously 7 to 0.*

*Mayor White made a motion to reappoint Tammy Whaley to the commission. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.*

**Zoning Board of Adjustments and Appeals –**

*Mayor White made a motion to remand the decision on applicants and/or reappointees to the committee. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0.*

**X. City Council Updates -** *Each Councilmember gave updates on their activities since the previous council meeting.*

**XI. Executive Session –** *Mayor pro tem Jenkins made a motion to adjourn to Executive Session. Councilmember Littlejohn seconded the motion, which carried unanimously. Council adjourned to Executive Session at 7:18 p.m.*

**A. Executive Session Pursuant to Section 30-4-70 (a) (5) of the South Carolina Code to Discuss Matters Relating to Real Estate**

**Council may take action on matters discussed in Executive Session after exiting Executive Session.**

**Council** reconvened to regular session at 7:33 p.m.

Mayor White stated that discussion was held with no decisions made.

**XII. Adjournment -** *Mayor pro tem Jenkins made a motion to adjourn the meeting. Councilmember Littlejohn seconded the motion, which carried unanimously 7 to 0. The meeting adjourned at 7:35 p.m.*

  
\_\_\_\_\_  
**Connie S. McIntyre, City Clerk**







## MEMO TO CITY COUNCIL

**To:** Chris Story, City Manager  
**From:** Kim Moultrie, Parks and Recreation Director  
**Date:** July 15, 2019  
**Re:** Spartanburg's Innovative and Achieving Youth Leadership

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The Spartanburg Academy for Innovative Youth Leadership (SAIYL) is designed to offer high school students the opportunity to learn essential leadership skills, understand the workings of local and state government and become purposefully engaged in community service. The six week program seeks the following goals.

- To understand local government organizations and their specific duties;
- To gain knowledge of the relationships among local, county, and state government associations.
- To instill and foster positive attitudes regarding community service and community giving; to continue to work with our community partners as well as forge new partnerships.
- To explore opportunities for personal career tracks; specifically and generally
- To focus on different aspects of leadership and teambuilding.
- To expose youth to critical life skills issues and issues in general that affect the community of Spartanburg and South Carolina as a whole.
- To understand the value of leisure activities in a balanced lifestyle
- 

SAIYL participants would like to share some experiences from Summer 2019 and their plans to move forward as Rec Mentees with Parks and Recreation.

## VII. A



## **REQUEST FOR COUNCIL ACTION**

**TO: Spartanburg City Council**

**FROM: Chris Story, City Manager**

**SUBJECT: Resolution to Authorize Purchase of 450 Wofford Street**

**DATE: July 18, 2019**

We currently have an agreement with JM Smith Corporation which allows the City to purchase three parcels Parcel # 7-12-09-099.00 (450 Wofford Street), Parcel # 7-12-09-175.00 (459 Wofford Street), and Parcel # 7-12-09-108.00, (Clinton Street)] for \$4.3 million.

The attached resolution authorizes the City Manager to execute this transaction.

We recommend your approval and welcome any questions you may have.

## RESOLUTION

### To APPROVE THE PURCHASE OF 450 WOFFORD STREET (7-12-09-099.00), 459 WOFFORD STREET AND CLINTON STREET (7-12-09-175.00), SPARTANBURG COUNTY, SC (HEREINAFTER CALLED THE "PROPERTY")

WHEREAS, the City of Spartanburg (the "City") is committed, for the benefit of each of its residents and visitors, to providing its Fire Department with the highest quality resources, equipment and facilities; and

WHEREAS, Spartanburg Fire Department's current headquarters, located at City Hall, are insufficient in size and layout to accommodate their growing operational needs; and

WHEREAS, as part of the comprehensive plan to merge City Hall with a soon to be built joint County/City Administrative building and relocate Spartanburg Fire Department's and Spartanburg Police Department's headquarters, City Staff has identified the above noted Property as an economical and financially responsible solution to relocate Spartanburg Fire Department's headquarters; and

WHEREAS, the purchase price of the Property is \$4,300,000.00 (herein after "Purchase Price"); and

WHEREAS, the Purchase Price of \$4.3 million plus the estimated cost to upfit the building on the Property (\$4.3 million) is considerably less than the estimated cost (\$12 million plus land acquisition costs) to build a new Fire Facility; and

WHEREAS, the upfitted building on the Property will also provide City with additional space for the needs of other City departments, including but not limited to, the Informational Technology Department, the Community Services Department, and the Spartanburg Police Department.

NOW, THEREFORE, BE IT RESOLVED By the Mayor and Members of Council of the City of Spartanburg, in Council assembled:

Section 1. City Council authorizes payment of \$4,300,000.00 for the purchase of the Property.

Section 2. The City Manager is authorized to proceed with the purchase of the Property in accordance with this Resolution.

Section 3. This Resolution shall become effective immediately upon its enactment.

DONE AND RATIFIED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Junie L. White, Mayor

ATTEST:

\_\_\_\_\_  
Connie S. McIntyre, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert P. Coler, City Attorney

## VII. B



## **REQUEST FOR CITY COUNCIL ACTION**

**TO:** Chris Story, Manager  
**FROM:** Robert Coler, Attorney  
**SUBJECT:** Resolution for Textile Mill Site  
**DATE:** July 17, 2019

**BACKGROUND:** Project 307 2018, LLC, approached city staff with their desire to redevelop the abandoned textile storage and processing facility located at 277 W. Main Street. This location was formerly known as Piedmont Bonded Warehouse and Compress. The developer is anticipating to qualify for state income tax credits pursuant to the South Carolina Textiles Communities Revitalization Act. The developer is requesting certification for the building as an abandoned textile mill site pursuant to Section 12-65-60 of the Revitalization Act from the City.

