AGENDA
GREER CITY COUNCIL

March 26, 2024

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

6:30 PM

COUNCIL REGULAR MEETING

Public Hearing

1. NOTICE OF PUBLIC HEARING FOR GREENVILLE COUNTY PROGRAM YEAR 2024 ANNUAL ACTION PLAN / CITY OF GREER ?

   The City of Greer participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2024 program year (7/1/24-6/30/25). An in-person public hearing will be held at the Greer City Hall, located at 301 E. Poinsett Street, Greer, on Tuesday, March 26, 2024, at 6:30 PM. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comment and proposals will be invited on the County's strategy for the City of Greer, including objectives and projected uses of funds. An estimated $314,994 in CDBG fund and $135,751 in HOME fund will become available in July. An estimated $90,648 in CDBG program income and $238,385 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low- and moderate-income persons, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for lower income persons. Written comments may also be sent to John Castile, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite South-4300, Greenville SC 29601, until Monday, May 6, 2024.

   Imma Nwobodu

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilman Mark Hopper

Public Forum

Minutes of Council Meeting

1. March 12, 2024
   (Action Required)

Special Recognition

1. Tomahawk Youth Wrestling Program
   Coy Barnett won the State Championship in the 12U Heavyweight Open Tournament.
   Lucan Stellwagen won bronze medal in the 10U Rookie State Tournament - 66 LB weight division.

Departmental Reports

1. Building & Development Standards Activity Report - February 2024
2. Engineering Activity Report - February 2024
3. Financial Activity Report - February 2024
   Link to Detail Financial Reports
4. Fire Department Activity Report - February 2024
5. Municipal Court Activity - February 2024
6. Parks, Recreation and Tourism Activity Report - February 2024
7. Police Department Activity Report - February 2024
8. Public Services Activity Report - February 2024
9. Website Activity Report - February 2024

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final Reading of Ordinance Number 16-2023

   AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY LEON HIX REAL ESTATE LLC LOCATED ON WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

2. Second and Final Reading of Ordinance Number 34-2023

   AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY NICOLASA JARDON LOCATED AT 408 EAST POINSETT STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO C-2 (COMMERCIAL DISTRICT). (Action Required)

3. Second and Final Reading of Ordinance Number 12-2024

   AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY WOOD MEMORIAL PARK LOCATED AT 863 GAP CREEK ROAD FROM SN (SUBURBAN NEIGHBORHOOD) TO CC (COMMERCIAL CORRIDOR) (Action Required)

4. Second and Final Reading of Ordinance Number 14-2024

   AN ORDINANCE PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, TAX-EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO EXCEED THE CITY'S CONSTITUTIONAL DEBT LIMITATION AS THAT LIMIT MAY CHANGE FROM TIME TO TIME, TO PROVIDE FOR THE FUNDING OF VARIOUS CAPITAL PROJECTS AS PART OF AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; AUTHORIZING THE CITY ADMINISTRATOR TO PRESCRIBE THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS OF THE BONDS; PROVIDING FOR BORROWING IN ANTICIPATION OF THE ISSUANCE OF THE BONDS; PROVIDING FOR THE DISPOSITION OF PROPERTY RELATED TO THE BONDS; PROVIDING AUTHORITY FOR THE CITY TO REIMBURSE ITSELF FOR EXPENDITURES PRIOR TO BORROWING; PROVIDING FOR THE CREATION AND/OR UTILIZATION OF ONE OR MORE ENTITIES TO FACILITATE AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; PROVIDING FOR OTHER RELATED MATTERS. (Action Required)

New Business

1. First Reading of Ordinance Number 15-2024

   AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN

PROPERTIES OWNED BY BRIAN FOWLER, GREG TAYLOR AND ETC CUSTODIAN FBO GREGORY TAYLOR IRA LOCATED ON NORTH MAIN STREET AND WILDWOOD DRIVE FROM DRD (DESIGN REVIEW DISTRICT) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Ordinance 15-2024 is a rezoning request for three parcels located at the intersection of N Main St and Wildwood Dr. (G016000100700, G016000100800, G016000100900). The request is to rezone the parcels from DRD, Design Review District to TN, Traditional Neighborhood. The intent of the rezoning is to build one detached single-family unit on each lot. The Planning Commission conducted a public hearing on March 18, 2024 for the rezoning and recommended approval.
Claire Byers, Planner

2. First Reading of Ordinance Number 16-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CLAUDIA C. JARAMILLO AND ANDRES RAMIREZ LOCATED AT 107 MIMOSA DRIVE FROM MD (MEDIUM DENSITY RESIDENTIAL) TO OP (OFFICE PROFESSIONAL) (Action Required)

Ordinance 16-2024 is a rezoning request for one parcel located at 107 Mimosa Dr. The request is to rezone the parcel from MD, Medium Density Residential to OP, Office Professional. The intent of the rezoning is to open a family counseling office. The Planning Commission conducted a public hearing on March 18, 2024 for the rezoning and recommended approval.
Claire Byers, Planner

3. First Reading of Ordinance Number 17-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY ADELAIDA GARCIA LOCATED AT 600 HAMPTON ROAD FROM MD (MEDIUM DENSITY RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Ordinance 17-2024 is a rezoning request for one parcel located at 600 Hampton Rd. The request is to rezone the parcel from MD, Medium Density Residential to TN, Traditional Neighborhood. The intent of the rezoning is to increase the size of the lot by shifting the rear property line. The Planning Commission conducted a public hearing on March 18, 2024 for the rezoning and recommended approval.
Claire Byers, Planner

4. First Reading of Ordinance Number 18-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY SWAFFORD PROPERTIES, LLC LOCATED ON

FARMERS CIRCLE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF ML (MANUFACTORING AND LOGISTICS) FOR SAID PROPERTIES (Action Required)

Ordinance 18-2024 is an annexation and zoning request for two parcels located on Farmer Circle. The combined acreage is 2.972. The requested zoning is ML, Manufacturing and Logistics. The Planning Commission will conduct a public hearing on April 15, 2024 to consider the zoning of this parcel.
Claire Byers, Planner

5. First Reading of Ordinance Number 19-2024

   A THIRTEENTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF GREER, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BONDS, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING $21,700,000; AUTHORIZING THE MAYOR OR CITY ADMINISTRATOR AND THE CHAIRMAN OR GENERAL MANAGER OF THE GREER COMMISSION OF PUBLIC WORKS TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF THE BONDS; AND OTHER MATTERS RELATING THERETO. (Action Required)

   Greer CPW respectfully requests that Greer concur with Greer CPW Board of Commissioners in approving the 2024 Bond Issue with a Not-to-Exceed amount of $21,700,000.To meet growing demand, the proceeds from this borrowing will be used to increase the capacity of our Natural Gas Transmission system. The three projects are:
   1) Lyman Gas Transmission System and New Gate Station.
   2) SC Highway 414 Gas Transmission Lateral.
   3) South Highway 101 Gas Transmission Upgrades.
   Mike Richard, General Manager

Executive Session

Council may take action on matters discussed in executive session.

1. Contractual Matter

   Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to Project Ridge; as allowed by State Statute Section 30-4-70(a)(2).

Adjournment

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Keith Choate, ADA Coordinator at

(864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number:
Item Number:

AGENDA
GREER CITY COUNCIL
3/26/2024

Councilman Mark Hopper

ATTACHMENTS:

	Description	Upload Date	Type
	2024 Council Invocation Schedule	3/8/2024	Backup Material

Greer City Council
2024 Invocation Schedule

January 9, 2024	Councilmember Wryley Bettis
January 23, 2024	Councilmember Judy Albert
February 13, 2024	Mayor Rick Danner
February 27, 2024	Councilmember Jay Arrowood
March 12, 2024	Councilmember Karuiam Booker
March 26, 2024	Councilmember Mark Hopper
April 9, 2024	Councilmember Lee Dumas
April 23, 2024	Councilmember Wryley Bettis
May 14, 2024	Councilmember Judy Albert
May 28, 2024	Mayor Rick Danner
June 11, 2024	Councilmember Jay Arrowood
June 25, 2024	Councilmember Karuiam Booker
July 9, 2024	Councilmember Mark Hopper
July 23, 2024	Councilmember Lee Dumas
August 13, 2024	Councilmember Wryley Bettis
August 27, 2024	Councilmember Judy Albert
September 10, 2024	Mayor Rick Danner
September 24, 2024	Councilmember Jay Arrowood
October 8, 2024	Councilmember Karuiam Booker
October 22, 2024	Councilmember Mark Hopper
November 12, 2024	Councilmember Lee Dumas
November 26, 2024	Councilmember Wryley Bettis
December 10, 2024	Councilmember Judy Albert

Category Number:
Item Number: 1.

AGENDA
GREER CITY COUNCIL
3/26/2024

March 12, 2024

Summary:

(Action Required)

ATTACHMENTS:

	Description	Upload Date	Type
	March 12, 2024 Council Meeting Minutes	3/21/2024	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL
March 12, 2024

Meeting Location: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

Call to Order of the Formal Meeting Mayor Rick Danner – 6:32 P.M.

The following members of Council were in attendance: Jay Arrowood, Karuiam Booker, Mark Hopper, Lee Dumas, Wryley Bettis and Judy Albert.

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Mike Sell, Deputy City Administrator, Catrina Woodruff, Assistant City Administrator and various other staff and media.

Invocation and Pledge of Allegiance Councilman Karuiam Booker

Public Forum

Laura Allen, 38 Meadow Springs Lane, Greer spoke in opposition to Ordinance Number 14-2024.

Minutes of the Council Meeting

February 27, 2024 (Workshop)

ACTION – Councilmember Wryley Bettis made a motion that the minutes of February 27, 2024 Workshop be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

February 27, 2024

ACTION – Councilmember Jay Arrowood made a motion that the minutes of February 27, 2024 be received as written. Councilmember Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

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PETITIONER

Beau Highfill, 333 Cornelson Drive, Greer spoke regarding loud noise coming from Bemi's Wedding and Events Venue on Highway 14. (Attachment)

Andy Merriman, City Administrator presented the following:

Statement of Economic Interest Reports are due by March 30, 2024.

Food Truck Roll Out - Get ready for an unforgettable evening at Food Truck Rollout on Friday, March 15th. Join us at Greer City Park from 5:00pm-8:00pm for a culinary adventure featuring the finest local food trucks, a symphony of live music, and refreshing brews.

Eggtastic Easter Event at Greer City Park is Saturday, March 23rd from 11:00am-1:00pm. Free activities include inflatables, crafts, games, and egg hunts (separated into age groups). The egg hunts run continuously throughout the event. Online Registration is required.

Tourism Division - Congratulations to our Tourism Division, led by Lindsey Shaffer, and Greer Station merchants, who recently placed Silver at the Southeast Festivals & Events Association's Kaleidoscope Awards Gala for "Best Event within an Event".

Downtown Brick Pavers - The Public Services Department is gearing up for some essential work on our beloved brick pavers in Greer Station. Starting today, March 12th, certain roads will be closed block by block for topdressing, ensuring those historic pavers stay intact and safe.

OLD BUSINESS

Second and Final Reading of Ordinance Number 10-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY IGLESIA PENTECOSTES FUENTE DE AGUA VIVA, INC. LOCATED ON ARLINGTON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF OFFICE PROFESSIONAL FOR SAID PROPERTY

Heather Stahl, Planner stated the Planning Commission held a Public Hearing February 26, 2024 and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 10-2024. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

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Second and Final Reading of Ordinance Number 11-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY SAMANTHA T. BENNETT LOCATED AT 145 FERNWOOD DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SN (SUBURBAN NEIGHBORHOOD) FOR SAID PROPERTY

Heather Stahl, Planner stated the Planning Commission held a Public Hearing February 26, 2024 and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 11-2024. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried unanimously.

NEW BUSINESS

First Reading of Ordinance Number 12-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY WOOD MEMORIAL PARK LOCATED AT 863 GAP CREEK ROAD FROM SN (SUBURBAN NEIGHBORHOOD) TO CC (COMMERCIAL CORRIDOR)

Heather Stahl, Planner presented the request. She stated the Planning Commission held a Public Hearing February 26, 2024 and recommended approval. A representative was present but did not speak.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 12-2024. Councilmember Judy Albert seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 14-2024

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, TAX-EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO EXCEED THE CITY'S CONSTITUTIONAL DEBT LIMITATION AS THAT LIMIT MAY CHANGE FROM TIME TO TIME, TO PROVIDE FOR THE FUNDING OF VARIOUS CAPITAL PROJECTS AS PART OF AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; AUTHORIZING THE CITY ADMINISTRATOR TO PRESCRIBE THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS OF THE BONDS; PROVIDING FOR BORROWING IN ANTICIPATION OF THE ISSUANCE OF THE BONDS; PROVIDING FOR

DRAFT

THE DISPOSITION OF PROPERTY RELATED TO THE BONDS; PROVIDING AUTHORITY FOR THE CITY TO REIMBURSE ITSELF FOR EXPENDITURES PRIOR TO BORROWING; PROVIDING FOR THE CREATION AND/OR UTILIZATION OF ONE OR MORE ENTITIES TO FACILITATE AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; PROVIDING FOR OTHER RELATED MATTERS.

Andy Merriman, City Administrator presented the request.

ACTION – Councilmember Mark Hopper made a motion to approve First Reading of Ordinance Number 14-2024. Councilmember Jay Arrowood seconded the motion.

Lengthy discussion held.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 6-2024

A RESOLUTION PURSUANT TO SECTION 4-1-170(C), CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, CONSENTING TO THE PLACEMENT OF CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF GREER IN A JOINT INDUSTRIAL AND BUSINESS PARK OF SPARTANBURG AND CHEROKEE COUNTIES.

Reno Deaton, Economic Development Director presented the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 6-2024. Councilmember Jay Arrowood seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 8-2024

A RESOLUTION TO ACCEPT PAXTON MEADOWS SUBDIVISION STREETS, NAMELY LIFESTYLE COURT, AND COURTYARD COURT INTO THE CITY OF GREER STREET SYSTEM

David Buchanan, Civil Engineer presented the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 8-2024. Councilmember Jay Arrowood seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

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First and Final Reading of Resolution Number 9-2024

A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA, (A) DECLARING REALLOCATING FUNDS AND REDESIGNATING PROJECTS RELATED TO EXPENDITURES MADE AS PART OF A 2021 LEASE PURCHASE PLAN OF FINANCE; AND (B) PROVIDING FOR OTHER RELATED MATTERS.

David Seifert, Chief Financial Officer presented the request.

ACTION – Councilmember Judy Albert made a motion to approve First and Final Reading of Resolution Number 9-2024. Councilmember Karuiam Booker seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

Executive Session

Mayor Danner stated an Executive Session was not needed.

Adjournment – 7:40 P.M.

_____ _____

Tammela Duncan, Municipal Clerk Richard W. Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, March 8, 2024.

DRAFT

Category Number:
Item Number: 1.

AGENDA
GREER CITY COUNCIL
3/26/2024

Building & Development Standards Activity Report - February 2024

ATTACHMENTS:

	Description	Upload Date	Type
	Building & Development Standards Activity Report - February 2024	3/8/2024	Backup Material

Building and Development Standards

FEBRUARY REPORT FOR 2024

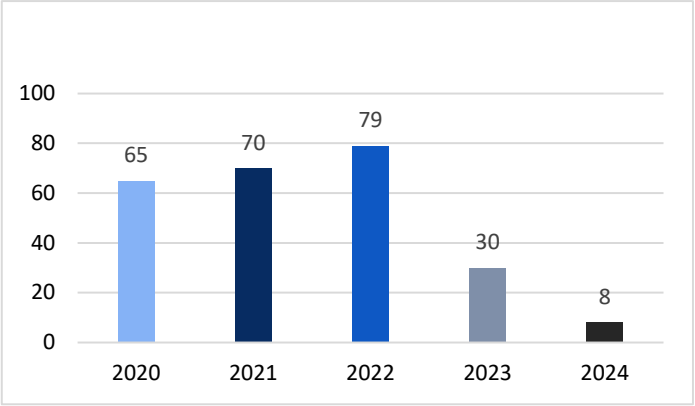
Greer
City of Greer, SC

This is the Yearly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

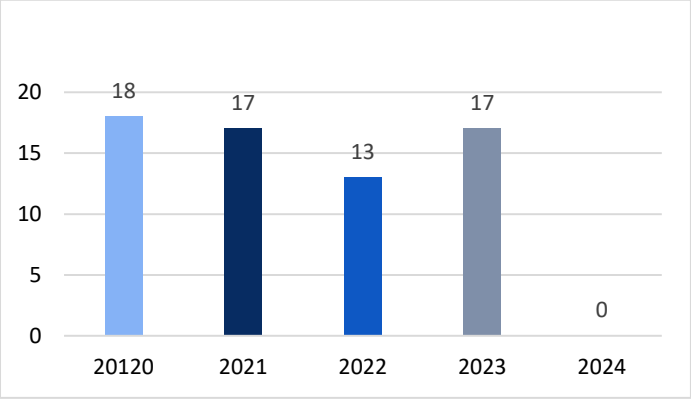
Planning Commission

The Planning Commission review total for February is five.



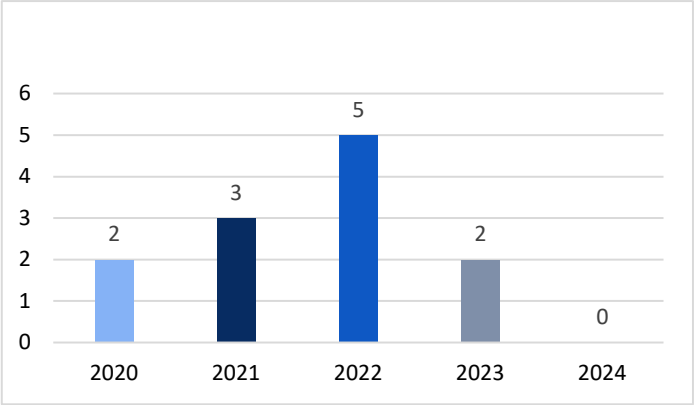
Board of Zoning Appeals

The Board of Zoning Appeals review total for February is zero.



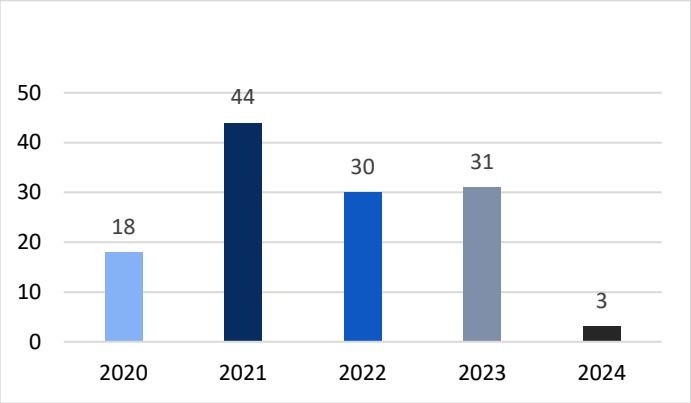
Board of Architectural Review

The Board of Architectural Review total for February is zero.

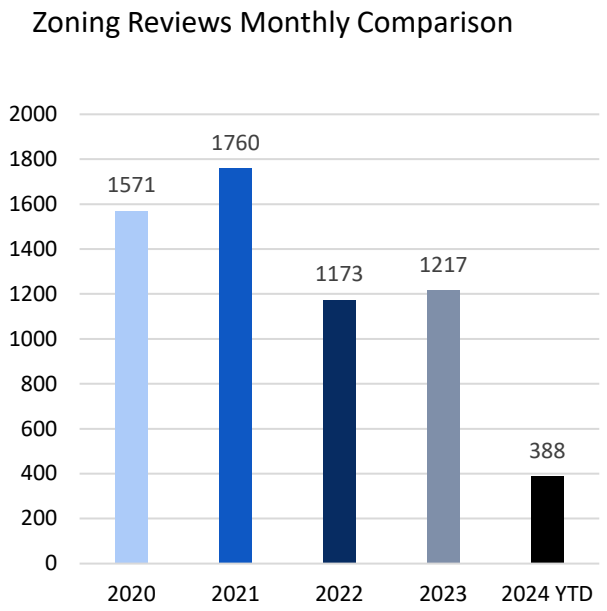


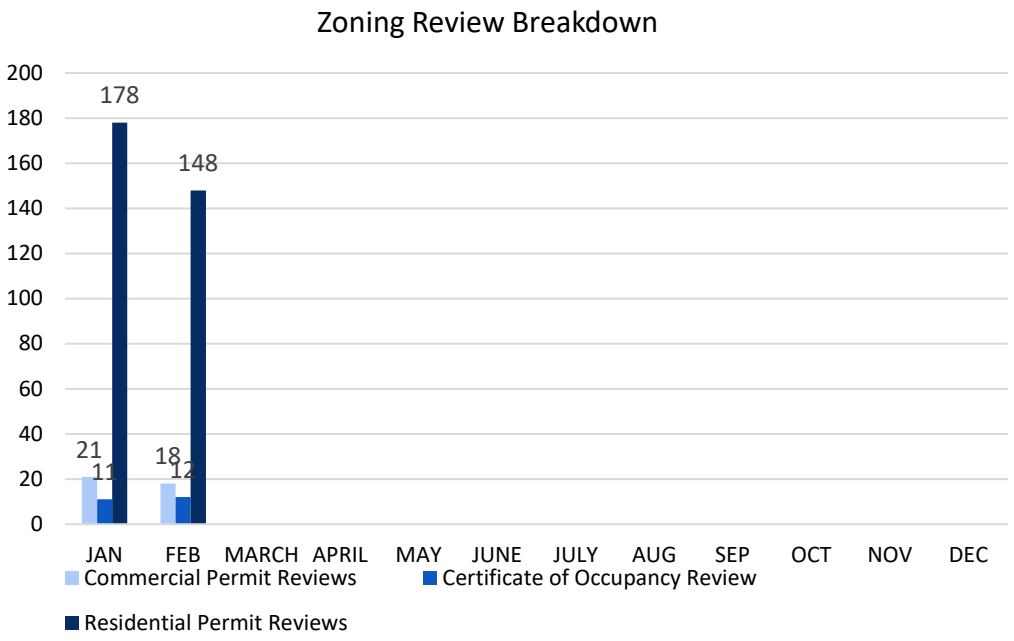
Planning Advisory Committee

The Planning Advisory Committee review total for February is three.

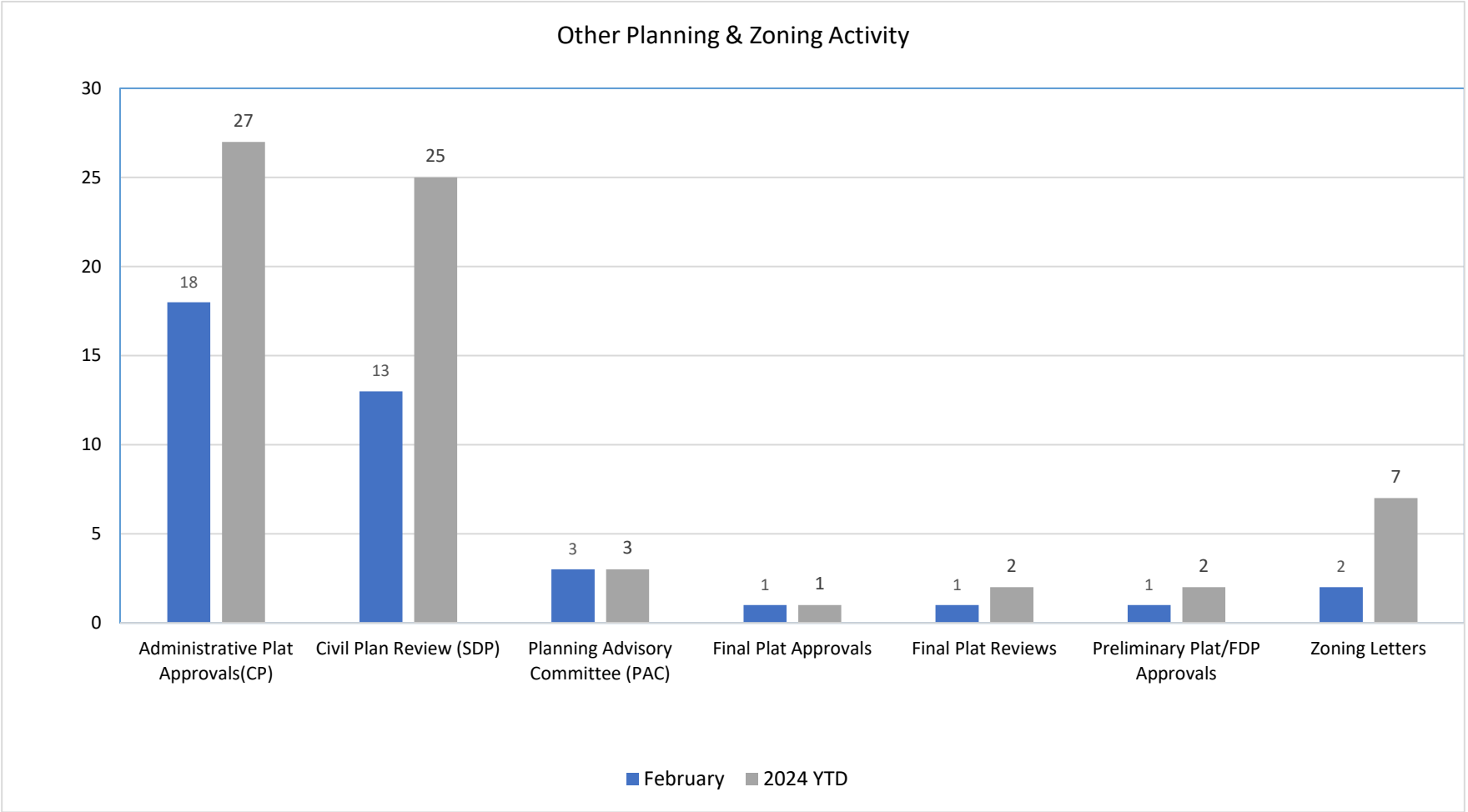


For more information about these cases, please visit the Planning and Zoning webpage at: http://www.cityofgreer.org or visit the GIS webpage to see an interactive Development Dashboard.



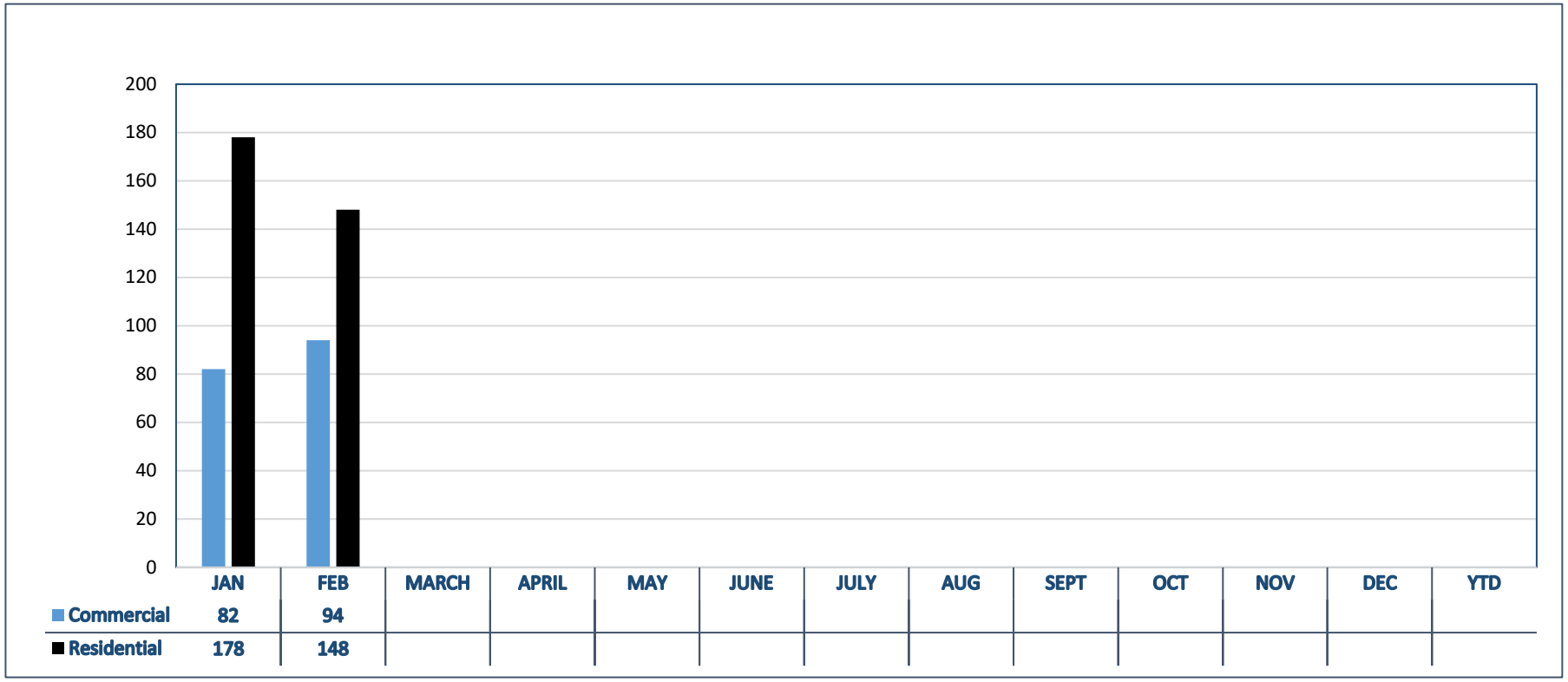


	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	210	178										
2023 YTD	51	95	98	78	72	163	157	98	103	109	99	94


Other Planning & Zoning Activity
30
25
20
15
10
5
0
18
27
13
25
3
3
1
1
1
2
1
2
2
7
Administrative Plat Approvals(CP)
Civil Plan Review (SDP)
Planning Advisory Committee (PAC)
Final Plat Approvals
Final Plat Reviews
Preliminary Plat/FDP Approvals
Zoning Letters
February
2024 YTD

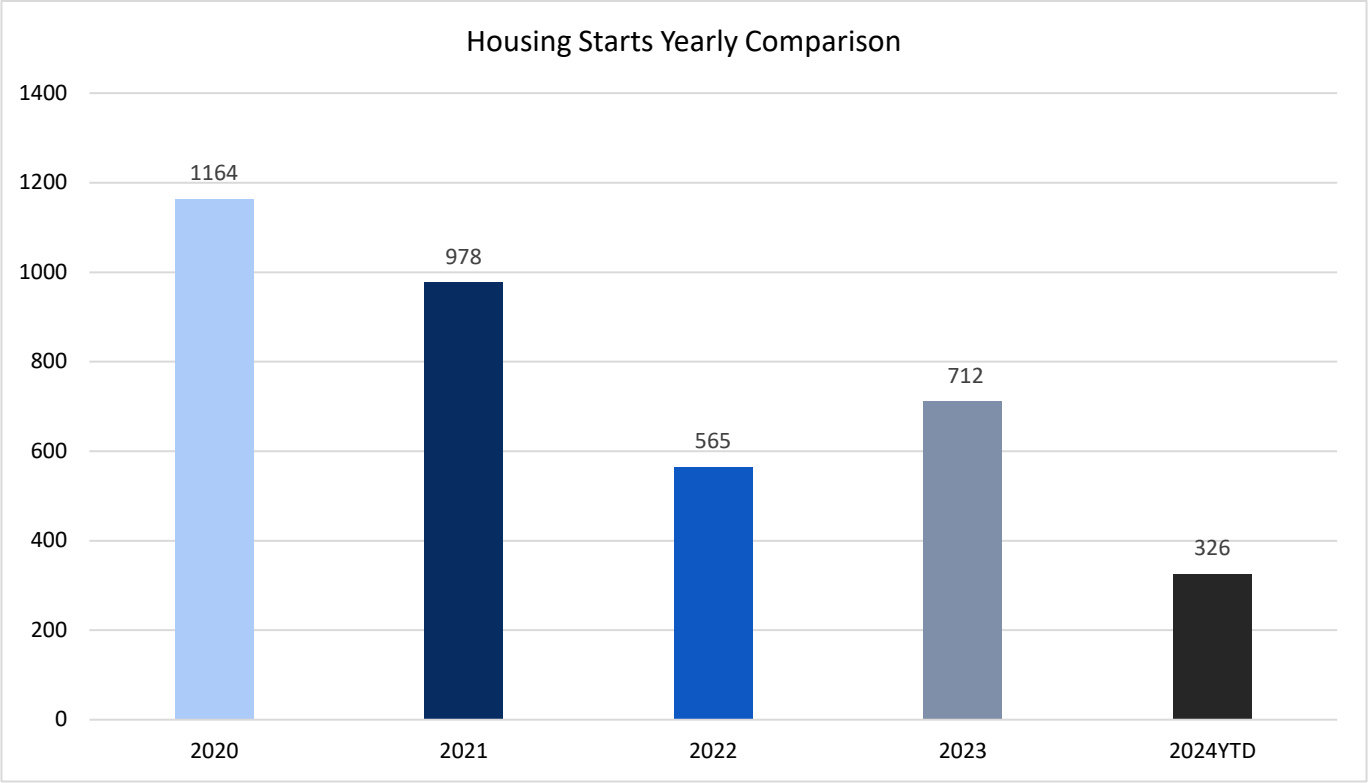
Commercial Plan Review	Address
ADDITIONAL PLAN REVIEW FOR GREER MILL	3000 CONNECTICUT AVE
ADDITIONAL PLAN REVIEW FOR RETAIL CENTER	5326 A WADE AHPMTON BLVD
SALES OFFICE FOR COVINGTON VILLIAGE	706 EMBARK CIR
RACKING	311 112 GENOBLE RD
T-MOBILE BUILDING UPFIT-ADDITIONAL WORK	6015 A WADE HAMPTON BLVD
RETAINING WALL	113 A BERRY AVE
CARRIAGE HOUSE - LEO LIVING	183 & 201 GALATIONS DR
CANOPY REPLACMENT	226 OAKLAND AVE
COVINGTON VILLAGE TOWNHOMES	748,750,752,754,756,758 EMBARK CR
BROOKSIDE RIDGE TOWNHOMES	229,231,233,235,237 SUNRIFF
BROOKSIDE RIDGE TOWNHOMES	220,222,224,226,228 SUNRIFF
BROOKSIDE RIDGE TOWNHOMES	225,223,221,219,232,234,236,238,240 SUNRIFF
DILLARD CREEK TOWNHOMES	3079, 3083, 3071,3063,3059,3078,3082,3086,3090,3094,3098,3075 GLENLIVET LN
GAS LINE REMOVAL AND PANEL UPGRADE	220 BIBLEBROOK DR
PLAYGROUND EQUIPMENT	830 E SUBER RD
GARAGE CONVERSION TO OFFICE SPACE	1203 W POINSETT ST
CANOPY OVER BREAK AREA	250 WESTMORELAND RD
OFFICE SPACE RENOVATION	1322 W POINSETT ST
LEO LIVING COMMERCIAL BUILDINGS	100 GALATIONS DR (4)

Plan Reviews



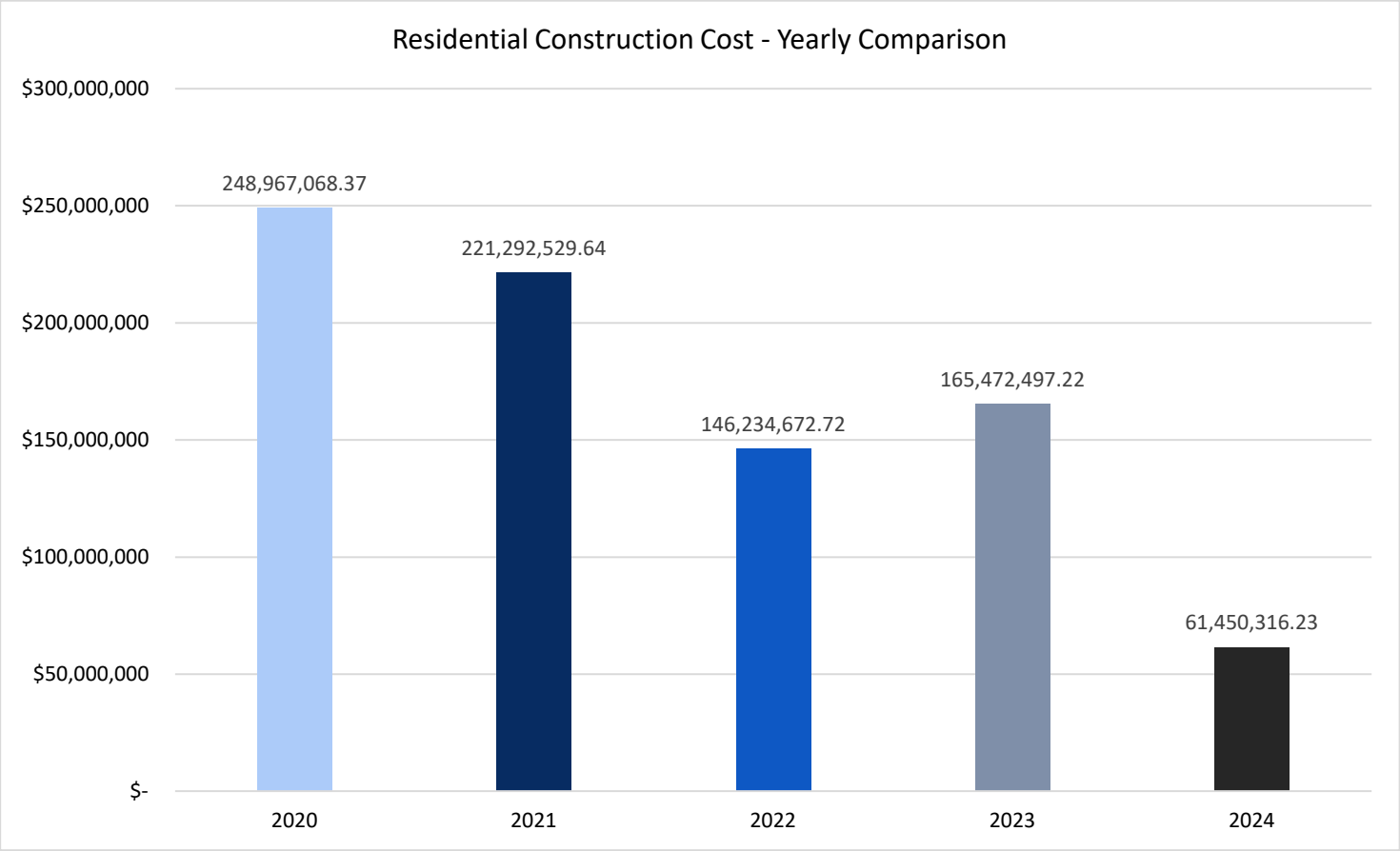
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
2023 Commercial	96	77	91	57	71	62	45	51	31	54	25	26	686
2023 Residential	28	64	57	55	49	86	94	65	88	89	79	74	828

Housing Starts



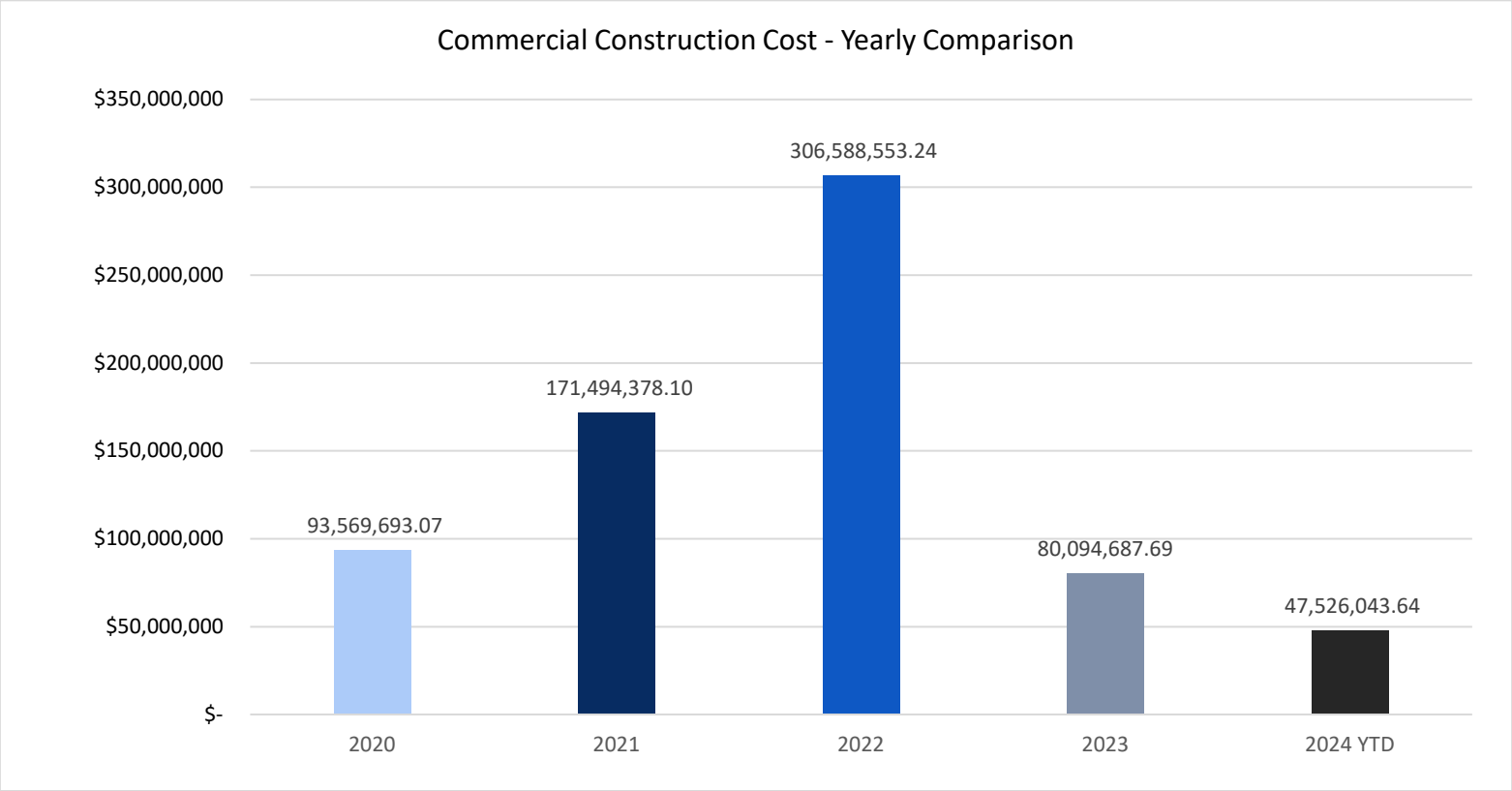
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	178	148										
2023	15	56	47	44	45	77	80	54	78	80	71	65

Residential Construction Costs



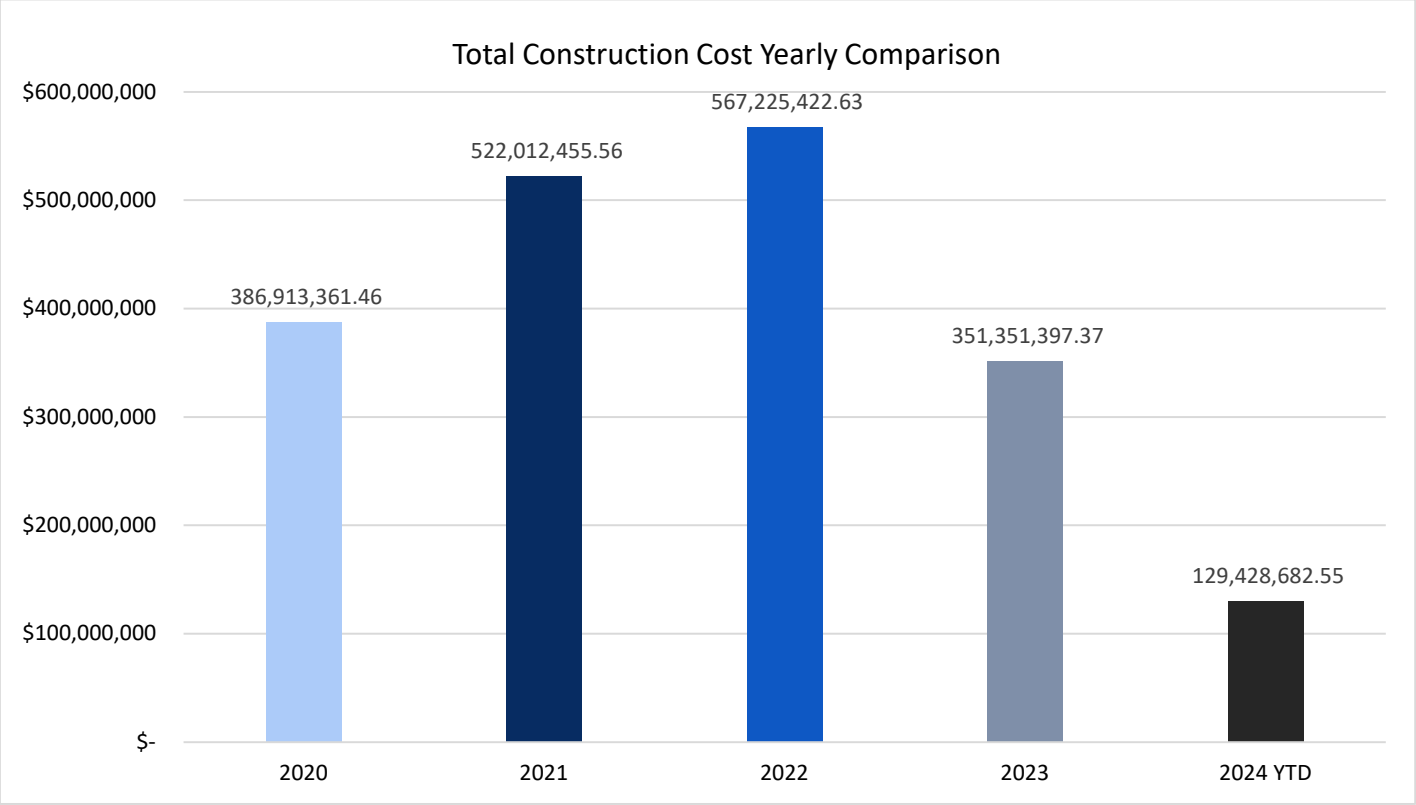
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	32,043,219	29,407,098										
2023 YTD	3,499,086	12,100,365	10,713,665	10,022,376	10,969,941	17,279,273	16,060,787	12,929,867	19,372,792	18,744,834	15,740,578	18,038,933

Commercial Construction Costs



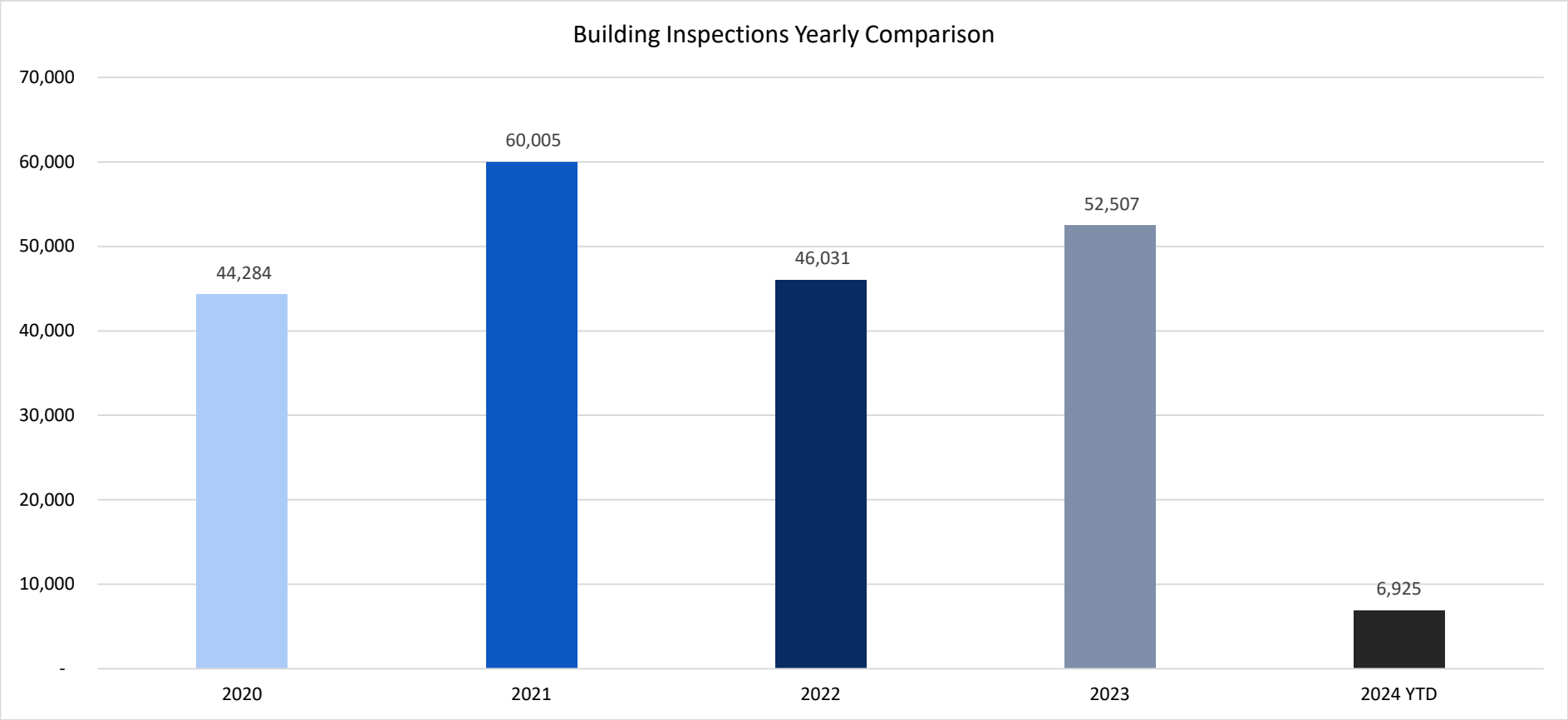
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	21,165,766.64	26,360,277										
2023	3,982,418	4,896,390	12,001,216	3,213,388	5,497,019	1,472,313	4,898,327	5,163,935	12,425,146	5,252,206	17,654,738	3,637,593

Total Construction Costs



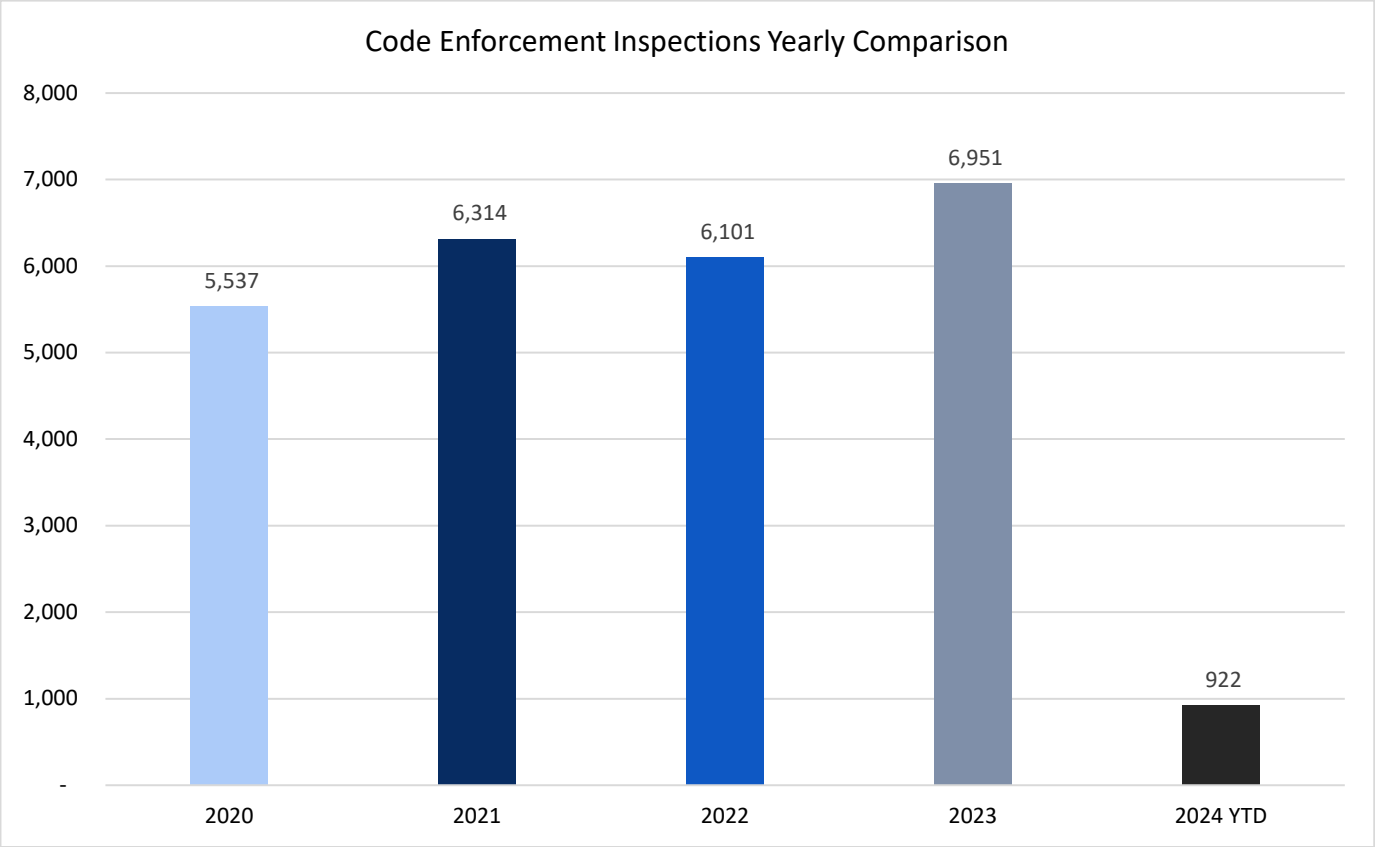
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	61,900,822	67,527,861										
2023	13,042,046	48,099,991	29,370,297	17,709,900	23,706,507	40,637,679	24,027,843	22,930,162	35,372,356	28,209,063	39,200,812	29,044,741

Building Inspections



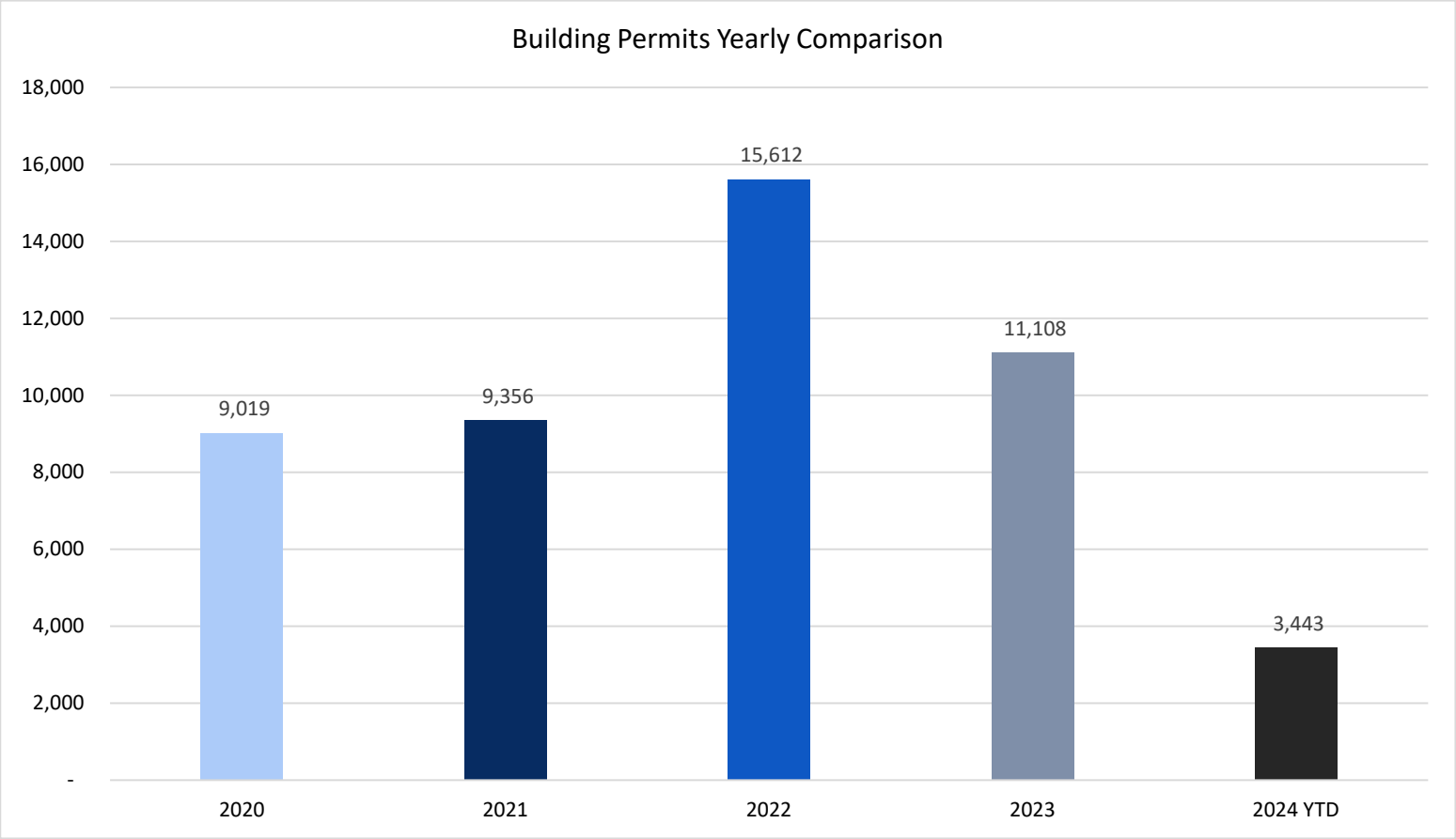
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	2516	4409										
2023 YTD	4196	5050	5627	4036	4822	3731	4800	4717	4425	3975	3615	3513

Code Enforcement Inspections



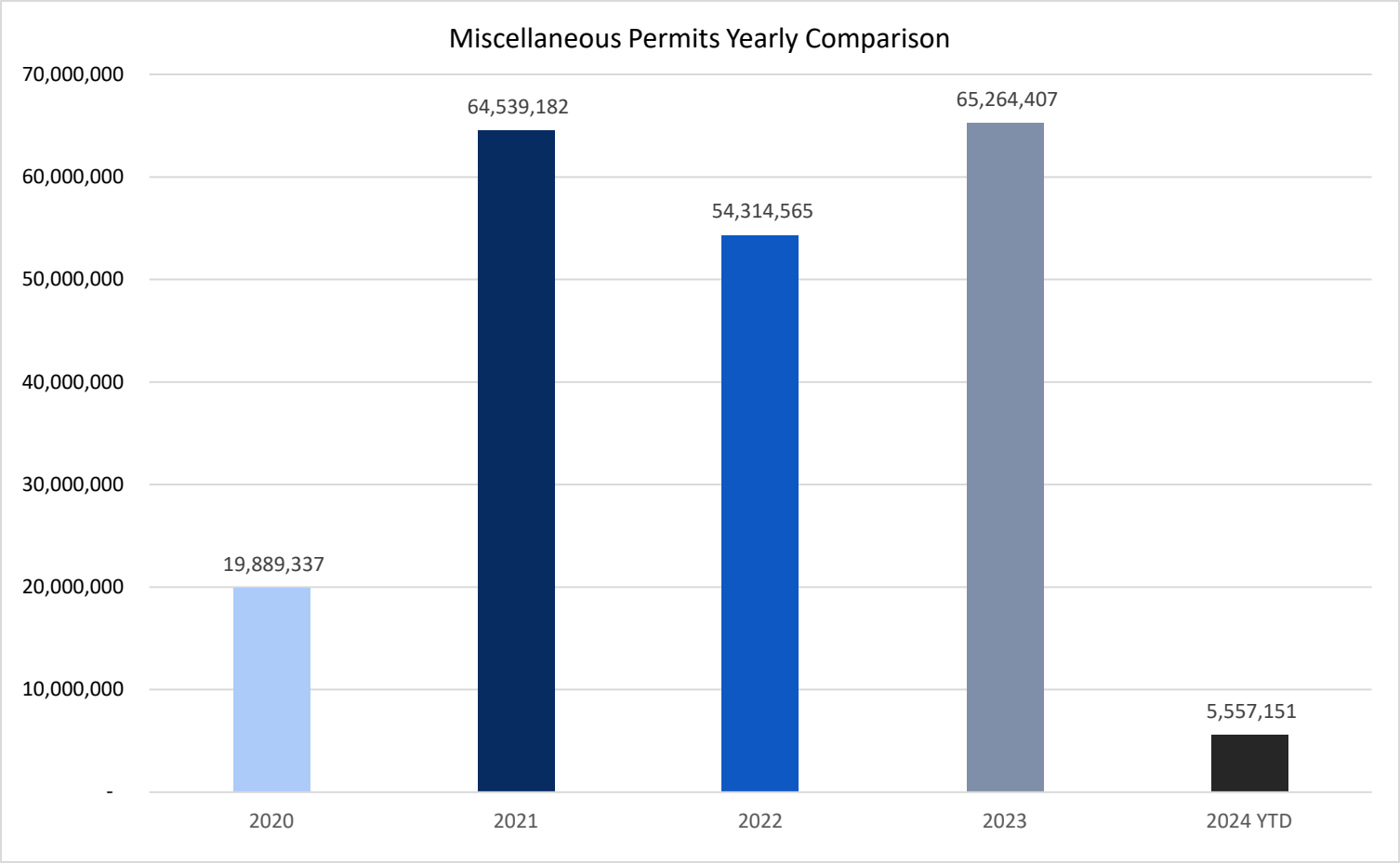
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	396	526										
2023 YTD	417	330	533	667	716	812	657	758	767	507	480	307

Building Permits



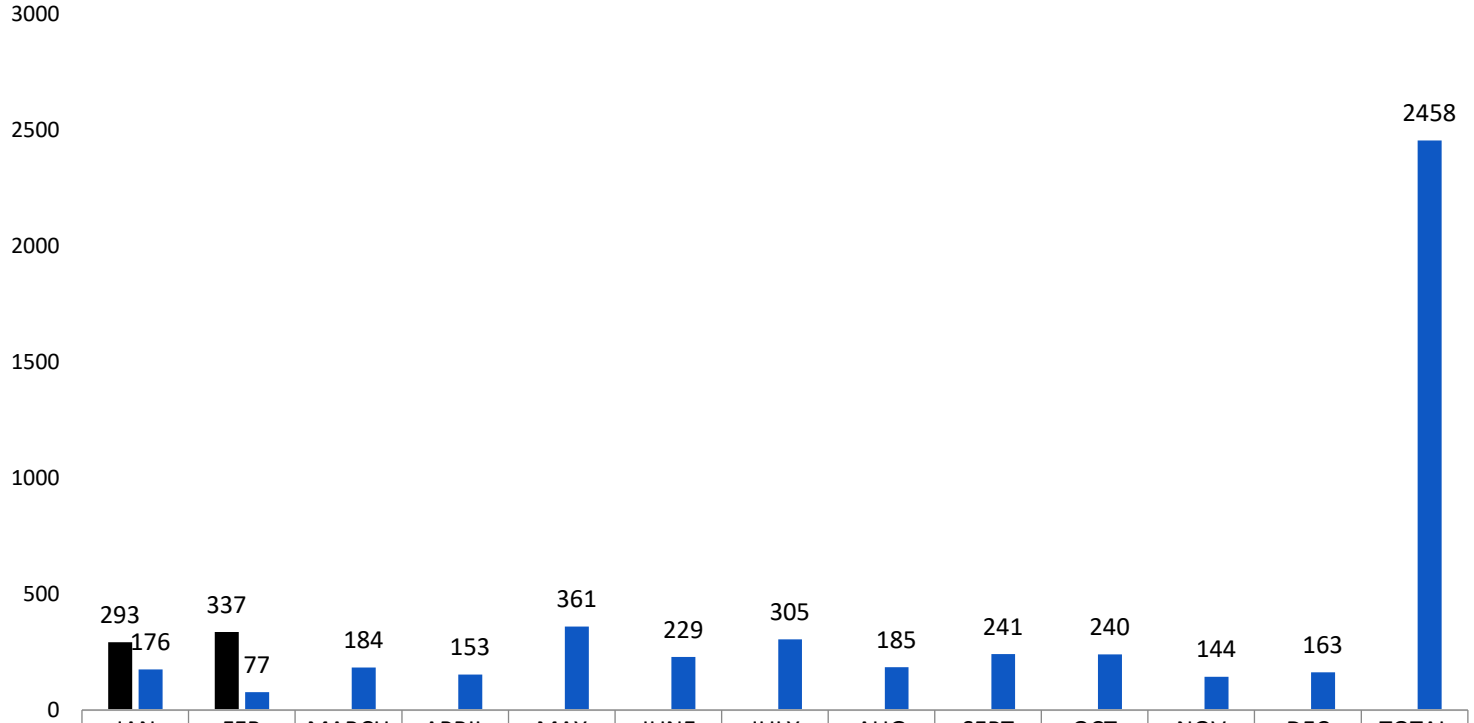
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	1815	1628										
2023	768	773	1322	725	963	978	981	986	904	1060	848	800

Miscellaneous Permits



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	2,962,315	2,594,836										
2023 YTD	1,757,141	29,390,992	1,384,286	1,512,292	3,777,244	19,043,190	1,176,518	1,400,830	367,291	453,084	2,428,175	2,573,363

Illegal Signs



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2024 YTD	293	337											
2023 YTD	176	77	184	153	361	229	305	185	241	240	144	163	2458

Category Number:
Item Number: 2.

