



Greater Greenville Sanitation District
1600 W. Washington St
Greenville, SC 29601
P. 864-232-6721 F. 864-232-7967
www.ggsc.gov

NOTICE OF PROPOSED ANNEXATION

DATE: 11/4/2025

Greenville Office of the County Attorney
301 University Ridge, Suite 4000
Greenville, SC 29601

SUBJECT: Petition for Annexation – (106 PHILLIPS AVE)

The Commissioners of the Greater Greenville Sanitation Commission have received a petition from the real property owner of **106 PHILLIPS AVE** requesting annexation into the Service District. The Commission unanimously voted to accept the petition for annexation in a public hearing held on **SEPTEMBER 23, 2025**.

The proposed annexation has met all of the requirements outlined in our establishing ordinance including: (1) Being adjacent to existing Service District boundaries; (2) Receiving a signed petition from the real property owner; (3) Receiving a public hearing by the Commission for consideration following a public notice in a newspaper of general circulation within Greenville County.

The Commission hereby submits this petition to Greenville County Council for the required public hearings.

Sincerely,

Kris Robertson
GGSC Annexation Department

Enclosure: Map survey/plat, Petition Signatures, Commission Hearing Approval Minutes, Public Notice Affidavit

RECEIVED
NOV 05 2025

GREENVILLE COUNTY
ATTORNEY'S OFFICE



Greater Greenville Sanitation
 1500 W. Washington St.
 Greenville, SC 29601
 P. 864-232-6721
 F. 864-232-7367
 www.ggsc.gov

PETITION FOR SERVICES

Instructions: Please fill out the information for the Petition for Services below and return it to the Greater Greenville Sanitation in the self-addressed, stamped envelope provided.

Please note that the information below is based on the most previous year's annual, personal property tax statement. Only the property owner(s), as indicated on that statement, can complete and sign the Petition for Services.

PROPERTY OWNER

MAP # 0541030103105	Please make any changes below if the information at the left has changed, or is different.
RENAISSANCE CUSTOM HOMES LLC 106 PHILLIPS AVE GREENVILLE, SC 29609	
PROPERTY OWNER PHONE NUMBER	(787) 662-0761
PROPERTY OWNER E-MAIL	negronacevedofamily@gmail.com

YES, I AGREE TO SERVICES

By signing, and initialing, below, I (print name) Kenia Acevedo VOTE YES to petition for services/annexation from the Greater Greenville Sanitation.

KAT
INITIAL

[Signature]
SIGNATURE

NO, I DECLINE SERVICES

By signing, and initialing, below, I (print name) _____ VOTE NO to petition for services/annexation from the Greater Greenville Sanitation.

INITIAL

SIGNATURE



2025037915

DEED Book: DE 2756 Page: 2616 - 2617

2 Pgs

June 20, 2025 12:13:27 PM Cons: \$579,900.00

Rec: \$15.00 Cnty Tax: \$638.00 State Tax: \$1,508.00

E-FILED IN GREENVILLE COUNTY, SC *Timothy J. Conway*

Prepared by:
HOLLIDAY INGRAM, LLC
25 East Court Street, Suite 201, Greenville, SC 29601
25-GVL-853

State of SOUTH CAROLINA)

County of GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT I/WE, RENAISSANCE CUSTOM HOMES, LLC, (hereinafter called "Grantor(s)"), in consideration of the sum of **FIVE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$579,900.00)**, to the Grantor(s) in hand paid at and before the sealing of these presents, by **Roberto L. Negron Marrero and Karina Acevedo Torres, Trustees of Negron Acevedo Family Trust dated April 27, 2023**, (hereinafter called "Grantee(s)"), the receipt of which is hereby acknowledged, has/have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject, however, to the limiting language below, unto the said,

Roberto L. Negron Marrero and Karina Acevedo Torres, Trustees of Negron Acevedo Family Trust dated April 27, 2023, Their Heirs and Assigns Forever

RNM / KAT
Grantee(s) Initials

ALL that certain piece, parcel or lot of land, situate lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, being shown and designated as Lot 39 on a "PLAT OF PROPERTY OF JOE A. PHILLIPS," Rockview Heights Subdivision, made by Terry T. Dill, Reg. C.E. & L.S. #104 on April 17, 1957 and recorded at the Register of Deeds Office for Greenville County, South Carolina in Plat Book LLL at Page 75. Reference to said plat is made for a more detailed description.