**ACTION REQUESTED:** City Council approval of a resolution that will designate this property as a certified abandoned textile mill site

**BUDGET AND FINANCIAL DATA:** N/A

## **RESOLUTION**

### **TO CERTIFY THE FORMER PIEDMONT BONDED WAREHOUSE AND COMPRESS COMPANY AS A TEXTILE MILL SITE UNDER THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT**

**WHEREAS**, Project 307 2018, LLC, a South Carolina limited liability company or an affiliated entity (“Developer”), desires to redevelop the abandoned textile storage and processing facility located at 277 W. Main Street within the city limits of the City of Spartanburg, South Carolina (the “City”), formerly known as Piedmont Bonded Warehouse and Compress and more particularly listed as tax parcel 7-12-14-002.00 (the “Property”); and

**WHEREAS**, as part of the redevelopment by Developer, the Property is anticipated to qualify for state income tax credits pursuant to the South Carolina Textiles Communities Revitalization Act (Chapter 65 of Title 12 of the South Carolina Code) (the “Act”); and

**WHEREAS**, the Act contains a detailed definition of the specific property that will qualify as a “textile mill site” located in a “distressed area” as designated by the applicable council of governments (as defined in the Act); and

**WHEREAS**, Developer plans to file one or more Notices of Intent to Rehabilitate with the South Carolina Department of Revenue pursuant to the Act; and

**WHEREAS**, Developer has requested a certification as an abandoned textile mill site pursuant to Section 12-65-60 of the Act from the City.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND MEMBERS OF COUNCIL OF THE CITY OF SPARTANBURG, SOUTH CAROLINA, IN COUNCIL ASSEMBLED:**

**Section 1.** The Developer has submitted to the City a request to certify the Property as an abandoned textile mill site pursuant to Section 12-65-60 of the Act (the “request to Certify”).

**Section 2.** The City has reviewed the Request to Certify and supporting documentation, conferred with the Developer, and conducted its own review of the Property.

**Section 3.** The City acknowledges that the Appalachian Council of Governments has designated that properties located in a low income census tract for purposes of qualification for new markets tax credits financing pursuant to Section 45D of the Internal Revenue Code of 1986, as amended, are located in a distressed area as defined in the Act and the Property is located in U.S. Census Tract Number 45083020500 which is a low income census tract as depicted on the map attached hereto as Exhibit A.

**Section 4.** The City hereby certifies that the Property and buildings depicted as “Piedmont Bonded Warehouse and Compress Company” on the Sanborn map attached hereto as Exhibit B, which consists of five buildings containing 275,786 square feet in the aggregate, plus all areas located within 1,000 feet of such buildings constitute a textile mill site consistent with Section 12-65-20(4) of the Act and, as such, the entire Property consisting of 4.292 acres is an abandoned textile mill site.

**Section 5.** The City limits such certification to credits against certain income taxes, licenses or premium taxes, as identified in Section 12-65-30(C) of the Act.



Section 6. That Conley B. McIntyre, by attached affidavit, certifies that the Property was used for textile mill activities or ancillary uses to such activities, which would qualify as a textile mill site within the meaning of Section 12-65-20(4) of the Act.

Section 7. This Resolution shall become effective upon the date of enactment.

DONE AND RATIFIED this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

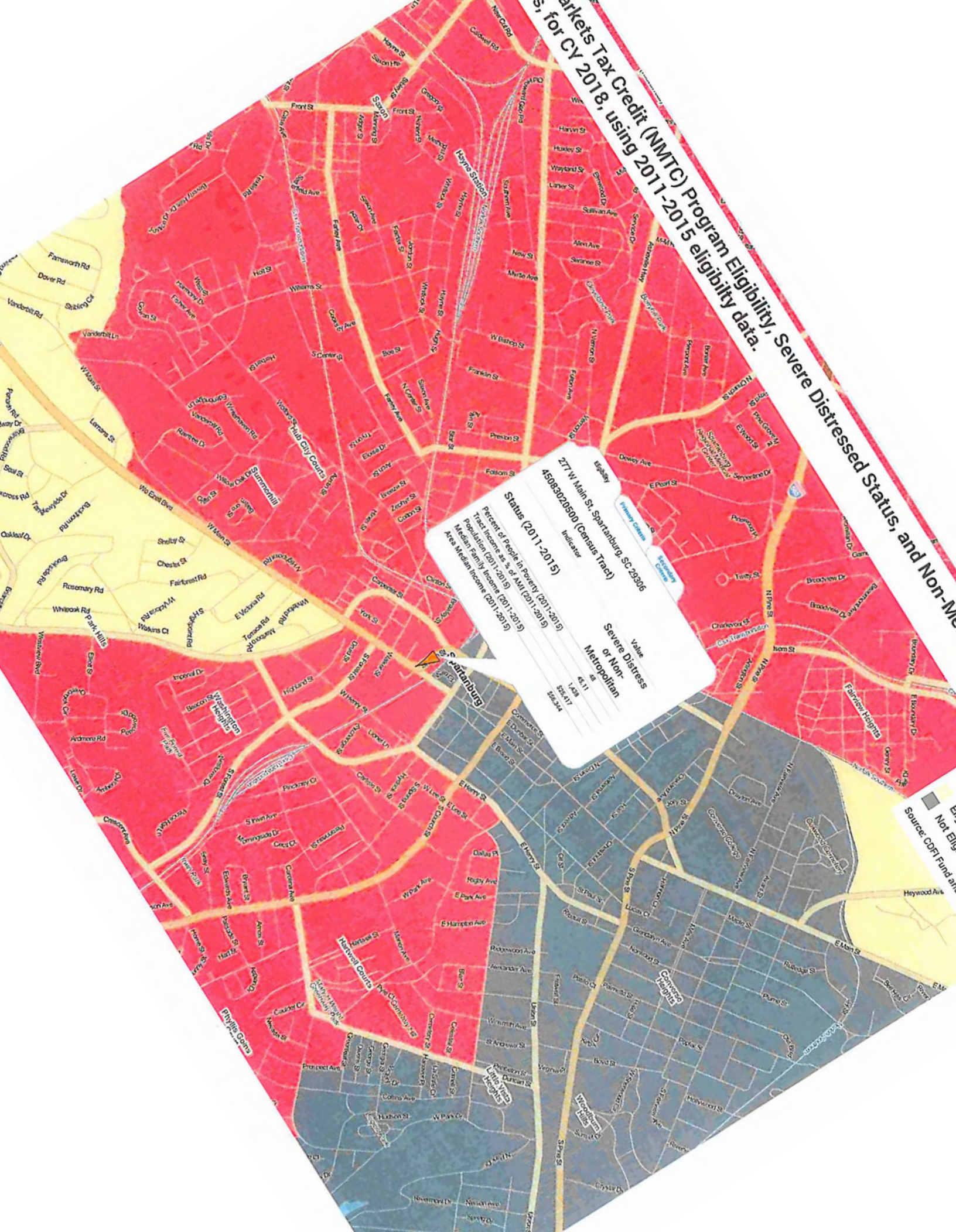
\_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT A**