AGENDA
GREER CITY COUNCIL
3/26/2024

Engineering Activity Report - February 2024

ATTACHMENTS:

	Description	Upload Date	Type
	Engineering Activity Report - February 2024	3/21/2024	Backup Material

Greer
City of Greer, SC

February 2024

Engineering Department Monthly Report

The Engineering Department consists of two divisions – Engineering/Stormwater and Facilities/Project Management. This report provides information on the monthly activities of the department.

For more information, please contact Department Director and City Engineer Steve Grant, PE.

Department Director and City Engineer – Steve Grant, PE, CFM

Engineering Projects (ongoing):

- Depot Street Garage – utility coordination
- Hood Road Training Facility – utlility coordination
- McElrath Road Improvement – Feasibility study complete-design on hold-budget
- City Intersection study – Phase 2 detailed study underway
- Pavement Preservation 2024 – developing scope – to Council in March
- W. Poinsett Road Diet – full depth patching underway - ECD March 21
- Transfer Station/Recycle Center Improvements – on hold

Stormwater Projects:

- Storm Drain Asset Mgmt./Pilot watershed study- Reviewing 224 pg. report, developing scope and priorities
- Turner Park SD Improvement – part of WS Study, adding to Turner project
- Stevens Field SD Improvement – part of WS Study, adding to American Legion parking project
- Greer Mill West SD Improvement – part of WS Study, reviewing scope
- Veterans Park Sinkhole – contract awarded, material ordered

Engineering Activities:

- Underground utilities – review in relation to developments
- Development process review - ongoing
- Road Evaluation (PCI) – evaluating data from consultant
- Engineering Design Manual development – researching proposals – on hold
- Monthly Inspection at Recycle Center completed
- Victor Hill road improvement discussion with Spbg County – on hold
- Coordinating with CPW regarding street cuts-ongoing

Subdivision/Development Projects – Meetings with engineers and developer representatives discussing details with new subdivisions or commercial sites that are either in planning stages or under construction.

Active projects:

- Woodhaven – site questions
- Arlington Commons – site questions
- Braeburn Orchard – close out follow up
- Snow Road Subd – follow up with developer
- Blue Ridge Plantation – walking path coordination, etc.
- Truliant Bank – utility coordination

Other:

- Held Department Retreat
- Engr. Inspector training
- Assistant City Engineer interviews
- Leadership Retreat
- Department Performance Reviews
- Opengov refresher training

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Miscellaneous Task – Engineering:

- Reviewed five (5) Engineering Submittals for SDPs.
- Reviewed two (2) Stormwater Submittals for SDPs.
- Final preliminary locations of speed humps for Snow St. and Arlington Ave., location pending final approval from residents.

Other:

- Bluedag training as part of the ADA work group.
- Finalization of speed hump product with City's stakeholder groups.
- Traffic Calming Petition –Traffic Studies for Wildwood Dr., and 21st St.(neither met required criteria to proceed).
- Veterans Park stormwater repair request for bid meetings and design adjustments for constructability.

Engineering and Stormwater Civil Engineer – Adam Vidalis, EIT

- Engineering Inspector Training 2/6
- Snow Rd Subdivision Resuming Work under new contractor 2/8
- Planning Advisory Committee Meeting 2/8
- Winter TMDL Monitoring (wet weather) performed on 2/13
- Winter TMDL Monitoring (dry weather) performed on 2/23
- Greer Mill Pre-Construction Meeting. Grading Permit Pending. 2/12
- Approved Berry Ave Grading Permit (Pre-construction meeting waived) 2/12
- Lunch and Learn with Brent Hutchinson (ADS Pipe) 2/15
- Little Me Academy Pre-Construction Meeting & Grading Permit Issued
- Engineering Department Retreat 2/16
- Stormwater/Engineering Weekly meeting (4) every Wednesday
- Planning Advisory Committee Meeting 2/22
- Engineering and Stormwater Process Improvements Meeting 2/23
- Met with complainant at Blaize Ridge Subdivision 2/23
- Turner Field Improvements Pre-Construction Meeting. Grading Permit Issued 2/27
- James Arnau - New Stormwater inspector training and orientation (ongoing)

Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings (Construction and Post-construction Minimum Control Measures) **-** Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt to maintain pre-development runoff conditions are required by our SMS4 permit.

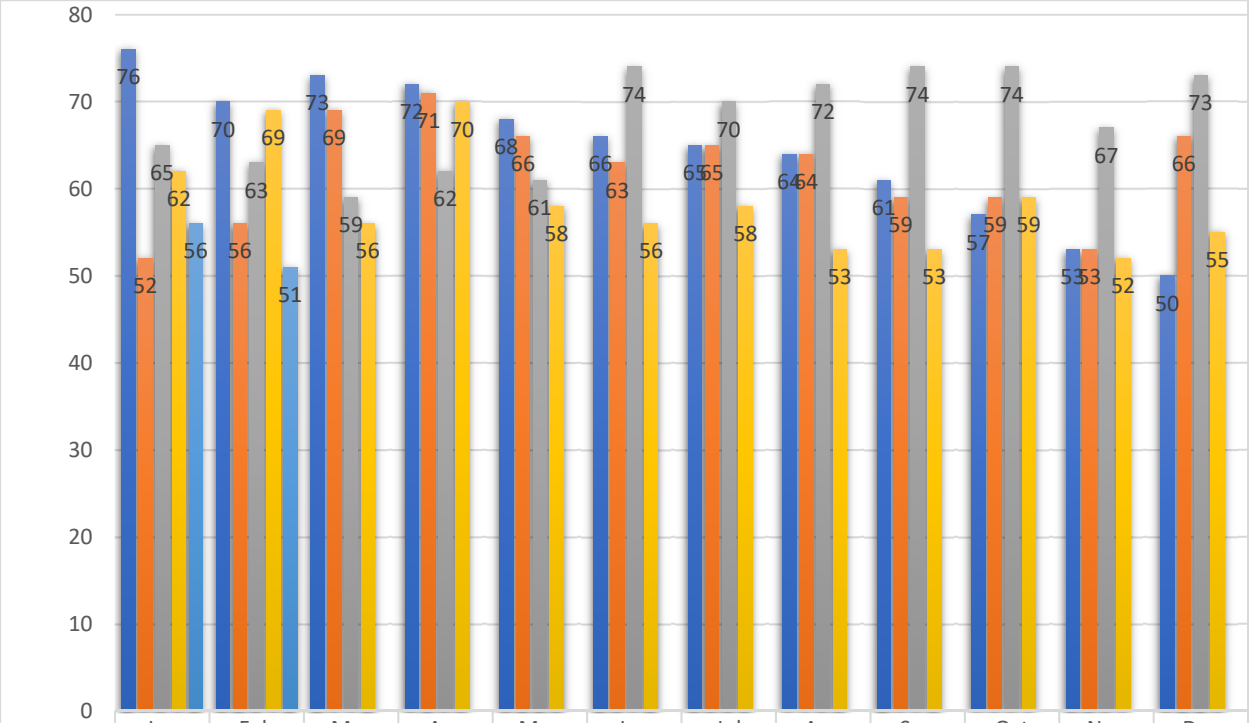
2024 Stormwater Summary January 1st through February 29th, 2024		
Projects Submitted	**Site Dev. Plan Reviews**	**Preconstruction Meetings**
9	14	6

Historical Project Submittals	
Year	**Projects Submitted**
2024	9
2023	51
2022	50
2021	55
2020	32

2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

ENGINEERING INSPECTIONS - Anthony Copeland (Senior Engineering Inspector) and Scott Reid (Engineering Inspector II), and James Arnau (Engineering Inspector I)

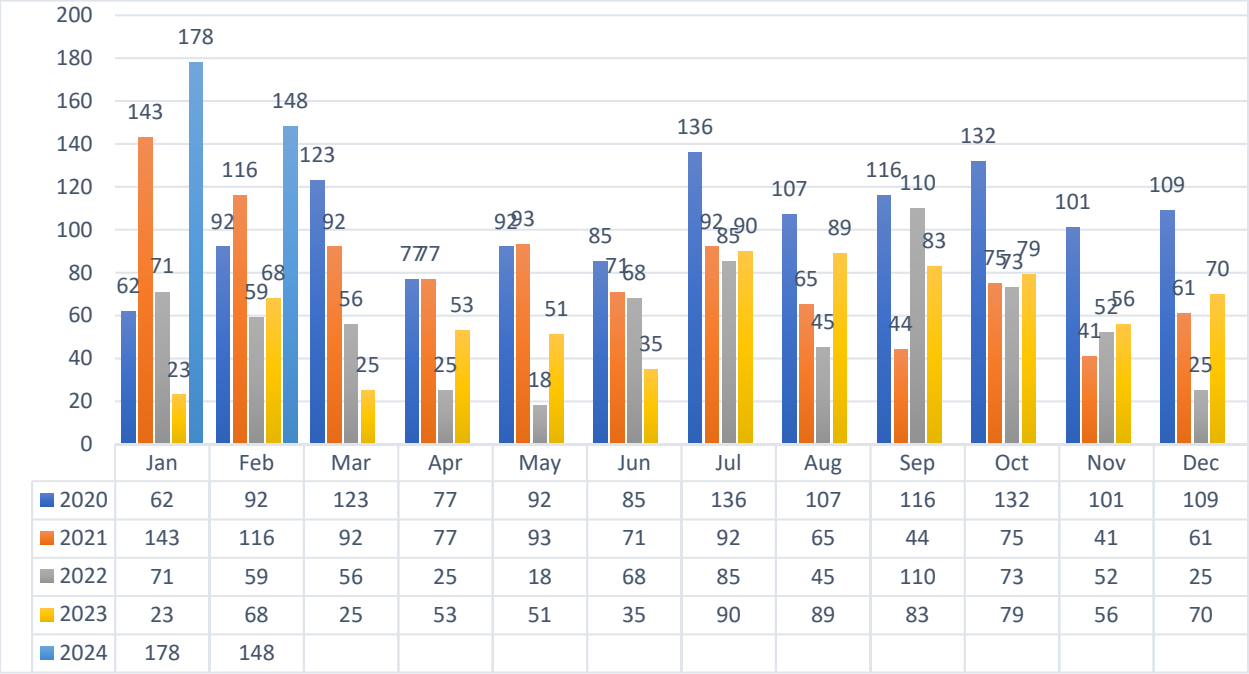
51 Active Site Inspected (Per Month)



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	76	70	73	72	68	66	65	64	61	57	53	50
2021	52	56	69	71	66	63	65	64	59	59	53	66
2022	65	63	59	62	61	74	70	72	74	74	67	73
2023	62	69	56	70	58	56	58	53	53	59	52	55
2024	56	51										

STORMWATER INSPECTION:

148 Individual LOT Drainage Plan Reviews (Per Month)



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	62	92	123	77	92	85	136	107	116	132	101	109
2021	143	116	92	77	93	71	92	65	44	75	41	61
2022	71	59	56	25	18	68	85	45	110	73	52	25
2023	23	68	25	53	51	35	90	89	83	79	56	70
2024	178	148										

Asphalt Activities Inspection:

Subd. / Project Name	Date	Operation
None		

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
None				

PROJECTS AND FACILITIES – John Goughneour

Project Developments:

- Construction at the Suber Road Fire Station is currently on schedule. The water meters were set on 3/4. Concrete Aprons and Asphalt Paving is scheduled for mid-March.
- Construction is substantially complete at the Berry Avenue for the Greer Relief tenant upfit. The punch walk through has been completed, and a TCO has been issued.
- The stamped concrete samples at the Greer Golf Clubhouse Renovation were poured on 3/7. A selection was made, and the pool concrete will be poured week of 3/11.
- Construction is wrapping up at the 113 Berry Avenue Renovation. Flooring installation is almost complete, and the final coat of paint is scheduled for week of 2/12.
- Mass Grading has started at the Turner Field Improvement Project. A storm water pipe and drain along Lee Street was identified as an area of concern in the W.K. Dickson study. It has been determined that incorporating those stormwater improvements into the construction project would be the most cost effective and sensible solution.
- The Police and Fire Training Facility has entered the schematic design phase. A Geotechnical Exploration of the property and an Asbestos Assessment for the existing buildings are scheduled for this month.
- The LPA application for the Ward's Creek Trail project was officially submitted to the SCDOT review board on 2/20/24. The review process can take up to 45 days. We anticipate a response by 4/5/2024.
- The Berry Avenue Lot and Drive Renovation is almost complete. The sealcoating will be completed week of 3/11, and will be ready for punch week of 3/18.
- Stormwater improvements are being rolled into the American Legion/Stevens Field Basketball Courts project. These were identified in the W.K. Dickson study as in need of repair.

Category Number:
Item Number: 3.

AGENDA
GREER CITY COUNCIL
3/26/2024

Financial Activity Report - February 2024

Summary:

Link to Detail Financial Reports

ATTACHMENTS:

	Description	Upload Date	Type
	February 2024 Summary Financial Report	3/22/2024	Backup Material

Greer

City of Greer, SC

February 2024 Summary Financial Report

Financial Performance Summary

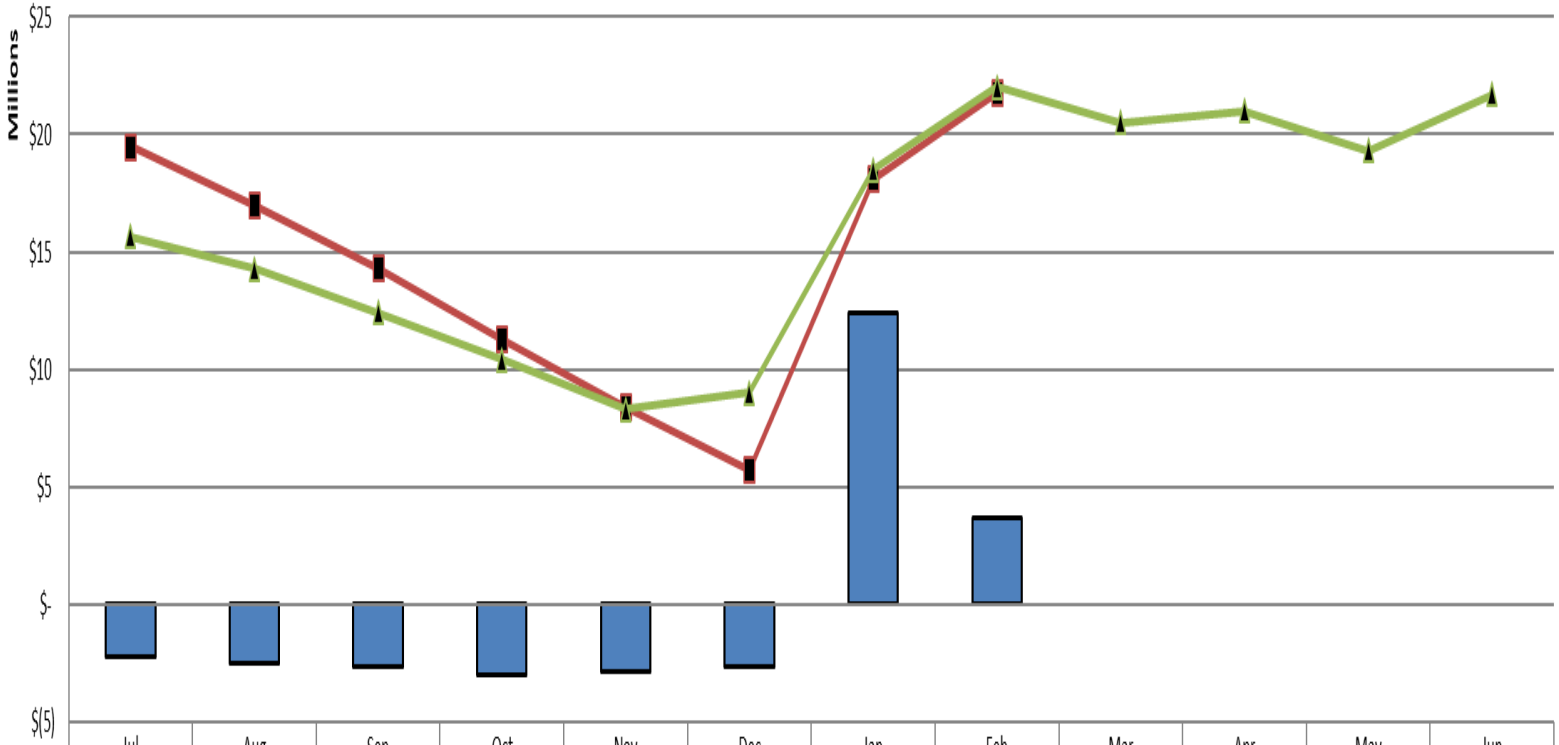
Greer
City of Greer, SC

As of Month End February, 2024

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↑	↓	$ 21,771,364
Revenue	↓	↑	$ 30,653,601
Total Expenditures	↑	↑	$ 29,637,747
Total Percentage (Over) / Under	-	↑	5%
Revenue Benchmark Variance	↑	↓	$ 1,076,773
Expenditure Benchmark Variance	↓	↓	$ (1,062,874)
Overall Benchmark Variance	↑	↓	$ 13,899
HOSPITALITY FUND			
Cash Balance	↑	↓	$ 2,242,647
Revenue	↓	↑	$ 2,456,845
Expenditures	↓	↑	$ 2,774,959
STORM WATER FUND			
Cash Balance	↑	↓	$ 2,852,285
Revenue	↑	↑	$ 2,116,162
Expenditures	↑	↑	$ 1,455,926

Cash Balance - General Fund

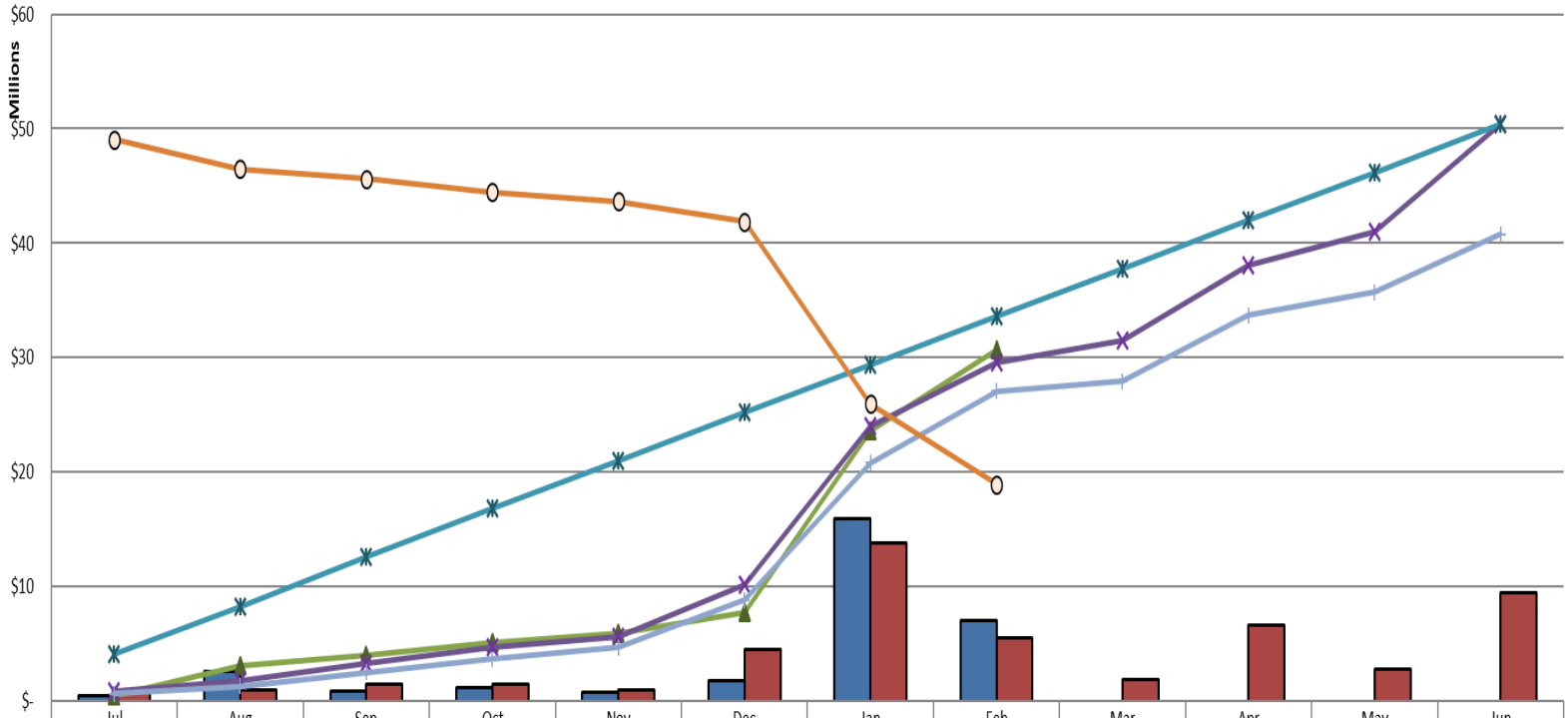
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(2,213,313)	(2,519,699)	(2,658,254)	(3,035,192)	(2,878,350)	(2,683,734)	12,392,426	3,658,882	-	-	-	-
Current Fiscal YTD Balance	19,495,285	16,975,586	14,317,332	11,282,140	8,403,790	5,720,056	18,112,482	21,771,364				
Prior Fiscal YTD Balance	15,656,424	14,296,778	12,419,888	10,405,235	8,289,756	9,014,372	18,498,754	22,020,634	20,496,030	21,004,480	19,309,893	21,708,601

Revenue - General Fund

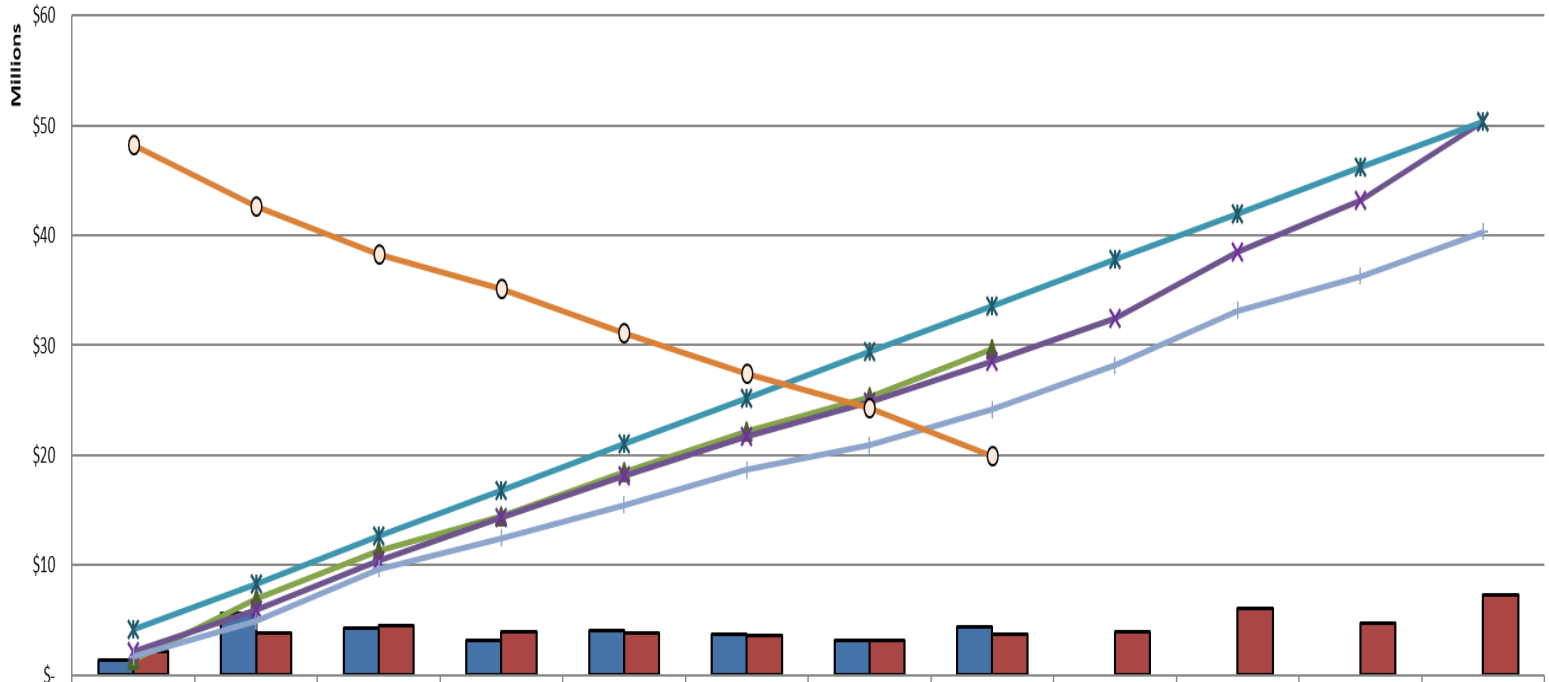
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	506,906	2,587,672	884,890	1,169,266	778,245	1,785,368	15,908,888	7,032,367				
Monthly Benchmark	854,531	926,551	1,506,195	1,450,502	928,919	4,539,855	13,856,522	5,513,753	1,872,802	6,664,871	2,834,802	9,452,288
YTD Actual	506,906	3,094,578	3,979,468	5,148,734	5,926,979	7,712,347	23,621,235	30,653,601				
YTD Benchmark	854,531	1,781,082	3,287,277	4,737,779	5,666,698	10,206,553	24,063,075	29,576,828	31,449,630	38,114,501	40,949,303	50,401,591
YTD Prorated Budget	4,132,291	8,264,582	12,600,398	16,800,530	21,000,663	25,200,796	29,400,928	33,601,061	37,801,193	42,001,326	46,201,458	50,401,591
Prior YTD Actual	615,877	1,292,172	2,495,473	3,683,553	4,698,642	8,849,563	20,792,161	27,072,929	27,913,006	33,702,695	35,739,175	40,767,995
Balance to Collect	49,080,583	46,492,911	45,608,021	44,438,755	43,660,510	41,875,142	25,966,254	18,933,888				

Expenditures - General Fund

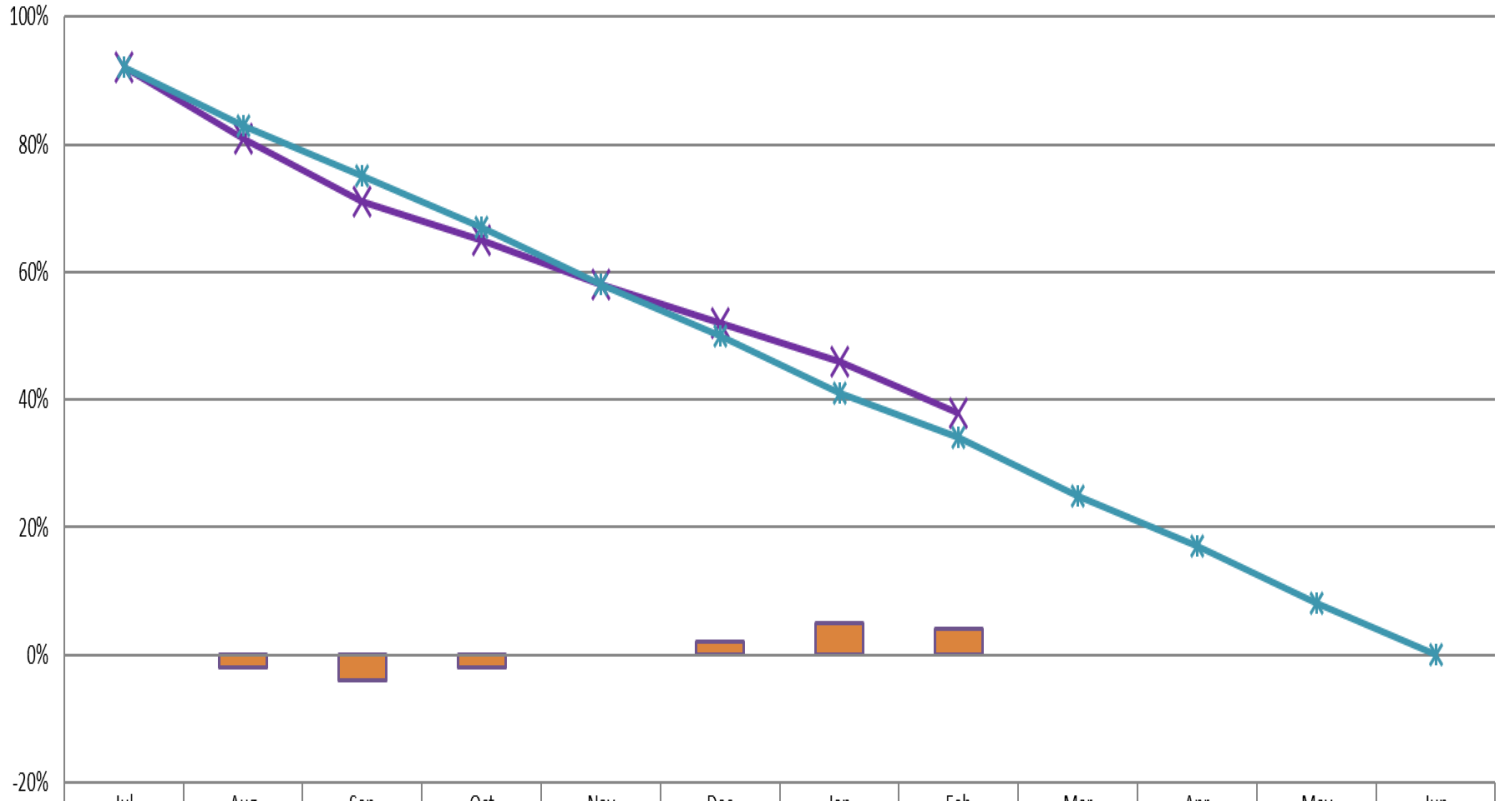
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	1,325,099	5,623,431	4,311,099	3,167,748	4,026,397	3,689,483	3,110,644	4,383,845				
Monthly Benchmark	2,171,257	3,816,695	4,454,163	3,934,437	3,766,686	3,566,631	3,178,392	3,686,612	3,912,941	6,015,802	4,666,814	7,231,161
YTD Actual	1,325,099	6,948,531	11,259,630	14,427,377	18,453,774	22,143,257	25,253,902	29,637,747				
YTD Benchmark	2,171,257	5,987,952	10,442,115	14,376,552	18,143,238	21,709,869	24,888,261	28,574,873	32,487,814	38,503,616	43,170,430	50,401,591
YTD Prorated Budget	4,132,291	8,264,582	12,600,398	16,800,530	21,000,663	25,200,796	29,400,928	33,601,061	37,801,193	42,001,326	46,201,458	50,401,591
Prior YTD Actual	1,679,188	4,891,057	9,679,119	12,454,918	15,480,591	18,640,864	20,888,316	24,159,707	28,181,405	33,143,986	36,287,607	40,316,088
Balance to Expend	48,262,390	42,638,958	38,327,859	35,160,112	31,133,715	27,444,232	24,333,587	19,949,742				

Budget Percent Remaining - General Fund

Fiscal Year 2023/24

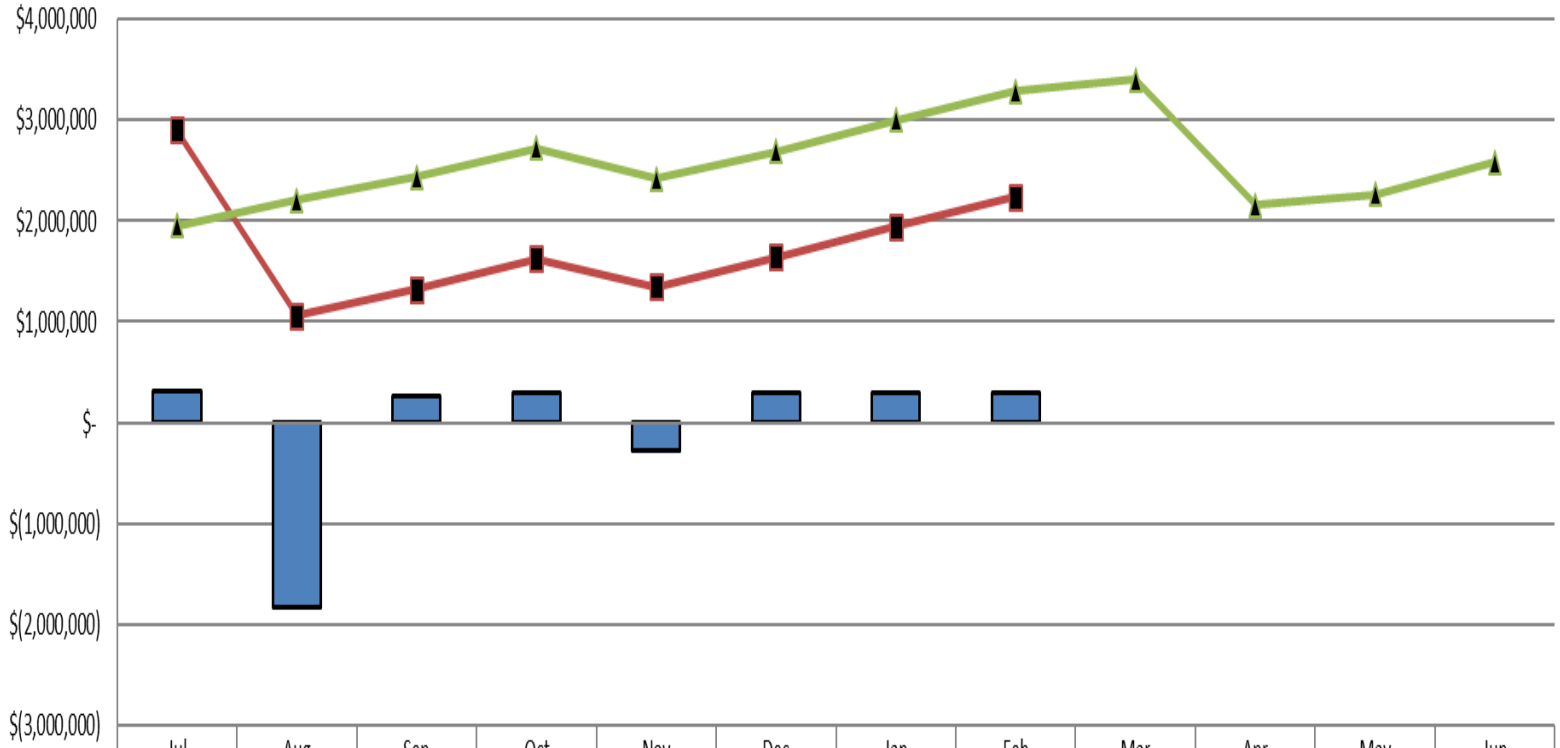


	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
(Over) Under Budget	0	-2	-4	-2	0	2	5	4				
Actual Percent Remaining	92	81	71	65	58	52	46	38				
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

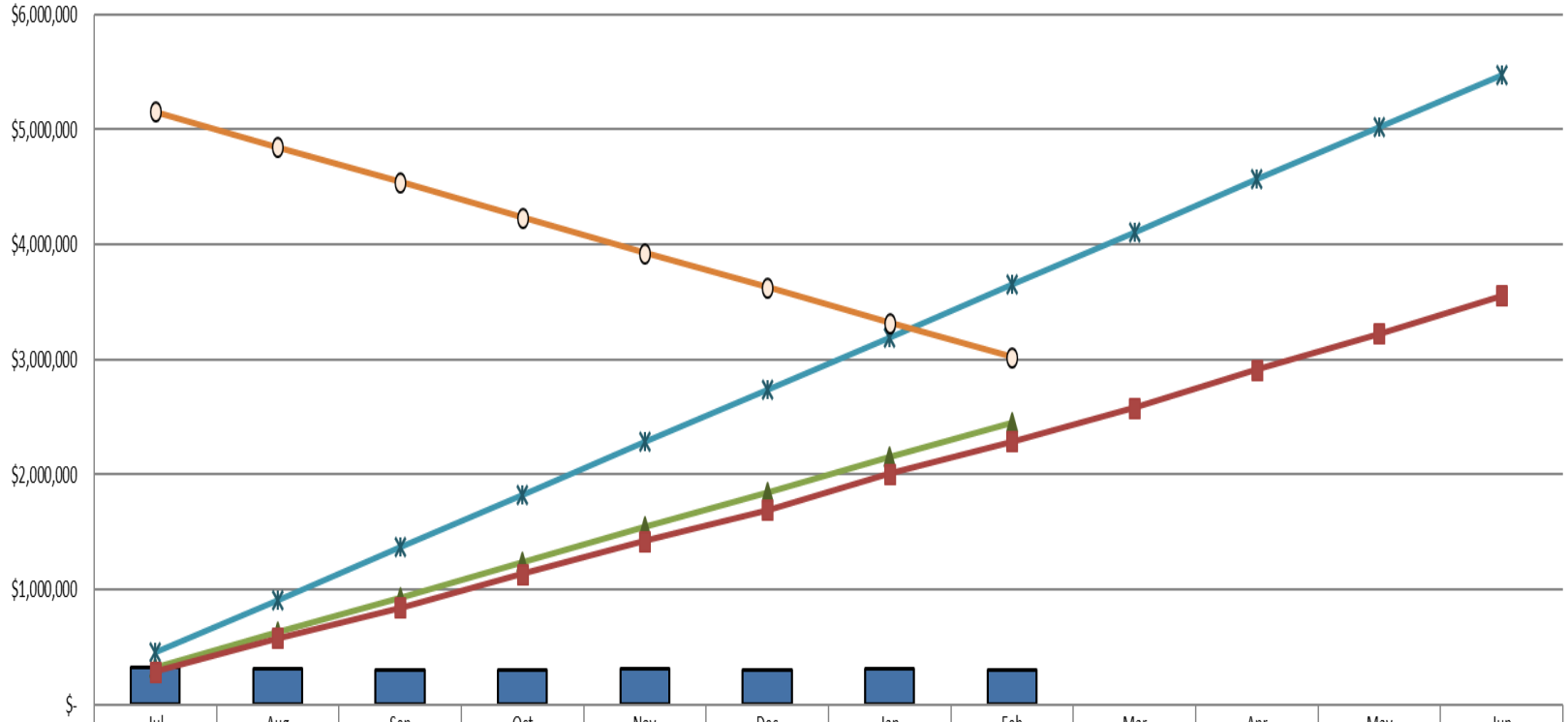
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	315,266	(1,839,869)	266,434	301,781	(277,422)	294,321	302,046	297,018	-	-	-	-
Current Fiscal YTD Balance	2,898,337	1,058,468	1,324,902	1,626,683	1,349,261	1,643,583	1,945,629	2,242,647				
Prior Fiscal YTD Balance	1,951,971	2,205,460	2,431,882	2,722,197	2,422,719	2,691,229	3,001,840	3,283,225	3,403,874	2,157,367	2,262,263	2,583,072

Revenue - Hospitality Taxes Fund

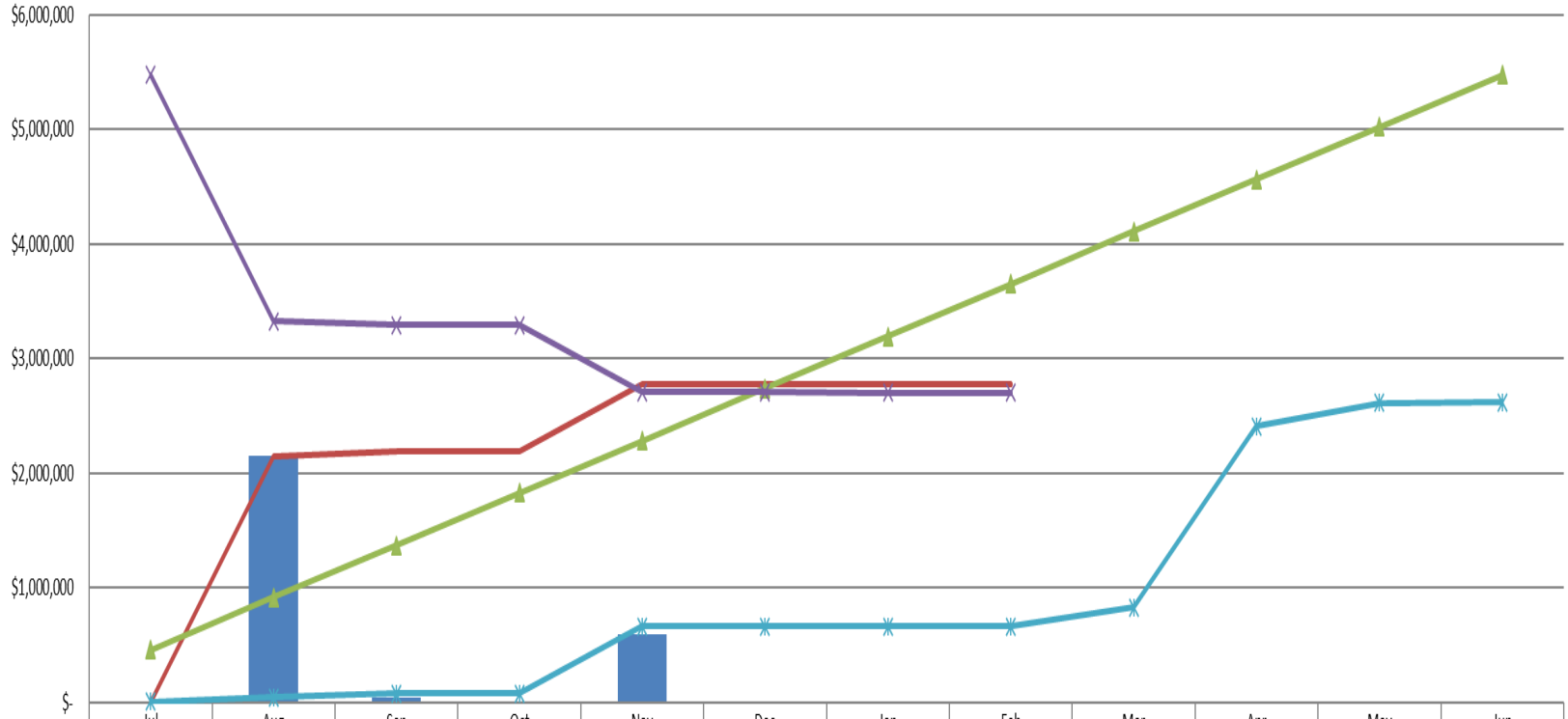
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	322,050	309,068	304,615	304,885	312,126	297,169	307,369	299,563				
YTD Actual	322,050	631,118	935,733	1,240,617	1,552,743	1,849,912	2,157,281	2,456,845				
YTD Prorated Budget	456,443	912,886	1,369,329	1,825,772	2,282,215	2,738,658	3,195,100	3,651,543	4,107,986	4,564,429	5,020,872	5,477,315
Prior YTD Actual	286,962	580,032	844,657	1,136,517	1,421,907	1,691,987	2,006,625	2,290,827	2,578,478	2,913,746	3,227,720	3,554,763
Balance to Collect	5,155,265	4,846,197	4,541,582	4,236,698	3,924,572	3,627,403	3,320,034	3,020,470				

Expenditures - Hospitality Taxes Fund

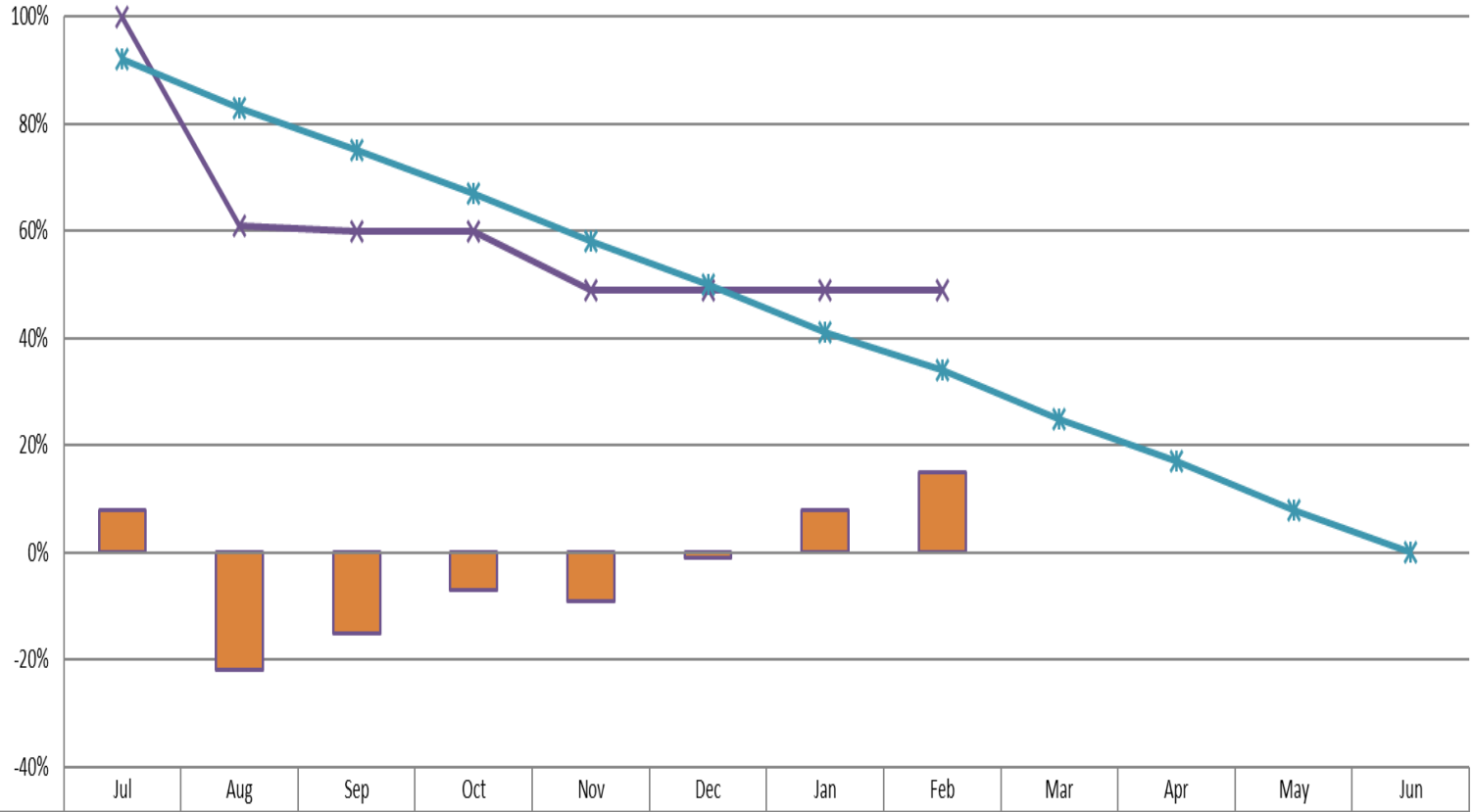
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	4,226	2,145,146	35,592	500	586,899	0	2,595	0				
YTD Actual	4,226	2,149,372	2,184,964	2,185,464	2,772,364	2,772,364	2,774,959	2,774,959				
YTD Prorated Budget	456,443	912,886	1,369,329	1,825,772	2,282,215	2,738,658	3,195,100	3,651,543	4,107,986	4,564,429	5,020,872	5,477,315
Prior YTD Actual	1,000	39,418	75,378	76,264	659,399	659,399	659,871	661,896	825,451	2,404,973	2,611,879	2,615,680
Balance to Expend	5,473,089	3,327,943	3,292,351	3,291,851	2,704,951	2,704,951	2,702,356	2,702,356				

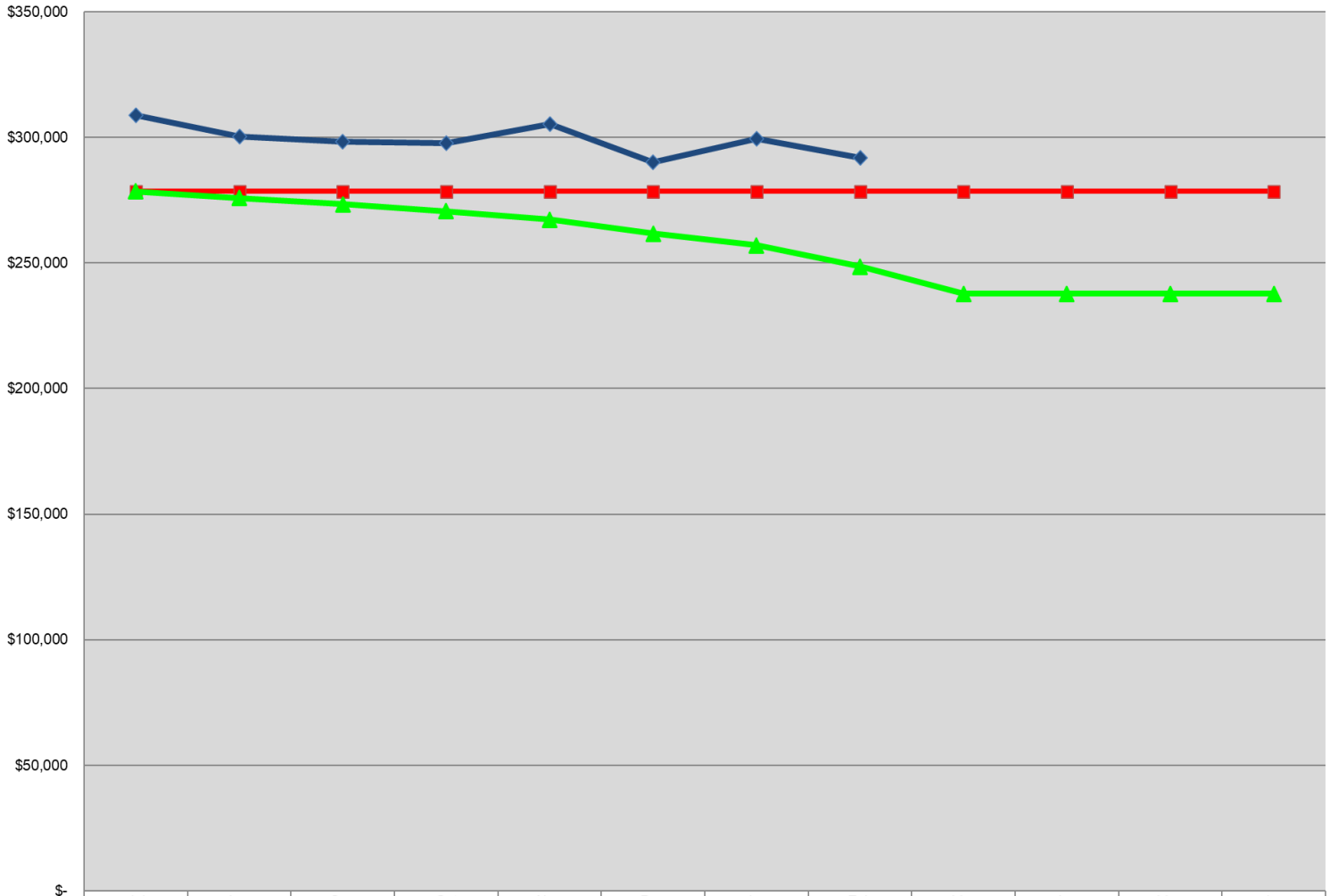
Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
(Over) Under Budget	8	-22	-15	-7	-9	-1	8	15				
Actual Percent Remaining	100	61	60	60	49	49	49	49				
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

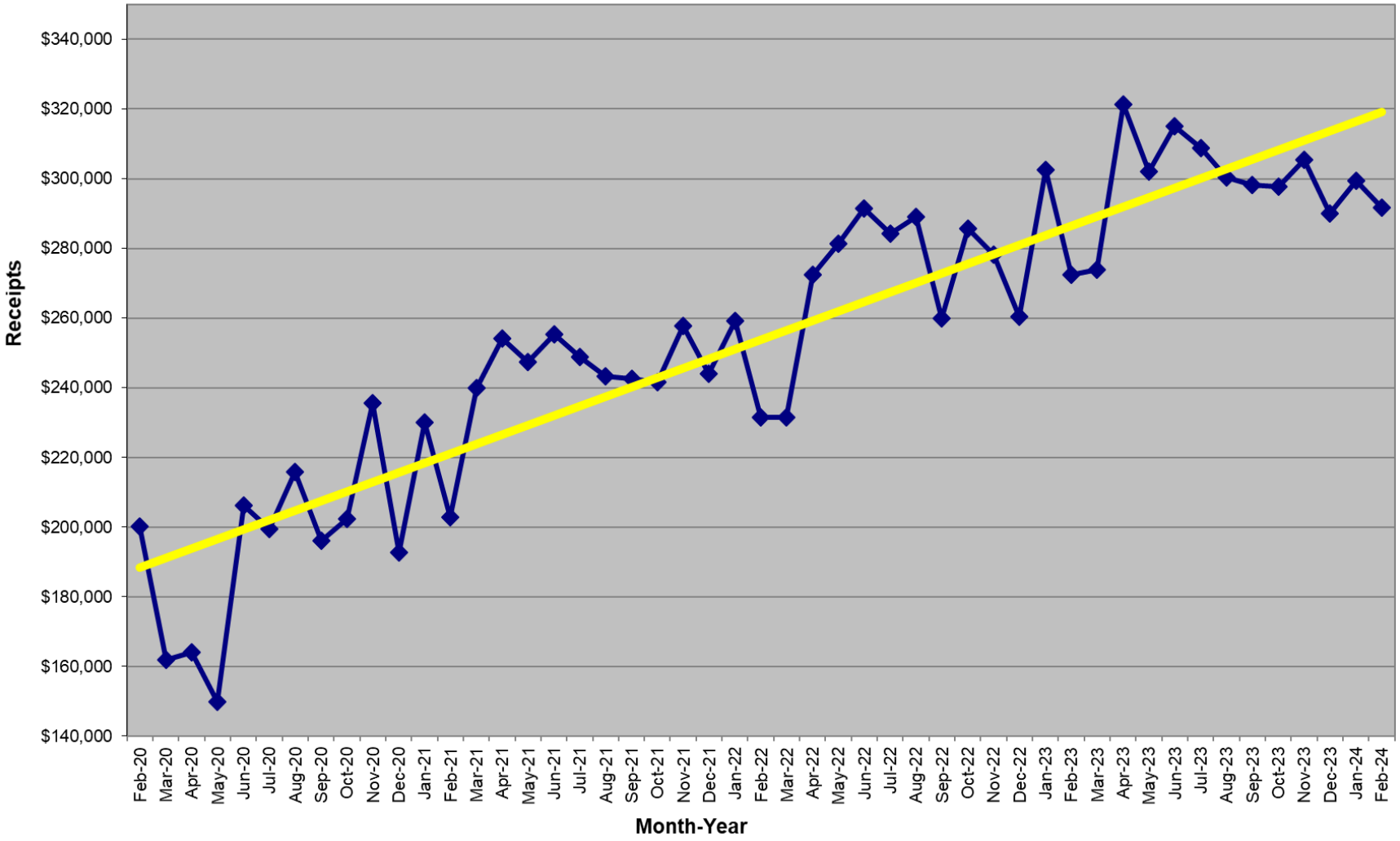
Hospitality Taxes
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	308,704	300,387	298,276	297,625	305,376	290,025	299,429	291,733				
Monthly Budget	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526
Budget Requirement	278,526	275,783	273,322	270,550	267,165	261,707	256,987	248,499	237,690	237,690	237,690	237,690

Hospitality Tax

4 - Year Trending



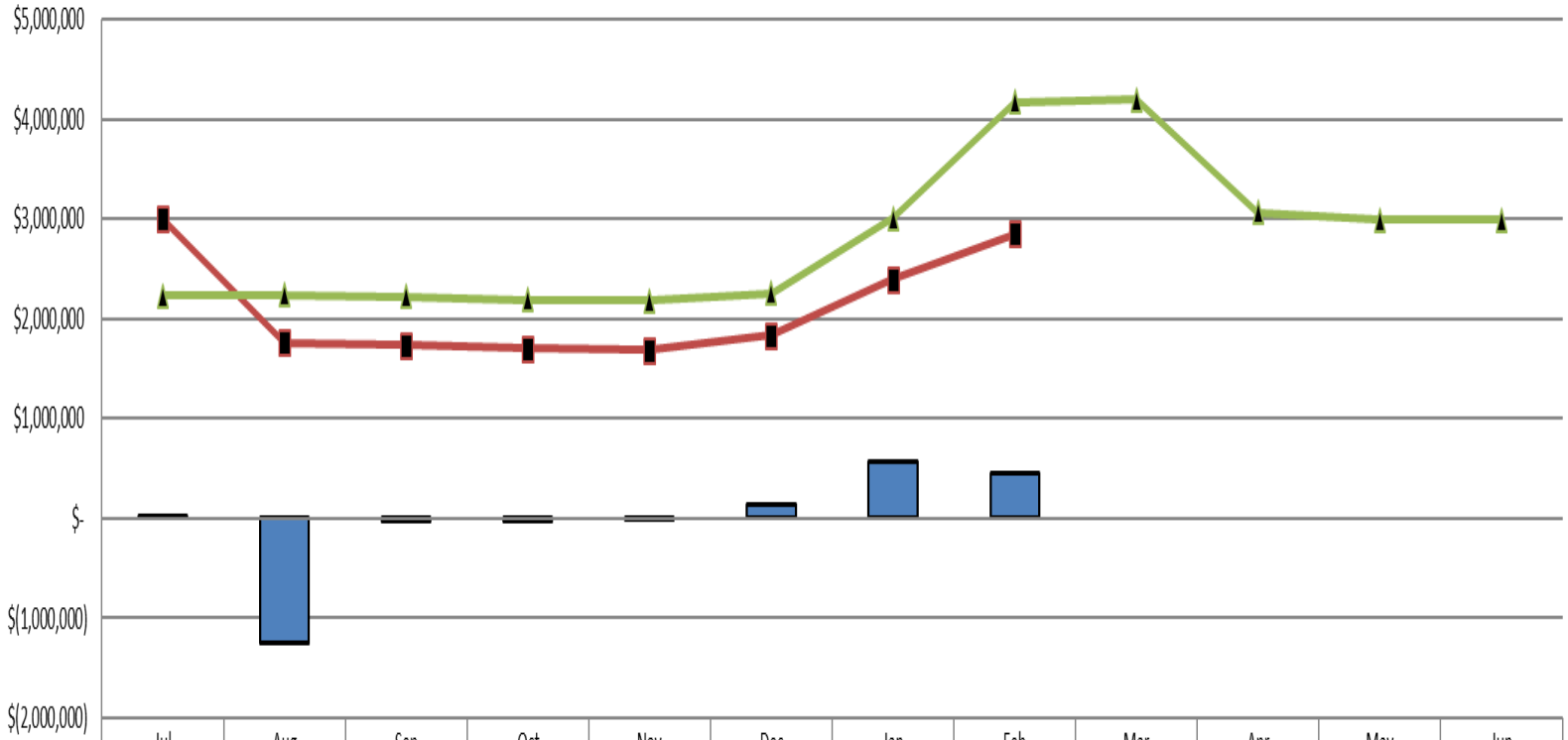
Greer

City of Greer, SC

Storm Water Fund

Cash Balance - Storm Water Fund

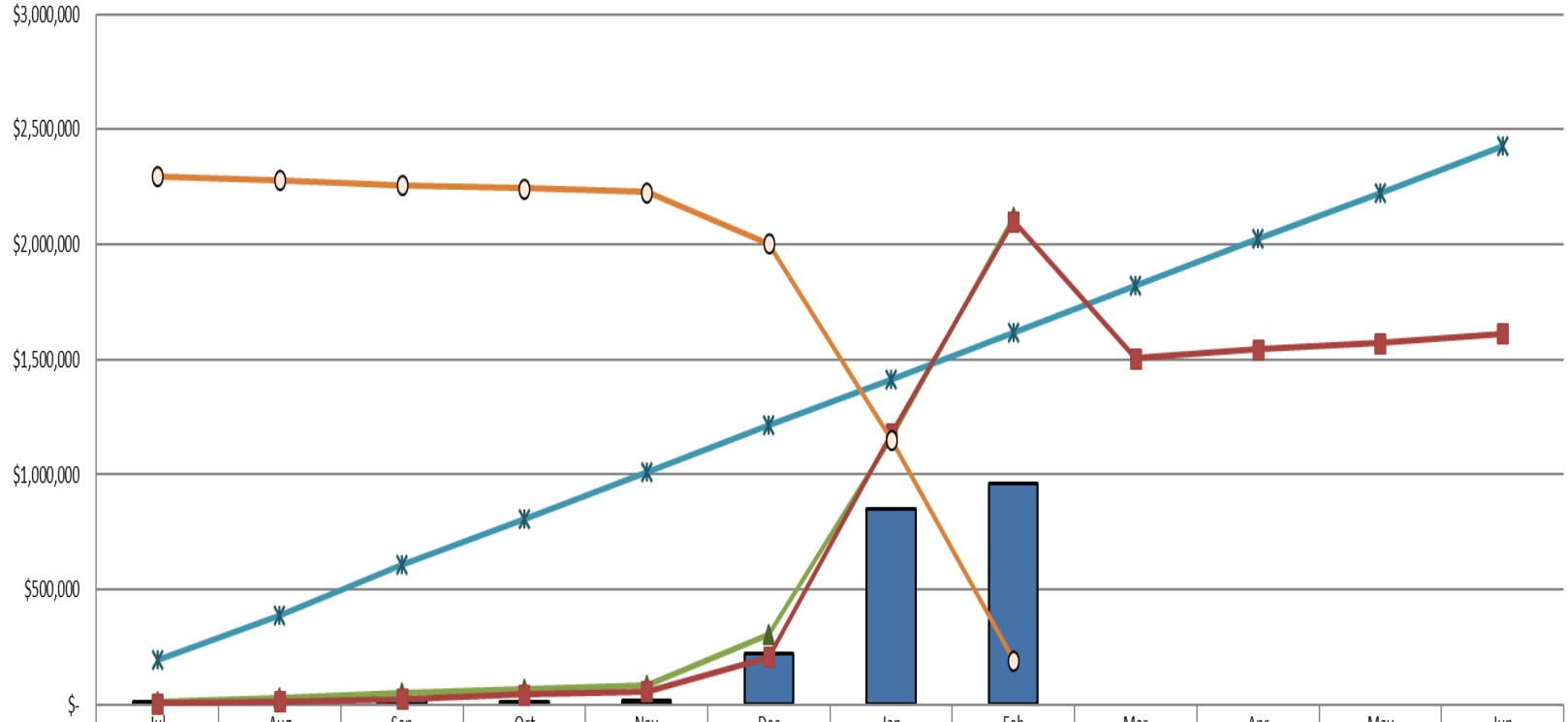
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	8,362	(1,242,001)	(22,871)	(31,720)	(15,005)	145,882	560,917	455,113	-	-	-	-
Current Fiscal YTD Balance	3,001,971	1,759,969	1,737,099	1,705,379	1,690,374	1,836,255	2,397,173	2,852,285				
Prior Fiscal YTD Balance	2,235,621	2,238,864	2,225,263	2,191,628	2,178,692	2,253,562	3,009,050	4,174,748	4,197,655	3,066,870	2,988,928	2,993,610

