

**AN ORDINANCE**

**TO AUTHORIZE THE CHAIRMAN OF COUNTY COUNCIL AND THE COUNTY ADMINISTRATOR TO EXECUTE A LEASE WITH MILESTONE DEVELOPMENT, INC. FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, AND MAINTAINING ONE OR MORE TELECOMMUNICATIONS MONOPOLES THEREON.**

**WHEREAS**, Greenville County entered into that certain Telecommunications Leasing Master Agreement (the “Agreement”) with Milestone Development, Inc. dated February 11, 2016, to develop, market, permit, license, furnish, install, construct, maintain and in all respects administer a program whereby certain portions of real property owned by the County may be licensed and/or leased for telecommunication monopoles and equipment; and

**WHEREAS**, the County has identified certain properties suitable for hosting communication transmission devices and is seeking County Council approval to enter into a lease for the use of the real property described below.

**BE IT ORDAINED BY GREENVILLE COUNTY COUNCIL:**

Section 1. Authorize Lease Agreement. The Chairman of Greenville County Council and the County Administrator are hereby authorized to execute a lease with Milestone Development, Inc. in substantially the form attached hereto as *Exhibit A*, of a portion of that certain property located at 4806 Old Spartanburg Road, Taylors, South Carolina and identified as Greenville County TMS# 0538020100201, such property being shown on the site plan attached here as *Exhibit B*. The lease authorized herein is contingent upon Milestone Development, Inc. obtaining any necessary governmental permits and/or permissions to use the leased property for its intended purpose.

Section 2. Effective Date. This ordinance shall take effect upon the date of its adoption.

**DONE IN REGULAR MEETING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

\_\_\_\_\_  
Bob Taylor, Chairman  
Greenville County Council

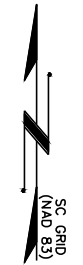
ATTEST:

\_\_\_\_\_  
Theresa B. Kizer  
Clerk to Council

\_\_\_\_\_  
Joseph Kernell  
County Administrator

**OLD SPARTANBURG ROAD**  
(60' PUBLIC R/W)

POSSIBLE GAP BETWEEN  
PROPERTY LINES. SEE  
PB:1224 PC:57 &  
PB:7-X PC:31



PLANS PREPARED FOR:  
**Milestone COMMUNICATIONS**  
12110 SUNSET HILLS ROAD, SUITE 100  
RESTON, VA 20190  
(703) 620-2555

PROJECT INFORMATION:  
**SITE NAME:  
GREENVILLE PARKS HQ**  
4860 OLD SPARTANBURG RD.  
TAYLORS, SC 29687  
(GREENVILLE COUNTY)

PLANS PREPARED BY:  
**TOWER ENGINEERING PROFESSIONALS, INC.**  
CERTIFICATE OF AUTHORIZATION  
CO1991  
**TOWER ENGINEERING PROFESSIONALS**  
326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351  
www.tepgroup.net

**NOTES:**

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (SCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON JUNE 27, 2016.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "AE". AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #45045C0343E, DATED AUGUST 18, 2014. THE BASE FLOOD ELEVATION FOR THE PROPOSED DEVELOPMENT IS 857 FT.
5. CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION.

**SCOTTSWOOD ROAD**  
(50' PUBLIC R/W)

N/F  
**GREENVILLE COUNTY RECREATION COMM.**  
PARCEL #: 0538020100201  
ZONING: R-12  
USE: COMM RECREATION  
+/- 25.673 ACRES

EXISTING RAILROAD  
EXISTING PARKING LOT (TYP)

NEW MILESTONE LP III 5' WIDE LANDSCAPING BUFFERYARD

NEW MILESTONE LP III 10' UTILITY EASEMENT FROM LEASE AREA TO NEW POLE

NEW MILESTONE LP III 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

EXISTING BUILDING (TYP)

NEW MILESTONE LP III 12' WIDE GRAVEL ACCESS DRIVE  
NEW MILESTONE LP III 50'x050' COMPOUND WITHIN 50'x50' LEASE AREA.

NEW MILESTONE LP III 120' MONOPOLE TO REPLACE EXISTING LIGHT POLE.

