



**AGENDA
GREER CITY COUNCIL**

January 22, 2019

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

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Councilmember Kimberly Bookert

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

**A. January 8, 2019
(Action Required)**

VI. DEPARTMENTAL REPORTS

A. Building and Development Standards Monthly Report - December 2018

**B. Financial Activity Report - December 2018
Link to Detail Financial Reports**

C. Fire Department Activity Report - December 2018

D. Municipal Court Activity Report - December 2018

E. Parks and Recreation Activity Report - December 2018

F. Police Department Activity Report - December 2018

G. Public Services Activity Report - December 2018

H. Website Activity Report - December 2018

VII. ADMINISTRATOR'S REPORT

A. Assistant City Administrator Mike Sell

VIII OLD BUSINESS

A. Second and Final Reading of Ordinance Number 2-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY MICHAEL G. (MIKE) FROST LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

B. Second and Final Reading of Ordinance Number 3-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ELIZABETH GLENN STATON LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

C. Second and Final Reading of Ordinance Number 4-2019

APPROVING AN AGREEMENT AMONG THE CITY AND BMW MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, AND SB ACQUISITIONS, LLC (COLLECTIVELY, "BMW") REGARDING THE CITY'S BUSINESS LICENSE FEE AND THE INCLUSION OF REAL PROPERTY IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK; AND OTHER RELATED MATTERS. (Action Required)

IX. NEW BUSINESS

A. First Reading of Ordinance Number 5-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PAUL BRANNON AND LINDA LISTER LOCATED ON LISTER ROAD FROM R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT). (Action Required)

Ordinance # 05-2019 is a rezoning request for a parcel located off Lister Rd and Hwy 80. The owner is requesting a rezoning from R-12, Single Family Residential, to I-1, Industrial District. The purpose of this rezoning is for future industrial development. The Planning Commission conducted a public hearing on January 14, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

X. EXECUTIVE SESSION

Council may take action on matters discussed in executive session.

A. Economic Development Matter

Request: Motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project O'Hare; as allowed by State Statute Section 30-4-70(a)(5).

XI. 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 Ruthie Helms, ADA Coordinator at (864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number: III.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/22/2019

Councilmember Kimberly Bookert

ATTACHMENTS:

Description	Upload Date	Type
▣ Invocation Schedule	1/10/2019	Backup Material



**Greer City Council
2019 Invocation Schedule**

January 8, 2019	Councilmember Wayne Griffin
January 22, 2019	Councilmember Kimberly Bookert
February 12, 2019	Councilmember Lee Dumas
February 26, 2019	Councilmember Wryley Bettis
March 12, 2019	Councilmember Judy Albert
March 26, 2019	Mayor Rick Danner
April 9, 2019	Councilmember Jay Arrowood
April 23, 2019	Councilmember Wayne Griffin
May 14, 2019	Councilmember Kimberly Bookert
May 28, 2019	Councilmember Lee Dumas
June 11, 2019	Councilmember Wryley Bettis
June 25, 2019	Councilmember Judy Albert
July 9, 2019	Mayor Rick Danner
July 23, 2019	Councilmember Jay Arrowood
August 13, 2019	Councilmember Wayne Griffin
August 27, 2019	Councilmember Kimberly Bookert
September 10, 2019	Councilmember Lee Dumas
September 24, 2019	Councilmember Wryley Bettis
October 8, 2019	Councilmember Judy Albert
October 29, 2019	Mayor Rick Danner
November 12, 2019	Councilmember Jay Arrowood
November 26, 2019	Councilmember Wayne Griffin
December 10, 2019	Councilmember Kimberly Bookert

Category Number: V.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/22/2019

January 8, 2019

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❑ January 8, 2019 Council Meeting Minutes	1/18/2019	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL January 8, 2019

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

I. CALL TO ORDER OF THE REGULAR MEETING Mayor Rick Danner – 6:32 P.M.

The following members of Council were in attendance:
Jay Arrowood, Wayne Griffin, Kimberly Bookert, Lee Dumas, Wryley Bettis and Judy Albert.

Others present: Mike Sell, Assistant City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media. Ed Driggers, City Administrator was absent.

II. PLEDGE OF ALLEGIANCE Councilmember Wayne Griffin

III. INVOCATION Councilmember Wayne Griffin

IV. PUBLIC FORUM No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING December 11, 2018

ACTION – Councilmember Wryley Bettis made a motion that the minutes of December 11, 2018 be received as written. Councilmember Kimberly Bookert seconded the motion.

VOTE - Motion carried unanimously.

VI. DEPARTMENTAL REPORTS

- A.** Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **November 2018** were included in the packet for informational purposes.

Finance

David Seifert, Chief Financial Officer presented the Financial Report for the period ending November 30, 2018. (Attached)

General Fund Cash Balance: \$10,813,048.

General Fund Revenue: \$3,333,254.

General Fund Expenditures: \$9,016,652.

Revenue Benchmark Variance: (\$224,177.) Expenditure Benchmark Variance: \$215,997.

Overall Benchmark Variance: (\$8,180.).

The City is 7% under budget during this time period.

Hospitality Fund Cash Balance: \$1,755,569.

Storm Water Fund Cash Balance: \$1,033,513.

VII. PRESENTATION

A. City of Greer Audit July 1, 2017-June 30, 2018

David Phillips, Partner with Greene Finney, LLP presented the Comprehensive Annual Financial Report. (documents attached.)

VIII. ADMINISTRATOR'S REPORT

Mike Sell, Assistant City Administrator presented the following:

Hometown Legislative Action Day will be held Tuesday, February 5th, Municipal Elected Officials Institute of Government will be held Wednesday, February 6th. The deadline for hotel registration is Thursday, January 10th. Conference registration deadline is Tuesday, January 22nd.

Downtown Street Scape Ground Breaking will take place Tuesday, January 15th at 10:00 am in front of The Davenport on Trade Street.

Food Truck Roll Out will be held Friday, January 18th in City Park from 5:00 pm – 8:00 pm. There will be games, music and food.

Martin Luther King, Jr. Luncheon will be held Monday, January 21st at 11:00 am at City Hall. Mayor Danner will be the keynote speaker.

Annual Greer Chamber of Commerce Celebration will be held Thursday, January 31st. The reception will begin at 6:00 pm with dinner at 7:00pm. Please advise Elizabeth of your attendance.

IX. APPOINTMENT TO BOARDS AND COMMISSIONS

A. Recreation Association Board of Trustees

District 6 Charles Ryan's term expired 12/31/2018.

ACTION – Councilmember Judy Albert made a motion to appoint Jason Bridwell to the District 6 seat on the Recreation Association Board of Trustees. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

X. NEW BUSINESS

A. Bid Summary – Cannon Centre

Presented by Steve Grant, City Engineer

Documentation attached.

Discussion held.

ACTION – Councilmember Judy Albert made a motion to approve the bid from I & E Specialties, Inc, in the amount of \$97,750.00 for roof repairs. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 1-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY WILLIAM AND MARSHA JOHNSON AND ELLA SUDDUTH NICHOLS LOCATED AT 1689 GIBB SHOALS ROAD AND 122 NICHOLS DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTIES.

Kelli McCormick, Planning Manager introduced the ordinance and stated the Planning Commission will hear the request during their January 14th meeting. A representative was present but did not speak.

Discussion held.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 1-2019. Councilmember Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

C. First Reading of Ordinance Number 2-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY MICHAEL G. (MIKE) FROST LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

Kelli McCormick, Planning Manager introduced the ordinance and stated the Planning Commission will hear the request during their January 14th meeting. A representative was present but did not speak.

ACTION – Councilmember Kimberly Bookert made a motion to approve First Reading of Ordinance Number 2-2019. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

D. First Reading of Ordinance Number 3-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ELIZABETH GLENN STATON LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

Kelli McCormick, Planning Manager introduced the ordinance and stated the Planning Commission will hear the request during their January 14th meeting. A representative was present but did not speak.

ACTION – Councilmember Kimberly Bookert made a motion to approve First Reading of Ordinance Number 3-2019. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

E. First Reading of Ordinance Number 4-2019

APPROVING AN AGREEMENT AMONG THE CITY AND BMW MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, AND SB ACQUISITIONS, LLC (COLLECTIVELY, "BMW") REGARDING THE CITY'S BUSINESS LICENSE FEE AND THE INCLUSION OF REAL PROPERTY IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK; AND OTHER RELATED MATTERS.

Michael E. Kozlarek, Esq., Kozlarek Law LLC introduced the ordinance.

Lengthy discussion held.

ACTION – Councilmember Wayne Griffin made a motion to approve First Reading of Ordinance Number 4-2019. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried 5-2 with Councilmembers Arrowood and Bettis voting in opposition.

XI. EXECUTIVE SESSION

ACTION – In (8:03 p.m.)

(A) Economic Development Matter

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project O'Hare as allowed by State Statute Section 30-4-70(a)(5). Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

(B) Economic Development Matter

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project Excel as allowed by State Statute Section 30-4-70(a)(5). Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they discussed the above matters and no action was taken.

ACTION - Out (9:12 p.m.) – Councilmember Wayne Griffin made a motion to come out of Executive Session. Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

XII. ADJOURNMENT

9:13 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

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, January 4, 2019.

Category Number: VI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
1/22/2019

Building and Development Standards Monthly Report - December 2018

ATTACHMENTS:

Description	Upload Date	Type
▣ Building and Development Standards Monthly Report - December 2018	1/17/2019	Backup Material



City of Greer
Building & Development Standards
Monthly Report
December 2018

This is the monthly activity report of the Building and Development Standards department. It tracks the activities of three divisions: Planning & Zoning, Engineering & Stormwater, and Building Inspections & Code Enforcement. More information about each of these divisions is located on the City of Greer's website at www.cityofgreer.org.



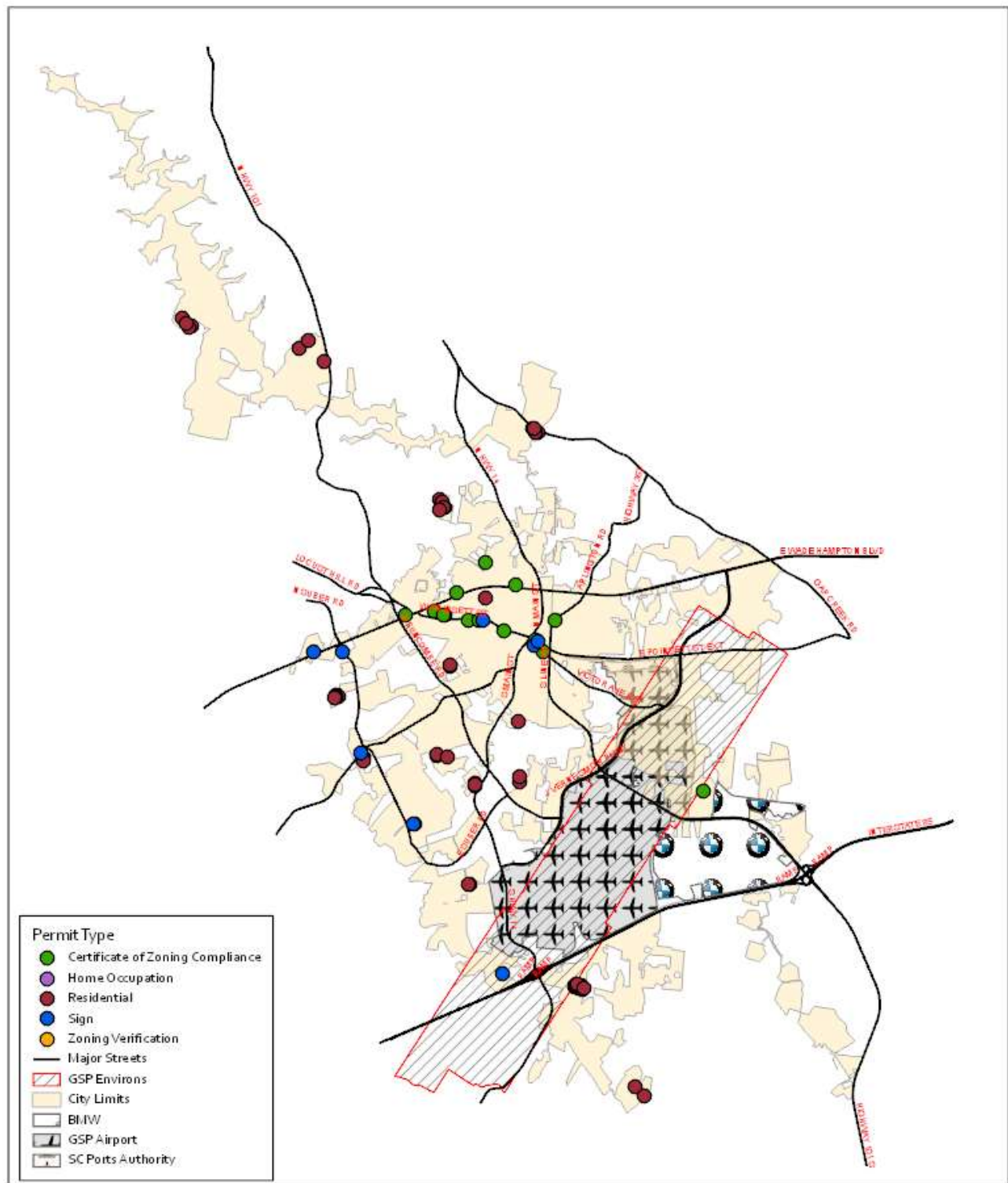
Planning & Zoning

The Planning Commission, Board of Zoning Appeals, and Board of Architectural Review did not have scheduled meetings in December. However, the Planning Advisory Committee reviewed:

COM 2018-22	Hotel Development (Downtown)
COM 2018-23	Grace Church

Permits for the month of December included 63 residential reviews, 16 commercial projects, and 8 signs.

PERMIT TYPE	TOTAL CASES	TOTAL CASES
	December	2018
BZA: Residential	0	2
BZA: Commercial	0	17
Planning Commission	0	59
Planning Advisory Committee	2	40
Board of Architectural Review	0	14
TOTAL	2	132

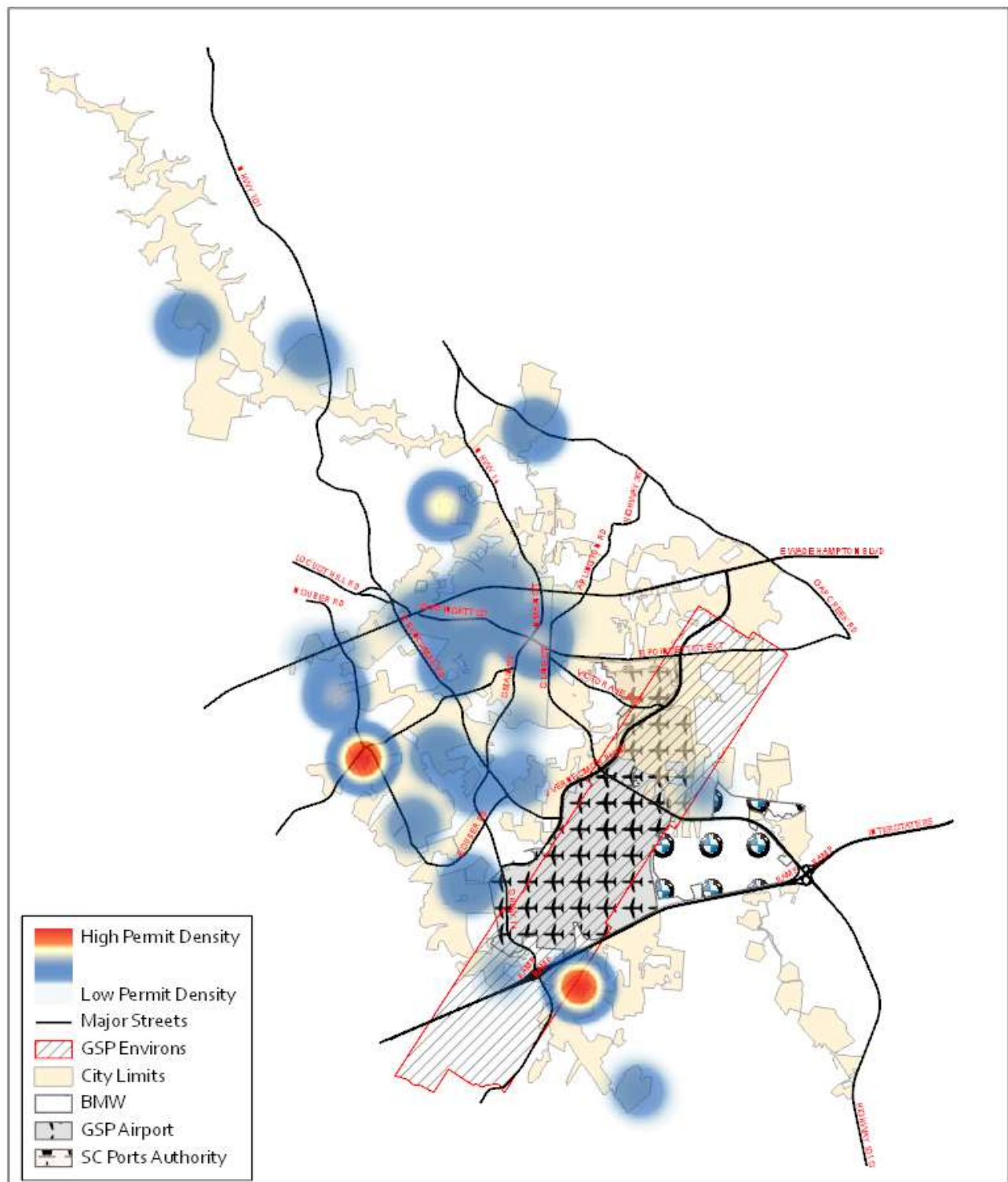


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Permits Collected December 2018

0 0.5 1 2 Miles

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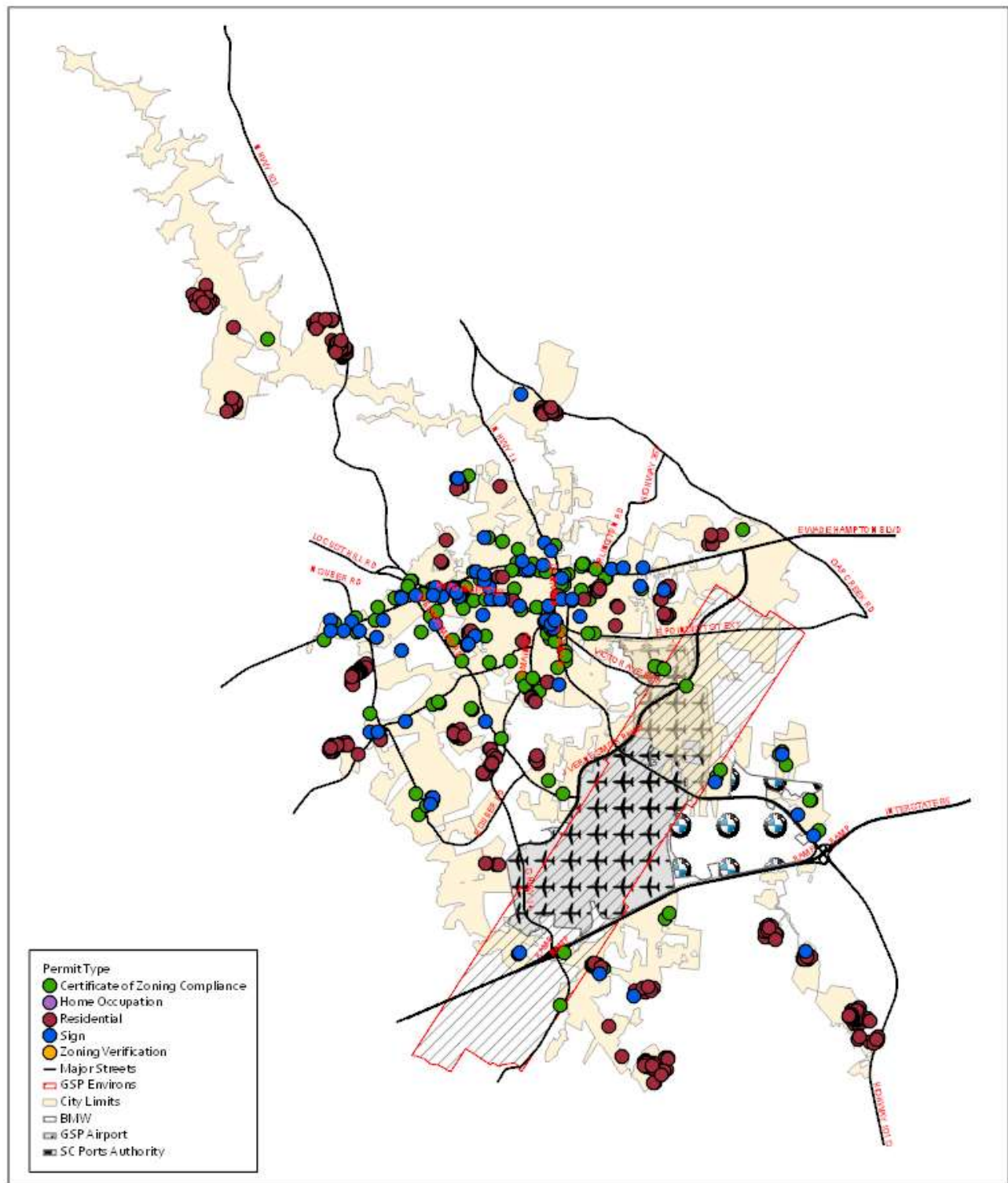


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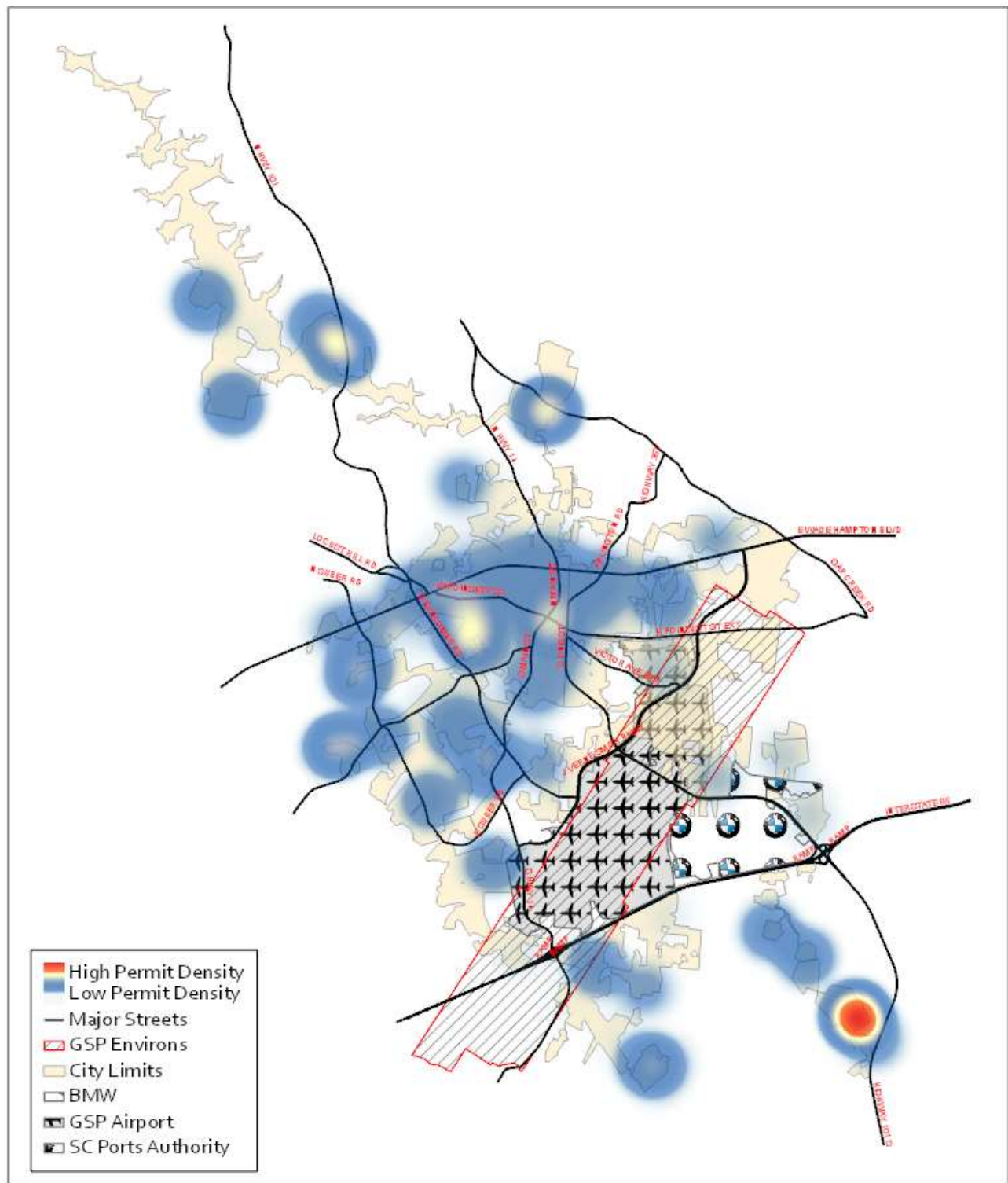
Permits Collected December 2018

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Permits Collected Year to Date

December 2018

0 0.5 1 2 Miles

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Engineering & Stormwater

CITY ENGINEER

Ongoing Engineering Projects:

- Downtown Streetscape project – Bid opening
- Alley Improvement/Depot St parking lot – Completed
- Trakit Project Management Software – On site training, testing (5-15 hrs/wk)
- Executive Drive Stormdrain failure – Getting proposal from consultant
- US 29 Accel/Decel lanes – Survey work completed, design underway
- Cannon Center Roof – Advertised for bids and opened bids
- 2019 Paving Program – Coord final funding & list with Counties
- Recycle Center Upgrade Phase 2 – Evaluating scope (temp on hold)
- Lemon Creek speed humps – planning (on hold)
- CSX Railroad Bridge at Biblebrook Rd – Preliminary evaluation complete – on hold

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:

- Toyota Dealership expansion – site inspection
- Discuss new project on Lister road with civil engineer
- Hampton Inn – plan review
- Colts Neck – met with developer and engineer

Other:

- Encroachment permit reviews – 1
- Drainage issues – BP Edwards park, St Thomas Ct, Chesterfield St
- PAC site reviews - 2
- Hiring Stormwater Inspector position
- Performance Review – Kelli McCormick
- Attend Hood Rd traffic study meeting

STORMWATER

STORMWATER ENGINEER – (Robert Roux)

Construction/ Post-construction Program - Plan Reviews, Pre-construction meetings, & Project Closeout Inspections(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.

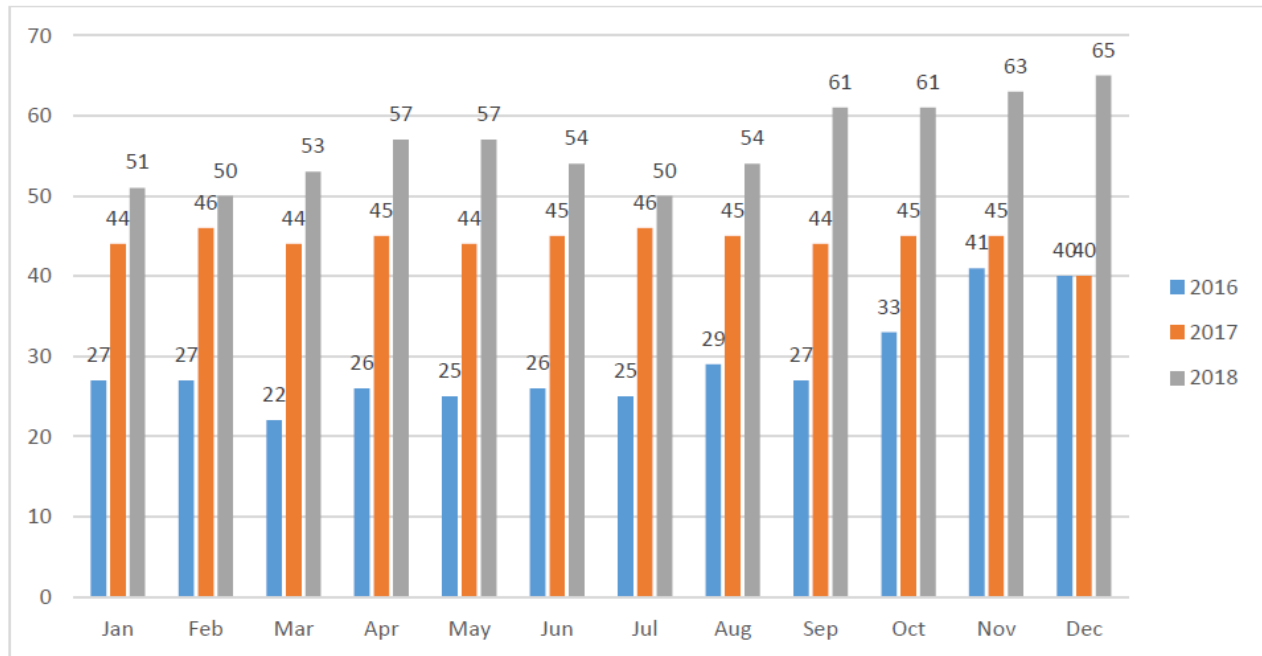
Pre-submittal Meetings					
Development Type		Project Name		# Lots/Units	
Commercial		Pavilion Development (Jiffy Lube/Panera)		NA	
Commercial		Inland Port Chassis Yard Major Mod.		NA	
Commercial		Piedmont Plaza Suite D		NA	
Commercial		Stanton Eye		NA	
Plan Reviews					
Development Type		Project Name		Review Type	# Lots/Units
Commercial		NTB		Follow up	NA
Commercial		Whatta Wash		Follow up	NA
Commercial		Velocity Park – Major Modification		Follow up	NA
Commercial		Hampton Inn		Initial	NA
Commercial		Pavilion Development		Initial	NA
Commercial		Inland Port Chassis Yard Major Mod.		Initial	NA
Commercial		Inland Port Chassis Yard Major Mod.		Follow up	NA
Pre-Construction Meetings					
Development Type		Project Name			# Lots/Units
		None			

2018 Stormwater Summary January 1 st through December 31 st , 2018		
Projects Submitted	Plan Reviews	Preconstruction Meetings
46	120	38

Historical Project Submittals	
Year	Projects Submitted
2018	46
2017	37
2016	41
2015	35
2014	34
2013	34
2012	33