Revenue - Storm Water Taxes Fund

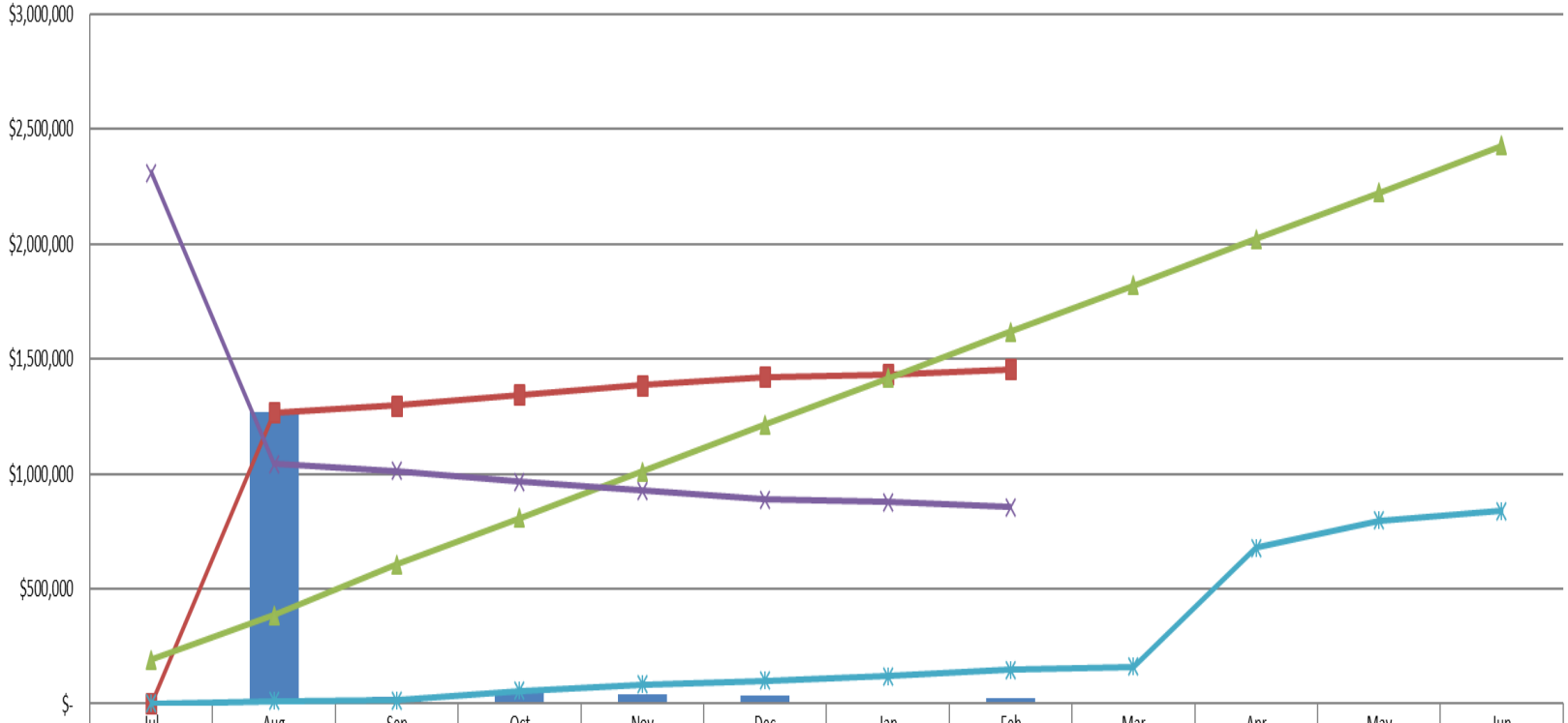
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	15,473	14,919	21,902	14,550	16,872	222,081	851,983	958,382				
YTD Actual	15,473	30,392	52,294	66,844	83,716	305,797	1,157,780	2,116,162				
YTD Prorated Budget	192,555	385,109	606,689	808,919	1,011,149	1,213,379	1,415,608	1,617,838	1,820,068	2,022,298	2,224,527	2,426,757
Prior YTD Actual	6,726	15,219	24,228	44,196	59,591	206,612	1,178,392	2,099,583	1,505,464	1,542,752	1,572,674	1,613,875
Balance to Collect	2,295,183	2,280,264	2,258,362	2,243,812	2,226,940	2,004,859	1,152,876	194,494				

Expenditures - Storm Water Fund

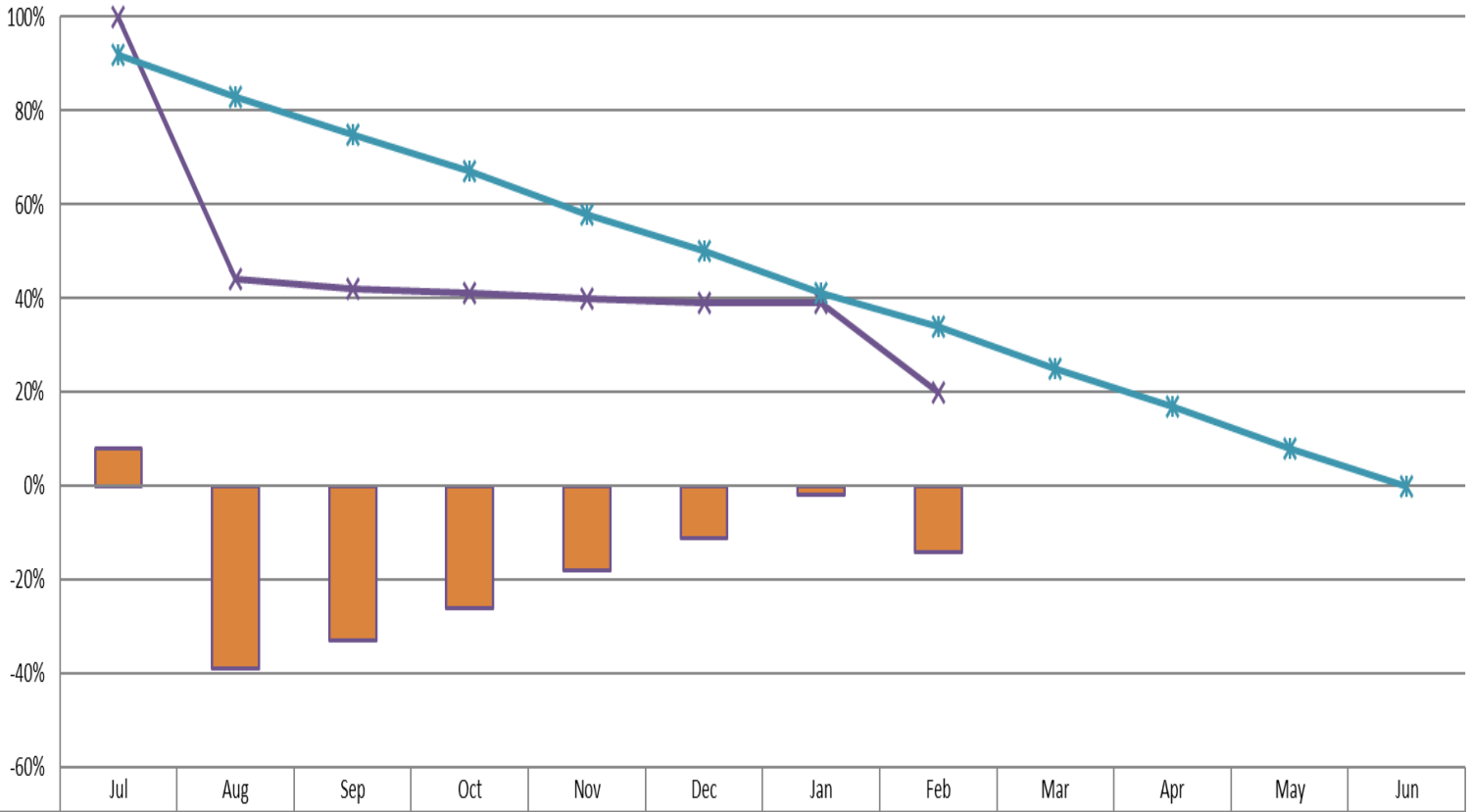
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	997	1,267,076	29,697	46,102	40,790	37,316	10,300	23,647				
YTD Actual	997	1,268,073	1,297,770	1,343,872	1,384,662	1,421,978	1,432,278	1,455,926				
YTD Prorated Budget	192,555	385,109	606,689	808,919	1,011,149	1,213,379	1,415,608	1,617,838	1,820,068	2,022,298	2,224,527	2,426,757
Prior YTD Actual	-	11,483	15,848	57,571	84,628	100,925	119,346	146,338	161,873	677,734	796,129	838,960
Balance to Expend	2,309,659	1,042,583	1,012,886	966,784	925,994	888,678	878,378	854,730				

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
(Over) Under Budget	8	-39	-33	-26	-18	-11	-2	-14				
Actual Percent Remaining	100	44	42	41	40	39	39	20				
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

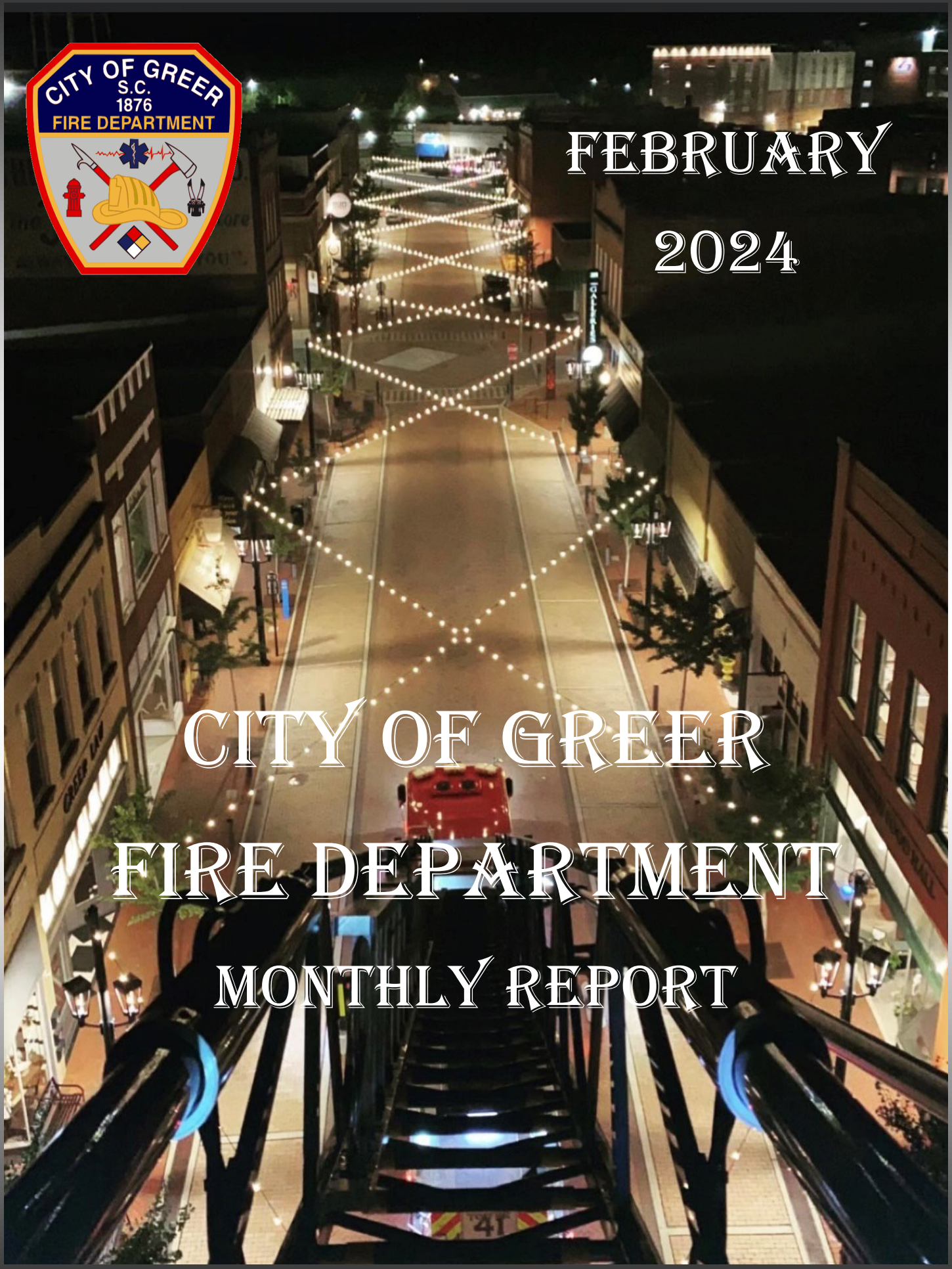
Category Number:
Item Number: 4.

AGENDA
GREER CITY COUNCIL
3/26/2024

Fire Department Activity Report - February 2024

ATTACHMENTS:

	Description	Upload Date	Type
	Fire Department Activity Report - February 2024	3/8/2024	Backup Material

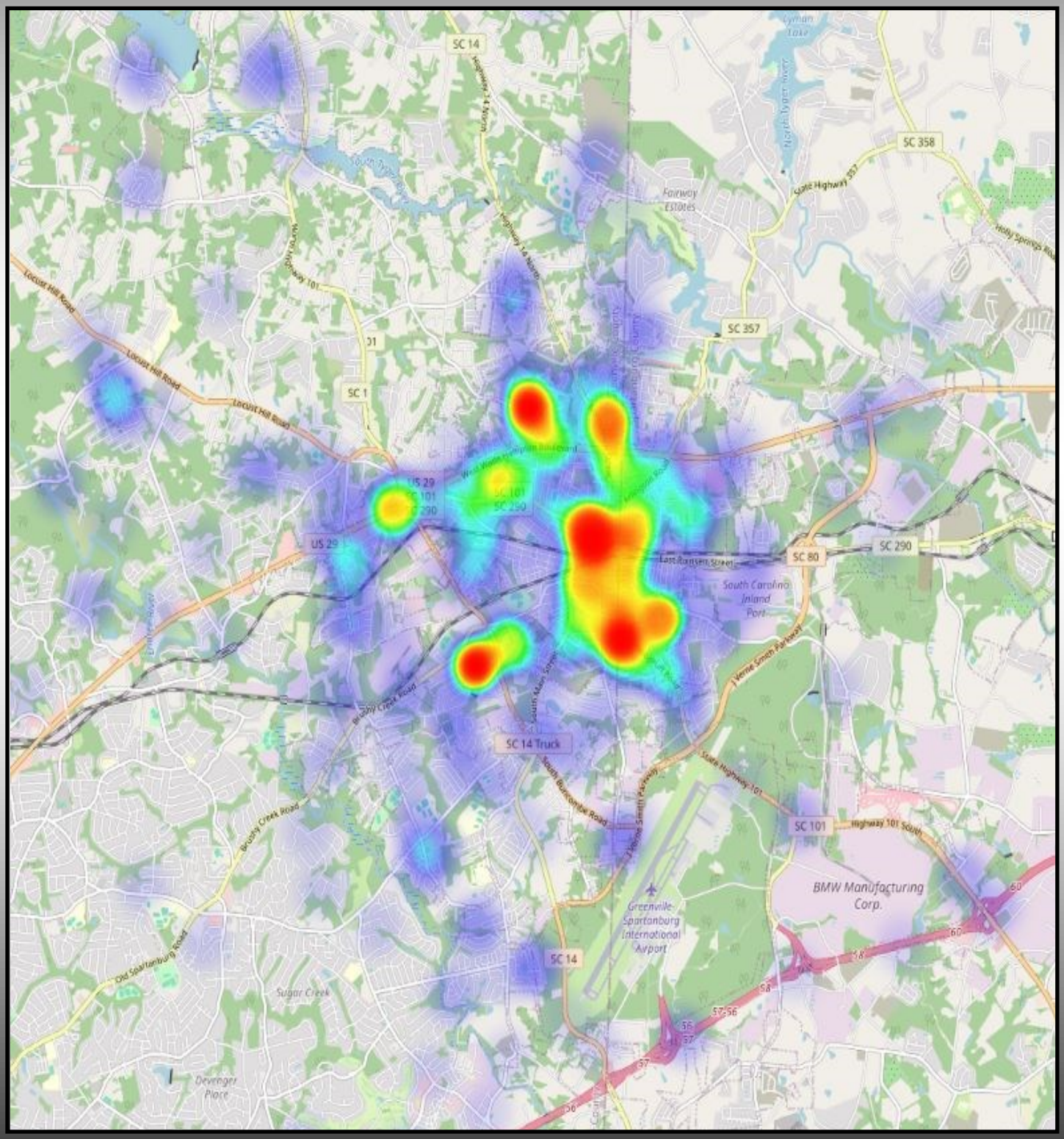


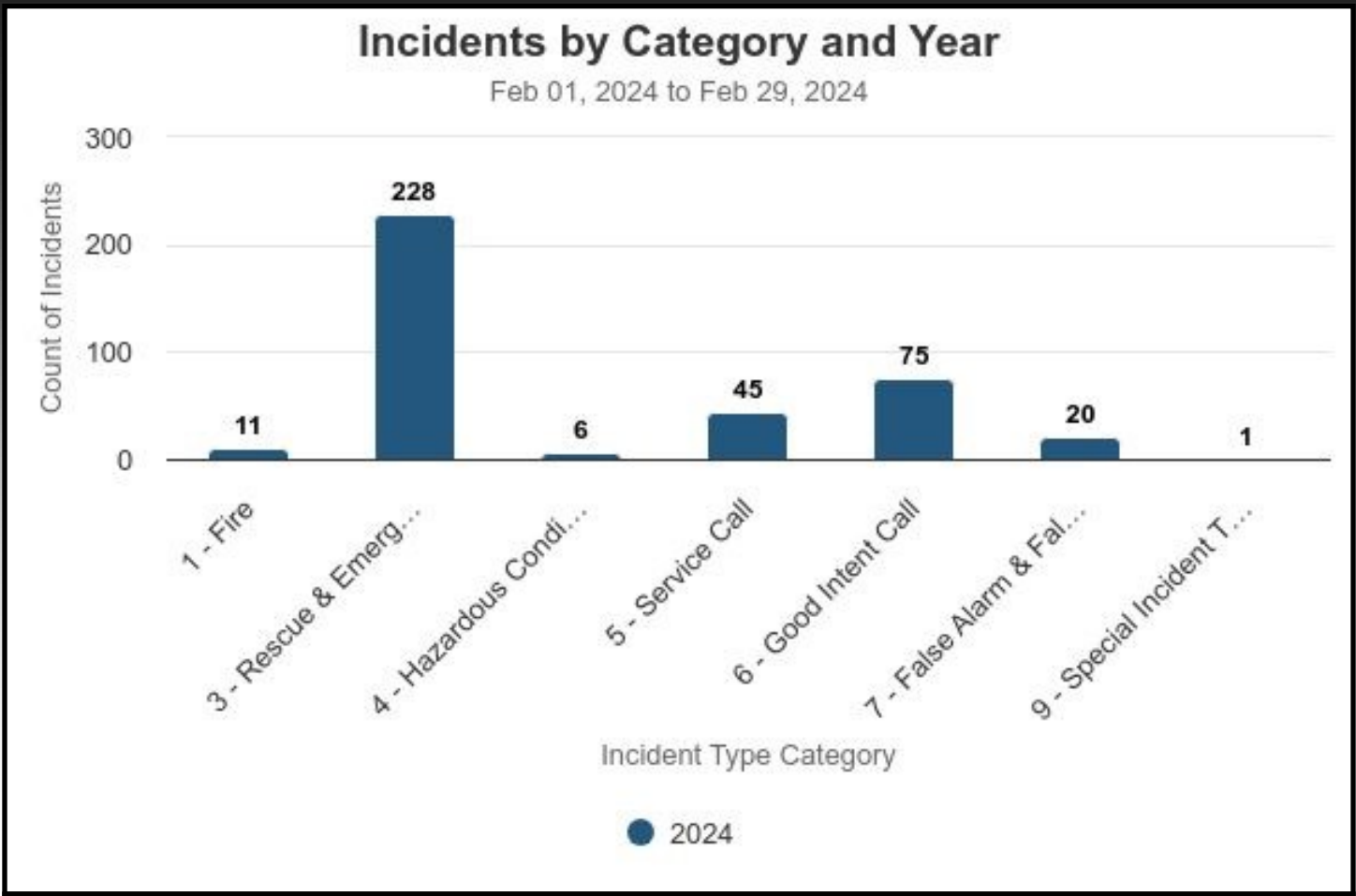
FEBRUARY 2024

CITY OF GREER FIRE DEPARTMENT

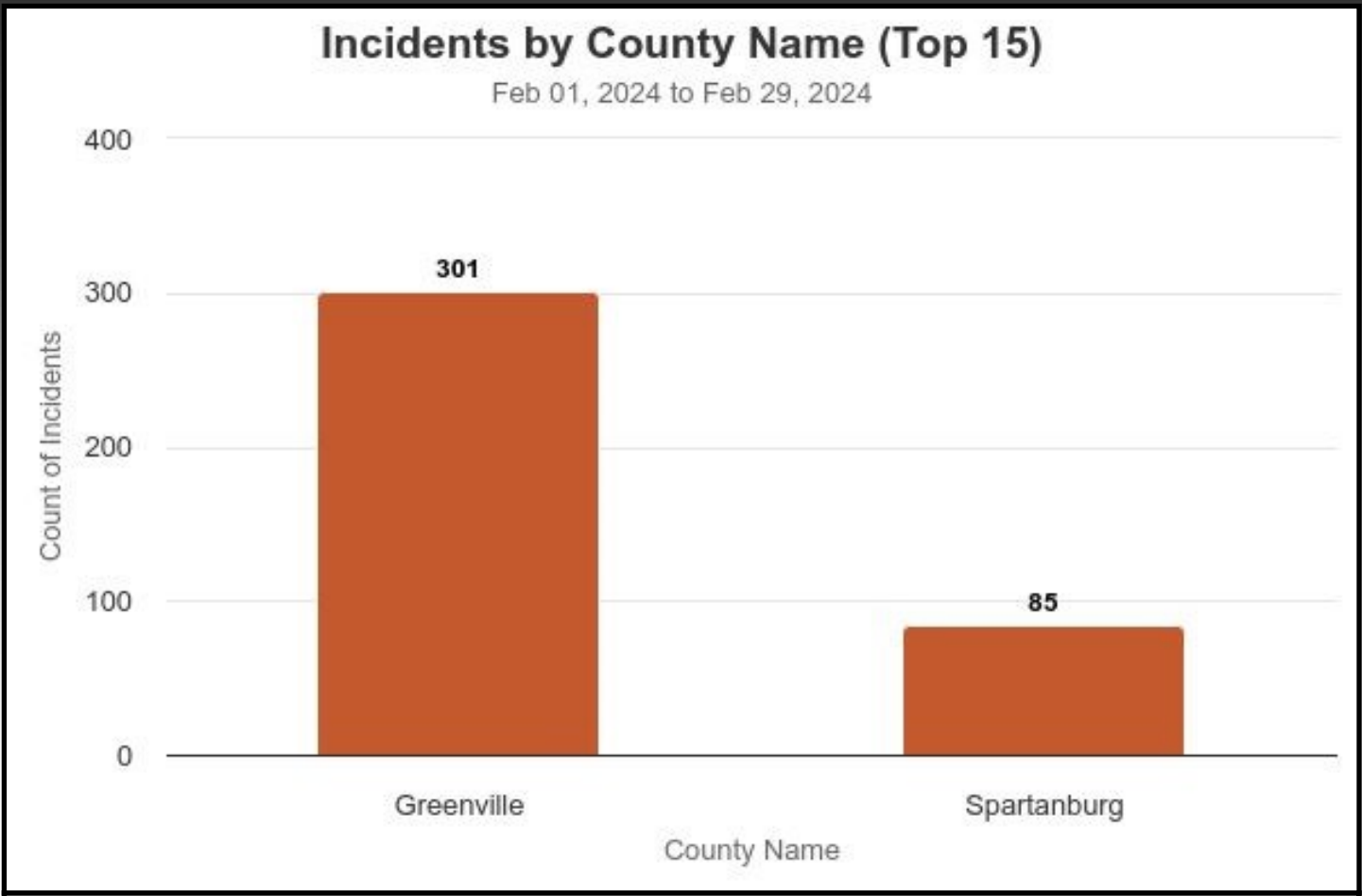
MONTHLY REPORT

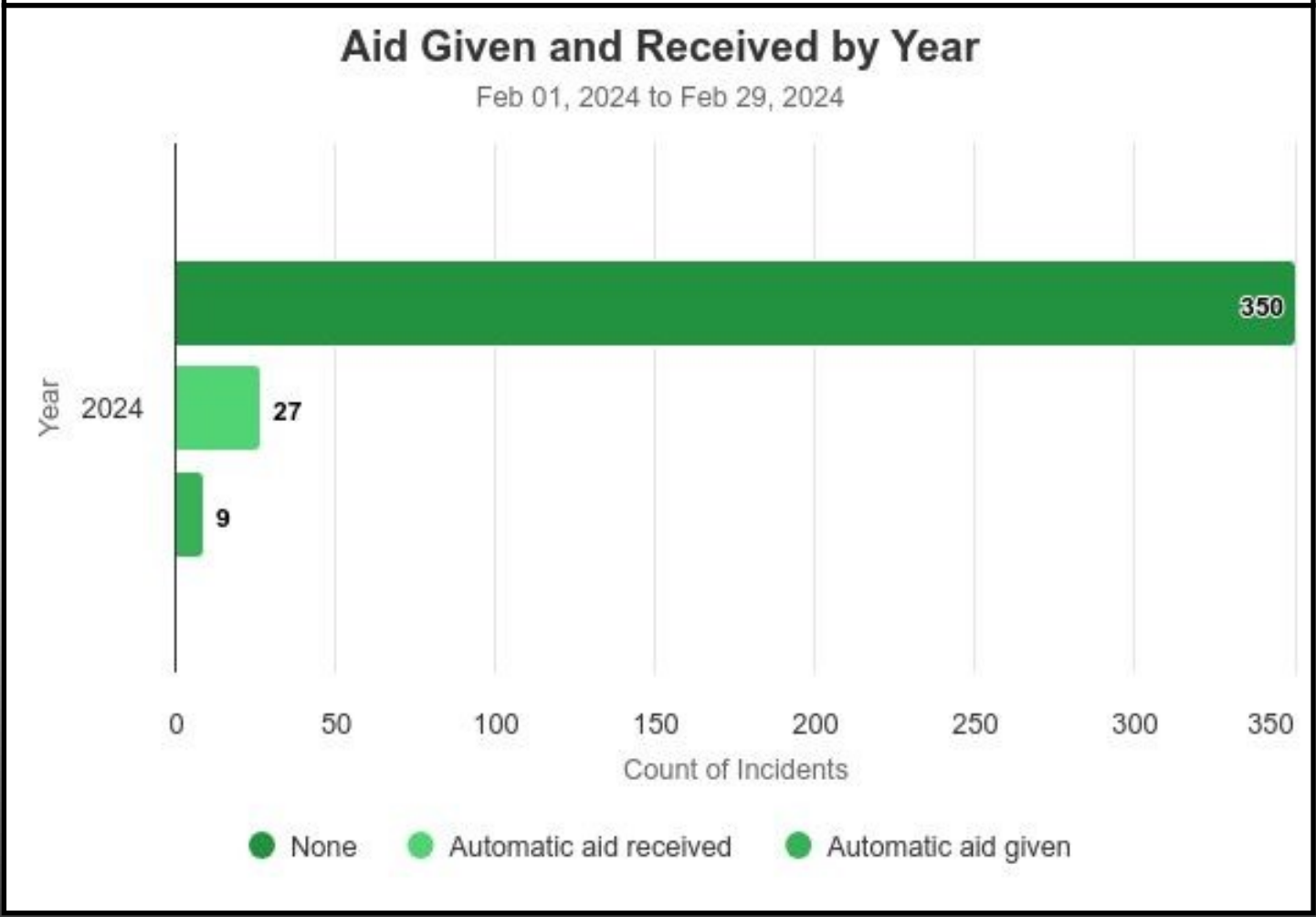
OPERATIONS


SC 14
SC 358
SC 357
SC 1
US 29
SC 101
SC 290
SC 80
SC 14 Truck
Fairway Estates
Locust Hill Road
East Roosevelt Street
South Carolina Inland Port
Venne Smith Parkway
Brushy Creek Road
South Burnside Road
State Highway 101
Highway 101 South
BMW Manufacturing Corp.
Greenville-Spartanburg International Airport
Old Spartanburg Road
Sugar Creek
Devenger Place



Engineer Chase Dotson presenting his final presentation at his Fire Instructor I course held at Boiling Springs FD (Spartanburg).


Incidents by County Name (Top 15)
Feb 01, 2024 to Feb 29, 2024
400
300
200
100
0
Count of Incidents
301
85
Greenville
Spartanburg
County Name

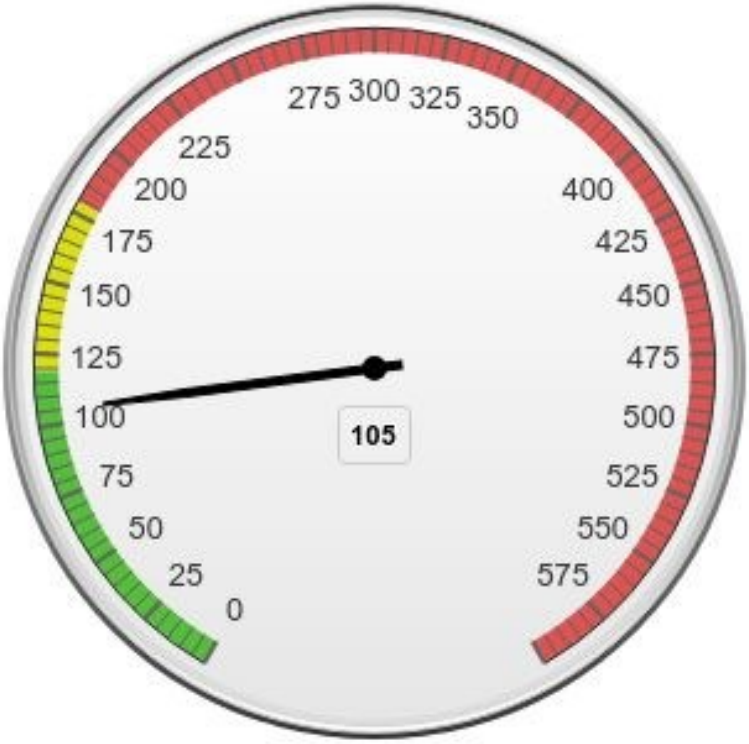

Aid Given and Received by Year
Feb 01, 2024 to Feb 29, 2024
Year
2024
350
27
9
0
50
100
150
200
250
300
350
Count of Incidents
None
Automatic aid received
Automatic aid given

Unit Average Turnout Time (Seconds)

Feb 01, 2024 to Feb 29, 2024

Unit 90th Percentile Turnout Time (Seconds)

Feb 01, 2024 to Feb 29, 2024

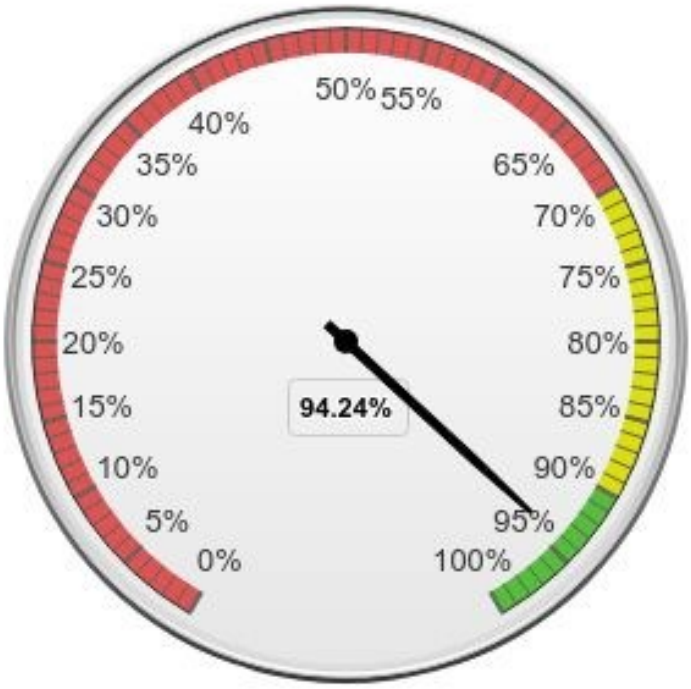


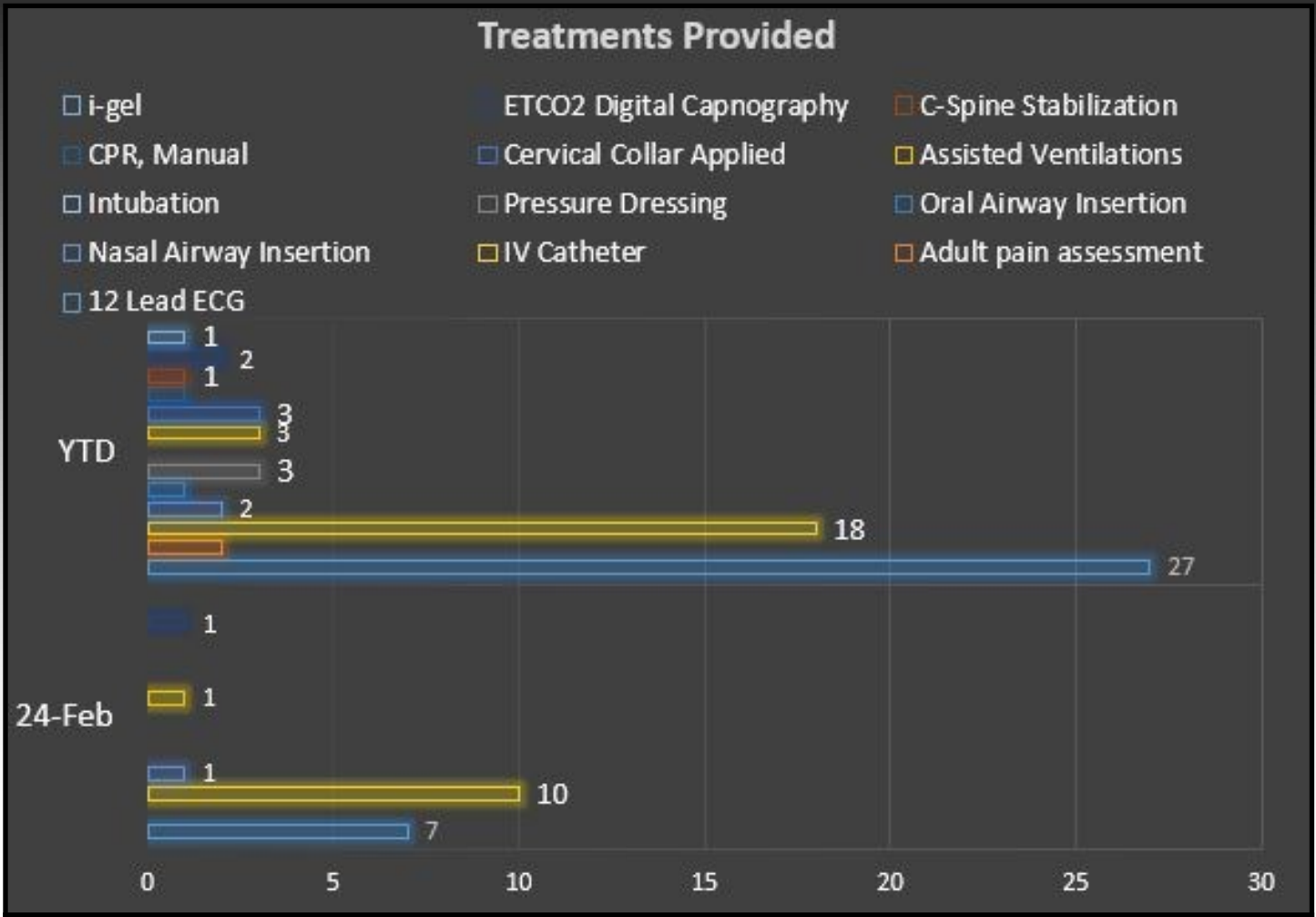
Unit 90th Percentile Total Response Time (HH:MM:SS)

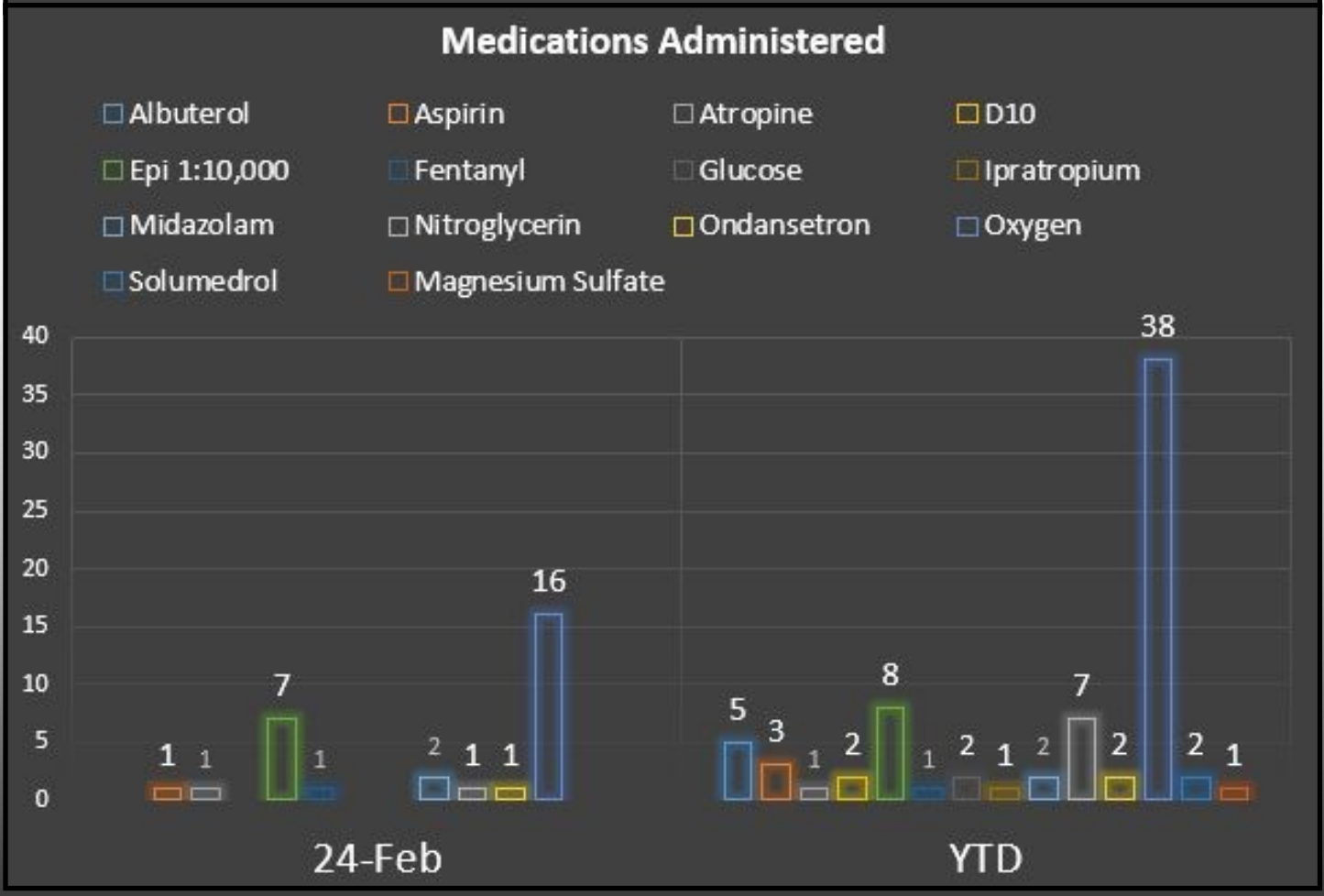
Feb 01, 2024 to Feb 29, 2024

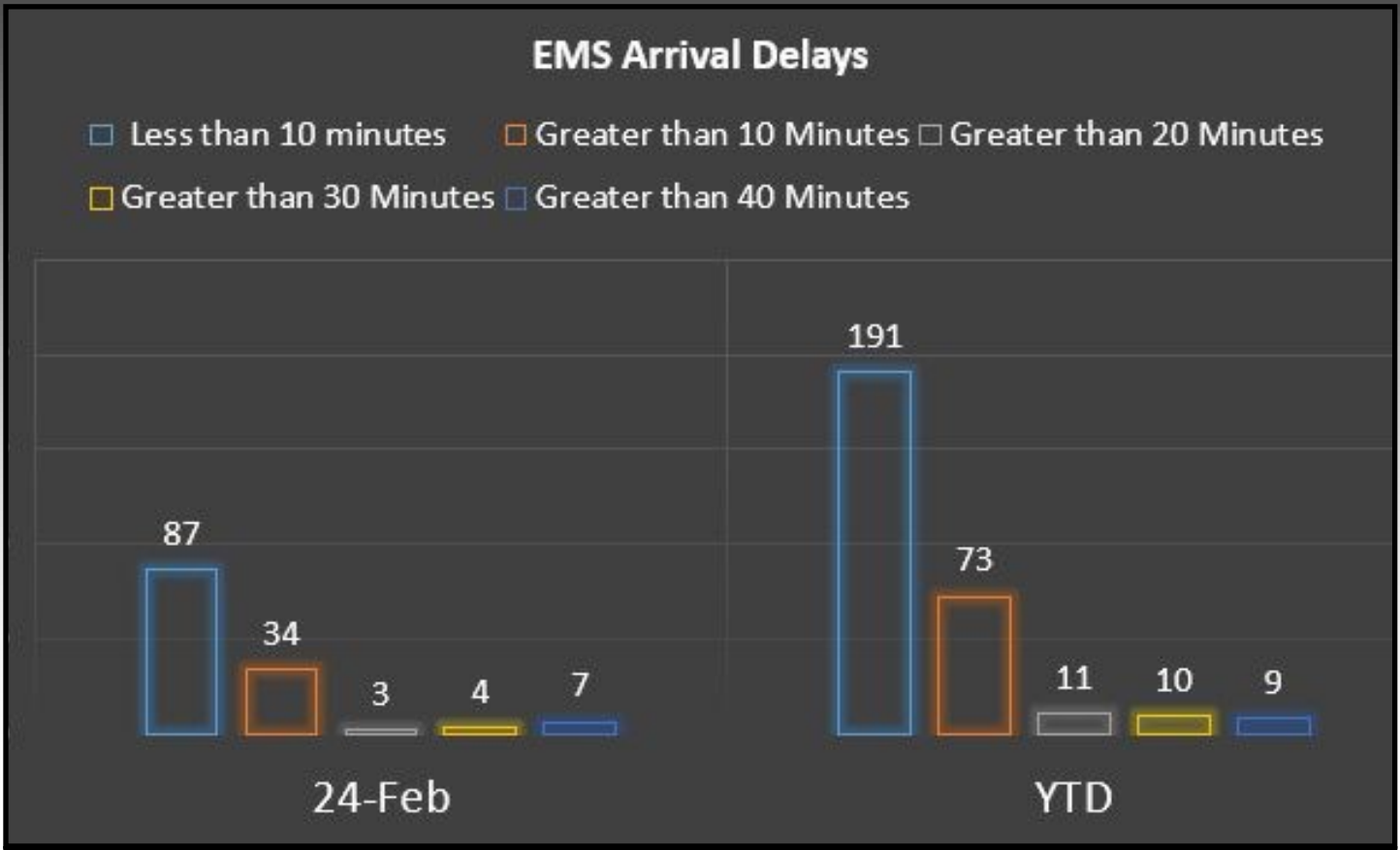
Percentage of Unit Total Response Times Under 09:00 Minutes

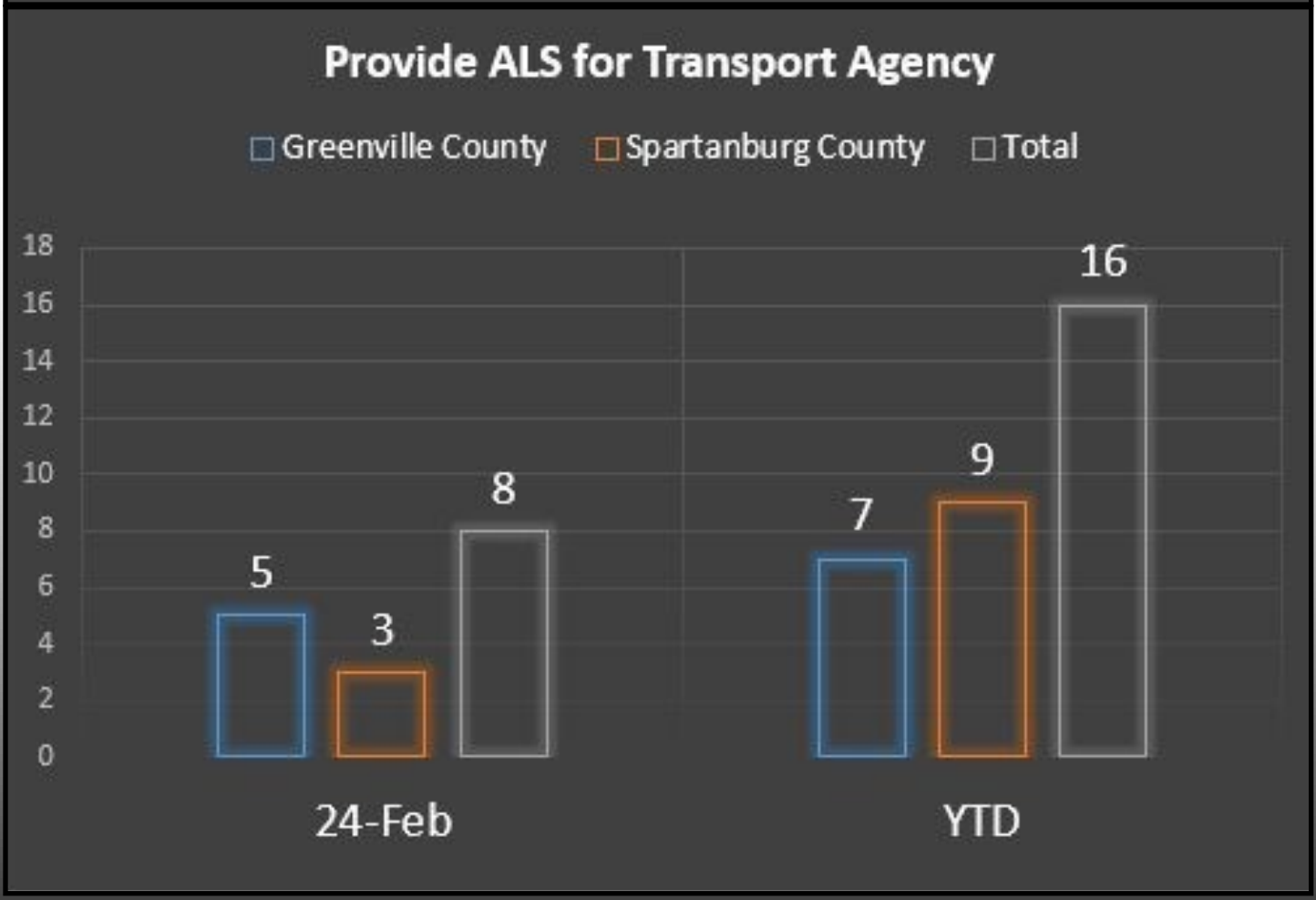
Feb 01, 2024 to Feb 29, 2024

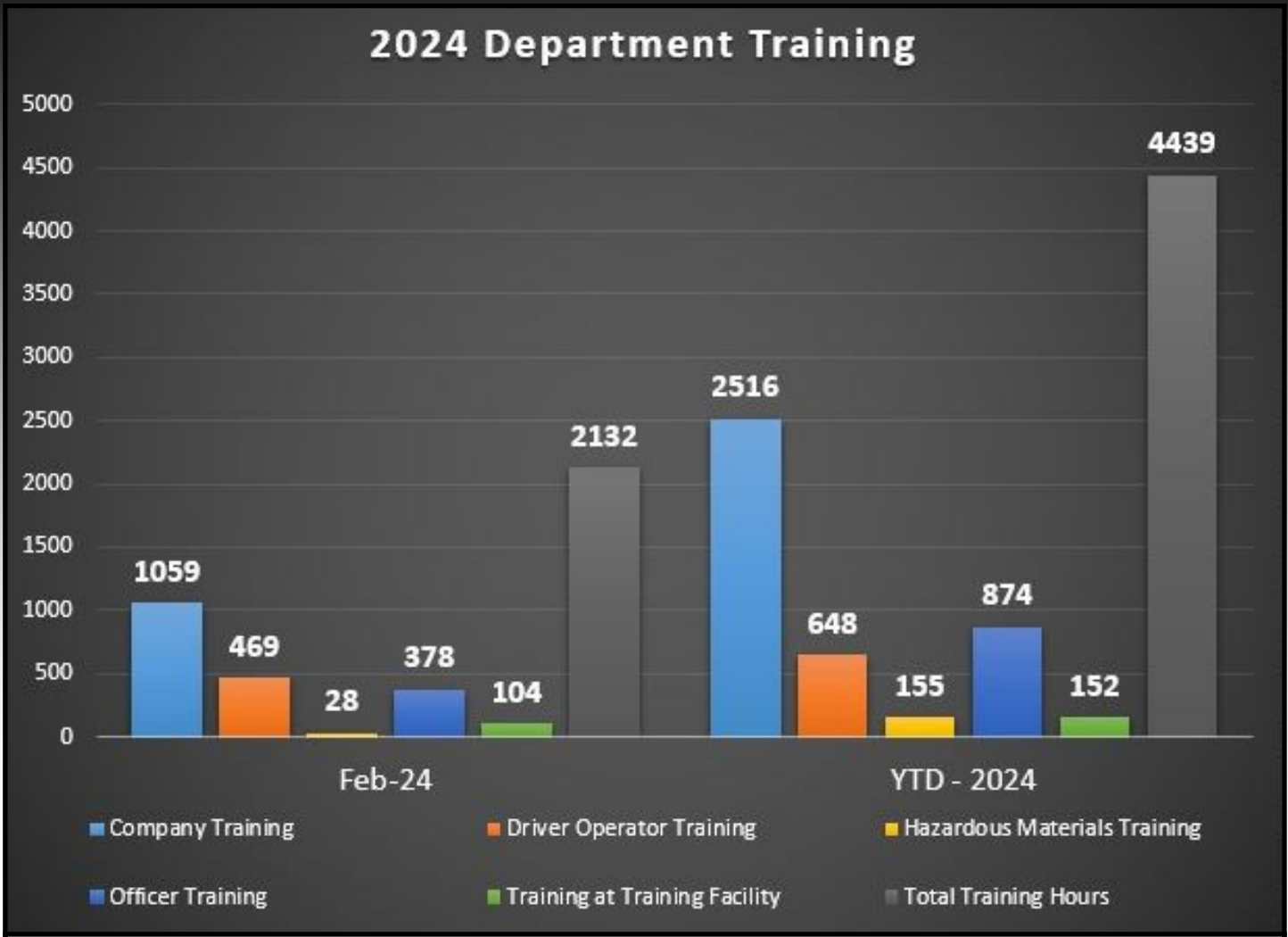



Treatments Provided
i-gel
ETCO2 Digital Capnography
C-Spine Stabilization
CPR, Manual
Cervical Collar Applied
Assisted Ventilations
Intubation
Pressure Dressing
Oral Airway Insertion
Nasal Airway Insertion
IV Catheter
Adult pain assessment
12 Lead ECG
YTD
24-Feb
0
5
10
15
20
25
30


Medications Administered
Albuterol
Aspirin
Atropine
D10
Epi 1:10,000
Fentanyl
Glucose
Ipratropium
Midazolam
Nitroglycerin
Ondansetron
Oxygen
Solumedrol
Magnesium Sulfate
40
35
30
25
20
15
10
5
0
24-Feb
YTD


EMS Arrival Delays
Less than 10 minutes
Greater than 10 Minutes
Greater than 20 Minutes
Greater than 30 Minutes
Greater than 40 Minutes
87
34
3
4
7
191
73
11
10
9
24-Feb
YTD


Provide ALS for Transport Agency
Greenville County
Spartanburg County
Total
18
16
14
12
10
8
6
4
2
0
5
3
8
7
9
16
24-Feb
YTD



The following personnel completed training in the month of February:

Training:

Recruit Firefighters Manny Vazquez and Gabe Larkin are finishing recruit school in Oconee County.

Chase Dotson—Completed IFSA Fire Instructor I

Eric Carlson, Trey Lister, Jody Norris, and Mat Tidwell completed their IFSAC Fire Instructor II.

Cameron Nicholson, Chandler Bradshaw, and Donnie Settle completed their driver operator courses.

We have had three paramedic students pass their NREMT written exam along with one part-time EMT. They all will be testing skills at the end of the month.

We are working with Upstate and the other Greenville County Fire departments to be able to provide higher education to the other departments.

2-15-2024
BAT41, EN151 and TW41 responded to MVC vs. building at Fred Anderson Chevrolet at 14000 E. Wade Hampton Blvd. No Injuries and minimal damage to the building.

2-3-2024
BAT41, EN41, EN42, EN56, EN97, TW41, L14 and BAT81 responded to a residential structure fire at 401 Connecticut Avenue. No injuries reported and scene was turned over to Fire Marshal's Office for cause and origin determination.

2-9-2024—EN42, EN81, R81 and BAT81 responded to a MVC with entrapment. One person extricated and transported by GCEMS.

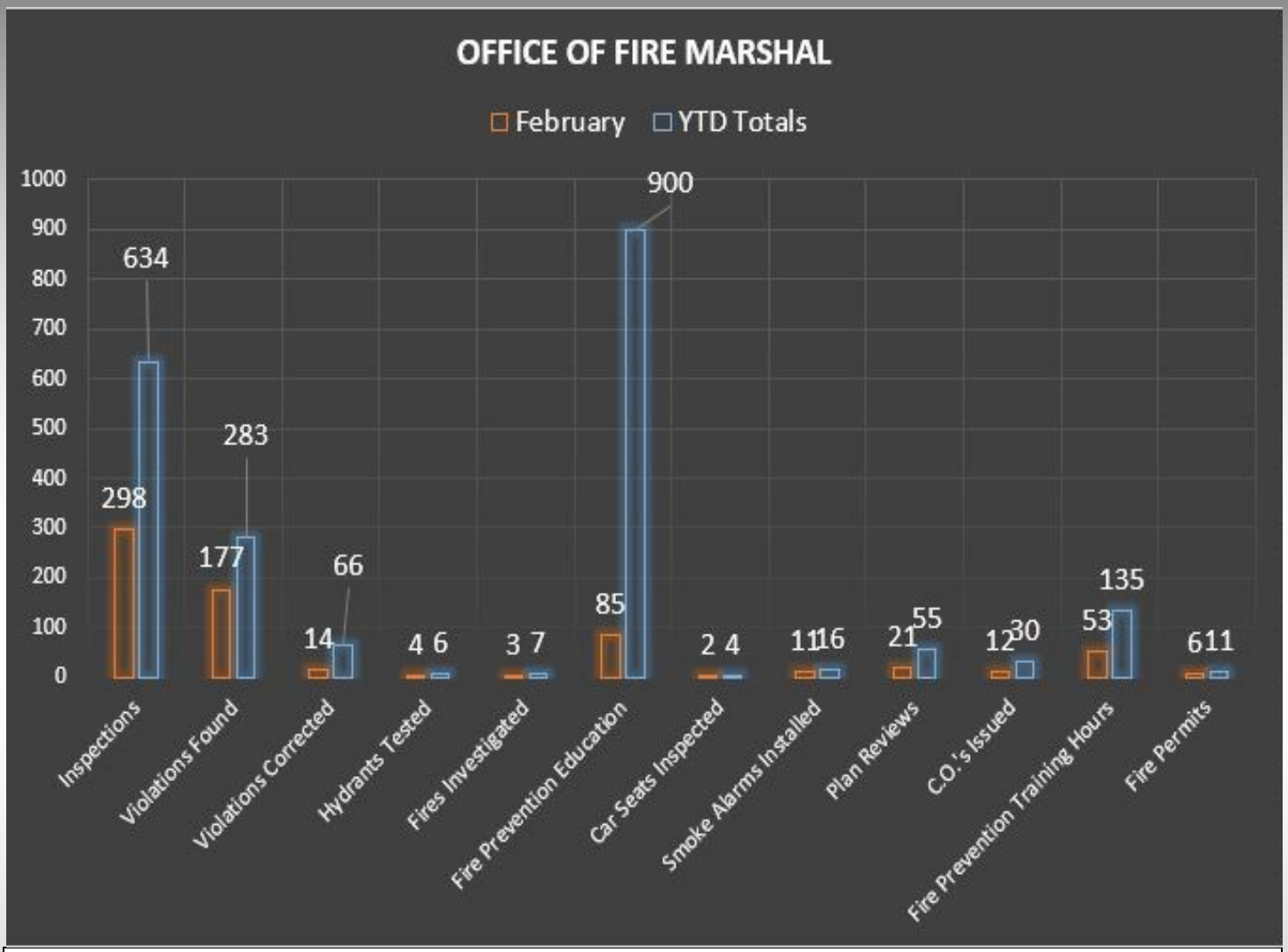
2-23-2024—BAT41, BAT81, EN41, EN42, EN56, EN151, EN97, TW41, L14 and R81 responded to a reported commercial structure fire at Great Bay on E. Poinsett St. Upon arrival the cause of the smoke was found to be an HVAC system malfunction. No injuries reported.

Crews Assist with Fireworks Test

February 29, 2024 crews assisted Parks and Rec with monitoring the roof of the apartments across the street from the parking garage.

During the month of February city facility services and public services finished installing street lights and lights on the flag pole and sign at Station 56.

ADMINISTRATION



STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO-CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	56	54	1	0	2
ADMINISTRATION	8	8	0	0	0
PART-TIME	16	13	0	0	2

Category Number:
Item Number: 5.

AGENDA
GREER CITY COUNCIL
3/26/2024

Municipal Court Activity - February 2024

ATTACHMENTS:

	Description	Upload Date	Type
	Municipal Court Monthly Report 2024	3/21/2024	Backup Material

Greer
City of Greer, SC

MUNICIPAL COURT

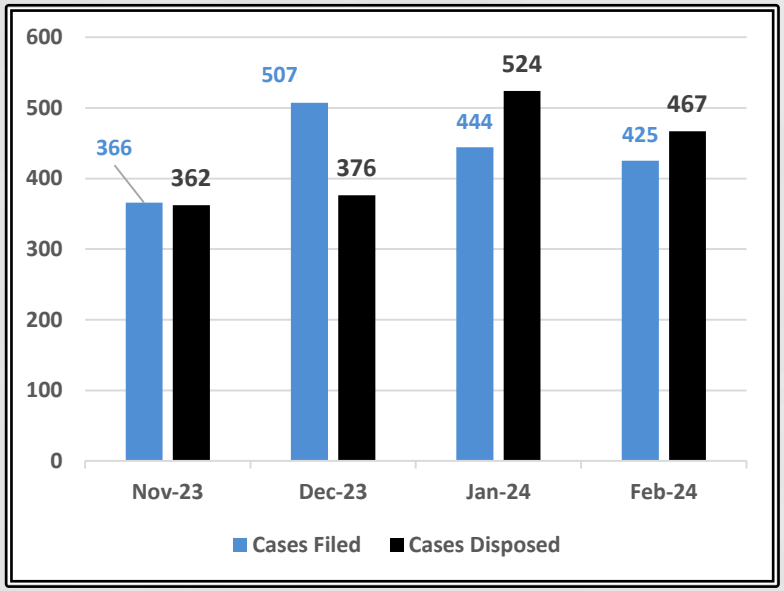
Monthly Report
February 2024

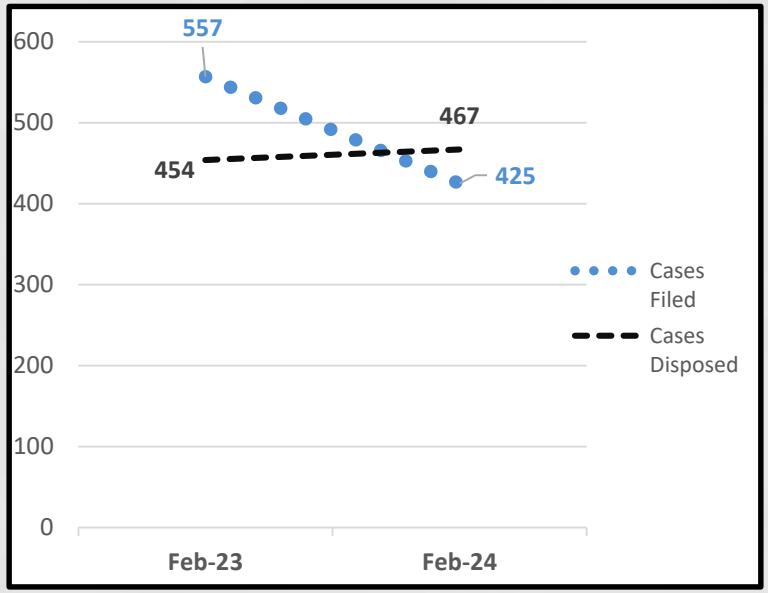
CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: 467

Total cases filed by officers: 425





Arrest Warrants, Bench Warrants & Search Warrants

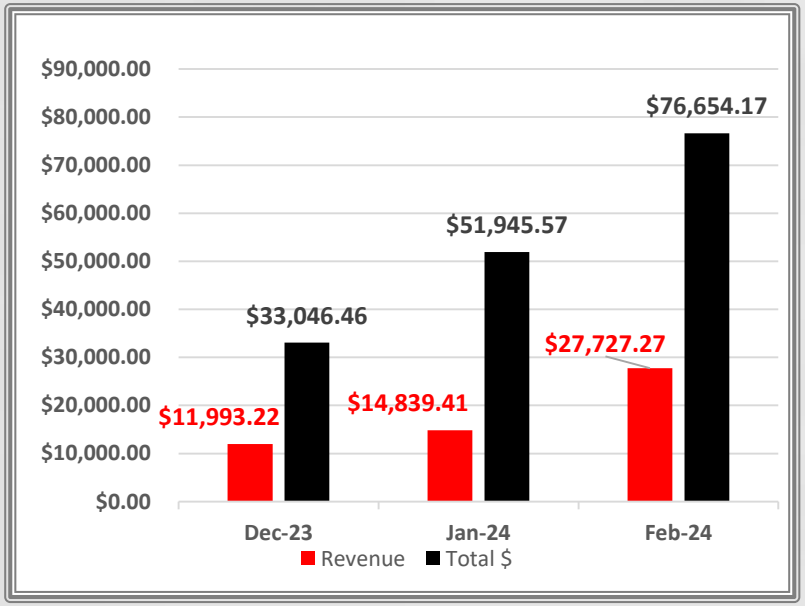
Arrest Warrants issued	**77**
Arraignments-# of defendants	**113**
Arraignments-# of charges	**184**
Bench Warrants issued	**16**
Bench Warrants served	**7**
Search Warrants issued	**19**

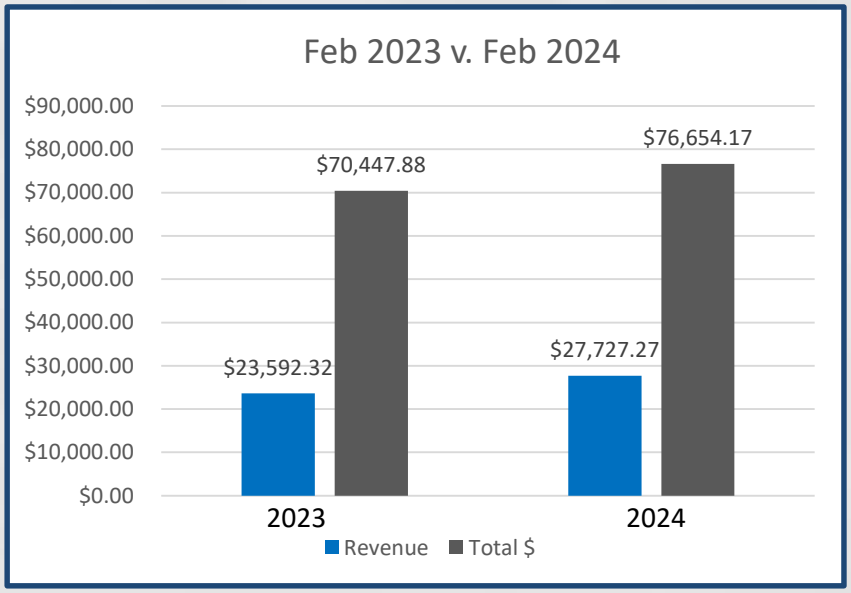
FINANCIALS

Greer
City of Greer, SC

Revenue

Total Revenue	$27,727.27
Sent to State Treasurer	$36,046.73
Victim Assistance Funds	$ 4,330.37
Total Collected	**$76,654.17**





ACTIVITY

- Traffic Court was held February 7, 14, 21 and 28.
- DV Court was held February 8.
- Preliminary Hearings were held February 2.
- Pretrial Conferences were held February 9.
- K. Pressley attended MCAA in Columbia as a trainer/speaker February 20-21.
- K. Pressley, K. Hiles, E. Demko and C. Jamerson attended a gun law class in Spartanburg, February 16.

Category Number:
Item Number: 6.