REQUIRED 85' TOWER SETBACK

**LEGEND**

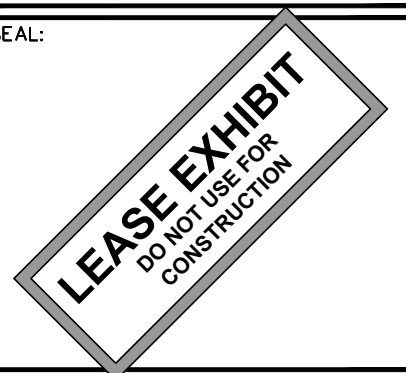
- EXIST. PROPERTY LINE
- PROPERTY CORNER
- 200--- EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- R/W--- RIGHT-OF-WAY
- X — CHAIN LINK FENCE
- ~ EXISTING TREE LINE
- ++++ RAILROAD TRACK

**SITE PLAN**

SCALE: 1" = 200'



SEAL:



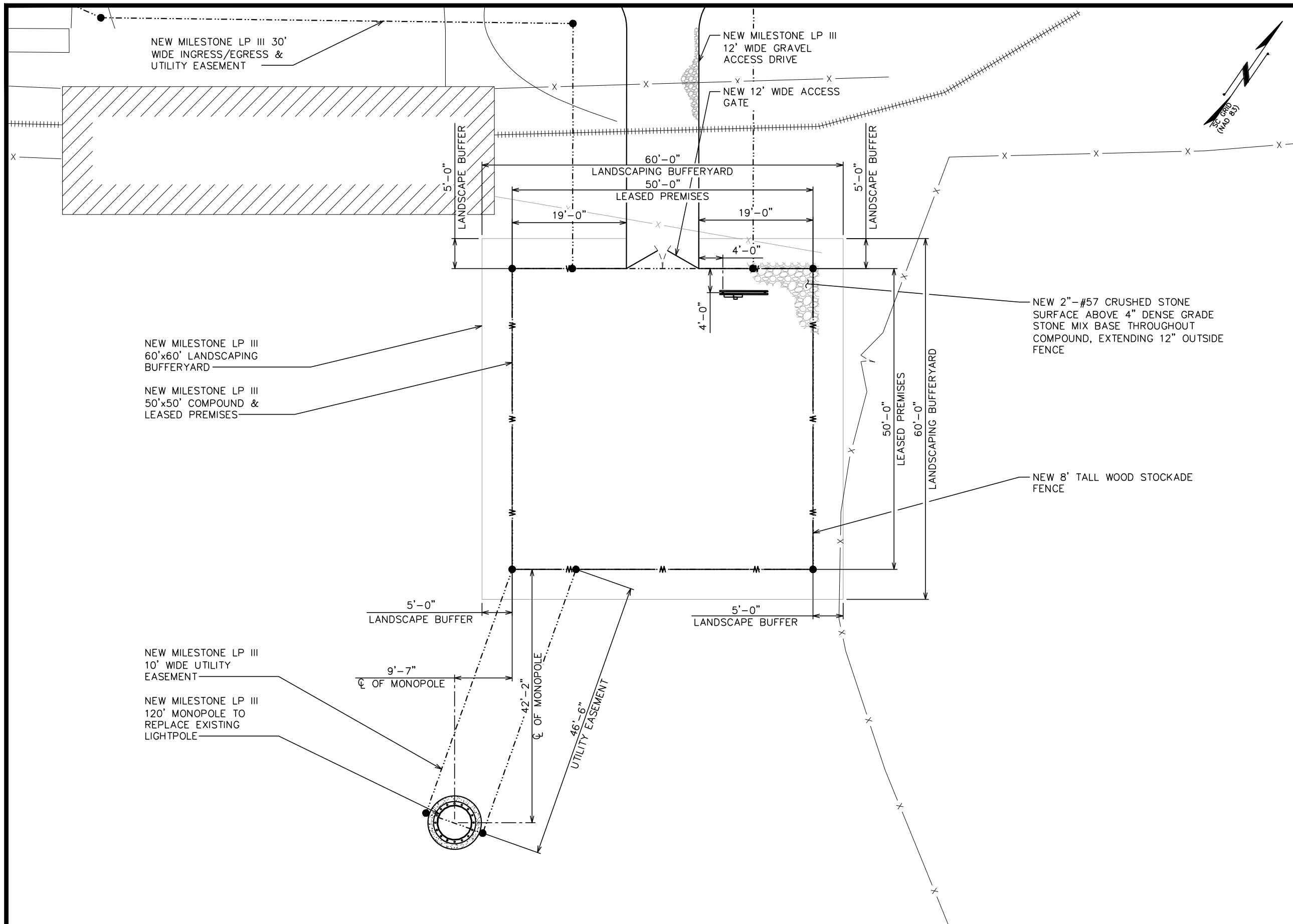
5	08-26-16	LEASE EXHIBIT
4	08-24-16	LEASE EXHIBIT
3	08-23-16	LEASE EXHIBIT
2	07-07-16	LEASE EXHIBIT
REV	DATE	ISSUED FOR:

DRAWN BY: JKW CHECKED BY: JAS

SHEET TITLE:

**EXHIBIT A**

SHEET NUMBER: <b>L-1</b>	REVISION: <b>5</b> TEP #: 70169
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PLANS PREPARED FOR:



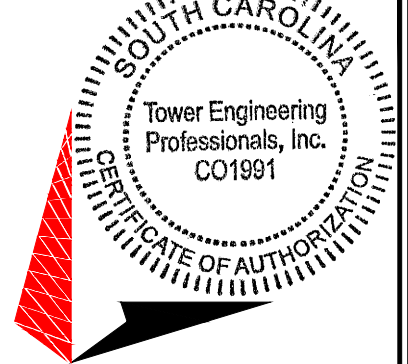
12110 SUNSET HILLS ROAD, SUITE 100  
RESTON, VA 20190  
(703) 620-2555

PROJECT INFORMATION:

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SEAL:



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REV	DATE	ISSUED FOR:

DRAWN BY: RCL CHECKED BY: JAS

SHEET TITLE:

**EXHIBIT A-1**

SHEET NUMBER: REVISION:

**L-2**

**4**

TEP #: 70169



**LEGAL DESCRIPTION OF 50'x50' LEASE AREA PARCEL "A"**

ALL THAT CERTAIN LEASE AREA PARCEL OF LAND, SITUATE, LYING AND BEING IN GREENVILLE COUNTY, SOUTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 1113 AT PAGE 916 OF THE GREENVILLE COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ROD ON THE SOUTHERN MOST LIMITS OF THE RIGHT OF WAY OF OLD SPARTANBURG ROAD, SAID IRON BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED AS TRACT "C" IN PLAT BOOK 48-A AT PAGE 59-A, AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 1,113,386.15', AND EASTING = 1,609,408.26'; THENCE FROM THE POINT OF COMMENCEMENT, SOUTH 63°44'24" EAST, A DISTANCE OF 1,254.27 FT. TO A POINT ON THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 50' X 50' LEASE AREA (PARCEL "A"), SAID POINT BEING THE TRUE POINT OF BEGINNING, AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 1,112,790.23' AND EASTING = 1,610,561.75'; THENCE FROM THE POINT OF BEGINNING SOUTH 34°57'28" EAST, A DISTANCE OF 50.00 FT. TO A POINT; THENCE SOUTH 55°02'32" WEST FOR A DISTANCE OF 50.00 FT. TO A POINT; THENCE NORTH 34°57'28" WEST FOR A DISTANCE OF 50.00 FT. TO A POINT. THENCE NORTH 55°02'32" EAST FOR A DISTANCE OF 50.00 FT. TO THE POINT OF BEGINNING.

SAID LEASE AREA PARCEL CONTAINING 2,500 SQ. FT. OR 0.057 ACRES MORE OR LESS.