This being the same property conveyed unto RENAISSANCE CUSTOM HOMES, LLC by Deed from Coldbrew Holdings LLC, dated November 1, 2023 and recorded on November 1, 2023 in Deed Book 2703 at Page 272 in the Office of the Register of Deeds for Greenville County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Mailing Address: 7310 Birds Nest Court, Yalaha, FL 34797

RNM / KAT
Grantee(s) Initials

TMS No.: 0469.00-01-012.00

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee(s), Their Heirs and Assigns Forever, forever.

AND, the Grantor(s) does hereby bind the Grantor(s), the Grantor's heirs or successors, executors, and administrators, to warrant and forever defend all and singular said premises unto the Grantee(s), the Grantee's heirs and assigns, against the Grantor(s), the Grantor's heirs, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the opposite, including the neutral. Such words of inheritance shall be applicable as are required by the gender of the Grantee(s).

WITNESS the Grantor's hand and seal this the 13 day of June, 2025.

SIGNED, SEALED AND DELIVERED

in the presence of:

[Signature]
Witness #1

[Signature]
Witness #2

RENAISSANCE CUSTOM HOMES, LLC, a South Carolina Limited Liability Company

By: [Signature]
Nathan Kaser, Sole Member

State of SOUTH CAROLINA

)

) ACKNOWLEDGMENT

County of GREENVILLE

)

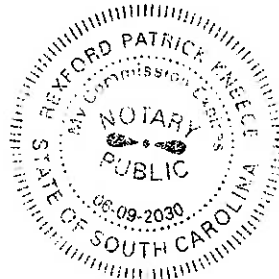
I, Richard P. Kaser, a Notary Public for the State of South Carolina, do hereby certify that the above-named Nathan Kaser as Sole Member of RENAISSANCE CUSTOM HOMES, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 13 day of June, 2025.

[Signature] (SEAL)

Notary Public for South Carolina

My Commission Expires: 6/9/2030



[Signature]

AFFIDAVIT OF PUBLICATION

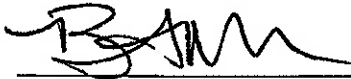
Greenville Journal
581 Perry Ave., Greenville, SC 29611
(864) 679-1200

I, Britney McCombs, of lawful age, being duly sworn upon oath, deposes and says that I am the Operations Assistant of Greenville Journal, a publication that is a "legal newspaper" as that phrase is defined for the city of Greenville, for county of Greenville, in the state of South Carolina, that this affidavit is 1 of 1 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

Publication Dates:

- Aug 29, 2025

Notice ID: MR44bqUK9WKC6Sjb6N
Notice Name: N. Parker Road, Altamont Rd and Phillips Ave
Publication Fee: \$81.40



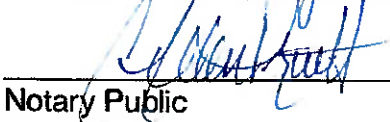
Operations Assistant

VERIFICATION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

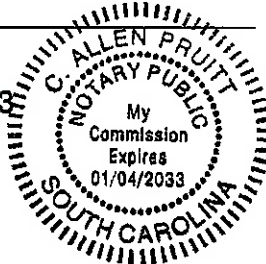
Signed or attested before me on this

29 day of August, A.D. 2025.



Notary Public

My Commission Expires: 01/04/33



Greater Greenville Sanitation Commission

NOTICE OF A PUBLIC HEARING:
A hearing to enlarge the boundaries of the Greater Greenville Sanitation District to include certain properties located at 1000 N. Parker Road, 1080 Altamont Rd, 641 Altamont Rd and 106 Phillips Avenue and to provide public notice thereof.

PUBLIC HEARING: Notice is hereby given that on September 23rd at 4:00 p.m. in the Conference room of the Greater Greenville Sanitation District Administration Building located at 1600 West Washington Street, Greenville, South Carolina 29601, a public hearing will be held for the consideration of enlarging the boundaries of the Greater Greenville Sanitation District to include certain properties located at 1000 N. Parker Road, 1080 Altamont Rd, 641 Altamont Rd and 106 Phillips Avenue and to provide public notice thereof. Anyone wishing to be placed on the Agenda for Public Comment is asked to call Greater Greenville Sanitation Commission at 864-232-6721 between the hours of 8:00 a.m. and 4:00 p.m. Monday thru Thursday. Public comments will be limited based on the number of persons addressing the Commission. Public comment can also be posted on the website.
www.GGSC.gov
GJ-000642



SEPTEMBER 23, 2025 COMMISSION MEETING MINUTES

Attendees:

Commissioners:

Scott Porter
Monique Williams
Tony Earnest
Brian Garrison

Attendees:

Staff:

Steve Cole
Laura Prichard
Akayla Barton
Kendall Epps
Kris Robertson
Kionn Woody

Third Party Attendees:

Ed Paxton
David Davis

1000 N Parker Rd.

Outcome:

Accepted.