AGENDA
GREER CITY COUNCIL
3/26/2024

Parks, Recreation and Tourism Activity Report - February 2024

ATTACHMENTS:

	Description	Upload Date	Type
	Parks, Recreation and Tourism Activity Report - February 2024	3/21/2024	Backup Material

Parks, Recreation & Tourism

February 2024 Monthly Report

Current/Ongoing Projects

Wards Creek Trail System

- Keck + Wood received the remaining information needed for the LPA Evaluation Application from the City on Friday, February 9. After assisting the City with submitting the first application to SCDOT, they provided some comments. These issues have been addressed and the revised form was returned to the City of Greer on February 19. Our consultants are waiting for SCDOT to complete their second review of the application and will continue to assist the City in this process.

South Tyger River Greenway

- Keck + Wood submitted the requested maintenance agreements and letters to SCDOT on January 30. We have received confirmation of receipt and staff with SCDOT will review it. We anticipate the issuing of the encroachment permit in the near future. Keck + Wood has provided a cost estimate for Phase 1 of the Greenway and will continue to work with the City on phasing for this project.

Victor Park

- The City is earnestly taking the necessary steps to acquire land in preparation for a new recreational sports facility.
- Greer PRT will tentatively be vacating Victor Gym and Victor ball field in early summer. The ball field will be reconstructed at Turner Park. Many of our programs will be moved to other facilities.

Turner Ball Park

- A pre-construction meeting was held on February 19. The meeting discussed standard construction procedures, the importance of keeping communication open between all contractors, the owner, design team, and getting the long lead time elements of the site (restroom, shade structures, and playground equipment) ordered and processed to have the project completed within the contractual time. Keck and Wood will set up bi-weekly construction meetings every other Tuesday for the duration of the project until it is determined that the frequency of these meetings needs to be changed.
- Construction commenced on February 22, with silt fence installation and clearing/tree removal.
- Substantial grading has begun. The Contractor found an underground spring in an area designated for storm water retention, resulting in having to drop the outlet a few inches to keep the area dry in the future. The staff has been working with Keck + Wood along with Sexton Design and Development to iron out the details for the playground, restroom, and lights.

Greer Golf - Clubhouse and Pool Area Renovation

- Interior painting, tile work, bathroom work, and trim work are ongoing. Electrical trim out has started and mechanical trim out is mostly complete. Millwork began installation and will continue until finished.

Davenport Park

- Design and survey efforts have been put on hold.

Kids Planet

- Keck + Wood received comments from eTrakit and re-submitted the drawings for review.

Division Highlights

Athletics

- Greer 76ers won the South Carolina High School Varsity Boys state championship in Mount Pleasant, South Carolina on February 25, defeating Oceanside Collegiate 20-14.
- Foothills Soccer Club of Greer Recreational League practices are currently running at South Sober Road Park.
- Foothills Soccer Club of Greer Academy league practices and SCYSA matches are currently underway at Greer City Stadium.
- Greer Baseball Club 4U, 6U, 8U, 10U, 12U, and 14U Leagues are now practicing at Stevens Field, Country Club Park, Century Park, Riverside Middle, and Little Turner Field.
- Greer Softball Club 8U, 10U, and 12U teams are now practicing at Victor Park and Century Park.
- Greer PRT Youth Basketball postseason tournament teams competed in district tournaments on February 24th and 25th. Our program finished with two district runner-ups.

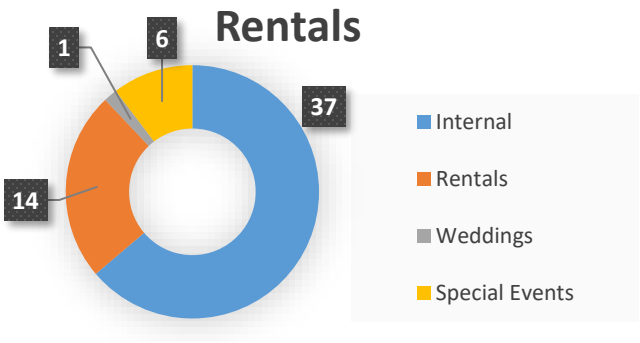
Cultural Arts

- On February 12, Robin and the artists from the Created by Black Artist Exhibition appeared on WSPA 7NEWS Your Carolina.
- The Created by Black Artists Exhibition reception was held on Tuesday, February 20. Poets, Davelyn Hill and Shay Black, Artist John Daso, Mayor Danner, and Councilman Karuiam Booker briefly spoke. There were 70 guests.
- Art and Clay classes continue at the Center for the Arts.
- Staff worked on the Greer Children's Production of Finding Nemo.
- The Foothills Philharmonic String Quartet performed on February 17 at the Center for the Arts. There were 95 people present.
- Artwork was accepted for the 2024 Juried Art Show, which will be hung at the Center for the Arts in March.

Events

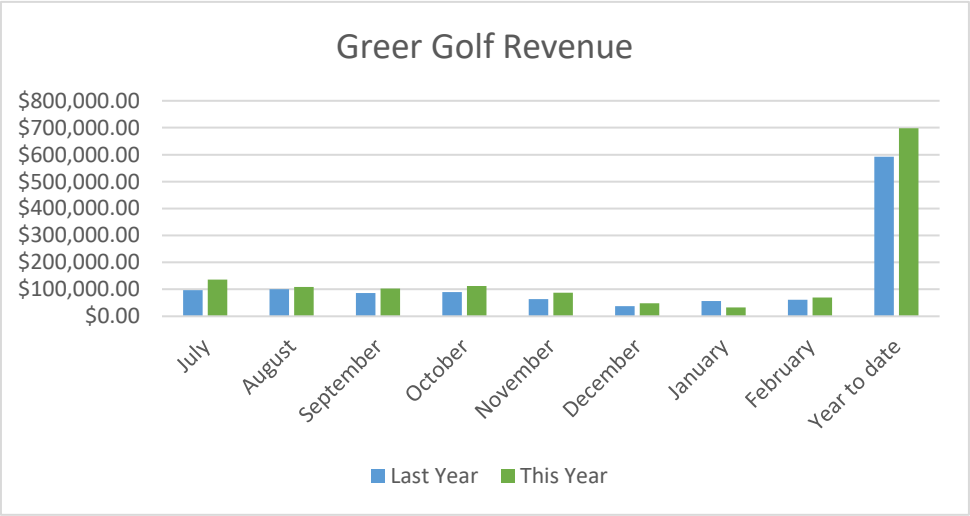
- The Events Division began two improvement projects for the Event Halls. The first project aimed to replace the can lights in the Halls and convert them to LED, along with upgrading the touch panels to improve ease of use. The second project involved sanding and re-staining the hardwood lobby floors, as well as replacing the shoe molding to match the original design.
- Jacob and Emma both attended the SFEA conference for Festival and Event professionals on Jekyll Island, GA. The three-day conference provided our staff with the opportunity to learn about new trends and bring back valuable insights to enhance our events.
- Robbie attended the Programming Summit organized by SCRPA, where programmers from all over the state gathered to share their ideas about trends and programs.

The Events Division hosted 58 total events – Internal: 37, Rentals: 14, Special Events: 1, Wedding Events: 6. A total of 6,100 guests visited the City of Greer Events Center. The Ambassadors have continued to provide excellent customer service to 550 passengers in downtown Greer Station in the month of February.



Greer Golf

- Range supplies (bag stands, trash cans, water coolers, etc.) have been ordered and will begin arriving over the next few weeks.
- Staff met with our potential restaurant vendor on February 21 to discuss their proposal.
- Grounds maintenance is working on installing yardage stripes on cart paths and applying water seal/clear coat to all water cooler encasements on the course.
- Revenue for the month of February was $69,261.52. This is $8,405.94 more than last year's total for the month of February. Fiscal year to date, this is $106,255.89 more than last year's total for the same date range.



Recreation

- Rentals: Recreation Centers- 2, Kids Planet- 25
- Senior Action met at Needmore Recreation Monday-Fridays for activities and lunch (20-25 seniors daily).
- Never Alone, Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
- SOAR hosted two Line Dancing sessions with 47 in attendance at the Cannon Centre and Tryon Recreation Center.
- SOAR hosted a Bingo Day at City Hall with 25 participants.
- SOAR hosted a Book Club meeting with 5 participants.
- SOAR hosted a Valentine's Party with 35 participants.
- SOAR hosted a Movie Day with 13 participants at City Hall.
- Hosted Pickleball Clinics, open play sessions, and one adaptive pickleball session at Victor Gym and Tryon Park.

- SOAR hosted a trip to Inky's restaurant and shopping in Easley, South Carolina on February 29 with 118 people.
- PRT hosted the Republican Primary Election at Tryon Recreation Center with 346 voters.
- The Creative Advancement afterschool program continued at Victor Gym every weekday.
- The Needmore afterschool program continued at Needmore Recreation every weekday.
- PRT staff continued to plan the 2024 Eggtastic Easter Event.

Tourism

- Lindsey Shaffer attended the Southeast Festivals & Events Association Annual Conference in Jekyll Island, Georgia on February 11-14. Lindsey currently serves as Board Chair.
- Attended the BMW Charity Pro-Am Event on Tuesday, February 20 where event details were announced for the June tournament. Tourism and Economic Development are currently assessing ways the City can be involved during the tournament this year.
- Lindsey Shaffer met with Heidi Henry, owner of Harvest Kitchen, on February 22 regarding downtown updates and events.
- Lindsey Shaffer met with Saki Koyama, Sales & Marketing Coordinator with the Hampton Inn Greer, on Tuesday, February 27 for a tour of the Event Halls. The Hampton Inn will continue to recommend the venue to inquiring guests.

Upcoming Events	Current Projects
• Greer Farmers Market Sunday Brunch –March 10, and April 14 (City Park) • Finding Nemo, Jr. – March 1-3 & March 8-10 (Cannon Center) • Food Truck Rollout – March 15, May 17, August 16, September 20, October 18 (Greer City Park) • Easter Eggtastic Event – March 23 (City Park) • International Festival – April 20 (Greer City Park) • Greer Farmers Market – May 7 - Aug. 27, Tuesdays (Greer City Park) • Tunes in the Park – May 18, June 15, July 20, August 17, September 14 (Greer City Park) • Moonlight Movies – June 26- June 27, July 11- August 1, Thursdays (Greer City Park) • Freedom Blast – June 29 (Greer City Park) • Upstate Renaissance Faire- September 6-7 (Greer City Park) • Railfest – September 28 (Greer City Park) • Artisan Makers Market – October 19 (Greer City Park) • Greer Christmas Tree Lighting – December 6 (Greer City Park) • Breakfast with Santa – December 7 (Cannon Centre) • Greer Farmers Market Christmas Festival – December 7-8 (Greer City Park) • Greer Relief Christmas Parade – December 8 (Downtown Greer)	• Greer Golf Redesign of Clubhouse & Pool Area • H.R. Turner Park Renovation • South Tyger River Greenway • Wards Creek Greenway • Davenport Park Renovation • Kids Planet

The City of Greer Parks and Recreation Department is committed to fulfilling our mission of providing quality recreational experiences while administering the values of community image, human development, preservation of environmental resources, health and wellness, economic development, and cultural unity.

Category Number:
Item Number: 7.

AGENDA
GREER CITY COUNCIL
3/26/2024

Police Department Activity Report - February 2024

ATTACHMENTS:

	Description	Upload Date	Type
	Police Department Activity Report - February 2024	3/13/2024	Backup Material

Greer Police Department Monthly Report

February 2024

Command Staff

Chief Hamby

Captain Pressley- Support Services Bureau

Vacant- Operations Bureau

Lt. Forrester- Administrative Division

Lt. Blackwell- Operational Support Division

Lt. Richardson- Patrol Division

Lt. Varner- Criminal Investigations Division

102 S. Main St. Greer, SC 29650

Administrative Division

Monthly Staffing Report

Department	Total Position Allocated	Current Staffing Level	Staff on Light duty/FMLA/Military Leave	Positions to fill
Sworn Officers	73 FT/1 PT	70 FT/0 PT	3	3 FT/1 PT
Communications	14 FT	11 FT	0	3 FT
Detention	9 FT	7 FT	0	2 FT
Administrative	8 FT/1 PT	8 FT/1 PT	0	0 FT/0 PT
Animal Control	1 FT	1 FT	0	0
Total	105 FT/2 PT	97 FT/1 PT	3	8 FT/1 PT

Monthly Records and Data Entry

Reports Coded	631
Traffic Citations entered in database	366
Records Requests/FOIA	326
Incident/Supplemental reports entered/copied over	462
Expungements received	120
Expungements researched/completed/sealed	0
Total expungements	600
Criminal history checks	23
SLED submittal	1

MONTHLY STATISTICS

Volunteer Hours

31.5
OF VOLUNTEER HOURS THIS MONTH

204.5
OF VOLUNTEER HOURS YTD

Training

5
OF CLASSES THIS MONTH

10
OF CLASSES YTD

86
OF STUDENTS THIS MONTH

142
OF STUDENTS YTD

47
OF CLASS HOURS THIS MONTH

89
OF CLASS HOURS YTD

681
TOTAL HOURS TRAINING TIME THIS MONTH

1397
TOTAL HOURS TRAINING TIME YTD

School Resource Officers Report

Job Description	Quantity
Conferences with teachers or admin staff	43
Individual meetings with students	49
Phone conference with parents	8
Conferences with parents	10
School events	25
Classroom visits	20
Code 5	4
Follow ups	1
BTAM's	1

Administrative Division Activity

Ofc. Chamber served warrants for 2 cases involving Deondre Whiteside and has been in contact with his PPP officer.
· The Crime Analyst and Ofc. Grimstad spent time at Ulta speaking with the managers and gathering data relative to the patterns shopliftings having occurred in the recent past. Additional info obtained on one theft was passed along to Detective Cappa.
·Ofc. Grimstad assisted with career fairs at Bob Jones University and North Greenville University.
· Ofc. Grimstad spent time updating the Trespass Authorization binder this month. In addition to reaching out to multiple businesses to get authorization from new owners, Ofc. Grimstad was also in contact with business owners that patrol officers spoke with, and who wanted to provide Greer PD with authorization.
·Sgt. Wright and SRO Godfrey conducted Eddie the Eagle firearm safety lessons at Crestview Elementary.
·Sgt. Cooper and Ofc. Lucarelli represented Greer PD at the Citadel's career fair.
·A Fist Bump Friday was conducted at Dunbar Child Development.

Crisis Intervention Monthly Activity

CALLS: 38

ACTIVITY

-VISITED EVANS TRAINING CENTER ON 02/20, WHICH IS AN INPATIENT DRUG REHAB FACILITY IN SPARTANBURG COUNTY.

-TRANSPORTED TWO SEPARATE SUBJECTS FROM GREER MENTAL HEALTH TO GREER ER ON MH COMMITMENTS

-TRANSPORTED HOMELESS SUBJECT JOHN HALL TO MIRACLE HILL SHELTER IN SPARTANBURG ON 02/16.

-TRANSPORTED A FEMALE DV VICTIM TO A WOMEN'S SHELTER IN SPARTANBURG.

-ATTENDED A PAARI WEBINAR 02/15 FOCUSED ON FUNDS FOR OPIOID USE RECOVERY.

-PARTICIPATED IN A VALENTINES LUNCH AT GREER COMMUNITY MINISTRIES AND PLAYED MUSIC FOR THEM ON 02/22.

-MET WITH THE GREER COMMUNICATIONS TEAM AND INTERVIEWED FOR SOCIAL MEDIA POST ABOUT CIT POSITION.

-DEALT WITH SUBJECT JORDAN BOLING, AN ARMY VETERAN, WHO WAS IN CRISIS FOLLOWING A TRAFFIC COLLISION ON 02/27.

Community Outreach

Community Helper Day at
Crestview Elementary

SRO Day

Operational Support Division

Communications Center

Dispatch and Call Frequency	Jan-24	Feb-24	% Change From Previous Month	Year to Date 2023	Year to Date 2024	% Change from previous year
Number of 911 Calls	1,333	890	-33.2%	2,766	2,223	-19.6%
Incoming 7-Digit Line Calls	4,664	4,491	-3.7%	9,848	9,155	-7.0%
Police Calls for Service	3,008	2,968	-1.3%	6,239	5,976	-4.2%
Fire Calls for Service	1,423	995	-30.1%	2,109	2,418	14.7%
Total Dispatched Calls	4,431	3,963	-10.6%	8,348	8,394	0.6%

Detention Center

Inmate and Process Total	Jan-24	Feb-24	% Change From Previous Month	Year to Date 2023	Year to Date 2024	% Change from previous year
Number of Adults Processed	102	114	11.8%	225	216	-4.0%
Transported to Greenville	25	31	24.0%	38	56	47.4%
Transported to Spartanburg	15	16	6.7%	36	31	-13.9%
InmatesTransport by 600	15	6	-60.0%	16	21	31.3%

Animal Control Services

Animal Control Activity	Jan-24	Feb-24	% Change from Previous Month	Year to Date 2023	Year to Date 2024	% Change from Previous Year
Calls for Service	142	136	-4%	273	278	2%
Live Dogs Picked Up	11	8	-27%	16	19	19%
Live Cats Picked Up	0	0	0	3	0	-100%
Traps Delivered	0	2	0	8	2	-75%
Follow Up Calls	11	12	9%	16	23	44%
Citations Issued	3	3	0%	0	6	0
Dogs Taken to County Shelter	9	5	-44%	10	14	40%
Cats Taken to County Shelter	0	0	0	3	0	-100%

Property and Evidence/Court Security

Evidence & Time Management	Jan-24	Feb-24	% Change From Previous Month	Year to Date 2023	Year to Date 2024	% Change from previous year
Total Items Entered	128	216	68.8%	426	344	-19.2%
New Items Entered	128	186	45.3%	297	314	5.7%
Items Purged	134	33	-75.4%	355	167	-53.0%
Items Released	14	22	57.1%	11	36	227.3%
Cases Sent to Co 23 lab	0	20	0	18	20	11.1%
Cases Sent to Co 42 lab	0	0	0	21	0	-100.0%
Hours Spent at Labs	0	2	0	8.5	2	-76.5%
Hours Spent in Court	44	35	-20.5%	74	79	6.8%

Patrol Division

Police Patrol Activity	Feb-23	Feb-24	% Change	Last YTD	YTD	% Change
CITATIONS ISSUED	371	361	-2.70%	908	756	-16.74%
ARRESTS	126	121	-3.97%	255	229	-10.20%
INCIDENT REPORTS	366	343	-6.28%	738	730	-1.08%
COLLISION REPORTS	137	165	20.44%	295	302	2.37%
WARNING CITATIONS	301	609	102.33%	702	1123	59.97%
PATROL MILES	45,403	42,713	-5.92%	92,210	91,831	-0.41%
WARRANTS SERVED	69	59	-14.49%	138	104	-24.64%

Patrol Division

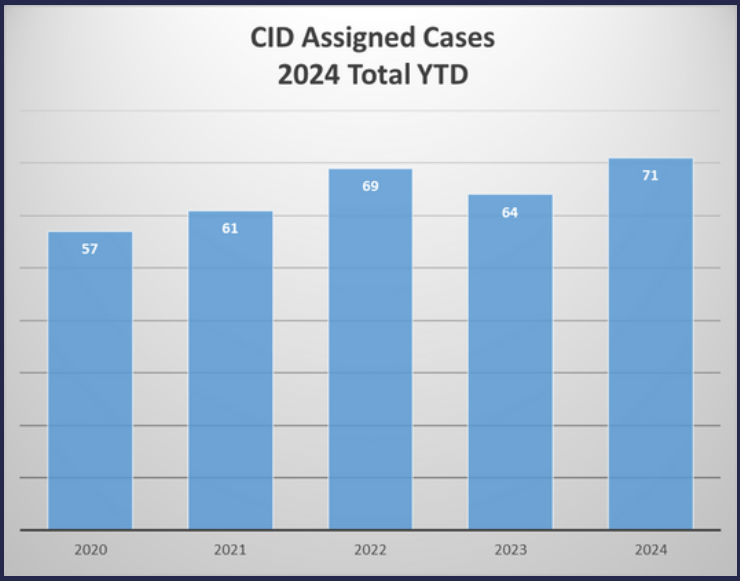
Proactive Efforts

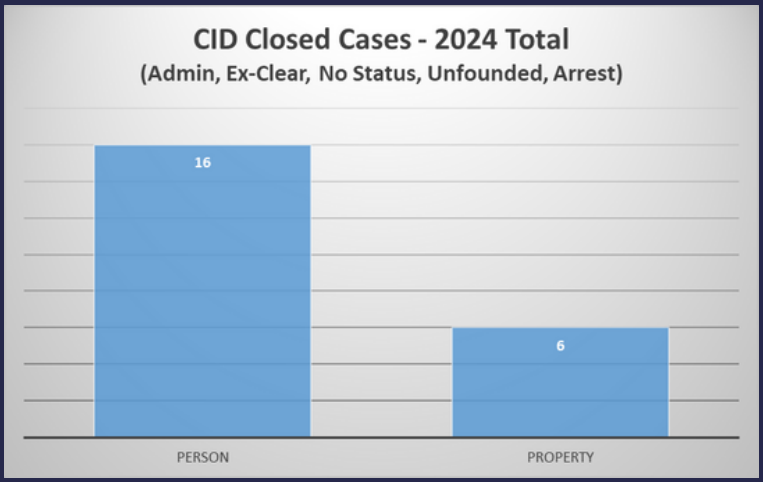
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
7	16	52	38	39

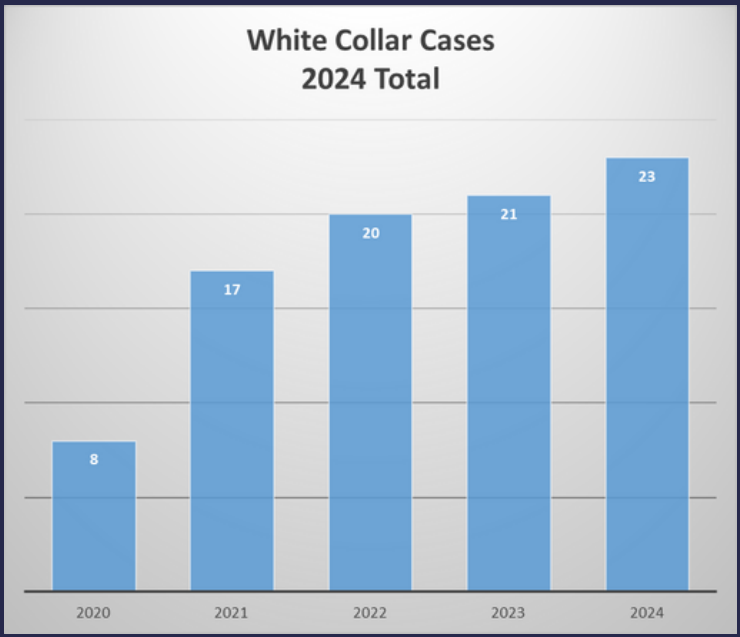
Drugs Seized

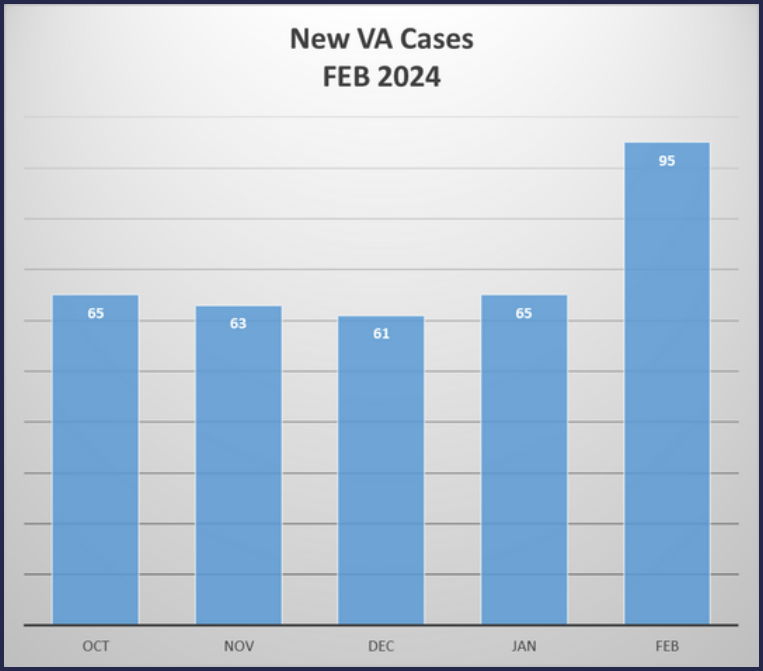
MARIJUANA	METH	HEROIN	COCAINE
526.7 GRAMS	7 GRAMS	4.3 GRAMS	.8 GRAMS

Criminal Investigations Division









Criminal Investigations Division

NARCOTIC TIPS

'ON 02/15/2024, SERGEANT SAUNDERS RECEIVED A DRUG TIP FOR THE QUALITY INN MOTEL. THE VOICEMAIL WAS FORWARDED TO DETECTIVE MONTGOMERY TO FOLLOW-UP WITH.

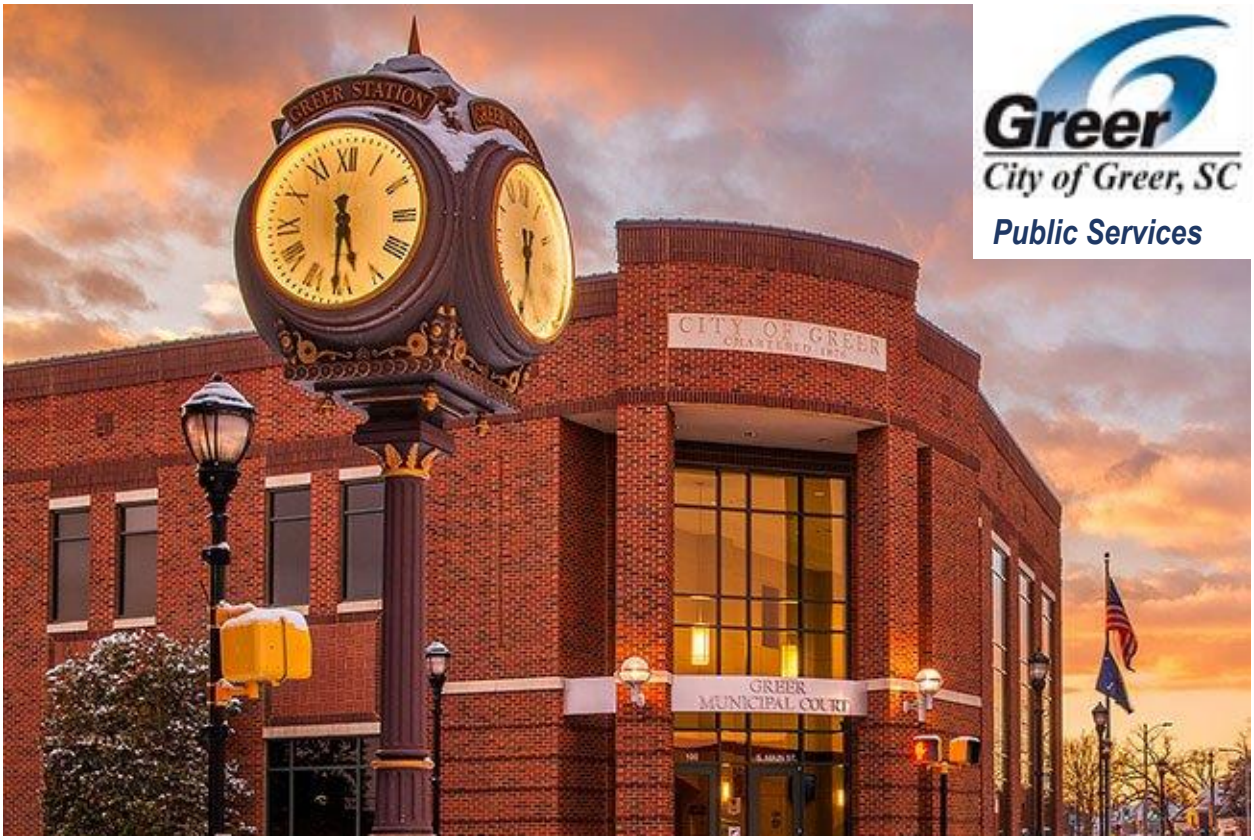
Category Number:
Item Number: 8.

AGENDA
GREER CITY COUNCIL
3/26/2024

Public Services Activity Report - February 2024

ATTACHMENTS:

	Description	Upload Date	Type
	Public Services Activity Report - February 2024	3/21/2024	Backup Material



Greer
City of Greer, SC
Public Services

TO: Andy Merriman, City Administrator
Tammy Duncan, City Clerk

FROM: Public Services Department

SUBJECT: February Activity Report

DATE: March 21, 2024

Department Involved Events

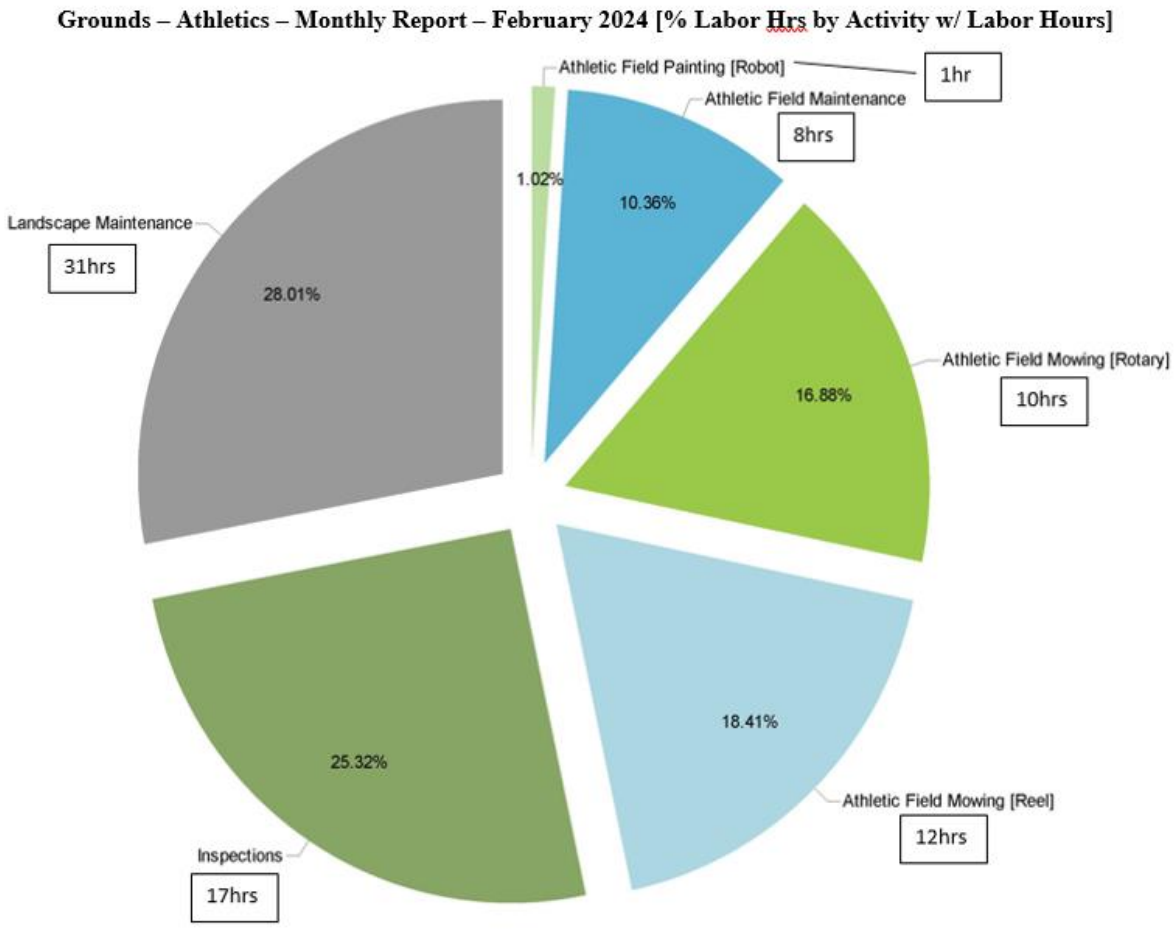
- Staff worked the following events:
  - Prepared City Park for Sunday Brunch Farmer's Market (3 employees – 7.5 hours)

Grounds Maintenance Division

- Staff relocated irrigation valves from asphalt to inside the baseball fields at Country Club Park (4 employees – 24 hours)
- Irrigation Tech completed wiring of the relocated irrigation system at County Club baseball fields
- Staff continued to perform routine landscape maintenance to sports complexes (Country Club, Suber Rd Soccer, Century Park, City Stadium, Victor Field and Stevens Field) and facilities (Station 56, Hood Road Fire Department, shooting range and Kids Planet)
- Staff continues to reel mow all athletic fields with rye grass (City Stadium, Country Club Fields 1 & 2 and Suber Soccer Fields)
- Staff continues to reel mow all athletic fields with non-rye grass (Country Club Field 3, Stevens Field, Victor Field and Century Park Field 1)
- Staff prepped and painted Country Club Field 1 for Rugby rentals on February 10 and 24
- Staff drug baseball/softball fields at Country Club Fields 1 & 2, Victor Park and Century Fields 1-3 for evaluations on February 13 and February 17
- Staff prepped and painted City Stadium for SCYSA soccer games on February 22
- Staff built a shed for the Toro Sidewinder Reel Mower at Country Club Park (4 employees – 24 hours)
- Staff repaired the rope and replaced seat on the zip line at Kids Planet (2 employees – 1 hour)
- Staff installed sod to complete projects at Stevens Field, Country Club and Suber Road Soccer Fields (Stevens Field - 5 employees – 1.5 hours, Country Club - 3 employees – 2.5 hours and Suber Road Soccer Field – 3 employees – 1.5 hours)

Education:

- Irrigation staff member attended STI – Smith Turf and Irrigation class in Charlotte, NC on February 21, 2024
- Staff continues working to complete all MASC training
- Five staff members attended the South Carolina Park Maintenance Institute Class in Lexington, SC on February 7



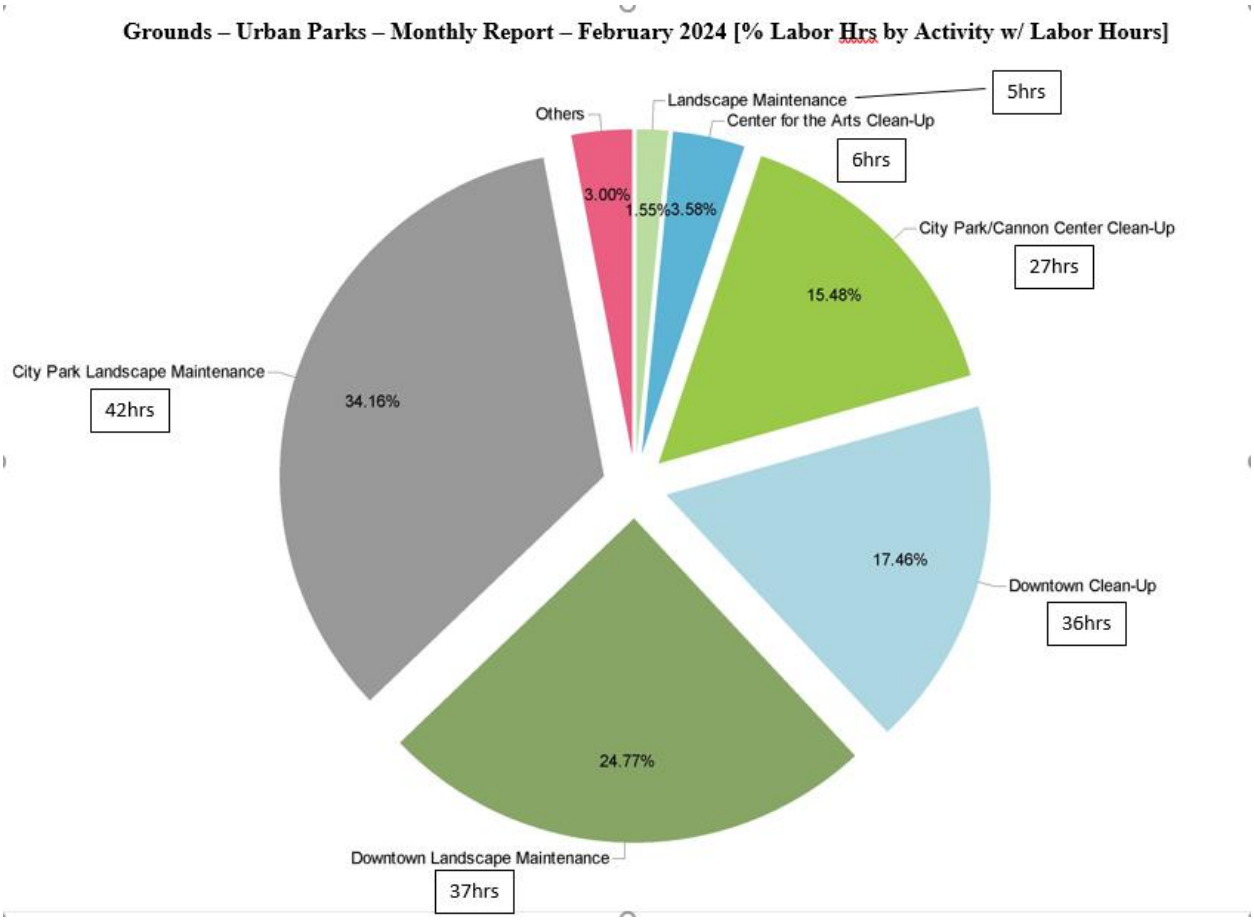
Urban Parks Division

- Staff removed and repaired broken chalkboard frame at Center For The Arts (3 employees – 7.5 hours)
- Bartlett Tree Service removed the 4 dying trees from Greentown Park
- Staff made repairs to the wind screens at Tryon Tennis Courts and concrete wall behind the Cannon Centre parking lot after high winds (4 employees – 5 hours)
- Staff prepped all landscape beds and playgrounds at Needmore Center, Tryon Tennis Center, Veterans Park, Greentown Park, BP Edwards Park, Springwood Park, Davenport Park, Victor Park, Center for the Arts and City Park for mulch to be installed
- Staff pruned Crepe Myrtles at Veterans Park (3 employees – 13.5 hours)

- Staff replaced a section of liriope grass in the landscape bed at City Hall Veranda (2 employees – 5 hours)
- Staff pressure washed the Gazebo and Picnic Shelter at City Park (3 employees – 18 hours)
- Staff cleared underbrush in the wooded area near Tryon Center Tennis Courts and restrooms (2 employees – 11 hours)
- Staff pruned girdling roots of trees and spread mulch in City Park (4 employees – 32 hours)
- Staff assisted in moving play equipment from The Center for The Arts to the Cannon Centre for a play (4 employees – 10 hours)
- Staff cleared jasmine and leaves from landscape bed on Line St (3 employees – 12 hours)
- Staff drained and cleaned pond at City Park (6 employees – 126 hours)

Education:

- Two staff members attended Professional Grounds Maintenance Society in Lexington, SC on January 24



Street Maintenance Division

- Hauled thirteen [13] loads of construction material to the landfill
- Emptied construction bin twenty seven [27] times at the Convenience Center
- Hauled seven [7] loads of E-Waste to the landfill.
- Hauled three [3] loads of brush to the landfill.
- Ran sweeper truck for sixteen [16] days – hours
- Ran two [2] leaf trucks five [5] days (employees - hours)
- Ran one [1] leaf truck ten [10] days (employees – hours)
- Staff continued covering Greer Recycle Center on Saturdays (1 employee – 33 hours)
- Staff continues online training (4 employees – 16 hours)
- Staff begin cutting back limbs and trees hanging over city streets (4 employees – 120 hours)
- Staff cut back limbs and trees in Mountain View Cemetery (4 employees – 120 hours)
- Staff prepped area and poured cement pad for dumpster at Greer Golf Course (4 employees – 22.5 hours)
- Staff completed five [5] cold patch cuts at Country Club Park (3 employees – 12 hours)

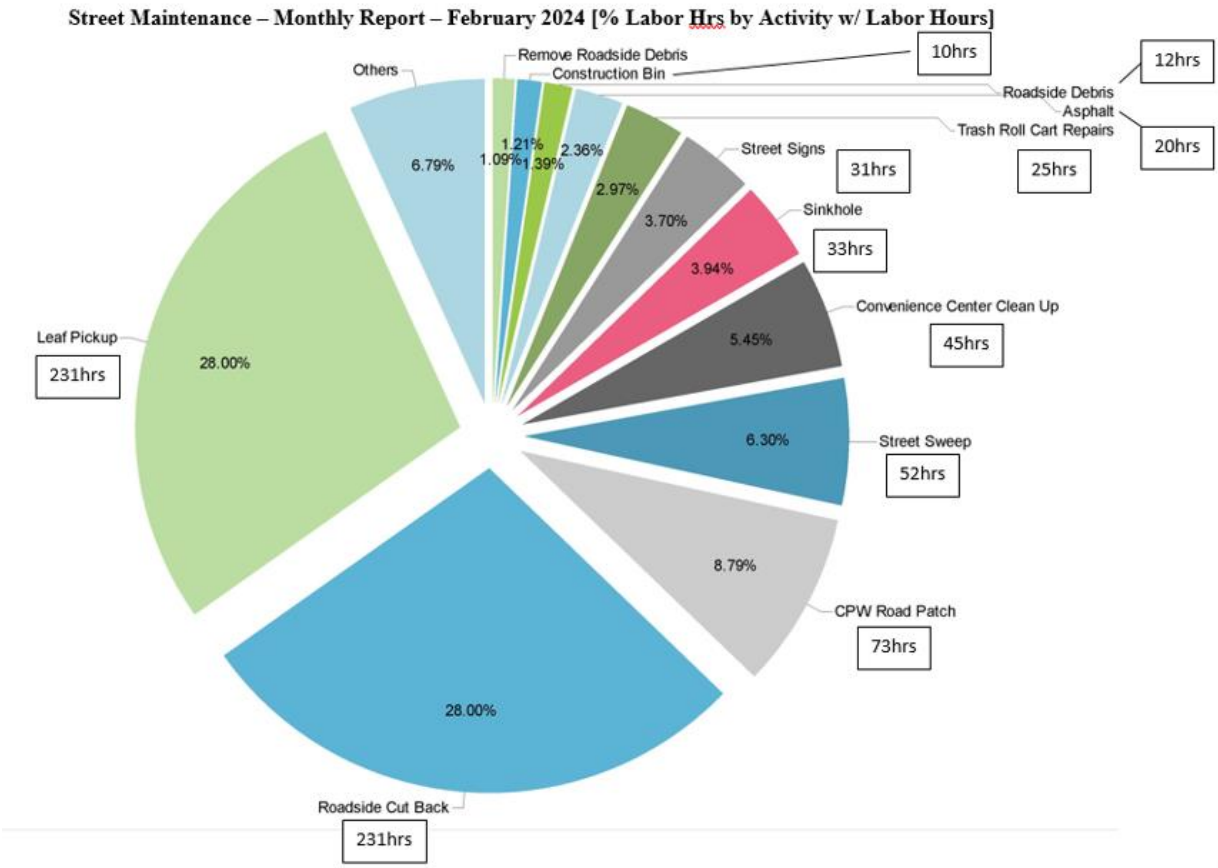
-

CPW Street Cut Repairs

- Staff completed permanent patches on sixteen [16] previous temporary patches
- Staff temporary patched
  - Brookwood Dr
  - Brown Street

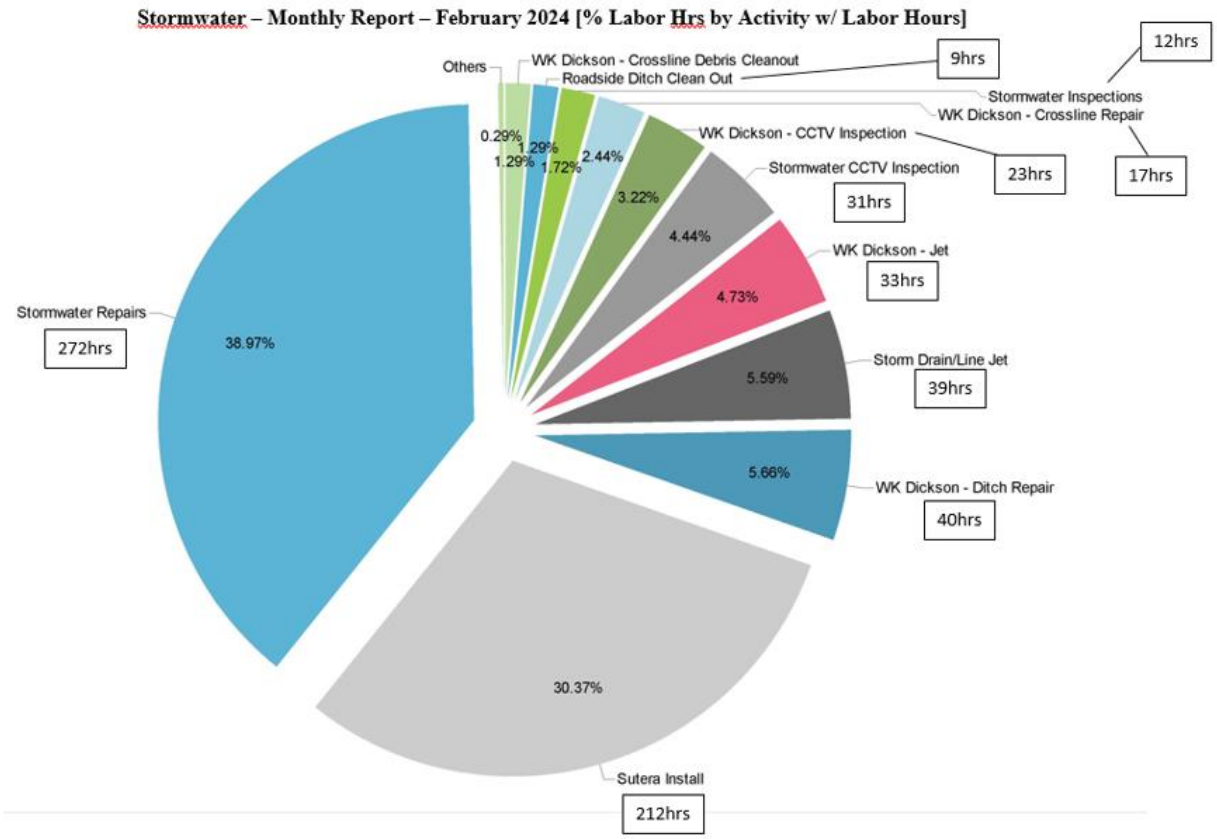
Signs Repaired/Replaced

- Staff made new street signs for future use

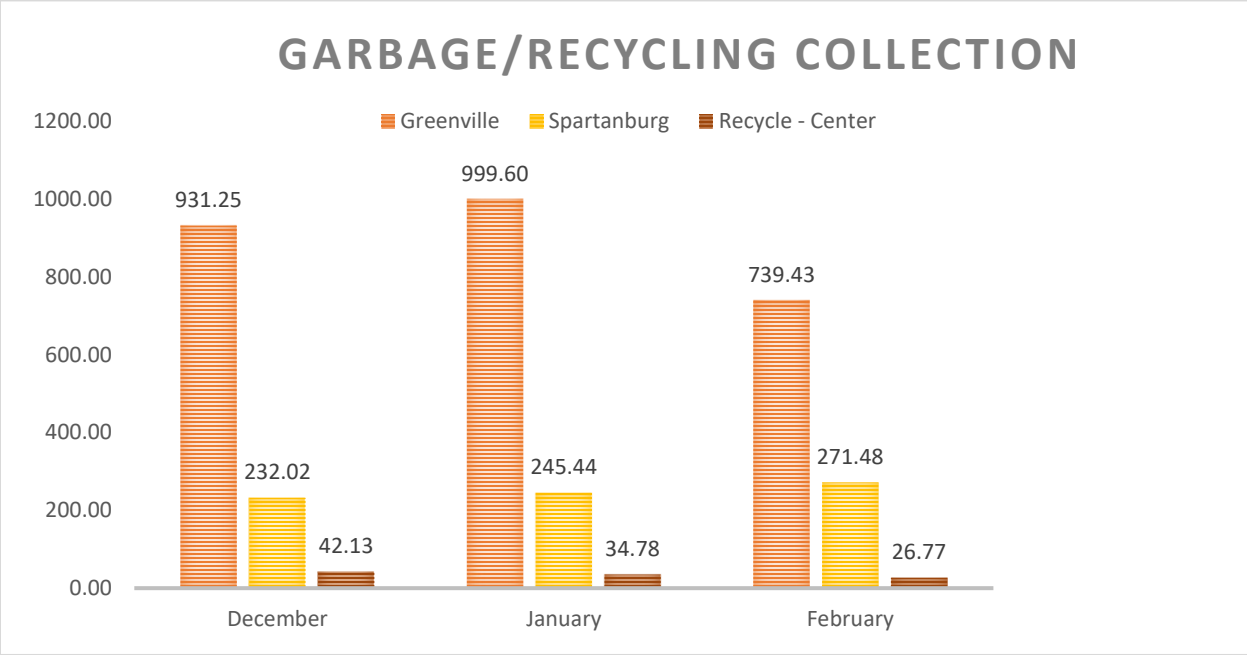


Stormwater Division

- Staff jetted and repaired 80 feet of pipe on Clayton St
- Staff jetted and cleaned out ditch on Sunnydale Drive
- Staff jetted 150 feet of pipe on Calvery Street
- Staff ran camera down 100 feet on Ballpark Street



Solid Waste Division



YTD Fiscal Year Totals: Greenville 7372.20 + Spartanburg 2241.49 = **9613.69 Total**

Bins & Carts Delivered

NEW HOME CARTS: **35** REPAIRED/REPLACEMENT CARTS: **41**

YARD WASTE CARTS: **4** DELIVERED RECYCLE BINS: **2**

2nd CART DELIVERED: **3** PURCHASED REPLACEMENT CARTS: **2**

Category Number:
Item Number: 9.

AGENDA
GREER CITY COUNCIL
3/26/2024

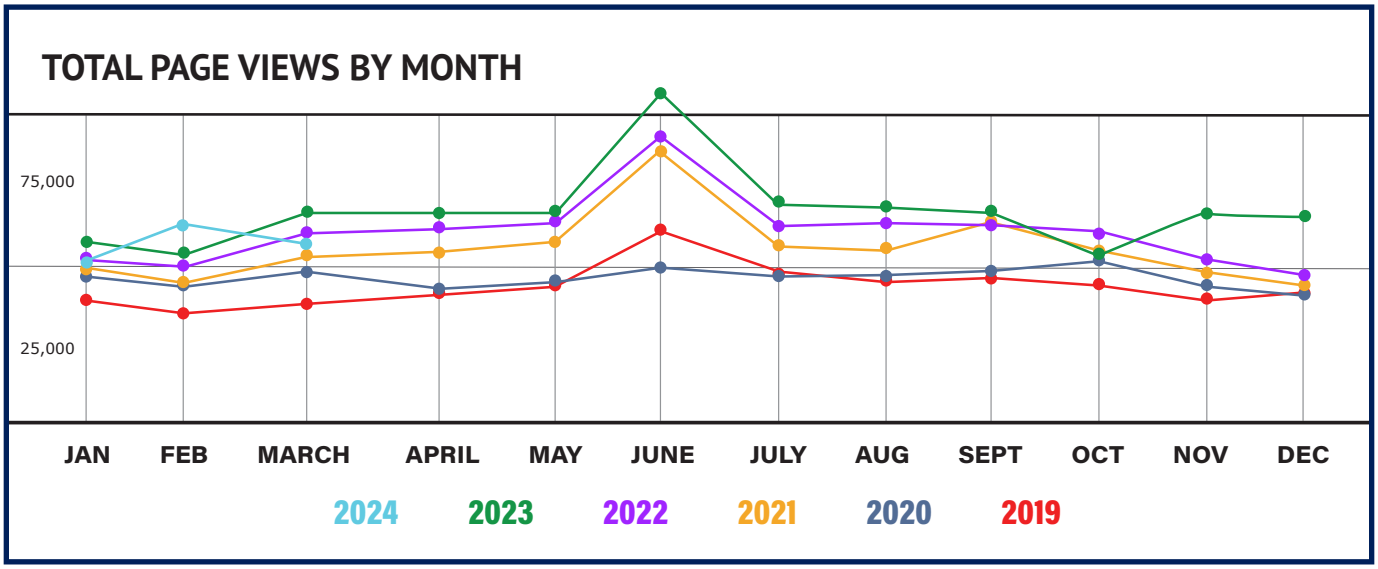
Website Activity Report - February 2024

ATTACHMENTS:

	Description	Upload Date	Type
	Website Activity Report - February 2024	3/21/2024	Backup Material

WEBSITE REPORT

FEBRUARY 1ST - FEBRUARY 29TH



VISITORS TO CITYOFGREER.ORG

Total Users: 24,405
New Users: 23,104

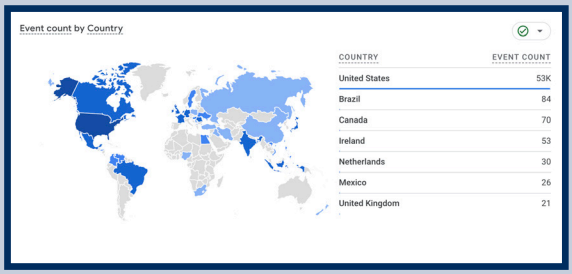
First user prim...Channel Group)	New users	Engaged sessions	Engagement rate	Engaged sessions per user	Average engagement time
	23,067 100% of total	14,716 100% of total	46.86% Avg 0%	0.61 Avg 0%	44s Avg 0%
1 Direct	13,307	4,907	30.42%	0.36	21s
2 Organic Search	8,112	8,502	64.3%	0.96	1m 20s
3 Referral	852	739	61.89%	0.82	58s
4 Organic Social	626	308	41.79%	0.46	21s
5 Paid Search	170	160	62.75%	0.88	52s

RETENTION

MONTHLY PAGE VIEWS: 54,159
Avg. Page Views Per Session: 2.2

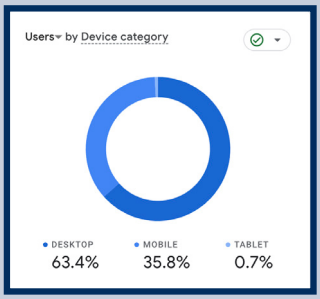
TOP USERS BY LOCATION

Greer, SC - 6,407 Users
Atlanta, GA - 1,396 Users
Greenville, SC - 1,012 Users



MOST VIEWED WEBSITE PAGES

1. Home/Home Page
2. Home/Contact Page
3. Police/Home
4. PRT/Home
5. PRT/Youth Baseball
6. PS/Trash & Yard Waste
7. PRT/Youth Sports
8. Home/Events
9. Home/Greer City Council
10. PRT/Youth Soccer
11. PRT/Sports
12. PRT/Event Vendor Oppurtunities
13. PRT/Events
14. PRT/Facility Rentals
15. PRT/Youth Basketball



Category Number:
Item Number: 1.

AGENDA
GREER CITY COUNCIL
3/26/2024

Second and Final Reading of Ordinance Number 16-2023

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY LEON HIX REAL ESTATE LLC LOCATED ON WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

	Description	Upload Date	Type
	Ordinance Number 16-2023	3/14/2024	Ordinance
	Ord 16-2023 Exhibit A Title to Real Estate	6/16/2023	Exhibit
	Ord 16-2023 Exhibit B Survey	6/16/2023	Exhibit
	Ord 16-2023 Exhibit C Map	6/16/2023	Exhibit
	Ord 16-2023 Exhibit D FIRM	6/16/2023	Exhibit
	Ord 16-2023 Petition for Annexation	6/16/2023	Backup Material
	Ord 16-2023 Planning Commission Minutes	6/20/2023	Backup Material

ORDINANCE NUMBER 16-2023

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY LEON HIX REAL ESTATE LLC LOCATED ON WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (HIGHWAY COMMERCIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Leon Hix Real Estate LLC is the sole owner of a certain property located on West Wade Hampton Boulevard more particularly described on the legal descriptions attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Number T016000204700 containing approximately 1.161 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0334F attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has zero (0) occupants; and,

WHEREAS, Leon Hix Real Estate LLC has petitioned the City of Greer to annex its property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

WHEREAS, the property is now outside the city limits of Greer but adjoins the city limits; and,

WHEREAS, the property owner has requested that the subject property be zoned C-3 (Highway Commercial District); and,

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

1. ANNEXATION: The 1.161 acres +/- property shown in red on the attached map owned by Leon Hix Real Estate, LLC located on West Wade Hampton Boulevard as described on the attached City of Greer Map as Greenville County Parcel Number T016000204700 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned C-3 (Highway Commercial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. LAND USE MAP: The above reference property shall be designated as Suburban Commercial on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0334F.

5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

_____

Richard W. Danner, Mayor

ATTEST:

_____
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: June 13, 2023

Second and
Final Reading: March 26, 2024

APPROVED AS TO FORM:

_____
Daniel R. Hughes, City Attorney

DEED Book: DE 2524 Page: 2164 - 2
October 25, 2017 01:15:49 PM Cons:
Rec: $10.00 Cnty Tax: EXEMPT Sta
FILED IN GREENVILLE COUNTY, S

EXHIBIT A

DEED ONLY

BLOCK MAP REFERENCE No.: **T016.00-02-047.00**

ADDRESS OF GRANTEE: 706 W Wade Hampton Blvd.
Greer SC 29650

STATE OF SOUTH CAROLINA)
: TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that **LEON HIX** (hereafter called "Grantor(s)"), in consideration of TEN AND NO/100 DOLLARS ($10.00) the receipt of which is hereby acknowledged, has (have) granted, bargained, sold, and released, and by these presents, do(es) grant, bargain, sell and release unto **LEON HIX REAL ESTATE LLC,** (hereafter called "Grantee(s)"), and Grantee's(s') heirs and assigns forever:

Property Address: 1308 Wade Hampton Blvd Greer SC 29651
T016.00-02-047.00

See attachment Exhibit "A" description of property which is incorporated herein by reference.

This being the same property conveyed unto Leon Hix by deed of Sidney B. Skardon and Dale B. Allen, recorded on January 6, 2017 in Deed Book 2503 at Page 5666-5671 in the ROD for Greenville County.

This property is conveyed subject to all restrictions, reservations, zoning ordinance or easements that may appear of record on the recorded plat(s) or on the premises.

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

TO HAVE AND TO HOLD all and singular the said premises before-mentioned unto the said Grantee(s), and the Grantee's(s') heirs (or successors) and assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors), executors and administrators to warrant and forever defend all and singular the said premises unto the Grantee(s) and the Grantee's(s') heirs (or successors) and assigns, against the Grantor(s) and the Grantor's(s') heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the Grantor's(s') hand(s) and seal(s) this 12th day of October, 2017.

SIGNED, Sealed and Delivered in the Presence of:

_____ _____ (SEAL)
Leon Hix

_____

2017091225
DEED Book: DE 2525 Page: 2637 - 2640.a 5 Pgs
November 8, 2017 10:57:37 AM Cons: $10.00
Rec: $10.00 Cnty Tax: EXEMPT State Tax: EXEMPT
FILED IN GREENVILLE COUNTY, SC

STATE OF SOUTH CAROLINA)
: ACKNOWLEDGMENT
COUNTY OF GREENVILLE)

I, the undersigned Notary Public, do hereby certify that **Leon Hix** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 12th day of October, 2017.

_____(SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: March 1, 2026

EXHIBIT "A"

LEGAL DESCRIPTION

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, located near the Town of Greer and along U.S. Highway 29 containing 1.16 acres, as shown on a plat of said property prepared by Arbor Engineering, Inc. titled "Property Survey for Mae B. Bowen, Dale B. Allen and Sidney B. Skardon", dated 22 December 1992 and recorded in Plat Book 24-L, Page 2 of the R.M.C. Office for Greenville County and according to said plat having the following metes and bounds to-wit:

Beginning at an iron pin located on the northern right of way of U.S. Highway No. 29, said pin being 368' +/- south of the intersection of U.S. Highway No. 29 and Buncombe Street and being the joint front corner of property now or formerly belonging to D.N. Smith and W.C. Sloan; thence along the right of way of U.S. Highway No. 29, S 67-04-16 W, 114.00' to an iron pin, said pin being located at the intersection of the eastern right of way of Short Street and the right of way of U.S. Highway No. 29; thence with the eastern right of way of Short Street N 28-56-43 W, 276.74' to an iron pin; thence still with the right of way of Short Street N 28-23 W, 162.11' to an iron pin, said iron pin being the joint corner with property now or formerly belonging to Center Associates, a South Carolina Limited Partnership and A&G Corporation, Inc., thence with the line of A&G Corporation, Inc., N 67-00 E, 116.45' to an iron pin; thence turning and running with the line of A&G Corporation, Inc., S 28-25 E, 138.82' to an iron pin, said pin being the joint corner with property belonging to A&G Corporation, Inc. and property belonging to D.N. Smith and W.C. Sloan, thence with the Smith & Sloan line S 28-25 E, 299.92' to an iron pin, said pin being the point of beginning.

For a more complete and particular description, reference is hereby made to the above-referenced plat.

DERIVATION: This is the same property conveyed to Dale B. Allen and Sidney B. Skardon by Deed of Distribution In The Matter of Mae Eleanor Butler Bowen as recorded on June 6, 2014 in Deed Book 2445 at Pages 4427-4428 in the ROD Office for Greenville County, SC and re-recorded on June 10, 2014 in Deed Book 2445 at pages 5254-5255. Also, see Probate Package No. 2013-ES-23-01371, In The Matter of Mae Eleanor Butler Bowen in the Office of the Probate Judge for Greenville County, SC. For a more complete and particular description, reference is hereby made to the above-referenced records.

TAX MAP # T016000204700

PROPERTY ADDESS: 1308 WADE HAMPTON BLVD, GREER, SC 29651

ATTORNEY RONALD H. COLVIN FILE # 16-0185

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville) Affidavit

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at 1308 Wade Hampton Blvd. Greer SC 29651 bearing Gnvl County Tax Map Number T016.00-02.019.00 was transferred by Leon Hix to Leon Hix Real Estate LLC on 10-12-17.