**LEGAL DESCRIPTION OF 30' INGRESS/EGRESS & UTILITY EASEMENT PARCEL "B"**

ALL THAT CERTAIN EASEMENT AREA PARCEL OF LAND, LYING AND BEING IN GREENVILLE COUNTY, SOUTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 1113, AT PAGE 916 OF THE GREENVILLE COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ROD ON THE SOUTHERN MOST LIMITS OF THE RIGHT OF WAY OF OLD SPARTANBURG ROAD, SAID IRON BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED AS TRACT "C" IN PLAT BOOK 48-A AT PAGE 59-A, AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 1,113,386.15', AND EASTING = 1,609,408.26'; THENCE FROM THE POINT OF COMMENCEMENT, SOUTH 19°11'59" EAST A DISTANCE OF 893.22 FT. TO A POINT ON THE EASTERN MOST LIMITS OF THE RIGHT OF WAY OF SCOTTSWOOD ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING OF A DESCRIBED 30' INGRESS AND EGRESS EASEMENT, AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF: NORTHING = 1,112,542.62'; AND EASTING = 1,609,702.03'; THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID RIGHT OF WAY OF SCOTTSWOOD ROAD, NORTH 72°24'45" EAST A DISTANCE OF 83.47 FT. TO A POINT, THENCE NORTH 86°58'11" EAST A DISTANCE OF 123.16 FT. TO A POINT; THENCE NORTH 63°32'07" EAST A DISTANCE OF 461.17 FT. TO A POINT; THENCE NORTH 34°44'38" EAST A DISTANCE OF 43.97 FT. TO A POINT; THENCE NORTH 79°48'55" EAST A DISTANCE OF 58.97 FT. TO A POINT; THENCE NORTH 56°10'07" EAST A DISTANCE OF 101.86 FT. TO A POINT; THENCE SOUTH 34°26'52" EAST A DISTANCE OF 70.05 FT. TO A POINT ON THE NORTHERN LIMITS OF THE HEREIN DESCRIBED LEASE AREA (PARCEL "A"); THENCE WITH SAID NORTHERN LIMITS SOUTH 55°02'32" WEST A DISTANCE OF 30.00 FT. TO A POINT ON SAID NORTHERN LIMITS; THENCE LEAVING SAID NORTHERN LIMITS NORTH 34°26'52" WEST A DISTANCE OF 40.64 FT. TO A POINT; THENCE SOUTH 56°10'07" WEST A DISTANCE OF 78.46 FT. TO A POINT; THENCE SOUTH 79°48'55" WEST A DISTANCE OF 52.80 FT. TO A POINT; THENCE SOUTH 34°44'38" WEST A DISTANCE OF 39.22 FT. TO A POINT; THENCE SOUTH 63°32'07" WEST A DISTANCE OF 475.09 FT. TO A POINT; THENCE SOUTH 86°58'11" WEST A DISTANCE OF 125.55 FT. TO A POINT; THENCE SOUTH 72°24'45" WEST A DISTANCE OF 74.49 FT. TO A POINT ON THE EASTERN MOST LIMITS OF THE RIGHT OF WAY OF SCOTTSWOOD ROAD; THENCE WITH SAID RIGHT OF WAY NORTH 27°18'43" WEST A DISTANCE OF 30.44 FT. TO THE POINT OF BEGINNING.

SAID EASEMENT AREA PARCEL CONTAINING 27,433.42 SQ. FT. OR .629 ACRES MORE OR LESS.

**LEGAL DESCRIPTION OF 10' UTILITY EASEMENT PARCEL "C"**

ALL THAT CERTAIN EASEMENT AREA PARCEL OF LAND, LYING AND BEING IN GREENVILLE COUNTY, SOUTH CAROLINA, BEING A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 1113, AT PAGE 916 OF THE GREENVILLE COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON ROD ON THE SOUTHERN MOST LIMITS OF THE RIGHT OF WAY OF OLD SPARTANBURG ROAD, SAID IRON BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED AS TRACT "C" IN PLAT BOOK 48-A AT PAGE 59-A, AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 1,113,386.15', AND EASTING = 1,609,408.26'; THENCE FROM THE POINT OF COMMENCEMENT, SOUTH 61°07'12" EAST A DISTANCE OF 1,280.50 FT. TO A POINT ON THE SOUTHERN LIMITS OF THE HEREIN DESCRIBED LEASE AREA (PARCEL "A"), SAID POINT BEING THE TRUE POINT OF BEGINNING OF A DESCRIBED 10' UTILITY EASEMENT, AND HAVING SOUTH CAROLINA STATE PLANE COORDINATES OF: NORTHING = 1,112,767.70'; AND EASTING = 1,609,529.53'; THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID SOUTHERN LIMITS, SOUTH 14°20'12" EAST A DISTANCE OF 46.81 FT. TO A POINT, THENCE SOUTH 75°39'48" WEST A DISTANCE OF 10.00 FT. TO A POINT; THENCE NORTH 14°20'12" WEST A DISTANCE OF 43.04 FT. TO A POINT ON THE SOUTHERN LIMITS OF THE HEREIN DESCRIBED LEASE AREA (PARCEL "A"); THENCE WITH SAID SOUTHERN LIMITS NORTH 55°02'32" EAST A DISTANCE OF 10.68 FT. TO THE POINT OF BEGINNING; SAID EASEMENT AREA PARCEL CONTAINING 449 SQ. FT. OR .01 ACRES MORE OR LESS.