1st Motion – Monique Williams

2nd Motion – Brian Garrison

Commissioners Approved (4-0)

1080 Altamont Rd.

Outcome:

Accepted.

1st Motion – Tony Earnest

2nd Motion – Brian Garrison

Commissioners Approved (4-0)

6. Speakers: Ed Paxton

- On the S10 report, I take it that it's the monthly write down of capital expenditures?
- Second question I got goes into what motor mouth there was saying that left, is why don't we depreciate real estate?
- Third statement, in my opinion, it's more meaningful if we were to include equipment rentals.
 - Whether you own or rent, let me talk please? Whether you rent or whether you buy, you pay for what you use, somewhere on here ought to have, in my opinion, to be a more meaningful document.
 - We should have equipment rentals for the month. We have expenses that should have it on here by the month.

- 2 Employees received written warnings
- 1 Employee terminated following meeting

Now Hiring

- Diesel Mechanics

Employee Appreciation Day

- Onsite – October 16, 2025
- 10:30AM – 3:00PM
- Food Truck

New Business:

9. Administration

Steve Cole

- Both Side Loaders have been delivered and should be route ready by end of week.
- Our second FEMA project has been approved. We expect to receive \$356,896 before the end of October. The final project is expected to fund before end of year. The final project is \$2,755,899.
- We have quotes for John Deere, Caterpillar, and Gehl wheel loaders. Based on the service and availability of parts, we would like to purchase 2 John Deere Wheel Loaders at a price of \$129,805.69. This price includes a multi-purpose bucket.
 - We also need to purchase a spare multi-purpose bucket as we have just enough buckets for the tractors we currently have. Cost of bucket is \$11,472.16.
 - Total cost for both Tractors and a spare bucket is \$271,083.54. We budgeted \$280,000 so we are under budget for this purchase.
- We need a truck for special services. The old F350 that we were using needs a new rear axle that will ultimately cost around \$5-6k. Federal

- Ran across an article the other day about prices coming down on truck vehicles.
 - “Steve, are we seeing any indication of that?”

Tony Earnest

- Talked with Kendall the other day, those 2 side loaders will be in workload next week ready to go.
- LT and Corey got all leaf vac equipment ready to go.
- With all the people that are trained, weather being a little warmer, makes leaf collection able to keep up and not fall behind.

William Stewart

- Not Here.

Monique Williams

- Akayla and Carmel, we met on 9/16/2025 to go over some things we did with our newsletter and employees about giving out various gift cards if a newsletter were picked up.
 - If they participated, they got a \$10/25 gift card.
- Next time the newsletter comes out there will be questions to answer to get a gift card.
 - Employee morale will be boosted.

Brian Garrison

- Another Safe Month: one of the reasons we keep being so safe is our decision to eliminate/terminate someone when we have to.
 - Take it lightly but it is necessary.
- Congratulations to everyone involved on the clean audit.

Motion: To Adjourn the Meeting:

End Time: 4:53pm

1st Motion – Brian Garrison

AFFIDAVIT OF PUBLICATION

Greenville Journal
581 Perry Ave., Greenville, SC 29611
(864) 679-1200

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Operations Assistant

VERIFICATION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Signed or attested before me on this