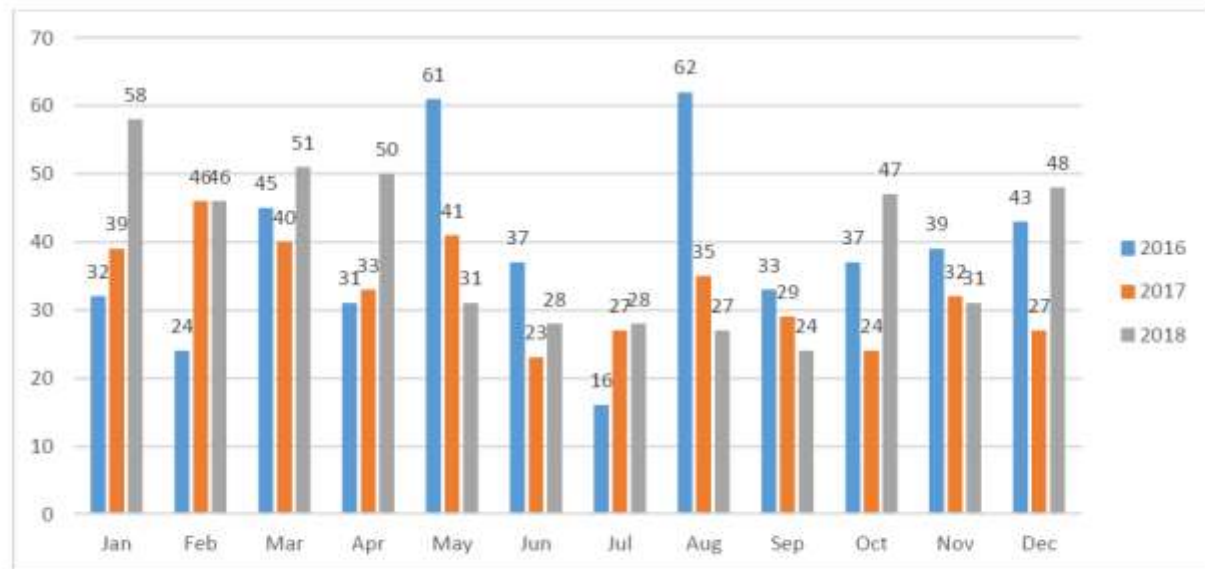
STORMWATER INSPECTION: Anthony Copeland

65 Active Site Inspected (Per Month)



1. Jones Creek Gardens	2. Le Jardin Subd.	3. Crosswinds Subd.
4. Belshires Subd. Ph-2	5. Old Woodruff Rd. Ind. WH	6. API Box
7. Cranky Yankey Ph-2 WH	8. POM Storage	9. Cypress Landing Subd.
10. Franklin Point Subd.	11. Riverside Crossx OutParcel 3	12. Freeman Farms Subd.
13. Heatherfield Subd.	14. RV and Boat Storage Ph-III	15. Greer Library Reno
16. Manor At Abner Crk. Subd.	17. Braeburn Orchard Subd.	18. Gibbs Cancer Center
19. Mayfield Crossing Subd.	20. Pleasant Hill Subd.	21. Pelham Glen Subd.
22. Oneal Village Subd. Ph-1	23. Global Commerce Park Ph-II	24. Dick Brooks Honda
25. Oneal Village Subd. Ph-2	26. Darrien Properties Lot 3	27. New Hope Baptist Church
28. Oneal Village Subd. Ph-3	29. Residence At Century Pk.	30. Benson Memorial Ext.
31. Oneal Village Subd. Ph-4	32. Redcroft Subd. Ph-1	33. Mayfair Station
34. Orchard Crest Subd. Ph-1	35. Redcroft Subd. Ph-2	36. South Main Towns
37. Town Pines	38. Pelham Medical Addition	39. Sage Creek Way
40. Views At Mt. Vernon	41. Hammett Bridge Town	42. Town City Retail
43. Reserves At Richglen Subd.	44. Hammett Bridge Res. Subd.	45. Creekside Manor
46. The Ledges	47. Hartwood Lake Subd.	48. STI Phase II
49. Brushy Creek Towns	50. Netzero	51. Reserves at Redcroft
52. Piedmont Point Apt.	53. GHS Pediatrics Ph-1	54. Andy's Frozen Custards
55. Briar Ridge	56. Ozellas Ridge	57. Magnolia Greens
58. Project Satellite	59. Benson CDRJ	60. Popeye's
61. Brockman McClimon Rd.	62. Katherine's Garden	63. Inland Port Chasis Yard
64. Sudduth Farms	65. Global Commerce	

STORMWATER INSPECTION: Anthony Copeland
48 Individual LOT Drainage Plan Reviews (Per Month)



Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Erosion (Grass Stabilization)	12/15/2018	714 Passfield	Area is within swale that consist of rock vain.	12/5/2018

Asphalt Activities Inspection: Anthony Copeland

Subd. / Project Name	Date	Operation
Le Jardin Subd	12/3/2018	Final Asphalt Surface

Building Inspections & Code Enforcement

Commercial Plan Reviews	Address
Whatta Wash	2788 S. Hwy 14
Pool Cabana – Katherine's Garden	617 Delsey Court
Brushy Creek Townhomes	Brushy Creek Road
Grace Church	133 E. Poinsett Street
Crossfit Revisions – Mechanical	199 Hunt Street
Ram Tool Upfit	1517 S. Buncombe Street
Global Commerce Revisions	106 Clear Springs Court
Lavish Nails	850 Suber Road
ABB	2980 Greer Road Suite 300
Grace Church	129 E. Poinsett Street
Southern Grawl – Revisions	155 N. Buncombe Road
ABB – Life Safety Plan	2980 Green Road
Walmart Revisions	14055 E. Wade Hampton Blvd.
Staggs Plumbing	106 Arlington Road

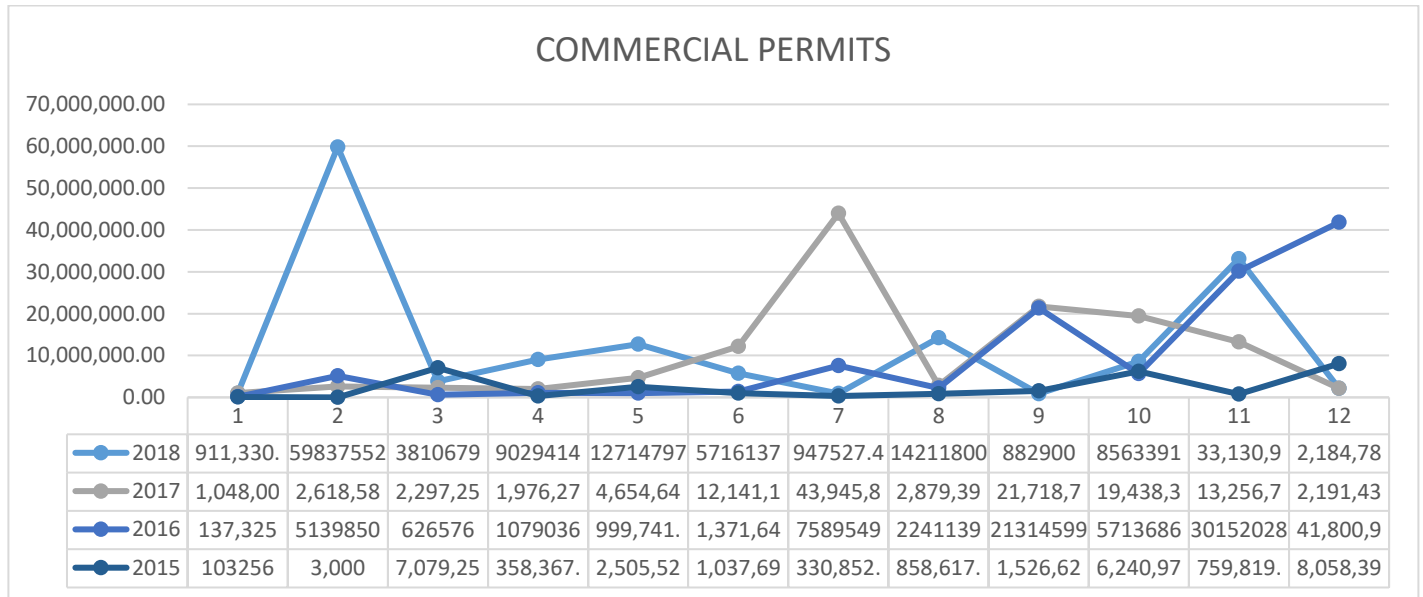
COMMERCIAL CONSTRUCTION - \$2,184,785.45

2018 - \$151,941,280.94

2017 - \$124,511,263.15

2016 - \$118,166,101.70

2015 - \$28,862,382.54



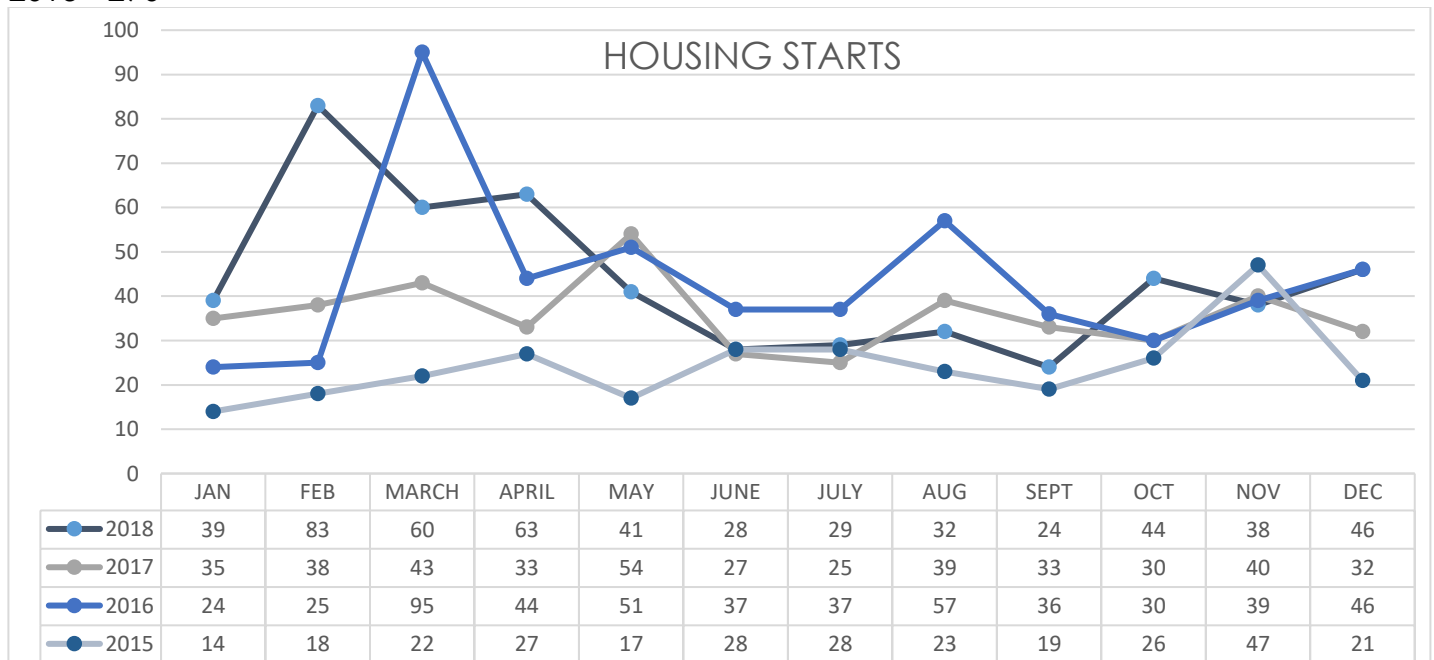
HOUSING STARTS – 46

2018 – 527

2017 - 429

2016 - 521

2015 - 290



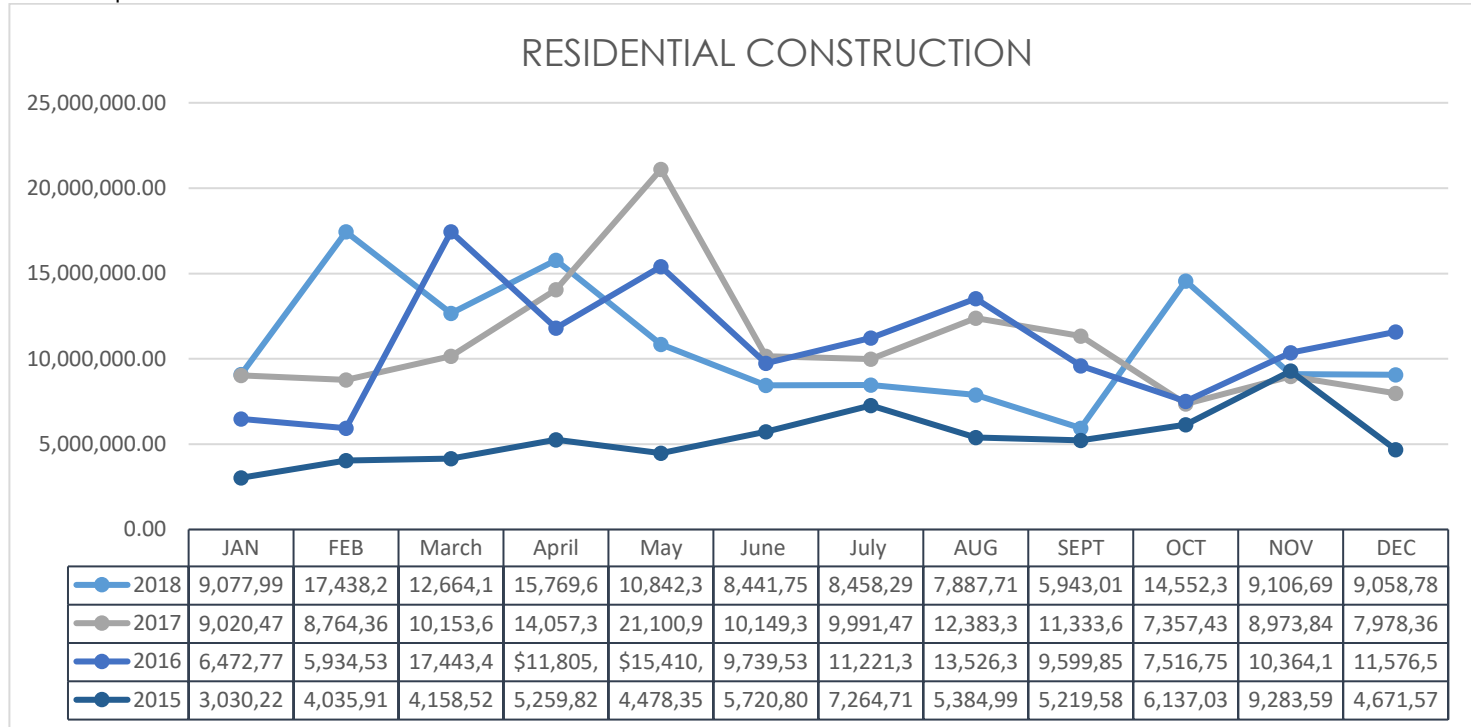
TOTAL RESIDENTIAL CONSTRUCTION – \$9,058,785.60

2018 - \$129,241,025.43

2017 - \$131,264,321.21

2016 - \$130,611,289.14

2015 - \$64,645,145.70



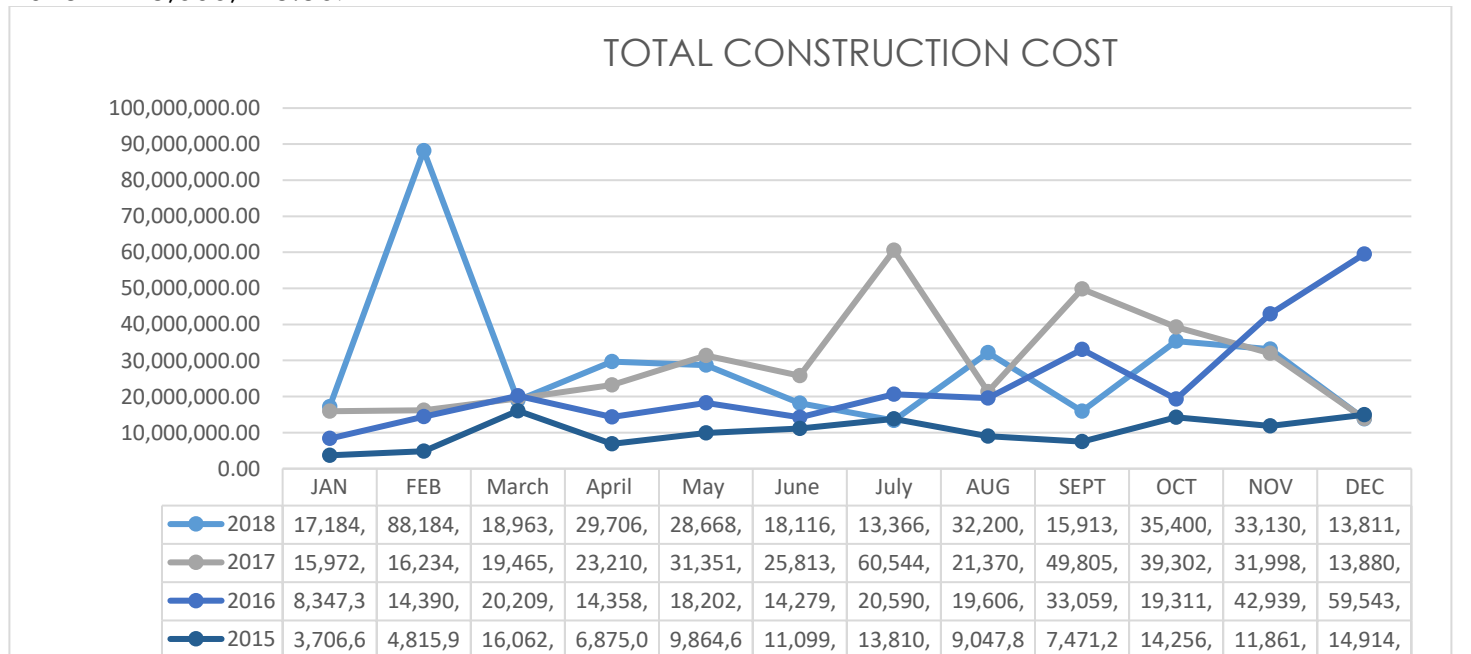
TOTAL CONSTRUCTION COST – \$13,811,293.85

2018 - \$ 369,554,904.32

2017 – \$348,948,323.48

2016 – 284,839,502.84

2015 – 123,606,213.367



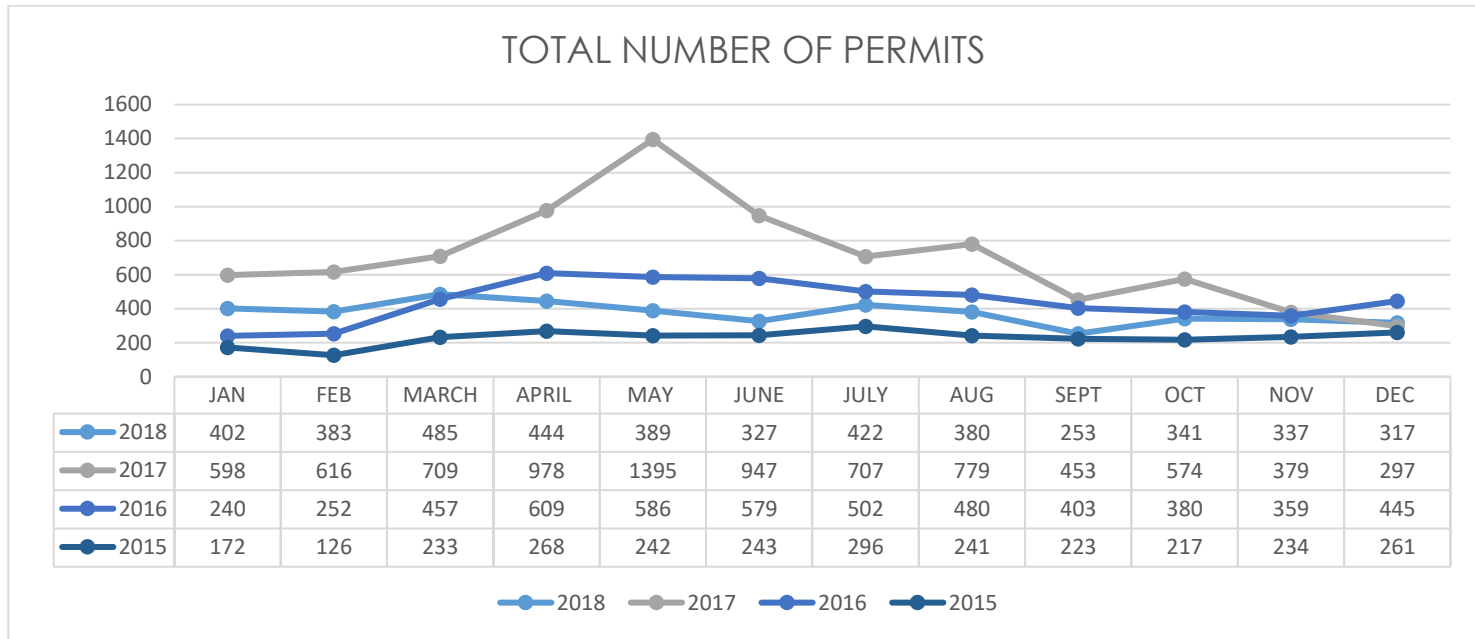
NUMBER OF PERMITS ISSUED – 317

2018 – 4480

2017 - 7625

2016 - 5292

2015 - 2756



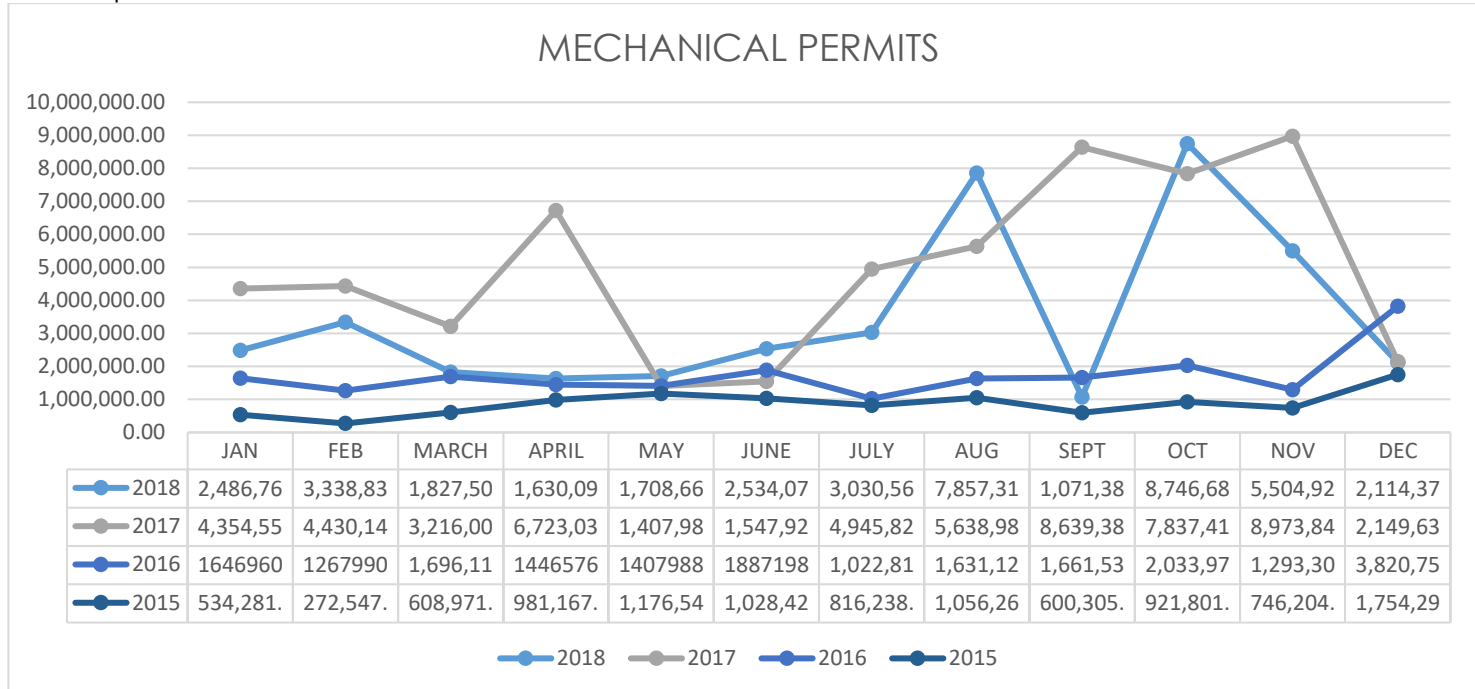
MECHANICAL PERMITS – \$2,114,372.80

2018 - \$41,851,184.52

2017 - \$59,864,747.40

2016 - \$20,816,343.54

2015 - \$10,497,052.08



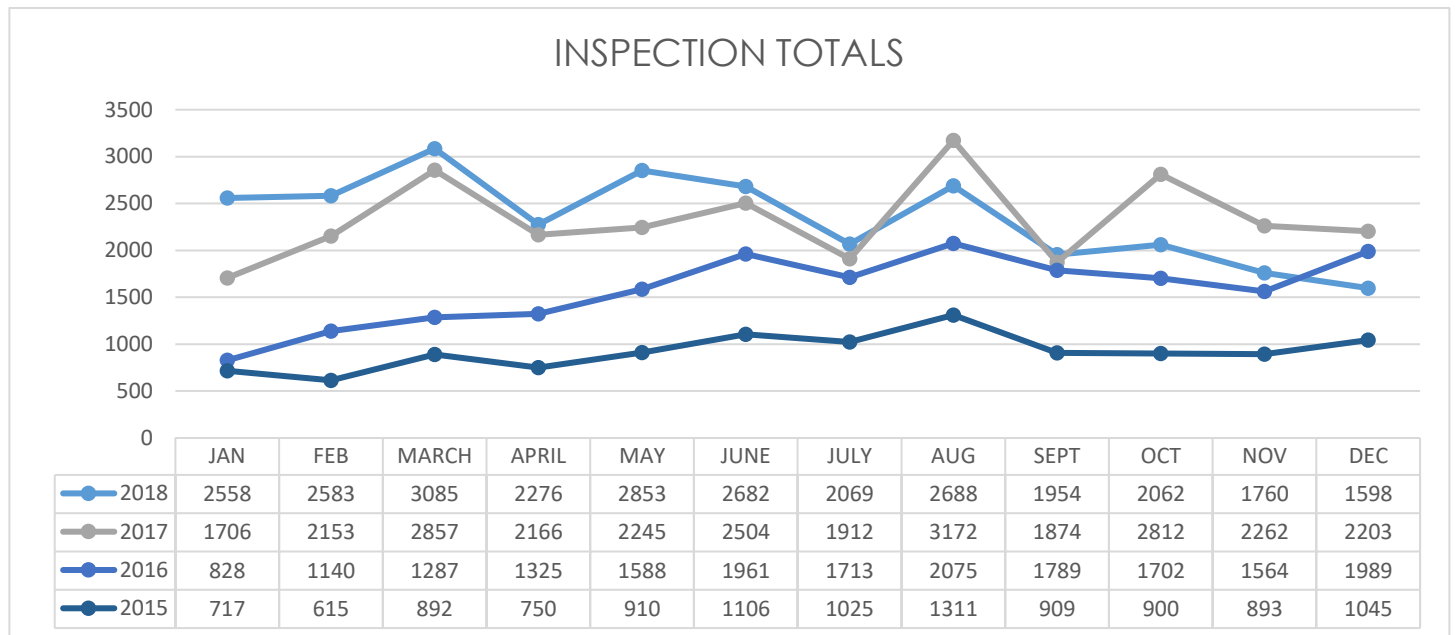
TOTAL INSPECTIONS – 1598

2018 – 28168

2017 - 27866

2016 – 18961

2015 - 11073



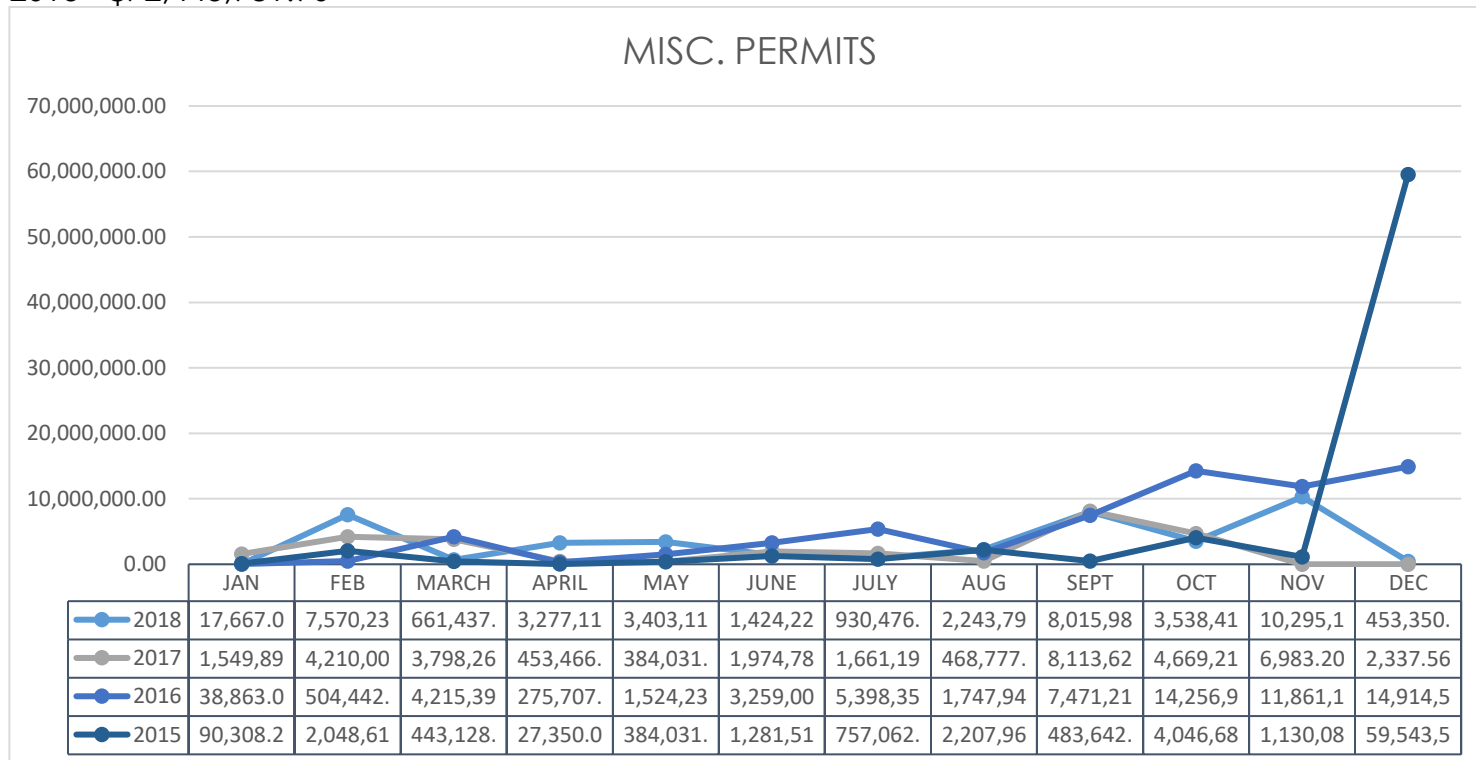
TOTAL MISC. PERMITS - \$453,350.00

2018 – \$46,521,413.43

2017 - \$29,757,048.44

2016 - \$65,467,832.78

2015 - \$72,443,981.90



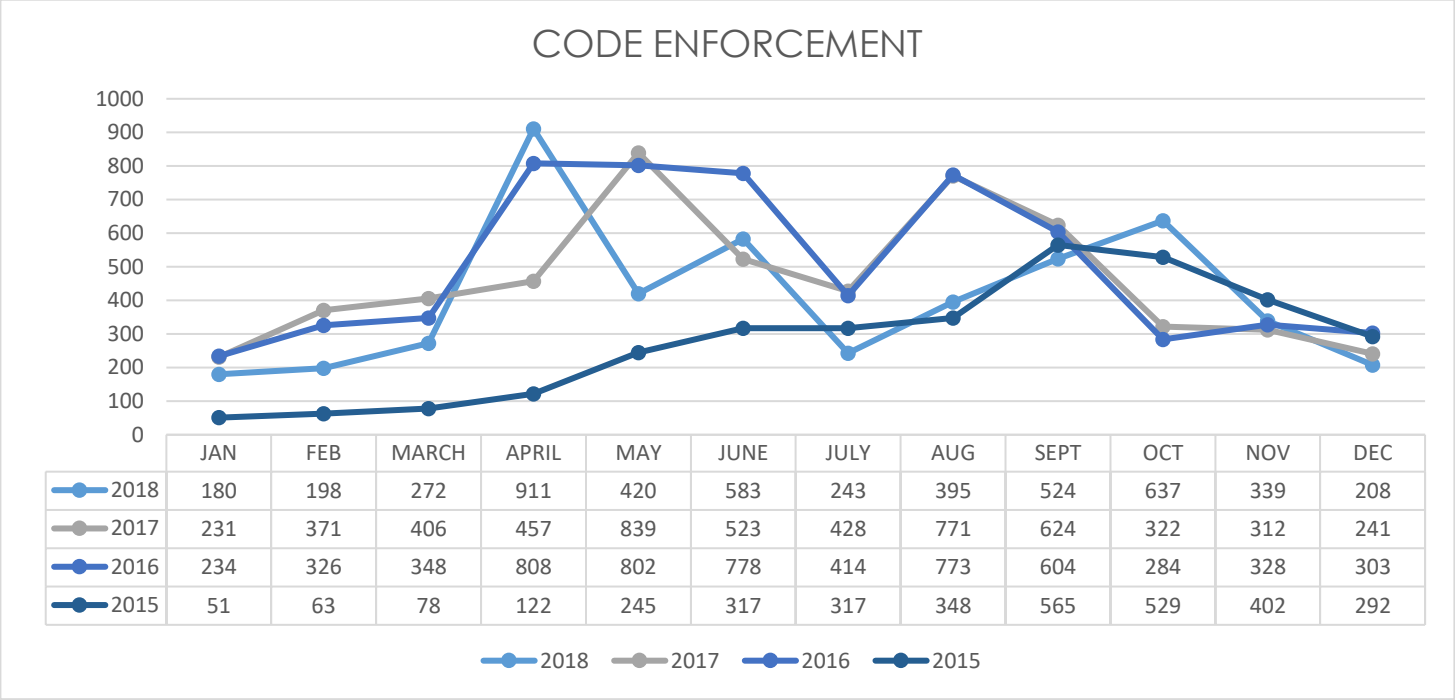
CODE ENFORCEMENT INSPECTIONS – 208

2018 – 4910

2017 - 5525

2016 - 6002

2015 - 3329



Providing for the health, safety and welfare of the general public through the equal enforcement of all applicable codes and ordinances of the City of Greer.