PLANS PREPARED FOR:



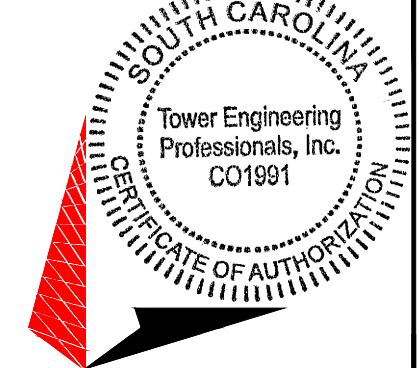
12110 SUNSET HILLS ROAD, SUITE 100  
RESTON, VA 20190  
(703) 620-2555

PROJECT INFORMATION:

**SITE NAME:  
GREENVILLE PARKS HQ**

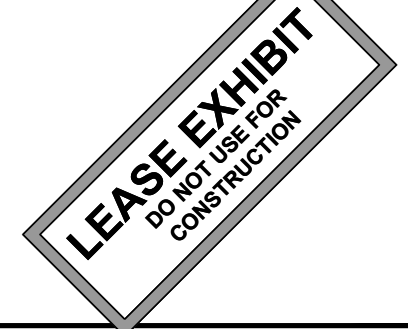
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SEAL:



4	08-24-16	LEASE EXHIBIT
3	08-23-16	LEASE EXHIBIT
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REV	DATE	ISSUED FOR:

DRAWN BY: RCL CHECKED BY: JAS

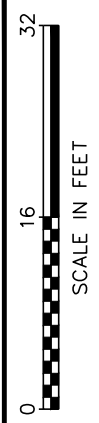
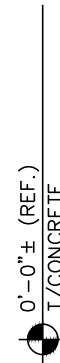
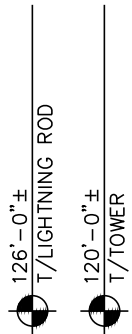
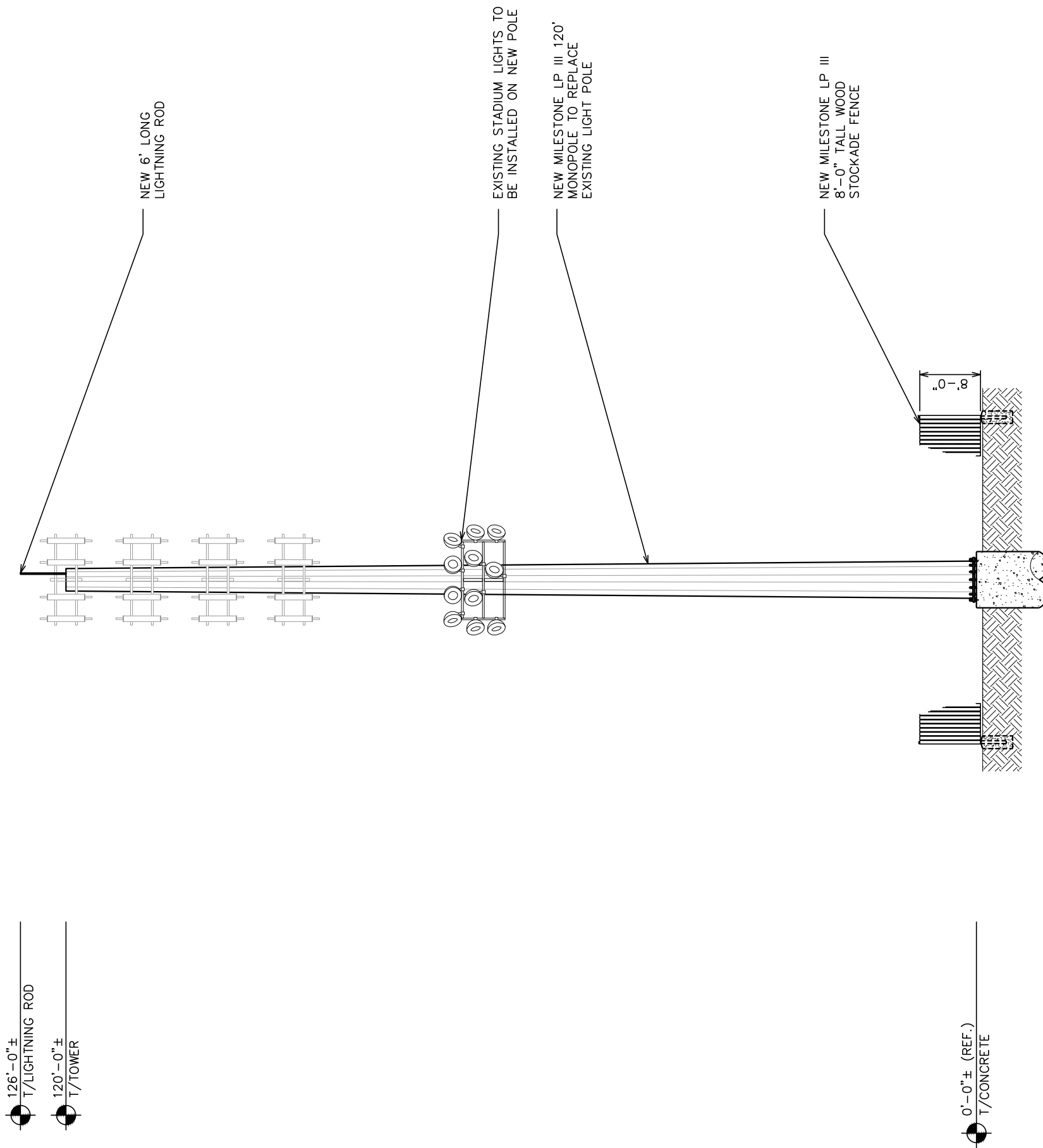
SHEET TITLE:

**EXHIBIT A-1**

SHEET NUMBER: <b>L-3</b>	REVISION: <b>4</b> TEP #: 70169
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**LEGAL DESCRIPTIONS**

SCALE: N.T.S.

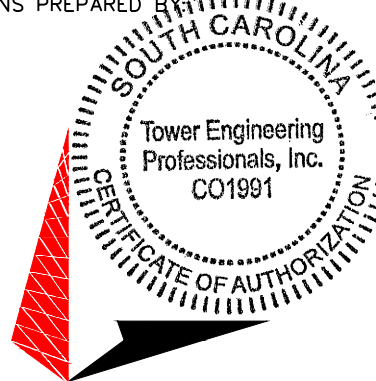


**TOWER ELEVATION**  
SCALE: 1/16" = 1'-0"

PLANS PREPARED FOR:  
  
 12110 SUNSET HILLS ROAD, SUITE 100  
 RESTON, VA 20190  
 (703) 620-2555


PROJECT INFORMATION:  
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 4860 OLD SPARTANBURG RD.  
 TAYLORS, SC 29687  
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PLANS PREPARED BY:



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1	06-23-16	LEASE EXHIBIT

DRAWN BY: RCL    CHECKED BY: JAS

SHEET TITLE:  
**EXHIBIT A-2**

SHEET NUMBER:  
**L-4**

REVISION:  
**4**  
 TEP #: 70169



**OLD SPARTANBURG ROAD**  
(60' PUBLIC R/W)

**SCOTTSMOOD ROAD**  
(60' PUBLIC R/W)

POSSIBLE GAP BETWEEN  
PROPERTY LINES. SEE  
PB:1224 PG:57 &  
PB:7-X PG:31

N/F  
GREENVILLE COUNTY  
RECREATION COMM.  
PARCEL #: 0538020100201  
ZONING: R-12  
USE: COMM RECREATION  
+/- 25.673 ACRES