3. Check one of the following: The deed is
   (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   (c) ✓ exempt from the deed recording fee because (see information section of affidavit): 8 (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
   (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
   (b) _____ The fee is computed on the fair market value of the realty which is _____.
   (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:
   (a) Place the amount listed in item 4 above here: _____
   (b) Place the amount listed in item 5 above here: _____
   (If no amount is listed, place zero here)
   (c) Subtract line 6(b) from line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Leon Hix.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Leon Hix
Responsible Person Connected with the Transaction

Leon Hix
Print or Type Name Here

SWORN to before me this 24
day of Oct 20 17
Notary Public for Gnvl SC
My Commission Expires: March 1, 2026

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less then one hundred dollars;

(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;

(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other then the interests in the realty that are being exchanged in order to partition the realty;

(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;

(7) that constitute a contract for the sale of timber to be cut;

(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held be the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;

(9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust my also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and

(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;

(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;

(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;

(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

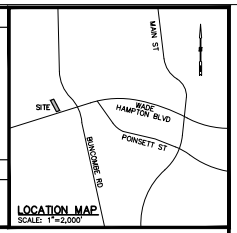
EXHIBIT B

ION:

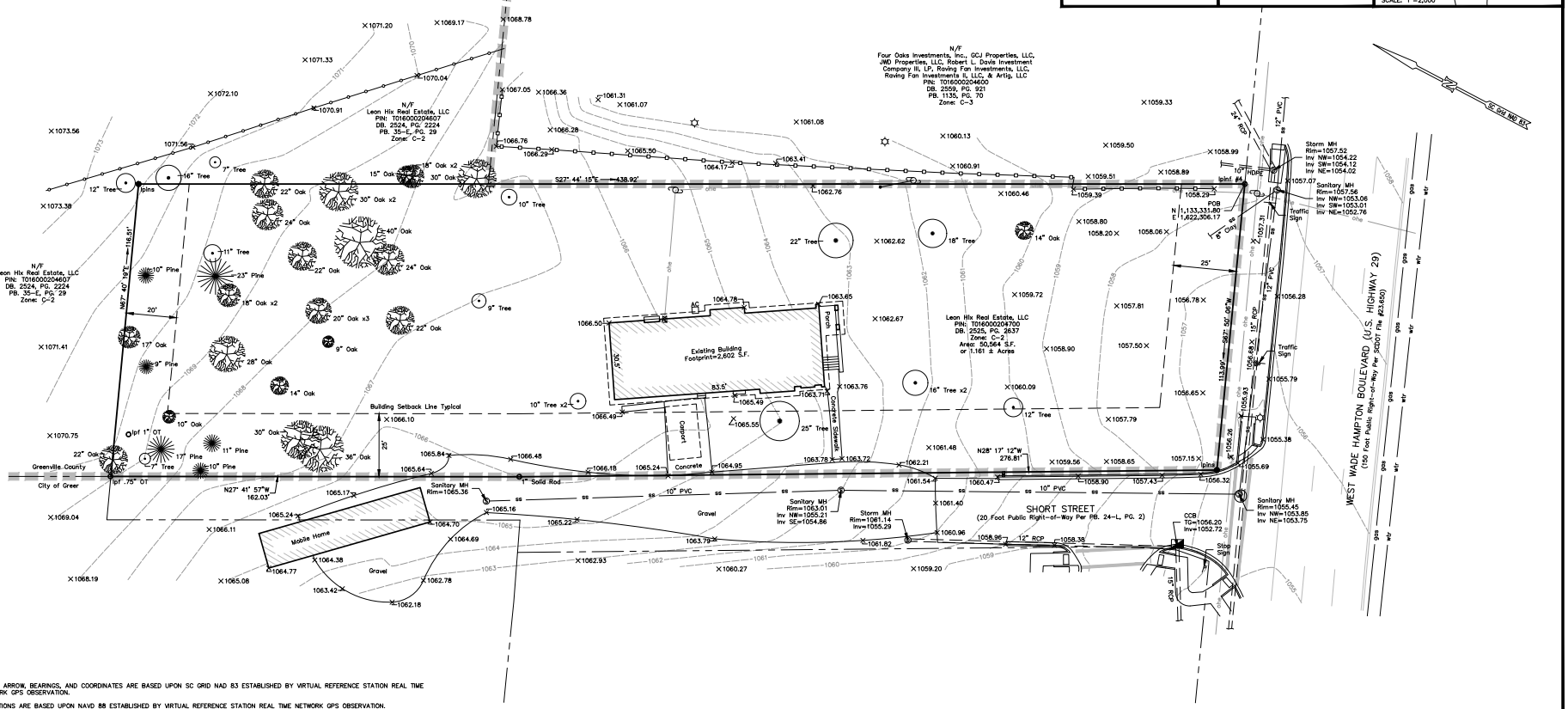
IN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN GREENVILLE CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

I IRON PIN ON THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF PTON BOULEVARD (U.S. HIGHWAY 29) (150 FOOT PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 1,133,331.80, E 1,622,306.17; THENCE ALONG SAID RIGHT-OF-WAY S67°50'06"W A DISTANCE OF 113.99 FEET TO AN IRON PIN, THENCE ALONG THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF SHORT STREET (20 FOOT PUBLIC RIGHT-OF-WAY) (FOR THE FOLLOWING TWO CALLS) (1) N28°17'12"W A DISTANCE OF 276.81 FEET TO A SOLID ROD, (2) THENCE N27°41'57"W A DISTANCE OF 162.03 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF LEON HIX REAL ESTATE, LLC N67°40'19"E A DISTANCE OF 116.51 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINES OF LEON HIX REAL ESTATE, LLC, AND FOUR OAKS INVESTMENTS, INC., GCJ PROPERTIES, LLC, JMD PROPERTIES, LLC, ROBERT L. DAVIS INVESTMENT COMPANY III, LP, RAVING FAN INVESTMENTS, LLC, RAVING FAN INVESTMENTS II, LLC, & ARTIG, LLC S27°44'15"E A DISTANCE OF 438.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 50,564 S.F. OR 1.161 ACRES MORE OR LESS.

UTILITY INFORMATION	ZONING DATA
WATER, SEWER, ELECTRIC, GAS: GREER COMMISSION OF PUBLIC WORKS 301 MCCALL STREET GREER, SC 29650 (864) 848-5500 TELEPHONE: AT&T (888) 780-2800 CABLE: CHARTER COMMUNICATIONS (800) 955-7766	ZONED: C-2 (COMMERCIAL DISTRICT) SETBACK LINES: FRONT: 25' SIDE: 0' REAR: 20' MAXIMUM BUILDING HEIGHT: 45'
PARKING	**FLOOD INFORMATION**
REGULAR = 0 HANDICAP = 0	FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 45045C0334F EFFECTIVE DATE: MAY 4, 2021



LOCATION MAP
SCALE: 1"=2,000'



NOTES:

1. NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON SC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
2. ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. PLAT BOOK , PAGE RECORDED IN THE GREENVILLE COUNTY REGISTER OF DEEDS OFFICE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
5. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
6. THE AREA WAS DETERMINED BY DMD METHOD.
7. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
8. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ONE CALL TICKET #2303071666, FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #45045C0334F; EFFECTIVE MAY 4, 2021.
10. ZONING PROVIDED BY GREENVILLE COUNTY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
11. TOTAL AREA = 50,564 S.F. = 1.161 ± ACRES
12. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.
13. THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
14. NO VISIBLE FLAGGING EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
15. THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

LEGEND

	PROPERTY LINE		DRAINAGE MANHOLE
	ADJOINER PROPERTY LINE		CATCH BASIN W/ GRATE
	STORM DRAINAGE PIPE		SANITARY SEWER MANHOLE
ss	SANITARY SEWER LINE		ELECTRIC METER
wtr	WATER LINE		LIGHT POLE
gas	GAS LINE		UTILITY POLE
ohe	OVERHEAD ELECTRIC	AC	AIR CONDITIONING
	CHAINLINK FENCE		MAILBOX
	WOOD FENCE		SIGN
	OVERHANG	pinf	IRON PIN-REBAR FOUND
	GUY WIRE	pif	IRON PIPE FOUND
		pins	IRON PIN SET-5/8" REBAR

TO: , LLC
TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 11A, 11B, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2023.

NICHOLAS L. MANSFIELD DATE: 3/28/2023 REGISTRATION #27454

* THE WORDS "CERTIFY", "CERTIFICATES" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

No. 27454

NORTH CAROLINA PROFESSIONAL SURVEYOR SEAL
SURVEY MATTERS, LLC
No. C04281
CERTIFICATE OF AUTHORITY

SURVEY MATTERS
LAND SURVEYING SERVICES
107 Hillcrest Avenue
Simpsonville, South Carolina 29681
(864) 431-0176
nick@survey-matters.com

REVISIONS

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

PROPERTY OF:
LEON HIX REAL ESTATE, LLC
1308 WEST WADE HAMPTON BOULEVARD
GREENVILLE COUNTY, SOUTH CAROLINA

DRAWN	CHECKED
NMR	NLM

SCALE: 1" = 20'
0 10' 20'

DATE OF SURVEY: 3/10/2023
DATE OF PLAT: 3/28/2023

PROJECT NO. 23-039

SHEET NO. 1 of 1

EXHIBIT

C

T016000204700
Acreage: 1.161

N BUNCOMBE RD

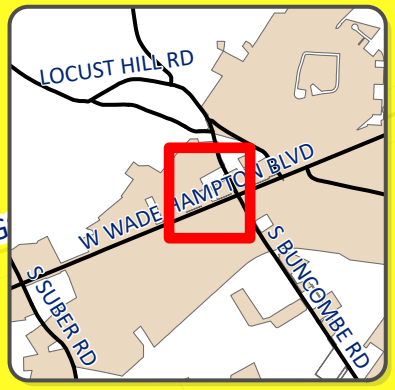
CONWAY DR

W WADE HAMPTON BLVD

S BUNCOMBE RD

DILL AVE

CHICK SPRING



N

0 40 80 120 160 Feet

Ordinance 16-2023

Council Districts

1
2
3
4
5
6

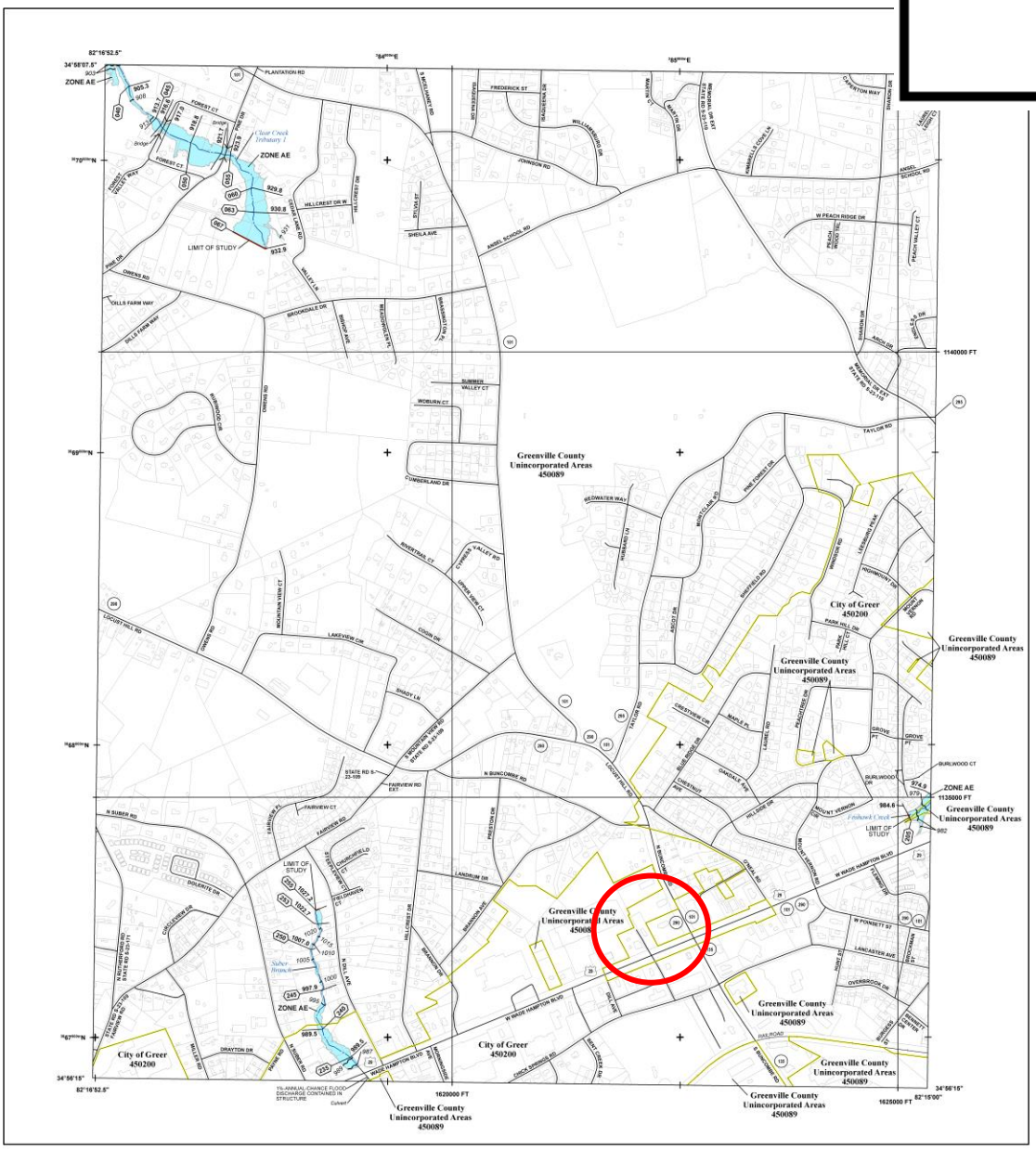
Streets

City Limits

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Created 5/24/2023 by City of Greer GIS

EXHIBIT D



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) *Zone A, V, A99*
	With BFE or Depth *Zone AE, AO, AH, VE, AR*
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
	Future Conditions 1% Annual Chance Flood Hazard *Zone X*
	Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
	Area with Flood Risk due to Levee *Zone D*
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard *Zone X*
	Area of Undetermined Flood Hazard *Zone D*
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	E 19.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	8 Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided by NFIS, dated 2014, at a scale of 1:12,000, and the Greenville County GIS Department, dated 2016, at a scale of 1:12,000.

The digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of South Carolina and the Federal Emergency Management Agency (FEMA). The State of South Carolina has implemented a long term approach of floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map floodplain areas at the local level. As a part of this effort, the state of South Carolina has joined in a Cooperating Technical State agreement with FEMA to produce and maintain this digital FIRM. http://www.dnr.state.sc.us

DNR

SCALE

Map Projection: Lambert Conformal Conic, State Plane South Carolina FIPS 3900; North American Datum 1983 (NAD83); Western Hemisphere; Vertical Datum: North American Vertical Datum of 1988.

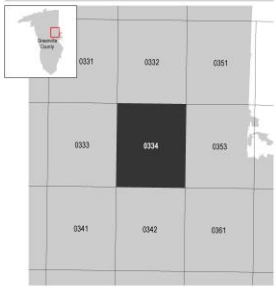
N

1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

GREENVILLE COUNTY, SOUTH CAROLINA and Incorporated Areas

PANEL 334 of 625

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0334	F
GREER, CITY OF	450200	0334	F

VERSION NUMBER 2.3.3.3

MAP NUMBER 45045C0334F

MAP REVISED MAY 4, 2021

Greer
City of Greer, SC

Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 1308 W. Wade Hampton Blvd Greer, SC more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number T016000204700 attached hereto marked as Exhibit C containing approximately 1.161 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 18 day of May, 2023 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to C-3 Highway Commercial

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

☐ **Yes** ☑ **No**

Print Name: Leon Hise
Signature: Leon Hise
Address: 708 W. Wade Hampton Blvd.
Witness: Michael Hare
Date: 05/18/2023
Parcel Address:
Tax Map Number:

Print Name:
Signature:
Address:
Witness:
Date:
Parcel Address:
Tax Map Number:

(See attached Map & Property Description)

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, June 19, 2023

DOCKET:	AN23-08
APPLICANT:	Seamon, Whiteside & Associates, Inc.
PROPERTY LOCATION:	W Wade Hampton Blvd
TAX MAP NUMBER:	T016000204700
REQUEST:	Annex and Zone to C-3, Highway Commercial
SIZE:	1.161 acres
COMPREHENSIVE PLAN:	Adjacent to Suburban Commercial

ANALYSIS: AN23-08

AN23-08 is a request to annex one parcel with an acreage of 1.161 located on W Wade Hampton Blvd. The applicant is requesting to annex into the City and zone to C-3, Highway Commercial.

Surrounding land uses and zoning include:

North: Unzoned Greenville County–commercial
East: C-3, Highway Commercial–commercial
South: C-3, Highway Commercial–commercial
West: C-3, Highway Commercial–commercial

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses**: Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses**: Small-scale apartment buildings, civic and institutional facilities
- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network
- **Parking:** Surface parking lots, structured parking, on street in walkable town centers
- **Open Space**: Community and regional parks, neighborhood greenspaces

The request is compatible with surrounding land uses and future land use designations, there, staff supports the request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Mr. Lavender made a motion to approve the request. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Category Number:
Item Number: 2.

AGENDA
GREER CITY COUNCIL
3/26/2024

Second and Final Reading of Ordinance Number 34-2023

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY NICOLASA JARDON LOCATED AT 408 EAST POINSETT STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO C-2 (COMMERCIAL DISTRICT). (Action Required)

ATTACHMENTS:

	Description	Upload Date	Type
	Ordinance Number 34-2023	3/20/2024	Ordinance
	Ord 34-2023 Exhibit A Map	3/20/2024	Exhibit
	Ord 34-2023 Exhibit B Title to Real Estate	3/20/2024	Exhibit
	Ord 34-2023 Exhibit C Survey	3/20/2024	Exhibit
	Ord 34-2023 Rezoning Application	3/20/2024	Backup Material
	Ord 34-2023 Planning Commission Minutes	3/20/2024	Backup Material

ORDINANCE NUMBER 34-2023

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY NICOLASA JARDON LOCATED AT 408 EAST POINSETT STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO C-2 (COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Nicolasa Jardon located at 408 East Poinsett Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-01-073.00 containing approximately 0.198 +/- acres attached hereto marked as Exhibit A, the Quit Claim Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his/her property and has shown the need for such use to the Greer Planning Commission at a public hearing held on November 20, 2023.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to C-2 (Commercial District).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 408 East Poinsett Street more particularly identified by the attached City of Greer Map specifying Spartanburg

County Parcel Number 9-04-01-073.00 containing approximately 0.198 +/- acres attached hereto marked as Exhibit A shall be changed from RM-1 (Multi-Family Residential District) to C-2 (Commercial District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

_____
Richard W. Danner, Mayor

ATTEST:

_____
Tammela Duncan, Municipal Clerk

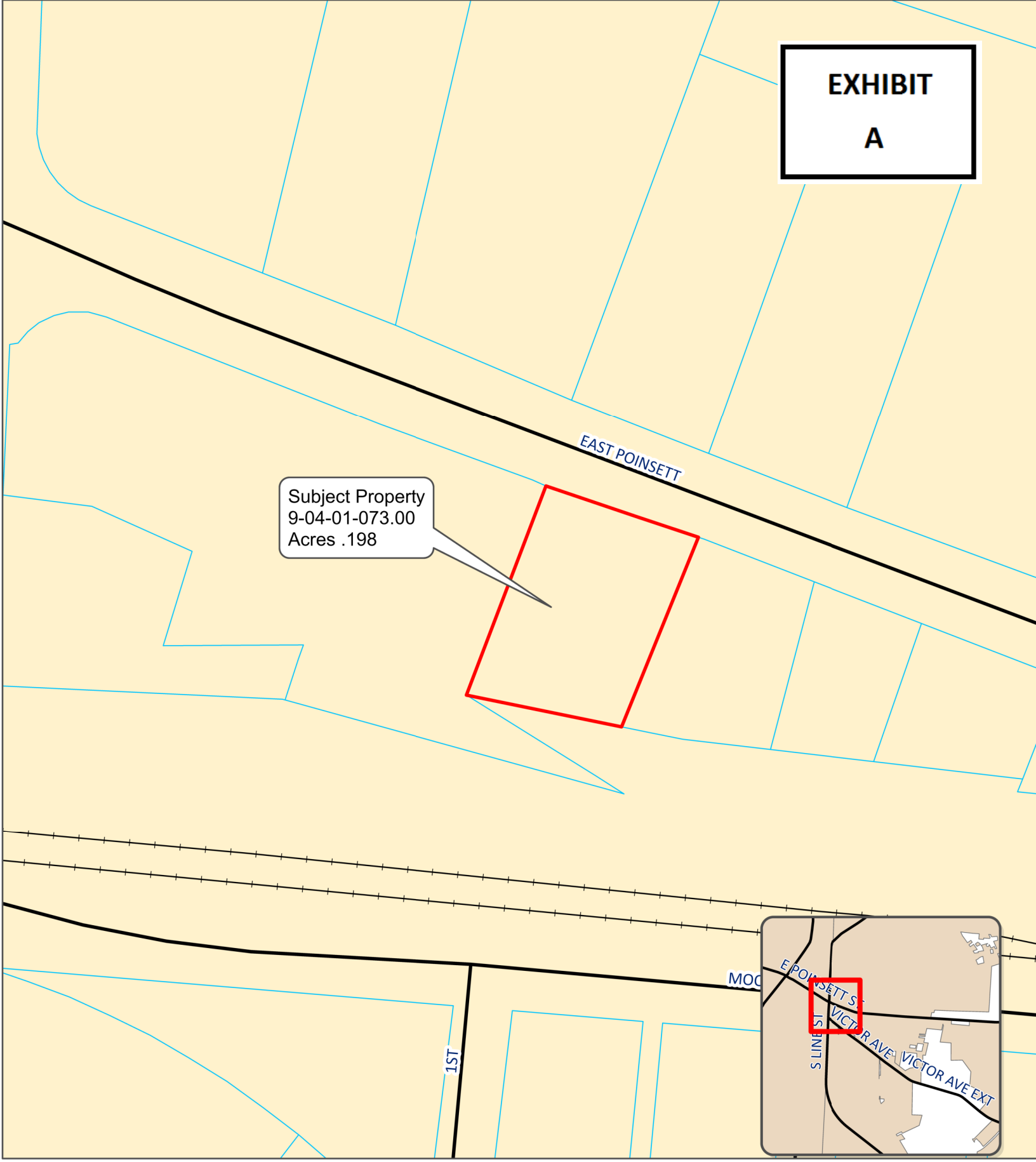
Introduced by: Councilman Wryley Bettis

First Reading: November 28, 2023

Second and
Final Reading: December 12, 2023

Approved as to Form:

_____
Daniel R. Hughes, City Attorney



Ordinance 34-2023

N

0 20 40 60 80 Feet

Streets

City Limits

Parcels

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Created 10/27/2023 by City of Greer GIS

DEE-2022017978
Recorded 3 on 04/07/2022 09:10:39 AM
Recording Fee: $15.00
Office of REGISTER OF DEEDS, SPARTANBURG,
DOROTHY EARLE REGISTER OF DEEDS
BK:DEE 136-P PG:340-342

EXHIBIT B

Grantee Mailing address: 5 Scattbine Ct. Greer SC 29651
Tax Map #: 9-04-01-073.00

STATE OF SOUTH CAROLINA)

QUIT CLAIM
TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that **LEON HIX REAL ESTATE LLC** in consideration of **ONE DOLLAR AND QUIT CLAIM** the receipt of which is hereby acknowledged, has granted, bargained, sold, released and quit-claimed, and by these presents, does grant, bargain, sell and release and forever quit claims unto,

NICOLASA JARDON

ALL THAT PARCEL OR LOT OF LAND WITH IMPROVEMENTS THEREON IN THE CITY OF GREER, IN BEECH SPRINGS TOWNSHIP OF SPARTANBURG COUNTY, SOUTH CAROLINA, LOCATED ON THE SOUTH SIDE OF EAST POINSETT STREET, BEING SHOWN AS **0.20 ACRE** ON A PLAT OF PROPERTY MADE BY BLUE RIDGE SURVEYING, INC., DATED DECEMBER 9, 1996, FOR **WILENA B. MASON**, RECORDED IN **PLAT BOOK 144 AT PAGE 899**, ROD OFFICE FOR SPARTANBURG COUNTY. REFERENCE IS HEREBY MADE TO SAID PLAT FOR A MORE COMPLETE DESCRIPTION BY METES AND BOUNDS.

THIS BEING THE SAME PROPERTY AS CONVEYED UNTO LEON HIX REAL ESTATE LLC BY DEED OF LEON HIX RECORDED OCTOBER 30, 2017, IN THE ROD OFFICE FOR SPARTANBURG COUNTY IN DEED BOOK 117-N AT PAGE 415.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat(s) or on the premises.
Together with all and singular the rights, members, hereditament, 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) and the Grantee's(s') heirs or successors and assigns, forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantors(s') successors or assigns to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the Grantor's(s') Hand(s) and Seal(s) this 29 day of March 2022

LEON HIX REAL ESTATE LLC

Witness

Witness

BY: LEON HIX, MEMBER

State of South Carolina)

Acknowledgement

County of Greenville)

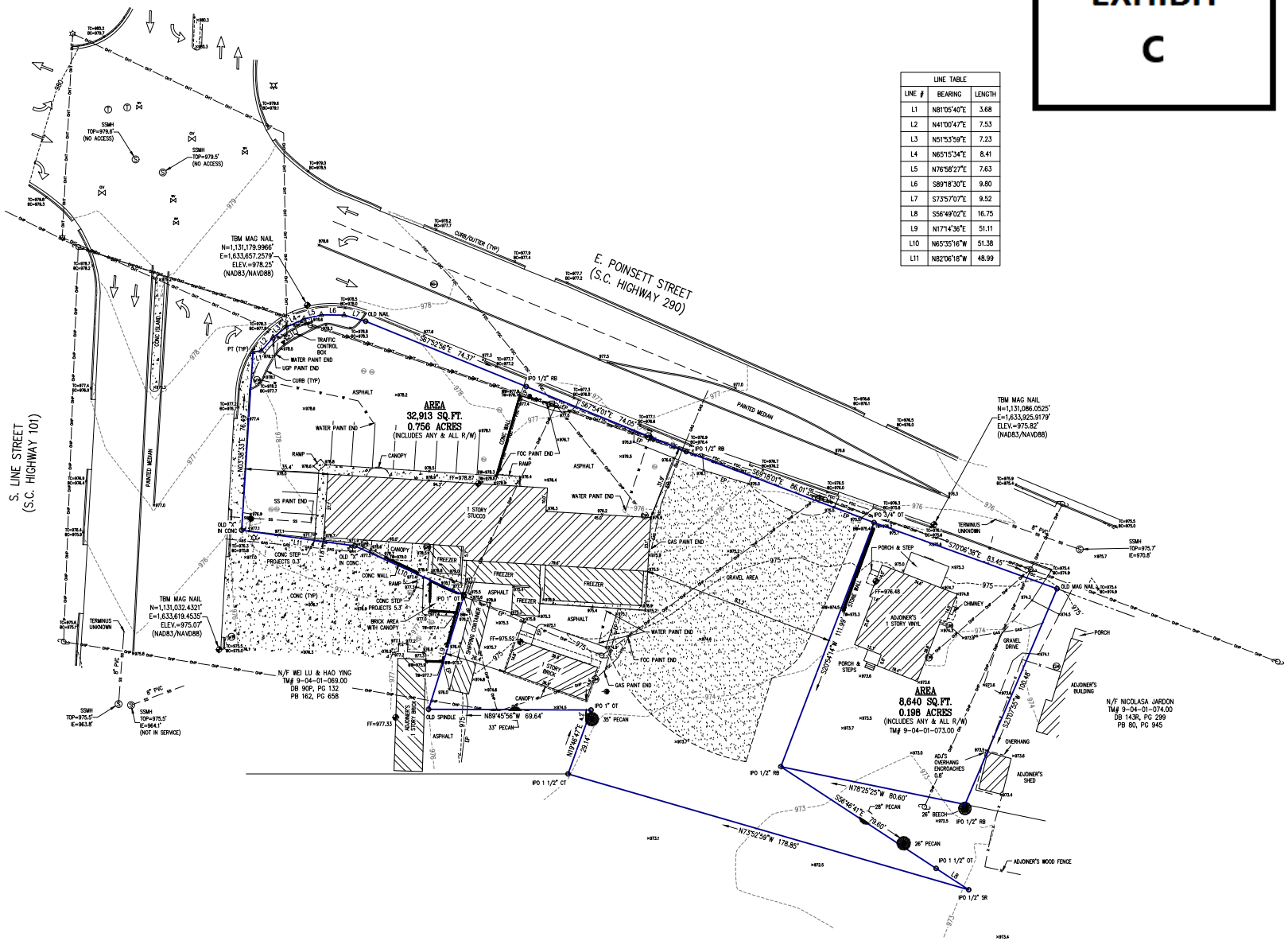
The undersigned Notary Public for the State of SC does hereby certify that Leon Hix - member of Leo Hix Real Estate LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 29 day of March 2022

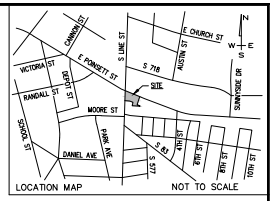
Notary Public for South Carolina
My Commission expires
AFFIX SEAL 4/17/2030

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. -- ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. -- THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

EXHIBIT C



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N81°05'40"E	3.68
L2	N41°00'47"E	7.53
L3	N51°53'59"E	7.23
L4	N65°15'34"E	8.41
L5	N76°58'27"E	7.63
L6	S89°18'30"E	9.80
L7	S73°57'07"E	9.52
L8	S56°49'02"E	16.75
L9	N17°14'36"E	51.11
L10	N65°35'16"W	51.38
L11	N82°06'18"W	48.99



LOCATION MAP NOT TO SCALE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REFERENCE:
DB 80V, PG 396
PB 172, PG 686

A. CLAY JONES, P.L.S.
S.C. REG. NO. 26210

SOUTH CAROLINA PROFESSIONAL SURVEYOR 26210 A. CLAY JONES

SITE DESIGN, INC. No. C00122 CERTIFICATE OF AUTHORIZATION

TOPO NOTES:
1. ELEVATIONS ARE BASED ON NAVD88 (SCVRS)
2. CONTOURS ARE SHOWN AT 1' INTERVALS

CAUTION

811 Know what's **below.** **Call** before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

BL	BUILDING LINE	CATV	CABLE TV PEDESTAL	TC/BC	TOP/BOTTOM CURB
CL	CENTERLINE	TEL	TELEPHONE PEDESTAL	TW/BW	TOP/BOTTOM WALL
CMP	CORRUGATED METAL PIPE		ELECTRIC METER	VCP	VITRIFIED CLAY PIPE
CT	CRIMP TOP	CB	CATCH BASIN		WATER METER
DE	DRAINAGE EASEMENT	DI	DROP INLET	WV	WATER VALVE
EP	EDGE OF PAVEMENT		ELEC TRANS	—CTV—	CABLE TV
IPO	IRON PIN OLD-O		ELEVATION	—X—	FENCE LINE
IPS	IRON PIN SET-●		FIRE HYDRANT	—FOC—	FIBER OPTIC CABLE
N&C	NAIL & CAP		GAS METER	—GAS—	GAS LINE
OT	OPEN TOP	GV	GAS VALVE	—OHP—	OVERHEAD POWER
RB	REBAR	LP	LIGHT POLE	—OHT—	OVERHEAD TELEPHONE
RCP	REINFORCED CONC PIPE	PP	POWER POLE	—SD—	STORM DRAIN
R/W	RIGHT OF WAY	GP	GUY ANCHOR	—SS—	SANITARY SEWER
SD	STORM DRAIN	SDMH	SD MANHOLE	—UGP—	UNDERGROUND POWER
SS	SANITARY SEWER	SSMH	SS MANHOLE	—UGT—	UNDERGROUND TEL
SSE	SS EASEMENT	TMH	TELEPHONE MANHOLE	—W—	WATER LINE
		CO	CLEAN OUT		

TOPOGRAPHIC SURVEY FOR

CARNICERIA EL TORITO

SPARTANBURG COUNTY SOUTH CAROLINA

SCALE	PROPERTY ADDRESS	TAX PIN
1"=20'	400 E. POINSETT STREET	9-04-01-070.00
DATE 6/29/23	20' 0 20' 40'	FIELD CREW MS/TH — DRAWN BY ZT

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

S230583

Greer
City of Greer, SC

ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 10.02.23

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 9-04-01-073.00

Property Address(s) 408 E Poinsett St

Acreage of Properties .20 acres County Spartanburg

Applicant Information

Name Catalina Mattox
Address 105 Shaw St
Greer SC 29651
Contact Number 864 313.6392
Email Cmattox@the-ifg.com

Property Owner Information
(If multiple owners, see back of sheet)

Name Nicolasa Jardon
Address 408 E Poinsett St
Greer SC 29609
Contact Number 864.313.6392
Email cmattox@the-ifg.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ____ No X

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Residential **to** Commercial.

Existing Use: Dwelling **Proposed Use:** Additional parking

Signature(s) [signature]

NICOLASA L. JARDON

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____ Case No. _____

Meeting Date _____

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, November 20, 2023

DOCKET:	RZ 23-11
APPLICANT:	Innovative Foodservice Group
PROPERTY LOCATION:	408 E. Poinsett St.
TAX MAP NUMBER:	9-04-01-073.00
EXISTING ZONING:	RM-1, Multi-Family Residential
REQUEST:	Rezone to C-2, Commercial District
SIZE:	0.198 Acres
COMPREHENSIVE PLAN:	Downtown Living

ANALYSIS: **RZ 23-11**

RZ 23-11 is a rezoning request for one parcel located at 408 E. Poinsett St. The request is to rezone the properties from RM-1, Multi-Family Residential to C-2, Commercial District. The purpose of the rezoning is to combine this parcel with the surrounding parcels to expand the grocery store.

Surrounding land uses and zoning include:

North:	C-2, Commercial District
East:	C-2, Commercial District
South:	RR- ROW, Railroad Right-of-Way
West:	C-2, Commercial District

Downtown Living encompasses the community's historic core. Development is characterized by a mix of civic, entertainment, cultural, mixed-use buildings, detached and attached single-family homes, and mid-sized multi-family and commercial development. Much of this development is sidewalk and street oriented for strolling and outdoor seating. This area is compact, walkable, and well-connected with a wide sidewalk network and it supports multimodal transportation.

- **Primary Uses:** Retail, entertainment, and office commercial; and upper story, townhome, multiplex, and multi-family residential; civic uses and spaces
- **Secondary Uses:** Institutional facilities, regional parks, hotels and short-term rentals

The request is compatible with surrounding land uses, and future land use designation; therefore, staff supports the request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Ms. Jones asked where the grocery store was located. Mr. Holland responded that it is across from the Hot Spot at the intersection of Line and Poinsett.

Mr. Costa once again stated that the purpose of the rezoning is to enlarge the existing store and parking lot to serve the Spanish Community.

ACTION – Mr. Lamb made a motion to approve the request. Mr. Booker seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Category Number:
Item Number: 3.

AGENDA
GREER CITY COUNCIL
3/26/2024

Second and Final Reading of Ordinance Number 12-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY WOOD MEMORIAL PARK LOCATED AT 863 GAP CREEK ROAD FROM SN (SUBURBAN NEIGHBORHOOD) TO CC (COMMERCIAL CORRIDOR) (Action Required)

ATTACHMENTS:

	Description	Upload Date	Type
	Ordinance Number 12-2024	3/13/2024	Ordinance
	Ord 12-2024 Exhibit A Map	3/13/2024	Exhibit
	Ord 12-2024 Exhibit B Title to Real Estate	3/13/2024	Exhibit
	Ord 12-2024 Exhibit C Survey	3/13/2024	Exhibit
	Ord 12-2024 Rezoning Application	3/13/2024	Backup Material
	Ord 12-2024 Planning Commission Minutes	3/13/2024	Backup Material

ORDINANCE NUMBER 12-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY WOOD MEMORIAL PARK LOCATED AT 863 GAP CREEK ROAD FROM SN (SUBURBAN NEIGHBORHOOD) TO CC (COMMERCIAL CORRIDOR)

The City Council of Greer makes the following findings:

This ordinance pertains to a portion of a certain property owned by Wood Memorial Park located at 863 Gap Creek Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-14-00-047.00 containing approximately 2.71 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on February 26, 2024.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to CC (Commercial Corridor).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of a portion of a property located at 863 Gap Creek Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-14-00-047.00 containing approximately 2.71 +/- acres attached hereto marked as Exhibit A shall be changed from SN (Suburban Neighborhood) to CC (Commercial Corridor).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

_____
Richard W. Danner, Mayor

ATTEST:

_____
Tammela Duncan, Municipal Clerk

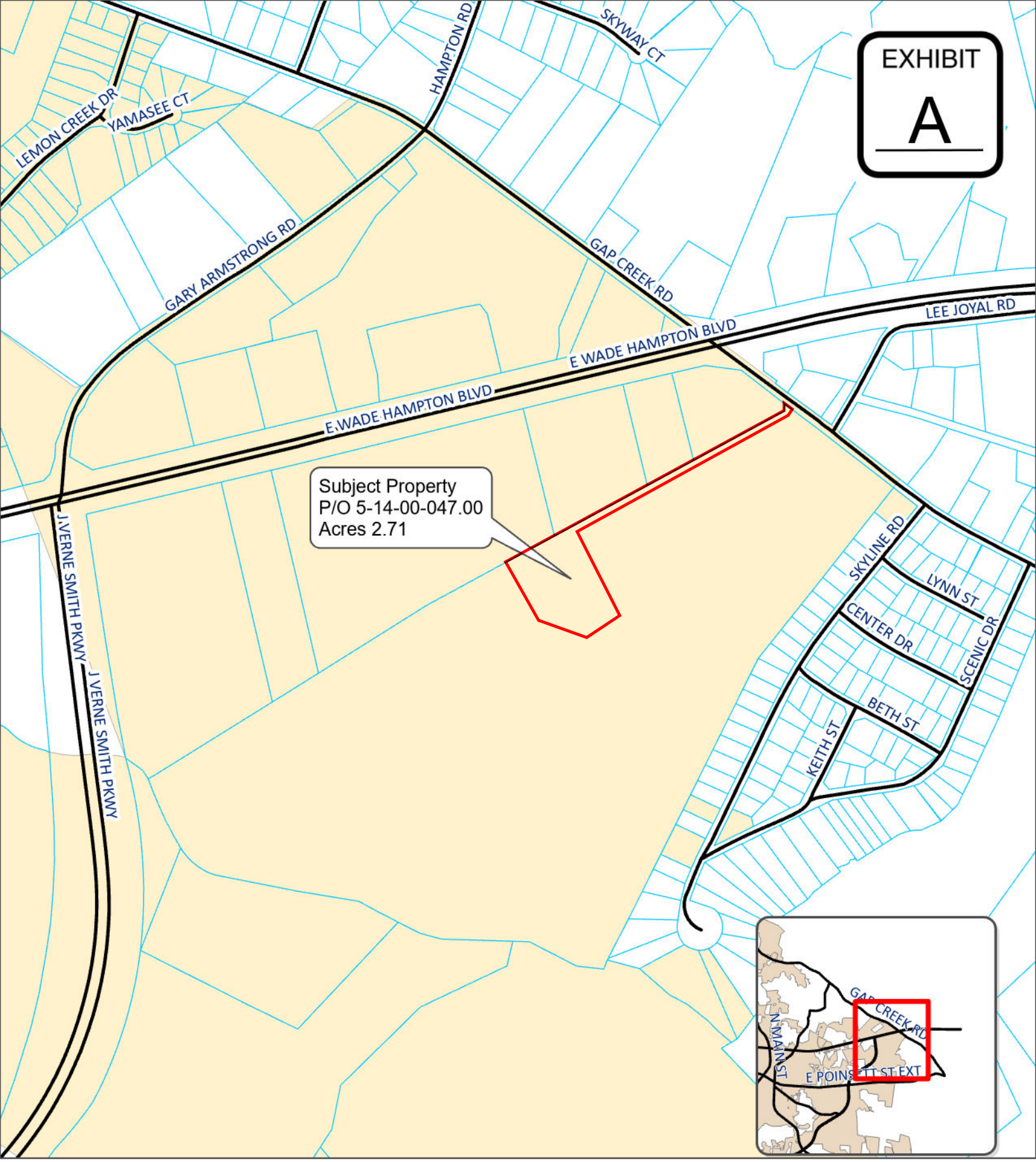
Introduced by: Councilman Jay Arrowood

First Reading: March 12, 2024

Second and
Final Reading: March 26, 2024

Approved as to Form:

_____
Daniel R. Hughes, City Attorney



Ordinance 12-2024

N

0 210 420 630 840 Feet

Streets

City Limits

Parcels

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Created 3/5/2024 by City of Greer GIS

EXHIBIT B

TITLE TO REAL ESTATE—Band & White, Printers, Spartanburg, S. C.—30040—2M—3-50

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

RECORDED

DULY ENTERED IN THIS OFFICE
Nov 1 1951
Harold Murph
COUNTY AUDITOR

Know all Men by these Presents, That I, S.C. Dickson,

in the State aforesaid, in consideration of the sum of Seventy-five Hundred ($7500.00) Dollars

to me in hand paid at and before the sealing of these presents by

The Wood Memorial Park, Inc.,

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said The Wood Memorial Park, Inc., its successors and assigns forever:

All that certain parcel or tract of land containing One Hundred and Three and one-fourth (103¼) Acres, more or less, situated on the West side of the Gap Creek Road, about 1½ miles Northward from Duncan, in Beech Springs Township, Spartanburg County, State of South Carolina, and having courses and distances according to a survey and plat thereof by J.H. Atkins, Surveyor, dated August 11-14, 1921, recorded in Plat Book 25, page 405, R.M.C. Office for Spartanburg County, as follows, to wit: Beginning at a stone on bank of Gap Creek Road, corner of Jas. Center land, and running thence along the line of the Center land, S. 39.00 W. 15.53 chains to stone; thence S. 26.07 W. 25.21 chains to stone on bank of South Tyger River; thence up said river as a line to stone on bank, corner of Dobson land; thence along the line of the Dobson land, N. 58.59 E. 23.22 chains to stone; thence N. 60.53 E. 29.60 chains to iron pin; thence S. 74.10 E. 3.00 chains to center of Gap Creek Road; thence along said road, S. 51.40 E. 7.06 chains to the beginning corner.

This is the same property conveyed to S.C. Dickson by deed of J.C. Groce, Trustee under the Will of Vera G. Cantrell, recorded in Deed Book 11-V, page 489, R.M.C. Office for Spartanburg County.

The Grantor is to pay the taxes for the year of 1951.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said

The Wood Memorial Park, Inc., and its successors

~~xxxxx~~ and Assigns forever

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said The Wood Memorial Park, Inc., its successors ~~Heirs~~ and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof

Witness my hand and seal this 2nd day of November in the year of our Lord One Thousand Nine Hundred and fifty-one and in the One Hundred and seventy-sixth year of the Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

H.D. Hawkins

Ansel M. Hawkins

S C Dickson (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of South Carolina
County of Spartanburg

Personally appeared before me Ansel M. Hawkins and made oath that he saw the within named S.C. Dickson

sign, seal and as his act and deed deliver the within written deed, and that he, with H.D. Hawkins witnessed the execution thereof

Sworn to before me this 2nd day of November, A. D. 195 1

H.D. Hawkins (SEAL)
Notary Public for S. C.

Ansel M. Hawkins

State of South Carolina
County of Spartanburg

RENUNCIATION OF DOWER

I, Ansel M. Hawkins, a Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Sallie Dickson wife of the within named S.C. Dickson did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named The Wood Memorial Park, Inc., its successors, ~~Heirs~~ and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 2nd day of November, A. D. 195 1

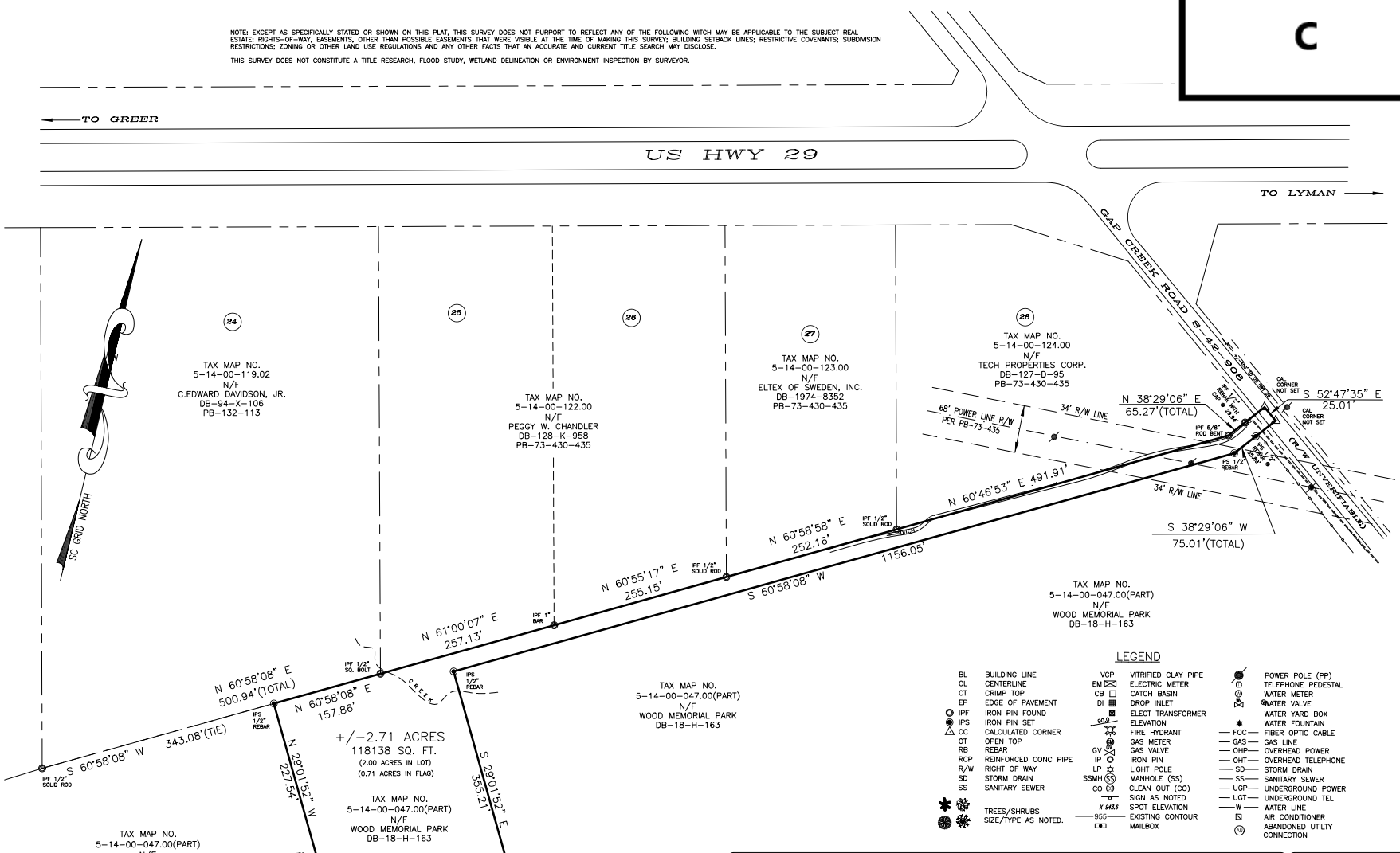
Ansel M. Hawkins (SEAL)
Notary Public for S. C.

Sallie Dickson

EXHIBIT C

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WITCH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENT INSPECTION BY SURVEYOR.



LEGEND

BL	BUILDING LINE	VCP	VITRIFIED CLAY PIPE		POWER POLE (PP)
CL	CENTERLINE	EM	ELECTRIC METER		TELEPHONE PEDESTAL
CT	CRIMP TOP	CB	CATCH BASIN		WATER METER
EP	EDGE OF PAVEMENT	DI	DROP INLET		WATER VALVE
IPF	IRON PIN FOUND		ELECT TRANSFORMER		WATER YARD BOX
IPS	IRON PIN SET	90.0	ELEVATION		WATER FOUNTAIN
CC	CALCULATED CORNER		FIRE HYDRANT	FOC	FIBER OPTIC CABLE
OT	OPEN TOP		GAS METER	GAS	GAS LINE
RB	REBAR	GV	GAS VALVE	OHP	OVERHEAD POWER
RCP	REINFORCED CONC PIPE	IP	IRON PIN	OHT	OVERHEAD TELEPHONE
R/W	RIGHT OF WAY	LP	LIGHT POLE	SD	STORM DRAIN
SD	STORM DRAIN	SSMH	MANHOLE (SS)	SS	SANITARY SEWER
SS	SANITARY SEWER	CO	CLEAN OUT (CO)	UGP	UNDERGROUND POWER
			SIGN AS NOTED	UGT	UNDERGROUND TEL
	TREES/SHRUBS	X 94.16	SPOT ELEVATION	W	WATER LINE
	SIZE/TYPE AS NOTED.	955	EXISTING CONTOUR		AIR CONDITIONER
			MAILBOX	ALU	ABANDONED UTILITY CONNECTION

PLAT OF A 2.71 ACRE TRACT CUT FROM TAX MAP NO 1-14-00-047.00, THIS SURVEY WAS REQUESTED BY:

WOOD MORTUARY, INC.

TAX MAP	CITY OF GREER	SPARTANBURG COUNTY	SOUTH CAROLINA
1-14-00-047.00(PART)			

SCALE: 1" = 100'

SOUTH CAROLINA LICENSED LAND SURVEYOR NO. 13853 PROFESSIONAL ARNOLD DELL MURPHEY

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

BLUE RIDGE LAND SURVEYING, LLC.
P.O. BOX 267
GREER, S.C. 29652
(864) 879-2554
ARNOLD DELL MURPHEY, S.C.P.L.S. NO 13853

THIS PROPERTY N/A A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. NO. N/A

BOOK	DWG/FLD. WK.
DC	ADM/MBJ

PROJECT: 22003-WOOD MEMORIAL

DATE: JAN 14, 2022

SOUTH CAROLINA BLUE RIDGE LAND SURVEYING LLC NO. C00984 CERTIFICATE OF AUTHORIZATION

NOTES:
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ORDINANCES, RIGHTS-OF-WAY, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY.
2. ALL IPF/IPS ARE NO. 4 REBAR UNLESS OTHERWISE NOTED.

BLUE RIDGE LAND SURVEYING, LLC.

Greer
City of Greer, SC

ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 1.18.24

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 5-14-00-047.00

Property Address(s) 863 GAP CREEK ROAD

Acreage of Properties 103 County SPARTANBURG

Applicant Information

Name GABE WATERS (AGENT)
Address 135 S. MAIN ST
GREENVILLE SC 29601
Contact Number 864.444.5006
Email gabe@hzosdevelopment.com

Property Owner Information
(If multiple owners, see back of sheet)

Name WOOD MEMORIAL PARK
Address 800 W. POINSETT ST
GREER SC 29651
Contact Number 864.877.3351
Email 128jones@bellsouth.net

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ____ No X

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from RESIDENTIAL to CORRIDOR COMMERCIAL.

Existing Use: CEMETARY Proposed Use: CREMATORY

Signature(s) _____

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____ Case No. _____

Meeting Date _____

See Reverse

Complete the section below if multiple property owners

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name GARY C. WATERS (AGENT)
Address 135 S. MAIN ST
Contact Number 864.444.5005
Signature _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, February 26, 2024

DOCKET:	RZ 24-01
APPLICANT:	Wood Memorial Park
PROPERTY LOCATION:	863 Gap Creek Rd
TAX MAP NUMBER:	P/O 5-14-00-047.00
EXISTING ZONING:	SN, Suburban Neighborhood
REQUEST:	Rezone to CC, Commercial Corridor
SIZE:	2.71 acres
COMPREHENSIVE PLAN:	Traditional Neighborhood

ANALYSIS: **RZ 24-01**

RZ 24-01 is a rezoning request for a portion of the parcel located at 863 Gap Creek Road. The request is to rezone the property from Suburban Neighborhood to Corridor Commercial. The intent of the rezoning is to allow for a crematorium.

Surrounding land uses and zoning include:

North:	Unzoned Spartanburg County – Commercial & Residential
East:	Unzoned Spartanburg County - Residential
South:	Manufacturing and Logistics - Industrial
West:	Commercial Corridor–vacant

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, fourplexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- Primary Uses: Single-family attached and detached residential, multiplexes, townhomes, parks
- Secondary Uses: Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses; therefore, staff supports the request. The parcel is flanked to the east by heavy commercial uses with a large buffer and to the west by the existing cemetery.

STAFF RECOMMENDATION: Approval

PLANNING COMISSION RECOMMENDATION: Approval

ACTION – Mr. Lamb made a motion to approve the request. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Category Number:
Item Number: 4.

AGENDA
GREER CITY COUNCIL
3/26/2024

Second and Final Reading of Ordinance Number 14-2024

Summary:

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, TAX-EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO EXCEED THE CITY'S CONSTITUTIONAL DEBT LIMITATION AS THAT LIMIT MAY CHANGE FROM TIME TO TIME, TO PROVIDE FOR THE FUNDING OF VARIOUS CAPITAL PROJECTS AS PART OF AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; AUTHORIZING THE CITY ADMINISTRATOR TO PRESCRIBE THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS OF THE BONDS; PROVIDING FOR BORROWING IN ANTICIPATION OF THE ISSUANCE OF THE BONDS; PROVIDING FOR THE DISPOSITION OF PROPERTY RELATED TO THE BONDS; PROVIDING AUTHORITY FOR THE CITY TO REIMBURSE ITSELF FOR EXPENDITURES PRIOR TO BORROWING; PROVIDING FOR THE CREATION AND/OR UTILIZATION OF ONE OR MORE ENTITIES TO FACILITATE AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; PROVIDING FOR OTHER RELATED MATTERS. (Action Required)

ATTACHMENTS:

	Description	Upload Date	Type
	Ordinance Number 14-2024	3/13/2024	Ordinance

CITY OF GREER, SOUTH CAROLINA

ORDINANCE NO. 14-2024

PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, TAX-EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO EXCEED THE CITY'S CONSTITUTIONAL DEBT LIMITATION AS THAT LIMIT MAY CHANGE FROM TIME TO TIME, TO PROVIDE FOR THE FUNDING OF VARIOUS CAPITAL PROJECTS AS PART OF AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; AUTHORIZING THE CITY ADMINISTRATOR TO PRESCRIBE THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS OF THE BONDS; PROVIDING FOR BORROWING IN ANTICIPATION OF THE ISSUANCE OF THE BONDS; PROVIDING FOR THE DISPOSITION OF PROPERTY RELATED TO THE BONDS; PROVIDING AUTHORITY FOR THE CITY TO REIMBURSE ITSELF FOR EXPENDITURES PRIOR TO BORROWING; PROVIDING FOR THE CREATION AND/OR UTILIZATION OF ONE OR MORE ENTITIES TO FACILITATE AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; PROVIDING FOR OTHER RELATED MATTERS.

ADOPTED: MARCH 26, 2024

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AN ORDINANCE

PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES, TAX-EXEMPT OR TAXABLE, IN AN AMOUNT NOT TO EXCEED THE CITY'S CONSTITUTIONAL DEBT LIMITATION AS THAT LIMIT MAY CHANGE FROM TIME TO TIME, TO PROVIDE FOR THE FUNDING OF VARIOUS CAPITAL PROJECTS AS PART OF AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; AUTHORIZING THE CITY ADMINISTRATOR TO PRESCRIBE THE FORM AND DETAILS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS OF THE BONDS; PROVIDING FOR BORROWING IN ANTICIPATION OF THE ISSUANCE OF THE BONDS; PROVIDING FOR THE DISPOSITION OF PROPERTY RELATED TO THE BONDS; PROVIDING AUTHORITY FOR THE CITY TO REIMBURSE ITSELF FOR EXPENDITURES PRIOR TO BORROWING; PROVIDING FOR THE CREATION AND/OR UTILIZATION OF ONE OR MORE ENTITIES TO FACILITATE AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT; PROVIDING FOR OTHER RELATED MATTERS.

THE CITY OF GREER, SOUTH CAROLINA, CITY COUNCIL ORDAINS:

SECTION 1. ***Findings.*** The City Council ("Council") of the City of Greer, South Carolina ("City"), finds and determines:

(a) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended ("Constitution"), provides that each city may incur general obligation bonded indebtedness on such terms and conditions as the General Assembly may prescribe by general law subject to the following limitations: (i) such debt must be incurred only for a purpose which is a public purpose and a corporate purpose, and (ii) unless excepted therefrom, such debt may be issued in an amount not exceeding eight percent of the assessed value of all taxable property of that city ("Bonded Debt Limit").

(b) Pursuant to Title 5, Chapter 21 ("Municipal Bond Act"), Code of Laws of South Carolina, 1976, as amended ("Code"), the city council of any city of the State may issue general obligation bonds for any corporate purpose of that city up to any amount not exceeding that city's Bonded Debt Limit.

(c) The Municipal Bond Act provides that as a condition precedent to the issuance of bonds an election be held and result favorably thereto. Chapter 27, Title 11 of the Code ("Article X Enabling Act"), provides that if an election be prescribed by the provisions of the Municipal Bond Act, but is not required by the provisions of Article X of the Constitution, then in every such instance, no election need be held (notwithstanding the requirement therefor) and the remaining provisions of the Municipal Bond Act shall constitute a full and complete authorization to issue bonds in accordance with such remaining provisions.

(d) The City has acquired real property, or determined to acquire real property in all counties in which the City has municipal limits (now and in the future) and to design, construct, install, renovate, furnish, equip, and make various improvements to real property, and, in some cases, acquiring real property and/or interests in real property, for those items listed in Exhibit A hereto (by whatever classification designated in Exhibit A hereto, for purposes of this Ordinance, collectively, "Projects") to be used by the City on real property owned, or to be acquired, by the City, and the City has determined that it may form and use one or more entities, on the behalf and for the benefit of the City, to accomplish the purposes of this Ordinance (collectively, "Entity"),

including the issuance of bonds and the execution and delivery of various documents to effect, as and to the extent necessary or prudent, the transfer of real property interests in the Projects to, or from (or both), the City, the Entity, and other related matters, all intended to accomplish an installment purchase-type arrangement; and

(e) The assessed valuation of all property in the City as of June 30, 2023, for purposes of computation of the Bonded Debt Limit, is not less than $211,861,060. Eight percent of this assessed valuation is $16,948,885 ("City's Bonded Debt Limit"). As of the enactment of this Ordinance, the City has outstanding no more than $6,973,000 of general obligation indebtedness subject to the City's Bonded Debt Limit. As of the adoption of this Ordinance, the difference between the City's Bonded Debt Limit and the principal amount of the outstanding general obligation indebtedness subject to the City's Bonded Debt Limit is the amount of general obligation indebtedness which the City may incur without a referendum, which is no less than: $9,975,885.

(f) The Council has found it is in the best interest of the City for the Council to provide for the issuance of one or more general obligation bonds of the City, pursuant to the provisions of the Constitution and laws of the State of South Carolina in the aggregate principal amount not to exceed the City's Bonded Debt Limit for the purpose of: (i) funding the Projects, including by refunding any existing indebtedness related to the Projects; (ii) funding the acquisition of an interest in the Projects, if held by the Entity; (iii) providing for capitalized interest, if any, on the Bonds or BANs; (iv) defraying additional costs of the Projects; and (v) paying the costs of issuance related to the Bonds or BANs (as described in Section 16, below).

SECTION 2. ***Authorization and Details of Bonds and the Projects.*** Pursuant to the Constitution and laws of the State of South Carolina, the City is authorized to issue not exceeding the City's Bonded Debt Limit in general obligation bonds of the City to be designated "General Obligation Bonds of the City of Greer, South Carolina" ("Bonds") for the purposes set forth in Section 1, herein. The Bonds also may be issued in one or more series, taxable or tax-exempt, from time to time as may be determined in the manner provided below with such further designation of each series to identify the year in which such bonds are issued.

The Bonds may be issued as fully registered bonds; dated the date of their delivery or such other date as may be selected by the City Administrator; may be in such denominations as the City Administrator determines not exceeding the principal amount of the Bonds maturing in each year; shall be numbered from R-1 upward; shall bear interest, if any, from their date as may be determined by the City Administrator; and shall mature as determined by the City Administrator.

SECTION 3. ***Delegation of Certain Details of the Bonds to the City Administrator.*** The Council expressly delegates to the City Administrator determinations regarding the Bonds as are necessary or appropriate, including the form of the Bonds (or BANs), whether to issue taxable or tax-exempt bonds, whether the Bonds will be held under a book-entry only system, and whether to issue bonds as provided by any, if any, state or federal economic recovery or "stimulus" laws. The City Administrator is further directed to consult with King Kozlarek Law Root LLC, the City's bond counsel, in making any such decisions.

SECTION 4. ***Registrar/Paying Agent.*** Both the principal installments of and interest on the Bonds shall be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts. The Municipal Clerk or a qualified financial institution shall serve as the Registrar/Paying Agent for the Bonds ("Registrar/Paying Agent") and shall fulfill all functions of the Registrar/Paying Agent enumerated herein.

SECTION 5. ***Registration and Transfer.*** The City shall cause books ("registry books") to be kept at the offices of the Registrar/Paying Agent, for the registration and transfer of the Bonds. Upon presentation at its office for such purpose, the Registrar/Paying Agent shall register or transfer, or cause to be registered or transferred, on such registry books, the Bonds under such reasonable regulations as the Registrar/Paying Agent may prescribe.

The Bonds shall be transferable only upon the registry books of the City, which shall be kept for such purpose at the principal office of the Registrar/Paying Agent, by the registered owner thereof in person or by his duly authorized attorney upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar/Paying Agent, duly executed by the registered owner or his duly authorized attorney. Upon the transfer of the Bonds, the Registrar/Paying Agent on behalf of the City shall issue in the name of the transferee new fully registered Bonds, of the same aggregate principal amount, interest rate and maturity as the surrendered Bonds. Any Bond surrendered in exchange for a new registered Bond pursuant to this Section shall be canceled by the Registrar/Paying Agent.

The City and the Registrar/Paying Agent may deem or treat the person in whose name the fully registered Bonds shall be registered upon the registry books as the absolute owner of such Bonds, whether such Bonds shall be overdue or not, for the purpose of receiving payment of the principal of and interest on such Bonds and for all other purposes, and all such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bonds to the extent of the sum or sums so paid, and neither the City nor the Registrar/Paying Agent shall be affected by any notice to the contrary. In all cases in which the privilege of transferring the Bonds is exercised, the City shall execute, and the Registrar/Paying Agent shall authenticate and deliver the Bonds in accordance with the provisions of this Ordinance. Neither the City nor the Registrar/Paying Agent shall be obliged to make any such transfer of the Bonds during the period beginning on the Record Date (as defined in Section 6 hereof) and ending on an interest payment date.

SECTION 6. ***Record Date.*** The City establishes a record date ("Record Date") for the payment of interest or for the giving of notice of any proposed redemption of the Bonds, and such Record Date shall be the 15th day of the calendar month next preceding an interest payment date on the Bonds or, in the case of any proposed redemption of the Bonds, such Record Date shall not be more than 15 days prior to the mailing of notice of redemption of the Bonds.

SECTION 7. ***Lost, Stolen, Destroyed or Defaced Bonds.*** In case the Bonds shall at any time become mutilated in whole or in part, or be lost, stolen or destroyed, or be so defaced as to impair the value thereof to the owner, the City shall execute and the Registrar/Paying Agent shall authenticate and deliver at the principal office of the Registrar/Paying Agent, or send by registered mail to the owner thereof at his request, risk and expense, a new Bond of the same interest rate and maturity and of like tenor and effect in exchange or substitution for and upon the surrender for cancellation of such defaced, mutilated or partly destroyed Bond, or in lieu of or in substitution for such lost, stolen or destroyed Bond. In any such event the applicant for the issuance of a substitute Bond shall furnish the City and the Registrar/Paying Agent evidence or proof satisfactory to the City and the Registrar/Paying Agent of the loss, destruction, mutilation, defacement or theft of the original Bond, and of the ownership thereof, and also such security and indemnity in such amount as may be required by the laws of the State of South Carolina or such greater amount as may be required by the City and the Registrar/Paying Agent. Any duplicate Bond issued under the provisions of this Section in exchange and substitution for any defaced, mutilated or partly destroyed Bond or in substitution for any allegedly lost, stolen, or wholly destroyed Bond shall be entitled to the identical benefits under this Ordinance as was the original Bond in lieu of which such duplicate Bond is issued.

All expenses necessary for the providing of any duplicate Bond shall be borne by the applicant therefor.

SECTION 8. ***Book-Entry Only System.***

(a) Notwithstanding anything to the contrary herein, if and for so long as any Bonds are being held under a book-entry system of a securities depository, transfers of beneficial ownership of the Bonds will be effected pursuant to rules and procedures established by such securities depository. The initial securities depository for the Bonds will be The Depository Trust Company ("DTC"), New York, New York. DTC and any successor

securities depositories are hereinafter referred to as the "Securities Depository." The Bonds shall be registered in the name of Cede & Co., as the Securities Depository nominee for the Bonds. Cede & Co. and successor Securities Depository nominees are hereinafter referred to as the "Securities Depository Nominee."

(b) As long as a book-entry system is in effect for any Bonds, the Securities Depository Nominee will be recognized as the holder of the Bonds for the purposes of (i) paying the principal, interest and premium, if any, on such Bonds, (ii) if the Bonds are to be redeemed in part, selecting the portions of such Bonds to be redeemed, (iii) giving any notice permitted or required to be given to bondholders under this ordinance, (iv) registering the transfer of the Bonds, and (v) requesting any consent or other action to be taken by the holder of such Bonds, and for all other purposes whatsoever, and the City shall not be affected by any notice to the contrary.

(c) The City shall not have any responsibility or obligation to any participant, any beneficial owner or any other person claiming a beneficial ownership in the Bonds which are registered to a Securities Depository Nominee under or through the Securities Depository with respect to any action taken by the Securities Depository as holder of the Bonds.

(d) The City shall pay all principal, interest and premium, if any, on the Bonds issued under a book-entry system, only to the Securities Depository or the Securities Depository Nominee, as the case may be, for such Bonds, and all such payments shall be valid and effectual to fully satisfy and discharge the obligations with respect to the principal of and premium, if any, and interest on such Bonds.

(e) In the event that the City determines that it is in the best interest of the City to discontinue the book-entry system of transfer for the Bonds, or that the interests of the beneficial owners of the Bonds may be adversely affected if the book-entry system is continued, then the City shall notify the Securities Depository of such determination. In such event, the City shall appoint a Registrar/Paying Agent which shall authenticate, register, and deliver physical certificates for the Bonds in exchange for the Bonds registered in the name of the Securities Depository Nominee.

(f) In the event that the Securities Depository for the Bonds discontinues providing its services, the City shall either engage the services of another Securities Depository or arrange with a Registrar/Paying Agent for the delivery of physical certificates in the manner described in (e) above.

(g) In connection with any notice or other communication to be provided to the holder of the Bonds by the City or by the Registrar/Paying Agent with respect to any consent or other action to be taken by the holder of the Bonds, the City or the Registrar/Paying Agent, as the case may be, shall establish a record date for such consent or other action and give the Securities Depository Nominee notice of such record date not less than 15 days in advance of such record date to the extent possible.