Category Number: VI.
Item Number: B.



AGENDA
GREER CITY COUNCIL
1/22/2019

Financial Activity Report - December 2018

Summary:

[Link to Detail Financial Reports](#)

ATTACHMENTS:

Description	Upload Date	Type
❏ December Summary Financial Report	1/16/2019	Backup Material



December 2018 Summary Financial Report

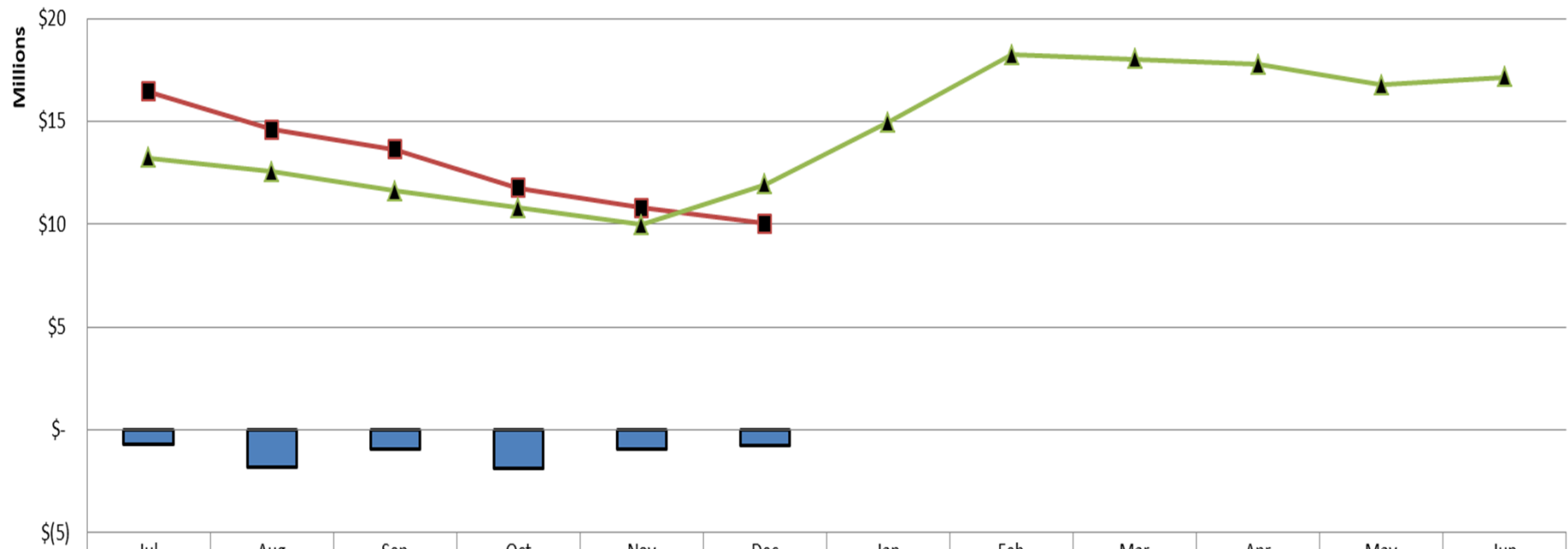


Financial Performance Summary

As of Month End December, 2018

Quick Look Indicators	This Month	This Year	Balance
General Fund Cash Balance	↓	↓	\$ 10,038,250
General Fund Revenue	↑	↓	\$ 5,287,513
General Fund Expenditures	↓	↑	\$ 10,905,169
Budget Percentage (Over) / Under	—	↓	7%
Revenue Benchmark Variance	↓	↓	\$ (1,591,192)
Expenditure Benchmark Variance	↑	↓	\$ 769,621
Overall Benchmark Variance	↓	↓	\$ (821,571)
Hospitality Fund Cash Balance	↑	↑	\$ 1,937,348
Hospitality Fund Revenue	↑	↑	\$ 1,136,860
Hospitality Fund Expenditures	↓	↑	\$ 370,385
Storm Water Fund Cash Balance	↓	↓	\$ 1,025,806
Storm Water Fund Revenue	↑	↓	\$ 60,092
Storm Water Fund Expenditures	↓	↑	\$ 162,554

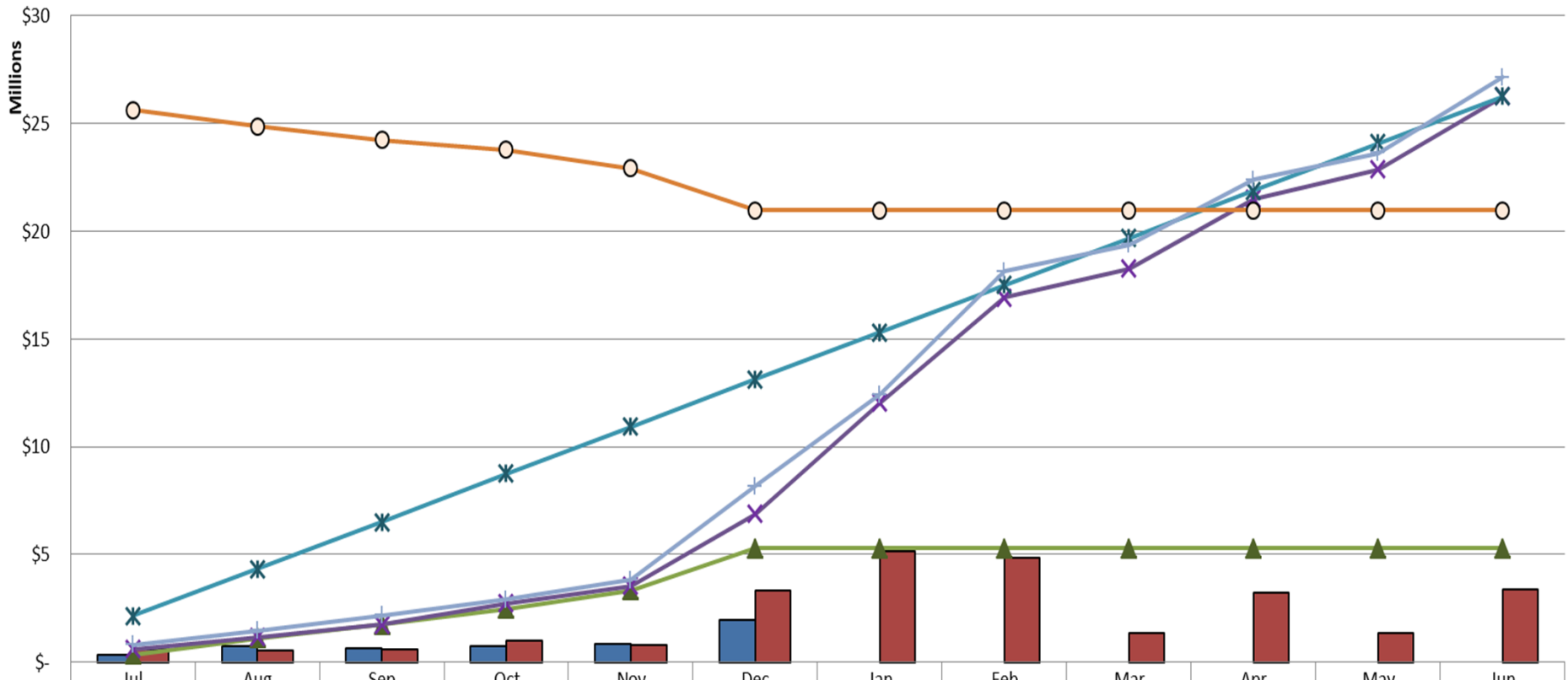
Cash Balance - General Fund Fiscal Year 2018/19



Net Monthly Cash	(708,248)	(1,836,962)	(962,701)	(1,872,854)	(961,997)	(774,799)						
Current Fiscal YTD Balance	16,447,561	14,610,600	13,647,899	11,775,045	10,813,048	10,038,250						
Prior Fiscal YTD Balance	13,239,192	12,556,916	11,633,942	10,803,615	9,982,762	11,955,693	14,964,094	18,235,330	18,030,459	17,773,838	16,783,739	17,155,809

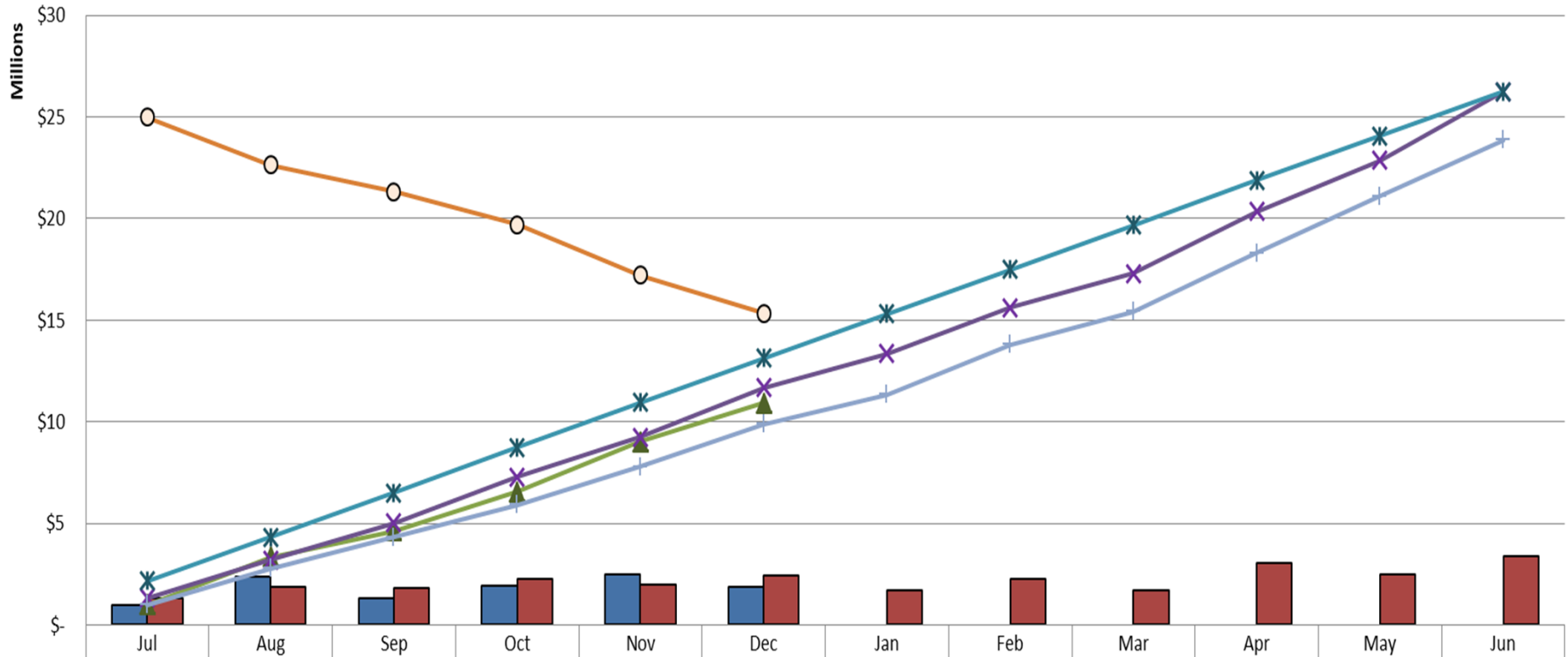
Revenue - General Fund

Fiscal Year 2018/19

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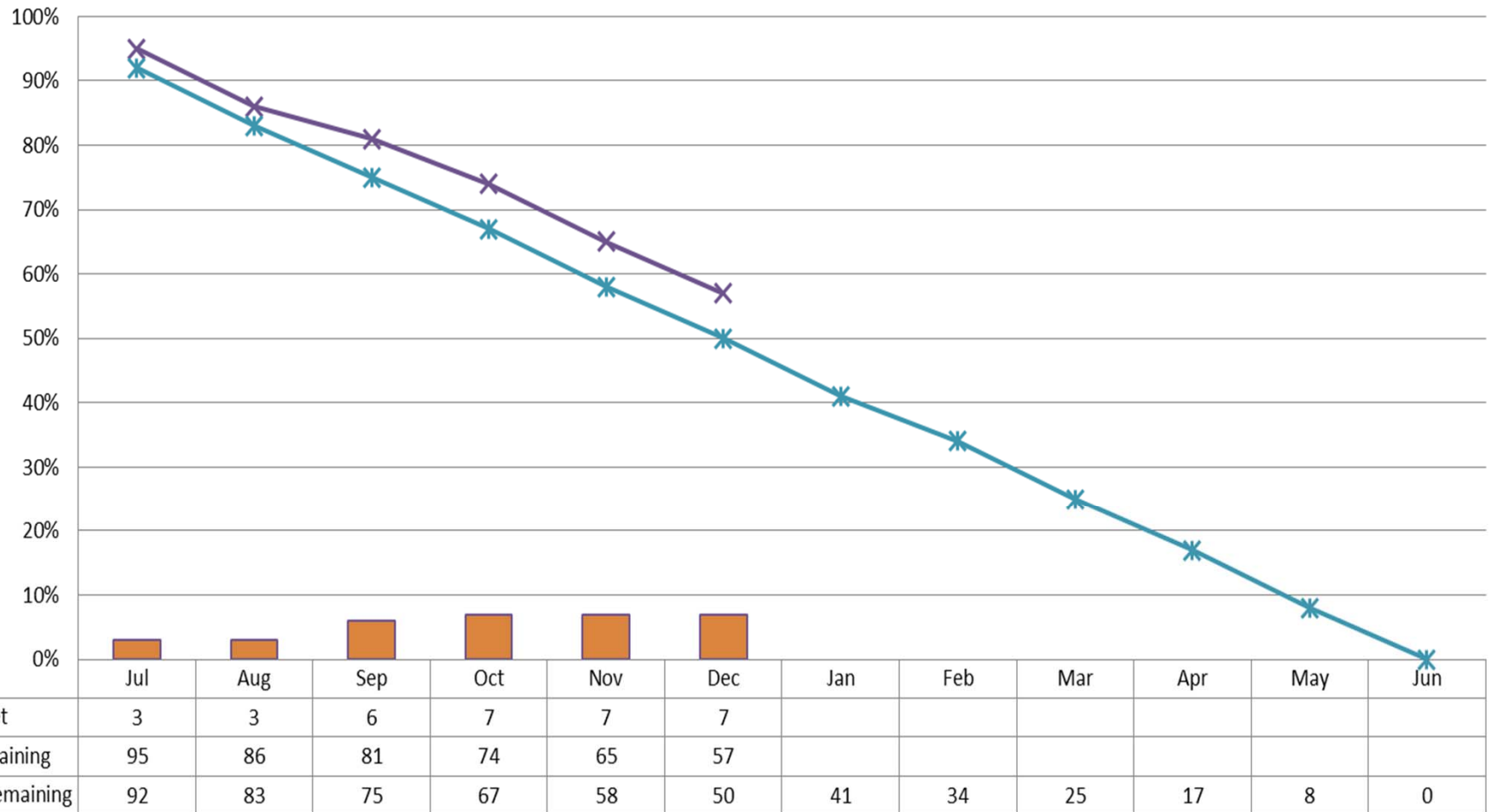
Expenditures - General Fund

Fiscal Year 2018/19



Monthly Actual	983,298	2,353,334	1,297,381	1,908,177	2,474,461	1,888,517						
Monthly Benchmark	1,332,492	1,860,005	1,834,342	2,243,187	1,962,623	2,442,141	1,690,280	2,241,098	1,687,965	3,062,833	2,497,747	3,386,604
YTD Actual	983,298	3,336,632	4,634,014	6,542,191	9,016,652	10,905,169						
YTD Benchmark	1,332,492	3,192,497	5,026,839	7,270,026	9,232,649	11,674,790	13,365,070	15,606,168	17,294,133	20,356,966	22,854,713	26,241,317
YTD Prorated Budget	2,163,767	4,327,535	6,491,302	8,747,106	10,933,882	13,120,659	15,307,435	17,494,211	19,680,988	21,867,764	24,054,541	26,241,317
Prior YTD Actual	987,658	2,790,028	4,322,397	5,909,009	7,775,048	9,880,370	11,346,687	13,798,208	15,414,139	18,295,316	21,101,171	23,863,901
Balance to Expend	24,981,910	22,628,576	21,331,194	19,699,126	17,224,665	15,336,148						

Budget Percent Remaining - General Fund Fiscal Year 2018/19



Revenues

Revenue

Total Revenue

Taxes

Franchises & Licenses

Misc. Revenues

Permits and Fees

Intergovernmental Revenue

Fire Fees

Fines and Forfeitures

Grants

Fund Balance

Refunds

Operating Transfers

2018-19 Financials

☒ Revenues

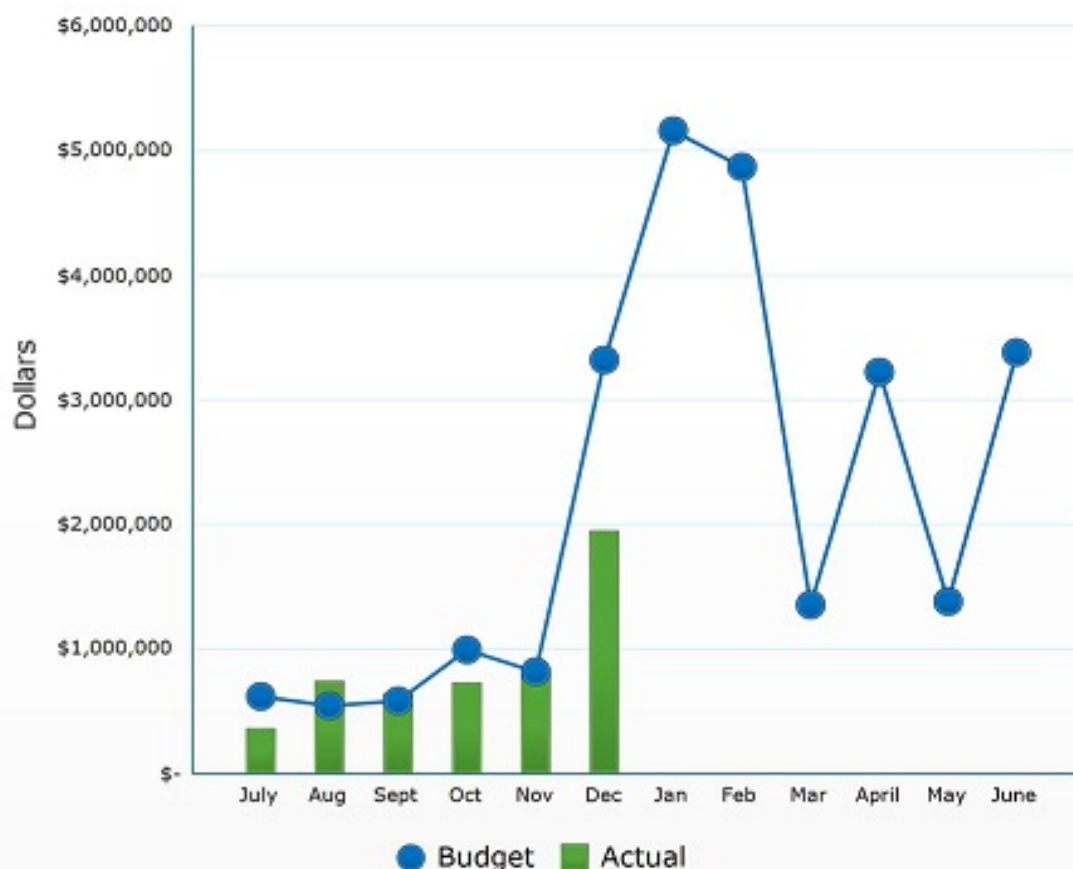
☐ Expenditures



YTD Actual	YTD Budget	Difference
\$5,287,513	\$6,878,705	\$1,591,192

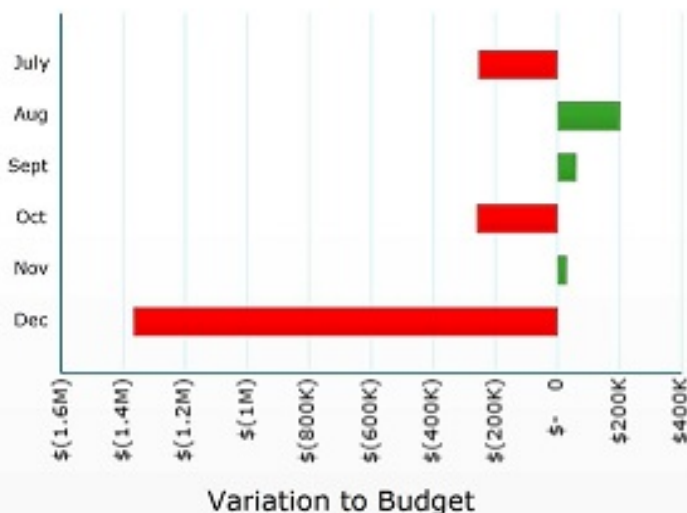
City of Greer Revenues

Fiscal Year 2018-19



Actual vs Budget

Fiscal Year 2018-19



Expenditures

Total Expenditures
Total City Expenditures
YTD Personnel
YTD Operations
YTD Public Services
Mayor & Council
Administration
Municipal Court
General Government
Fire
Police
Public Services
Recreation
Building Standards

2018-19 Financials

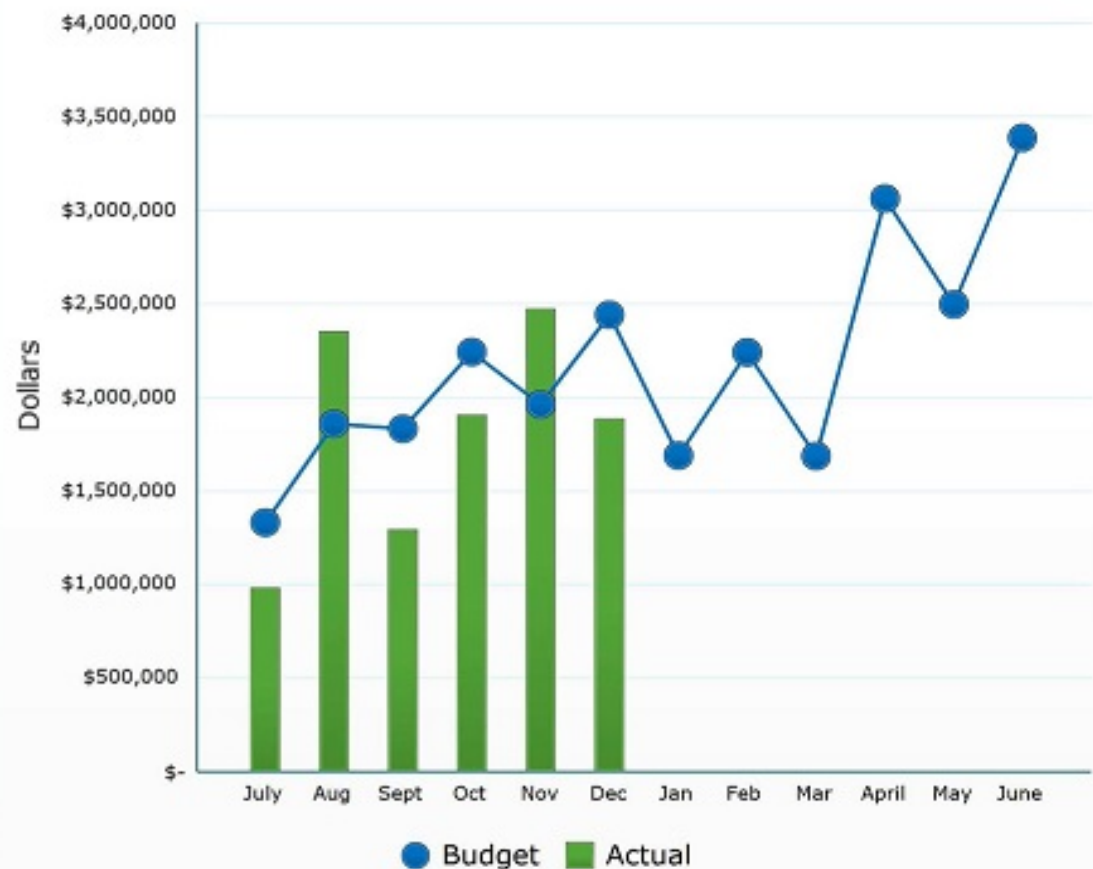
☐ Revenues
 ☒ Expenditures



YTD Actual	YTD Budget	Difference
\$10,905,169	\$11,674,790	\$769,621

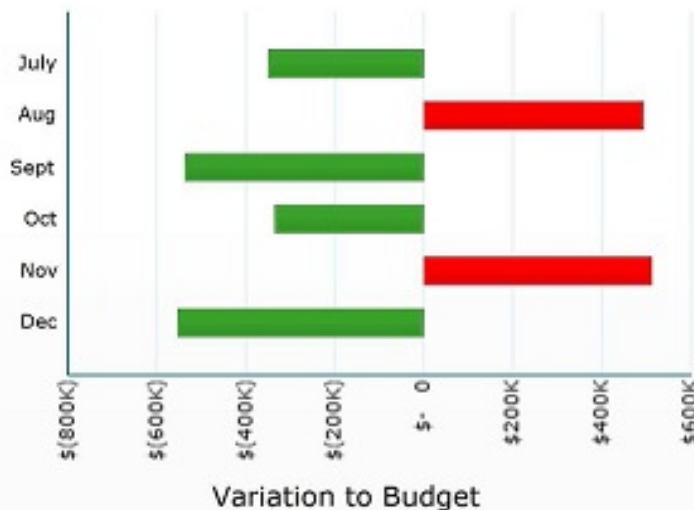
City of Greer Expenditures

Fiscal Year 2018-19



Actual vs Budget

Fiscal Year 2018-19

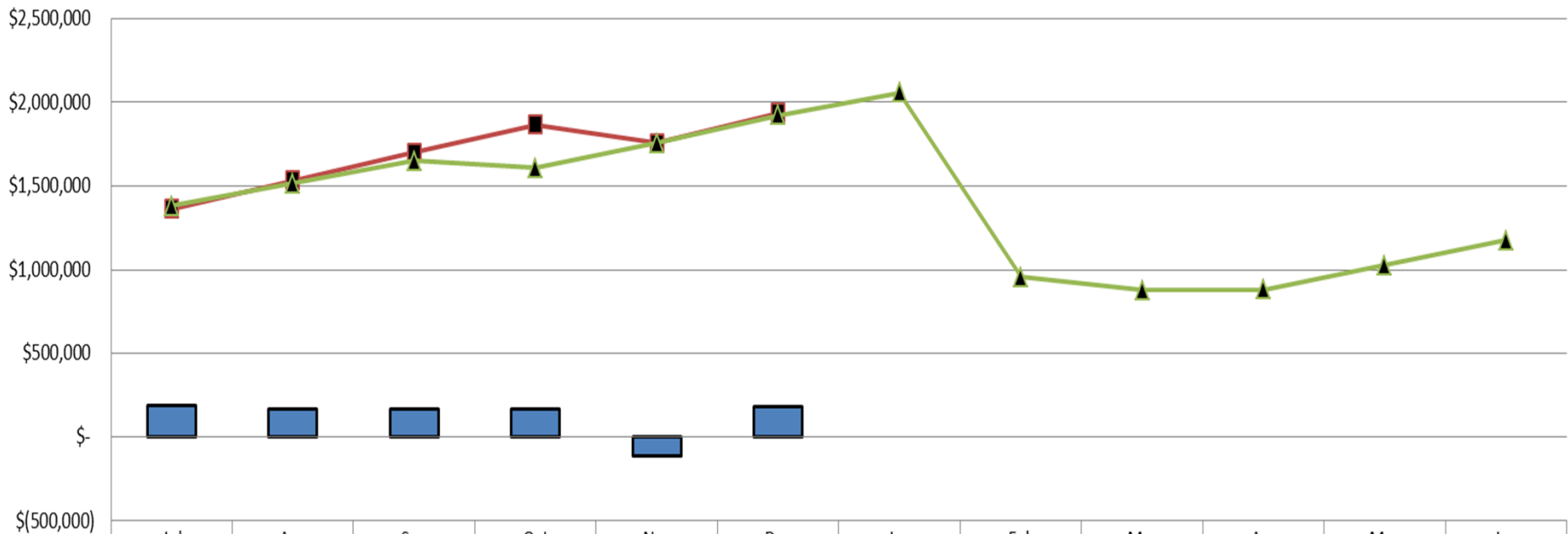




Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

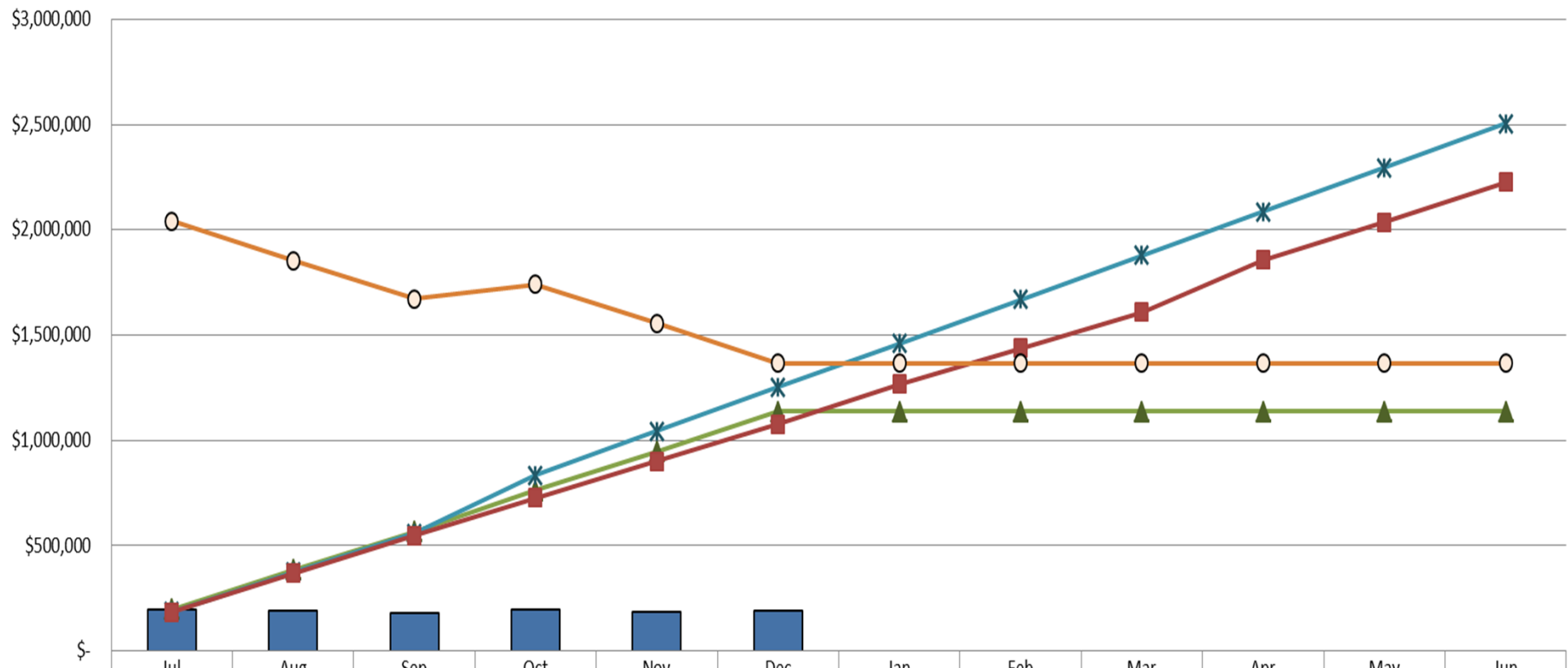
Fiscal Year 2018/19



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	187,274	169,878	166,382	167,409	(111,611)	181,779						
Current Fiscal YTD Balance	1,363,510	1,533,389	1,699,771	1,867,180	1,755,569	1,937,348						
Prior Fiscal YTD Balance	1,381,380	1,515,644	1,652,412	1,607,238	1,757,474	1,923,030	2,059,793	956,535	878,980	881,278	1,026,039	1,176,237