NEW MILESTONE LP III 30'  
WIDE INGRESS/EGRESS &  
UTILITY EASEMENT

NEW MILESTONE LP III  
10' WIDE UTILITY  
EASEMENT

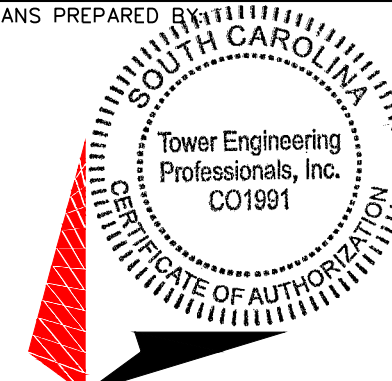
**NOTES:**

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (SCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON JUNE 27, 2016.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
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**Milestone COMMUNICATIONS**  
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SEAL:



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REV	DATE	ISSUED FOR:

DRAWN BY: RCL CHECKED BY: JAS

SHEET TITLE:  
**EXHIBIT B**

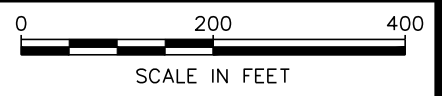
SHEET NUMBER:  
**L-5**

REVISION:  
**5**  
TEP #: 70169

**LEGEND**

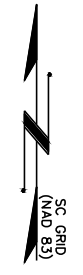
	EXIST. PROPERTY LINE
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY
	CHAIN LINK FENCE
	EXISTING TREE LINE
	RAILROAD TRACK

**INGRESS/EGRESS & UTILITY EASEMENT**  
SCALE: 1" = 200'



**OLD SPARTANBURG ROAD**  
(60' PUBLIC R/W)

POSSIBLE GAP BETWEEN  
PROPERTY LINES. SEE  
PB:1224 PG:57 &  
PB:7-X PG:31



**SCOTTSMOOD ROAD**  
(50' PUBLIC R/W)

N/F  
GREENVILLE COUNTY  
RECREATION COMM.  
PARCEL #: 0538020100201  
ZONING: R-12  
USE: COMM RECREATION  
+/- 25.673 ACRES

NEW MILESTONE LP III  
TEMPORARY CONSTRUCTION  
EASEMENT

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**LEGEND**

- EXIST. PROPERTY LINE
- PROPERTY CORNER
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- /// EDGE OF PAVEMENT
- R/W--- RIGHT-OF-WAY
- X — CHAIN LINK FENCE
- ~ EXISTING TREE LINE
- ++++ RAILROAD TRACK

**TEMPORARY CONSTRUCTION EASEMENT**

SCALE: 1" = 200'



PLANS PREPARED FOR:



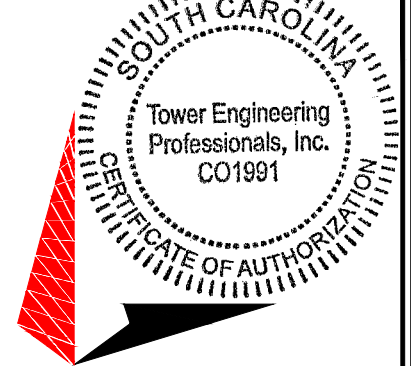
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**SITE NAME:**  
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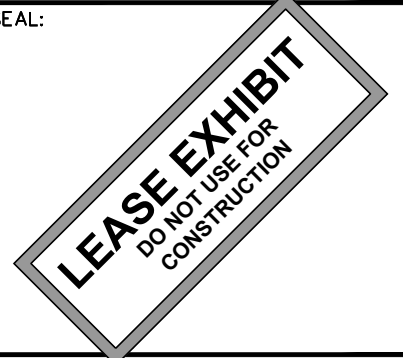
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DRAWN BY: RCL CHECKED BY: JAS

SHEET TITLE:

**EXHIBIT B**

SHEET NUMBER: <b>L-6</b>	REVISION: <b>5</b> TEP #: 70169
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