**U.S. CENSUS TRACT MAP 45083021901**

**See attached.**

Markets Tax Credit (NMTC) Program Eligibility, Severe Distressed Status, and Non-Metropolitan Status, for CY 2018, using 2011-2015 eligibility data.



217 W Main St, Spartanburg, SC 29306  
 48083020500  
 Status (2011-2015)  
 Percent of People in Poverty (2011-2015)  
 Tract Income as % of MA (2011-2015)  
 Population (2011-2015)  
 Median Family Income (2011-2015)  
 Area Median Income (2011-2015)

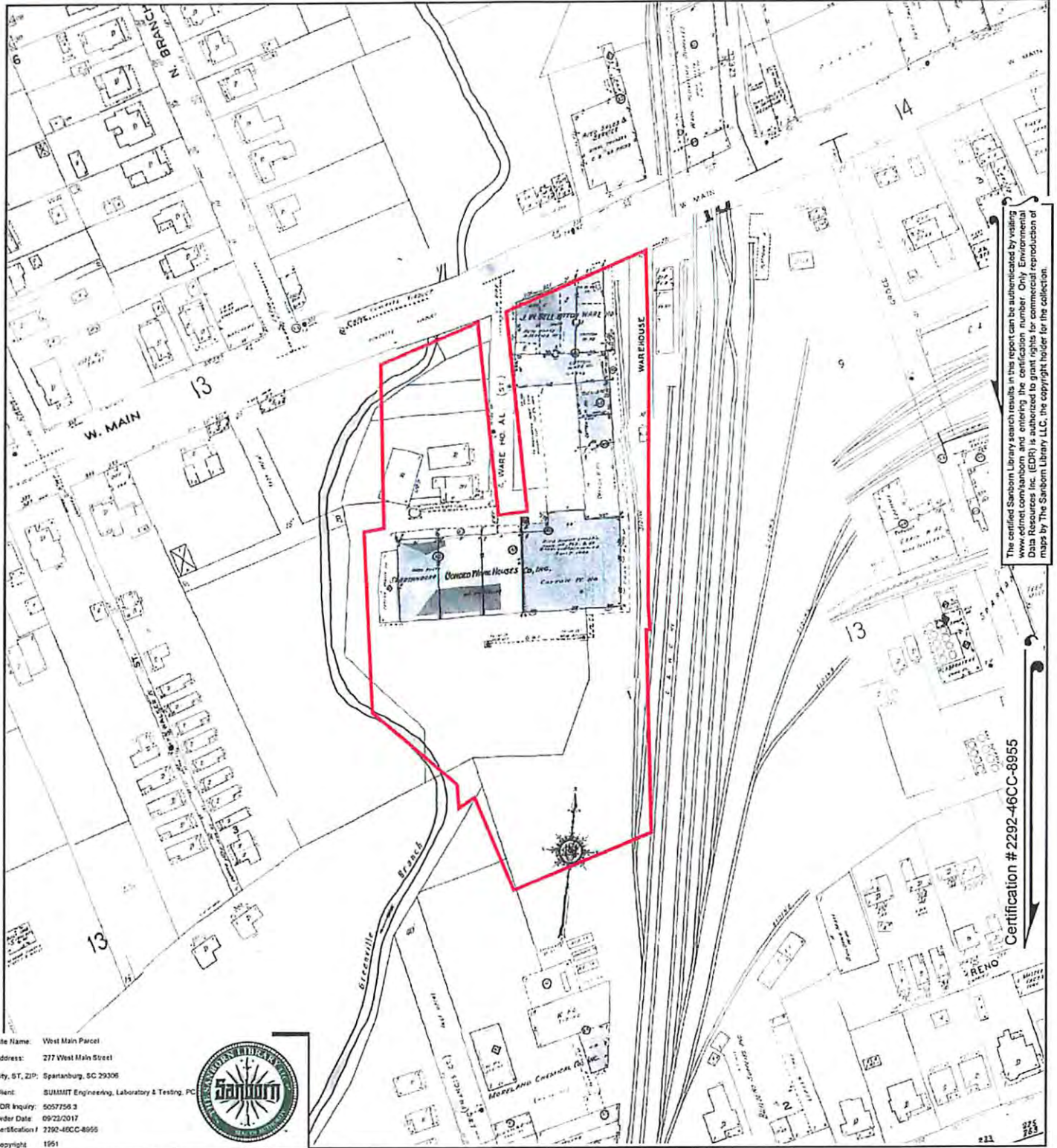
| Indicator                                | Value    | Severe Distressed or Non-Metropolitan |
|--|----------|---------------------------------------|
| Percent of People in Poverty (2011-2015) | 41.1     | Yes                                   |
| Tract Income as % of MA (2011-2015)      | 1.58     | Yes                                   |
| Population (2011-2015)                   | 22,417   | Yes                                   |
| Median Family Income (2011-2015)         | \$24,174 | Yes                                   |
| Area Median Income (2011-2015)           | \$24,324 | Yes                                   |