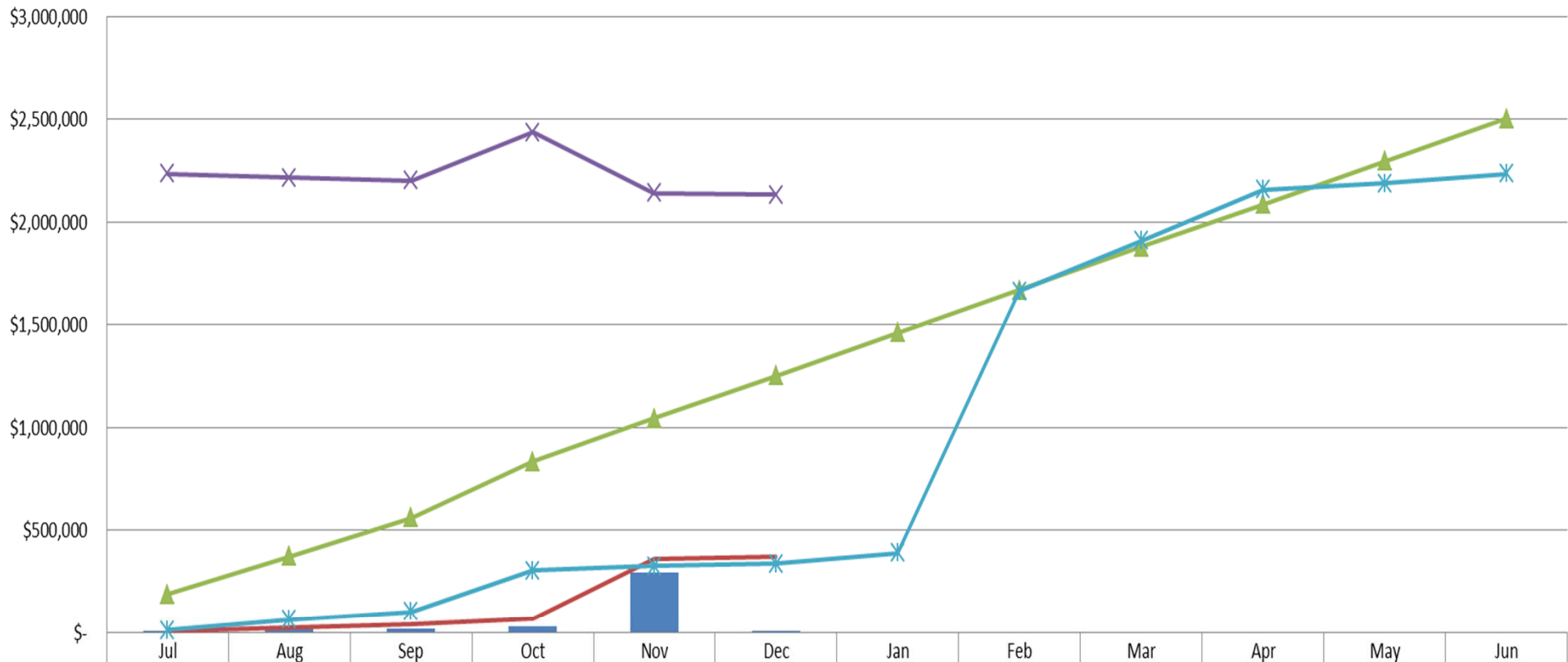
Revenue - Hospitality Taxes Fund

Fiscal Year 2018/19

[illegible]

Expenditures - Hospitality Taxes Fund

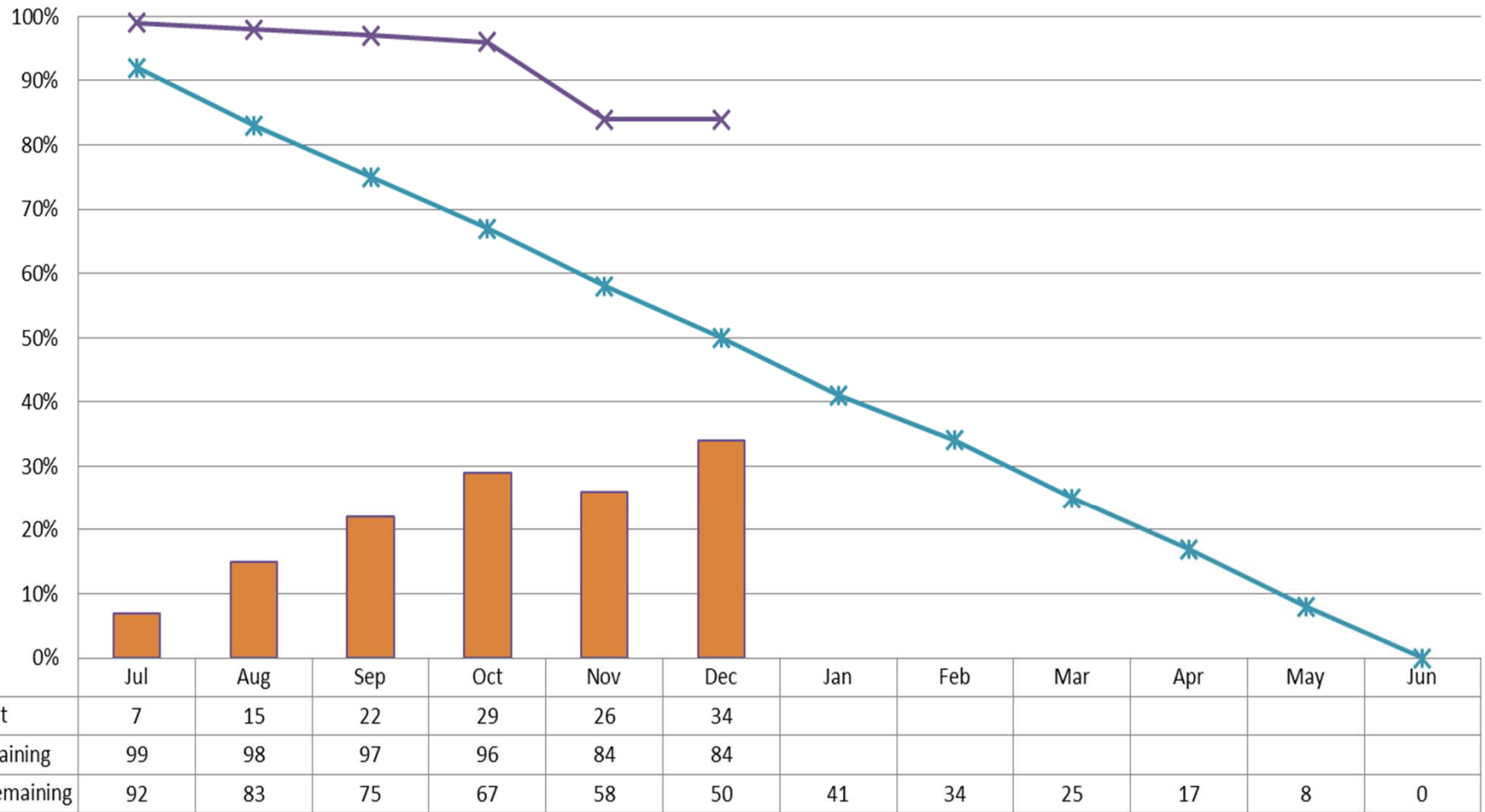
Fiscal Year 2018/19



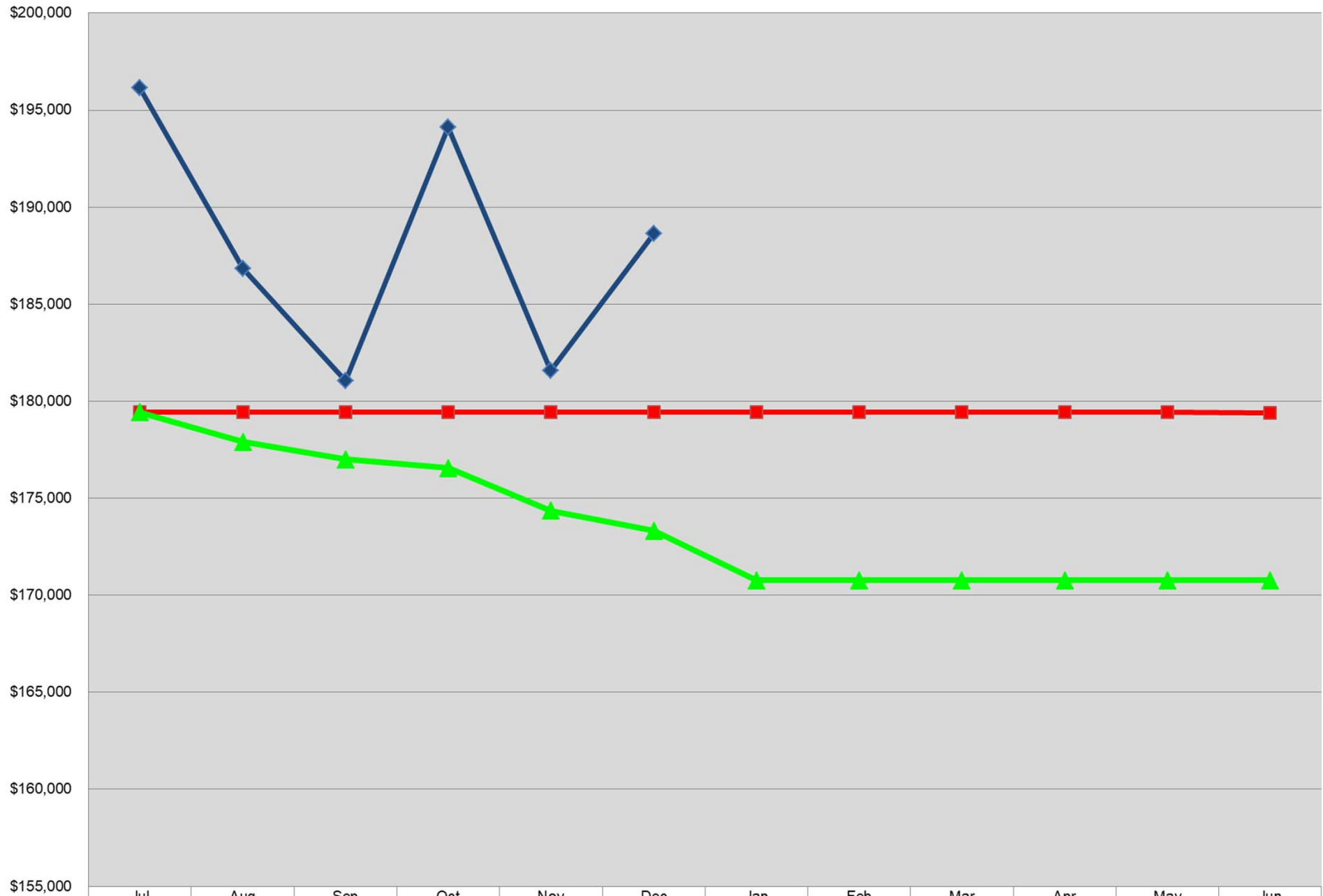
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	5,230	17,887	15,893	28,323	294,650	8,402						
YTD Actual	5,230	23,118	39,011	67,334	361,983	370,385						
YTD Prorated Budget	186,669	373,337	560,006	834,746	1,043,433	1,252,120	1,460,806	1,669,493	1,878,179	2,086,866	2,295,552	2,504,239
Prior YTD Actual	10,364	61,194	101,827	303,217	325,511	335,554	387,201	1,661,847	1,909,811	2,157,214	2,189,114	2,234,616
Balance to Expend	2,234,793	2,216,905	2,201,012	2,436,905	2,142,256	2,133,854						

Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2018/19



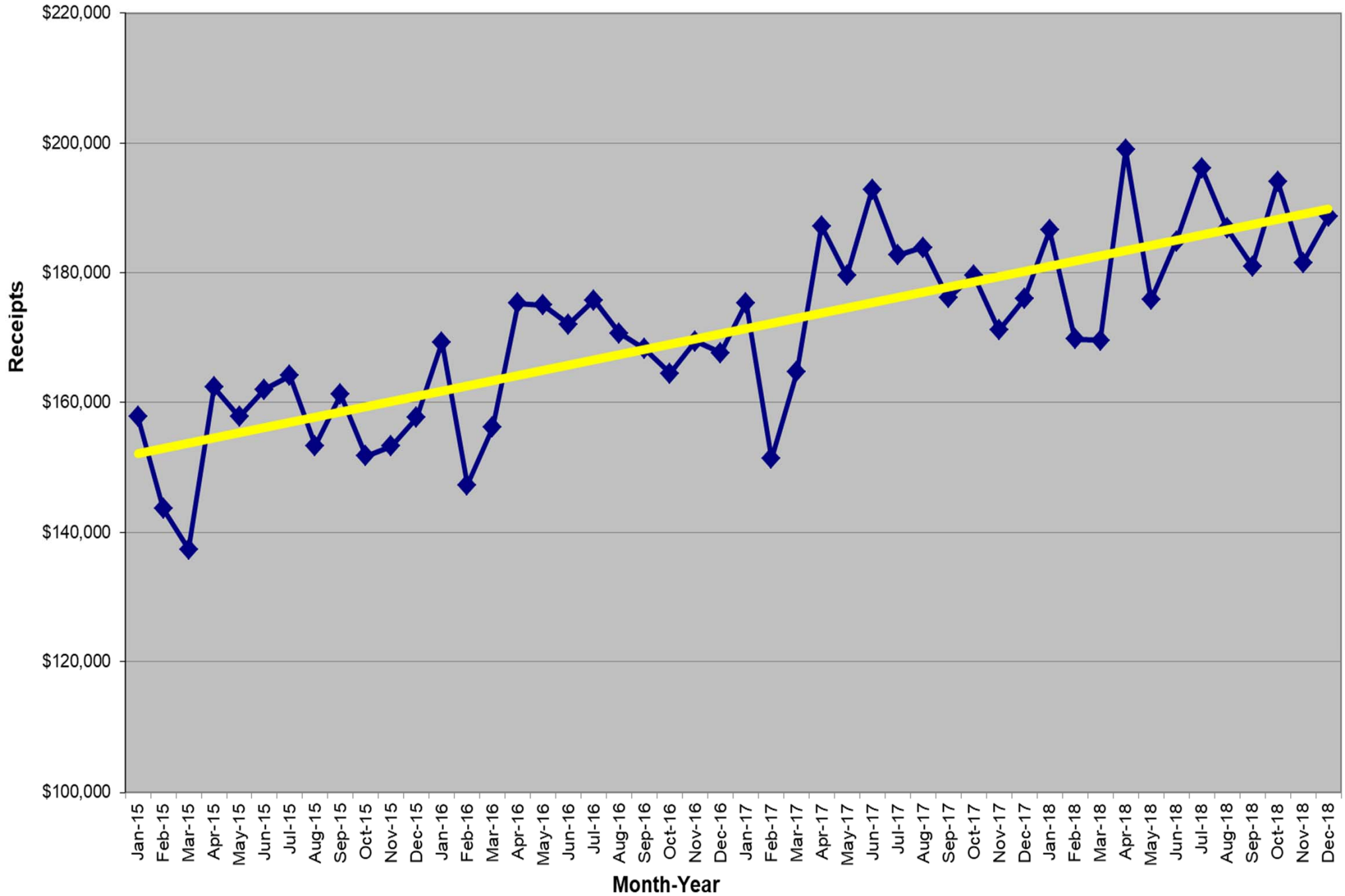
Hospitality Taxes Fiscal Year 2018/19



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	196,160	186,841	181,042	194,119	181,572	188,631						
Monthly Budget	179,417	179,417	179,417	179,417	179,417	179,417	179,417	179,417	179,417	179,417	179,417	179,413
Budget Requirement	179,417	177,895	177,000	176,551	174,355	173,324	170,772	170,772	170,772	170,772	170,772	170,774

Hospitality Tax

4 - Year Trending

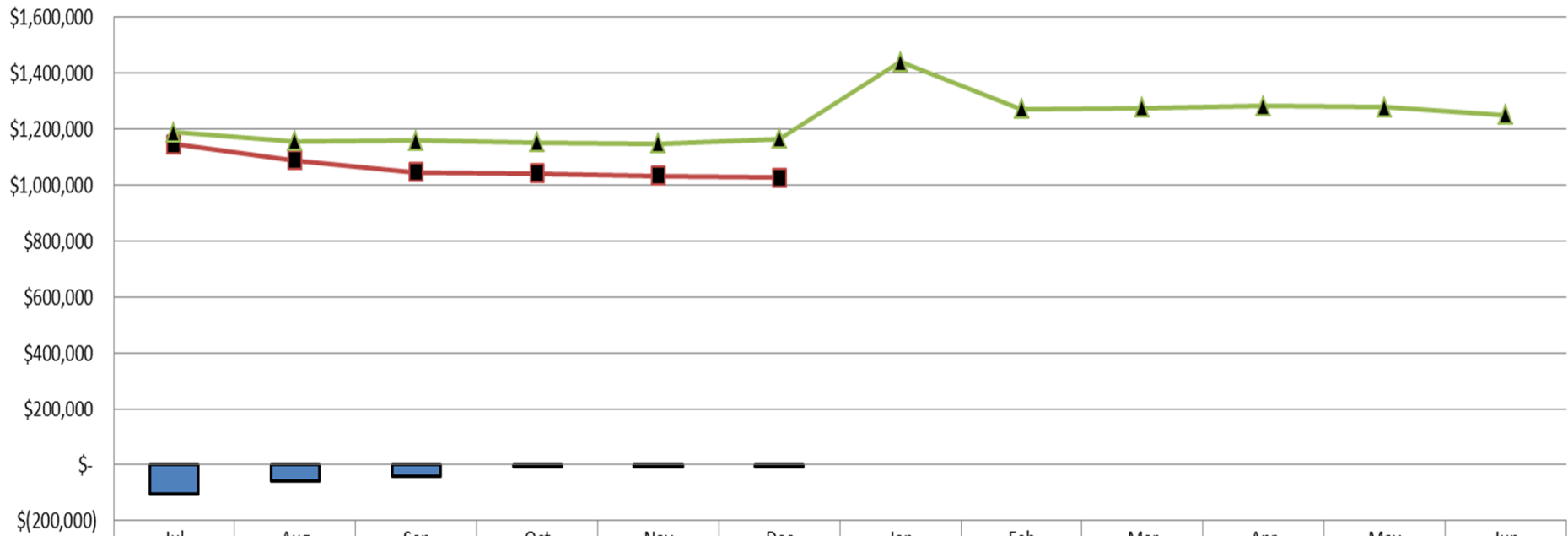




Storm Water Fund

Cash Balance - Storm Water Fund

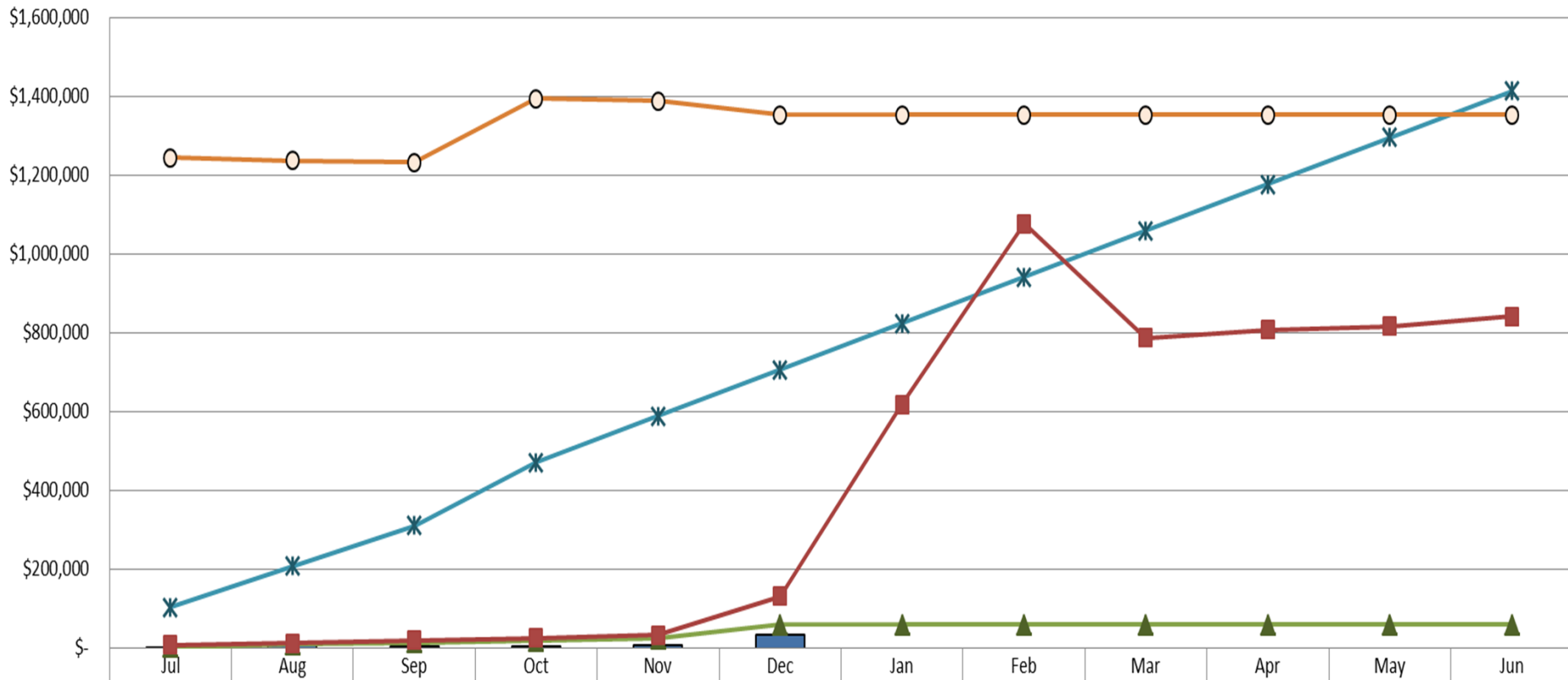
Fiscal Year 2018/19



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(105,191)	(56,774)	(42,139)	(4,764)	(7,653)	(7,707)						
Current Fiscal YTD Balance	1,144,843	1,088,069	1,045,930	1,041,166	1,033,513	1,025,806						
Prior Fiscal YTD Balance	1,188,063	1,156,838	1,158,373	1,151,237	1,148,706	1,164,563	1,439,577	1,270,471	1,275,997	1,282,549	1,278,498	1,250,033

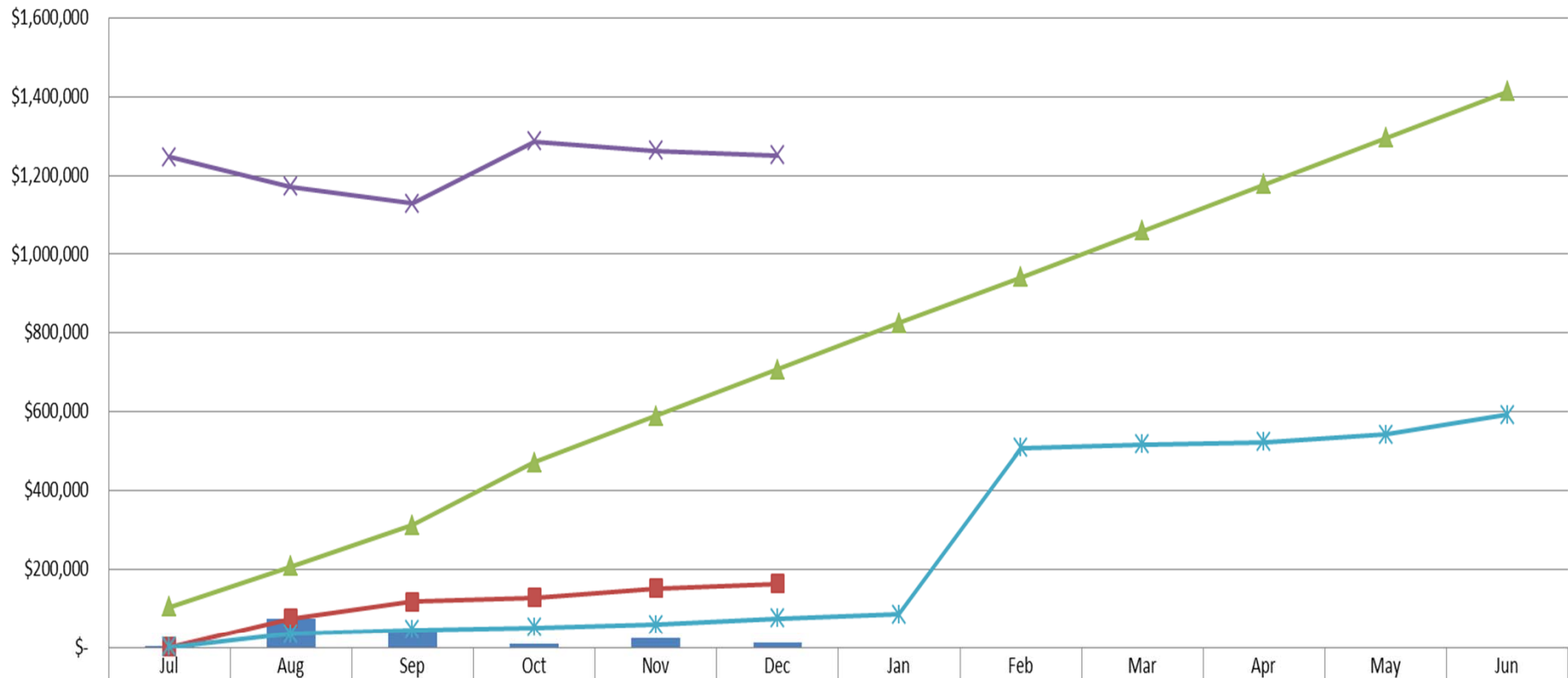
Revenue - Storm Water Taxes Fund

Fiscal Year 2018/19

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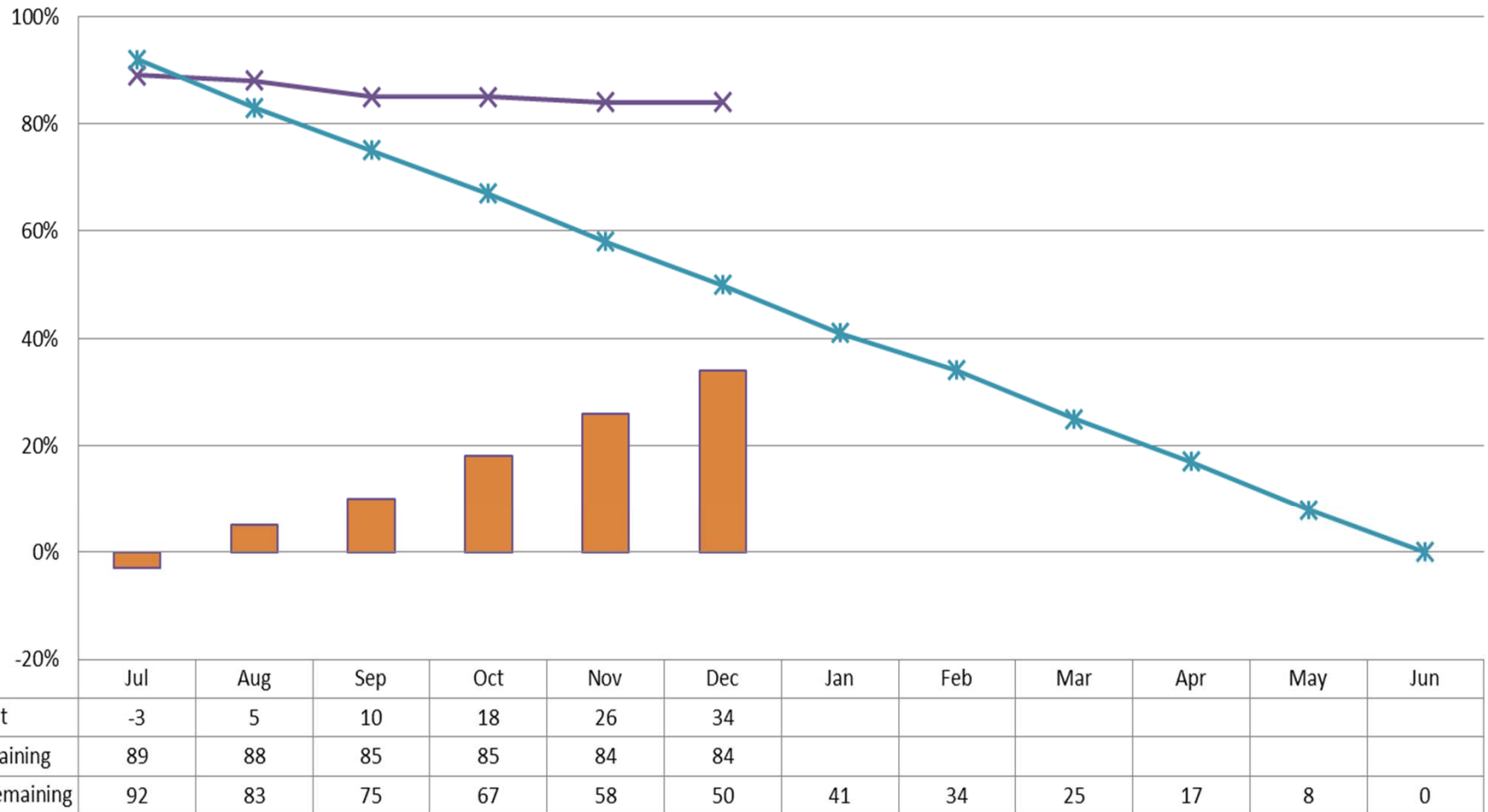
Expenditures - Storm Water Fund

Fiscal Year 2018/19



Monthly Actual	269	74,832	42,764	9,307	23,354	12,029						
YTD Actual	269	75,100	117,864	127,171	150,525	162,554						
YTD Prorated Budget	103,875	207,750	311,625	471,029	588,786	706,543	824,300	942,057	1,059,815	1,177,572	1,295,329	1,413,086
Prior YTD Actual	697	34,643	45,547	50,753	58,173	74,491	85,064	508,160	516,441	523,383	542,250	592,298
Balance to Expend	1,246,231	1,171,400	1,128,636	1,285,915	1,262,561	1,250,532						

Budget Percent Remaining - Storm Water Fund Fiscal Year 2018/19



Category Number: VI.
Item Number: C.