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Notary Public

My Commission Expires: 01/04/33



Greater Greenville Sanitation Commission

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www.GGSC.gov
GJ-000442

TAX COLLECTION SUMMARY 2025-2026 as of September 30, 2025

MONTH	CURRENT TAX MILL	LAST YR TAX MILL	CURRENT FEE	LAST YR FEE	CURRENT MOTOR C	LAST YR MOTOR C	CURRENT MER INV	LAST YR MER INV	TOTAL CURRENT	TOTAL LAST YR	VARIANCE
Jul-25	100,195	99,953	42,805	63,539	936	1,667	-	-	143,936	165,159	(21,222)
Aug-25	93,320	95,409	33,841	32,160	677	1,592	6,573	6,563	134,411	135,723	(1,313)
Sep-25	94,753	92,419	59,355	30,695	1,430	0	-	-	155,538	123,114	32,424
Oct-25	-	-	-	-	-	-	-	-	-	-	-
Nov-25	-	-	-	-	-	-	-	-	-	-	-
Dec-25	-	-	-	-	-	-	-	-	-	-	-
Jan-26	-	-	-	-	-	-	-	-	-	-	-
Feb-26	-	-	-	-	-	-	-	-	-	-	-
Mar-26	-	-	-	-	-	-	-	-	-	-	-
Apr-26	-	-	-	-	-	-	-	-	-	-	-
May-26	-	-	-	-	-	-	-	-	-	-	-
Jun-26	-	-	-	-	-	-	-	-	-	-	-
TOTALS	\$ 288,268	\$ 287,781	\$ 136,001	\$ 126,394	\$ 3,043	\$ 3,258	\$ 6,573	\$ 6,563	\$ 433,884	\$ 423,996	\$ 9,889

CERTIFICATION OF TRUST

As Provided by Sec. 62-7-1013 of the South Carolina Trust Code

Settlor/Grantor(s): Roberto L. Negron Marrero and Karina Acevedo Torres

Name of Trust: Negron Acevedo Family Trust

Date of Trust: April 27, 2023

Current Trustee(s): Roberto L. Negron Marrero and Karina Acevedo Torres

The undersigned Trustee(s) does/do hereby confirm the existence of the within described Trust and certifies the following:

1. The undersigned is the currently serving as Trustee.
2. The Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
3. The Trust is Revocable. This Trust May be amended, revoked or terminated only by written agreement signed by the Trustee and all of the Beneficiaries at the time of the amendment, revocation or termination.
4. The above designated Trustee(s) is/are fully empowered to act for said Trust and is/are properly exercising the Trustee's authority under this Trust. No other Trustee(s) or other individual or entity is required to execute any document for the Trust.
5. The signature of only the Trustee(s) named above is/are required for any action taken on behalf of the Trust.
6. To the undersigned's knowledge, there are no claims, challenges of any kind, or cause of action alleged, which contest or question the validity of the Trust or the Trustee's authority to act for the Trust.
7. The Trustee(s) is/are authorized by the Trust Agreement to exercise, without prior approval from any court, all the powers conferred by the Trust Agreement and any powers conferred by law, including, without limitation, those powers set forth under the common law or statutory law of the State of South Carolina or any other jurisdiction whose law applies to the Trust. The powers set forth in Section 62-7-815 of the South Carolina Trust Code are specifically incorporated into the Trust Agreement.

8. The Trust Agreement specifically authorizes the Trustee(s) to sell at public or private sale, convey, purchase, exchange, lease for any period, mortgage, manage, alter, improve and in general deal in and with real property in such manner and on such terms and conditions as the Trustee deems appropriate.

IN WITNESS THEREOF: the undersigned, being the Trustee(s) of the Trust, does hereby execute this Certificate of Trust this 20th day of June, 2025.

Nina Acevedo
WITNESS

Roberto L. Negrón Marrero
Roberto L. Negrón Marrero

[Signature]
WITNESS

Negrón Acevedo Family Trust dated April 27, 2023

By: *Roberto L. Negrón Marrero*
Roberto L. Negrón Marrero,
Trustee

By: *Karina Acevedo Torres*
Karina Acevedo Torres, Trustee

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

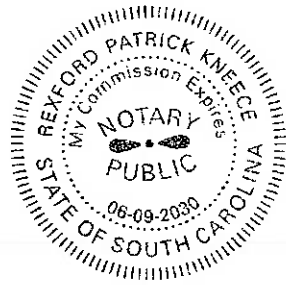
ACKNOWLEDGEMENT

I, *Rexford P. Kneec*, do hereby certify that trustee(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 20 day of June, 2025.

[Signature] (SEAL)

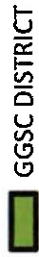
Notary Public for South Carolina
My Commission Expires:



Proposed Annexation

106 PHILLIPS AVE
GREENVILLE, SC 29609

District 20: STEVE SHAW



GGSC DISTRICT

Date: 7/1/2025
Author: K. Robertson
Contact:
1600 W Washington St.
Greenville, SC 29601
864-232-6721