SECTION 9. ***Execution of Bonds.*** The Bonds shall be executed in the City's name with the manual or electronic signature of the Mayor and attested by the manual or electronic signature of the Municipal Clerk under a facsimile of the seal of the City which shall be impressed, imprinted, or reproduced thereon. The Bonds shall not be valid or become obligatory for any purpose unless there shall have been endorsed thereon a certificate of authentication. The Bonds shall bear a certificate of authentication manually executed by the Registrar/Paying Agent in substantially the form set forth herein.

SECTION 10. ***Form of Bond.*** The Bonds shall be in the form as determined by the City Administrator pursuant to Section 3 herein.

SECTION 11. ***Security for Bond.*** The full faith, credit and taxing power of the City are irrevocably pledged for the payment of the principal and interest of the Bonds as they respectively mature and to create a sinking fund to aid in the retirement and payment thereof. There shall be levied and collected annually upon all

taxable property in the City an *ad valorem* tax, without limitation as to rate or amount, sufficient for such purposes.

SECTION 12. ***Exemption from Taxation.*** Both the principal of and interest on the Bonds shall be exempt, in accordance with the provisions of Section 12-2-50 of the Code, from all State, county, municipal, school district and all other taxes or assessments, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate and transfer taxes, but the interest thereon may be includable in certain franchise fees or taxes.

SECTION 13. ***Sale of Bond, Form of Notice of Sale.*** The Bonds may be sold at a public or private sale, as authorized by Section 11-27-40(4) of the Code, as the City Administrator may determine, using a Notice of Sale, Notice of Private Sale, or other similar Notice, as the City Administrator may determine.

SECTION 14. ***Deposit and Application of Proceeds.*** It is expected that proceeds of the Bonds will be fully drawn at Closing. The proceeds of the Bonds or of BANs (authorized under Section 16 of this Ordinance), when drawn, will be deposited in a bond account fund for the City and shall be expended and made use of as follows:

(a) any accrued interest, if any, shall be applied to the payment of the first installment of interest to become due on the Bonds or BANs; and

(b) the remaining proceeds shall be expended and made use of to defray the cost of issuing the Bonds or BANs and to defray the costs of the Projects. Pending the use of such proceeds, the same shall be invested and reinvested in such investments as are permitted under State law. Earnings on such investments shall be applied either to defray the costs of the Projects or, if not so required, to pay principal on the Bonds.

SECTION 15. ***Defeasance.***

(a) If a series of bonds issued pursuant to this Ordinance shall have been paid and discharged, then the obligations of the Ordinance hereunder, and all other rights granted thereby shall cease and determine with respect to such series of bonds. A series of bonds shall be deemed to have been paid and discharged within the meaning of this Section under any of the following circumstances:

(i) If the Registrar/Paying Agent (or, if the City is the Registrar/Paying Agent, a bank or other institution serving in a fiduciary capacity) ("Escrow Agent") shall hold, at the stated maturities of the bonds, in trust and irrevocably appropriated thereto, moneys for the full payment thereof; or

(ii) If default in the payment of the principal of such series of bonds or the interest thereon shall have occurred, and thereafter tender of payment shall have been made, and the Escrow Agent shall hold, in trust and irrevocably appropriated thereto, sufficient moneys for the payment thereof to the date of the tender of payment; or

(iii) If the City shall have deposited with the Escrow Agent, in an irrevocable trust, either moneys in an amount which shall be sufficient, or direct general obligations of the United States of America, which are not subject to redemption by the issuer prior to the date of maturity thereof, as the case may be, the principal of and interest on which, when due, and without reinvestment thereof, will provide moneys, which, together with the moneys, if any, deposited with the Escrow Agent at the same time, shall be sufficient to pay, when due, the principal, interest, and redemption premium or premiums, if any, due and to become due on such series of bonds and prior to the maturity date or dates of such series of bonds, or, if the City shall elect to redeem such series of bonds prior to their stated maturities, and shall have irrevocably bound and obligated itself to give notice of redemption thereof in the manner provided in the form of the bonds, on and prior to the redemption date or dates of such series of bonds, as the case may

be; or

(iv) If there shall have been deposited with the Escrow Agent either moneys in an amount which shall be sufficient, or direct general obligations of the United States of America the principal of and interest on which, when due, will provide moneys which, together with the moneys, if any, deposited with the Escrow Agent at the same time, shall be sufficient to pay, when due, the principal and interest due and to become due on such series of bonds on the maturity thereof.

(b) In addition to the above requirements of paragraph (a), in order for this Ordinance to be discharged with respect to a series of bonds, all other fees, expenses and charges of the Escrow Agent have been paid in full at that time.

(c) Notwithstanding the satisfaction and discharge of this Ordinance with respect to a series of bonds, the Escrow Agent shall continue to be obligated to hold in trust any moneys or investments then held by the Escrow Agent for the payment of the principal of, premium, if any, and interest on, such series of bonds, to pay to the owners of such series of bonds the funds so held by the Escrow Agent as and when payment becomes due.

(d) Any release under this Section shall be without prejudice to the rights of the Escrow Agent to be paid reasonable compensation for all services rendered under this Ordinance and all reasonable expenses, charges, and other disbursements and those of their respective attorneys, agents, and employees, incurred on and about the performance of the powers and duties under this Ordinance.

(e) Any moneys which at any time shall be deposited with the Escrow Agent by or on behalf of the City for the purpose of paying and discharging any bonds shall be and are assigned, transferred, and set over to the Escrow Agent in trust for the respective holders of such bonds, and the moneys shall be and are irrevocably appropriated to the payment and discharge thereof. If, through lapse of time or otherwise, the holders of such bonds shall no longer be entitled to enforce payment of their obligations, then, in that event, it shall be the duty of the Escrow Agent to transfer the funds to the City.

(f) In the event any bonds are not to be redeemed within the 60 days next succeeding the date the deposit required by Section 15(a)(iii) or (iv) is made, the City shall give the Escrow Agent irrevocable instructions to mail, as soon as practicable by registered or certified mail, a notice to the owners of the bonds at the addresses shown on the registry books that (i) the deposit required by subparagraph (a)(iii) or (a)(iv) of this Section 15 has been made with the Escrow Agent, (ii) the bonds are deemed to have been paid in accordance with this Section and stating the maturity or redemption dates upon which moneys are to be available for the payment of the principal of, and premium, if any, and interest on, the bonds, and (iii) stating whether the City has irrevocably waived any rights to redeem the bonds, or any of them, prior to the maturity or redemption dates set forth in the preceding clause (ii).

(g) The City covenants and agrees that any moneys which it shall deposit with the Escrow Agent shall be deemed to be deposited in accordance with, and subject to, the applicable provisions of this Section, and whenever it shall have elected to redeem bonds, it will irrevocably bind and obligate itself to give notice of redemption thereof, and will further authorize and empower the Escrow Agent to cause notice of redemption to be given in its name and on its behalf.

SECTION 16. ***Authority to Issue Bond Anticipation Notes ("BANs").*** If the City Administrator should determine that issuance of BANs pursuant to Chapter 17 of Title 11 of the Code ("BAN Act") rather than the Bonds would result in savings in interest cost under prevailing market conditions or for other reasons would be in the best interest of the City, the City Administrator is further requested and authorized to effect the issuance of one or more series of BANs pursuant to the BAN Act. If BANs are issued and if, upon the

maturity thereof, the City Administrator should determine that further issuance of BANs rather than the Bonds would result in savings in interest cost under then prevailing market conditions or for other reasons would be in the City's best interest, the City Administrator is requested to continue the issuance of BANs until the City Administrator determines to issue the Bonds on the basis as aforesaid, and the Bond is issued.

SECTION 17. ***Details of Bond Anticipation Notes.*** Subject to changes in terms required for any particular issue of BANs, the BANs shall be subject to the following particulars:

(a) The BANs shall be dated and bear interest from the date of delivery thereof or, if the BAN is issued on a draw-down basis, from the date of each such advance, payable upon the stated maturity thereof, at the rate negotiated by the City Administrator and shall mature on such date, not to exceed one year from the issue date thereof, as shall be determined by the City Administrator.

(b) The BANs shall be numbered from one upwards for each issue and may be in such denominations as the City Administrator determines and as requested by the purchaser thereof. The BANs shall be payable, both as to principal and interest, in legal tender upon maturity, at the principal office of a bank designated by the City or, at the option of the City, designated by the purchaser of the BAN.

The BANs also may be issued as one or more fully registered "draw-down" style instruments in an aggregate face amount not exceeding the maximum amount permitted hereunder, to a lending institution under terms which permit the balance due under such note or notes to vary according to the actual cash needs of the City, as shall be determined by the City Administrator. In such event, the City may draw upon such note or notes as it needs funds so long as the maximum outstanding balance due under such note or notes does not exceed the aggregate face amount thereof.

(c) The City Administrator is authorized to negotiate or to arrange for a sale of the BANs and to determine the rate of interest to be borne thereby.

(d) The BANs shall be in the form as determined by the City Administrator pursuant to Section 3 herein.

(e) The BANs shall be issued in fully registered or bearer certificated form or a book-entry-only form as specified by the City, or at the option of the City, by the purchaser thereof; provided that once issued, the BANs of any particular issue shall not be reissued in any other form and no exchange shall be made from one form to the other.

(f) In the event any BAN is mutilated, lost, stolen or destroyed, the City may execute a new BAN of like date and denomination as that mutilated, lost, stolen or destroyed; provided that, in the case of any mutilated BAN, such mutilated BAN shall first be surrendered to the City, and in the case of any lost, stolen or destroyed BAN, there shall be first furnished to the City evidence of such loss, theft or destruction satisfactory to the City, together with indemnity satisfactory to it; provided that, in the case of a holder which is a bank or insurance company, the agreement of such bank or insurance company to indemnify shall be sufficient. In the event any such BAN shall have matured, instead of issuing a duplicate BAN, the City may pay the same without surrender thereof. The City may charge the holder of such BAN with its reasonable fees and expenses in this connection.

(g) Any BAN issued in fully registered form shall be transferable only upon the books of registry of the City, which shall be kept for that purpose at the office of the City as note registrar (or its duly authorized designee), by the registered owner thereof or by his attorney, duly authorized in writing, upon surrender thereof, together with a written instrument of transfer satisfactory to the City as note registrar, duly executed by the registered owner or his duly authorized attorney. Upon the transfer of any BAN, the City shall issue, subject to the provisions of paragraph (h) below, in the name of the transferee, a new BAN or BANs of the same aggregate principal amount as the unpaid principal amount of the surrendered BAN. Any holder of a BAN in fully registered form requesting any transfer shall pay any tax or other governmental charge required to be paid with

respect thereto. As to any BAN in fully registered form, the person in whose name the same shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal and interest of any BAN in fully registered form shall be made only to or upon the order of the registered holder thereof, or his duly authorized attorney, and the City shall not be affected by any notice to the contrary, but such registration may be changed as herein provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such BAN to the extent of the sum or sums so paid.

(h) BANs issued in fully registered form, upon surrender thereof at the office of the City (or at such office as may be designated by its designee) as note registrar, with a written instrument of transfer satisfactory to the City, duly executed by the holder of the BAN or his duly authorized attorney, may, at the option of the holder of the BAN, and upon payment by such holder of any charges which the City may make as provided in paragraph (i), be exchanged for a principal amount of BANs in fully registered form of any other authorized denomination equal to the unpaid principal amount of surrendered BANs.

(i) In all cases in which the privilege of exchanging or transferring BANs in fully registered form is exercised, the City shall execute and deliver BANs in accordance with the provisions of such Ordinance. All BANs in fully registered form surrendered in any such exchanges or transfers shall forthwith be canceled by the City. There shall be no charge to the holder of such BAN for such exchange or transfer of BANs in fully registered form except that the City may make a charge sufficient to reimburse it for any tax or other governmental charge required to be paid with respect to such exchange or transfer.

SECTION 18. ***Security for Bond Anticipation Notes.*** For the payment of the principal of and interest on the BANs as the same shall fall due, so much of the principal proceeds of the Bond when issued shall and is directed to be applied, to the extent necessary, to the payment of the BANs; and, further, the City covenants and agrees to effect the issuance of sufficient BANs or bonds in order that the proceeds thereof will be sufficient to provide for the retirement of any BANs issued pursuant hereto.

SECTION 19. ***Tax and Securities Laws Covenants.*** To the extent the City determines to issue tax-exempt bonds, with respect to those bonds:

(a) The City covenants that no use of the proceeds of the sale of the Bond or BANs authorized hereunder shall be made which, if such use had been reasonably expected on the date of issue of such Bond or BANs would have caused the Bond or BANs to be "arbitrage bonds," as defined in the Internal Revenue Code of 1986, as amended, and to that end the City shall comply with all applicable regulations of the Treasury Department previously promulgated under Section 103 of the Internal Revenue Code of 1954, as amended, and any regulations promulgated under the Code so long as the Bond or BANs are outstanding.

(b) The City further covenants to take all action necessary, including the payment of any rebate amount, to comply with Section 148(f) of the Code and any regulations promulgated thereunder.

(c) The City covenants to file Internal Revenue Service ("IRS") form 8038, if the Code so requires, at the time and in the place required therefore under the Code.

(d) The City may reimburse itself for any expenditures under IRS regulations according as previously described in Resolution Number 8-2023, adopted by Council, as the governing body of the City, on June 27, 2023.

SECTION 20. ***Building Purchase/Sale and Appropriation of Funds.*** The Council authorizes the Mayor, Municipal Clerk, City Administrator, and other City Officials to negotiate in good faith to purchase, sell and develop the real property on which the Projects are to be located, take all steps reasonably necessary and proper to purchase, sell and develop the Projects. Further, the City Administrator (and his designated appointees) is authorized and directed, in the name of and on behalf of the City, to take whatever further actions

and execute whatever further documents, including purchase-sale agreements, option contracts, deeds or other similar agreements, as the City Administrator (and his designated appointees) deems to be reasonably necessary and prudent to effect the intent of this Ordinance, and assist in purchasing, selling and developing the Projects.

SECTION 21. ***Authorization for City Officials to Execute Documents.*** The Council authorizes the Mayor, Municipal Clerk, City Administrator, and other City Officials to execute and consent to such documents and instruments, including, as and if applicable, a bond purchase agreement and/or applicable general certificate(s), a base lease, a purchase and use agreement, continuing disclosure certificate/agreement, and further including, *e.g.*, purchase-sale agreements, option contracts, or other similar agreements, as may be necessary to effect the intent of this Ordinance, the issuance of the Bonds, and any documents related to the transfer to, or acquisition from (or both), the Projects.

SECTION 22. ***Consent to Action by Third Parties.*** The Council authorizes the creation and/or utilization of the Entity and the undertakings by the Entity regarding the Projects and the issuance by the Entity of revenue bonds, including the form of those revenue bonds. Further, the Council acknowledges that the initial board of directors of the Entity is anticipated to have no more than five members. The Council consents to and approves the issuance, sale, execution, and delivery of bonds, by the Entity, in one or more series and/or sub-series of taxable or tax-exempt obligations, in an amount or amounts to be set pursuant to a resolution to be adopted by the board of directors of the Entity to provide for the payment of the costs of the Projects and the costs of issuance and all expenses in connection therewith. The Council also agrees to accept the Projects at such time as the bonds issued by the Entity are retired. The Entity is not authorized to move forward with consummation of the installment purchase-type arrangement unless and until the Council approves a resolution in the substantially final form attached to this Ordinance as Exhibit B. The Council authorizes the Mayor, Municipal Clerk, City Administrator, and other City Officials take all steps reasonably necessary and proper to effect the intent of this Section 22.

SECTION 23. ***Publication of Notice of Adoption of Ordinance pursuant to Section 11-27-40, paragraph 8, of the Code.*** Pursuant to the provisions of Section 11-27-40 of the Code, the City Administrator, at his option, is authorized to arrange to publish a notice of adoption of this Ordinance.

SECTION 24. ***Retention of Bond Counsel and Other Suppliers.*** The Council authorizes the City Administrator to retain the law firm of King Kozlarek Root Law LLC, as bond counsel.

The Council further authorizes the City Administrator to enter into other contractual arrangements with printers and the suppliers of other goods and services necessary to the sale, execution, and delivery of the Bond as is necessary and desirable. The City Administrator is authorized to make these arrangements without regard to further restrictions under the City's procurement process, based on the advice of bond counsel.

SECTION 25. ***General Repealer.*** All ordinances, rules, regulations, resolutions, and parts thereof, procedural, or otherwise, in conflict herewith or the proceedings authorizing the issuance of the Bond are, to the extent of such conflict, repealed and this Ordinance shall take effect and be in full force from and after its enactment.

[ONE SIGNATURE PAGE AND THREE EXHIBITS FOLLOW]
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CITY OF GREER, SOUTH CAROLINA

_____
Richard W. Danner, Mayor

[SEAL]
ATTEST:

_____
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: March 12, 2024
Second Reading / Final Approval: March 26, 2024

APPROVED AS TO FORM:

_____
Michael E. Kozlarek, Esq.
King Kozlarek Root Law LLC

EXHIBIT A
LISTS OF PROJECTS

The following sites and projects are subject to the Base Lease and the Purchase and Use Agreement, each as described in the Resolution adopted by The Greer Trust on March 19, 2024, subject to adjustment, as provided in the Base Lease, Purchase and Use Agreement, or Trust Agreement (as described in the Resolution adopted by The Greer Trust on March 19, 2024), by the Chair/President of the Entity, if any, in consultation with the City Administrator, but with the present intention that these Projects be ordered in the following groups.

Initial Bond Issue

Public Safety Training Facilities	$17,000,000

Subsequent Bond Issue(s)

Sports and Event Center	$47,000,000†
Fire Station	$10,000,000
Parking Garage	$14,000,000

LIST OF ANCILLARY PROJECTS

The following sites and projects, which are exempt from the Trust Estate, and which are subject to adjustment, as provided in the Base Lease, Purchase and Use Agreement, or Trust Agreement, by the Chair/President of the Entity, if any, in consultation with the City Administrator, but with the present intention that these Ancillary Projects be ordered in the following groups.

Initial Bond Issue

Sports and Event Center	$13,000,000†

Subsequent Bond Issue(s)

None

ADDITIONAL PROJECTS

The Chair/President of the Entity, if any, in consultation with the City Administrator, may amend, in any respect, the list of Projects and/or Ancillary Projects to include and/or substitute one or more of the following projects and may otherwise amend the list of Projects and/or Ancillary Projects as and if provided in the Base Lease, Purchase and Use Agreement, or Trust Agreement, which Additional Projects, if any, may or may be not be exempt from the Trust Estate depending on whether such Additional Projects are designed as Projects or Ancillary Projects.

Initial Bond Issue

None

Subsequent Bond Issue(s)

None

†The City contemplates the portion of the Sports and Event Center being financed as part of the initial bond issue will be an Ancillary Project, but that initial portion along with the remainder of the Sports and Event Center being financed as part of one or more subsequent bond issues will be, in total, a "Project" for purposes of treatment under a subsequent base lease, purchase and use agreement, and trust agreement.

EXHIBIT B
FORM OF APPROVING RESOLUTION

A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA CONFIRMING ITS PARTICIPATION IN AN INSTALLMENT PURCHASE-TYPE ARRANGEMENT AND PLAN OF FINANCE RELATING TO VARIOUS CAPITAL PROJECTS IN THE CITY; AND OTHER RELATED MATTERS.

WHEREAS, the City Council ("Council") of the City of Greer, South Carolina ("City") previously enacted Ordinance No. []-2024, on March 26, 2024 ("Ordinance");

WHEREAS, pursuant to the Ordinance, the City authorized the issuance of general obligation bonds in support of, and provided its consent to, an installment purchase-type arrangement for various capital projects in the City;

WHEREAS, The Greer Trust, a South Carolina nonprofit corporation ("Corporation") was previously formed solely for the purpose of supporting the governmental mission and certain activities of the City of Greer, South Carolina ("City");

WHEREAS, the City understands the Corporation desires to assist the City by designing, constructing, installing, renovating, furnishing, equipping, and making various improvements to real property and, in some cases, acquiring real property and/or interests in real property (i) for the items listed as "Projects" in Exhibit A hereto (collectively, "Projects") to be used by the City on real property owned, or to be acquired, by the City ("City Real Property," and, with the Projects, collectively, "Facilities"), (ii) for the items listed as "Ancillary Projects" in Exhibit A hereto, which are certain additional facilities to be used by the City, on real property owned, or to be acquired, by the City, which are exempt from the Trust Estate (as described in the Trust Agreement ("Trust Agreement"), as described in the Resolution adopted by the Corporation on March 19, 2024 ("Resolution") and certain aspects of the Purchase and Use Agreement (as described in the Resolution) (collectively, "Ancillary Projects"), and (iii) such "Additional Projects," if any, as may be listed in Exhibit A hereto, which projects may or may not be exempt from the Trust Estate and certain aspects of the Purchase and Use Agreement depending on whether such Additional Projects, if any, are designated as "Projects" or "Ancillary Projects," as defined above (collectively, "Additional Projects");

WHEREAS, to provide funds for the payment of the costs of the Projects, the Ancillary Projects, and any, if any, Additional Projects, the City understands the Corporation intends to issue taxable or tax-exempt Installment Purchase Revenue Bonds (City Improvement Projects) in one or more series, with such series and subseries designation as may be appropriate (collectively, "Bonds") under and by the terms of one or more trust agreements (each, a "Trust Agreement") by and between the Corporation and [], as initial trustee (as such trustee may be separate and distinct for each series and/or subseries of Bonds, collectively, "Trustee");

WHEREAS, to effectuate the financing of the Projects, the Ancillary Projects, and any, if any, Additional Projects, the City and the Corporation desire to enter into (i) one or more base lease and conveyance agreement(s) or other similar agreement(s) (each, a "Base Lease"), pursuant to which the City will lease to the Corporation the City Real Property and convey to the Corporation any existing facilities, as may be described in the Base Lease, and (ii) one or more installment purchase and use agreement(s) or other similar agreement(s) (each, a "Purchase and Use Agreement") pursuant to which the City understands the Corporation will make certain improvements and renovations on the City Real Property in the form of the Projects, the Ancillary Projects, and any, if any, Additional Projects, and the City would then purchase from the Corporation the Facilities and will be entitled to occupy the Projects pending completion of the payment therefor; and

WHEREAS, the Base Lease, the Purchase and Use Agreement, and the Trust Agreement are, collectively, "Financing Documents";

WHEREAS, the City desires to adopt this Resolution approving the Base Lease, the Purchase and Use Agreement, and consenting to the Trust Agreement and the sale, issuance, and delivery of the Bonds, pursuant to United States federal law and regulation and the provisions of the Constitution and laws of the State of South Carolina and to satisfy the requirements of Section 22 of the Ordinance;

NOW, THEREFORE, the Council resolves:

ARTICLE I
AUTHORIZATION OF AND CONSENT TO FINANCING DOCUMENTS

SECTION 1.01. ***Base Lease and Purchase and Use Agreement***. The City is authorized to enter Financing Documents with the Corporation to effect the Transaction and the sale, issuance, and delivery of the Bonds. The Mayor, and the City Administrator, and designees, are each authorized to negotiate and approve the form, terms, and provisions of the Financing Documents on behalf of the City and the Mayor and Municipal Clerk are authorized to execute the Financing Documents on behalf of the City and deliver the same to the Corporation.

SECTION 1.02. ***Consent to Trust Agreement***. The Council consents to the Corporation's execution of a Trust Agreement pursuant to which the Corporation will issue the Bonds to effect the Transaction.

SECTION 2.01. ***Official Statement.*** The City acknowledges and consents to the Corporation's preparation, distribution, and use offering documents (including any amendments or supplements as may be requested, collectively, "Official Statement") prepared in conjunction with the issuance of the Bonds, which may include certain information and data relating to the City, in connection with the offer and sale of the Bonds. After the acceptance of an offer to purchase the Bonds, the City acknowledges and consents to the Corporation's preparation, distribution, and use of a final Official Statement. The Mayor, the City Administrator, and their designees, are each authorized to deem "final" the preliminary Official Statement, and any amendments or supplements, for purposes of S.E.C. Rule 15c2-12. The City approves and consents to the execution and delivery by the Corporation and the Mayor and the City Administrator, or either of them acting alone, of a final Official Statement.

SECTION 2.02. ***Bond Sale.*** The City acknowledges that the Corporation may engage appropriate professionals to assist the Corporation in arranging for the sale, issuance, placement, and distribution of the Bonds and consents to the Corporation's engagement of those professionals and the execution of documents necessary or desirable to effect the sale, issuance, placement, and distribution, of the Bonds.

SECTION 2.03. ***Use of Bond Proceeds***. The City acknowledges that the proceeds of the Bonds, net of original issue discount and premium, and underwriter's discount as provided in any bond purchase agreement, or other similar agreement, between the Corporation and the underwriter/placement agent for the Bonds, shall be applied, as provided in the Trust Agreement, to (i) provide the amounts necessary for the Corporation to lease the City Real Property from the City, (ii) pay the costs of the Facilities, the Ancillary Projects, and any, if any, Additional Projects (including any capitalized interest with respect thereto), (iii) provide for reserve funds, if any, to further secure the Bonds, which provision may be made by surety bond or other financial guaranty, (iv) pay the premium of a municipal bond insurance policy, if any, issued in connection with the Bonds, and (v) pay costs of issuance of the Bonds. The Projects, the Ancillary Projects, and any, if any, Additional Projects. shall be listed generally in the Official Statement prepared in conjunction with the issuance of the Bonds. The City authorizes each of the Mayor and the City Administrator, and designees, to work with the Corporation to determine and fix any details of the Bonds and the Projects, Ancillary Projects, and any, if any, Additional

Projects, as may be necessary or desirable to effect the Transaction and the sale, issuance, and delivery of the Bonds.

ARTICLE III
GENERAL AUTHORIZATION

SECTION 3.01. General Authorization. The Mayor, the City Administrator, and the Municipal Clerk, and their designees, are each authorized to execute and deliver whatever documents and take whatever actions are necessary or desirable to effect the Transaction, and the intent of this Resolution.

SECTION 3.02. Financing Terms and Professionals. The City consents to the retention by the Corporation of King Kozlarek Root Law LLC, as bond counsel, disclosure, special tax, and issuer's counsel, and waives any conflict with that firm serving in these roles while still serving as the City's bond and economic development counsel, in connection with the issuance and sale of the Bonds. The City Administrator, and designees, are authorized to hire other professionals, including other financial professionals and legal counsel, as may be necessary or prudent to facilitate the Transaction, and the sale, issuance, and delivery of the Bonds, and the execution and delivery of the Financing Documents.

SECTION 3.03. Effective Date. This Resolution is immediately effective and no further authorization is required to execute and deliver all documents necessary or desirable to effect the Transaction and the sale, issuance, and delivery of the Bonds. This Resolution satisfies the requirements of Section 22 of the Ordinance. This Resolution shall be construed liberally to effect the Council's intent.

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Adopted: March 26, 2024.

CITY OF GREER, SOUTH CAROLINA

_____
Richard W. Danner, Mayor

[SEAL]
ATTEST:

_____
Tammela Duncan, Municipal Clerk

EXHIBIT A
LIST OF PROJECTS

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Initial Bond Issue

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Subsequent Bond Issue(s)

Sports and Event Center	$47,000,000†
Fire Station	$10,000,000
Parking Garage	$14,000,000

LIST OF ANCILLARY PROJECTS

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Sports and Event Center	$13,000,000†

Subsequent Bond Issue(s)

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ADDITIONAL PROJECTS

The Chair/President of the Entity, if any, in consultation with the City Administrator, may amend, in any respect, the list of Projects and/or Ancillary Projects to include and/or substitute one or more of the following projects and may otherwise amend the list of Projects and/or Ancillary Projects as and if provided in the Base Lease, Purchase and Use Agreement, or Trust Agreement, which Additional Projects, if any, may or may be not be exempt from the Trust Estate depending on whether such Additional Projects are designed as Projects or Ancillary Projects.

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Subsequent Bond Issue(s)

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†The City contemplates the portion of the Sports and Event Center being financed as part of the initial bond issue will be an Ancillary Project, but that initial portion along with the remainder of the Sports and Event Center being financed as part of one or more subsequent bond issues will be, in total, a "Project" for purposes of treatment under a subsequent base lease, purchase and use agreement, and trust agreement.

Category Number:
Item Number: 1.

AGENDA
GREER CITY COUNCIL
3/26/2024

First Reading of Ordinance Number 15-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY BRIAN FOWLER, GREG TAYLOR AND ETC CUSTODIAN FBO GREGORY TAYLOR IRA LOCATED ON NORTH MAIN STREET AND WILDWOOD DRIVE FROM DRD (DESIGN REVIEW DISTRICT) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Executive Summary:

Ordinance 15-2024 is a rezoning request for three parcels located at the intersection of N Main St and Wildwood Dr. (G016000100700, G016000100800, G016000100900). The request is to rezone the parcels from DRD, Design Review District to TN, Traditional Neighborhood. The intent of the rezoning is to build one detached single-family unit on each lot. The Planning Commission conducted a public hearing on March 18, 2024 for the rezoning and recommended approval.
Claire Byers, Planner

ATTACHMENTS:

	Description	Upload Date	Type
	Ordinance Number 15-2024	3/20/2024	Ordinance
	Ord 15-2024 Exhibit A Map	3/20/2024	Exhibit
	Ord 15-2024 Exhibit B Title to Real Estate	3/20/2024	Exhibit
	Ord 15-2024 Exhibit C Survey	3/20/2024	Exhibit
	Ord 15-2024 Rezoning Application	3/20/2024	Backup Material
	Ord 15-2024 Planning Commission Minutes	3/20/2024	Backup Material

ORDINANCE NUMBER 15-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY BRIAN FOWLER, GREG TAYLOR AND ETC CUSTODIAN FBO GREGORY TAYLOR IRA LOCATED ON NORTH MAIN STREET AND WILDWOOD DRIVE FROM DRD (DESIGN REVIEW DISTRICT) TO TN (TRADITIONAL NEIGHBORHOOD)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Brian Fowler, Greg Taylor and ETC Custodian FBO Gregory Taylor IRA located on North Main Street and Wildwood Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G016000100700, G016000100800 and G016000100900 containing approximately 0.81 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on March 18, 2024.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to TN (Traditional Neighborhood).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of properties located on North Main Street and Wildwood Drive more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G016000100700, G016000100800 and G016000100900 containing approximately 0.81 +/- acres attached hereto marked as Exhibit A shall be changed from DRD (Design Review District) to TN (Traditional Neighborhood).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

_____
Richard W. Danner, Mayor

ATTEST:

_____
Tammela Duncan, Municipal Clerk

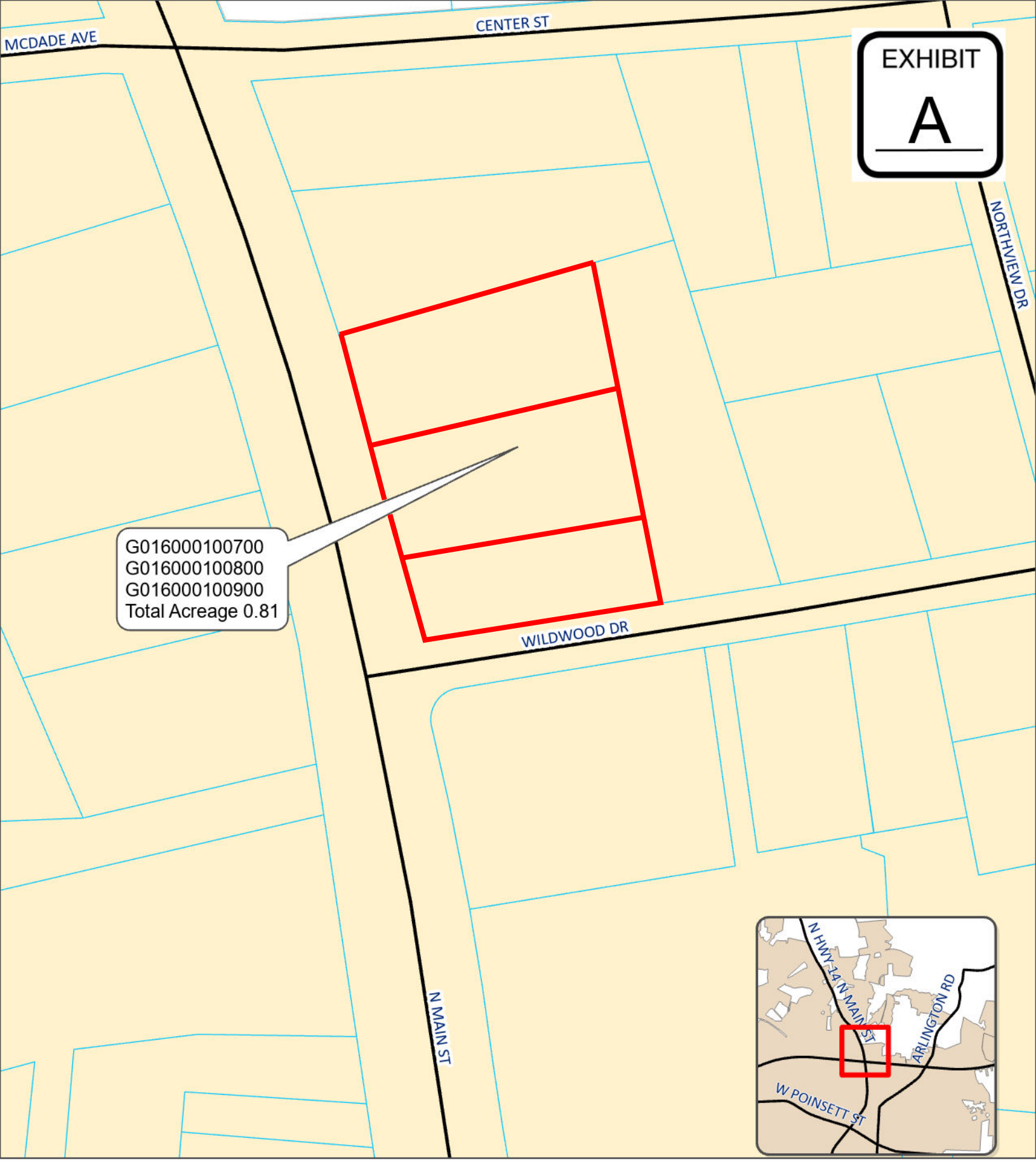
Introduced by:

First Reading: March 26, 2024

Second and
Final Reading: April 9, 2024

Approved as to Form:

_____
Daniel R. Hughes, City Attorney



Ordinance 15-2024

N

0 25 50 75 100 Feet

Streets

City Limits

Parcels

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Created 3/18/2024 by City of Greer GIS

EXHIBIT

B

202112

DEED Book: DE 2644 Page: 1604 - 1606
December 21, 2021 10:24:22 AM Cons: $260,000.00
Rec: $15.00 Cnty Tax: $286.00 State Tax: $676.00
E-FILED IN GREENVILLE COUNTY, SC

Hammond Law, LLC
410 E. Butler Road, Suite E
Mauldin, SC 29662
864-373-9154

State of South Carolina

Title to Real Estate

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, THAT John R. Stewart, Jr (the "Grantor") in consideration of the sum of **TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($260,000.00)** to me in hand paid at and before the sealing of these presents by **Brian K. Fowler (50% Undivided Interest), Gregory S. Taylor (25% Undivided Interest), and ETC Custodian FBO Gregory Taylor IRA (25% Undivided Interest) (the "Grantee"),** the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said **Brian K. Fowler (50% Undivided Interest), Gregory S. Taylor (25% Undivided Interest), and ETC Custodian FBO Gregory Taylor IRA (25% Undivided Interest), subject to the below stated Exceptions, their successors and assigns,** the following described real estate, to wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property.

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, just north from the corporate limits of the City of Greer, lying in the eastern side of the Mosteller Road or North Main Street, being shown and designated as Lot No. 34 on Plat of property prepared.by H.S. Brockman, Surveyor, dated June 24, 1941 and being one of the lots conveyed to me by deed from Nancy W. Finley and Ellen W. Crain during the year 1941, thence with the dividing line of lots 34 and 35 S 74-29 W 253.5 feet to beginning corner. Tax Map No.: G016.00-01-009.00

AND

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina just north from the corporate limits of the City of Greer, lying in the intersection of the North Main Street and Wilson Avenue and being shown and designated as Lot No. 32 on Plat of Property of Nancy W. Finley and Ellen W. Crain said plat prepared by H. S. Brockman, Surveyor, June 24, 1941 and having the following courses and distances, to wit:

BEGINNING on an iron pin, joint corner, of Lots 32 and 33 and runs thence with the dividing line of Lots 32 and 33 N 81-06 E 245.4 feet to an iron pin, joint corner of Lots 30, 31, 32 and 33; thence with the dividing line of Lots 30 and 32 S 17-12 E 60 feet to in iron pin on the northern bank of Wilson Avenue; thence with

the northern side of Wilson Avenue S 81-06 W 250 feet to an iron pin in the intersecting corner of Wilson Avenue and North Main Street, thence wit the eastern side of North Main Street N 11-50 W 60 feet to .beginning corner. Tax Map No.: G616.00-01-007.00

AND

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, East on Mostella Road and north of the new Super Highway No. 29 and shown as Lot No. 33 on a plat of property of Nancy W. Finley and Ellen W. Crain, prepared by H.S. Brockman, Surveyor, June 24, 1941 and shown as follows:

BEGINNING at a stake on North Main Street and running thence N 78-06 E 236.6 feet to a stake on line of Lot No. 37; thence S 17-12 E 86 feet to a stake, corner of Lot No 32; thence with the Lot No. 32 line S 81-06-W 245.4 feet to a stake on North Main Street, thence with North Main Street (the same Mostella Road) N 12-19 W 72.3 feet to the BEGINNING. Tax Map No.: G016.00-01-008.00

This being the same property conveyed to John R. Stewart, Jr by deed from John R. Stewart, Jr., Trustee of Trust Created Under the Last Will and Testament of John R. Stewart dated August 1, 2000 dated 09/10/2013 and recorded with Greenville County Recording Office on 09/13/2013 in Book 2431, Page 2956.

Greenville County Tax Map # G0160001008.00, G016000100900, and G016000100700

Grantee's Mailing Address: 207 River Falls Drive, Duncan, SC 29334

Property Address: 712 North Main Street, Greer, SC 29651

TOGETHER with, subject to the above Exceptions, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular, the said Premises before mentioned unto the said **Grantee, and Grantee's heirs, successors and assigns** forever.

AND Grantor does hereby bind **Grantor and Grantor's Heirs, Successors, Assigns, Executors and/or Administrators**, as applicable, to warrant and forever defend, all and singular, the said Premises, subject to the above Exceptions, unto the said **Grantee, and Grantee's heirs, successors and/or assigns** against **Grantor** and **Grantor's Heirs, Successors, Assigns, Executors and/or Administrators**, as applicable, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our hands and seals this 20th day of December, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Witness

Witness

John R. Stewart, Jr (SEAL)

State of South Carolina
County of Greenville

The foregoing instrument was acknowledged before me this 20th day of December, 2021 by John R. Stewart, Jr.

Notary Public for SC
My Commission Expires: 9-28-31

ROBERT BLAKE COOPER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 09-28-31

EXHIBIT C

BOUNDARY LINE
BUILDING
BACK OF CURB
CENTER LINE
CONCRETE
DASH
ELECTRIC
EDGE OF PAVEMENT
FENCE
GRAVEL
R-O-W
SETBACK
SEWER
STREAM
TS
UTILITY
TREES – EVERGREEN
TREES – HARDWOOD

LEGEND:

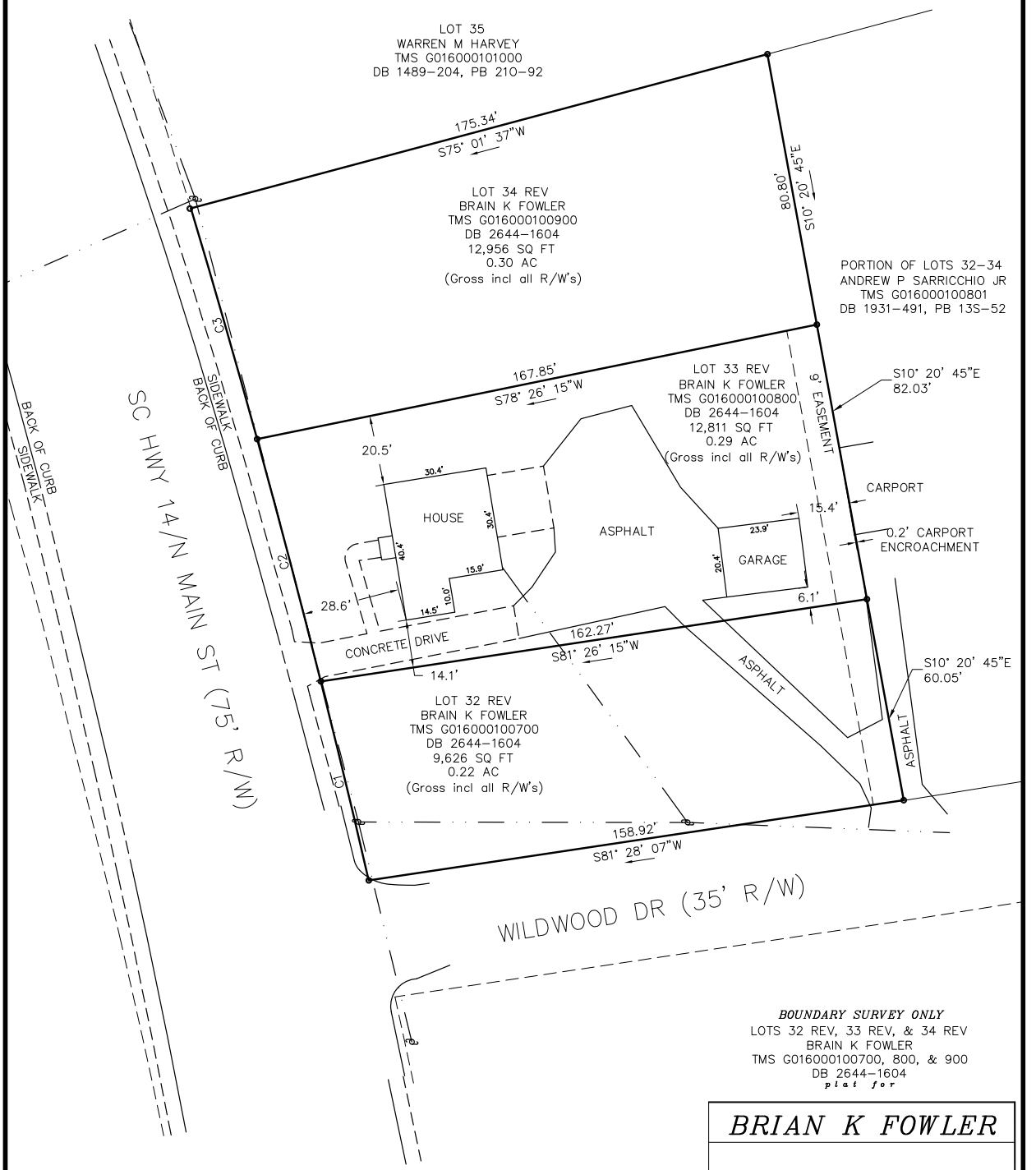
WM	WATER VALVE, METER
X	FENCE
UP	POWER POLE
MH	SANITARY SEWER MANHOLE
RBS	REBAR SET (1/2")
RBF/IPF	REBAR/IRON PIN FOUND
OE	OVERHEAD ELECTRIC LINE
LP	LIGHT POLE

EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.

_____
SC Professional Land Surveyor
Todd B Beam
PLS # 29506

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	60.16	3220.17	N13° 32' 00"W	60.16
C2	73.63	3220.17	N14° 43' 25"W	73.63
C3	70.57	3220.17	N16° 00' 23"W	943.41

location map n-t-s



BOUNDARY SURVEY ONLY
LOTS 32 REV, 33 REV, & 34 REV
BRAIN K FOWLER
TMS G016000100700, 800, & 900
DB 2644-1604
plat for

BRIAN K FOWLER

GREENVILLE COUNTY	*SOUTH CAROLINA*
CITY OF GREER	*APRIL 13, 2022*
SCALE 1" = 30'	*JOB 17-FOWLER GREER*

BEAM SURVEYING LLC
Registered Land Surveyors
PO BOX 981
Clemson, SC 29633
Phone 864-490-4610
SURVEYING – GPS CONTROL – PLANNING

SOUTH CAROLINA
BEAM SURVEYING LLC
No 5925
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL LAND SURVEYOR
29506
TODD B. BEAM

I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein. This house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

_____ Todd B Beam SC PLS 29506

Greer
City of Greer, SC

ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 2-2-2024

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G016.00-01-009.00 G016.00-01-008.00, G016.00-01-007.00

Property Address(s) 712 N. MAIN ST GREER

Acreage of Properties 0.77 ACRES County GREENVILLE,

Applicant Information

Name Greg Taylor
Address 207 RIVER FALLS DR
DUNCAN, SC 29334
Contact Number 864-616-7200
Email ~~[illegible]~~
greg@4SELLUPSTATE.COM

Property Owner Information
(If multiple owners, see back of sheet)

Name Greg Taylor
Address 207 River Falls DR
DUNCAN, SC 29334
Contact Number 864-616-7200
Email ~~[illegible]~~
greg@4SELLUPSTATE.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ____ No X

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned

from DRD to TRADITIONAL NEIGHBORHOOD

Existing Use: TOWNHOUSES Proposed Use: Single family homes.

Signature(s) [signature]

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____ Case No. _____

Meeting Date _____

See Reverse

Complete the section below if multiple property owners

Name BRIAN FOWLER
Address 5 REDGOLD CT, GREER
Contact Number 864-449-5324
Signature

Name
Address
Contact Number
Signature

Name
Address
Contact Number
Signature

Name
Address
Contact Number
Signature

Name
Address
Contact Number
Signature

Name
Address
Contact Number
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Name
Address
Contact Number
Signature

Name
Address
Contact Number
Signature

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, March 18, 2024

DOCKET:	RZ 24-02
APPLICANT:	Greg Taylor
PROPERTY LOCATION:	712 Main Street
TAX MAP NUMBER:	G016000100800; G016000100700; G016000100900
EXISTING ZONING:	DRD, Design Review District
REQUEST:	Rezone to Traditional Neighborhood (TN)
SIZE:	0.81 acres
COMPREHENSIVE PLAN:	Traditional Neighborhood

ANALYSIS: **RZ 24-02**

RZ 24-02 is a rezoning request for three parcels located at 712 Main Street. The request is to rezone the properties from Design Review District to Traditional Neighborhood. The intent of the rezoning is to build one detached single-family unit on each lot.

Surrounding land uses and zoning include:

North:	Medium Density Residential - Residential
East:	Medium Density Residential - Residential
South:	Commercial Corridor – Medical office
West:	Suburban Neighborhood - Residential

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, fourplexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- Primary Uses: Single-family attached and detached residential, multiplexes, townhomes, parks
- Secondary Uses: Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses; therefore, staff supports the request. The parcels are bordered on three sides by existing residential and rezoning will allow for compatible development of the lots.

STAFF RECOMMENDATION: Approval

ACTION – Mr. Acierno made a motion to approve the request. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Category Number:
Item Number: 2.

AGENDA
GREER CITY COUNCIL
3/26/2024

First Reading of Ordinance Number 16-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CLAUDIA C. JARAMILLO AND ANDRES RAMIREZ LOCATED AT 107 MIMOSA DRIVE FROM MD (MEDIUM DENSITY RESIDENTIAL) TO OP (OFFICE PROFESSIONAL) (Action Required)

Executive Summary:

Ordinance 16-2024 is a rezoning request for one parcel located at 107 Mimosa Dr. The request is to rezone the parcel from MD, Medium Density Residential to OP, Office Professional. The intent of the rezoning is to open a family counseling office. The Planning Commission conducted a public hearing on March 18, 2024 for the rezoning and recommended approval.
Claire Byers, Planner

ATTACHMENTS:

	Description	Upload Date	Type
	Ordinance Number 16-2024	3/20/2024	Ordinance
	Ord 16-2024 Exhibit A Map	3/20/2024	Exhibit
	Ord 16-2024 Exhibit B General Warranty Deed	3/20/2024	Exhibit
	Ord 16-2024 Exhibit C Survey	3/20/2024	Exhibit
	Ord 16-2024 Rezoning Application	3/20/2024	Backup Material
	Ord 16-2024 Planning Commission Minutes	3/20/2024	Backup Material

ORDINANCE NUMBER 16-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CLAUDIA C. JARAMILLO AND ANDRES RAMIREZ LOCATED AT 107 MIMOSA DRIVE FROM MD (MEDIUM DENSITY RESIDENTIAL) TO OP (OFFICE PROFESSIONAL)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Claudia C. Jaramillo and Andres Ramirez located at 107 Mimosa Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G010000500100 containing approximately 0.4 +/- acres attached hereto marked as Exhibit A, the General Warranty Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on March 18, 2024.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to OP (Office Professional).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of a property located at 107 Mimosa Drive more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G010000500100 containing approximately 0.4 +/- acres attached hereto marked as Exhibit A shall be changed from MD (Medium Density Residential) to OP (Office Professional).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

_____
Richard W. Danner, Mayor

ATTEST:

_____
Tammela Duncan, Municipal Clerk

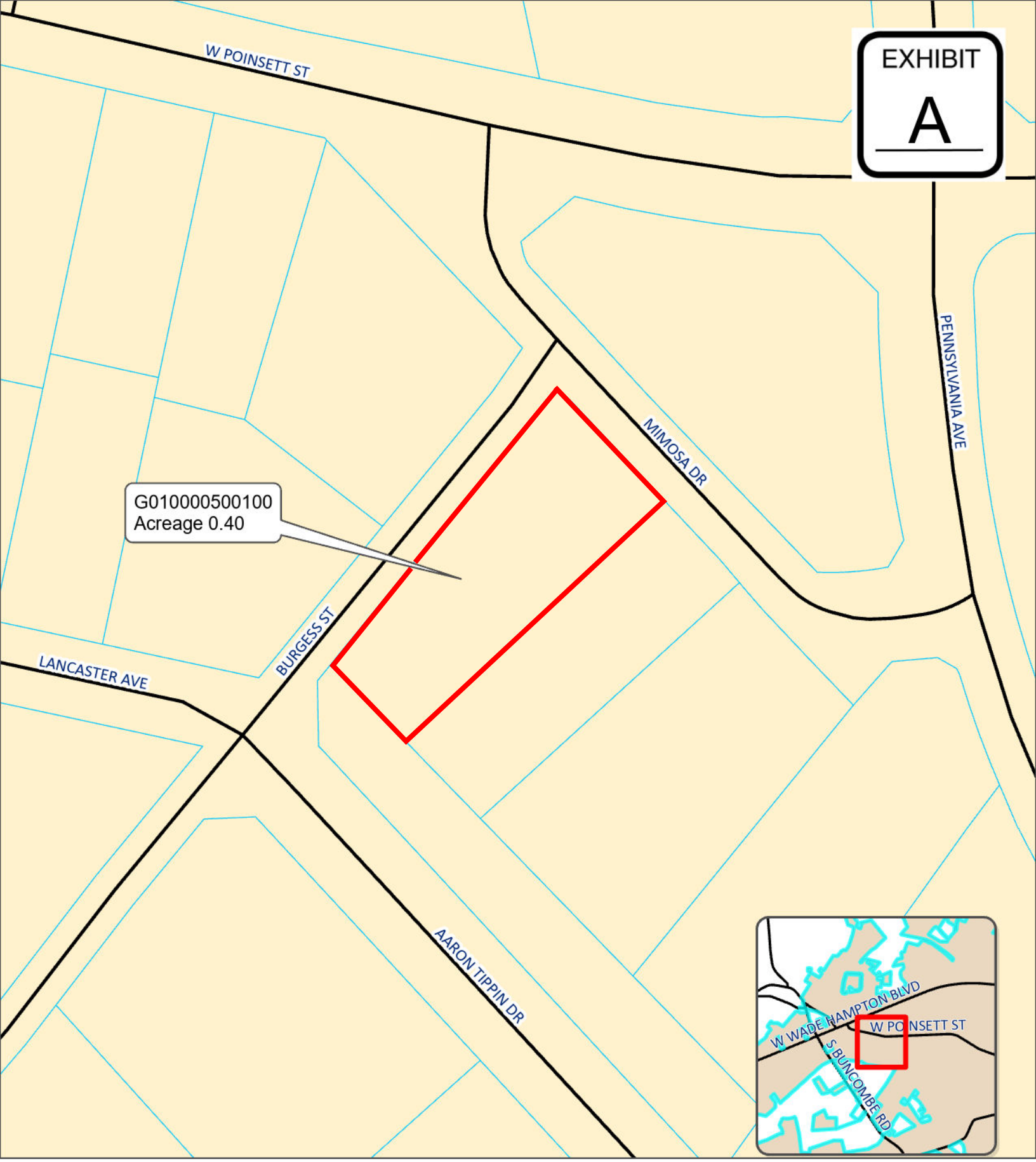
Introduced by:

First Reading: March 26, 2024

Second and
Final Reading: April 9, 2024

Approved as to Form:

_____
Daniel R. Hughes, City Attorney



Ordinance 16-2024

N

0 25 50 75 100 Feet

Streets

City Limits

Parcels

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Created 3/18/2024 by City of Greer GIS

EXHIBIT

B

Prepared By:

Blair Cato Pickren Casterline, LLC
406-A East Butler Road
Mauldin, SC 29662

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **Edgar A. Carbera and Nohemy Cabrera**, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($290,000.00), the receipt and sufficiency of which is hereby acknowledged, and subject to all easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Claudia C Jaramillo and Andres F Ramirez

as Joint Tenants with Right of Survivorship and Not as Tenants in Common (hereinafter "Grantee") Grantee's successors and assignees forever all Grantee's right, title and equitable or legal interest in and to:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, at the Southwest corner of the junction of Overbrook Drive with Mimosa Drive, being shown and designated on a plat of said property prepared for Clint W. Greene by John A. Simmons, Registered Land Surveyor, dated April 6, 1961 and recorded in the Office of the Register of Deeds for said County in Plat Book WW, at Page 61, and being more recently shown on a plat prepared for Maria L. Gambrell by Chapman Surveying Co., dated February 10, 1993 and recorded in Plat Book 24-J at Page 97; reference to said plat being hereby made for a more complete metes and bounds description thereof.

DERIVATION:
This being the same property conveyed to Edgar A. Cabrera by deed of Michael Chad Roddy dated February 22, 2019 and recorded February 22, 2019 in Book 2559 at Page 2982; thereafter conveyed to Edgar A. Cabrera and Nohemy Cabrera by deed of Edgar A. Cabrera dated February 22, 2019 and recorded February 28, 2019 in Book 2559 at Page 5996; thereafter conveyed to Edgar A. Cabrera by deed of Maria L. Gambrell n/k/a Maria D. Lynn dated October 8, 2019 and recorded October 15, 2019 in Book 2578 at Page 1551 in the Greenville County Register of Deeds Office.

Greenville County Tax Map No.: G010.00-05-001.00

Property Address: 107 Mimosa Drive, Greer, SC 29650

Grantee Address: 107 Mimosa Drive, Greer, SC 29650

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, Claudia C Jaramillo and Andres F Ramirez, as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of Edgar A. Carbera this **16th day of February** and in the year of our Lord, Two Thousand and Twenty-Four (2024) and in the Two Hundred Forty Eighth (248th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:

Witness No. 1

Witness No. 2 (NOTARY)

Edgar A. Carbera

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ACKNOWLEDGMENT
S.C. §30-5-30
(EFFECTIVE JANUARY 1, 1995)

The foregoing instrument was acknowledged before me by Edgar A. Carbera.

Witness my hand and seal this 16th day of February, 2024.

Notary Public for South Carolina

My Commission Expires: 11-06-2029

J. CHRIS BROWN
Notary Public, State of South Carolina
My Commission Expires 11/6/2029

WITNESS the Hand and Seal of Nohemy Cabrera this **16th day of February** and in the year of our Lord, Two Thousand and Twenty-Four (2024) and in the Two Hundred Forty Eighth (248th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:

Witness No. 1

Witness No. 2 (NOTARY)

Nohemy Cabrera

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ACKNOWLEDGMENT
S.C. §30-5-30
(EFFECTIVE JANUARY 1, 1995)

The foregoing instrument was acknowledged before me by Nohemy Cabrera.

Witness my hand and seal this 16th day of February, 2024.

Notary Public for South Carolina

My Commission Expires: 11·06·2029

J. CHRIS BROWN
Notary Public, State of South Carolina
My Commission Expires 11/6/2029

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY, appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.

2. The property being transferred is located at 107 Mimosa Drive, Greer, SC 29650 bearing Greenville County Tax Map Number G010.00-05-001.00, was transferred by Edgar A. Carbera and Nohemy Cabrera to Claudia C Jaramillo and Andres F Ramirez on February 16, 2024.

3. Check one of the following: The DEED is:

   a. ☑ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

   b. ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or a distribution to a trust beneficiary.

   c. ☐ exempt from the deed recording fee because (see information section of affidavit):

   _____

   (If exempt, please skip items 4-7 and go to item 8 of this affidavit.)

   If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

   Check Yes ☐ or No ☑

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

   a. ☑ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $290,000.00.

   b. ☐ The fee is computed on the fair market value of the realty which is $_____.

   c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is $_____.

5. Check YES ☐ or NO ☑ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "YES", the amount of the outstanding balance of this lien or encumbrance is $_____.

6. The deed recording fee is computed as follows:

   a. Place the amount listed in the item 4 above here: $ 290,000.00

   b. Place the amount listed in item 5 above here: $ 0.00
   (if no amount is listing, place zero here.)

   c. Subtract Line 6(b) from Line 6(a) and place the result here: $ 290,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: $ 1,073.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

   Seller(s) _____

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

_____
Edgar A. Carbera

_____
Nohemy Cabrera

Subscribed and sworn to before me this 16 day of February, 2024.

By _____

J. Chris Brown
Notary Public

J. CHRIS BROWN
Notary Public, State of South Carolina
My Commission Expires 11/6/2029

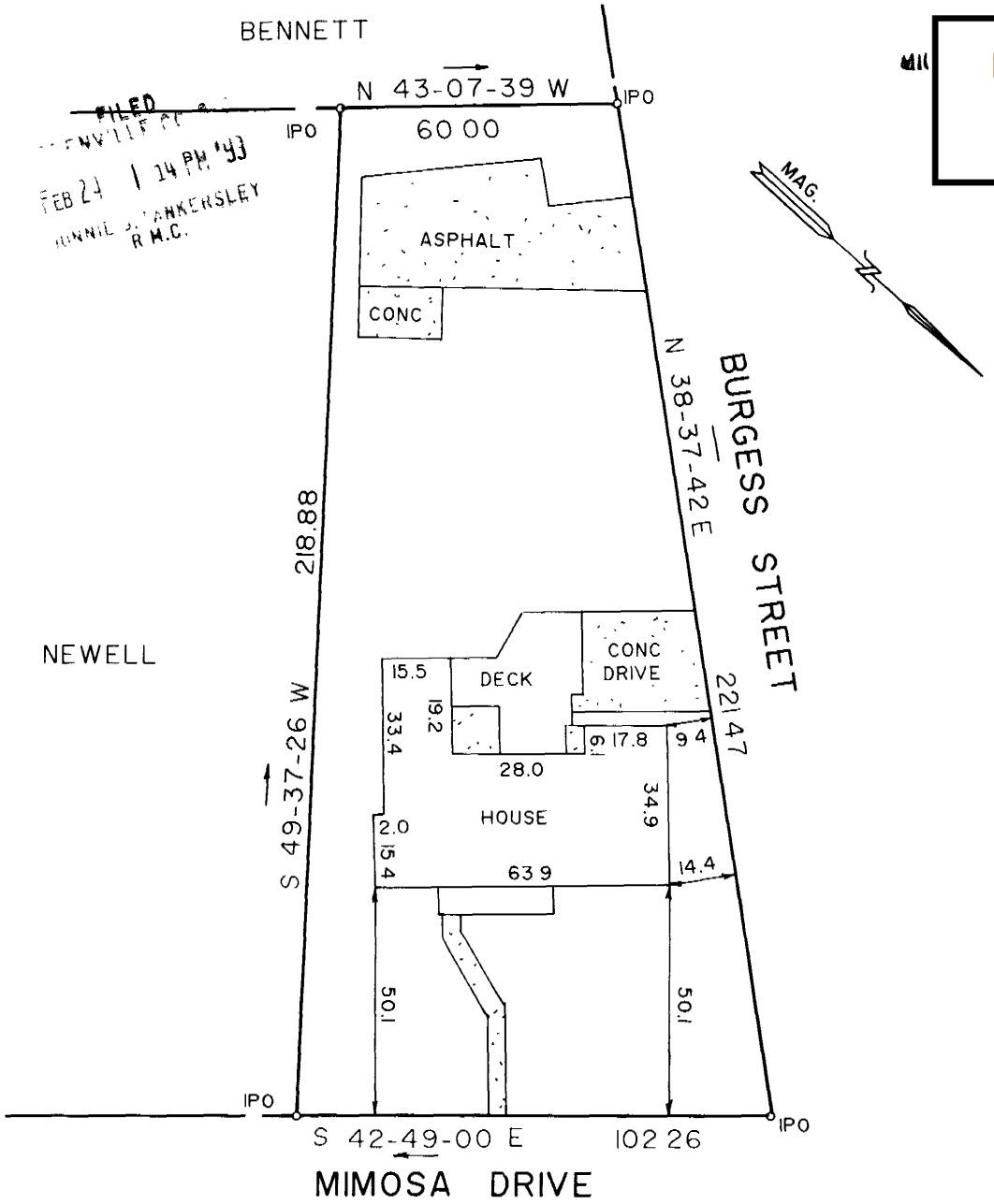
INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), and lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other then the interests in the realty that are being exchanged in order to partition the realty;
(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
(7) that constitutes a contract for the sale of timber to be cut;
(8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
(9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

EXHIBIT C



FILED
GREENVILLE CO.
FEB 24 1 14 PM '93
DONNIE S. TANKERSLEY
R.M.C.

SURVEY FOR MARIA L. GAMBRELL

FEB 24 1993

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

FEBRUARY 10, 1993

11871

REF:
PLAT BOOK WW PAGE 61
DEED BOOK 1295 PAGE 12
TAX MAP G 10-5-1

24- J- 97

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

0 10' 20' 30' 60' 90'

SCALE 1" = 30'

CHAPMAN SURVEYING CO.
P.O. BOX 104 TAYLORS S.C. 29687
(803) 322-7610

MACK L. CHAPMAN JR RLS 10038

2-24-93

500

JOB NO. 1047

THE PRINT MACHINE, INC N77579

Greer
City of Greer, SC

ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date _____

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G010000500100

Property Address(s) 107 Mimosa Dr. Greer SC. 29650

Acreage of Properties .43 County Greenville

Applicant Information

Name Claudia C. Jaramillo
Address 15 Hessell ct
Greer S.C. 29650
Contact Number 864 230·9162
Email Stepbystepfamilycounseling@gmail.com.

Property Owner Information
(If multiple owners, see back of sheet)

Name Andres Ramirez
Address 15 Hessell ct
Greer S.C. 29650
Contact Number 864·3043961
Email baracoa4@hotmail.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ____ No ✱

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Single-family residence **to** Commercial space.

Existing Use: Family Residence **Proposed Use:** Family Counseling

Signature(s) _____

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____ Case No. _____

Meeting Date _____

See Reverse

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, March 18, 2024

DOCKET:	RZ 24-03
APPLICANT:	Claudia Jaramillo
PROPERTY LOCATION:	107 Mimosa Drive
TAX MAP NUMBER:	G010000500100
EXISTING ZONING:	MD, Medium Density Residential
REQUEST:	Rezone to OP, Office Professional
SIZE:	0.4 acres
COMPREHENSIVE PLAN:	Traditional Neighborhood

ANALYSIS: **RZ 24-03**

RZ 24-03 is a rezoning request for the parcel located at 107 Mimosa Drive. The request is to rezone the property from Medium Density Residential to Office Professional. The intent of the rezoning is to open a family counseling office.

Surrounding land uses and zoning include:

North:	Commercial General - Commercial
East:	Office Professional - Medical office
South:	Medium Density Residential - vacant
West:	Commercial General - Residential

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, fourplexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- Primary Uses: Single-family attached and detached residential, multiplexes, townhomes, parks
- Secondary Uses: Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses; therefore, staff supports the request. The use is compatible with surrounding land uses and a good transition to the office professional properties located to the rear.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Mr. Jones made a motion to approve the request. Mr. Booker seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Category Number:
Item Number: 3.