AGENDA
GREER CITY COUNCIL
1/22/2019

Fire Department Activity Report - December 2018

ATTACHMENTS:

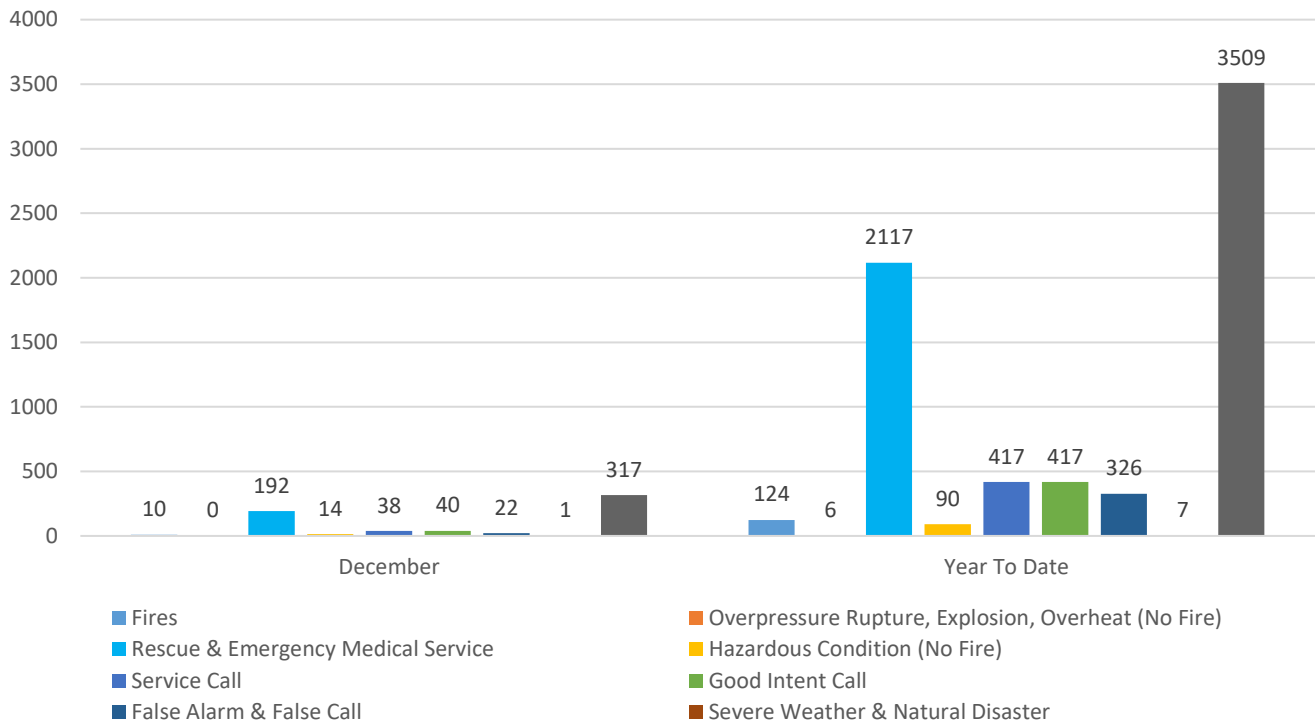
Description	Upload Date	Type
☐ Fire Department Activity Report - December 2018	1/16/2019	Backup Material



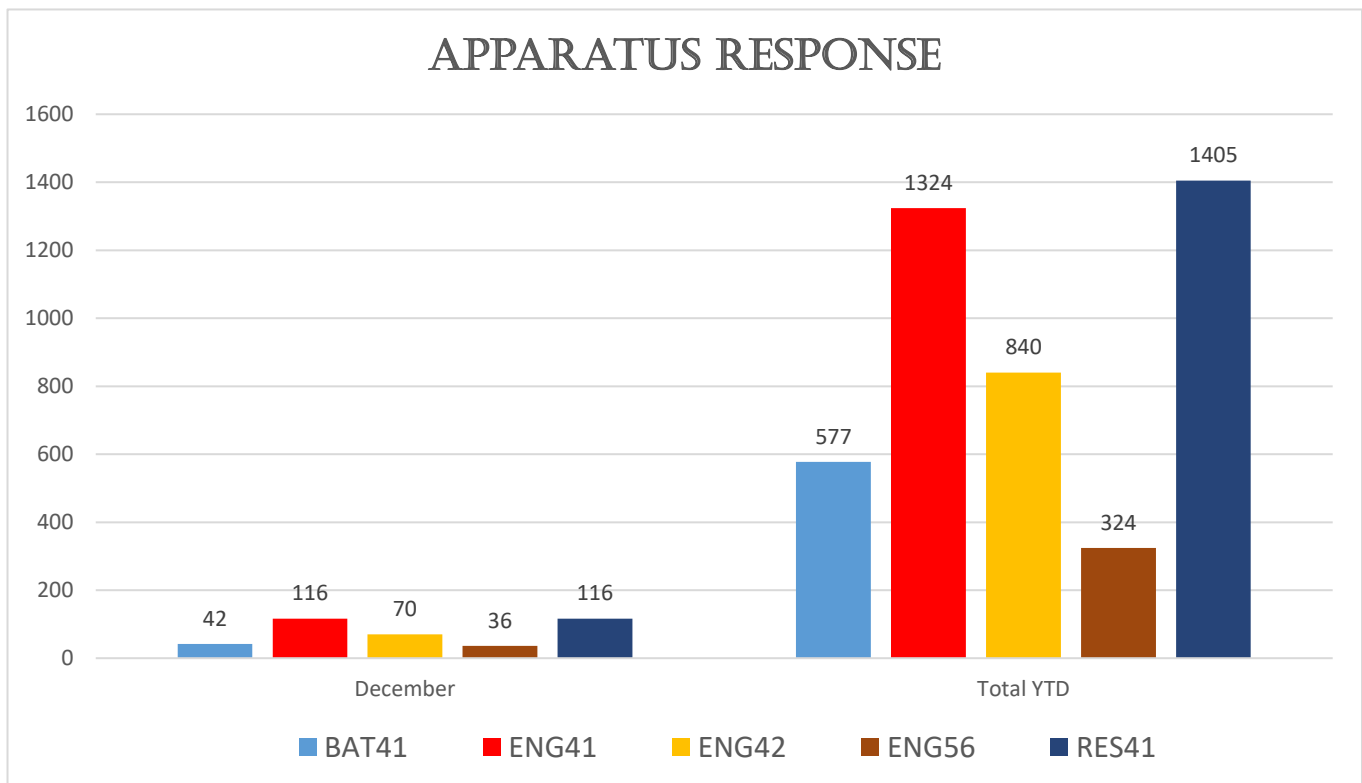
City of Greer Fire Department Year-To-Date Statistics December 2018



INCIDENT TYPES



APPARATUS RESPONSE





City of Greer Fire Department

Year-To-Date Statistics

December 2018



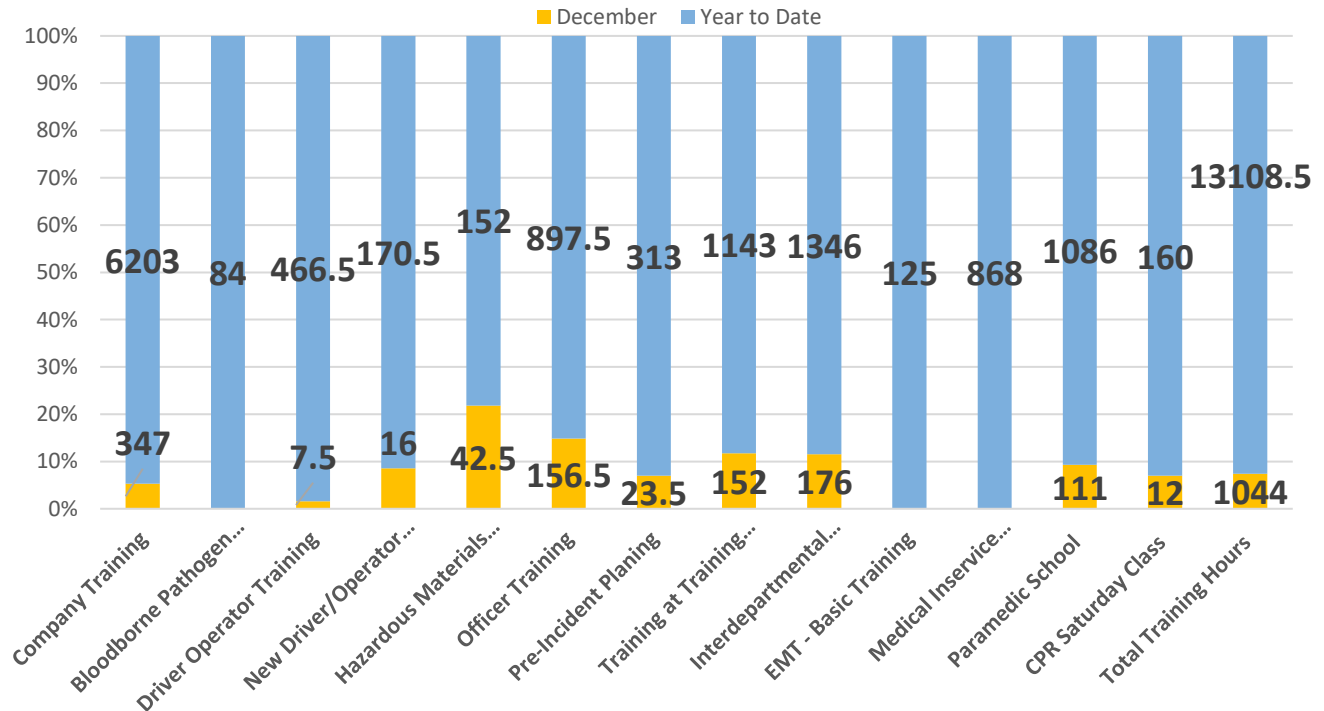
NFPA REPORT FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	42	0	2	\$370,300.00
2	Apartments (3 or more families) (FPU 429)	11	2	0	\$117,300.00
3	Hotels and Motels (FPU 449)	0	0	0	\$0.00
4	All Other Residential (dormitories, boarding houses, tents, etc.) (FPU 400, 439, 459-499)	0	0	0	\$0.00
5	TOTAL RESIDENTIAL FIRES (Sum of lines 1 through 4)	53	2	2	\$487,600.00
6	Public Assembly (church, restaurant, clubs, etc.) (FPU 100-199)	5	0	0	\$3,000.00
7	Schools and Colleges (FPU 200-299)	0	0	0	\$0.00
8	Health Care and Penal Institutions (hospitals, nursing homes, prisons, etc.) (FPU 300-399)	2		0	\$0.00
9	Stores and Offices (FPU 500-599)	1	0	0	\$0.00
10	Industry, Utility, Defense, Laboratories, Manufacturing (FPU 600-799)	2	0	0	\$0.00
11	Storage in Structures (barns, vehicle storage garages, general storage, etc.) (FPU 800-899)	2	0	0	\$2,000.00
12	Other Structures (outbuildings, bridges, etc.) (FPU 900-999)	1	0	0	\$0.00
13	TOTAL FOR STRUCTURE FIRES (Sum of lines 5 through 12)	66	2	2	\$492,600.00
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	24	0	5	\$316,686.00
14b	Fires in Other Vehicles (planes, trains, ships, construction or farm vehicles, etc.) (IT 130, 133-135, 138)	2	0	0	\$100.00
15	Fires outside of Structures with Value Involved, but Not Vehicles (outside storage, crops, timber, etc.) (IT 140, 141, 161, 162, 164, 170-173)	5	0	0	\$0.00
16	Fires in Brush, Grass, Wildland (excluding crops and timber), with no value involved (IT 142-143)	11	0	0	\$0.00
17	Fires in Rubbish, Including Dumpsters (outside of structures), with no value involved (IT 150-155)	8	0	0	\$100.00
18	All Other Fires (IT 100, 160, 163)	7	0	0	\$100.00
19	TOTAL FOR FIRES (Sum of lines 13 through 18)	123	2	7	\$809,586.00
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	2117	0	0	\$0.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	326	0	0	\$0.00
22	Mutual Aid Responses Given	16	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	33	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	57	0	0	\$8,500.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	852	0	0	\$1,050.00
25	TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)	3524	2	7	\$819,136.00



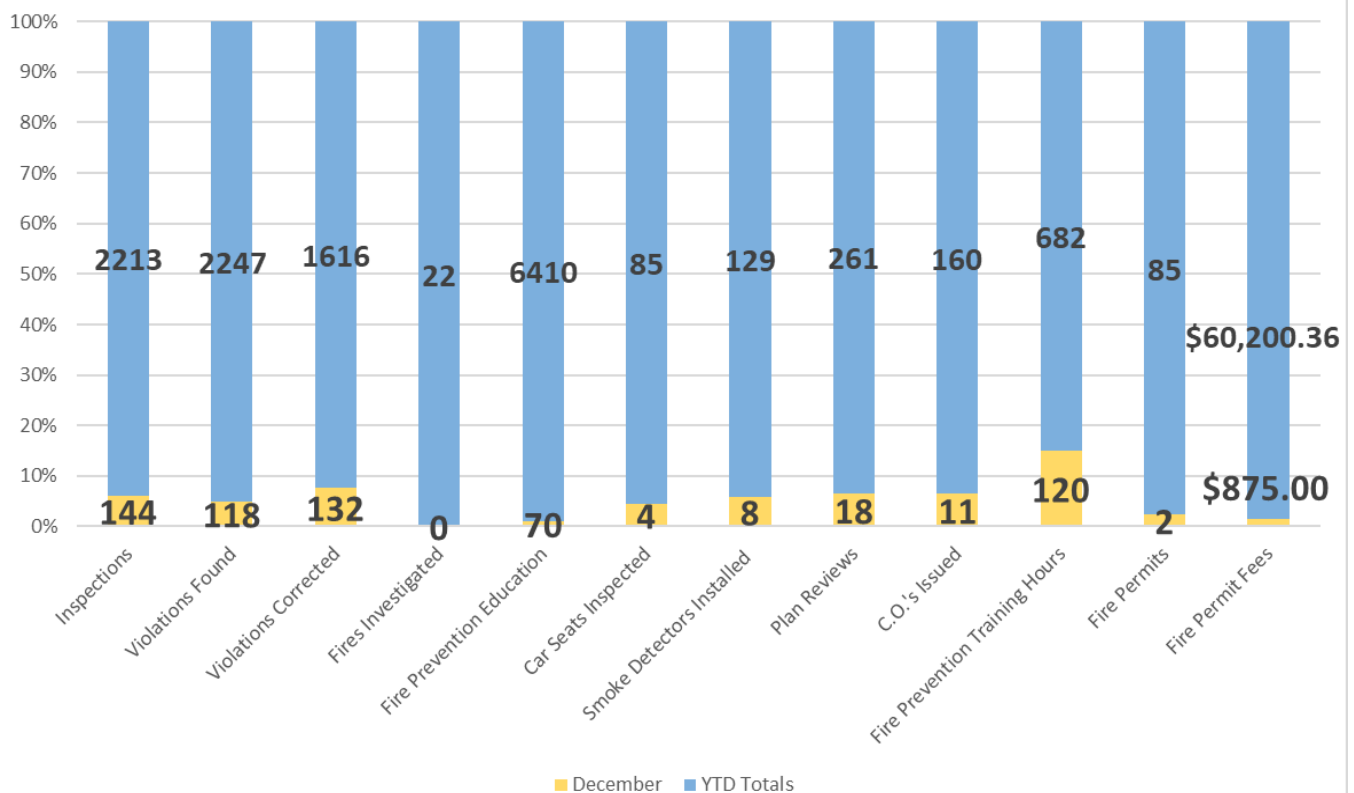
City of Greer Fire Department Year-To-Date Statistics December 2018



DEPARTMENT TRAINING



OFFICE OF THE FIRE MARSHAL



Category Number: VI.
Item Number: D.



AGENDA
GREER CITY COUNCIL
1/22/2019

Municipal Court Activity Report - December 2018

ATTACHMENTS:

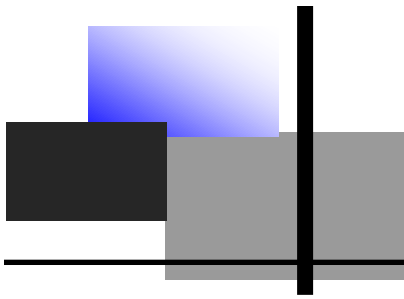
Description	Upload Date	Type
▣ Municipal Court Monthly Report December 2018	1/11/2019	Backup Material



GREER MUNICIPAL COURT

MONTHLY REPORT DECEMBER 2018



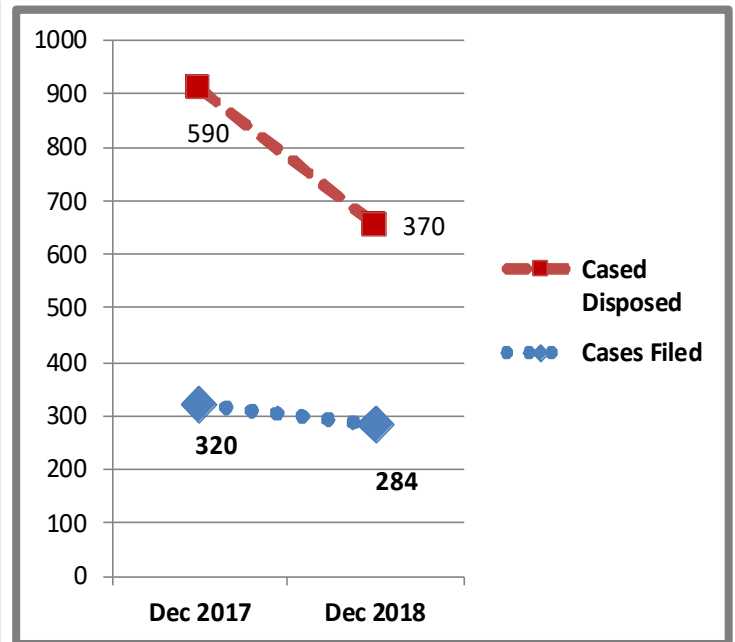
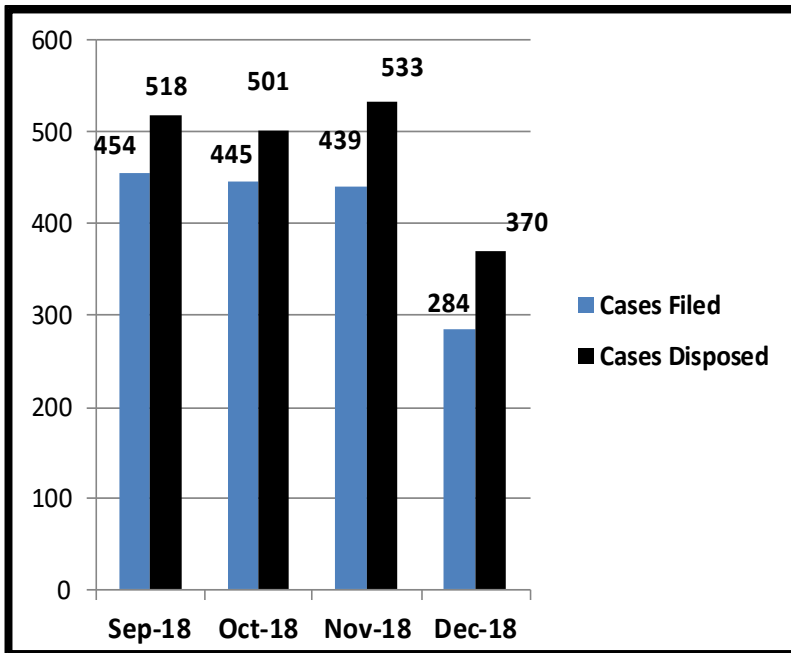


CASE LOAD

Traffic, Criminal and City Ordinances

Total Cases disposed/processed: 370

Total cases filed by officers: 284



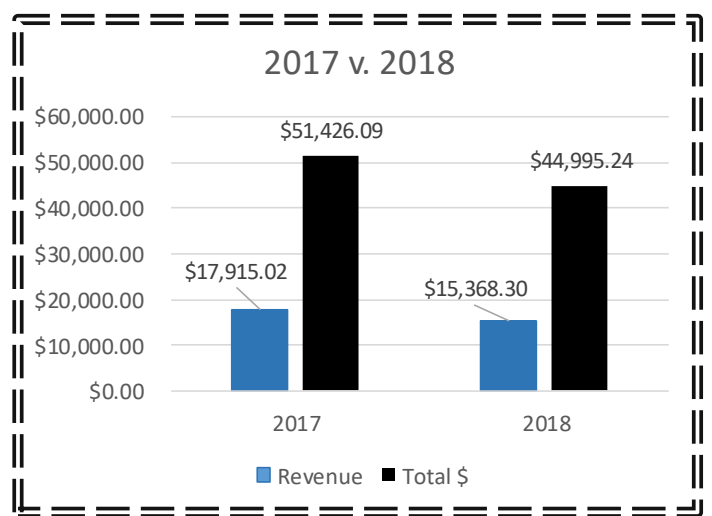
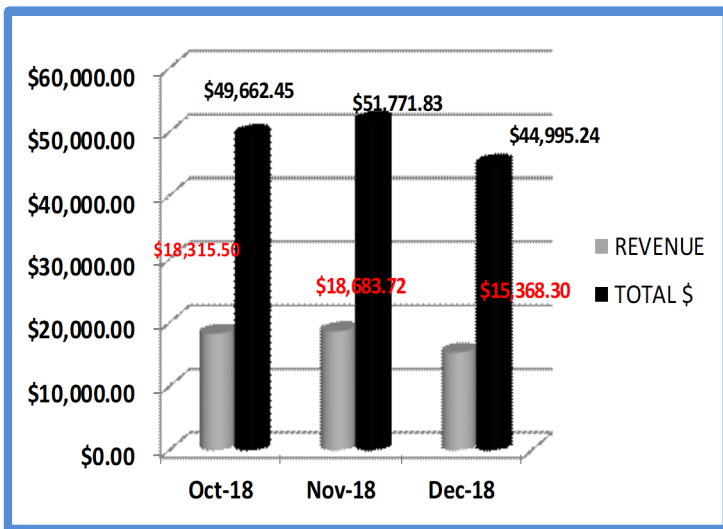
Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	129
Arraignments – # of defendants	91
Arraignments – # of charges	156
Bench Warrants issued	13
Bench Warrants served/processed	4
Search Warrants issued	4

FINANCIALS

Revenue

Total Revenue	\$15,368.30
Sent to State Treasurer	\$20,581.12
Victim Assistance Funds	\$ 2,626.61
Total \$ Collected	\$44,995.24



ACTIVITY

- ♦ Traffic Court was held on December 5, 12 and 19th.
- ♦ General Sessions Preliminary Hearings were held on December 7th.
- ♦ Domestic Violence Court was held on December 13th.

Category Number: VI.
Item Number: E.



AGENDA
GREER CITY COUNCIL
1/22/2019

Parks and Recreation Activity Report - December 2018

ATTACHMENTS:

Description	Upload Date	Type
▣ Parks and Recreation Activity Report December 2018	1/17/2019	Cover Memo

City of Greer Parks & Recreation Department

Monthly Report for December 2018



The City of Greer Christmas Tree Lighting was held on December 7 in Greer City Park.

"Creating Community through People, Parks and Programs"

Department Projects

- ◆ Justin Miller and David Holtzclaw painted permanent pickleball court lines on the newly refinished Victor Gym floor. This will allow the department to save time and money on putting down tape lines for the court. This will also add a safer surface for play.
- ◆ S.H. Carter completed demolition of the brick house on Suber Road took place on December 5. Tree removal quotes were obtained and work is scheduled for February.
- ◆ On December 6, the Recreation Department project team met and evaluated proposals for Kids Planet Playground Equipment. The project team will narrow the list of proposals from eight to four, then meet with the steering committee to select one proposal for recommendation.
- ◆ A construction meeting for Center for the Arts was held on December 13. Site grading and roof work has started.
- ◆ Offices and rooms in the front of the Operations Center were painted. Carpet is scheduled to be finalized in January.

Department Participation

- ◆ Staff from Finance, Human Resources, and Parks and Recreation met on December 12 to discuss the feasibility of the Athletics Division using a new software called Silbo to assign sports officials to their games.
- ◆ On December 17, Travis Durham and Red Watson met with staff from Finance and I.T. to discuss upgrading Grounds Maintenance staff's cell phones and plans. The upgrades should result in approximately \$50 per month in savings.

Department Trainings

- ◆ Cory Holtzclaw attended the SCRPA Athletics Conference in Myrtle Beach, SC. The conference was a two day event discussing the current trends/topics within youth and adult sports.
- ◆ Staff completed quarterly MASC online training.

Division Highlights

- ◆ The Parks and Recreation Department held their annual Christmas luncheon at the Cannon Centre on December 14. Mr. Driggers was in attendance.

Grounds Maintenance

- ◆ Division Staff:
 - Prepared Century Park for a kickball tournament
 - Prepared Country Club for state soccer games
 - Removed louver motors and installed insulation panels at Victor Gym
 - Installed stickers and marked new cones for use throughout the City Park system
 - Winterized all facilities that do not have heaters in restrooms and concession stand rooms
 - Cleared sidewalks and steps of snow and ice at City Hall, City Park, Police and Courts, the Fire Department, recreation facilities, and the Operations Center
 - Cleared downed trees at Tryon Tennis Center caused by the snow event
 - Removed wax myrtles at Victor Gym that were damaged during the snow event
 - Removed the batting cages at Victor softball field that were damaged during the snow event

Athletics:

- ◆ Division Staff:
 - Facilitated youth basketball practices at Victor Gym Monday through Saturday. Games will begin in January with each team playing 8 games. The 8U division will play games at Victor Gym on Monday, Tuesday, and Thursday nights. The 10U and 12U divisions will play at Victor Gym and the Mauldin Sports Center on Monday, Tuesday and Thursday nights.
 - Facilitated youth wrestling practices at Riverside High School on Tuesday and Thursday nights. Wrestlers will compete in local tournaments around the Upstate as well as compete in duals at Victor Gym in January, February, and March.
- ◆ All other sites for outside play are currently shut down for the winter until evaluations, coach training, and spring practices begin.
- ◆ Spring registration for Greer Baseball Club, Girls' Softball, and Foothills Soccer Club of Greer began on December 31 for city residents and will begin on January 7 for non-residents. Registration will run through January 31. We will hold one week in February as our last call for all spring sports programming.

Recreation:

- ◆ Piano Performers Christmas Recital was held at the Cannon Centre on December 17 and 18. Over 100 people attended the event to support the students performing Christmas selections.
- ◆ Ham Radio concluded their classes in December and plan to begin new classes at the first of January. They will also be introducing a Morse code class in 2019. The YouTube channel continued to have tons of traffic in December. Their channel currently has 1,867 subscribers, and it averages about 5 new subscribers each day. Based on YouTube analytics, total watch time over the past 28 days has been 16,414 views and 268,639 minutes. These online viewers have also left pages of reviews thanking our instructors for their time and for posting these unique, hard to find classes online. Since the channel was created, there have been a total of 119,068 views. These numbers continue to grow and show the impact this program is making on the global scene.
- ◆ The Recreation Division continued to facilitate the following programs:
 - Senior Action – Needmore Recreation Center, Mondays-Fridays (200 participants monthly)
 - Piano Performers – Cannon Centre, Mondays (220 participants monthly)
 - Never Alone – Tryon Recreation Center, Tuesdays (80 participants monthly)
 - Cutlery Club – Tryon Recreation Center (20 participants monthly)
 - Artifacts Club – Tryon Recreation Center (74 participants monthly)
 - Pickleball – Victor Gym and Tryon Tennis Courts, Tuesdays and Thursdays (250 participants monthly)
- ◆ SOAR (Seniors Out and AROUND)
 - There was one Line Dance Class this month, which was held on December 5 with 25 seniors in attendance.
 - Bingo was held on December 6 with 18 members in attendance.
 - The annual Christmas Potluck was held on December 8. Members enjoyed appetizers and desserts prepared by SOAR members. There was also a gift exchange. There were 30 seniors in attendance.

- The Line Dancing Christmas Party took place on December 12. Dancing, food, and an ornament exchange were enjoyed by 25 members.
- A Tacky Sweater Bingo Party was held on December 20. Seniors wore their "Tackiest Sweaters" and participated in a contest with prizes for the winners. They also played "White Elephant" with Christmas presents the seniors brought. There were 20 seniors in attendance.
- The average attendance for the month was 24.

Cultural Arts:

- ♦ The Greer Children's Theatre held callbacks for the Lion King Jr. on December 3. Two parent/cast meetings for the Lion King Jr. were held at the Tryon Recreation Center on December 4 and 13.
- ♦ GCAC donated 400 prom dresses to Miracle Hill after the conclusion of the Prom Dress Sale on December 12.
- ♦ Sara Odom, Robin Byouk, and the GCAC intern, Taylor Belue, made Christmas cards with the Needmore Afterschool program on December 13.
- ♦ The Arts Division worked on spring/summer programming.

Events:

- ♦ The Events Division hosted 51 events, at which 8,504 guests visited the City of Greer Events Center.
- ♦ The Christmas Tree Lighting Ceremony took place on December 7. The Cultural Arts division coordinated the entertainment, including the main stage and strolling carolers. The Greer Cultural Arts Council provided face painting volunteers for the event. Beautiful weather brought in over 2,000 guests to the park and throughout downtown to join in the festivities.
- ♦ Breakfast with Santa took place on December 8. With the help of 30+ volunteers, all 3 sessions of breakfast went perfectly. Over 600 parents and children attended this event.

Upcoming Events

- ♦ Food Truck Rollout – January 18
- ♦ Lion King Jr Performances – March 1-3, March 8-10
- ♦ Baseball Opening Ceremonies – March 29
- ♦ Eggstastic Easter Event – April 13
- ♦ International Festival – April 27
- ♦ Juried Arts Show – May 9
- ♦ Freedom Blast – June 29
- ♦ Railfest – September 28

Current Projects

- ♦ Center for the Arts Renovation
- ♦ Kids Planet Master Plan – Alta Planning + Design (Awarded Design Phase)
- ♦ Bankhead Highway Historical Marker for Poinsett and Depot Street Intersection – Received on February 6 – To Be Installed During City Streetscape Project
- ♦ Bicycle Racks for the Downtown Area of Greer – 5 Installed; 12 Racks and Fix-it Stations in Storage Awaiting the City Streetscape Project

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: VI.
Item Number: F.



