

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND AN AGREEMENT FOR THE DEVELOPMENT OF  
A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK (2010 PARK) OF  
ANDERSON AND GREENVILLE COUNTIES SO AS TO ENLARGE THE PARK.  
(Project Pierce)**

**WHEREAS**, pursuant to Ordinance No. 4391 enacted November 2, 2010 by Greenville County Council, Greenville County entered into an Agreement for the Development of a Joint County Industrial and Business Park (2010 Park) dated as of December 1, 2010, as amended, with Anderson County (the "Agreement"); and

**WHEREAS**, pursuant to Section 3(A) of the Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinances of the County Councils of Anderson County and Greenville County; and

**WHEREAS**, in connection with certain incentives being offered by Anderson County to a certain company currently or formerly known to Anderson County as Project Pierce I and Project Pierce II, it is now desired that the boundaries of the Park be enlarged to include certain parcels in Anderson County;

**NOW, THEREFORE**, be it ordained by Greenville County Council that Exhibit B to the Agreement is hereby and shall be amended and revised to include the property located in Anderson County described in the schedule attached to this Ordinance, and, pursuant to Sections 3(A) and 3(B) of the Agreement, upon adoption by Anderson County Council of a corresponding ordinance, the Agreement shall be deemed amended to so include such property and Exhibit B as so revised, without further action by either county.

**DONE** in meeting duly assembled this \_\_\_ day of \_\_\_\_\_, 2025.

**GREENVILLE COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Chairman of County Council  
Greenville County, South Carolina

By: \_\_\_\_\_  
County Administrator  
Greenville County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Clerk to County Council  
Greenville County, South Carolina

First Reading: November 18, 2025  
Public Hearing: December 2, 2025  
Second Reading: December 2, 2025  
Third Reading: January 6, 2026

Addition to Exhibit B to  
Agreement for the Development of a Joint County Industrial and  
Business Park dated as of December 1, 2010, as amended,  
between Anderson County and Greenville County

Project Pierce I & Project Pierce II (McNeely Road Land, LLC) Property Description

PARCEL 1

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ANDERSON, STATE OF SOUTH CAROLINA CONTAINING 19.878 ACRES WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A POINT LOCATED IN THE CENTER OF MCNEELY ROAD (S-183) APPROXIMATELY 800' +/- FROM SC HWY 153; THENCE RUNNING ALONG SAID CENTERLINE THE FOLLOWING SEVEN CALLS: N05°46'14"W 60.16' TO AN OLD NAIL; THENCE N14°14'17"W 30.05' TO A POINT; THENCE N19°23'09"W 24.31' TO A POINT; THENCE N23°44'09"W 55.91' TO A POINT; THENCE N29°39'32"W 55.77' TO A POINT; THENCE N36°03'12"W 79.93' TO A POINT; THENCE N38°57'46"W 18.66' TO A POINT; THENCE LEAVING SAID CENTERLINE AND RUNNING N78°01'30"E 823.33' TO AN IRON PIN SET 1/2" REBAR CROSSING OVER A REFERENCE IRON PIN OLD 1/2" REBAR BENT AT 37.96'; THENCE S33°54'35"E 1217.93' TO AN IRON PIN SET 1/2" REBAR; THENCE S77°57'32"W 653.62' TO AN OLD AXLE; THENCE N48°04'17"W 29.17' TO AN IRON PIN OLD 3/4" CRIMPED TOP; THENCE N48°28'50"W 621.54' TO AN IRON PIN OLD 3/4" CRIMPED TOP BENT; THENCE N03°41'28"E 287.51' TO AN IRON PIN OLD 3/4" CRIMPED TOP BENT; THENCE S82°25'52"W 248.87' TO THE POINT OF BEGINNING CROSSING OVER A REFERENCE IRON PIN OLD 1" CRIMPED TOP AT 32.61'.

PARCEL 2

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ANDERSON, STATE OF SOUTH CAROLINA CONTAINING 35.963 ACRES WITH THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A POINT LOCATED IN THE CENTER OF MCNEELY ROAD (S-183) APPROXIMATELY 800' +/- FROM SC HWY 153; THENCE RUNNING ALONG SAID CENTERLINE THE FOLLOWING SEVEN CALLS: N05°46'14"W 60.16' TO AN OLD NAIL; THENCE N14°14'17"W 30.05' TO A POINT; THENCE N19°23'09"W 24.31' TO A POINT; THENCE N23°44'09"W 55.91' TO A POINT; THENCE N29°39'32" 55.77' TO A POINT; THENCE N36°03'12"W 79.93' TO A POINT; THENCE N38°57'46"W 18.66' TO A POINT; THENCE LEAVING SAID CENTERLINE AND RUNNING N78°01'30"E 823.33' TO AN IRON PIN SET 1/2" REBAR AND THE POINT OF BEGINNING, CROSSING OVER A REFERENCE IRON PIN OLD 1/2" REBAR BENT AT 37.96'; THENCE N78°01'30"E 22.17' TO AN IRON PIN OLD 3/4" OPEN TOP BENT; THENCE N84°08'07"E 570.97' TO AN IRON PIN OLD 1/2" REBAR; THENCE N84°10'50"E 1258.63' TO A POINT IN THE CENTERLINE OF THE SALUDA RIVER CROSSING OVER A REFERENCE IRON PIN OLD 1" OPEN TOP AT 64.91'; THENCE RUNNING ALONG SAID CENTERLINE THE FOLLOWING FIVE CALLS: S11°04'17"W 278.18' TO A POINT; THENCE S08°09'54"E 194.66' TO A POINT; THENCE S13°19'22"E 112.92' TO A POINT; THENCE S23°27'00"E 152.36' TO A POINT; THENCE S28°37'15"E 229.67' TO A POINT; THENCE LEAVING SAID CENTERLINE AND RUNNING S77°57'32"W 1363.23' TO AN IRON PIN SET 1/2" REBAR CROSSING OVER A REFERENCE IRON PIN SET 1/2" REBAR AT 68.00' AT STUMP; THENCE N33°54'35"W 1217.93' TO THE POINT OF BEGINNING.

TMS # 236-000-7041