AGENDA
GREER CITY COUNCIL
3/26/2024

First Reading of Ordinance Number 17-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY ADELAIDA GARCIA LOCATED AT 600 HAMPTON ROAD FROM MD (MEDIUM DENSITY RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Executive Summary:

Ordinance 17-2024 is a rezoning request for one parcel located at 600 Hampton Rd. The request is to rezone the parcel from MD, Medium Density Residential to TN, Traditional Neighborhood. The intent of the rezoning is to increase the size of the lot by shifting the rear property line. The Planning Commission conducted a public hearing on March 18, 2024 for the rezoning and recommended approval.
Claire Byers, Planner

ATTACHMENTS:

	Description	Upload Date	Type
	Ordinance Number 17-2024	3/21/2024	Ordinance
	Ord 17-2024 Exhibit A Map	3/21/2024	Exhibit
	Ord 17-2024 Exhibit B Title to Real Estate	3/21/2024	Exhibit
	Ord 17-2024 Exhibit C Survey	3/21/2024	Exhibit
	Ord 17-2024 Rezoning Application	3/21/2024	Backup Material
	Ord 17-2024 Planning Commission Minutes	3/21/2024	Backup Material

ORDINANCE NUMBER 17-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY ADELAIDA GARCIA LOCATED AT 600 HAMPTON ROAD FROM MD (MEDIUM DENSITY RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Adelaide Garcia located at 600 Hampton Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-10-122.00 containing approximately 0.26 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of her property and has shown the need for such use to the Greer Planning Commission at a public hearing held on March 18, 2024.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to TN (Traditional Neighborhood).

3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of a property located at 600 Hampton Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-10-122.00 containing approximately 0.26 +/- acres

attached hereto marked as Exhibit A shall be changed from MD (Medium Density Residential) to TN (Traditional Neighborhood).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

_____
Richard W. Danner, Mayor

ATTEST:

_____
Tammela Duncan, Municipal Clerk

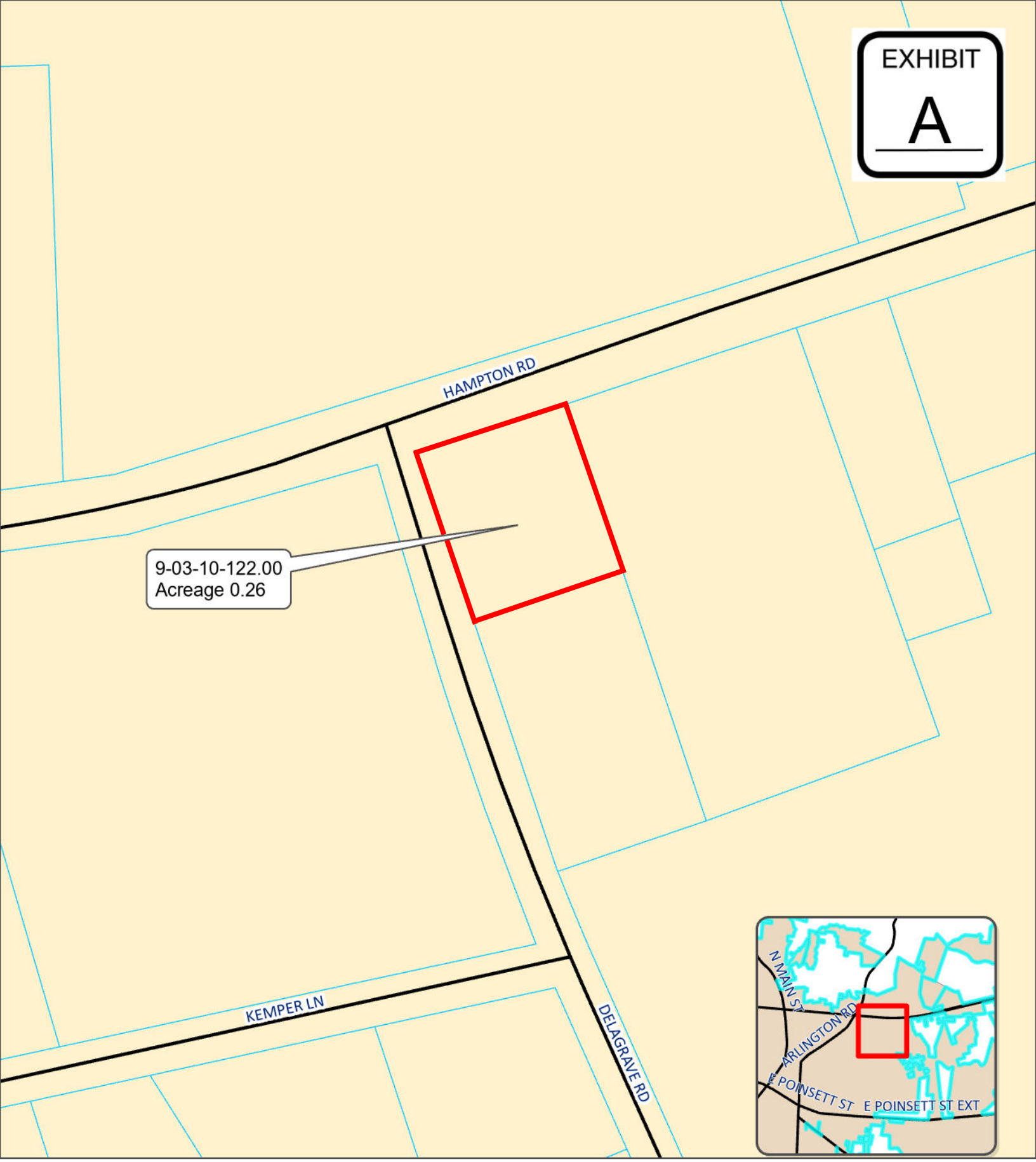
Introduced by:

First Reading: March 26, 2024

Second and
Final Reading: April 9, 2024

Approved as to Form:

_____
Daniel R. Hughes, City Attorney



Ordinance 17-2024

N

0 25 50 75 100 Feet

Streets

City Limits

Parcels

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Created 3/18/2024 by City of Greer GIS

EXHIBIT

B

Grantee's Address: 104 Circle Grove
Of Greer S.C. 29650.

DEE-2017-30037

DEE BK 116-F PG 740-742

Recorded 3 Pages on 06/29/2017 09:32:18 AM
Recording Fee: $10.00 County Taxes: $148.50 State Taxes: $351.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

Space above this line for recording information

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS THAT, HAKIM NAQAWE herein referred to as Grantor for and in consideration of the sum of ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (135,000.00) Dollars paid by ADELAIDA GARCIA, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, heirs, successors, and assigns forever:

ALL of that certain piece, parcel or lot of land in Beech Springs Township, County of Spartanburg, State of South Carolina, near the Town of Greer, being known and designated as .641 acres, more or less, at the corner of Hampton Road and Delgrave Street, with improvements thereon, as shown on a survey dated August 30, 2006 prepared by Chapman Surveying Co., Inc., entitled "SURVEY FOR HAKIM NAQAWE", and recorded in the ROD for Spartanburg County, SC in Plat Book 160 at Page 537, reference is hereby made to said plat for a more complete and accurate metes and bounds description thereof.

TMS#9-03-10-122.00

This being the same property conveyed to Hakim Naqawe by deed of Mobin Sayed Naqawe recorded 10/06/2016 in the ROD for Spartanburg County, SC In Deed Book 113P at Page 135.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above-described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee and the Grantee's heirs or successors and assigns forever.

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

WITNESS the Grantors' hand and seals this 20th day of June, in the year of 2017

Signed, Sealed and Delivered
in the Presence of:

Hakim Naqawe

STATE OF SOUTH CAROLINA
COUNTY OF ~~SPARTANBURG~~ Greenville

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as the Grantors' act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this
20th day of June, 2017

Notary Public for the State of South Carolina
My Commission Expires: 12-29-20

J. DARRYL HOLLAND
NOTARY PUBLIC
My Commission Expires 12/29/2020
SOUTH CAROLINA

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

AFFIDAVIT

Now comes, Chris Alderson, having been duly sworn, does on oath declare that the subscribing witnesses to the signature of Hakim Naqawe certified to the notary, J. Darryl Holland, under oath or by affirmation that the subscribing witnesses are not parties to or beneficiaries of the transaction.

FURTHER AFFIANT SAYETH NOT!

Chris Alderson

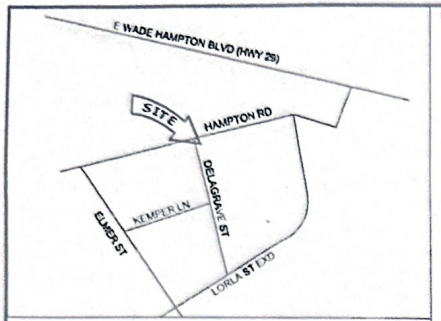
Sworn to before me this 27th day of June, 2017.

Notary Public for South Carolina
My Commission Expires: 12-31-23

AMY ERVIN
NOTARY
PUBLIC
SOUTH CAROLINA

EXHIBIT C

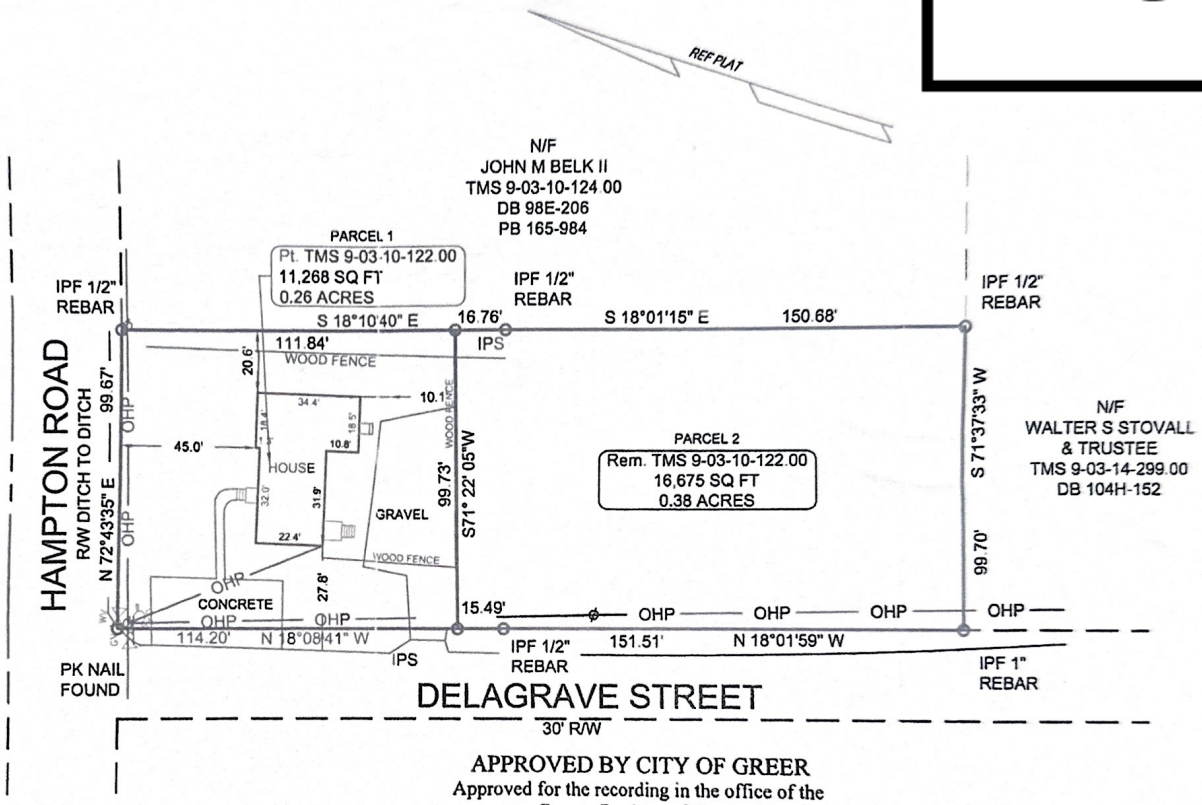
© 2017 KEVIN W TOLLISON, PLS



LOCATION MAP (NTS)

This plat was prepared as a professional service for the exclusive use of the person, persons, or entity named within the hereon statement and/or title. Said statement does not extend to any unnamed person, persons or entity without the expressed written permission of Kevin W Tollison, PLS naming said person, persons, or entity.

Except as specifically shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines, restrictive covenants, subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.



LEGEND:

— X —	FENCE
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
—OHP—	OVERHEAD ELECTRIC LINE

APPROVED BY CITY OF GREER
Approved for the recording in the office of the County Register of Deeds

BBlake
Director, Building & Zoning, or
Planning & Zoning Coordinator
Date: 4-11-18

PLT-2018-15614

PLT BK 173 PG 946-946
Recorded 1 Pages on 04/11/2018 01 40 38 PM
Recording Fee $10 00
Office of REGISTER OF DEEDS SPARTANBURG S C
Dorothy Earle Register Of Deeds

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/26/2018	Revised Lot line	KWT

SOUTH CAROLINA PROFESSIONAL No 22747 KEVIN W TOLLISON LAND SURVEYOR

PLS: KEVIN W TOLLISON
PLS NO 22747

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND APPLICABLE ZONING OF RECORD OR NOT OF RECORD. SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY EXCEPT AS SHOWN HEREON

KEVIN W TOLLISON, PLS
PO BOX 1084
SIMPSONVILLE, SOUTH CAROLINA 29681
(864) 313-0192

REF PLAT BOOK	160-537
REF DEED BOOK	116-740
TAX MAP	9-03-10-122 00
PARTY CHIEF	RJ
DRAWN	KT
DATE	07/26/2017
PROJECT NO	217048

SURVEY FOR ADELAIDA GARCIA

CITY OF GREER
SPARTANBURG COUNTY, SOUTH CAROLINA

40 0 40 80
SCALE IN FEET

KW Tollison
PO Box 1084
Simpsonville, SC 29681-1084
Phone (864) 313-0192
info@kwtassoc.com

Greer
City of Greer, SC

ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 02/07/2024

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 9-03-10-122.00

Property Address(s) 600 Hampton Rd. Greer, SC 29651

Acreage of Properties 0.26 County Spartanburg

Applicant Information

Name Adelaida Garcia
Address 104 Circle Grove Ct
Greer, SC 29650
Contact Number (864) 704-7920
Email pachobarrero96@gmail.com

Property Owner Information
(If multiple owners, see back of sheet)

Name Adelaida Garcia
Address 104 Circle Grove Ct
Greer, SC 29650
Contact Number (864) 704-7920
Email pachobarrero96@gmail.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ____ No ✓

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from MD, Medium Density Residential **to** TN, Traditional Neighborhood.

Existing Use: MD, Medium Density Residential **Proposed Use:** TN, Traditional Neighborhood

Signature(s) Adelaida Garcia

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____ Case No. _____

Meeting Date _____

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, March 18, 2024

DOCKET:	RZ 24-04
APPLICANT:	Adelaida Garcia
PROPERTY LOCATION:	600 Hampton Road
TAX MAP NUMBER:	9-03-10-122.00
EXISTING ZONING:	MD, Medium Density Residential
REQUEST:	Rezone to TN, Traditional Neighborhood
SIZE:	0.26 acres
COMPREHENSIVE PLAN:	Traditional Neighborhood

ANALYSIS: **RZ 24-04**

RZ 24-04 is a rezoning request for the parcel located at 600 Hampton Road. The request is to rezone the property from Medium Density Residential to Traditional Neighborhood. The intent of the rezoning is to increase the size of the lot by shifting the rear property line.

Surrounding land uses and zoning include:

North:	Commercial Corridor - Commercial
East:	Medium Density Residential - Apartments
South:	Traditional Neighborhood - vacant
West:	Commercial General – Parking lot

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, fourplexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- Primary Uses: Single-family attached and detached residential, multiplexes, townhomes, parks
- Secondary Uses: Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses; therefore, staff supports the request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Mr. Booker made a motion to approve the request. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Category Number:
Item Number: 4.

AGENDA
GREER CITY COUNCIL
3/26/2024

First Reading of Ordinance Number 18-2024

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY SWAFFORD PROPERTIES, LLC LOCATED ON FARMERS CIRCLE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF ML (MANUFACTORING AND LOGISTICS) FOR SAID PROPERTIES (Action Required)

Executive Summary:

Ordinance 18-2024 is an annexation and zoning request for two parcels located on Farmer Circle. The combined acreage is 2.972. The requested zoning is ML, Manufacturing and Logistics. The Planning Commission will conduct a public hearing on April 15, 2024 to consider the zoning of this parcel.
Claire Byers, Planner

ATTACHMENTS:

	Description	Upload Date	Type
	Ordinance Number 18-2024	3/21/2024	Ordinance
	Ord 18-2024 Exhibit A Title to Real Estate	3/21/2024	Exhibit
	Ord 18-2024 Exhibit B Survey	3/21/2024	Exhibit
	Ord 18-2024 Exhibit C Map	3/21/2024	Exhibit
	Ord 18-2024 Exhibit D FIRM	3/21/2024	Exhibit
	Ord 18-2024 Petition for Annexation	3/21/2024	Backup Material

ORDINANCE NUMBER 18-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY SWAFFORD PROPERTIES, LLC LOCATED ON FARMERS CIRCLE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF ML (MANUFACTORING AND LOGISTICS) FOR SAID PROPERTIES

WHEREAS, Swafford Properties, LLC is the sole owner of certain properties located on Farmers Circle more particularly described on the legal descriptions attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers 0528030101101 and 0528030101105 containing approximately 2.972 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0363E attached hereto marked as Exhibit D; and,

WHEREAS, the properties currently have zero (0) occupants; and,

WHEREAS, Swafford Properties, LLC has petitioned the City of Greer to annex its properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and,

WHEREAS, the property owner has requested that the subject properties be zoned ML (Manufacturing and Logistics); and,

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

1. ANNEXATION: The 2.972 acres +/- properties shown in red on the attached map owned by Swafford Properties, LLC located on Farmers Circle as described on the attached City of Greer Map as Greenville County Parcel Numbers 0528030101101 and 0528030101105 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned ML (Manufacturing and Logistics) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. LAND USE MAP: The above referenced properties shall be designated as Mixed Employment on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0363E.

5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #1.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

_____

Richard W. Danner, Mayor

ATTEST:

_____
Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: March 26, 2024

Second and
Final Reading: April 23, 2024

APPROVED AS TO FORM:

_____
Daniel R. Hughes, City Attorney

EXHIBIT

A

EXEMPT

AUG 1 1 2003

BOOK 2050 PAGE 155

Grantee Address: P.O. Box 1805 Greer, SC 29652

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

2003 AUG 11 A 9:53

KNOW ALL MEN BY THESE PRESENTS, that VAN H. SWAFFORD AKA VAN HARBIN SWAFFORD AKA V. H. SWAFFORD in consideration of **ONE DOLLAR** the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto,

SWAFFORD PROPERTIES, LLC

TRACT ONE (11) 271-532-1-24

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, in Chick Springs Township, being known and designated as ***LOT NO. 54*** *on plat of the property of* ***WOODLAND HEIGHTS*** *recorded in the ROD Office for Greenville County in* ***Plat Book GG at page 151****. Reference being made to said plat for a more complete description as to metes and bounds.*

This being the same property as conveyed to Van Harbin Swafford by deed of John and Margaret Tinsley recorded July 3, 1986 in the ROD Office for Greenville County in Deed Book 1270 at page 183.

TRACT TWO (11) 205-582.2-1-11.1

ALL that certain piece, parcel or tract of land, in the County of Greenville, State of South Carolina, in Chick Springs Township, lying and being about one mile south from Pleasant Grove Baptist Church and west from Highway No. 14, on the north side of paved road, serving the Farmer community, and being all of the same tract of land conveyed to Roy Farmer by Ethel B. Farmer by deed recorded in the ROD Office for Greenville County in Deed Book 863 at page 17 and having the following metes and bounds:

BEGINNING *on a nail and cap in the center of said community road, joint corner of LOTS 1 and 2, on Ethel B. Farmer plat and runs thence with the common line of Lots 1 and 2, N.4-25W., 388 feet to an iron pin on Arthur Harbin Estate line; thence with the common line with the Harbin Estate, N.82-32W., 419 feet to an old iron pin, joint corner of the Harbin land and tract now or formerly of Piedmont Motor Lines; thence with the common line of Lots 2 and 3 on the Ethel B. Farmer Plat, S.15-35E., 514 feet to an iron pin on the common lines of Tract 2 and 3 on the T.J. Farmer Estate Plat; thence with this common line, N.67-33E., 94 feet to iron pin; joint corner of the said T.J. Farmer Estate Tracts 2 and 3; thence N.85-35E., 218 feet to the beginning corner and containing 3.50 acres, more or less, and being all of Tract No. 2 on Plat of Ethel B. Farmer made by H.S. Brockman, Surveyor, dated February 6, 1969.*

LESS

ALL that certain piece, parcel or lot of land, situate, lying and being in the County and State aforesaid, containing 0.57 acres, more or less, conveyed to Walter Andrew Kirby and Donna F. Kirby by deed of Roy Farmer and Mattie Lee S. Farmer, recorded May 17, 1979 in said ROD Office in Deed Book 1162 at page 737.

92405

ALSO LESS

ALL that certain piece, parcel or lot of land, situate, lying and being in the County and State aforesaid, containing 0.69 acres, more or less, conveyed to C. David Jackson and Sharon F. Jackson by deed of Roy Farmer and Mattie Lee S. Farmer, recorded May 27, 1979 in said ROD Office in Deed Book 1099 at page 333.

This being the same property as conveyed to V.H. Swafford by deed of Donna Farmer Kirby and Sharon Farmer Jackson recorded September 29, 1998 in the ROD Office for Greenville County in Deed Book 1790 at page 53.

TRACT THREE

ALL that parcel of land lying situate in Chick Springs Township, County of Greenville, State of South Carolina, located about three miles southwest side of Greer and containing 0.57 acres as shown on upon plat for ***ROY FARMER*** *and designated as* ***LOT NO. 2-A*** *and being more particularly described as follows:*

BEGINNING *at an old iron pin at joint corner now or formerly of M.L. Farmer and Tract 3 and running thence, N.15-35W.,120 feet to a new iron pin in old line; thence a new line, N.79-43E., 258.9 feet to an iron spike; thence S.12-00W., 120 feet to an iron spike in Farmer's Circle; thence with old line, S.85-35W., 111.0 feet to an old iron pin; thence S.67-33W., 94.0 feet to the beginning corner.*

This being the same property as conveyed to V.H .Swafford by deed of Walter Andrew Kirby and Donna F. Kirby recorded September 29, 1998 in the ROD Office for Greenville County in Deed Book 1790 at page 59.

TRACT FOUR

ALL that certain piece, parcel or lot of land, situate, lying and being in the County and State aforesaid, located about three miles southwest from Greer and containing 0.69 acres, more or less, as shown upon plat for ***ROY FARMER*** *and designated as* ***LOT NO. 2-B*** *and being more particularly described as follows:*

BEGINNING *at an iron pin in old property line adjoining tract 3 and 2A and running thence, N.15-35W.,100 feet to an iron pin in old line, thence a new line, N.77-37E.,313.84 feet to an iron spike; thence S.12-00W.,120 feet to an iron spike, thence with line of lot 2-A, S.79-43W., 258.9 feet to the beginning corner and being more particularly described on plat made by Wolfe and Huskey, Eng. and Surveying. Inc., Lyman. SC for Roy Farmer dated March 15, 1979.*

This being the same property as conveyed to V.H. Swafford by deed of C. David Jackson and Sharon F. Jackson recorded September 29, 1998 in the ROD Office for Greenville County in Deed Book 1790 at page 61.

TRACT FIVE

All that certain piece, parcel or lot of land near Pleasant Grove Baptist Church, in Chick Springs Township, County of Greenville, State of South Carolina, and being designated as ***LOT NO. 4 "HARBIN HEIGHTS"****, South Buncombe Road, Greer, SC, as shown on a plat thereof made by John A. Simmons, Surveyor, dated May 28, 1964, said plat being recorded in the ROD*

*Office for Greenville County in **Plat Book PPP at page 79**. Reference being made to said plat for a more complete description.*

This being the same property as conveyed to Van Harbin Swafford by deed of Billy Dean Harbin recorded December 22, 1992 in said ROD Office in Deed Book 1490 at page 787.

TRACT SIX

*All that certain piece, parcel, or lot of land near Pleasant Grove Baptist Church, in Chick Springs Township, County of Greenville and State of South Carolina, and being designated as **LOT No. 3 "HARBIN HEIGHTS"** as shown on a plat thereof made by John A. Simmons, Surveyor, dated May 28, 1964, said plat being recorded in the ROD Office for Greenville County in **Plat Book PPP at page 79**, reference being made to said plat for a more complete description.*

This being the same property as conveyed to Van H. Swafford by deed of Arthur H. Harbin, Jr. recorded December 8, 1988 in said ROD Office in Deed Book 1346 at page 400.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat(s) or on the premises.

Together with all and singular the rights, members, hereditament 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) and the Grantee's(s') heirs or successors and assigns, forever. And, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantors(s') successors or assigns to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the Grantor's (s') Hand(s) and Seal(s) this 8th day of August 2003

Witness

Witness

VAN H. SWAFFORD aka V. H. SWAFFORD
Aka VAN HARBIN SWAFFORD

State of South Carolina)

Acknowledgement

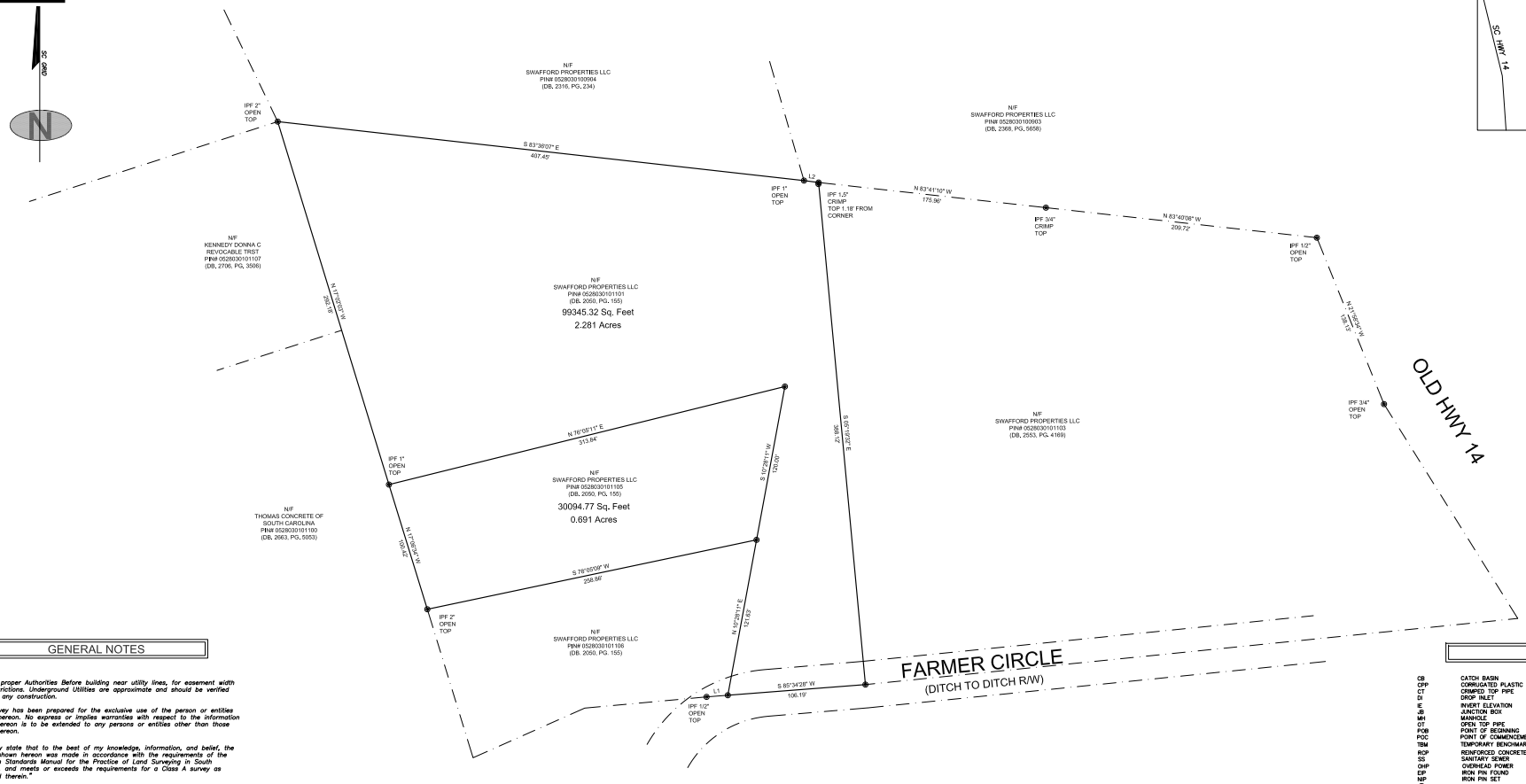
County of Greenville)

I, Tammy S. Hill, a Notary Public for the State of South Carolina, do hereby certify that Van H. Swafford personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

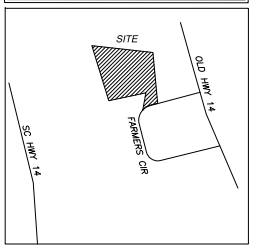
Witness my hand and seal this 8th day of August 2003.

Notary Public for South Carolina
My Commission expires August 15, 2007

EXHIBIT B



VICINITY MAP



GENERAL NOTES

Contact proper Authorities Before building near utility lines, for easement width and restrictions. Underground Utilities are approximate and should be verified prior to any construction.

This survey has been prepared for the exclusive use of the person or entities named hereon. No express or implies warranties with respect to the information shown hereon is to be extended to any persons or entities other than those shown hereon.

"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 Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

Property Zone R-5

Survey References

Parcel Tax Parcel # 0528030101101 & 0528030101105
(DB. 2050, PG. 155)

LINE	BEARING	DISTANCE
L1	N 85°34'28" E	16.40'
L2	S 82°35'57" E	11.35'

LEGEND

CB	CATCH BASIN	—G—	GAS LINE
CPP	CORRUGATED PLASTIC PIPE	—W—	WATER LINE
CT	CRIMPED TOP PIPE	—OHP—	POWER LINE
DI	DROP INLET	—E—	UNDERGROUND POWER LINE
IE	INVERT ELEVATION	—T—	UNDERGROUND PHONE LINE
JB	JUNCTION BOX	—FO—	FIBER OPTIC
MH	MANHOLE		
OT	OPEN TOP PIPE		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
TBM	TEMPORARY BENCHMARK		
RCP	REINFORCED CONCRETE PIPE		POWER POLE
SS	SANITARY SEWER		SANITARY SEWER MANHOLE
OHP	OVERHEAD POWER		STORM SEWER MANHOLE
IP	IRON PIN FOUND		CATCH BASIN
NIP	IRON PIN SET		LIGHT POLE
	WATER VALVE		FIRE HYDRANT
	WATER METER		TRANSFORMER
	GAS VALVE		
	GAS METER		
	TELEPHONE PEDESTAL		

GRAPHIC SCALE
0 40 80 120
1"=40'

SOUTH CAROLINA
MSP & ASSOC.
No. CO2905
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED
LAND
SURVEYOR
No. 18266
MICHAEL S. PERDUE

MICHAEL S. PERDUE ,PLS #18266

MSP
& ASSOCIATES
LAND SURVEYING, INC.
301 E. HILLCREST DR.
GREENVILLE, SC. 29609
864-370-2232
WWW.MSPSURVEYING.COM

BOUNDARY SURVEY
FOR

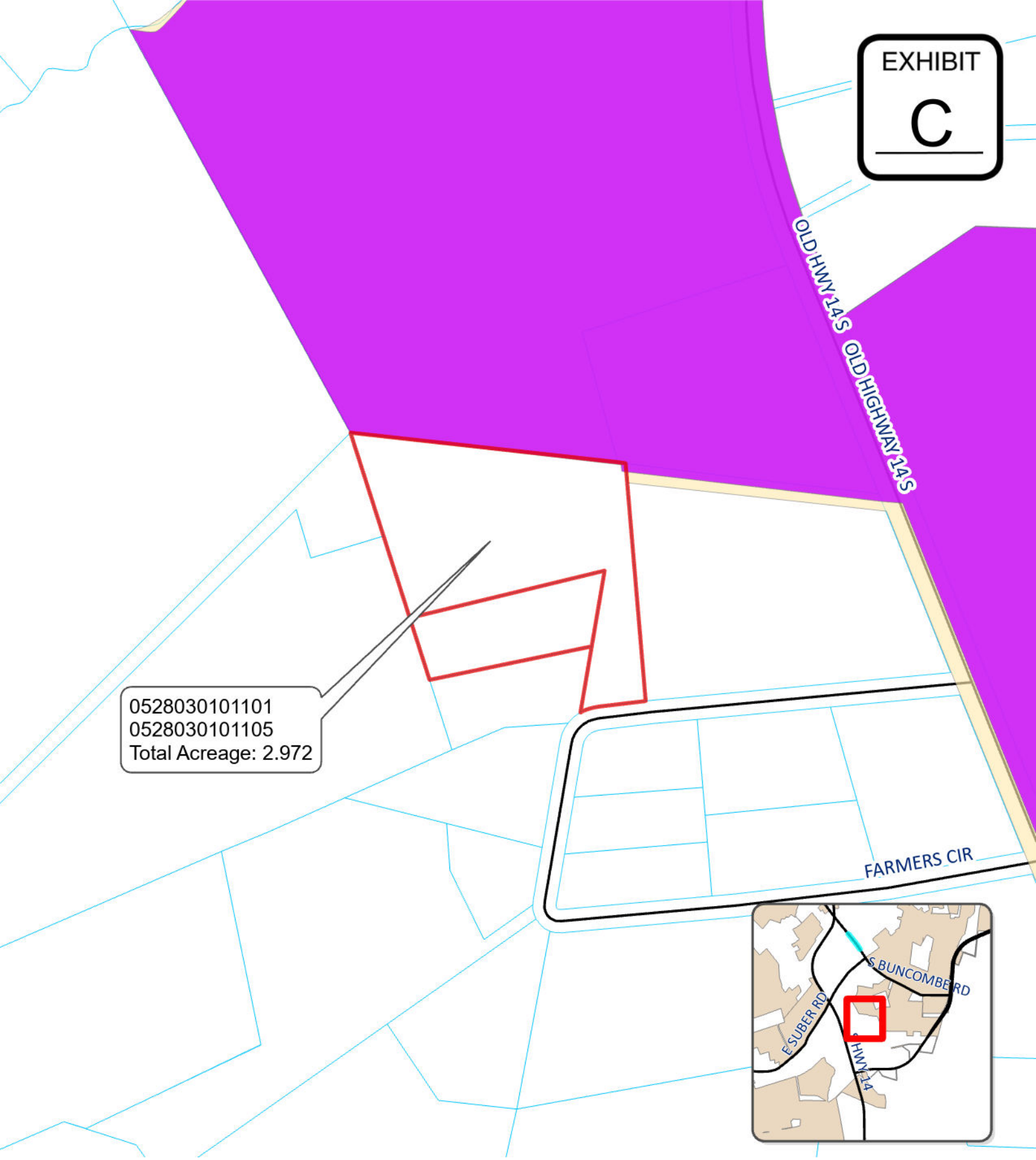
SWAFFORD PROPERTIES LLC

CITY: GREER COUNTY: GREENVILLE STATE: SOUTH CAROLINA

DATE OF SURVEY: 2/29/24 SCALE: 1:40

FIELD WORK: MSP DRAWN BY: MSP REVIEWED BY: MSP

MSP FILE: OLDHWY14 MSP JOB# : 241902



Ordinance 18-2024

Council Districts
1
2
3
4
5
6

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Created 3/18/2024 by City of Greer GIS

EXHIBIT D

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Lambert Conformal Conic State Plane South Carolina FIPS 3900. The **horizontal datum** was NAD83 HARN, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242** or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by Greenville County, South Carolina.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables *in the Flood Insurance Study report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

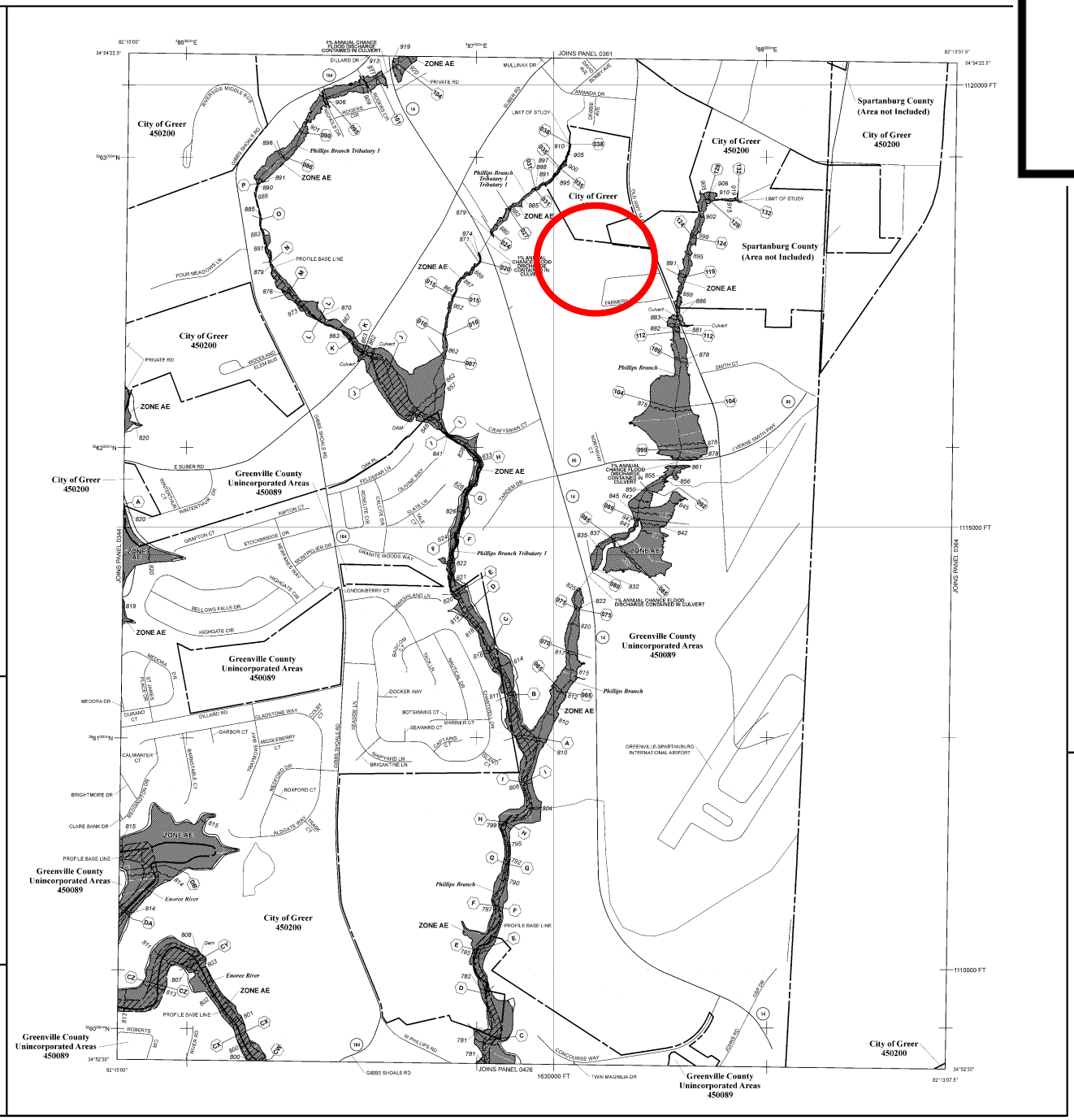
For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://www.msc.fema.gov/. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

The **"profile base lines"** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line", in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

DNR

This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of South Carolina and the Federal Emergency Management Agency (FEMA). The State of South Carolina has implemented a long term approach of floodplain management to decrease the costs associated with flooding. This is demonstrated by the State's commitment to map floodplain areas at the local level. As a part of this effort, the state of South Carolina has joined in a Cooperating Technical State agreement with FEMA to produce and maintain this digital FIRM.

http://www.dnr.state.sc.us/



ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
	FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

	OTHER FLOOD AREAS
ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	OTHER AREAS
ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.
	COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
	OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	Floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988	
(A)———(A)	Cross section line
(23)- - - -(23)	Transect line
97°07'30", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
4275000mE	1000-meter Universal Transverse Mercator grid ticks, zone 17
6000000 FT	5000-foot grid values: South Carolina State Plane coordinate system (FIPSZONE = 3900), Lambert projection
DX5510 X	Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5	River Mile

MAP REPOSITORIES
Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
December 2, 2004

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
August 18, 2014 - to update corporate limits, to change Base Flood Elevations, to add Base Flood Elevations, to change Special Flood Hazard Areas, to change zone designations, to add roads and road names, to incorporate previously issued Letters of Map Revision, and to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0363E

FIRM

FLOOD INSURANCE RATE MAP

GREENVILLE COUNTY, SOUTH CAROLINA

AND INCORPORATED AREAS

PANEL 363 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0363	E
GREER, CITY OF	450200	0363	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
45045C0363E

MAP REVISED
AUGUST 18, 2014

Federal Emergency Management Agency

Greer
City of Greer, SC

Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 1630 Old Hwy 14 S more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0528030101101 and 0528030101105 attached hereto marked as Exhibit C containing approximately 3.5 and 0.69 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 1st day of February, 20 24 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to S-1.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

☐ **Yes** ☒ **No**

Owner: Swafford Properties, LLC

Print Name: Van H. Swafford, as Trustee of the Van H. Swafford Revocable Trust, dated November 20, 2018
Signature: Van Swafford
Address: 109 Peachtree Dr Greer, SC 29651
Witness: [illegible]
Date: 2/1/24
~~Phone number~~ email: van@swaffordtranspot.com
~~Email~~ phone: 864 270 0125

Print Name: Tina H. Swafford, as Trustee of the Tina H. Swafford Revocable Trust, dated August 30, 2023
Signature: Tina H. Swafford
Address: 109 Peachtree Dr Greer, SC 29651
Witness: [illegible]
Date: 2/1/24
Phone number: 864 270 0125
Email: van@swaffordtranspot.com

(See attached Map & Property Description)

Category Number:
Item Number: 5.

AGENDA
GREER CITY COUNCIL
3/26/2024

First Reading of Ordinance Number 19-2024

Summary:

A THIRTEENTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF GREER, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BONDS, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING $21,700,000; AUTHORIZING THE MAYOR OR CITY ADMINISTRATOR AND THE CHAIRMAN OR GENERAL MANAGER OF THE GREER COMMISSION OF PUBLIC WORKS TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF THE BONDS; AND OTHER MATTERS RELATING THERETO. (Action Required)

Executive Summary:

Greer CPW respectfully requests that Greer concur with Greer CPW Board of Commissioners in approving the 2024 Bond Issue with a Not-to-Exceed amount of $21,700,000.To meet growing demand, the proceeds from this borrowing will be used to increase the capacity of our Natural Gas Transmission system. The three projects are:
1) Lyman Gas Transmission System and New Gate Station.
2) SC Highway 414 Gas Transmission Lateral.
3) South Highway 101 Gas Transmission Upgrades.
Mike Richard, General Manager

ATTACHMENTS:

	Description	Upload Date	Type
	Cover memo	3/21/2024	Cover Memo
	Ordinance Number 19-2024	3/21/2024	Ordinance

301 McCall Street
Greer, SC 29650
(864) 848-5500
info@greercpw.com

Commissioners
Eugene G. Gibson - Chairman
Jeffery M. Howell
Perry J. Williams

Michael Richard, P.E.
General Manager

03/21/2024

Mr. Andy Merriman
City Administrator
City of Greer
301 E. Poinsett Street
Greer, SC 29651

Re: Greer Commission of Public Works ("Greer CPW") requesting City of Greer, South Carolina ("Greer") to approve 2024 Bond Issue.

Dear Mr. Merriman:

Greer CPW respectfully requests that Greer concur with Greer CPW Board of Commissioners in approving the 2024 Bond Issue with a Not-to-Exceed amount of $21,700,000.

To meet growing demand, the proceeds from this borrowing will be used to increase the capacity of our Natural Gas Transmission system. The three projects are:

1) Lyman Gas Transmission System and New Gate Station.
2) SC Highway 414 Gas Transmission Lateral.
3) South Highway 101 Gas Transmission Upgrades.

If you have any questions, please let me know.

Sincerely,

Mike Richard

Mike Richard
General Manager

CITY OF GREER, SOUTH CAROLINA

THIRTEENTH SUPPLEMENTAL ORDINANCE NUMBER 19-2024

A THIRTEENTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF GREER, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BONDS, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING $21,700,000; AUTHORIZING THE MAYOR OR CITY ADMINISTRATOR AND THE CHAIRMAN OR GENERAL MANAGER OF THE GREER COMMISSION OF PUBLIC WORKS TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF THE BONDS; AND OTHER MATTERS RELATING THERETO.

Enacted: _____ ___, 2024

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREER, SOUTH CAROLINA, IN COUNCIL ASSEMBLED:

Section 1. Definitions. The terms in this Section 1 and all words and terms defined in General Bond Ordinance No. 27-97 (the "General Bond Ordinance") enacted by the Council on July 22, 1997 (such General Bond Ordinance as from time to time amended or supplemented by Supplemental Ordinances being defined as the "Ordinance") (except as herein otherwise expressly provided or unless the context otherwise requires), shall for all purposes of this Thirteenth Supplemental Ordinance have the respective meanings given to them in the General Bond Ordinance and in Section 1 hereof.

"2004 SRF Note" shall mean the $9,258,873 original principal amount Promissory Note of the City, Series 2004, dated June 24, 2004, and outstanding as of the date hereof in the principal amount of $4,092,536.36 and payable to the State Authority for South Carolina Drinking Water Revolving Fund Loan No. 3-018-04-2310005-02.

"2005 SRF Note" shall mean the $7,412,143 original principal amount Promissory Note of the City, Series 2005, dated June 30, 2005, and outstanding as of the date hereof in the principal amount of $3,346,875.14 and payable to the State Authority for South Carolina Drinking Water Revolving Fund Loan No. 3-022-05-2310005-03.

"2007 SRF Note" shall mean the $13,484,454 original principal amount Promissory Note of the City, Series 2007, dated November 16, 2007, and outstanding as of the date hereof in the principal amount of $4,008,561.59 and payable to the State Authority for South Carolina Water Pollution Control Revolving Fund Loan No. X1-110-07-463-11.

"2009 SRF Note" shall mean the $5,310,000 original principal amount Promissory Note of the City, Series 2009, dated September 25, 2009, and outstanding as of the date hereof in the principal amount of $3,089,103.61 and payable to the State Authority for South Carolina South Carolina Drinking Water Revolving Fund Loan No. S3-043-09-2310005-04.

"2024 Projects" shall mean certain improvements, extensions and enlargements to the System, to wit: (a) Lyman Gas Transmission System and Gate Station; (b) SC Highway 414 Gas Transmission Lateral; and (c) South Highway 101 Gas Transmission Upgrades; and (d) any other improvements relating to the foregoing and such other improvements as the Commission may deem necessary or incidental to the System.

"Beneficial Owner" shall mean any purchaser who acquires beneficial ownership interest in any Initial Bond held by the Depository. In determining any Beneficial Owner, the City, the Registrar and the Paying Agent may rely exclusively upon written representations made and information given to the City, the Registrar and the Paying Agent, as the case may be, by the Depository or its Participants with respect to any Series 2024 Bond held by the Depository or its Participants in which a beneficial ownership interest is claimed.

"Bond of 2007" shall mean the $5,700,000 original principal amount Combined Utility System Revenue Bond, Series 2007, dated May 24, 2007, and outstanding as of the date hereof in the principal amount of $1,524,415.

"Bond of 2015" shall mean the $4,590,000 original principal amount Combined Utility System Refunding Revenue Bond, Series 2015, dated September 1, 2015, and outstanding as of the date hereof in the principal amount of $990,000.

"Bond of 2017" shall mean the $14,740,000 original principal amount Combined Utility System Refunding Revenue Bond, Series 2017, dated June 8, 2017, and outstanding as of the date hereof in the principal amount of $3,850,000.

"Bond Purchase Agreement" shall mean, collectively, one or more bond purchase agreements to be dated the date of execution and delivery thereof among the City, the Commission and one or more Underwriters, related to the applicable Series of Series 2024 Bonds.

"Bonds of 2002" shall mean the $25,060,000 original principal amount Combined Utility System Revenue Bonds, Series 2002, dated May 15, 2002, and outstanding as of the date hereof in the principal amount of $21,020,000.

"Book-Entry Form" or "Book-Entry System" shall mean with respect to the Initial Bonds, a form or system, as applicable, under which (a) the ownership of beneficial interests in the Initial Bonds may be transferred only through a book-entry and (b) physical bond certificates in fully registered form are registered only in the name of a Depository or its nominee as Holder, with the physical bond certificates "immobilized" in the custody of the Depository. The book-entry maintained by the Depository is the record that identifies the owners of participatory interests in the Initial Bonds when subject to the Book-Entry System.

"Chairman" shall mean the Chairman of the Commission.

"Code" shall mean the Internal Revenue Code of 1986, as amended.

"Commission" shall mean the Board of Commissioners of Public Works of the City of Greer, South Carolina.

"Commission Representative" shall mean those persons designated by certificate of the Chairman or General Manager as persons authorized to act as representatives of the Commission with respect to the Resolution, the General Bond Ordinance, this Thirteenth Supplemental Ordinance and the Series 2024 Bonds, for the purpose of performing any act of the Commission hereunder.

"Continuing Disclosure Agreement" shall have the meaning given that term in Section 15 hereof.

"Credit Facility" shall mean one or more instruments provided by a Credit Facility Issuer, which may include a bond insurance policy, letter of credit, contract, agreement or similar credit facility with respect to any Series of Series 2024 Bonds.

"Credit Facility Agreement" shall mean the agreement or agreements, if any, among the City, the Credit Facility Issuer, and any other necessary party (including the Commission) relating to a Credit Facility.

"Credit Facility Issuer" shall mean, if a Credit Facility is in effect, the institution issuing the Credit Facility.

"Depository" shall mean, if applicable, any securities depository that is a "clearing corporation" within the meaning of the New York Uniform Commercial Code and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended, operating and maintaining, with its Participants or otherwise, a Book-Entry System to record ownership of beneficial interests in the Series 2024 Bonds, and to effect transfers of the Series 2024 Bonds, in Book-Entry Form,

and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"Eleventh Supplemental Ordinance" shall mean Eleventh Supplemental Ordinance No. 13-2015 enacted on April 14, 2015, by the Council of the City authorizing the issuance of the Bond of 2015.

"Fifth Supplemental Ordinance" shall mean Fifth Supplemental Ordinance No. 20-2005 enacted on May 24, 2005, by the Council of the City authorizing the issuance of the 2005 SRF Note.

"Finance Manager" shall mean the Finance Manager of the Commission, or equivalent position.

"Fourth Supplemental Ordinance" shall mean the Fourth Supplemental Ordinance No. 7-2004 enacted on May 25, 2004, by the Council of the City authorizing the issuance of the 2004 SRF Note.

"General Bond Ordinance" shall mean General Bond Ordinance No. 27-97 duly enacted on July 22, 1997, by the Council of the City authorizing and providing for the issuance of Combined Utility System Revenue Bonds, as such Ordinance has been amended, and as such Ordinance may be modified, amended or supplemented from time to time.

"General Manager" shall mean the General Manager of the Commission.

"Initial Bonds" shall mean, if applicable, the Series 2024 Bonds initially issued in Book-Entry Form as provided in Section 5 hereof.

"Insurer Default" shall mean there shall occur or exist a default in the payment by the Credit Facility Issuer or Reserve Fund Instrument Provider of principal of or any interest on the applicable Series 2024 Bonds when required to be made by the Credit Facility or Reserve Fund Instrument relating thereto, as the case may be.

"Interest Payment Date" shall mean March 1 and September 1 of each year, or such other date or dates as the Mayor or the City Administrator and the Chairman or General Manager may determine pursuant to Section 4 hereof, and commencing on such date as may be determined by the Mayor or the City Administrator and the Chairman or General Manager pursuant to Section 4 hereof.

"Ninth Supplemental Ordinance" shall mean Ninth Supplemental Ordinance No. 20-2009 enacted on September 8, 2009, by the Council of the City authorizing the issuance of the 2009 SRF Note.

"Parity Bonds" shall mean, collectively, the Bonds of 2002, the 2004 SRF Note, the 2005 SRF Note, the 2007 SRF Note, the Bond of 2007 Bond, the 2009 SRF Note, the Bond of 2015, the Bond of 2017 and any Series of Series 2024 Bonds then Outstanding.

"Participant" shall mean, if applicable, any bank, brokerage house or other financial institution for which, from time to time, the Depository effects book-entry transfers and pledges of securities deposited with the Depository.

"Paying Agent" shall mean Truist Bank, in Wilson, North Carolina, as Paying Agent for the Series 2024 Bonds.

"Permitted Investments" shall mean, with respect to a Series Debt Service Reserve Fund established in connection with any Series 2024 Bonds for which a Credit Facility is in effect, and only

for the time during which such Credit Facility is in effect and no Insurer Default has occurred and is continuing, only such Permitted Investments, as defined in the General Bond Ordinance, as also qualify pursuant to the terms and conditions set forth in the applicable Credit Facility Agreement relating thereto.

"Placement Agent" shall mean the bank, financial institution or other entity designated pursuant to Section 4 hereof to serve as placement agent for one or more Series of Series 2024 Bonds, if applicable.

"Principal Payment Date" shall have the meaning given to such term in Section 3(a) hereof.

"Purchasers" shall mean, if applicable, the original purchaser or purchasers of a Series of Series 2024 Bonds and their successors or assignees.

"Registrar" shall mean Truist Bank, in Wilson, North Carolina, as Registrar for the Series 2024 Bonds.

"Reserve Fund Instrument" shall mean any surety bond, insurance policy, letter of credit or other instrument provided to meet, in whole or in part, a Series Reserve Fund Requirement for a Series Debt Service Reserve Fund, if any.

"Reserve Fund Instrument Agreement" shall mean the agreement or agreements, if any, among the City, the Reserve Fund Instrument Provider, and any other necessary party (including the Commission), relating to a Reserve Fund Instrument, if any.

"Reserve Fund Instrument Provider" shall mean, with respect to any Series of Series 2024 Bonds, if a Reserve Fund Instrument is in effect, the institution providing the Reserve Fund Instrument.

"Series 2024 Bonds" shall mean the City of Greer, South Carolina, Combined Utility System Revenue Bonds, with appropriate series designations and descriptions as applicable (regardless of whether such Bonds are issued in calendar year 2024), in the aggregate principal amount of not exceeding $21,700,000 authorized to be issued hereunder. The Series 2024 Bonds may be issued in one or more Series.

"Series Capitalized Interest Account" shall mean one or more accounts, if any, within a respective Series Debt Service Fund, established pursuant to Section 8 hereof, to provide for the payment of all or a portion of the interest due and payable on the applicable Series of Series 2024 Bonds.

"Series Construction Fund" shall mean one or more funds with an appropriate Series designation, established pursuant to Section 10 hereof, to defray the Cost of Acquisition and Construction of all or a portion of the 2024 Projects. Funds in a Series Construction Fund may also be used to pay the Cost of Issuance of the applicable Series 2024 Bonds relating thereto.

"Series Costs of Issuance Account" shall mean, if established pursuant to Section 11 hereof, one or more accounts, further identified or designated to relate to a specific Series of the Series 2024 Bonds issued hereunder, to defray the cost of all or a portion of the Cost of Issuance of such Series of Series 2024 Bonds.

"Series Debt Service Fund" shall mean the Fund or Funds (with an appropriate Series designation) established pursuant to Section 8 hereof, and to be used for the purposes set forth in Section 6.4 of the General Bond Ordinance. Pursuant to Section 8, each Series Debt Service Fund shall be further identified or designated to relate to the specific Series of Series 2024 Bonds issued hereunder.

"Series Debt Service Reserve Fund" shall mean one or more Funds, if any, established pursuant to Section 9 hereof, and to be used for the purposes set forth in Section 6.5 of the General Bond Ordinance. Pursuant to Section 9, each Series Debt Service Reserve Fund shall be further identified or designated to relate to the specific Series of the Series 2024 Bonds issued hereunder.

"Series Reserve Fund Requirement" shall mean the amount, if any, established pursuant to Section 4 or Section 9 hereof, with respect to a specific Series of Series 2024 Bonds issued hereunder.

"Seventh Supplemental Ordinance" shall mean Seventh Supplemental Ordinance No. 45-2007 enacted on October 23, 2007, by the Council of the City authorizing the issuance of the 2007 SRF Note.

"Sixth Supplemental Ordinance" shall mean Sixth Supplemental Ordinance No. 15-2007 enacted on May 8, 2007, by the Council of the City authorizing the issuance of the Bond of 2007.

"State Authority" shall mean the South Carolina Water Quality Revolving Fund Authority.

"Third Supplemental Ordinance" shall mean Third Supplemental Ordinance No. 10-2002 enacted on May 14, 2002, by the Council of the City authorizing the issuance of the Bonds of 2002.

"Twelfth Supplemental Ordinance" shall mean Twelfth Supplemental Ordinance No. 11-2017 enacted on March 28, 2017, by the Council of the City authorizing the issuance of the Bond of 2017.

"Underwriter" shall mean, if applicable, the original underwriter or underwriters of the applicable Series of Series 2024 Bonds.

Section 2. Certain Findings and Determinations.

The City hereby finds and determines:

(a) The City is an incorporated municipality located in Greenville County and Spartanburg County, State of South Carolina, and as such has all powers granted to municipalities by the Constitution and the general law of the State of South Carolina.

(b) The System is operated by and under the control of the Commission.

(c) Pursuant to a Resolution adopted on October 23, 2023 (the "Resolution"), the Commission requested the City Council to enact this Thirteenth Supplemental Ordinance and issue the Series 2024 Bonds.

(d) The Series 2024 Bonds must be issued pursuant to the terms and conditions of the General Bond Ordinance in order for the Series 2024 Bonds to be issued on a parity in all respects to the pledge of Net Revenues securing the Parity Bonds.

(e) The Council is enacting this Thirteenth Supplemental Ordinance in order to:

(i) authorize the execution and delivery, on behalf of the City, of the Series 2024 Bonds in order to defray the Cost of Acquisition and Construction of one or more of the 2024 Projects; and

(ii) authorize the execution and delivery, on behalf of the City, of such other agreements and certificates and the taking of such other action by the City and its officers as shall be necessary or desirable in connection with the Series 2024 Bonds and the 2024 Projects in order to carry out the intent of this Thirteenth Supplemental Ordinance.

(f) This Thirteenth Supplemental Ordinance supplements the General Bond Ordinance, constitutes and is a "Supplemental Ordinance" within the meaning of such quoted term as defined and used in the General Bond Ordinance, and is enacted under and pursuant to the General Bond Ordinance.

(g) The Series 2024 Bonds will constitute and will be "Bonds" within the meaning of the quoted word as defined and used in the General Bond Ordinance.

(h) The Net Revenues pledged under the General Bond Ordinance are not encumbered by any lien and charge thereon or pledge thereof, other than the lien and charge thereon and pledge created by the General Bond Ordinance and the following Supplemental Ordinances: (i) the Third Supplemental Ordinance for payment and security of the Bonds of 2002; (ii) the Fourth Supplemental Ordinance for payment and security of the 2004 SRF Note; (iii) the Fifth Supplemental Ordinance for payment and security of the 2005 SRF Note; (iv) the Sixth Supplement Ordinance for payment and security of the Bond of 2007; (v) the Seventh Supplemental Ordinance for the payment and security of the 2007 SRF Note; (vi) the Ninth Supplemental Ordinance for the payment and security of the 2009 SRF Note; (vii) the Eleventh Supplemental Ordinance for the payment and security of the Bond of 2015; (viii) the Twelfth Supplemental Ordinance for the payment and security of the Bond of 2017; and (ix) upon the issuance of the Series 2024 Bonds, the lien and charge thereon and pledge thereof created by the General Bond Ordinance and this Thirteenth Supplemental Ordinance for payment and security of the Series 2024 Bonds.

(i) There does not exist an Event of Default, nor does there exist any condition which, after the passage of time or the giving of notice, or both, would constitute such Event of Default.

(j) The Commission has advised the City that the period of usefulness of the System is in excess of forty (40) years from the date hereof.

(k) The Commission has advised the City that the estimated Cost of Acquisition and Construction of the 2024 Projects (exclusive of (i) funding the applicable Series Debt Service Reserve Fund (if any) in an amount equal to the Series Reserve Fund Requirement through the deposit of cash, the purchase of a Reserve Fund Instrument, or any combination thereof; (ii) paying a portion of the interest coming due on one or more Series of Series 2024 Bonds; and (iii) paying the Cost of Issuance of the applicable Series 2024 Bonds including, if applicable, premiums due to the provider of any Credit Facility or Reserve Fund Instrument capitalized interest, Costs of Issuance) is not less than $15,000,000.

(l) Section 3.3 of the General Bond Ordinance provides that one or more Series of Bonds (exclusive of refunding Bonds) may be issued for such purposes as may be permitted by the Act upon compliance with certain provisions of the General Bond Ordinance for the purpose of paying the Cost of Acquisition and Construction of one or more Projects at the written request of the Commission. Bonds issued upon compliance with Section 3.2 and Section 3.3 of the General Bond Ordinance shall be issued on a parity with respect to the pledge and lien upon Net Revenues of the System inter sese, but not with regard to the particular Debt Service Fund or Debt Service Reserve Fund established in connection therewith.

(m) In compliance with the provisions of Section 3.3 of the General Bond Ordinance, the Council further finds and determines the following:

(i) The issuance of the Series 2024 Bonds is authorized under and pursuant to an ordinance supplemental to the General Bond Ordinance as provided in Article III and Article IX of the General Bond Ordinance.

(ii) Prior to the issuance of the Series 2024 Bonds there shall be executed the certificate required by paragraph A of Section 3.3 of the General Bond Ordinance.

(iii) Prior to the issuance of the Series 2024 Bonds, there shall be delivered a report, based upon the latest available audit of the System as required by Section 7.4 of the General Bond Ordinance, in compliance with paragraph C of Section 3.3 of the General Bond Ordinance.

(iv) The Series 2024 Bonds are being issued for the purpose of improving the System, i.e., the 2024 Projects.

(n) Pursuant to the authority granted in Section 4 hereof, the Mayor or City Administrator and the Chairman or General Manager may determine whether to establish one or more Series Debt Service Reserve Funds (with appropriate Series designations) for the respective Series of Series 2024 Bonds. If a Series Debt Service Reserve Fund is established hereunder, it shall secure only the Series of Series 2024 Bonds relating thereto, and the Series Reserve Fund Requirement (if any) will either be satisfied through the deposit of cash, the purchase of a Reserve Fund Instrument, or any combination of the foregoing, for the benefit of the Holders of applicable Series of the Series 2024 Bonds.

(o) The Series 2024 Bonds are being issued for one or more of the following purposes: (i) defraying the Cost of Acquisition and Construction of one or more of the 2024 Projects; (ii) funding the applicable Series Debt Service Reserve Fund (if any) in an amount equal to the Series Reserve Fund Requirement through the deposit of cash, the purchase of a Reserve Fund Instrument, or any combination thereof; (iii) paying a portion of the interest coming due on one or more Series of Series 2024 Bonds; and (iv) paying the Cost of Issuance of the applicable Series 2024 Bonds including, if applicable, premiums due to the provider of any Credit Facility or Reserve Fund Instrument.

(p) It is necessary and in the best interest of the City for the Commission to undertake one or more of the 2024 Projects and for the City to issue the Series 2024 Bonds, in one or more Series, in the aggregate principal amount of not exceeding $21,700,000 in accordance with the General Bond Ordinance, the Act and this Thirteenth Supplemental Ordinance for the purposes set forth above, which Series 2024 Bonds shall be issued on a parity with the Parity Bonds and any other Bonds which may hereafter be issued.

Section 3. Authorization of Series 2024 Bonds.

(a) There is hereby authorized to be issued one or more Series of Series 2024 Bonds designated "City of Greer, South Carolina, Combined Utility System Revenue Bonds, Series [____]" (the "Series 2024 Bonds"), in the aggregate principal amount of not exceeding $21,700,000. The Series 2024 Bonds may be issued in a year subsequent to calendar year 2024, and may be issued in one or more Series. Accordingly, the Series 2024 Bonds may have such other descriptive terms in its series designation as may be necessary to properly identify the applicable Series of Series 2024 Bonds. The proceeds of the Series 2024 Bonds shall be used for one or more of the purposes set forth in Section 2(o) hereof.

Unless otherwise determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 hereof, the Series 2024 Bonds shall mature on September 1 in each of the years (the "Principal Payment Dates") and in the principal amounts, and bear interest at the rates per annum as determined by the Mayor or City Administrator and the Chairman or General Manager, pursuant to Section 4 hereof.