AGENDA
GREER CITY COUNCIL
1/22/2019

Police Department Activity Report - December 2018

ATTACHMENTS:

Description	Upload Date	Type
☐ Police Department Activity Report - December 2018	1/16/2019	Backup Material

GREER POLICE DEPARTMENT

December 2018 Monthly Report



GREER POLICE DEPARTMENT

December 2018 Monthly Report

Command Staff

Chief Hamby

Captain Pressley

Lt. Richardson-

Administrative Division

Lt. Kelley-

Operations Division

Lt. Fortenberry-

Patrol Division

Lt. Varner-

Investigations Division



Sgt. Blackwell
helping out at Cops
for Tots

Lt. Richardson- Administrative Division

Staffing Report

2018 Greer Police Department Staffing Report				
Department	Total Allocated Position	Current Staffing Level	Individuals on Light Duty, FMLA, or Military Leave	Positions to Fill
Sworn Officers	61 FT/ 1 PT	58 FT/ 0 PT	1	2FT/ 1 PT
Dispatch	13 FT	11 FT	0	2FT
Detention	6 FT	4 FT	0	2FT
Administrative	6 FT/ 1 PT	6FT/ 1 PT	0	0PT
Animal Control	1 FT	1FT	0	0
Total	87 FT/ 2 PT	80FT/ 1PT	1	6FT/1PT

Volunteer Hours

Citizens Academy Volunteer Hours												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total	71.25	7	95.25	66.5	133.75	127.5	118	95.25	106.65	102	108	122.5
Total YTD	71.25	78.25	173.50	240	373.75	501.25	619.25	694.5	801.15	903.65	1011.65	1134.15

Departmental Training Report

Month	Classes	# Of Students	# Of Class Hours	Total Training Time
Jan. 2018	9	136	40	700
Feb. 2018	8	133	41	1,031
Mar. 2018	5	169	16	958
Apr. 2018	5	87	18	456
May 2018	5	117	15	312
June 2018	6	75	58	1,037
July 2018	9	170	29	450
Aug. 2018	5	132	16	614
Sept. 2018	6	134	104	1,578
Oct. 2018	10	217	81	1,138
Nov. 2018	7	190	46	1260
Dec. 2018	2	55	22	220
Total YTD	77	1,615	486	9,254

Lt. Richardson- Administrative Division

Community Engagement



Lowes Food Community Table Dinner



SRO Ruiz and Mrs. McMakin in a fierce foosball battle.

Lt. Kelley- Operations Division

Communications Center

Dispatch and Call Frequency	Nov-18	Dec-18	% Change From Previous Month	Year to Date 2017	Year to Date 2018	% Change from previous year
Number of 911 Calls	1,273	1,392	9.3%	19,079	15,719	-17.6%
Incoming 7-Digit Line Calls	5,281	4,013	-24.0%	62,351	59,867	-4.0%
Police Calls for Service	3,023	2,967	-1.9%	29,742	32,058	7.8%
Fire Calls for Service	477	932	95.4%	3,301	6,129	85.7%
Total Dispatched Calls	3,500	3,899	11.4%	33,043	34,687	5.0%

Detention Center

Inmate and Process Total	Nov-18	Dec-18	% Change From Previous Month	Year to Date 2017	Year to Date 2018	% Change from previous year
Number of Adults Processed	110	92	-16.4%	1,787	1,550	-13.3%
Transported to Greenville	35	33	-5.7%	544	509	-6.4%
Transported to Spartanburg	35	21	-40.0%	253	310	22.5%
Juveniles Processed	4	0	-100.0%	61	28	-54.1%
Hours Covered by Patrol	3	0	-100.0%	511	235	-54.0%

Lt. Kelley- Operations Division

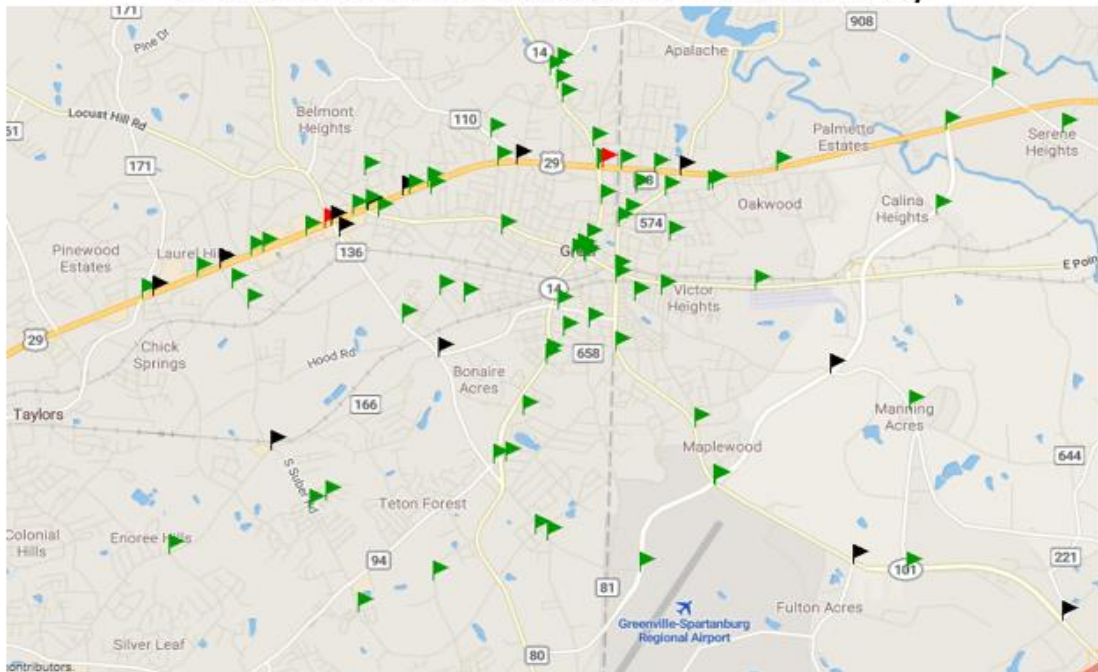
Animal Control Services

Animal Control Activity	November 2018	December 2018	% Change From Previous Month	Year to Date 2017	Year to Date 2018	% Change from previous year
Calls for Service	112	102	-8.9%	1,983	1,818	-8.3%
Live Dogs Picked Up	4	6	50.0%	97	99	2.1%
Live Cats Picked Up	8	3	-62.5%	122	84	-31.1%
Traps Delivered	4	6	50.0%	72	57	-20.8%
Follow Up Calls	8	6	-25.0%	143	145	1.4%
Citations Issued	1	1	0.0%	6	10	66.7%

Lt. Fortenberry- Patrol Division

Police Patrol Activity	November-18	December-18	% Change	Last YTD	YTD	% Change
Citations issued	333	250	-24.92%	5,532	4,298	-22.31%
Arrests	112	89	-20.54%	1,810	1,636	-9.61%
Incident Reports	287	291	1.39%	3,974	3,969	-0.13%
Collision Reports	146	166	13.70%	1,602	1,609	0.44%
Warning Citations	288	275	-4.51%	3,728	3,341	-10.38%
Patrol Miles	30,694	30,306	-1.26%	407,439	375,363	-7.87%
Warrants Served	112	69	-38.39%	1,707	1,323	-22.50%

December 2018 Collisions on Roadway



Green Flag indicates 1-2 collisions
 Red Flag indicates 2-4 collisions
 Black Flag indicates 5 or more collisions

Patrol Community Engagement

**G.R.E.A.T. GRADUATION AT
CHANDLER CREEK
ELEMENTARY**



**OUR FIRST G.R.E.A.T. GRADUATION CLASSES WERE A
SUCCESS. CONGRATULATIONS TO ALL THE STUDENTS.
GANG RESISTANCE EDUCATION AND TRAINING
(G.R.E.A.T.) IS AN EVIDENCE-BASED AND EFFECTIVE GANG
AND VIOLENCE PROGRAM TAUGHT BY OFFICERS.**



G.R.E.A.T. Graduation at Chandler Creek Elementary school

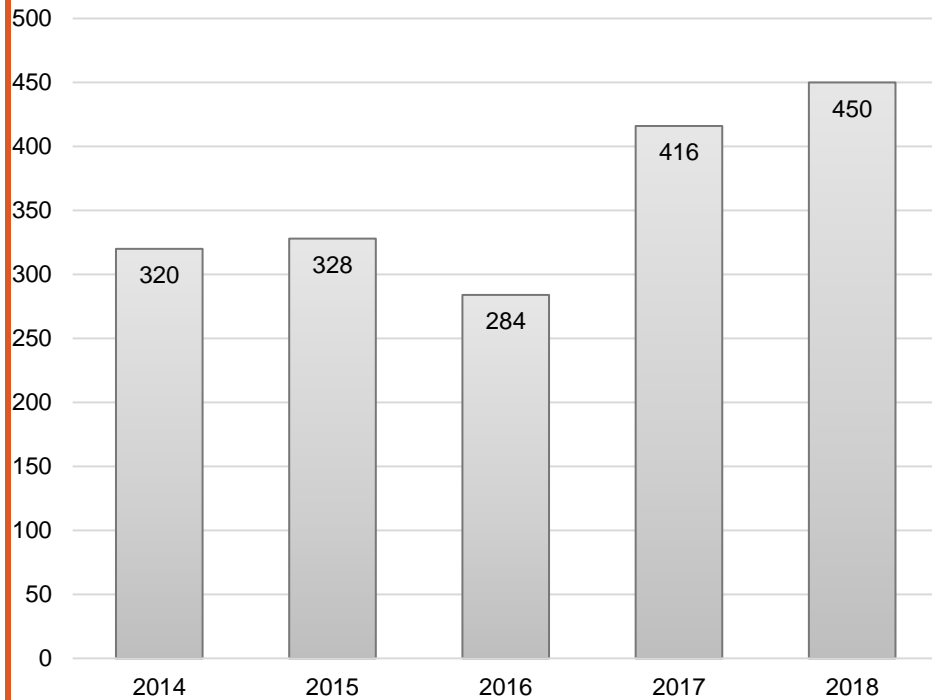
Lt. Varner- Investigations Division

Cases Assigned YTD

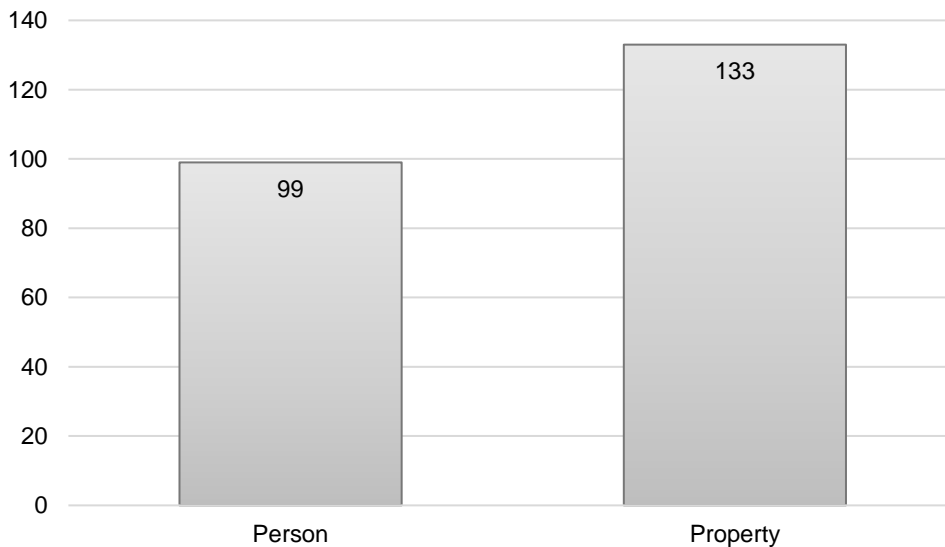
There were a total of 37 new cases assigned to CID in December 2018. This brings the total number of cases assigned this year to 450 which is the highest number of assigned cases YTD in the past 5 years.

2018 showed a 6% increase from 2017. The average number of cases assigned for the past 5 years, thru December, is 360 cases. There is a significant increase in fraud cases and a slight increase in certain crimes against persons cases.

CID Assigned Cases Year to Date - December 2018



CID Closed Cases - Year to Date 2018 (Admin, Ex-Clear, No Status, Unfounded, Arrest)

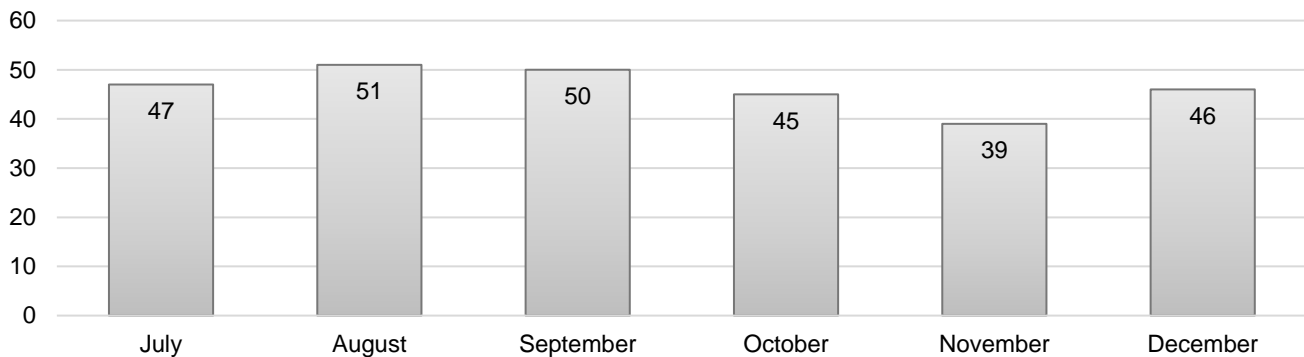


Closed Cases YTD

The chart represents the total number of cases CID has closed thru December 2018 broken down by crimes against persons and property crimes. CID has closed a total of 251 cases in 2018 which is 56% of the total cases assigned.

Lt. Varner- Investigations Division

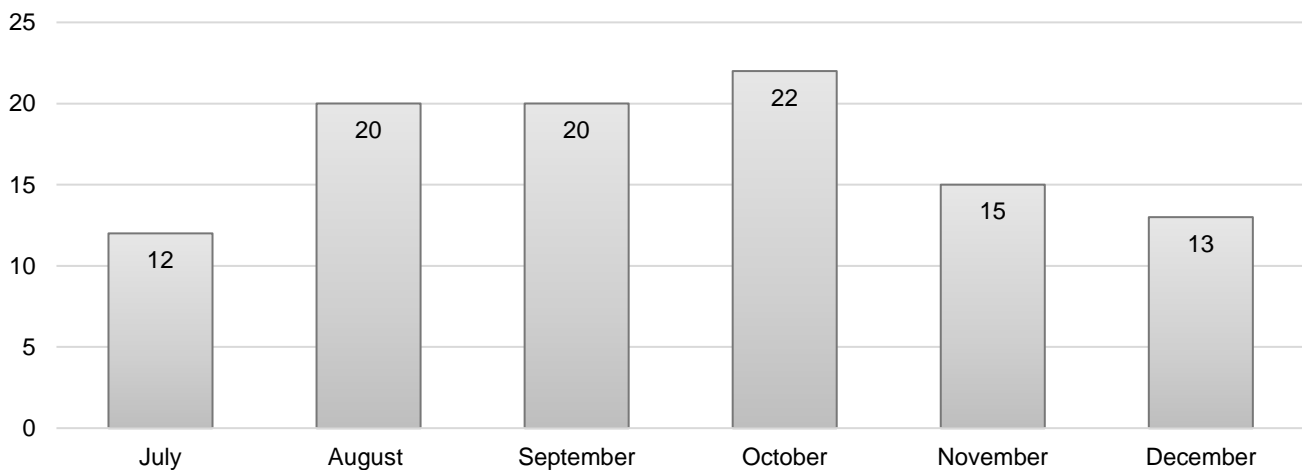
New VA Cases December 2018



New Victim Advocate Cases

There were 46 new cases assigned in December 2018 which is the six month average. The number of assigned VA cases has remained consistent this year. However, the amount of hours spent per case has increased this year due, in part, because of the types of crimes reported.

Crime Analysis - Cases Worked December 2018



Crime Analyst Cases Worked

Crime Analyst Ellis worked 13 cases, created and disseminated 12 bulletins, attended five meetings, and worked with officers on four different intelligence requests.

Lt. Varner- Investigations Division

Vice/Narcotics Activity for December 2018

Arrests: 3 adults

Undercover Operations: 7

Agency Assists: 6

Firearms Seized: 0

Money Forfeited: \$0

Search Warrants Executed: 1

**** Alcohol compliance checks: one business sold beer to an underage informant (Poinsett Grocery) - they were cited appropriately by SLED**

Notable Events/Cases:

VICE spent a lot of time in December working with Greenville County on a drug investigation using a Greer informant. They also worked with SLED to purchase methamphetamine and MDMA in Greer and heroin in Taylors.

CID TRAINING/OTHER

- CID did not respond to any "call out" investigations this month (a rarity).
- Investigators spent a total of 13 hours in court.
- Det. Hemric completed ICAC Undercover Chat Techniques and Concepts training in Orlando, FL- he is now allowed to "chat" with potential pedophile suspects via online forums.
- Investigators spent many *many* hours assisting Greenville County Sheriff's Office with several high profile murder investigations involving local individuals by providing manpower and intelligence information.
- All investigators, and our Crime Analyst, took several days off during the month for holiday vacation.
- Det. Hemric was released to full duty status after being cleared by his doctor post elbow surgery.

Category Number: VI.
Item Number: G.



AGENDA
GREER CITY COUNCIL
1/22/2019

Public Services Activity Report - December 2018

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Services Activity Report - December 2018	1/17/2019	Backup Material



TO: ED DRIGGERS, CITY ADMINISTRATOR
TAMMY DUNCAN, CITY CLERK

FROM: PUBLIC SERVICES DEPARTMENT

SUBJECT: ACTIVITY REPORT FOR December 2018

DATE: JAN 17, 2019

The Public Services Department submits the following activity for December 2018.

GARBAGE LANDFILL - DECEMBER
(SPARTANBURG 585.44 Tons – GREENVILLE 311.41 Tons)

GRAND TOTAL (Both County's) 896.85 Tons

Running Totals to date:

Spartanburg 3,321.26 Tons - Greenville 2,945.42 Tons

Total both Cnty's **6,266.68 Tons**

CARTS DELIVERED

NEW HOME CARTS: 33 REPLACEMENT CARTS: 9

RECYCLE BINS: 35 CARTS REPAIRED: 27

YARD WASTE CARTS: 0



Recycle Center

RECYCLING CURB

Total Collected Center 12.58 Tons

Total Collected Curbside: 62.96 Tons

Total Collected Curbside & Center: 75.54 Tons

VEHICLE MAINTENANCE SHOP

FULL SERVICE OIL/FILTER: 8 MISCELLANEOUS JOBS: 51

TIRES REPLACED: 8

ROAD CALLS: 0

TIRES REPAIRED: 4

BRAKE JOBS: 3

MAJOR REPAIRS: 15

MINOR REPAIRS: 32

BATTERIES REPLACED: 3

TIRE ROTATIONS: 0

ROTORS TURNED: 2

Public Service Crew

Public Service crew built 150' asphalt berm on Village Ct. to divert water to the storm drains.

Put out brine, and salt/sand for snow storm.

Put plows, and salt/sand spreaders on trucks to be used for snow storm.

Removed all furniture, and office equipment from 3 offices, so new carpet can be installed, and the walls were painted. We then had to put all the furniture, and office equipment back in the offices after the carpet, was installed, and the walls had been painted.

Storm Drains and Catch Basins

Cleared leaves from the storm grates. Also cleaned the snow off the storm grates on Hwy 29, so the water could run off the pavement.

Street Sweeper

We ran the street sweeper 7 days on the city streets, and curb lines to clean leaves, and debris from the streets, and then hauled the street sweepings to the landfill.

Green Carts & Recycle Bins

Replaced, and, or repaired 35 green carts, and delivered 15 recycle bins.

Signs

Replaced 1 Stop Signs, 3 Street Signs, and 1 Stop Ahead sign.

POTHOLE

Patched several potholes in the following locations Poinsett St, Memorial Dr, Cannon St, Broadus St, Brookshire, Westmoreland, and W. Phillips Rd.

Leaf Pickup

Ran both leaf trucks 18 days in the month of December.

Bushog & Right- of –Way Cutbacks

Cut back numerous trees, and tree limbs also hauled them off due to snow storm.

CITY BUILDING, AND CUSTODIAL MAINTENANCE

Our crew cleaned the city buildings daily along with other tasks. They also changed out light bulbs as needed, in all city buildings, such as Police, and Courts, as well as City Hall, along with making any repairs needed in all city buildings, such as the following.

Over saw the contractor paint the entire office area of the Operation Center

Removed the carpet at the OC Building.

Over saw the contractor install new carpet in the office area of the OC Building.

Replaced all the electrical outlets, and switches at the OC Building.

Replaced 5 front windows with store front windows, over saw the contractor.

Added window tint to front windows at OC Building, over saw the contractor.

Repaired 2nd floor rooftop heater, over saw the contractor.

Over saw contractor on two roof repairs at the Victor Gym.

Category Number: VI.
Item Number: H.



AGENDA
GREER CITY COUNCIL
1/22/2019

Website Activity Report - December 2018

ATTACHMENTS:

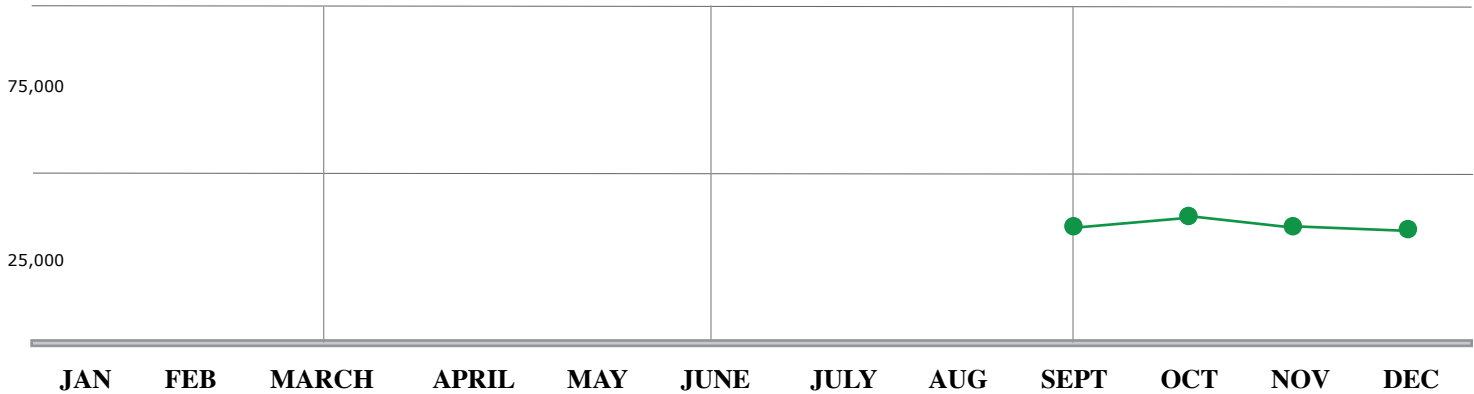
Description	Upload Date	Type
☐ Website Activity Report - December 2018	1/18/2019	Backup Material



City of Greer Website

December 2018 Monthly Report

Total Page Views by Month



2018

Daily sessions at www.cityofgreer.org

December 1-31, 2018



Visitors to www.cityofgreer.org

Total Sessions:	11,986 from 60 countries
Desktop:	5,252 (43.8 %)
Mobile:	5,859 (48.9 %)
Tablet:	875 (7.3 %)

Retention

Monthly Page Views:	30,242
Avg Pages per Session:	2.52
Average Time per Session:	1 minute, 47 seconds

Traffic Sources

Search Engines	74.1 %
Direct Traffic:	19.9 %
Social/Other:	6.0 %

Most Viewed Pages

1. Home
2. Trash Collection
3. City Departmentms
4. Trash Collection Schedule
5. Police Department
6. Detention Center
7. Tree Lighting Event
8. Job Openings
9. Planning & Zoning
10. Event Center Rentals
11. Staff Directory
12. Parks and Recreation
13. Calendar of Events
14. Animal Control
15. Code Enforcement



AGENDA
GREER CITY COUNCIL
1/22/2019

Second and Final Reading of Ordinance Number 2-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY MICHAEL G. (MIKE) FROST LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❑ Ordinance Number 2-2019	1/16/2019	Ordinance
❑ Ord 2-2019 Exhibit A1 Deed	1/10/2019	Exhibit
❑ Ord 2-2019 Exhibit A2 Deed	1/10/2019	Exhibit
❑ Ord 2-2019 Exhibit A3 Deed	1/10/2019	Exhibit
❑ Ord 2-2019 Exhibit B1 Plat	1/10/2019	Exhibit
❑ Ord 2-2019 Exhibit B2 Plat	1/10/2019	Exhibit
❑ Ord 2-2019 Exhibit B3 Plat	1/10/2019	Exhibit
❑ Ord 2-2019 Exhibit C Map	1/10/2019	Exhibit
❑ Ord 2-2019 Exhibit D Flood Map	1/10/2019	Exhibit
❑ Ord 2-2019 Petition for Annexation 39.01 Frost	1/10/2019	Exhibit
❑ Ord 2-2019 Petition for Annexation 39.02 Frost	1/10/2019	Exhibit
❑ Ord 2-2019 Petition for Annexation 39.03 Frost	1/10/2019	Exhibit
❑ Ord 2-2019 Planning Commission Minutes	1/16/2019	Backup Material

ORDINANCE NUMBER 2-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY MICHAEL G. (MIKE) FROST LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, Michael G. (Mike) Frost is the owner of properties located on Lister Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Numbers (1) 5-14-00-039.01, (2) 5-14-00-039.02 and (3) 5-14-00-039.03 containing approximately 10.17 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0358E attached hereto marked as Exhibit D; and

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

WHEREAS, Michael G. (Mike) Frost has petitioned the City of Greer to annex his properties by one-hundred percent (100%) petition; 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 I-1 (Industrial 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 10.17 acres +/- properties shown in red on the attached map owned by Michael G. (Mike) Frost located on Lister Road as described on the attached map as Spartanburg County Parcel Numbers (1) 5-14-00-039.01, (2) 5-14-00-039.02 and (3) 5-14-00-039.03 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. LAND USE MAP: The above reference properties shall be designated as Residential Land Use 2 Community on the Land Use Map contained within the 2010 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 Numbers 45045C0358E.

5. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #3.

This ordinance shall be effective contingent upon closing of the sale of said property by the owner to Clarius Partners, LLC or its designated or affiliated company on or before October 31, 2019.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Kimberly Bookert

First Reading: January 8, 2019

Second and
Final Reading: January 22, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT

A-1



Johnson, Smith, Hibbard & Wildman
 220 N. Church Street, Suite 4, Spartanburg, SC 29306
 P.O. Drawer 5587, Spartanburg, SC 29304
 864.582.8121 File#784120

DEE-2018-34475



DEE BK 120-Q PG 298-300

EXEMPT

Recorded 3 Pages on 08/01/2018 11:26:58 AM

Recording Fee: \$10.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

Block Map No.
5-14-00-039.01

Address of Grantee:
228 Lister Rd
Greer, SC 29651

DEED ONLY – NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA

DEED

COUNTY OF SPARTANBURG

KNOW ALL MEN BY THESE PRESENTS, that **Terry L. Frost** in consideration of **Ten Dollars**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **Michael G. Frost**, his heirs and assigns:

All of my interest in and to:

ALL that certain piece, parcel or tract lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, on the east side of Lister Road (SC Rd. S-42-220), Greer, being show and designated as 2.6 acres, more or less, on a boundary survey entitled "BOUNDARY SURVEY FOR MIKE FROST" dated May 11, 2001, prepared by Sinclair & Associates, Inc., recorded in the ROD Office for Spartanburg County on August 31, 2001 in Plat Book 150 at page 954. Reference being made to said plat for a more complete description.

This being the same property conveyed to Michael G. Frost and Terry L. Frost by deed of Mike Frost recorded on December 19, 2005 in the Register of Deeds Office for Spartanburg County, South Carolina in Deed Book 84-R at page 71.

All referenced recordings are located in the Register of Deeds Office for Spartanburg County, South Carolina unless otherwise noted herein.

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(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 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 conditions, reservations, restrictions and easements of record, if any.

EXHIBIT

A-1

WITNESS the Grantor's(s') hand(s) and seal(s) this 31st day of July, 2018.

SIGNED, sealed and delivered
in the presence of:

Daniel A. Craig
Witness

[Signature]
Witness

Terry L. Frost
Terry L. Frost

STATE OF SOUTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF SPARTANBURG

I, the undersigned Notary Public of the County and State aforesaid, certify that the within-named Grantor(s) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 31st day of July, 2018.

Daniel A. Craig
Notary Public for South Carolina
My Commission Expires: 08-25-2025

Daniel A. Craig
Printed Name of Notary

EXHIBIT

A-1

STATE OF SOUTH CAROLINA }
)
 COUNTY OF SPARTANBURG)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information regarding the use of this affidavit and I understand such information.

2. The property being transferred is located at **228 Lister Road, Greer, SC**, bearing Spartanburg County Tax Map No. 5-14-00-039.01, and was transferred by Terry L. Frost to Michael G. Frost on July 31, 2018.

3. The deed is exempt from the deed recording fee because property is conveyed to a family member and no consideration is being paid.

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

5. 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.

Terry L. Frost

Responsible Person Connected with the transaction
 Terry L. Frost

SWORN to before me this
 31st day of July, 2018.

Daniel A. Craig

Notary Public for South Carolina

My commission expires: 08-25-2025

Daniel A. Craig

Printed Name of Notary

RECORDED DEED 71-M PG 551

00 FEB 15 PM 3:33 TITLE TO REAL ESTATE

RMC
SPARTANBURG, S C

DEED ONLY

200 FEB 15 PM 3:26

DOCUMENTARY STAMPS
EXEMPT

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

Address of Grantee:
94 Lawrence Street
Lynau SC 29365

KNOW ALL MEN BY THESE PRESENTS, that we, WILLIAM SEAY and BRENDA S. FROST

In consideration of Ten and 00/100 (\$10.00) Love and Affection -----
----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto MIKE FROST, his heirs and assigns forever:

All that piece, parcel or tract of land lying, being and situate in the State of South Carolina, County of Spartanburg, on the east side of Lister Road, containing 1.98 acres, more or less, and being shown on plat of survey prepared for Mike Frost, dated January 18, 2000, by Sinclair & Associates, Inc., Engineers, Surveyors & Managers, to be recorded. For a more particular description, reference is herein specifically made to said plat.

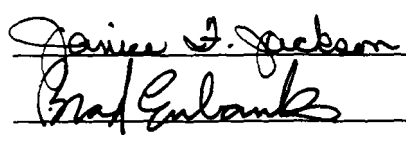
This being the same property conveyed to Brenda S. Frost by deed of William Seay dated May 5, 1995, and recorded May 15, 1995, in Deed Book 62-U, page 389, RMC Office for Spartanburg County, South Carolina. SEE ALSO deed to William Seay by Elmer Haney, dated September 26, 1963, and recorded March 6, 1964, in Deed Book 29-Z, page 243, aforesaid RMC Office.


Block Map Reference: p/o 5-14-00-039.01.


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 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 grantor's(s') heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises 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 7th day of February, 2000.

SIGNED, sealed and delivered in the presence of:


Janice J. Jackson


WILLIAM SEAY


BRENDA S. FROST

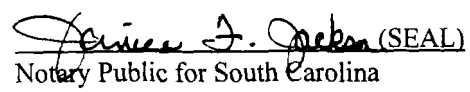
STATE OF SOUTH CAROLINA

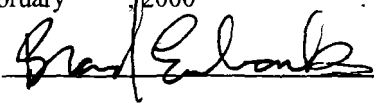
COUNTY OF SPARTANBURG

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') 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 7th day of February 2000


Notary Public for South Carolina
My Commission Expires:
10-26-2004



A-2

THIS DOCUMENT
MARGINAL
FOR IMAGING

DEE071-M PG 552

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at Lister Road, Spartanburg
, bearing Spartanburg County Tax Map Number p/o 5-14-00-039.01
, was transferred by William Seay and Brenda S. Frost
 to Mike Frost
 on February 2000.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):
Item #1 - consideration less than \$100
Item #9 - Transfer from grandfather and mother
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: _____

5. I understand that a person required to furnish this affidavit who wilfully 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.