■ Not Eligible  
 ■ Severe Distressed  
 ■ Non-Metropolitan  
 Source: CDFI Fund and Census Bureau

**EXHIBIT B**

**SANDBORN MAP OF PROPERTY**

**See attached.**



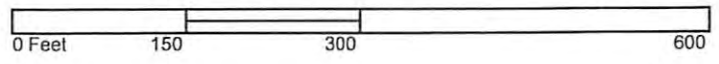
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Site Name: West Main Parcel  
 Address: 277 West Main Street  
 City, ST, ZIP: Spartanburg, SC 29306  
 Client: SUMMIT Engineering, Laboratory & Testing, PC  
 EDR Inquiry: 5057756-3  
 Order Date: 09/23/2017  
 Certification #: 2292-46CC-8955  
 Copyright 1951



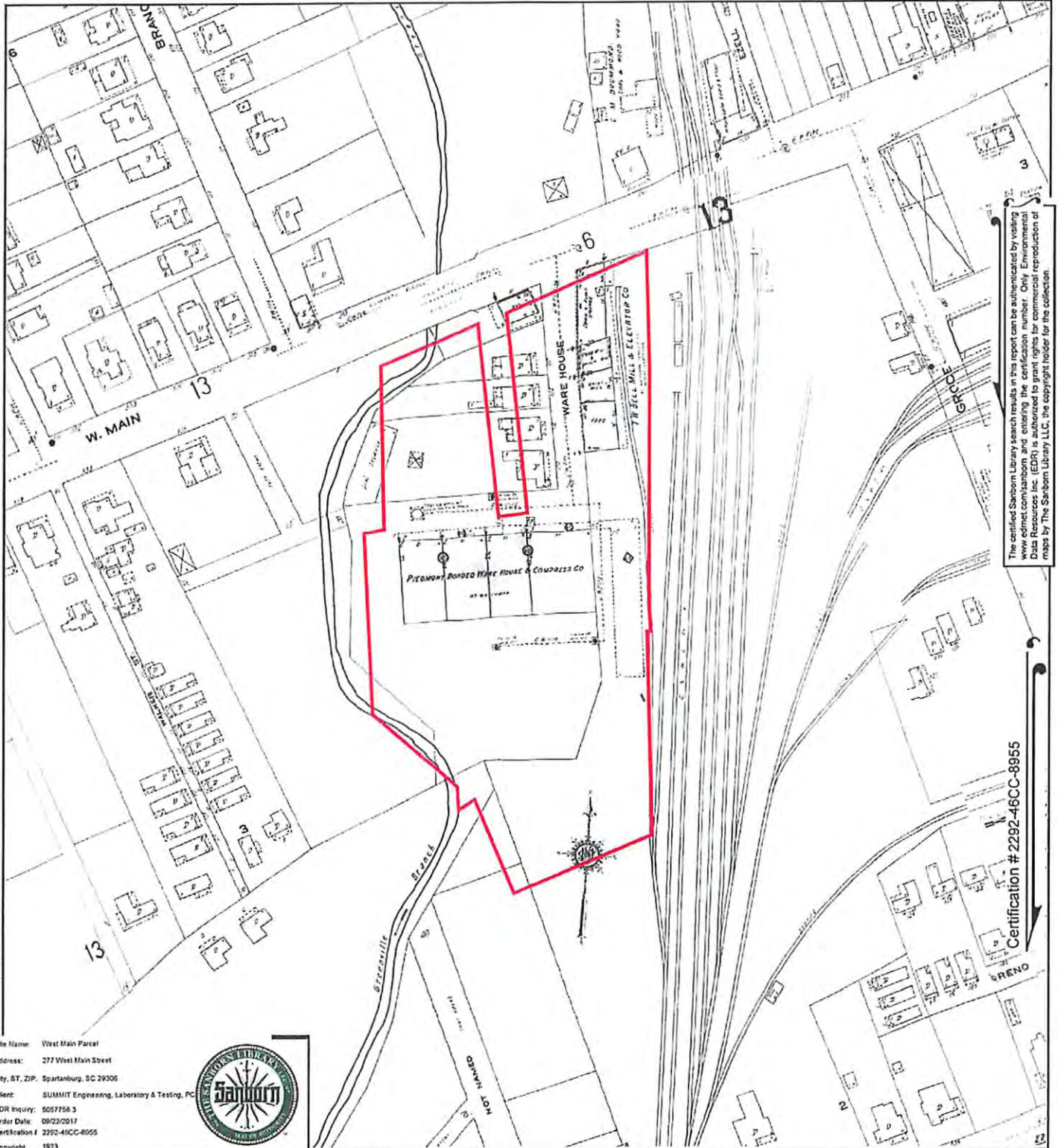
Certification # 2292-46CC-8955

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 Outlined areas indicate map sheets within the collection.



- Volume 1, Sheet 14
- Volume 1, Sheet 13
- Volume 1, Sheet 5
- Volume 1, Sheet 6





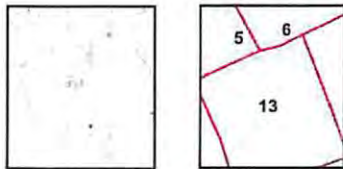
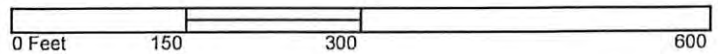
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Site Name: West Main Parcel  
 Address: 277 West Main Street  
 City, ST, ZIP: Spartanburg, SC 29306  
 Client: SUMMIT Engineering, Laboratory & Testing, PC  
 EDR Inquiry: 5057756-3  
 Order Date: 09/23/2017  
 Certification #: 2292-46CC-8955  
 Copyright: 1923



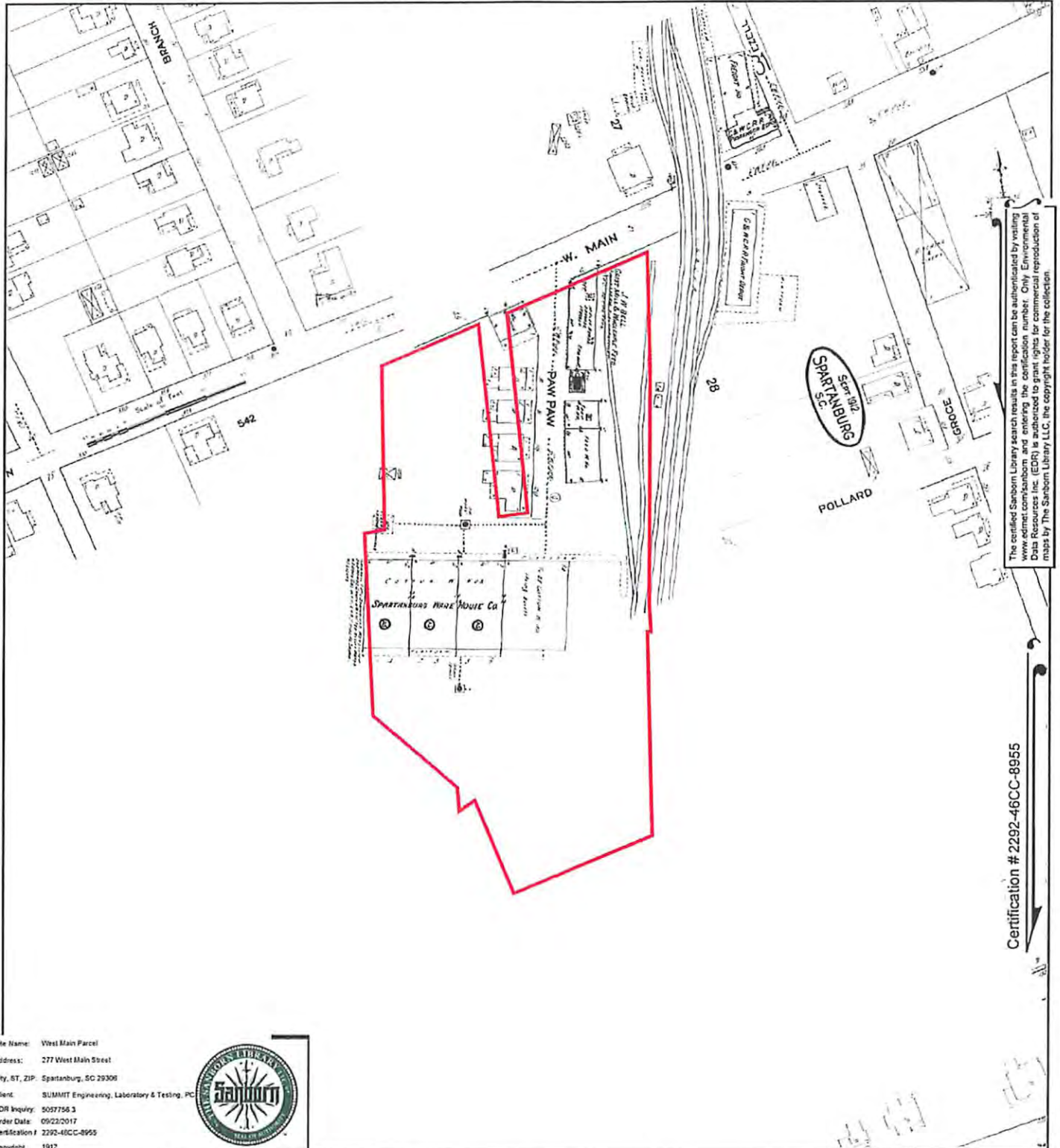
Certification # 2292-46CC-8955

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Volume 1, Sheet 6  
 Volume 1, Sheet 5  
 Volume 1, Sheet 13





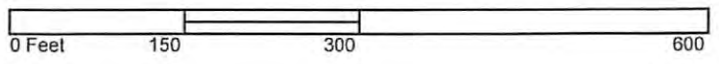
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Certification # 2292-46CC-8955