(b) Such of the Series 2024 Bonds as the Mayor or City Administrator and Chairman or General Manager shall determine pursuant to Section 4 hereof may be subject to mandatory redemption at a redemption price equal to the principal amount of the Series 2024 Bonds to be redeemed, together with interest accrued from the date of redemption, in the years and in the amounts determined by the Mayor or City Administrator and Chairman or General Manager pursuant to Section 4 hereof.

At its option, to be exercised on or before the sixtieth (60th) day prior to any mandatory redemption date, the City may (i) deliver to the Trustee for cancellation Series 2024 Bonds which are subject to mandatory redemption in any aggregate principal amount desired or (ii) receive a credit in respect of its mandatory redemption obligation for any such Series 2024 Bonds which, prior to such date, have been purchased or redeemed (otherwise than through the operation of the mandatory redemption requirement) by the City and cancelled by the Trustee and not theretofore applied as a credit against any mandatory redemption obligation. Each Series 2024 Bond so delivered or previously purchased or redeemed shall be credited by the Trustee, at one hundred percent (100%) of the principal amount thereof, to the obligation of the City on those respective mandatory redemption obligations in chronological order or such other order as may be directed in writing by the City to the Trustee, and the principal amount of the Series 2024 Bonds to be redeemed by operation of the mandatory redemption requirement shall be accordingly reduced.

The Registrar, without further authorization or direction from the City, shall give notice of all mandatory redemptions within the time periods and in the manner specified in Article V of the General Bond Ordinance.

(c) The Series 2024 Bonds shall originally be dated the date of their respective delivery, or such other date as the Mayor or City Administrator and the Chairman or General Manager shall determine pursuant to Section 4 hereof, and shall be issued as fully registered Bonds in the denominations of $5,000 and integral multiples of $5,000, or in such other denominations as the Mayor or City Administrator and the Chairman or General Manager shall determine pursuant to Section 4 hereof. The Series 2024 Bonds shall be numbered and lettered in such a fashion as to maintain a proper record thereof.

(d) Principal of and redemption premium, if any, on the Series 2024 Bonds shall be payable at the designated corporate trust office of the Paying Agent. Interest on the Series 2024 Bonds shall be payable on each Interest Payment Date, in each case to the Holders as of the immediately preceding Record Date, such interest to be paid by the Paying Agent by check or draft mailed to each Holder at the address as it appears on the Books of Registry maintained at the designated corporate trust office of the Registrar or, in the case of a Holder of $1,000,000 or more in principal amount of Series 2024 Bonds, by wire transfer to an account within the continental United States upon the timely receipt of a written request of such Holder. Payment of the principal of and interest on such Series 2024 Bonds may be payable to the Holder thereof without presentation and surrender of such Series 2024 Bonds except upon maturity or final payment.

(e) The Series 2024 Bonds and the assignment provisions pertaining thereto shall be in substantially one of the forms set forth in Exhibit A hereto (depending on whether such Series 2024 Bonds are sold in a public or private offering), with such necessary or appropriate variations, omissions and

insertions as are incidental to the series, numbers, denominations, maturities, dates, interest rate or rates, redemption provisions, the purpose of issuance and other details thereof or as are otherwise permitted or required by law, by the General Bond Ordinance or by this Thirteenth Supplemental Ordinance. The Series 2024 Bonds shall be executed in the name and on behalf of the City by the manual or facsimile signatures of the Mayor or the Mayor Pro-Tempore and the Municipal Clerk.

(g) A copy of the approving opinion to be rendered on the Series 2024 Bonds may be attached to each Series 2024 Bond and, if so, preceding the same a certificate shall appear, which shall be signed on behalf of the City by a manual or facsimile signature of the Municipal Clerk of the City. Such certificate shall be in the form substantially as follows:

> IT IS HEREBY CERTIFIED that the following is a true and correct copy of the approving opinion of Burr & Forman LLP, Greenville, South Carolina, the original of which was manually executed, dated and issued as of the date of the delivery of and payment for the bonds, and a copy of which is on file with the City of Greer, South Carolina.
>
> CITY OF GREER, SOUTH CAROLINA
>
> By: _____
> Tammela V. Duncan, Municipal Clerk

(h) In the event a Credit Facility is purchased with respect to a Series of Series 2024 Bonds, a "statement of insurance" or similar provision may be attached to each applicable Series of Series 2024 Bonds in the form provided in the applicable Credit Facility Agreement.

(i) In the event a Series of Series 2024 Bonds is sold on a private placement basis to a Purchaser, such Series 2024 Bond may be represented by a single, fully-registered Bond, registered in the name of the Purchaser thereof. To the extent agreed to by the applicable Purchaser, such Series 2024 Bond may be sold or transferred by the initial Purchaser only to purchasers ("Qualified Investors") who execute an investment letter delivered to the City and the Commission, in form satisfactory to the City and the Commission (the "Investment Letter"), containing certain representations, warranties and covenants as to the suitability of such purchasers to purchase and hold such Series 2024 Bond to be transferred. Such restriction shall be set forth on the face of such Series 2024 Bond and shall be complied with by each transferee thereof.

Section 4. Sale and Issuance of Series 2024 Bonds; Authority of the Mayor or City Administrator and Chairman or General Manager.

(a) Without further authorization, the Council hereby authorizes and directs the Mayor or City Administrator and the Chairman or General Manager to:

(i) determine the original issue date of each Series of the Series 2024 Bonds (if different from than the date of delivery thereof);

(ii) determine whether to issue the Series 2024 Bonds in one or more Series;

(iii) determine the aggregate principal amounts and authorized denominations (if different from that set forth herein) of the applicable Series 2024 Bonds;

(iv) determine the principal repayment schedule for the applicable Series 2024 Bonds and the Principal Payment Dates of the applicable Series 2024 Bonds if different from that set forth herein;

(v) determine the date and time of sale of the applicable Series 2024 Bonds, and the interest rates for each Series of Series 2024 Bonds;

(vi) determine the Interest Payment Dates and initial Interest Payment Date for the applicable Series 2024 Bonds if different from that set forth herein;

(vii) determine the optional and mandatory redemption dates and terms of redemption for the applicable Series 2024 Bonds;

(viii) determine whether a Series Debt Service Reserve Fund will be established and funded with respect to one or more Series 2024 Bonds and, if so, the amount of the Series Reserve Fund Requirement and the manner and timing of which the Series Reserve Fund Requirement will be satisfied (including, but not limited to determine whether to purchase a Reserve Fund Instrument);

(ix) approve any original issue discount or original issue premium at which a Series of Series 2024 Bonds may be sold, or whether any Underwriter's discount or other fee will be paid to the purchaser of such Series of Series 2024 Bonds;

(x) determine whether a Credit Facility will be purchased with respect to the respective Series 2024 Bonds;

(xi) determine whether a portion of the proceeds of a Series of New Bonds shall be used to pay a portion of the interest due and payable on such Series of New Bonds.

(xii) determine the manner in which the New Bonds will be offered for sale (i.e., as a private-placement or as a public-offering), and determine the identity of the Placement Agent or Underwriter (if any) with respect thereto;

(xiii) if a Series of Series 2024 Bonds is not sold to the Underwriter, (a) approve the forms of one or more Requests for Proposals under which such Series 2024 Bonds will be offered for sale and the distribution of such Requests for Proposals to various banks and other financial institutions as the General Manager or Finance Manager determine; (b) determine the date and time for receipt of bids under such Requests for Proposals, and (c) approve the sale of such Series 2024 Bonds to the bidders providing the most advantageous proposals therefor, in accordance with the terms of such Requests for Proposals;

(xiv) determine whether the applicable Series 2024 Bonds will be issued as obligations the interest on which is exempt from federal income taxation; and

(xv) agree to any other covenants, terms, provisions and matters necessary or advisable to effect the issuance of the Series 2024 Bonds, including such terms as may be requested by the respective Underwriters or Purchasers thereof.

(b) The Mayor or City Administrator and the Chairman or General Manager are hereby authorized and empowered to take such actions as may be necessary or desirable to conduct a public offering of a Series of Series 2024 Bonds, and are hereby authorized and empowered to enter into, on behalf of the City, one or more Bond Purchase Agreements relating thereto. In connection with any public offering of a Series of Series 2024 Bonds, the Mayor or City Administrator and the Chairman or

General Manager are hereby authorized and directed:

(1) to execute and deliver such executed Bond Purchase Agreement to the Underwriter, such execution and delivery of the Bond Purchase Agreement constituting conclusive evidence of their approval of the matters therein contained;

(2) to approve the form of a Preliminary Official Statement relating to the City, the Commission and the Series 2024 Bonds (the "Preliminary Official Statement"), and to "deem final" the Preliminary Official Statement for purposes of complying with the requirements set forth in Rule 15c2-12 of the Securities and Exchange Commission promulgated under the Securities Exchange Act of 1934, as amended;

(3) to approve the form of a final Official Statement relating to the City, the Commission and the Series 2024 Bonds substantially in the form of the Preliminary Official Statement, with such modifications as the Mayor or City Administrator and the Chairman or General Manager may approve, and to deliver the same to the Underwriter, which delivery shall be conclusive evidence of the approval of any such modifications; and

(4) to authorize the use of the Preliminary Official Statement, the final Official Statement, the General Bond Ordinance, this Thirteenth Supplemental Ordinance, the Resolution, and the information contained herein and therein in connection with the public offering and sale of the Series 2024 Bonds by the Underwriter.

(d) A copy of this Thirteenth Supplemental Ordinance shall be filed with the minutes of the meeting of Council at which this Thirteenth Supplemental Ordinance was enacted.

(e) The Mayor or City Administrator and the Chairman or General Manager are hereby authorized and empowered to execute and deliver investment agreements, forward delivery agreements, repurchase agreements, guaranteed investment contracts, Credit Facility Agreements, Reserve Fund Instrument Agreements, letters of credit, surety bonds, and any other agreements (including agreements relating to any credit enhancement) in connection with each Series of Series 2024 Bonds, to prepare and solicit bids for providers of such agreements, and to execute, in the name and on behalf of the City, written confirmations of any such agreements and other documents as may be necessary in connection therewith.

(f) The City hereby authorizes and directs all of the officers and employees of the City to carry out or cause to be carried out all obligations of the City and to perform such other actions as they shall consider necessary or advisable in connection with the issuance, sale and delivery of each Series of Series 2024 Bonds.

Section 5. Book-Entry System; Recording and Transfer of Ownership of the Series 2024 Bonds.

If requested by the Holder, the Initial Bonds will be eligible securities for the purposes of the Book-Entry System of transfer maintained by the Depository, and transfers of beneficial ownership of the Initial Bonds shall be made only through the Depository and its participants in accordance with rules specified by the Depository. Such beneficial ownership must be of $5,000 principal amount of Initial Bonds of the same Series and maturity or any integral multiple of $5,000.

The Initial Bonds will be issued in fully-registered form, as a single bond representing the entire principal amount of each Series of the Series 2024 Bonds or one bond for each of the maturities of each Series of the Series 2024 Bonds, in the name of Cede & Co., as the nominee of the Depository. When any

principal of, premium, if any, or interest on the Initial Bonds becomes due, the City shall transmit or cause the Paying Agent to transmit to the Depository an amount equal to such installment of principal, premium, if any, and interest. Such payments will be made to Cede & Co. or other nominee of the Depository as long as it is the owner of record on the applicable Record Date. Cede & Co. or other nominee of the Depository shall be considered to be the owner of the Initial Bonds so registered for all purposes of this Thirteenth Supplemental Ordinance, including, without limitation, payments as aforesaid and receipt of notices. The Depository shall remit such payments to the Beneficial Owners of the Series 2024 Bonds or their nominees in accordance with its rules and regulations.

Notices of redemption of the Initial Bonds or any portion thereof shall be sent to the Depository in accordance with the provisions of the General Bond Ordinance.

The Depository is expected to maintain records of the positions of Participants in the Initial Bonds, and the Participants and persons acting through Participants are expected to maintain records of the Beneficial Owners in the Initial Bonds. The City, the Trustee, the Registrar and the Paying Agent make no assurances that the Depository and its Participants will act in accordance with such rules or expectations on a timely basis, and the City, the Trustee, the Registrar and the Paying Agent shall have no responsibility for any such maintenance of records or transfer of payments by the Depository to its Participants, or by the Participants or persons acting through Participants to the Beneficial Owners.

The City, the Trustee, the Paying Agent and the Registrar may treat the Depository (or its nominee) as the sole and exclusive owner of the Series 2024 Bonds registered in its name for the purpose of payment of the principal of, interest or premium, if any, on the Series 2024 Bonds, giving any notice permitted or required to be given to Bondholders under the General Bond Ordinance and this Thirteenth Supplemental Ordinance, registering the transfer of the Series 2024 Bonds, obtaining any consent or other action to be taken by Bondholders, and for all other purposes whatsoever, and shall not be affected by any notice to the contrary. The City, the Paying Agent and the Registrar shall not have any responsibility or obligation to any Participant, any person claiming a beneficial ownership interest in the Series 2024 Bonds under or through the Depository or any Participant, or any other person which is not shown on the Books of Registry of the City maintained by the Registrar as being a Bondholder, with respect to: the accuracy of any records maintained by the Depository or any Participant or the maintenance of any records; the payment by the Depository or any Participant of any amount in respect of the principal of, interest or premium, if any, on the Series 2024 Bonds; or the sending of any transaction statements; the delivery or timeliness of delivery by the Depository or any Participant of any notice which is permitted or required to be given to Bondholders thereunder; the selection of Bondholders to receive payments upon any partial redemption of the Series 2024 Bonds; or any consent given or other actions taken by the Depository as a Bondholder.

If (a) the Depository determines not to continue to act as securities depository for the Series 2024 Bonds and gives reasonable notice to the Registrar or the City, or (b) the City has advised the Depository of the City's determination that the Depository is incapable of discharging its duties, then the City shall attempt to retain another qualified securities depository to replace the Depository. Upon receipt by the City or the Registrar of the Initial Bonds together with an assignment duly executed by the Depository, the City shall execute and deliver to the successor depository, Series 2024 Bonds of the same principal amount, interest rate and maturity. If the City is unable to retain a qualified successor to the Depository, or the City has determined that it is in its best interest not to continue the Book-Entry System of transfer or that interests of the Beneficial Owners of the Series 2024 Bonds might be adversely affected if the Book-Entry System of transfer is continued (the City undertakes no obligation to make any investigation to determine the occurrence of any events that would permit it to make any such determination), and has made provision to so notify Beneficial Owners of the Series 2024 Bonds by mailing an appropriate notice to the Depository, upon receipt by the City of the Initial Bonds together with an assignment duly executed by the Depository,

the City shall execute, authenticate and deliver to the Participants the Series 2024 Bonds in fully-registered form, in authorized denominations; provided, however, that the discontinuation of the Book Entry System of registration and transfer with respect to the Series 2024 Bonds or the replacement of the Depository or any successor depository shall be subject to the applicable rules and procedures of the Depository or such successor depository on file or otherwise approved by the Securities and Exchange Commission. Prior to any transfer of the Series 2024 Bonds outside the Book-Entry Only system (including, but not limited to, the initial transfer outside the Book-Entry Only system) the transferor shall provide or cause to be provided to the Trustee all information necessary to allow the Trustee to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Section 6045 of the Code. The Trustee shall conclusively rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

Notwithstanding the foregoing, in the event a Series of Series 2024 Bonds is sold in a private-placement basis to a Purchaser, such Series 2024 Bonds may be issued in fully-registered form, as a single Bond representing the entire principal amount of the applicable Series 2024 Bonds in the name of the respective Purchaser thereof. The City, the Paying Agent and the Registrar may treat the respective Purchaser or subsequent Holder of such Series 2024 Bonds as the sole and exclusive owner of such Series 2024 Bonds registered in its name for the purpose of payment of the principal of, and interest or premium, if any, on the Series 2024 Bonds, giving any notice permitted or required to be given to the Purchaser or subsequent Holder under the General Bond Ordinance or this Thirteenth Supplemental Ordinance, registering the transfer of the applicable Series 2024 Bonds, obtaining any consent or other action to be taken by Bondholders and for all other purposes whatsoever, and shall not be affected or by any notice to the contrary.

Section 6. Optional Redemption of Series 2024 Bonds. Such of the Series 2024 Bonds as may be determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 hereof shall be subject to redemption prior to maturity, at the option of the City upon the written direction of the Commission, in whole or in part at any time in such order of their maturities as the Commission shall determine and by lot within a maturity, at the respective redemption prices with respect to each Bond, which may include redemption premiums (if any) thereof or be expressed as a percentage of principal amount of the Series 2024 Bonds to be redeemed, as shall be determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 hereof, together, in each such case, with the interest accrued on such principal amount to the date fixed for redemption.

In the event a particular Series 2024 Bond is called for redemption, the Registrar shall give notice of redemption by first-class mail, postage prepaid, to the registered Holder thereof as shown on the Books of Registry of the City in accordance with the provisions of the General Bond Ordinance; provided however, (a) in the event such Series of Series 2024 Bonds is placed on a private placement basis with a Purchaser, notice of redemption to the Holder thereof shall be provided in accordance with the redemption terms agreed upon between the City and the Purchaser; and (b) the notice of redemption may state that the redemption of the Series 2024 Bonds being called for redemption is conditioned upon the Trustee receiving on or before the redemption date sufficient money for the redemption thereof.

Section 7. Payment of the Series 2024 Bonds. The Series 2024 Bonds, together with the interest thereon, shall be payable, in such coin or currency of the United States of America which at the time of such payment is legal tender for public and private debts, solely from the Net Revenues of the System in accordance with the provisions of the General Bond Ordinance and this Thirteenth Supplemental Ordinance. The applicable Series 2024 Bonds shall be secured by a pledge of Net Revenues on a parity with the pledge of Net Revenues securing the Outstanding Parity Bonds and any other Bonds (as defined in the General Bond Ordinance) hereafter issued under the General Bond Ordinance.

The Series 2024 Bonds, and the interest thereon, shall not be a debt of the City, nor a charge, lien or encumbrance, legal or equitable, upon any property of the City or upon any income, receipts or revenues of the City other than the Net Revenues of the System which are hereby pledged to the payment thereof.

No recourse shall be had for the payment of the Series 2024 Bonds, or the interest thereon, or any part thereof, against the general fund of the City, nor shall the credit or taxing powers of the City be deemed to be pledged to the payment of the principal of and interest on the Series 2024 Bonds. The full faith, credit and taxing powers of the State of South Carolina or of the City are not pledged to the payment of the principal of or the interest on the Series 2024 Bonds, and the Series 2024 Bonds shall never constitute an indebtedness of the City within the meaning of any State constitutional provision (other than Article X, Section 14, Paragraph 10, of the South Carolina Constitution authorizing obligations payable solely from special sources not involving revenues from any tax or license) or statutory limitation.

Section 8. Establishment of Series Debt Service Funds. In accordance with Section 6.4 of the General Bond Ordinance, a Series Debt Service Fund is hereby directed to be established by the Trustee on the date of the original delivery of a Series of Series 2024 Bonds for the benefit of the Holders of the such Series of Series 2024 Bonds; provided, however, that upon the issuance of one or more Series of Series 2024 Bonds, separate funds or accounts may be established for the payment of debt service on such Series 2024 Bonds, with such additional numbers or letters to identify its relevance, but each such separate fund or account will be considered the "Series Debt Service Fund" with respect to the related Series of Series 2024 Bonds. In accordance with Section 6.4(a) and (b) of the General Bond Ordinance, there is hereby directed to be established within each respective Series Debt Service Fund an Interest Account and a Principal Account for the payment of interest, principal and sinking fund installment requirements on a Series of Series 2024 Bonds as the same become due and payable. In addition, to the extent it is determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 that a portion of the proceeds of a Series of Series 2024 Bonds shall be used to pay a portion of the interest due and payable on such Series of Series 2024 Bonds, there shall be established within the applicable Series Debt Service Fund a Series Capitalized Interest Account into which such proceeds shall be deposited.

Section 9. Establishment of the Series Reserve Fund Requirement and Series Debt Service Reserve Funds. In accordance with Section 6.5 of the General Bond Ordinance, and pursuant to the authority granted to the Mayor or City Administrator and the Chairman or General Manager in Section 4 hereof, there may be established one or more Series Debt Service Reserve Funds for the benefit of the Holders of one or more Series of Series 2024 Bonds (if any), the amount and timing of funding of the Series Reserve Fund Requirement, and, if so, such Series Debt Service Reserve Fund shall be established on the date of the original delivery of such Series of Series 2024 Bonds and held by the Trustee, all as provided in the General Bond Ordinance; provided, however, that upon the issuance of one or more Series of Series 2024 Bonds, separate funds or accounts may be established (if at all) for each Series of Series 2024 Bonds, with such additional numbers or letters to identify its relevance, but each such separate fund or account will be considered the "Series Debt Service Reserve Fund" with respect to the related Series of Series 2024 Bonds. If a Series Debt Service Reserve Fund is established with respect to a Series of Series 2024 Bonds, the method of satisfying the applicable Series Reserve Fund Requirement will be determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 hereof. A Series Reserve Fund Requirement shall be deemed permanently satisfied to the extent of the original policy amount of any Reserve Fund Instrument deposited with the Trustee for the benefit of the Holders of the applicable Series of Series 2024 Bonds notwithstanding any downgrade to bond insurer ratings of the Reserve Fund Instrument Provider.

Section 10. Series Construction Funds. There is hereby authorized to be created and established one or more Series Construction Funds with such further words, numbers or letters as may be necessary or desirable to distinguish such fund or funds, which fund or funds shall be held by one or more Custodians selected by the General Manager or Finance Manager. The Series Construction Funds may be accounted for as a single fund or as multiple funds, however the moneys on deposit therein may be held by one or more Custodians designated by the City. The moneys on deposit in the Series Construction Funds shall be used and applied to the payment of the Cost of Acquisition and Construction of one or more 2024 Projects, and to pay Cost of Issuance.

Moneys held for the credit of the Series Construction Funds shall be invested, at the written direction of the General Manager or Finance Manager, to the fullest extent practicable and reasonable, in Permitted Investments, maturing at such times and in such amounts as shall be required to provide moneys to make the payments required to be made from such Series Construction Fund. Withdrawals from a Series Construction Fund shall be made in the manner withdrawals from other funds of the Commission are made.

If, after the payment in full of all Cost of Acquisition and Construction of the applicable 2024 Projects and Cost of Issuance, any moneys remain in the applicable Series Construction Fund, such excess shall, pursuant to written instructions of the Commission, be paid to the Trustee, which shall deposit such moneys into a subaccount to be created only for the benefit of the Holders of the respective Series of Series 2024 Bonds in the applicable Series Debt Service Fund which shall be applied to pay the principal of or the interest on, or both, the applicable Series of Series 2024 Bonds.

Section 11. Series Costs of Issuance Account. There is hereby authorized to be created and established one or more Series Costs of Issuance Accounts which fund shall be held by one or more Custodians; provided, however, that upon the issuance of one or more Series of Series 2024 Bonds, separate funds or accounts may be established for such Series of Series 2024 Bonds, with such additional numbers or letters to identify its relevance, but each such separate fund or account will be considered the "Series Costs of Issuance Account" with respect to the related Series of Series 2024 Bonds. The Series Costs of Issuance Account established for a particular Series of Series 2024 Bonds shall be accounted for as a single fund, however the moneys on deposit therein may be held by one or more Custodians designated by the General Manager or Finance Manager. The moneys on deposit in the Series Costs of Issuance Account shall be used and applied to pay Costs of Issuance incidental to the issuance and sale of the applicable Series 2024 Bonds.

Moneys held for the credit of the Series Costs of Issuance Account may be invested in Permitted Investments, maturing at such times and in such amounts as shall be required to provide moneys to make the payments required to be made from such account. Withdrawals from the Series Costs of Issuance Account shall be made in the manner withdrawals from other funds of the Commission are made.

If any moneys remain in the Series Costs of Issuance Account after the payment in full (or after adequate provision has been made therefor) of all Costs of Issuance, such excess shall be paid into the related Series Construction Fund or the related Series Debt Service Fund, as determined by a Commission Representative.

Section 12. Designation of Registrar, Paying Agent and Custodian. The Council hereby designates Truist Bank as Registrar and as Paying Agent for the Series 2024 Bonds. The Registrar and Paying Agent shall signify its acceptance of its respective duties upon delivery of the respective Series 2024 Bonds. The initial Custodian of the respective Series Construction Fund and the Series Costs of Issuance Account, if any, shall be selected by the General Manager or Finance Manager, and the General Manager or Finance

Manager may, at any time, remove the initial Custodian of any Series Construction Fund or Series Costs of Issuance Account, and replace such initial Custodian with one or more alternate Custodians.

Section 13. Disposition of Proceeds of Series 2024 Bonds. The proceeds derived from the sale of the Series 2024 Bonds, net of (1) the net original issue discount or original issue premium, or both, and the Underwriter's discount, if applicable; or (2) any fees payable to the Purchaser thereof, if applicable, shall be used for the following purposes:

(a) A portion of the proceeds thereof shall be deposited in a Series Construction Fund established pursuant to Section 10 hereof to be used for and applied to the payment of Cost of Acquisition and Construction of one or more of the 2024 Projects. A portion of the proceeds deposited in such Series Construction Fund may also be used to pay all or a portion of the Costs of Issuance of the Series 2024 Bonds relating thereto.

(b) If the Mayor or City Administrator and the Chairman or General Manager determine that a Series Debt Service Reserve Fund shall be established for a Series of Series 2024 Bonds and the Series Reserve Fund Requirement shall be funded with a portion of the proceeds of a Series of Series 2024 Bonds, there shall be deposited with the Trustee for deposit into such Series Debt Service Reserve Fund an amount which, together with other available funds, equals the applicable Series Reserve Fund Requirement.

(c) If the Mayor or City Administrator and the Chairman or General Manager determine that a portion of the proceeds of a Series of Series 2024 Bonds shall be used to pay a portion of the interest due and payable on such Series of Series 2024 Bonds, such amount shall be deposited with the Trustee for deposit into the applicable Series Capitalized Interest Account within the applicable Series Debt Service Fund

(d) If the Mayor or City Administrator and the Chairman or General Manager determine that a Credit Facility or Reserve Fund Instrument shall be acquired in connection with a Series of Series 2024 Bonds, a portion of the proceeds may be paid directly to the Credit Facility Issuer or Reserve Fund Instrument Provider, respectively, for the cost of provision such Credit Facility or Reserve Fund Instrument.

(d) A portion of the proceeds of the Series 2024 Bonds may be deposited with a Custodian into a Cost of Issuance Account authorized to be established pursuant to Section 11 hereof to be used and applied to the payment of Cost of Issuance to the extent such Cost of Issuance are not paid from the applicable Series Construction Fund as provided in subsection (a) of this Section 13.

The respective amounts specified in this Section 13 shall be determined by the General Manager or Finance Manager upon delivery of the applicable Series 2024 Bonds.

Section 14. Federal Tax Covenant. To the extent that a Series of Series 2024 Bonds is issued on a federal tax-exempt basis, as determined pursuant to Section 4 hereof, the City (and pursuant to the Resolution, the Commission) hereby covenants and agrees with the Holders of such Series 2024 Bonds that it will not take any action which will, or fail to take any action which failure will, cause interest on such Series 2024 Bonds to become includable in the gross income of the Holders for federal income tax purposes pursuant to the applicable provisions of Section 103 and Sections 141 through 150 of the Code and regulations promulgated thereunder in effect on the date of original issuance so long as any of such Series 2024 Bonds are Outstanding. The City (and pursuant to the Resolution, the Commission) further covenants and agrees that no use of the proceeds of such Series 2024 Bonds shall be made which, if such use had been reasonably expected on the date of issue of such Series 2024 Bonds would have caused such Series 2024 Bonds to be "arbitrage bonds," as defined in the Code; and to that end the City (and pursuant to the

Resolution, the Commission) shall:

(a) comply with the applicable provisions of Section 103 and Sections 141 through 150 of the Code and any regulations promulgated thereunder so long as any of such Series 2024 Bonds are Outstanding;

(b) establish such funds, make such calculations and pay such amounts, if necessary, in the manner and at the times required in order to comply with the requirements of the Code relating to required rebate of certain amounts to the United States; and

(c) make such reports of such information at the times and places required by the Code.

The Mayor or City Administrator and the Chairman or General Manager are hereby authorized to adopt written procedures to ensure the City's and the Commission's compliance with federal tax matters relating to the Series 2024 Bonds, if applicable.

The Mayor or City Administrator and the Chairman or General Manager are authorized to determine whether one or more of the respective Series of Series 2024 Bonds shall be designated as "qualified tax-exempt obligations" as defined in the Code. In such event, the City and all subordinate entities thereof will not anticipate issuing more than $10,000,000 (or the applicable limitation effect at the time of issuance of such Series of Series 2024 Bonds) in tax-exempt bonds or other tax-exempt obligations in the calendar year in which such Series 2024 Bonds are issued other than private activity bonds (except for qualified 501(c)(3) bonds) within the meaning of the Code.

This Thirteenth Supplemental Ordinance shall constitute the City's declaration of official intent pursuant to Regulation §1.150-2 of the Code to reimburse the City or the Commission from a portion of the proceeds of the Series 2024 Bonds for expenditures the City or Commission anticipates incurring (the "Expenditures") with respect to the 2024 Projects prior to the issuance of the Series of Series 2024 Bonds relating thereto. Expenditures which may be reimbursed are limited to Expenditures which are: (a) properly chargeable to capital account (or would be so chargeable with a proper election or with the application of the definition of placed in service under Regulation §1.150-2 of the Code) under general federal income tax principals; or (b) certain *de minimis* or preliminary Expenditures satisfying the requirements of Regulation §1.150-2(f) of the Code. The source of funds for the Expenditures with respect to the 2024 Projects will be the Revenues, cash on hand, and available reserves of the System. To be eligible for reimbursement of the Expenditures, the reimbursement allocation must be made not later than 18 months after the later of (a) the date on which the Expenditures were paid; or (b) the date the applicable 2024 Projects were placed in service, but in no event more than three (3) years after the original Expenditures.

Both the principal of and interest on the Series 2024 Bonds shall be exempt, in accordance with the provisions of Section 12-2-50 of the South Carolina Code from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

Section 15. Continuing Disclosure. (a) To the extent that Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934 applies to a particular Series of Series 2024 Bonds, the Mayor or City Administrator and the Chairman or General Manager or the Finance Manager are hereby authorized and directed to execute and deliver a Continuing Disclosure Agreement related to such Series of Series 2024 Bonds as required by applicable law, the execution and delivery of the Continuing Disclosure Agreement constituting conclusive evidence of approval of the

matters therein contained. Notwithstanding any other provisions of this Thirteenth Supplemental Ordinance, failure of the City or Commission to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default, and no liability for damages shall attach therefor. The sole remedy for such failure to comply shall be that any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City or Commission to comply with such Continuing Disclosure Agreement. The City and the Commission are authorized to adopt written procedures relating to compliance with continuing disclosure obligations in connection with the Series 2024 Bonds, if applicable.

(b) The City covenants, so long as and to the extent required pursuant to Section 11-1-85, Code of Laws of South Carolina 1976, as amended, to file with a central repository for availability in the secondary bond market when requested:

(i) an annual independent audit, within thirty (30) days of the City's receipt of the audit; and

(ii) event specific information within thirty (30) days of an event adversely affecting more than five percent (5%) of the Revenues or the City's tax base.

The only remedy for failure by the City to comply with the covenant in this Section 15(b) shall be an action for specific performance of this covenant; and failure to comply shall not constitute a default or an "Event of Default" under the General Bond Ordinance or this Thirteenth Supplemental Ordinance. Notwithstanding anything to the contrary contained in the General Bond Ordinance, the Trustee, the Registrar and the Paying Agent shall have no responsibility to monitor the City's compliance with this covenant. The City specifically reserves the right to amend or delete this covenant in order to reflect any change in Section 11-1-85 of the Code of Laws of South Carolina 1976, as amended, without the consent of the Trustee, the Registrar and the Paying Agent or the Holder of any Series 2021 Bond.

Section 16. Headings. The headings and titles of the several sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction, interpretation or effect of this Thirteenth Supplemental Ordinance.

Section 17. Further Actions. The Mayor (or in his or her absence the Mayor Pro-Tempore), City Administrator, City Clerk, City Attorney and any Commission Representative are hereby authorized and directed to take any and all such further actions as shall be deemed necessary or desirable in order to effectuate issuance of the Series 2024 Bonds, to carry out the provisions of this Thirteenth Supplemental Ordinance, to fulfill the requirements of any Bond Purchase Agreement, to purchase any Credit Facility or Reserve Fund Instrument in connection with a Series of Series 2024 Bonds, and execute any agreements (including any Credit Facility Agreements or Reserve Fund Instrument Agreements) with the providers thereof.

Section 18. Credit Facility. In the event that the Mayor or City Administrator and the Chairman or General Manager determine pursuant to the authorization set forth in Section 4 hereof that one or more Credit Facilities shall be purchased with respect to a Series of Series 2024 Bonds, the City Administrator and the General Manager are hereby authorized to approve the form of any Credit Facility Agreement and the City Administrator and General Manager are hereby directed and authorized to execute the Credit Facility Agreement and deliver the Credit Facility Agreement to the Credit Facility Issuer, the execution and delivery of the Credit Facility Agreement constituting conclusive evidence of approval of the matters therein contained.

Section 19. Reserve Fund Instrument. In the event that the Mayor or City Administrator and the Chairman or General Manager determine pursuant to the authorization set forth in Section 4 hereof that one or more Reserve Fund Instruments shall be purchased with respect to a Series of Series 2024 Bonds, the City Administrator and the General Manager are hereby authorized to approve the form of any Reserve Fund Instrument Agreement and the City Administrator and General Manager are hereby directed and authorized to execute the Reserve Fund Instrument Agreement and deliver the Reserve Fund Instrument Agreement to the Reserve Fund Instrument Provider, the execution and delivery of the Reserve Fund Instrument Agreement constituting conclusive evidence of approval of the matters therein contained.

Section 20. Amendments to General Bond Ordinance. The following provisions of the General Bond Ordinance are hereby amended, which amendments to the General Bond Ordinance hereinafter set forth below shall not become effective until the earlier of: (1) all the Outstanding Parity Bonds (other than to the extent such Parity Bonds constitute Series 2024 Bonds) shall cease to be Outstanding; or (2) the Holders of 66 2/3% in principal amount of the Bonds (as defined in the General Bond Ordinance) then Outstanding assent to and authorize any modification or amendment to the General Bond Ordinance as amended in accordance with Article IX of the General Bond Ordinance. Notwithstanding the foregoing, to the extent that the following amendments are assented to and authorized pursuant to one or more assents executed by the Underwriter of a Series of Series 2024 Bonds, or the underwriter of any subsequent Series of Bonds, such amendments will not become effective until the earlier of: (1) all the Outstanding Parity Bonds (other than to the extent such Parity Bonds constitute Series 2024 Bonds) shall case to be Outstanding; or (2) the Holders of all Outstanding Parity Bonds (other than to the extent such Parity Bonds constitute Series 2024 Bonds) assent to and authorize such amendments. Any Bonds (as defined in the General Bond Ordinance), including the Series 2024 Bonds, issued after the date of enactment of this Thirteenth Supplemental Ordinance shall contain a reference to the amendments herein made.

(a) Section 9.1 of the General Bond Ordinance is hereby amended by adding the following text at the end thereof:

> The City expressly authorizes the underwriter or purchaser of any Series of Bonds, or provider of bond insurance for any Series of Bonds, to assent to and consent to such amendments to this General Bond Ordinance as contemplated by this paragraph in the same manner as the Holders of the Bonds.

(b) The definition of "Expenses of Operating and Maintaining the System" shall be amended by deleting the last sentence thereof and replacing it with the following text in its entirety:

> Notwithstanding the foregoing, Expenses of Operating and Maintaining the System shall not include (i) the payment of interest on Bonds, (ii) any allowance for depreciation or renewals or replacements of capital assets of the System, (iii) any amounts deemed to be payments in lieu of taxes or other equity transfers, (iv) any pension-related and other post-employment benefit-related expenses (other than such amounts actually paid) of the System, (v) any payment or amortization of financing expenses, underwriting discounts, call premiums, losses on the extinguishment of debt due to refinancing of the same, and other related and non-recurring expenses resulting from the issuance or refinancing of long term indebtedness, or (vi) any losses on the sale or other disposition of investments or fixed or capital assets.

(c) The definition of "Custodian" shall be amended by replacing the existing definition with the following:

"Custodian" shall mean any bank, depository or trust company duly qualified and doing business within the State, or the South Carolina Pooled Investment Fund, selected by the Commission as a depository of moneys or securities held in the Construction Fund or other fund or account used to pay Cost of Issuance.

(d) Section 3.3(C) of the General Bond Ordinance is amended by deleting the previous language thereunder and replacing it with the following:

C. For the issuance of Bonds to finance the Cost of Acquisition and Construction, or a portion thereof, of any Project, there shall be delivered either (i) a certificate or report, based upon the latest available audit of the System as required by Section 7.4 hereof, from the General Manager or Finance Manager of the Commission, or an Accountant or Consulting Engineer, stating that the amount of the Net Revenues of the System is not less than 120% of the sum of the Maximum Debt Service on Bonds then Outstanding and the Bonds then proposed to be issued, or (ii) a certificate from the General Manager or Finance Manager of the Commission, or an Accountant or Consulting Engineer, stating that the amount of the Net Revenues of the System, as shall have been forecasted by the General Manager or Finance Manager of the Commission, an Accountant or Consulting Engineer, is not less than 120% of the actual Debt Service on all Bonds then Outstanding and the Bonds then proposed to be issued for each of the three (3) Fiscal Years following the later of the date of the delivery of the Bonds of such Series, or the period (if any) for which interest is funded from the proceeds of such Bonds; provided the amount of Net Revenues for the periods referred to above may be adjusted by adding the following:

(1) in case the rates and charges for the services furnished by the System shall have been revised and such revised rates and charges shall have gone into effect or will be effective on a future date or dates as evidenced by a resolution adopted by the Commission prior to the delivery of the Bonds proposed to be issued, the additional amount of Net Revenues which would have been realized during the periods referred to above if such rates and charges had been in effect during such periods as determined by the General Manager or Finance Manager of the Commission, or an Accountant or Consulting Engineer, and

(2) in case an existing sewer system, existing water system, existing electric system, existing natural gas system, or any other public utility system is to be acquired and combined or made a part of the System from the proceeds of the Bonds proposed to be issued, the additional amount of Net Revenues which would have been realized during the periods referred to above if such existing system or systems to be acquired had been a part of the System during such periods (which computation of the additional amount of Net Revenues shall be based upon the method of computing Net Revenues under this Ordinance and approved by the General Manager or Finance Manager of the Commission, or an Accountant or Consulting Engineer).

Section 21. Notices. All notices, certificates or other communications hereunder shall be given or made in writing and shall be delivered personally, or sent by registered mail, postage prepaid, return receipt requested, or overnight delivery service, to the party to whom they are directed at the following addresses, or at such other addresses as may be designated by notice from such party to all other parties:

If to the City:

City of Greer
Attn: City Administrator
301 E. Poinsett Street
Greer, South Carolina 29651-3708

If to the Commission:

Greer Commission of Public Works
Attn: General Manager
301 McCall Street
Greer, South Carolina 29650

If to the Paying Agent:

Truist Bank
Department Attention: Corporate Trust
223 West Nash Street
Wilson, North Carolina 27893

If to the Registrar:

Truist Bank
Department Attention: Corporate Trust
223 West Nash Street
Wilson, North Carolina 27893

If to the Trustee:

Truist Bank
Department Attention: Corporate Trust
223 West Nash Street
Wilson, North Carolina 27893

The City, the Commission, the Paying Agent, the Registrar and the Trustee may, by notice given to the other parties, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 22. Repeal of Inconsistent Ordinances and Resolutions. All ordinances and resolutions of the City, and any part of any ordinance or resolution, inconsistent with this Thirteenth Supplemental Ordinance are hereby repealed to the extent of such inconsistency.

Section 23. Effective Date. This Thirteenth Supplemental Ordinance shall become effective upon its enactment.

[Execution follows on next page]

Enacted by the City Council of the City of Greer, South Carolina, this ___ day of _____, 2023.

CITY COUNCIL OF THE CITY OF GREER,
SOUTH CAROLINA

By:_____
Richard W. Danner, Mayor
City of Greer, South Carolina

(SEAL)

ATTEST:

_____
Tammela V. Duncan, Municipal Clerk
City of Greer, South Carolina

Introduced By: _____

Date of First Reading: March 26, 2024

Date of Second Reading: April 9, 2024

[Signature Page]

EXHIBIT A

FORM OF SERIES 2023 BOND
[PRIVATE PLACEMENT]

[TRANSFER RESTRICTED

THIS BOND MAY BE SOLD OR TRANSFERRED IN WHOLE OR IN PART ONLY TO A PURCHASER OR TRANSFEREE CONSTITUTING A QUALIFIED INVESTOR (AS SUCH TERM IS DEFINED IN THE HEREAFTER DEFINED TWELFTH SUPPLEMENTAL ORDINANCE UNDER WHICH THIS BOND IS ISSUED), AND ONLY UPON SUCH QUALIFIED INVESTOR DELIVERING TO THE CITY AN INVESTMENT LETTER IN THE FORM REQUIRED UNDER THE TWELFTH SUPPLEMENTAL ORDINANCE]

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF GREER
COMBINED UTILITY SYSTEM REVENUE BOND
[TAXABLE] SERIES 20__ __

The City of Greer, South Carolina (the "City"), is justly indebted and, for value received, hereby promises to pay to _____, in _____, _____ (the "Purchaser"), its successors or registered assigns, but solely from the Net Revenues hereinafter mentioned and not otherwise, the principal amount of $_____ together with interest, but solely from such Net Revenues and not otherwise, on the outstanding principal balance hereof at the rate of _____% per annum until this Bond matures or is earlier redeemed. This Bond is payable in annual installments on September 1 in each of the years and in the principal amounts as follows:

[Insert principal repayment schedule]

Interest on the unpaid principal balance of this Bond is payable on _____ ___, ____, and [semi]annually thereafter [on March 1 and] September 1 of each year. [Interest on this Bond shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.]

THIS BOND HAS BEEN ISSUED UNDER THE PROVISIONS OF TITLE 6, CHAPTER 17, CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION (OTHER THAN ARTICLE X, SECTION 14, PARAGRAPH 10 OF THE SOUTH CAROLINA CONSTITUTION AUTHORIZING OBLIGATIONS PAYABLE SOLELY FROM SPECIAL SOURCES NOT INVOLVING REVENUES FROM ANY TAX OR LICENSE) OR STATUTORY LIMITATION. THIS BOND SHALL NOT BE A DEBT OF THE CITY, NOR A CHARGE, LIEN OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY PROPERTY OF THE CITY OR UPON ANY INCOME, RECEIPTS OR REVENUES THEREOF, OTHER THAN THE AFORESAID NET REVENUES OF THE SYSTEM PLEDGED THERETO. NO RECOURSE SHALL BE HAD FOR THE PAYMENT OF THIS BOND OR THE INTEREST THEREON AGAINST THE GENERAL FUND OF THE CITY, NOR SHALL THE CREDIT OR TAXING POWER OF THE CITY BE DEEMED TO BE PLEDGED THERETO. THE FULL FAITH, CREDIT AND TAXING POWERS OF THE CITY ARE NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

Both the principal of and interest on this Bond are payable at the principal office of Truist Bank in Wilson, North Carolina, as Paying Agent (as defined in the hereinafter-defined Bond Ordinance), without presentation and surrender of this Bond, in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts.

This Bond shall not be entitled to any benefit under the Bond Ordinance, nor become valid or obligatory for any purpose, until the certificate of authentication hereon shall have been duly executed by the Registrar.

This Bond is issued by the City for the purpose of defraying all or a portion of the Cost of Acquisition and Construction of the 2024 Projects and paying Cost of Issuance of this Bond (as such terms are defined in the Bond Ordinance). This Bond is issued under, pursuant to and in full compliance with the Constitution and statutes of the State of South Carolina, including particularly Article X, Section 14(10) of the South Carolina Constitution and Title 6, Chapter 17, of the Code of Laws of South Carolina 1976, as amended (collectively, the "Act"). This Bond is issued under and pursuant to a General Bond Ordinance (the "General Bond Ordinance") of the City Council of the City duly enacted on July 22, 1997, as amended, and as supplemented by Thirteenth Supplemental Ordinance No. ____ of the City Council of the City enacted on _____ ___, 20__ (the "Thirteenth Supplemental Ordinance," and together with the General Bond Ordinance, the "Bond Ordinance"), under the Act which Bond Ordinance has been duly codified and indexed as prescribed by law. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Bond Ordinance.

This Bond and the interest thereon is a special obligation of the City and are secured by and payable solely from, and secured equally and ratably by a pledge of and lien upon, the Net Revenues derived from the System on a parity with any pledge of and lien upon Net Revenues securing the Parity Bonds, the [other Series 2024 Bonds previously issued, if any] and any Series of Bonds hereafter issued under the General Bond Ordinance payable from such Net Revenues on a parity and equally and ratably secured therewith.

The principal amounts of this Bond [are subject to prepayment and redemption, in whole or in part, at any time at the principal amount thereof to be redeemed, and interest accrued on such principal amount to be redeemed, to the date fixed for redemption, without payment of any premium or penalty.] In the event this Bond is called for redemption, the Registrar shall give notice of redemption hereof by first-class mail, postage prepaid, to the Holder hereof as shown on the Books of Registry of the City not less than [five (5) Business Days] prior to the date fixed for the redemption thereof.

The Bond Ordinance contains provisions defining terms, including the properties comprising the System; sets forth the revenues pledged for the payment of the principal of and interest on this Bond and the Bonds of other series which have heretofore or may hereafter be issued on a parity herewith under the Bond Ordinance; sets forth the nature, extent and manner of enforcement of the security of this Bond and of such pledge, and the rights and remedies of the Holder hereof with respect thereto; sets forth the terms and conditions upon which and the extent to which the Bond Ordinance may be altered, modified and amended; sets forth the terms and conditions upon which have been issued or upon which other bonds may be hereinafter issued payable as to principal, premium, if any, and interest on a parity with this Bond and equally and ratably secured herewith; sets forth the rights, duties and obligations of the City thereunder; and sets forth the terms and conditions upon which the pledge made in the Bond Ordinance for the security of this Bond and upon which the covenants, agreements and other obligations of the City made therein may be discharged at or prior to the maturity or redemption of this Bond with provisions for the payment thereof in the manner set forth in the Bond Ordinance. Reference is hereby made to the Bond Ordinance to all of the provisions of which any Holder of this Bond by the acceptance hereof thereby assents. The provisions of

the Act and the Bond Ordinance shall be a contract with the Holder of this Bond.

To the extent and in the manner permitted by the terms of the Bond Ordinance, the provisions of the Bond Ordinance, or any ordinance amendatory thereof or supplemental thereto, may be amended or modified by the City in certain cases, without the consent of any Holders and, in other cases, with the written consent of the Holders of at least sixty-six and two-thirds percent (66-2/3%) in principal amount of the Bonds of the Series of which this Bond is one then outstanding under the Bond Ordinance (including the Bonds of the series of which this Bond is one); provided, that no such amendment or modification shall (i) extend the time of payment of principal of or the interest on any Bond, or reduce the principal amount thereof or the rate of interest thereon or the premium payable upon the redemption thereof, or (ii) give to any Bond or Bonds any preference over any other Bond or Bonds, or (iii) authorize the creation of any pledge prior to, or except as provided in the Bond Ordinance for the issuance of Series of Bonds, on a parity with the pledge afforded by the Bond Ordinance, or (iv) reduce the percentage in principal amount of the Bonds required to assent to or authorize any such modification to the Bond Ordinance.

The provisions of the General Bond Ordinance relating to Debt Service Reserve Funds have been amended by the Eighth Supplemental Ordinance and the Ninth Supplemental Ordinance. The provisions of the General Bond Ordinance relating to the definition of Debt Service and Maximum Debt Service have been amended by the Tenth Supplemental Ordinance. The provisions of the General Bond Ordinance relating to the definition of Expenses of Operating and Maintaining the System and Custodian, the ability of underwriters or purchasers of any Series of Bonds to consent to amendments to the General Bond Ordinance, and the conditions for the issuance of Bonds to finance the Cost of Acquisition and Construction, or a portion thereof, of any Project, have been amended by the Thirteenth Supplemental Ordinance.

The amendments set forth in the Eighth Supplemental Ordinance and the Ninth Supplemental Ordinance are in effect. The amendments set forth in the Tenth Supplemental Ordinance will not become effective until the earlier of: (1) all of the Bonds of 2002, the 2004 SRF Note, the 2005 SRF Note, the Bond of 2007, the 2007 SRF Note, the Bond of 2009 and the 2009 SRF Note shall cease to be Outstanding; or (2) the Holders of 66 2/3% in principal amount of the Bonds then Outstanding assent to and authorize such amendments; provided, any such assent provided by an underwriter of a Series of Bonds shall not become effective until the Holders of all Bonds affected by such amendments (other than the prospective purchasers for whom the underwriter has provided such assent) have also consented to such amendments. The amendments set forth in the Thirteenth Supplemental Ordinance will not become effective until the earlier of: (1) all the Outstanding Parity Bonds [(other than the [other Series 2024 Bonds])] shall cease to be Outstanding; or (2) the Holders of 66 2/3% in principal amount of the Bonds then Outstanding assent to and authorize such amendment; provided, any such assent provided by an underwriter of a Series of Bonds shall not become effective until the Holders of all Bonds affected by such amendments (other than the prospective purchasers for whom the underwriter has provided such assent) have also consented to such amendments.

Under the laws of the State of South Carolina, this Bond and the interest hereon are exempt from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

It is hereby certified, recited and declared that all acts, conditions and things required by the Constitution and statutes of the State of South Carolina to exist, to happen and to be performed precedent to and in the issuance of this Bond, do exist, have happened and have been performed in due time, form and manner as required by law; that the series of which this Bond is a part does not exceed any constitutional or statutory limitation of indebtedness; and that provision has been made for the payment of the principal of and interest on this Bond and the series of which it is a part, as provided in the Bond Ordinance.

IN WITNESS WHEREOF, the City of Greer, South Carolina, has caused this bond to be executed in its name by the manual signature of the Mayor of the City and attested by the manual signature of the Municipal Clerk of the City under the seal of the City impressed, imprinted or reproduced hereon.

CITY OF GREER, SOUTH CAROLINA

By:_____

(SEAL) Richard W. Danner, Mayor

ATTEST:

_____

Tammela V. Duncan, Municipal Clerk

(FORM OF REGISTRAR'S CERTIFICATE OF AUTHENTICATION)

This bond is the bond described in the within-mentioned Ordinance of City of Greer, South Carolina.

Truist Bank
Registrar

Dated:_____ By:_____

Authorized Officer

FORM OF SERIES 2021 BOND
[PUBLIC ISSUE]

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF GREER
COMBINED UTILITY SYSTEM REVENUE BOND
[TAXABLE] SERIES 20__ __

REGISTERED

No. R-_____

ORIGINAL ISSUE DATE	MATURITY DATE	INTEREST RATE	CUSIP

REGISTERED HOLDER: CEDE & CO.

PRINCIPAL AMOUNT: $_____

The City of Greer, South Carolina (the "City"), is justly indebted and, for value received, hereby promises to pay to the Registered Holder (named above), or registered assigns, but solely from the Net Revenues hereinafter mentioned and not otherwise, the Principal Amount shown above on the Maturity Date shown above (unless the within Bond shall be subject to prior redemption and shall have been duly called for previous redemption and payment of redemption price made or provided for), upon presentation and surrender of this Bond at the designated office of Truist Bank, as paying agent (the "Paying Agent"), and to pay interest, but solely from the Net Revenues hereinafter mentioned and not otherwise, on such principal amount from the date hereof at the Interest Rate per annum shown above (calculated on the basis of a 360-day year of twelve 30-day months) until this Bond matures. Interest on this Bond is payable semiannually on March 1 and September 1 of each year commencing _____ 1, _____ until this Bond matures or is earlier redeemed, and shall be payable by wire transfer to the registered holder owning at least $1,000,000 aggregate principal amount of the Bonds to an account within the continental United States or by check or draft mailed to the person in whose name this Bond is registered on the registration books of the City maintained by Truist Bank, as registrar (the "Registrar"), at the close of business on the fifteenth (15th) day of the calendar month preceding each semiannual interest payment date. The principal, redemption premium, if any, and interest on this Bond are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts; provided, however, that interest on this fully registered Bond shall be paid by wire transfer, check or draft as set forth above.

THIS BOND HAS BEEN ISSUED UNDER THE PROVISIONS OF TITLE 6, CHAPTER 17 CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED (THE "ACT"), AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY STATE

CONSTITUTIONAL PROVISION (OTHER THAN ARTICLE X, SECTION 14, PARAGRAPH 10 OF THE SOUTH CAROLINA CONSTITUTION AUTHORIZING OBLIGATIONS PAYABLE SOLELY FROM SPECIAL SOURCES NOT INVOLVING REVENUES FROM ANY TAX OR LICENSE) OR STATUTORY LIMITATION. THIS BOND AND THE BONDS OF THE SERIES OF WHICH IT IS ONE SHALL NOT CONSTITUTE A DEBT OF THE CITY, NOR A CHARGE, LIEN OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY PROPERTY OF THE CITY OR ON ANY INCOME, RECEIPTS OR REVENUES THEREOF, OTHER THAN THE AFORESAID REVENUES OF THE SYSTEM (AS DEFINED HEREIN) PLEDGED THERETO. NO RECOURSE SHALL BE HAD FOR THE PAYMENT OF THIS BOND OR THE INTEREST THEREON AGAINST THE GENERAL FUND OF THE CITY AND NEITHER THE CREDIT NOR THE TAXING POWER OF THE CITY SHALL BE DEEMED TO BE PLEDGED THERETO. THE FULL FAITH, CREDIT AND TAXING POWERS OF THE CITY ARE NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

This Bond shall not be entitled to any benefit under the Bond Ordinance (hereinafter defined), nor become valid or obligatory for any purpose, until the certificate of authentication hereon shall have been duly executed by the Registrar.

This Bond is one of an authorized series of Bonds (as defined in the Bond Ordinance) of the aggregate principal amount of _____ Dollars ($_____) of like date of original issue, tenor and effect, except as to number, date of maturity, principal amount, date of authentication, registered holder, redemption provisions and rate of interest, issued by the City for the purpose of defraying all or a portion of the Costs of Acquisition and Construction of the 2024 Projects and paying Cost of Issuance relating to the Bonds (as such terms are defined in the Bond Ordinance). This Bond and the Series of Bonds of which it is one are authorized to be issued and are issued under, pursuant to and in full compliance with the Constitution and statutes of the State of South Carolina, including particularly Article X, Section 14(10) of the South Carolina Constitution and the Act. This Bond and the series of Bonds of which it is one are also authorized to be issued and are issued under and pursuant to a General Bond Ordinance of the City duly enacted on July 22, 1997, as amended (the "General Bond Ordinance"), and Thirteenth Supplemental Ordinance No. _____ of the City duly enacted on _____ __, 20__ (the "Thirteenth Supplemental Ordinance" and, together with the General Bond Ordinance, the "Bond Ordinance"), under the Act which Bond Ordinance has been duly codified and indexed as prescribed by law. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Bond Ordinance.

This Bond and the series of which it is one, and the interest thereon is a special obligation of the City and are secured by and payable solely from, and secured equally and ratably by a pledge of and lien upon, the Net Revenues derived from the System on a parity with any pledge of and lien upon Net Revenues securing the Parity Bonds, [the [other Series 2024 Bonds] previously issued, if any] and any Series of Bonds hereafter issued under the General Bond Ordinance payable from such Net Revenues on a parity and equally and ratably secured therewith.

This Bond and the series of Bonds of which it is one maturing on or prior to September 1, ____, shall not be subject to redemption prior to their stated maturities. This Bond and the series of Bonds of which it is one maturing on or after September 1, _____, shall be subject to redemption prior to maturity, at the option of the City, on and after September 1, _____, in whole or in part at any time in such order of their maturities as the City shall determine and by lot within a maturity, at the redemption price equal to 100% of the principal amount of this Bond and the series of Bonds of which it is one to be redeemed together with the interest accrued on such principal amount to the date fixed for redemption.

If less than all the Bonds of the series of which this Bond is one of any maturity are called for redemption, the Bonds of such maturity to be redeemed shall be selected by lot by the Registrar. In the event this Bond is redeemable, as aforesaid, and shall be called for redemption, notice of the redemption hereof, describing this Bond and specifying the redemption date, the premium payable upon such redemption and any conditions applicable to such redemption, including but not limited to the availability of money therefor, shall be given by the Registrar by first class mail, postage prepaid, to the registered owner thereof not less than thirty (30) days and not more than sixty (60) days prior to the redemption date at the last address appearing upon the registration books of the City. If this Bond be redeemable and shall have been duly called for redemption and notice of the redemption hereof mailed as aforesaid, and if on or before the date fixed for such redemption, payment hereof shall be duly made or provided for, interest hereon shall cease to accrue from and after the redemption date hereof.

[The Bonds of the series of which this Bond is one maturing in the year 20__ shall be retired by sinking fund installments which shall be accumulated in the Series Debt Service Fund established for the Bonds in amounts sufficient to redeem on September 1 of each year, at a redemption price equal to the principal amount of the Bond or Bonds to be redeemed, together with interest accrued thereon to the date fixed for redemption, the principal amount of such Bonds specified for each of the years shown below:

Year	Principal Amount

At its option, to be exercised on or before the sixtieth (60th) day prior to any mandatory redemption date, the City may (i) deliver to the Registrar for cancellation Bonds which are subject to mandatory redemption in any aggregate principal amount desired or (ii) receive a credit in respect of its mandatory redemption obligation for any such Bonds which, prior to such date, have been purchased or redeemed (otherwise than through the operation of the mandatory redemption requirement) by the City and cancelled by the Registrar and not therefore applied as a credit against any mandatory redemption obligation. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registrar, at 100% of the principal amount thereof, to the obligation of the City on those respective mandatory redemption obligations in chronological order or such other order as the City may direct in writing, and the principal amount of the Bonds of the series of which this Bond is one to be redeemed by operation of the mandatory redemption requirement shall be accordingly reduced.]

This Bond is transferable, as provided in the Bond Ordinance, only upon the books of the City kept for that purpose at the designated office of the Registrar by the registered owner in person or by his duly authorized attorney upon surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond or Bonds of the same aggregate principal amount, rate of interest and maturity shall be issued to the transferee in exchange therefor as provided in the Bond Ordinance. The City, the Registrar and the Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or redemption premium, if any, hereof and interest due hereon and for all other purposes.

The Bond Ordinance contains provisions defining terms, including the properties comprising the System; sets forth the revenues pledged for the payment of the principal of and interest on this Bond and the Bonds of other series which have heretofore or may hereafter be issued on a parity herewith under the Bond Ordinance; sets forth the nature, extent and manner of enforcement of the security of this Bond and of such pledge, and the rights and remedies of the Holder hereof with respect thereto; sets forth the terms and

conditions upon which and the extent to which the Bond Ordinance may be altered, modified and amended; sets forth the terms and conditions upon which have been issued or upon which other bonds may be hereinafter issued payable as to principal, premium, if any, and interest on a parity with this Bond and equally and ratably secured herewith; sets forth the rights, duties and obligations of the City thereunder; and sets forth the terms and conditions upon which the pledge made in the Bond Ordinance for the security of this Bond and upon which the covenants, agreements and other obligations of the City made therein may be discharged at or prior to the maturity or redemption of this Bond with provisions for the payment thereof in the manner set forth in the Bond Ordinance. Reference is hereby made to the Bond Ordinance to all of the provisions of which any Holder of this Bond by the acceptance hereof thereby assents. The provisions of the Act and the Bond Ordinance shall be a contract with the Holder of this Bond.

To the extent and in the manner permitted by the terms of the Bond Ordinance, the provisions of the Bond Ordinance, or any ordinance amendatory thereof or supplemental thereto, may be amended or modified by the City in certain cases, without the consent of any Holders and, in other cases, with the written consent of the Holders of at least sixty-six and two-thirds percent (66-2/3%) in principal amount of the Bonds of the Series of which this Bond is one then outstanding under the Bond Ordinance (including the Bonds of the series of which this Bond is one); provided, that no such amendment or modification shall (i) extend the time of payment of principal of or the interest on any Bond, or reduce the principal amount thereof or the rate of interest thereon or the premium payable upon the redemption thereof, or (ii) give to any Bond or Bonds any preference over any other Bond or Bonds, or (iii) authorize the creation of any pledge prior to, or except as provided in the Bond Ordinance for the issuance of Series of Bonds, on a parity with the pledge afforded by the Bond Ordinance, or (iv) reduce the percentage in principal amount of the Bonds required to assent to or authorize any such modification to the Bond Ordinance.

The provisions of the General Bond Ordinance relating to Debt Service Reserve Funds have been amended by the Eighth Supplemental Ordinance and the Ninth Supplemental Ordinance. The provisions of the General Bond Ordinance relating to the definition of Debt Service and Maximum Debt Service have been amended by the Tenth Supplemental Ordinance. The provisions of the General Bond Ordinance relating to the definition of Expenses of Operating and Maintaining the System and Custodian, the ability of underwriters or purchasers of any Series of Bonds to consent to amendments to the General Bond Ordinance, and the conditions for the issuance of Bonds to finance the Cost of Acquisition and Construction, or a portion thereof, of any Project, have been amended by the Thirteenth Supplemental Ordinance.

The amendments set forth in the Eighth Supplemental Ordinance and the Ninth Supplemental Ordinance are in effect. The amendments set forth in the Tenth Supplemental Ordinance will not become effective until the earlier of: (1) all of the Bonds of 2002, the 2004 SRF Note, the 2005 SRF Note, the Bond of 2007, the 2007 SRF Note, the Bond of 2009 and the 2009 SRF Note shall cease to be Outstanding; or (2) the Holders of 66 2/3% in principal amount of the Bonds then Outstanding assent to and authorize such amendments; provided, any such assent provided by an underwriter of a Series of Bonds shall not become effective until the Holders of all Bonds affected by such amendments (other than the prospective purchasers for whom the underwriter has provided such assent) have also consented to such amendments. The amendments set forth in the Thirteenth Supplemental Ordinance will not become effective until the earlier of: (1) all the Outstanding Parity Bonds [(other than the [other Series 2024 Bonds])] shall cease to be Outstanding; or (2) the Holders of 66 2/3% in principal amount of the Bonds then Outstanding assent to and authorize such amendment; provided, any such assent provided by an underwriter of a Series of Bonds shall not become effective until the Holders of all Bonds affected by such amendments (other than the prospective purchasers for whom the underwriter has provided such assent) have also consented to such amendments.

Under the laws of the State of South Carolina, this Bond and the interest hereon are exempt from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

It is hereby certified, recited and declared that all acts, conditions and things required by the Constitution and statutes of the State of South Carolina to exist, to happen and to be performed precedent to and in the issuance of this Bond, do exist, have happened and have been performed in due time, form and manner as required by law; that the series of which this Bond is a part does not exceed any constitutional or statutory limitation of indebtedness; and that provision has been made for the payment of the principal of and interest on this Bond and the series of which it is a part, as provided in the Bond Ordinance.

IN WITNESS WHEREOF, the City of Greer, South Carolina, has caused this Bond to be executed in its name by the facsimile/manual signature of the Mayor of the City and attested by the facsimile/manual signature of the Municipal Clerk of the City under the seal of the City impressed, imprinted or reproduced hereon.

CITY OF GREER, SOUTH CAROLINA

By: _____
Richard W. Danner, Mayor

(SEAL)

ATTEST:

_____
Tammela V. Duncan, Municipal Clerk

(FORM OF REGISTRAR'S CERTIFICATE OF AUTHENTICATION)

This Bond is one of the Bonds described in the within-mentioned Thirteenth Supplemental Ordinance of City of Greer, South Carolina.

TRUIST BANK, as Registrar

Dated: _____

By: _____
Authorized Officer

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Transferee)

the within Bond and does hereby irrevocably constitute and appoint attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____ By: _____
(Authorized Officer)

Signature Guaranteed

_____
Notice: Signature must be guaranteed by an institution which is a participant in the Securities Transfer Agents Medallion Program ("STAMP") or similar program.

_____
Notice: The signature to the assignment must correspond with the name of the registered holder as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common

TEN ENT - as tenants by the entireties

JT TEN - as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT MIN ACT -

_____ Custodian _____
(Cust) (Minor)
under Uniform Gifts to
Minors Act _____
(State)

Additional abbreviations may also be used though not in above list.

CERTIFICATE

IT IS HEREBY CERTIFIED that the following is a true and correct copy of the complete legal opinion (except for date, letterhead and signature) of Burr & Forman LLP, Greenville, South Carolina, the original of which was manually executed, dated and issued as of the date of the delivery of and payment for the bonds, and a copy of which is on file with the City of Greer, South Carolina.

CITY OF GREER, SOUTH CAROLINA

By: _____
Tammela V. Duncan, Municipal Clerk