Mike Fort
Responsible Person Connected with the Transaction

Mike Frost
Print or Type Name Here

SWORN to before me this 7th
day of February 2008
Ann M. Bailey
Notary Public for South Carolina
My Commission Expires: 12-10-2010

EXHIBIT

A-2

DEED 71-M Pg 553

THIS DOCUMENT
MARGINAL
FOR IMAGINGINFORMATION

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 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 than 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 by 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 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, 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.

Office of Register of Deeds
Spartanburg, South Carolina

Recorded in DEED
71-M Page 55
Register of Deeds,
Spartanburg, South Carolina

Page 55

EXHIBIT

A-3

STATE OF SOUTH CAROLINA)

IN THE PROBATE COURT)

COUNTY OF: SPARTANBURG)

DEED OF DISTRIBUTION)

IN THE MATTER OF:)

(Real Property Only))

BRENDA S. FROST)

NOT A WARRANTY DEED)

(Decedent))

CASE NUMBER: 2017ES4200254

County where property is located if not above County: _____

The undersigned states as follows:

Decedent died on January 21, 2017; and probate of the estate is being administered in the Probate Court for Spartanburg County, South Carolina in File # 2017ES4200254.

I/We was/were appointed Personal Representative(s) on February 17, 2017. Decedent owned real property described as follows:

Tax Map Number: 5-14-00 - 039.03Street Address: 0 LISTER RD GREEN SC 29651Legal Description: SEE ATTACHMENT

This transfer is made pursuant to:

DEE-2018-1601



DEE BK 118-G PG 50-52

Recorded 3 Pages on 01/12/2018 12:01:56 PM

Recording Fee: \$10.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

- ☐ Decedent's Will
☐ Intestacy Statute: SCPC 62-2-103
☒ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order: _____
☐ Other: _____

EXHIBIT

A-3

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby execute this Deed of Distribution, giving, conveying, and confirming the Personal Representative's(s') right, title, and interest, including statutory and/or testamentary power, in and to the property described to the following beneficiaries named below:

Name: MIKE FROST
Address: 228 LISTER RD GREER SC 29651

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

☐ An additional sheet is attached for names of additional Beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above estate, has executed this Deed of Distribution, on this 29th day of NOV, 20 17.

Estate of: BRENDA S. FROST

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Witness: [Signature]
Print Name: JUSTIN STARKS

Witness: [Signature]
Print Name: CHARLIE R. HOLLEMAN

Signature of Personal Representative: [Signature]
Print Name: BARRY FROST

If applicable, Signature of Co-Personal Representative: [Signature]
Print Name: MICHAEL FROST

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

ACKNOWLEDGMENT

I, Melody Milwood, Notary Public, a notary for the State of South Carolina do hereby certify that BARRY FROST, MICHAEL FROST, as Personal Representative(s) of the Estate of Brenda S. Frost, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 29 day of NOV, 20 17.



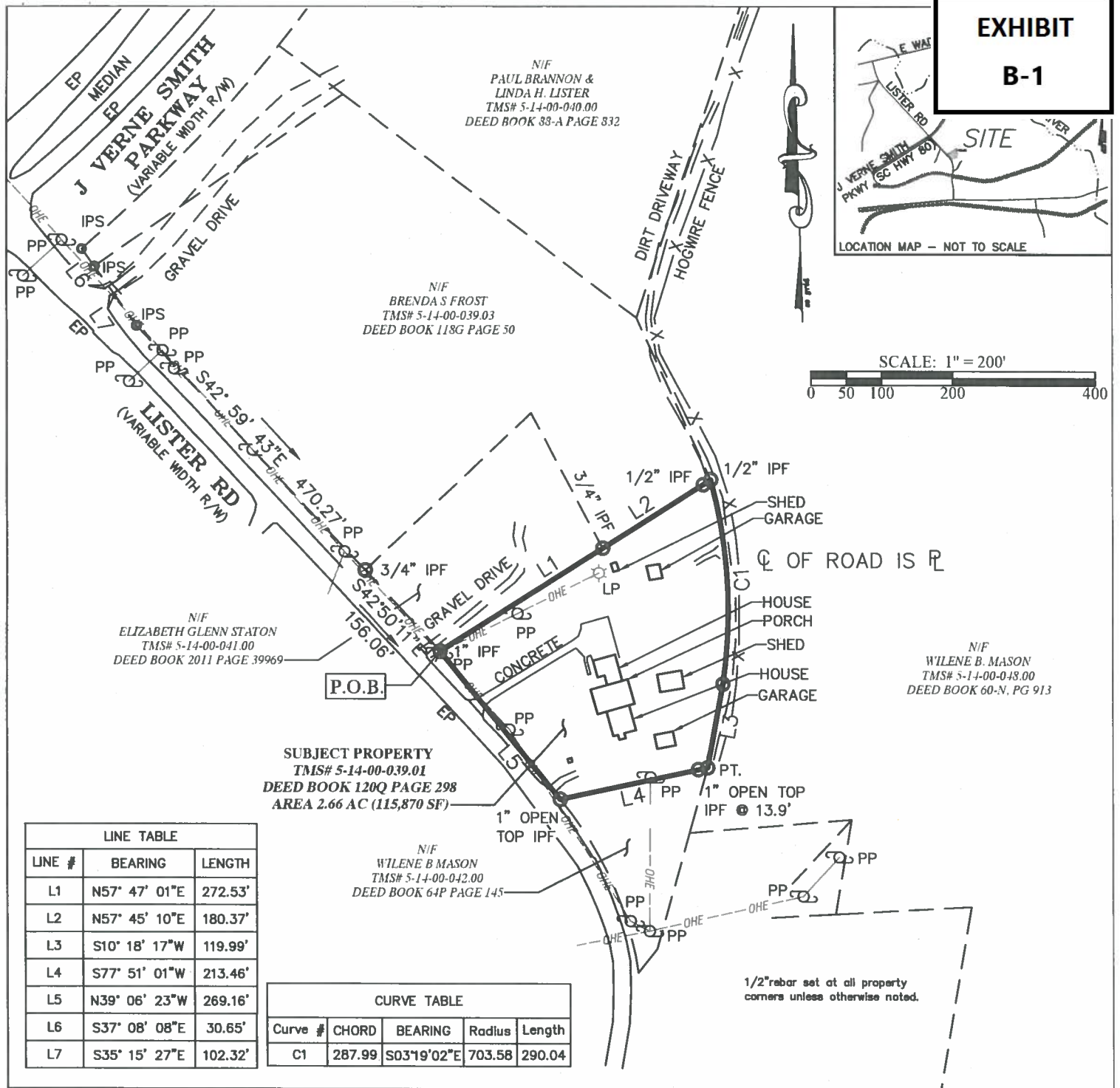
Melody Milwood (SEAL)
(Signature of Notary Public)
Melody Milwood
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: 11-2-2020

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Spartanburg, shown on plat entitled "Survey for: Michael G. Frost", dated January 4, 2018, prepared by Langford Land Surveying, LLC, and having the following metes and bounds to-wit:

BEGINNING at a 1/2" rebar set located on the right of way of Lister Road (S-220) at the common corner with M. Frost and being the POINT OF BEGINNING; thence leaving said right of way and with M. Frost N 53°19'48" E for a distance of 425.68' to a 1/2" rebar set at the common corner with P. Brannon; thence turning and with P. Brannon S 54°39'49" E for a distance of 521.45' to a 3/4" pipe found at the edge of a gravel road at the common corner with W. Mason; thence turning and with W. Mason (the centerline of the gravel road is the line) S 26°32'40" E for a distance of 250.27' to a point in the gravel road at the common corner with M. Frost; thence turning and with M. Frost S 55°51'31" W for a distance of 180.37' (passing a 1/2" rebar found at 12.77') to a 1/2" rebar found at the common corner with E. Staton; thence turning and with E. Staton N 29°56'18" W for a distance of 214.97' to a 3/4" pipe found; thence turning and continuing with E. Staton S 44°59'48" W for a distance of 323.04' to a 1/2" rebar found on the right of way of Lister Road (S-220); thence turning and with said right of way N 44°52'21" W for a distance of 421.41' to a 1/2" rebar set on the right of way of Lister Road (S-220); thence turning and with said right of way N 39°42'58" W for a distance of 150.81' to a 1/2" rebar set and being the POINT OF BEGINNING and containing 6.90 Acres

EXHIBIT B-1



TMS #5-14-00-039.01 Exhibit "B"



"THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT; AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS ON SAID LOT DOES NOT ENCROACH OR PROJECT ON ADJACENT STREETS OR PROPERTY; AND THAT NO ADJACENT BUILDINGS OR WALLS ENCROACH OR PROJECT ON SAID PREMISES; AND THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA; AND 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 SHOWN THEREIN"



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SPARTANBURG COUNTY, S.C. PLAT BK. PG.
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18
S.C. REG. NO.
17933

SCALE: 1" = 200'

EAS-18-8463

BEGINNING AT THE INTERSECTION OF J. VERNE SMITH PARKWAY AND LISTER ROAD RUNNING ALONG THE NORTHERN RIGHT-OF-WAY OF LISTER ROAD S 37°08'08" E - 30.65 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE S 35°15'27" E - 102.32 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE S 42°59'43" E - 470.27 FEET TO AN IRON PIN FOUND 3/4" REBAR; THENCE S 42°50'11" W - 156.06 FEET TO AN IRON PIN FOUND 1" OPEN TOP BENT, BEING THE P.O.B. (POINT OF BEGINNING); THENCE RUNNING ALONG THE ADJOINING PROPERTY LINE OF ELIZABETH GLENN STATON N 57°47'01" E - 272.53 FEET TO AN IRON PIN FOUND 3/4" SOLID ROD; THENCE N 57°45'10" E (PASSING THROUGH AN IRON PIN FOUND 1/2" REBAR AT 167.7 FEET) - 180.37 FEET TO AN IRON PIN FOUND 1/2" REBAR BENT; THENCE TURNING AND RUNNING ALONG THE ADJOINING PROPERTY LINE OF WILENE B. MASON ALONG A CURVE TO THE RIGHT S 03°19'02" W - 290.04 FEET (WITH A RADIUS OF 703.58 FEET) TO A POINT; THENCE S 10°18'17" W - 119.99 FEET TO A POINT; THENCE TURNING AND RUNNING S 77°51'01" W (PASSING THROUGH AN IRON PIN FOUND 1/2" OPEN TOP AT 13.9 FEET) - 213.46 FEET AN IRON PIN FOUND 1" OPEN TOP; THENCE RUNNING ALONG THE NORTHERN RIGHT-OF-WAY OF LISTER ROAD N 39°06'23" W - 269.16 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 2.66 ACRES (115,870 SQUARE FEET), MORE OR LESS.



TMS #5-14-00-039.01
Exhibit "A"



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PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18

SCALE: NTS

EAS-18-8463

S.C. REG. NO.
17933

EXHIBIT

B-2

SUBJECT PROPERTY
TMS# 5-14-00-039.02
DEED BOOK 71M PAGE 551
AREA 0.61 AC (26,496 SF)

LOCATION MAP - NOT TO SCALE

N/F
PAUL BRANNON &
LINDA H. LISTER
TMS# 5-14-00-040.00
DEED BOOK 88-A PAGE 832

SCALE: 1" = 200'

0 50 100 200 400

N/F
BRENDA S FROST
TMS# 5-14-00-039.03
DEED BOOK 118G PAGE 50

N/F
ELIZABETH GLENN STATION
TMS# 5-14-00-041.00
DEED BOOK 99M PAGE 962

1/2" rebar set at all property
corners unless otherwise noted.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S52° 46' 10"E	113.76'
L2	S55° 14' 13"W	425.83'
L3	N37° 08' 08"W	30.65'

CURVE TABLE				
LINE #	CHORD	BEARING	RADIUS	LENGTH
C1	400.16'	N42° 14' 34"E	2,057.06'	399.53'

TMS #5-14-00-039.02 Exhibit "B"



"THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT; AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS ON SAID LOT DOES NOT ENCROACH OR PROJECT ON ADJACENT STREETS OR PROPERTY; AND THAT NO ADJACENT BUILDINGS OR WALLS ENCROACH OR PROJECT ON SAID PREMISES; AND THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA; AND 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 SHOWN THEREIN"



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SPARTANBURG COUNTY, S.C. PLAT BK. PG.

DATE: 12-07-18

SCALE: 1" = 200'

EAS-18-8463

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

S.C. REG. NO.
17933

BEGINNING AT AN IRON PIN SET 1/2" REBAR, AT THE INTERSECTION OF J. VERNE SMITH PARKWAY AND LISTER ROAD, BEING LABELED AS P.O.B (POINT OF BEGINNING); THENCE RUNNING ALONG J. VERNE SMITH PARKWAY ALONG A CURVE TO THE LEFT N 42°14'34" E - A DISTANCE OF 399.53 FEET (WITH A RADIUS OF 2,057.06 FEET) TO AN IRON PIN SET 1/2" REBAR; THENCE WITH PROPERTY NOW OR FORMERLY OWNED BY PAUL BRANNON AND LINDA H. LISTER S 52°46'10" E - 113.76 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE WITH PROPERTY NOW OR FORMERLY OWNED BY BRENDA S. FROST S 55°14'13" W - 425.83 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF LISTER ROAD N 37° 08'08" W - 30.65 FEET TO THE POINT AND PLACE OF BEGINNING, SAID PROPERTY CONTAINS 0.61 ACRES (26,496 SQUARE FEET), MORE OR LESS.



TMS #5-14-00-039.02
Exhibit "A"



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DATE: 12-07-18

SCALE: NTS

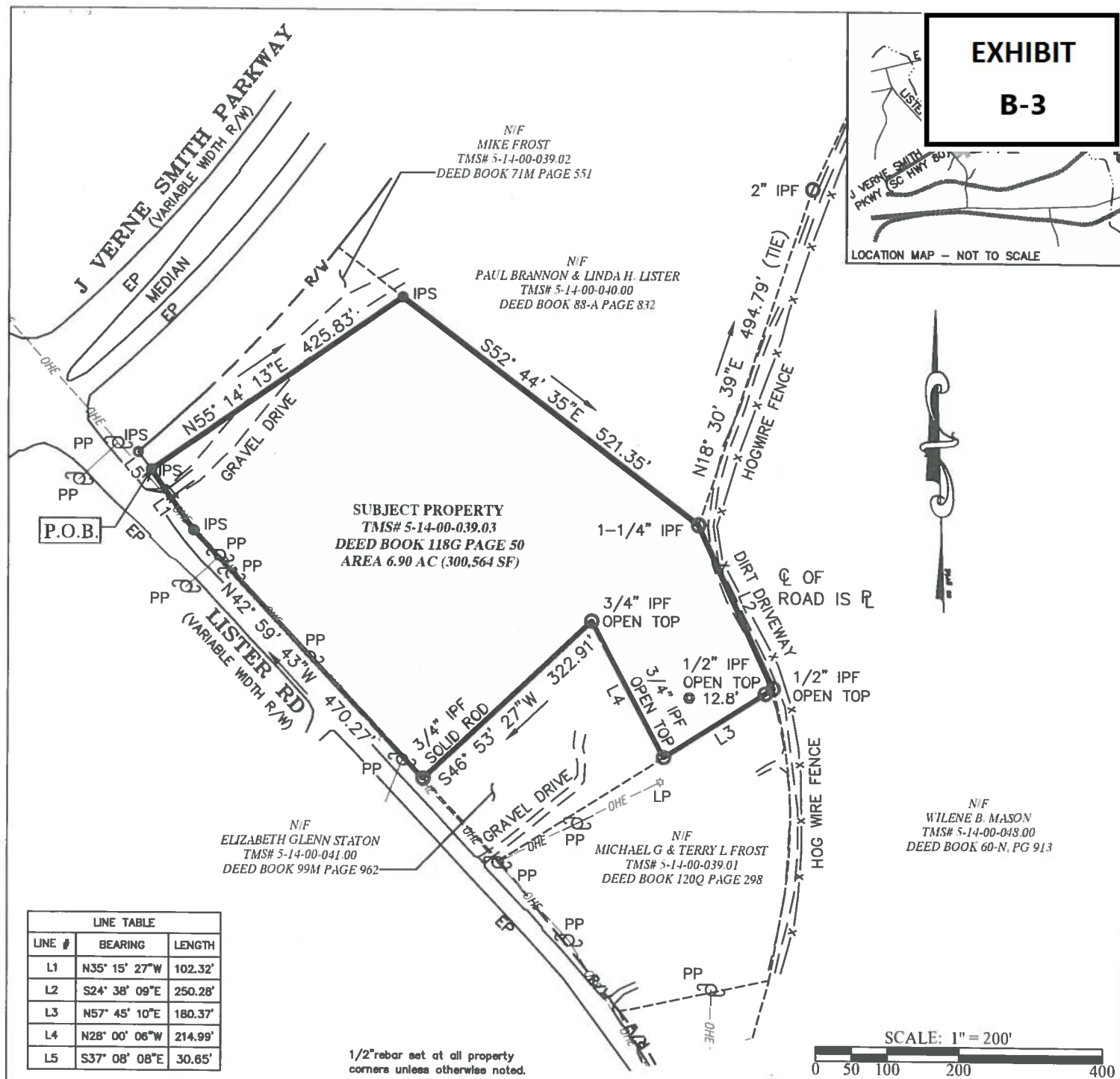
EAS-18-8463

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

S.C. REG. NO.
17933

EXHIBIT

B-3



TMS #5-14-00-039.03

Exhibit "B"



"THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT; AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS ON SAID LOT DOES NOT ENCROACH OR PROJECT ON ADJACENT STREETS OR PROPERTY; AND THAT NO ADJACENT BUILDINGS OR WALLS ENCROACH OR PROJECT ON SAID PREMISES; AND THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA, AND 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 SHOWN THEREIN"



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SPARTANBURG COUNTY, S.C. PLAT BK. PG. PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18

SCALE: 1" = 200'

EAS-18-8463

S.C. REG. NO.
17933

BEGINNING AT THE INTERSECTION OF J. VERNE SMITH PARKWAY AND LISTER ROAD RUNNING ALONG THE NORTHERN RIGHT-OF-WAY OF LISTER ROAD S 37°08'08" E - 30.65 FEET TO AN IRON PIN SET 1/2" REBAR, BEING THE POINT OF BEGINNING; THENCE ALONG ADJOINING PROPERTY OF NOW OR FORMERLY MIKE FROST N 55°14'13" E - 425.83 FEET TO AN IRON PIN SET 1/2 " REBAR; THENCE ALONG THE PROPERTY OF NOW OR FORMERLY PAUL BRANNON AND LINDA H. LISTER S 52°44'35" E - 521.35 FEET TO AN IRON PIN FOUND 1 1/4" REBAR; THENCE ALONG THE PROPERTY OF NOW OR FORMERLY WILENE B. MASON S 24°38'09" E - 250.28 FEET TO AN IRON PIN FOUND 1/2" OPEN TOP; THENCE ALONG PROPERTY OF NOW OR FORMERLY MICHAEL G. AND TERRY L. FROST S 57°45'10" W (PASSING THROUGH AND IRON PIN FOUND 1/2" OPEN TOP AT 12.8 FEET) - 180.37 FEET TO AN IRON PIN FOUND 3/4" OPEN TOP; THENCE ALONG THE PROPERTY OF NOW OR FORMERLY ELIZABETH GLENN STATON S 46°53'27" W - 322.91 FEET TO AN IRON PIN FOUND 3/4" OPEN TOP; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF LISTER ROAD N 42°59'43" W - 470.27 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE N 35°15'27" W - 102.32 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 6.90 ACRES (300,564 SQUARE FEET), MORE OR LESS.



TMS #5-14-00-039.03
Exhibit "A"



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SPARTANBURG COUNTY, S.C. PLAT BK. _____ PG. _____

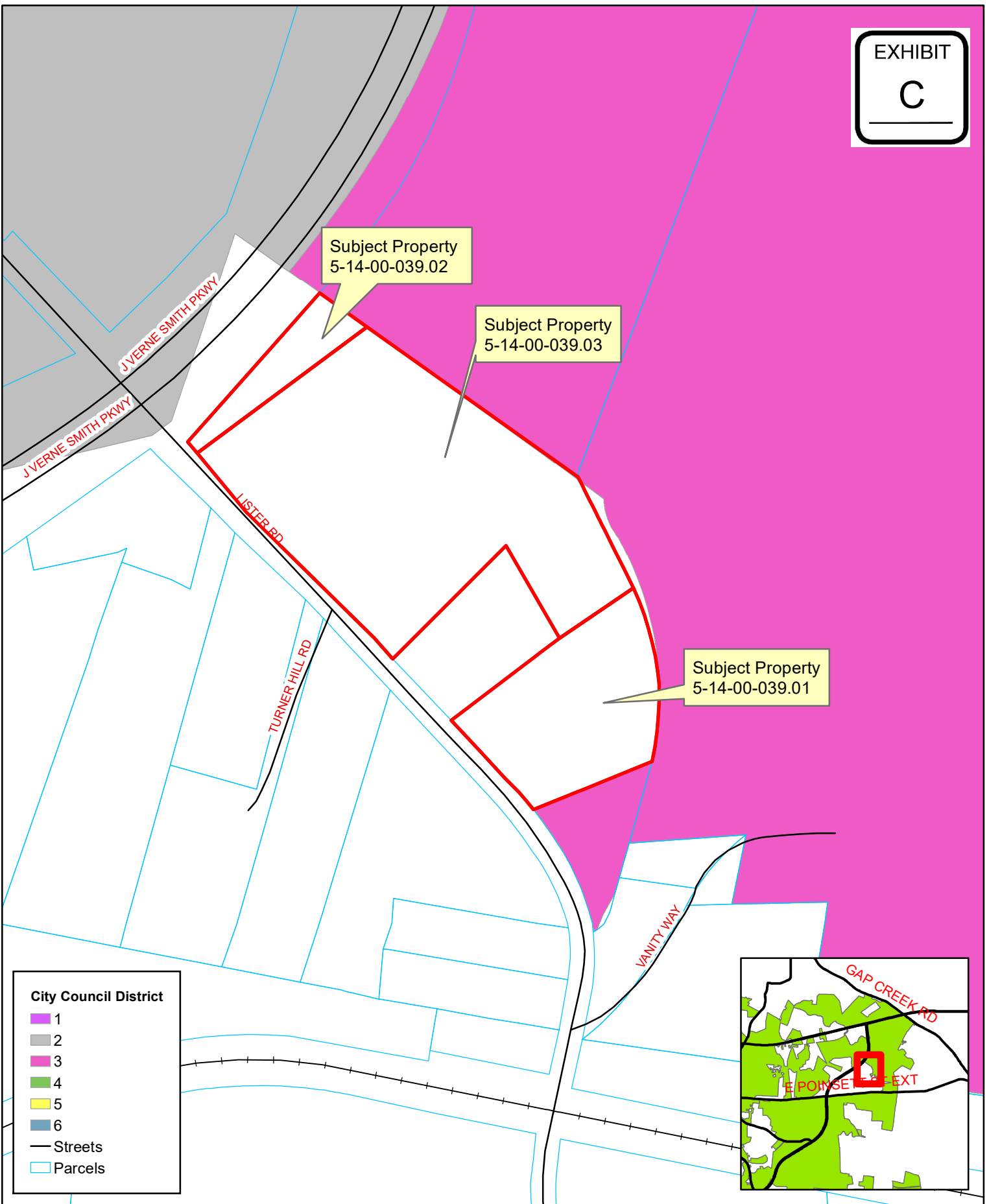
DATE: 12-07-18

SCALE: NTS

EAS-18-8463

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

S.C. REG. NO.
17933





Program at 1-800-638-6620.

**EXHIBIT
D**



MAP SCALE 1" = 500'

0 250 500 750 1,000
FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0358E

FIRM

**FLOOD INSURANCE RATE MAP
GREENVILLE COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS**

PANEL 358 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
GREENVILLE COUNTY	450089	0358	E
GREER, CITY OF	450200	0358	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
45045C0358E**

**MAP REVISED
AUGUST 18, 2014**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



301 East Poinsett Street
Greer, South Carolina 29651
(864) 801-2009

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 228 Lister Road 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 5-14-00-039.01 attached hereto marked as Exhibit C containing approximately 2.66 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, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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 14TH day of DECEMBER, 2018 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.

Print Name: MIKE FROST
Signature: Mike Frost
Address: 228 LISTER RD GREER
Witness: Billy G. GOGGINS
Date: 12-14-18
Parcel Address: _____
Tax Map Number: 5-14-00-039.01

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



301 East Poinsett Street
Greer, South Carolina 29651
(864) 801-2009

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 Lister Road 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 5-14-00-039.02 attached hereto marked as Exhibit C containing approximately 0.61 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, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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 14th day of DECEMBER, 2018 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.

Print Name: Michael Frost
Signature: Michael Frost
Address: 228 LISTER RD GREER
Witness: Billy G. G.
Date: 12-14-18
Parcel Address: _____
Tax Map Number: 5-14-00-039.02

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



301 East Poinsett Street
Greer, South Carolina 29651
(864) 801-2009

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 Lister Road 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 5-14-00-039.03 attached hereto marked as Exhibit C containing approximately 6.9 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, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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 14TH day of DECEMBER, 2018 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.

Print Name: Mike Frost
Signature: Mike Frost
Address: 228 LISTER RD GREER
Witness: Bill T. Grier
Date: 12-14-18
Parcel Address: _____
Tax Map Number: 5-14-00-039.03

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

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JANUARY 14, 2019**

DOCKET: AN 2019-03

APPLICANT: Clarius Partners, LLC

PROPERTY LOCATION: 228 Lister Rd, 0 Lister Rd, 0 Lister Rd

TAX MAP NUMBER: 5-14-00-039.01, 5-14-00-039.02, 5-14-00-039.03

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annex and zone to I-1, Industrial

SIZE: 10.17 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 2 Community

ANALYSIS: AN 2019-03

AN 2019-03 is an annexation and zoning request for three parcels located on Lister Rd. The request is to zone these parcels I-1, Industrial, for future development.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential and C-2, Commercial (City of Greer)
East: I-1, Industrial (City of Greer)
South: Unzoned (Spartanburg County)
West: C-2, Commercial (City of Greer)

The land use map in the Comprehensive Plan defines this area as Residential Land Use 2 Community. This Community category is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. This property will be combined with additional property that is currently going through the annexation/zoning process, property being rezoned, as well as property already zoned I-1, Industrial within the city limits of Greer. With access to a major highway and easy access to the interstate, the requested I-1, Industrial, zoning is an appropriate rezoning request. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request. As such, Staff recommends approval of this zoning request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: On January 14, 2019, the Greer Planning Commission voted to approve the request. A motion was made by John Holland to approve with a second from Suzanne Traenkle. It was approved by a vote of 5-0. Mr. Walden Jones was absent and Mr. Brian Martin recused himself.



AGENDA
GREER CITY COUNCIL
1/22/2019

Second and Final Reading of Ordinance Number 3-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ELIZABETH GLENN STATON LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 3-2019	1/16/2019	Ordinance
▣ Ord 3-2019 Exhibit A Deed	1/10/2019	Exhibit
▣ Ord 3-2019 Exhibit B Plat	1/10/2019	Exhibit
▣ Ord 3-2019 Exhibit C Map	1/10/2019	Exhibit
▣ Ord 3-2019 Exhibit D Flood Map	1/10/2019	Exhibit
▣ Ord 3-2019 Petition for Annexation	1/10/2019	Exhibit
▣ Ord 3-2019 Planning Commission Minutes	1/16/2019	Backup Material

ORDINANCE NUMBER 3-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ELIZABETH GLENN STATON LOCATED ON LISTER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Elizabeth Glenn Staton is the owner of property located on Lister Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Spartanburg County Parcel Number 5-14-00-041.00 containing approximately 1.25 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0358E attached hereto marked as Exhibit D; and

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

WHEREAS, Elizabeth Glenn Staton has petitioned the City of Greer to annex her property by one-hundred percent (100%) petition; 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 I-1 (Industrial 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 1.25 acres +/- property shown in red on the attached map owned by Elizabeth Glenn Staton located on Lister Road as described on the attached map as Spartanburg County Parcel Numbers (1) 5-14-00-041.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned I-1 (Industrial 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 Residential Land Use 2 Community on the Land Use Map contained within the 2010 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 Numbers 45045C0358E.

5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #3.

This ordinance shall be effective contingent upon closing of the sale of said property by the owner to Clarius Partners, LLC or its designated or affiliated company on or before October 31, 2019.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Kimberly Bookert

First Reading: January 8, 2019

Second and
Final Reading: January 22, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

Deborah Ann Seay

Elizabeth Glenn

!! DEED ONLY !! NO TITLE SEARCH !! NO TITLE EXAMINATION

EXHIBIT

A

BLOCK MAP REFERENCE No.: 5-14-00-041.00

ADDRESS OF GRANTEE: 234 Lister Rd.
Greer, SC 29651

#33420-A

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Deborah Ann Seay, a/k/a Deborah A. Seay, in consideration of Ten Dollars (\$10.00) Love and Affection 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 Elizabeth Glenn Staton, her heirs and assigns forever:

All that pieces, parcels or lots of land in Beech Springs Township, Spartanburg County, South Carolina, about three (3) miles East of the Town of Greer, located on the southwest side of county road S-220 and fronting thereon for a distance of One Hundred Fifty (150) feet, consisting of 1.36 acres, more or less, as shown on survey for Deborah A. Seay prepared by Sinclair & Associates, Inc. dated May 11, 2001, last revised September 28, 2001, and recorded in the RMC Office for Spartanburg County in Plat Book 150, Page 940. For a more complete and particular description reference is made to the aforesaid plat and record thereof.

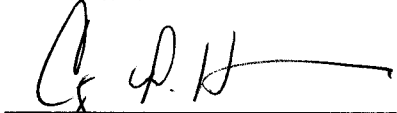
This being the same property conveyed to Deborah Ann Seay by deed of William C. Seay, Jr. dated December 5, 1989 and recorded in Deed Book 45-A, Page 594 (1 acre); AND the same property conveyed to Deborah A. Seay by deed of Brenda S. Frost dated February 28, 2002 and recorded in Deed Book 75-J, Page 426 (0.36 acre); all in the RMC Office for Spartanburg County, SC.

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

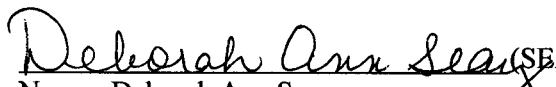
TO HAVE AND TO HOLD all and singular the said premises before-mentioned unto the said Grantee(s), and the Grantee's(s') heirs (or successors) and assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors), executors and administrators to warrant 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.

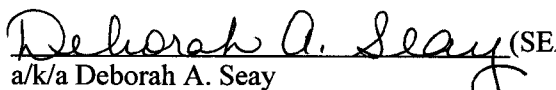
WITNESS the Grantor's(s') hand(s) and seal(s) this 10th day of November, 2011.

SIGNED, Sealed and Delivered
in the Presence of:


Witness


Witness

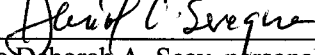

Name: Deborah Ann Seay

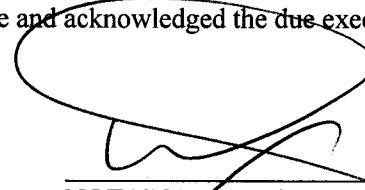

a/k/a Deborah A. Seay

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

ACKNOWLEDGMENT

I, , a Notary Public for the State of South Carolina, do hereby certify that Deborah Ann Seay, a/k/a Deborah A. Seay, personally appeared before me and acknowledged the due execution of the foregoing deed this 10th day of November, 2011.


(SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: April 23, 2019



STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at 234 Lister Road, Greer, SC 29651 bearing Spartanburg County Tax Map Number 5-14-00-041.00, was transferred by Deborah Ann Seay to Elizabeth Glenn Staton on the 10th day of November, 2011.
3. This deed is exempt from the deed recording fee because (See Information section of affidavit):
#1--transfer for less than \$100.