Site Name: West Main Parcel  
 Address: 277 West Main Street  
 City, ST, ZIP: Spartanburg, SC 29309  
 Client: SUMMIT Engineering, Laboratory & Testing, PC  
 EDR Inquiry: 5057756.3  
 Order Date: 09/22/2017  
 Certification #: 2292-46CC-8955  
 Copyright: 1912



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 31  
 Volume 1, Sheet 17

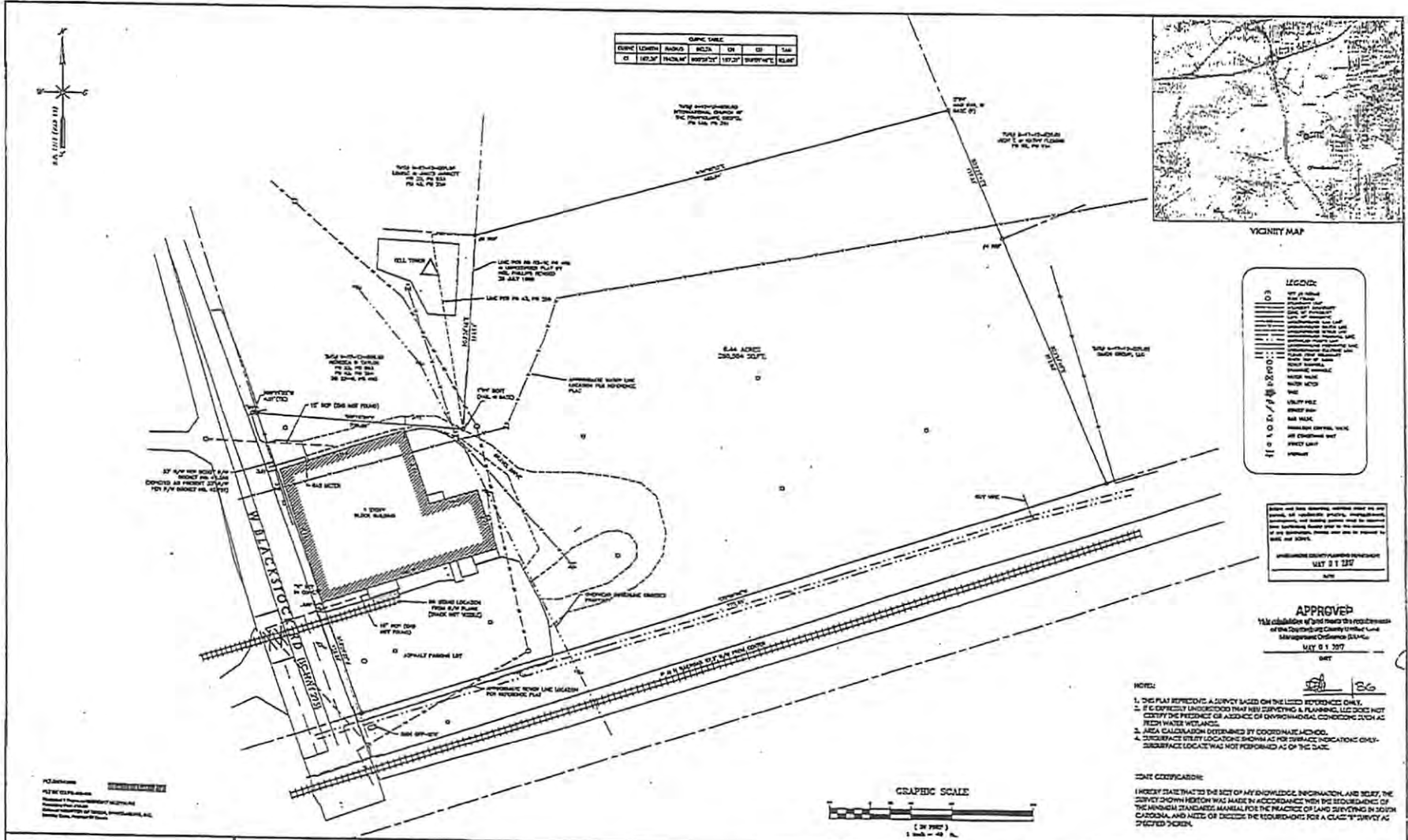






**EXHIBIT C**  
**PLAT OF PROPERTY**

**See attached.**



| CURVE TABLE |        |        |        |        |        |
|-------------|--------|--------|--------|--------|--------|
| CURVE       | LENGTH | RADIUS | CHORD  | CH     | TA     |
| 10          | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 20          | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 30          | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 40          | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 50          | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 60          | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 70          | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 80          | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| 90          | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |

**LEGEND:**

- 1/2" WIDE EASEMENT
- 10' WIDE EASEMENT
- 20' WIDE EASEMENT
- 30' WIDE EASEMENT
- 40' WIDE EASEMENT
- 50' WIDE EASEMENT
- 60' WIDE EASEMENT
- 70' WIDE EASEMENT
- 80' WIDE EASEMENT
- 90' WIDE EASEMENT
- 100' WIDE EASEMENT
- 120' WIDE EASEMENT
- 150' WIDE EASEMENT
- 200' WIDE EASEMENT
- 300' WIDE EASEMENT
- 400' WIDE EASEMENT
- 500' WIDE EASEMENT
- 600' WIDE EASEMENT
- 700' WIDE EASEMENT
- 800' WIDE EASEMENT
- 900' WIDE EASEMENT
- 1000' WIDE EASEMENT
- 1200' WIDE EASEMENT
- 1500' WIDE EASEMENT
- 2000' WIDE EASEMENT
- 3000' WIDE EASEMENT
- 4000' WIDE EASEMENT
- 5000' WIDE EASEMENT
- 6000' WIDE EASEMENT
- 7000' WIDE EASEMENT
- 8000' WIDE EASEMENT
- 9000' WIDE EASEMENT
- 10000' WIDE EASEMENT

APPROVED  
 MAY 21 1977

APPROVED  
 MAY 21 1977

- NOTES:**
1. THIS PLAN REPRESENTS A SURVEY BASED ON THE LEGAL REFERENCES ONLY.
  2. IF IT IS EXPRESSLY UNDERSTOOD THAT THIS SURVEYING & PLANNING, LLC DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF ENVIRONMENTAL CONCERNS SUCH AS FRESH WATER WETLANDS.
  3. AREA CALCULATION DETERMINED BY COORDINATE METHOD.
  4. CONFORMANCE UTILITY LOCATIONS SHOWN AS PER SURFACE INDICATIONS. GROUND-SURFACE LOCATIONS WAS NOT PERFORMED AS OF THE DATE.

**DATE CERTIFICATE:**

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND ASSETS OF DECISIONS OF THE BOARD OF SURVEYING AS PRECEDED THEREIN.

**HBU**  
 surveying planning advisory

1111 Highway 101, Suite 101  
 Spartanburg, SC 29304  
 Phone: 803-535-1111  
 Fax: 803-535-1112

**BOUNDARY SURVEY**  
 PREPARED FOR:  
 BLACKSTOCK DEVELOPMENT, LLC  
 TAX MAP PARCEL: 6-17-12-007.00

6.44 ACRES BEING A PORTION OF LANDS DEPICTED ON PLAT OF PROPERTY OF MARGARET H. YEOMANS BY GOOCH & TAYLOR SURVEYORS DATED FEBRUARY 21, 1961 AND RECORDED IN PLAT BOOK 43 AT PAGES 250-255; SITUATE IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA.

SPARTANBURG COUNTY REGISTER  
 MAY 21 1977

APPROVED  
 MAY 21 1977

DATE CERTIFICATE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND ASSETS OF DECISIONS OF THE BOARD OF SURVEYING AS PRECEDED THEREIN.

EXHIBIT D

Affidavit of Conley B. McIntyre

See attached.

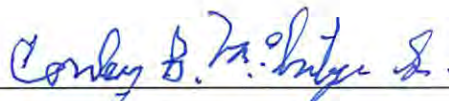
STATE OF SOUTH CAROLINA        )  
  )  
COUNTY OF SPARTANBURG        )

**Affidavit of Conley B. McIntyre**

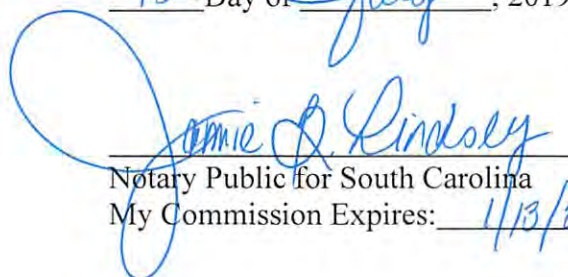
**PERSONALLY APPEARED BEFORE ME**, the undersigned, states the following:

1. My name is Conley B. McIntyre. I am 89 years of age and I have been a resident of Spartanburg County for 89 years; and
  
2. I have personal knowledge that the building located at 277 W. Main Street, Spartanburg, was a former textile business known as “Piedmont Bonded Warehouse and Compress”. To the best of my recollection the building was used for processing and storing textiles for this business; and
  
3. I have no relationship, personal or business, with any prior owners, current owners or future owner/developers of this property; and

**FURTHER AFFIANT SAYETH NOT.**

  
\_\_\_\_\_  
Conley B. McIntyre

SWORN to before me this  
13<sup>th</sup> Day of July, 2019

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 1/13/2020





## REQUEST FOR COUNCIL ACTION

TO: Chris Story, City Manager  
FROM: Tim Carter, Engineering Administrator  
SUBJECT: 2019 Annual Street Resurfacing  
DATE: July 22, 2019

### BACKGROUND

Staff received bids for the 2019 Street Resurfacing Project on July 9, 2019. This project consists of approximately 9,849 tons of surface Type C Asphalt, 1,250 square yards of full depth patching, and 43,000 square yards milling.

The following bids were submitted:

|  |                 |
|--|-----------------|
| F&R Asphalt Inc. (Easley, SC)                      | \$ 927,295.68   |
| Venesky Asphalt Paving & Grading, LLC (Easley, SC) | \$ 1,002,356.46 |
| King Asphalt Inc. (Liberty, SC)                    | \$ 1,012,308.01 |
| Bird Paving (Inman, SC)                            | \$ 1,023,142.78 |
| Rogers Group, Inc. (Greer, SC)                     | \$ 1,246,675.37 |

Staff has reviewed the bids received and the qualifications for each of these contractors and determined that F&R Asphalt Inc. is the responsive low bidder. No bids were submitted from MWBE certified contractors.

### ACTION REQUESTED:

Allow staff to accept the bid from F&R Asphalt Inc. and authorize the City Manager to enter into a contract with F&R Asphalt Inc. for the completion of the project.

### BUDGET AND FINANCE DATA:

\$ 544,000.00 County Transportation Committee Funds (CTC)  
\$ 383,295.00 from the Spartanburg County Road Fee Funds

# City of Spartanburg

## Street Resurfacing 2019 Road List

| Street Name              | Beginning         | End                    | Length | Width | OCI | Sq. Yd. Milling | Sq. Yd FDP | Est. Quantity | Asphalt Price | Milling Price | FDP Price | Asph. Price | Est. Total   |
|--------------------------|-------------------|------------------------|--------|-------|-----|-----------------|------------|---------------|---------------|---------------|-----------|-------------|--------------|
| EVVALANE DR.             | Anita Dr.         | Vista Hill Dr.         | 2060   | 24    | 37  | 2975.56         | 100.00     | 645.47        | 95.00         | 8926.67       | 4900.00   | 61319.33    | \$ 75,146.00 |
| VISTA HILL DR.           | Evvalane Dr.      | Evvalane Dr.           | 990    | 24    | 39  | 1430.00         | 200.00     | 310.20        | 95.00         | 4290.00       | 9800.00   | 29469.00    | \$ 43,559.00 |
| OVERBROOK CIR.           | Elliott St.       | Ardmore Rd.            | 1600   | 29    | 35  | 2311.11         |            | 605.78        | 95.00         | 6933.33       | 0.00      | 57548.89    | \$ 64,482.22 |
| CONVERSE CIR             | Drayton Ave.      | Drayton Ave.           | 1240   | 22    | 43  | 1791.11         | 200.00     | 356.16        | 95.00         | 5373.33       | 9800.00   | 33834.78    | \$ 49,008.11 |
| S. SPRING ST             | W. Henry St.      | W. Hampton Ave.        | 2100   | 30    | 40  | 3033.33         |            | 822.50        | 95.00         | 9100.00       | 0.00      | 78137.50    | \$ 87,237.50 |
| ARDMORE RD.              | Coldbrook Dr.     | Amherst Dr.            | 370    | 26    | 36  | 534.44          |            | 125.59        | 95.00         | 1603.33       | 0.00      | 11931.47    | \$ 13,534.81 |
| HOLLY DR.                | W.O. Ezell Blvd.  | Convair Dr.            | 2200   | 20    | 42  | 3177.78         |            | 574.44        | 95.00         | 9533.33       | 0.00      | 54572.22    | \$ 64,105.56 |
| FREMONT AVE.             | Chapel St.        | Magnolia St.           | 830    | 30    | 40  | 1198.89         |            | 325.08        | 95.00         | 3596.67       | 0.00      | 30882.92    | \$ 34,479.58 |
| ADEN ST.                 | Fremont Ave.      | Howard St.             | 1140   | 24    | 43  | 1646.67         |            | 357.20        | 95.00         | 4940.00       |           | 33934.00    | \$ 38,874.00 |
| PARTRIDGE RD.            | Wendover Way      | Cameron Dr.            | 2700   | 18    | 44  | 3900.00         |            | 634.50        | 95.00         | 11700.00      | 0.00      | 60277.50    | \$ 71,977.50 |
| GLENDALYN AVE.           | Mills Ave.        | S. Pine St.            | 1100   | 30    | 38  | 1588.89         |            | 430.83        | 95.00         | 4766.67       | 0.00      | 40929.17    | \$ 45,695.83 |
| EVERETT ST.              | Collins Ave.      | Woodview Ave.          | 990    | 29    | 45  | 1430.00         |            | 374.83        | 95.00         | 4290.00       | 0.00      | 35608.38    | \$ 39,898.38 |
| LOCHEADELE DR.           | Old Charlotte Rd. | Meadow St.             | 2180   | 26    | 42  | 3148.89         |            | 739.99        | 95.00         | 9446.67       | 0.00      | 70298.94    | \$ 79,745.61 |
| OLD CHARLOTTE RD.        | Drayton Rd.       | Hillcrest Blvd.        | 1300   | 29    | 42  | 1877.78         | 300.00     | 492.19        | 95.00         | 5633.33       | 14700.00  | 46758.47    | \$ 67,091.81 |
| OVERLAND DR.             | Beechwood Dr.     | Pineville Rd.          | 2060   | 26    | 37  | 2975.56         |            | 699.26        | 95.00         | 8926.67       | 0.00      | 66429.28    | \$ 75,355.94 |
| MARION AVE.              | S. Church St.     | Hudson Barksdale Blvd. | 1650   | 33    | 44  | 2383.33         |            | 710.88        | 95.00         | 7150.00       | 0.00      | 67533.13    | \$ 74,683.13 |
| LAWRENCE JOHNSON SR. LN. | Everett St.       | High St.               | 1200   | 24    | 33  | 1733.33         | 450.00     | 376.00        | 95.00         | 5200.00       | 22050.00  | 35720.00    | \$ 62,970.00 |
| SYLVAV CT.               | Sylvan Dr.        | End of Street          | 370    | 19    | 40  | 534.44          |            | 91.78         | 95.00         | 1603.33       | 0.00      | 8719.15     | \$ 10,322.49 |
| WEBBER WALK              | Webber Way        | Cul-de-sac             | 300    | 24    | 42  | 433.33          |            | 94.00         | 95.00         | 1300.00       | 0.00      | 8930.00     | \$ 10,230.00 |
|                          |                   |                        |        |       |     |                 |            |               |               |               |           |             |              |
|                          |                   |                        |        |       |     |                 |            |               |               |               |           |             |              |
|                          |                   |                        |        |       |     |                 |            |               |               |               |           |             |              |

38104.44 1250.00 8766.68