 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. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTOR.
5. 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 no more than on year, or both.

Deborah Ann Seay (SEAL)
 Responsible Person Connected with the Transaction:
 Deborah Ann Seay, GRANTOR

SWORN to before me this 10th day of
November, 2011

Notary Public for South Carolina
 My Commission Expires: Apr 23, 2019

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 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 than 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 timer 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 by 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 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; 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 deed in lieu of foreclosure executed by the mortgagee or deed 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 subdivision 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 operated or to take functional control of electric transmission assets as defined the Federal Power Act.

EXHIBIT

B



NIF
PAUL BRANNON & LINDA H. LISTER
TMS# 5-14-00-040.00
DEED BOOK 88-A PAGE 832

NIF
BRENDA S. FROST
TMS# 5-14-00-039.03
DEED BOOK 118G PAGE 50

N F
WILENE B. MASON
TMS# 5-14-00-048.00
DEED BOOK 60-N, PG 913

SUBJECT PROPERTY
TMS# 5-14-00-041.00
DEED BOOK 99M PAGE 962
AREA 1.25 ACRES (54,428 SF)

1/2" rebar set at all property
corners unless otherwise noted.

3/4" IPF
OPEN TOP

SHED

HOUSE

GRAVEL DRIVE

3/4" IPF
OPEN TOP

1" IPF
OPEN TOP

PP

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N F
MICHAEL G. FROST
TMS# 5-14-00-039.01
DEED BOOK 120Q PG 298

LINE TABLE

LINE #	BEARING	LENGTH
L1	N42° 50' 11"W	156.06'
L2	N46° 53' 27"E	322.91'
L3	S28° 00' 06"E	214.99'
L4	S57° 47' 01"W	272.53'
L5	S35° 15' 27"E	102.32'
L6	S37° 08' 08"E	30.65'

TMS #5-14-00-041.00 Exhibit "B"



"THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT; AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS ON SAID LOT DOES NOT ENCROACH OR PROJECT ON ADJACENT STREETS OR PROPERTY; AND THAT NO ADJACENT BUILDINGS OR WALLS ENCROACH OR PROJECT ON SAID PREMISES; AND THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA; AND 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 SHOWN THEREIN"



GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING
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SPARTANBURG COUNTY, S.C. PLAT BK. _____ PG. _____
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18

SCALE: 1" = 200'

EAS-18-8463

S.C. REG. NO.
17933

BEGINNING AT THE INTERSECTION OF J. VERNE SMITH PARKWAY AND LISTER ROAD RUNNING ALONG THE NORTHERN RIGHT-OF-WAY OF LISTER ROAD S 37°08'08" E - 30.65 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE S 35°15'27" E - 102.32 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE S 42°59'43" E - 470.27 FEET TO AN IRON PIN FOUND 3/4" REBAR, BEING THE POINT OF BEGINNING; THENCE ALONG THE ADJOINING PROPERTY OF NOW OR FORMERLY BRENDA S. FROST N 46°53'27" E - 322.91 FEET TO AN IRON PIN FOUND 3/4" SOLID ROD; THENCE S 28°00'06" E - 214.99 FEET TO AN IRON PIN FOUND 3/4" OPEN TOP; THENCE ALONG THE ADJOINING PROPERTY OF NOW OR FORMERLY MICHAEL G. FROST S 57°47'01 " W - 272.53 FEET TO AN IRON PIN FOUND 1" OPEN TOP; THENCE RUNNING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF LISTER ROAD N 42°50'11" W - 156.06 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 1.25 ACRES (54,428 SQUARE FEET), MORE OR LESS.



TMS #5-14-00-041.00
Exhibit "A"



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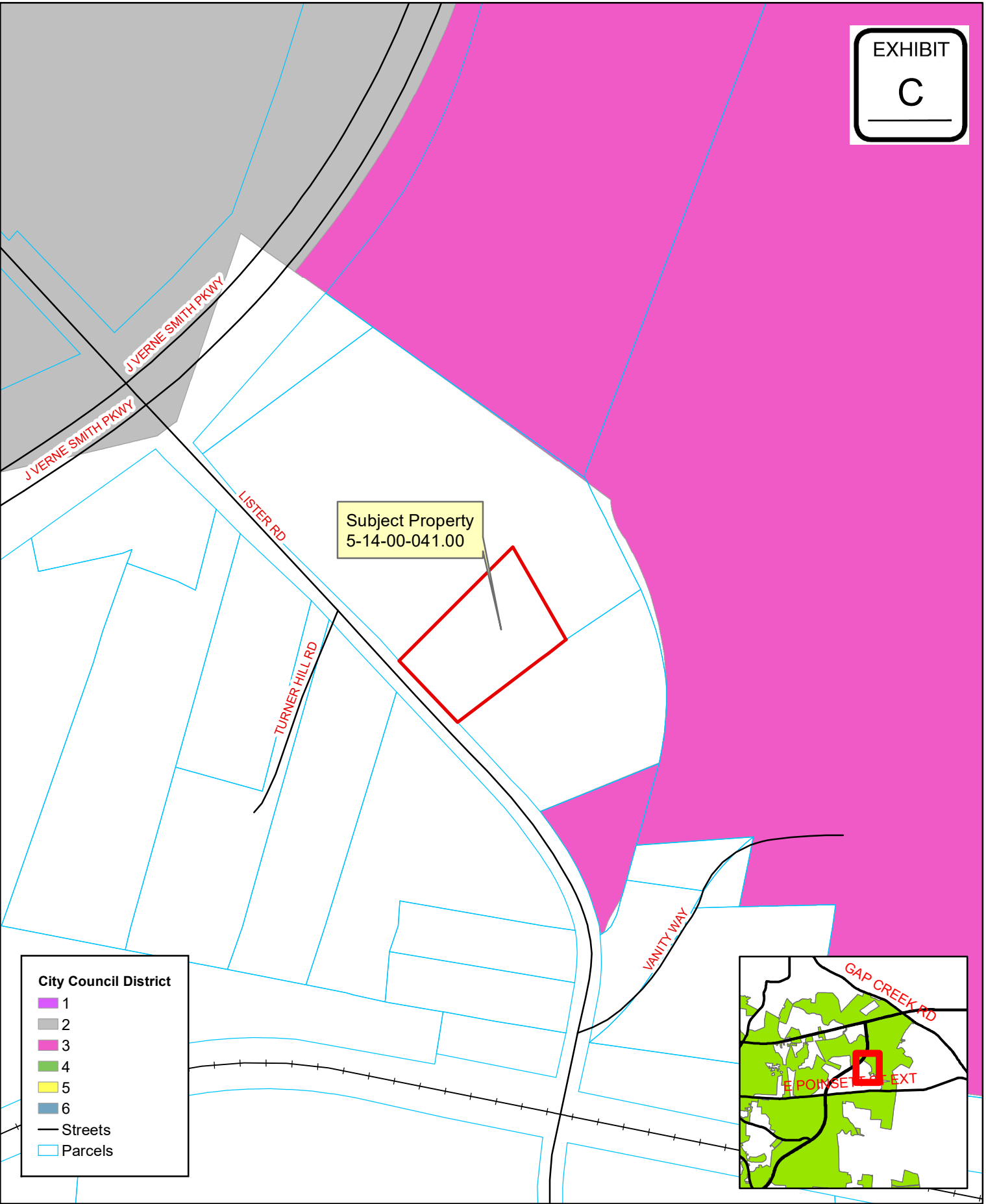
SPARTANBURG COUNTY, S.C. PLAT BK. _____ PG. _____
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

DATE: 12-07-18

SCALE: NTS

EAS-18-8463

S.C. REG. NO.
17933

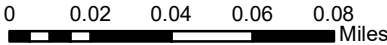
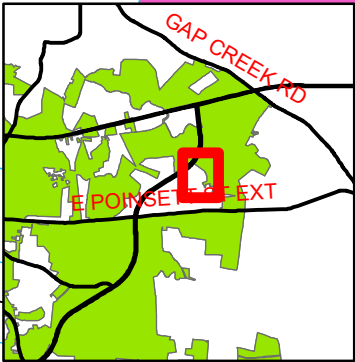


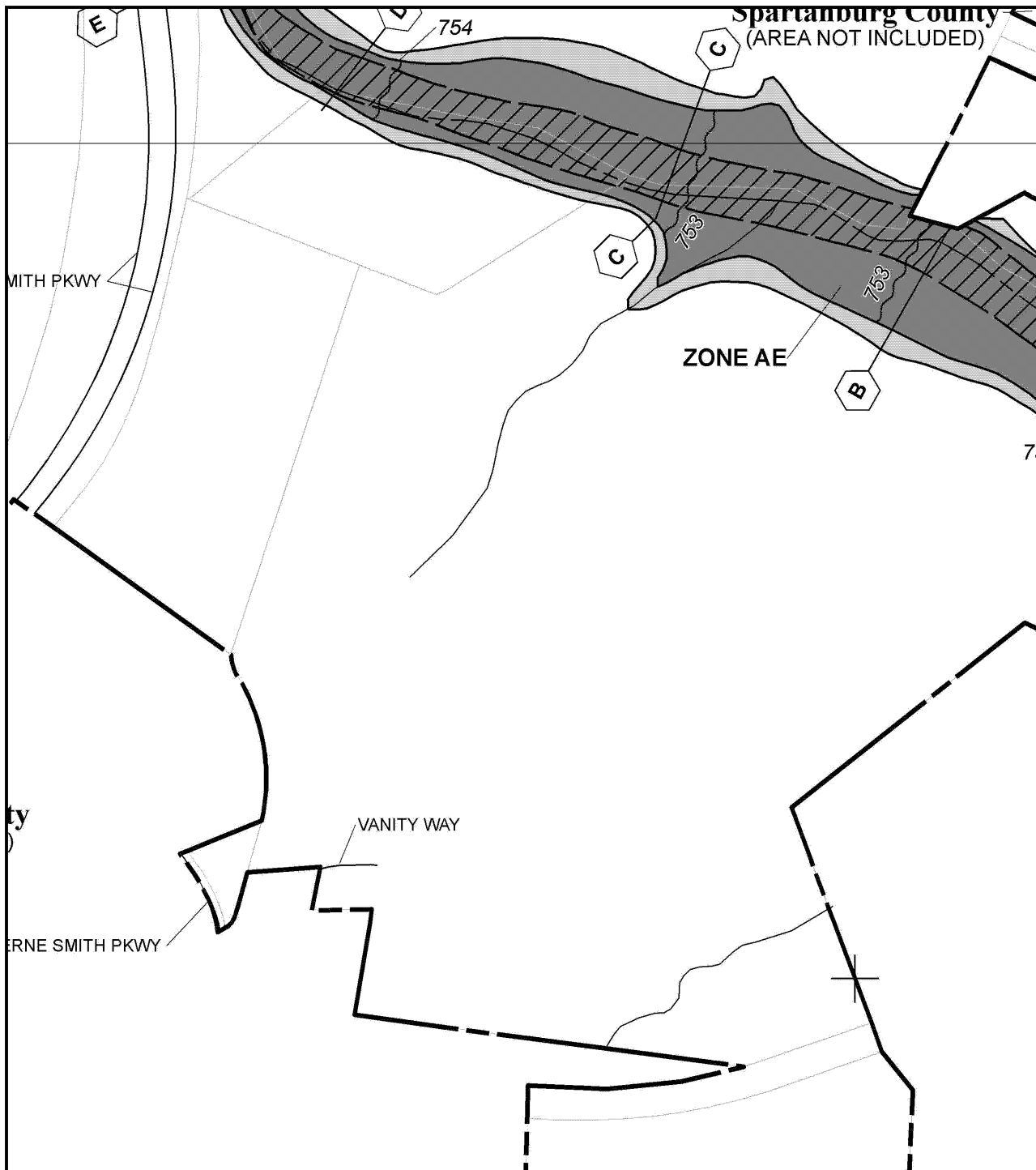
City Council District

- 1
- 2
- 3
- 4
- 5
- 6

— Streets

□ Parcels





Program at 1-800-638-6620.



MAP SCALE 1

0 250 500 FEET

**EXHIBIT
D**

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0358E

FIRM
FLOOD INSURANCE RATE MAP
GREENVILLE COUNTY,
SOUTH CAROLINA
AND INCORPORATED AREAS

PANEL 358 OF 625
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0358	E
GREER, CITY OF	450200	0358	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
45045C0358E**

**MAP REVISED
AUGUST 18, 2014**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



301 East Poinsett Street
Greer, South Carolina 29651
(864) 801-2009

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 234 Lister Road 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 5-14-00-041.00 attached hereto marked as Exhibit C containing approximately 1.25 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. *EL*
By their signatures, the freeholders petition the City Council to annex the entire area, such annexation to be expressly contingent upon the closing of the sale of the said property (cont. below)*

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 4th day of December, 2018 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.

Print Name: Elizabeth Glenn Staton
Signature: *Elizabeth Glenn*
Address: 234 Lister Rd Greer
Witness: *Ther Pennington*
Date: 12/4/18
Parcel Address: _____
Tax Map Number: _____

Print Name: *Elizabeth Glenn Staton*
Signature: *Elizabeth J Staton*
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JANUARY 14, 2019**

DOCKET: AN 2019-04

APPLICANT: Clarius Partners, LLC

PROPERTY LOCATION: 234 Lister Road

TAX MAP NUMBER: 5-14-00-041.00

EXISTING ZONING: Unzoned (Spartanburg County)

REQUEST: Annex and zone to I-1, Industrial

SIZE: 1.25 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 2 Community

ANALYSIS: AN 2019-04

AN 2019-04 is an annexation and zoning request for a parcel located on Lister Rd. The request is to zone this parcel I-1, Industrial, for future development.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential and C-2, Commercial (City of Greer)
East: I-1, Industrial (City of Greer)
South: Unzoned (Spartanburg County)
West: C-2, Commercial (City of Greer)

The land use map in the Comprehensive Plan defines this area as Residential Land Use 2 Community. This Community category is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. This property will be combined with additional property that is currently going through the annexation/zoning process, property being rezoned, as well as property already zoned I-1, Industrial within the city limits of Greer. With access to a major highway and easy access to the interstate, the requested I-1, Industrial, zoning is an appropriate rezoning request. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request. As such, Staff recommends approval of this zoning request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: On January 14, 2019, the Greer Planning Commission voted to approve the request. A motion was made by Judy Jones to approve with a second from Will Lavender. It was approved by a vote of 5-0. Mr. Walden Jones was absent and Mr. Brian Martin recused himself.



AGENDA
GREER CITY COUNCIL
1/22/2019

Second and Final Reading of Ordinance Number 4-2019

Summary:

APPROVING AN AGREEMENT AMONG THE CITY AND BMW MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, AND SB ACQUISITIONS, LLC (COLLECTIVELY, "BMW") REGARDING THE CITY'S BUSINESS LICENSE FEE AND THE INCLUSION OF REAL PROPERTY IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK; AND OTHER RELATED MATTERS. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❏ Ordinance Number 4-2019	1/10/2019	Ordinance

ORDINANCE NUMBER 4-2019

APPROVING AN AGREEMENT AMONG THE CITY AND BMW MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, AND SB ACQUISITIONS, LLC (COLLECTIVELY, "BMW") REGARDING THE CITY'S BUSINESS LICENSE FEE AND THE INCLUSION OF REAL PROPERTY IN A MULTI-COUNTY BUSINESS OR INDUSTRIAL PARK; AND OTHER RELATED MATTERS.

WHEREAS, South Carolina law authorizes municipalities to take actions not inconsistent with the Constitution and general laws of the State, regarding any subject the municipality finds necessary and proper for the general welfare and convenience of the municipality, including to execute and deliver contracts related to economic development;

WHEREAS, BMW has purchased or currently leases property inside the City;

WHEREAS, BMW may in the future purchase or lease other property inside the City;

WHEREAS, BMW's developing the property is important to the area's economic development;

WHEREAS, the City desires to promote BMW's developing the property in a manner that benefits the City while maintaining a reasonable business environment for BMW;

WHEREAS, the City and BMW have memorialized each party's respective commitments in an agreement, the substantially final form of which is attached as Exhibit A ("Agreement").

NOW THEREFORE, CITY COUNCIL ORDAINS:

1. The Agreement is approved and is incorporated by reference in this Ordinance as if set forth fully in the Ordinance's body. The Mayor and the City Administrator are each authorized to execute and delivery the Agreement in the name of and on behalf of the City.
2. This ordinance is effective after second reading.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

**[SEAL]
ATTEST:**

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wayne Griffin

First Reading: January 8, 2019

Second Reading / Final Approval: January 22, 2019

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
Kozlarek Law LLC

EXHIBIT A
FINAL FORM OF AGREEMENT

AGREEMENT

THIS AGREEMENT ("Agreement") is made as of January 22, 2019, among the City of Greer, South Carolina ("City"), BMW Manufacturing Co., LLC, BMW of North America, LLC, and SB Acquisitions, LLC (BMW Manufacturing Co., LLC, BMW of North America, LLC and SB Acquisitions, LLC are collectively referred to herein as "BMW") (the City and BMW are collectively referred to herein as the "Parties").

RECITALS

WHEREAS, BMW has purchased or currently leases certain parcels of land inside the City limits ("Present BMW City Parcels") as part of the land currently owned or leased by BMW in the County and reflected on Exhibit A hereto;

WHEREAS, BMW may in the future purchase or lease, including but not limited to leases from the South Carolina State Ports Authority or Spartanburg County ("County"), certain parcels of land inside the City limits at the time that BMW purchases or leases such parcels ("Future BMW City Parcels") (the Present BMW City Parcels and the Future BMW City Parcels are collectively referred to herein as "Parcels");

WHEREAS, the Parties believe that the use and development of the Parcels may be critical to the economic development of the area in which the Parcels are or may come to be located, particularly in relation to the automotive sector;

WHEREAS, the City desires to promote the use and development of the Parcels by BMW or other BMW affiliates for commercial and industrial purposes in a manner that benefits the City while maintaining a reasonable business environment for BMW;

WHEREAS, in 1993, the County, in order to promote economic development within the County and in particular in order to attract commercial and manufacturing enterprises and investments to the County, established, together with Union County, a multi-county industrial park ("MCIP"), pursuant to Article VIII, Section 13(D) of the State Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended ("Code"); and

WHEREAS, the City invites BMW to rely upon the City's promises of cooperation and on this Agreement as an incentive for BMW to undertake and expand business activities on the Parcels.

NOW, THEREFORE, for and in consideration of the respective agreements hereinafter contained and other value, the Parties agree as follows:

1. Multi-County Industrial Park (MCIP).

(a) Present BMW City Parcels. The City hereby provides its consent, pursuant to Section 4-1-170(C) of the Code, to the placement, to the extent not already the case as of the date of this Agreement, of the Present BMW City Parcels in the MCIP. The City further agrees, if and as needed, to communicate this consent to the County in whatever manner may be necessary to officially provide such consent to the County.

(b) Future BMW City Parcels. The City agrees to work in good faith with the other Parties and the County so that, in the future, City consent will be provided to the placement of Future BMW City Parcels in the MCIP or in such other multi-county industrial park in which the County is or may become a party.

2. City Business License Tax. The City agrees that activities by (a) BMW Manufacturing Co., LLC, (b) SB Acquisitions, LLC, (c) BMW of North America, LLC, or (d) any member of their group of affiliated businesses (as defined in Section 18-32 of the Ordinance, as defined below) (collectively, “BMW Entities”), which activities are conducted in the City’s jurisdictional limits but are not directly related to generating revenue in the City’s jurisdictional limits, do not subject any of the BMW Entities to any business license tax or other payment (“Business License Tax”) under the City’s Business License Ordinance, Greer City Code §18-31 (2013), as such Ordinance may be amended from time to time (“Ordinance”). The City also agrees that if and to the extent that any of the BMW Entities generates revenues directly from its activities in the City’s jurisdictional limits and such generation of revenues or related activities subject such entity to the Business License Tax, or if such entity otherwise becomes subject to the Business License Tax, then such tax may be applied to such entity only with respect to that revenue generated directly from such entity’s activities conducted in the City’s jurisdictional limits. The City intends to interpret and enforce the Ordinance with respect to the BMW Entities consistently with how the City interprets and enforces the Ordinance with respect to each other entity the City thinks is or is not subject to the Ordinance.

The City hereby agrees to keep in place without material modification (directly or indirectly) the following provisions of the current version of the Ordinance:

- Section 18-32, defining “group of affiliated businesses.”
- Section 18-34(c), providing a \$1 million cap on Business License Tax to be paid during any calendar year by a business, or group of affiliated businesses collectively.
- Section 18-52, Appendices A, B, and C, providing graduated rate scales for manufacturing, wholesale trade, truck transportation and warehouse and storage facilities.

The current version of the above-referenced provisions of the Ordinance is attached hereto as Exhibit B. The City hereby agrees to continue these provisions of the Business License Tax Ordinance, as they relate to the BMW Entities, without material amendment for the term of this Agreement as set forth in Section 5 hereof. The City recognizes that BMW will rely upon this commitment in making future decisions about whether and the extent to which to conduct business inside the City.

3. Cooperation. The Parties recognize the need for cooperation among the Parties with respect to this Agreement. The Parties agree to cooperate and take any additional actions or execute additional documents as may be necessary or convenient to cause this Agreement to be effectuated.

4. Limitation. The City’s commitments, as contained in this Agreement, are provided to BMW to the extent the City is permitted by law to make such commitments.

5. Default. In the event of a breach of this Agreement or failure by a Party to meet the commitments set forth herein, each Party shall have the right to pursue such remedies and damages as may be available at law or in equity.

6. Term. The term of this Agreement shall commence as of the date first written above and shall continue in effect for 20 years from the date first written above, with an option by BMW to extend such term for an additional 20 years.

7. Notices. All notices, approvals, consents, requests and other communications hereunder shall be in writing and may be delivered personally, or may be sent by certified mail, return receipt requested, to the following addresses, unless the Parties are subsequently notified of any change of address in accordance with this Section:

[REMAINDER OF PAGE INTENTIONALLY BLANK]

If to the City:

City of Greer, South Carolina
Attention: City Administrator
301 East Poinsett Street
Greer, South Carolina 29651

With a copy to:

Michael E. Kozlarek, Esq.
Kozlarek Law LLC
Post Office Box 565
Greenville, South Carolina 29602-0565

If to BMW Manufacturing Co., LLC:

Chief Financial Officer
BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, South Carolina 29651

With a copy to:

Office of Corporate Counsel
BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, South Carolina 29651

If to BMW of North America, LLC:

c/o BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, SC 29651
Attention: Chief Financial Officer

With a copy to:

Office of Corporate Counsel
BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, South Carolina 29651

and

Office of General Counsel
BMW of North America, LLC
300 Chestnut Ridge Road
Woodcliff Lake, New Jersey 07675-1227

If to SB Acquisitions, LLC:

c/o BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, SC 29651
Attention: Chief Financial Officer

With a copy to:

Office of Corporate Counsel
BMW Manufacturing Co., LLC
1400 Highway 101 South
Greer, South Carolina 29651

Any notice shall be deemed to have been received as follows: (1) by personal delivery, upon receipt; or (2) by certified mail, 3 business days after delivery to the U.S. Postal authorities by the Party serving notice.

8. Applicable Law. The interpretation and enforcement of this Agreement shall be governed by the laws of the State of South Carolina without regard to conflict of laws or choice of law rules.

9. No Implied Waiver. Any waiver of enforcement of any provisions of this Agreement or any waiver of any breach of this Agreement, whether or not recurring, shall not be construed as a waiver of any subsequent enforcement of any provision or breach of this Agreement.

10. Severability. The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision.

11. Assignability. This Agreement is not assignable by any Party without the prior written consent of the other Parties.

12. Entire Agreement. This Agreement shall constitute the entire agreement between the Parties with respect to the subject matter hereof and shall supersede all previous oral and written negotiations, commitments, and understandings with respect to the subject matter of this Agreement.

13. Amendments. This Agreement may be amended at any time by mutual consent of the Parties, with any such amendment to be invalid unless in writing, signed by each of the Parties.

14. Headings. The paragraph titles used herein are for convenience only and do not limit the contents of this Agreement.

15. Further Action. Each Party agrees to enter into further agreements or perform further reasonable actions necessary to fully implement this Agreement.

16. Successors and Assigns. The representations and agreements made pursuant to the terms of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and permitted assigns.

17. Execution of Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original instrument.

[ONE SIGNATURE PAGE AND TWO EXHIBITS FOLLOW]
[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS HEREOF, THE CITY OF GREER, SOUTH CAROLINA, BMW MANUFACTURING CO., LLC, BMW OF NORTH AMERICA, LLC, and SB ACQUISITIONS, LLC, each pursuant to due authority, have duly executed this Agreement, all as of the date first above written.

CITY OF GREER, SOUTH CAROLINA

By: _____

BMW MANUFACTURING CO., LLC

By: _____

BMW OF NORTH AMERICA, LLC

By: _____

SB ACQUISITIONS, LLC

By: _____

EXHIBIT A
DESCRIPTION OF LAND OWNED BY OR LEASED TO
BMW IN SPARTANBURG COUNTY

I. Land Owned by The South Carolina State Ports Authority

All or a portion of Spartanburg County Tax Map Nos.:

5-23-00-037.00
5-23-00-038.00
5-23-00-039.00
5-23-00-041.00
5-23-00-041.01
5-23-00-043.00
5-23-00-044.00 (portion of)
5-23-00-048.01
5-23-00-049.02
5-23-00-049.03
5-23-00-049.06
5-23-00-049.09 (portion of)
5-23-00-058.00
5-23-00-059.00
5-24-00-043.01
5-24-00-081.02
5-24-00-081.03
5-24-00-081.04
5-24-00-104.00
5-24-00-122.00
5-24-00-122.01
5-24-00-124.00
5-24-00-124.01
5-24-00-130.02
5-28-00-004.00
5-28-00-004.01
5-28-00-010.00
5-29-00-002.00 (portion of)
5-29-00-002.01
5-29-00-002.02
5-29-00-018.02

II. Land Owned by Spartanburg County, South Carolina

All or a portion of Spartanburg County Tax Map Nos.:

5-24-00-024.00
5-24-00-081.00
5-24-00-094.00
5-24-00-099.00
5-28-00-010.01

EXHIBIT B



ORDINANCE NUMBER 2-2018

AN ORDINANCE AMENDING CHAPTER 18 BUSINESS LICENSE, ARTICLE II LICENSING, SECTIONS 18-32, 18-34 AND 18-52, APPENDIX A, APPENDIX B, AND APPENDIX C TO ADD DEFINITIONS, CLARIFY THE APPLICABILITY OF MINIMUM AND MAXIMUM TAX, AND TO REFLECT CHANGES IN BUSINESS LICENSE TAX RATES AND THE RECLASSIFICATION OF VARIOUS INDUSTRY SECTORS

WHEREAS, the City of Greer City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and,

WHEREAS, the City of Greer City Council recognizes the impact of local businesses to the business climate in the region and the local economy of the City of Greer; and,

WHEREAS, the City of Greer City Council desires to create and continue a business friendly culture;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, South Carolina that the Greer City Code of Ordinances Chapter 18 Business License, Article II Licensing, Sections 18-32, 18-34, and 18-52, Appendix A, Appendix B and Appendix C be amended as follows:

ARTICLE II. – LICENSING

Sec. 18-32. – Definitions. (adds the following definition to the list)

Group of affiliated businesses means all business entities that control, are controlled by, or are under common control with, another business entity.

Sec. 18-34. – License Tax.

- (b) A separate license shall be required for each place of business and for each classification or business conducted at one place. If gross income cannot be separated for classifications at one location, the license tax shall be computed on the combined gross income for the classification requiring the highest rate. A license tax based on gross income shall be computed on the gross income for the preceding calendar or fiscal year. The tax for a new

business shall be the base tax. The initial tax for an annexed business shall be the base tax.
No refund shall be made for a business which is discontinued.

(c) No business, or group of affiliated businesses collectively, shall be required to pay more than \$1,000,000.00 in license tax during any calendar year.

Sec. 18-52. - Classification and rates.

APPENDIX A
CLASS 8 RATES

(8.3) NAICS 31 – 33 – Manufacturing (all types);
NAICS 42 - Wholesale Trade;
NAICS 484 – Truck Transportation;
NAICS 493 – Warehousing and storage facilities:

Minimum on first \$2,000.00	\$250.00	Plus
Per \$1,000.00, or fraction over:		
\$2,000.00 - \$50,000,000.00		\$.40
\$50,000,000.00 - \$100,000,000.00		\$.30
\$100,000,000.00 - \$200,000,000.00		\$.20
\$200,000,000.00 - \$500,000,000		\$.10
\$500,000,000 - \$1,000,000,000		\$.05
\$1,000,000,000 and greater		\$.01

BUSINESS LICENSE CLASS BY NAICS CODE

APPENDIX B
NAICS NUMERICAL INDEX (2013 DATA)

NAICS	RATE CLASS	INDUSTRY SECTOR
31-33	8	Manufacturing
42	8	Wholesale trade
48-49	1	Transportation and warehousing
484	8	Truck transportation
493	8	Warehousing and storage facilities

BUSINESS LICENSE CLASS SCHEDULE BY RATE CLASS


APPENDIX C
RATE CLASS INDEX (2013 DATA)

NAIC	INDUSTRY SECTOR
Rate Class 1	
48-49	Transportation and Warehousing
Rate Class 8	
31-33	Manufacturing
42	Wholesale trade
484	Truck Transportation
493	Warehousing and storage facilities

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective on the date of final reading.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:


Elizabeth Adams, Executive Administrative Assistant

Introduced by: Councilwoman Judy Albert

First Reading: January 9, 2018

Second and
Final Reading: January 23, 2018

Ordinance Number 2-2018
Amend Business License Ordinance
Page 3 of 4

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Daniel Hughes", is written over a horizontal line.

Daniel Hughes, City Attorney



AGENDA
GREER CITY COUNCIL
1/22/2019

First Reading of Ordinance Number 5-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PAUL BRANNON AND LINDA LISTER LOCATED ON LISTER ROAD FROM R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT). (Action Required)

Executive Summary:

Ordinance # 05-2019 is a rezoning request for a parcel located off Lister Rd and Hwy 80. The owner is requesting a rezoning from R-12, Single Family Residential, to I-1, Industrial District. The purpose of this rezoning is for future industrial development. The Planning Commission conducted a public hearing on January 14, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

ATTACHMENTS:

Description	Upload Date	Type
☐ Ord 5-2019 Cover Memo	1/16/2019	Cover Memo
☐ Ordinance Number 5-2019	1/18/2019	Ordinance
☐ Ord 5-2019 Exhibit A Map	1/16/2019	Exhibit

Memorandum

To: Mr. Driggers, City Administrator
From: Brandon McMahan, Zoning Coordinator
Subject: Ordinance # 05-2019
Date: January 15, 2019
CC: Tammy Duncan, City Clerk

Ordinance # 05-2019 is a rezoning request for a parcel located off Lister Rd and Hwy 80. The owner is requesting a rezoning from R-12, Single Family Residential, to I-1, Industrial District. The purpose of this rezoning is for future industrial development.

The Planning Commission conducted a public hearing on January 14, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

ORDINANCE NUMBER 5-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PAUL BRANNON AND LINDA LISTER LOCATED ON LISTER ROAD FROM R-12 (RESIDENTIAL, SINGLE, FAMILY DISTRICT) TO I-1 (INDUSTRIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain property owned by Paul Brannon and Linda Lister located on Lister Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-14-00-040.00 containing approximately 13.63 +/- acres attached hereto marked as Exhibit A.

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 January 14, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to I-1 (Industrial 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 on Lister Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-14-00-040.00 containing approximately 13.63 +/- acres attached hereto

marked as Exhibit A shall be changed from R-12 (Residential, Single-Family District) to I-1 (Industrial District).

This ordinance shall be effective contingent upon closing of the sale of said property by the owner to Clarius Partners, LLC or its designated or affiliated company on or before October 31, 2019.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 22, 2019

Second and
Final Reading: February 12, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney

