



**AGENDA  
GREER CITY COUNCIL**

August 27, 2019

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

**6:30 PM**

**COUNCIL REGULAR MEETING**

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**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. August 13, 2019  
(Action Required)**

**VI. SPECIAL RECOGNITION**

**A. City of Greer 6U All-Star Rookie League Baseball Team**

**VII. DEPARTMENTAL REPORTS**

**A. Building and Development Standards Activity Report - July 2019**

**B. Financial Activity Report - July 2019  
Link to Detail Financial Reports**

**C. Fire Department Activity Report - July 2019**

**D. Municipal Court Activity Report - July 2019**

**E. Parks and Recreation Activity Report - July 2019**

**F. Police Department Activity Report - July 2019**

**G. Public Services Activity Report - July 2019**

## **H. Website Activity Report - July 2019**

## **VIII PRESENTATION**

- A. Matt Hamby, Chief of Police will highlight his Activity Report**

## **IX. ADMINISTRATOR'S REPORT**

- A. Ed Driggers, City Administrator**

## **X. OLD BUSINESS**

- A. Brookshire Road Follow-Up  
(Action Required)  
Steve Grant, City Engineer**

## **XI. NEW BUSINESS**

- A. First Reading of Ordinance Number 30-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM OD (OFFICE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)**

Ordinance 30-2019 is a rezoning request for a parcel located at 306 W. Poinsett St. The owner is requesting a rezoning from O-D, Office District to DRD, Design Review District. The purpose of the rezoning request is to allow for a mixed-use of professional offices and residential. The applicant is requesting to convert some of the current office space on one side on the building into a one-bedroom apartment. The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.  
Brandon McMahan, Zoning Coordinator

- B. First Reading of Ordinance Number 31-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY RENEW PROPERTIES, LLC AND K & L INVESTMENTS, INC. LOCATED AT 117 AND 119 BROWN STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)**

Ordinance 31-2019 is a rezoning request for a parcel located at 117 and 119 Brown St. The owner is requesting a rezoning from R-12, Single Family Residential, to DRD, Design Review District. The purpose of the rezoning request is to subdivide the two parcels into three parcels for a future residence.

**The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.**

**Brandon McMahan, Zoning Coordinator**

**C. First Reading of Ordinance Number 32-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER COMMUNITY OUTREACH CENTER LOCATED ON TURNER STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)**

**Ordinance 32-2019 is a rezoning request for a parcel located at the corner of Turner St and King St. The owner is requesting a rezoning from R-M1, Multi-Family Residential to R-M2, Multi-Family Residential. The purpose of this rezoning is to subdivide the property into four single-family lots for future development. The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.**

**Brandon McMahan, Zoning Coordinator**

**XII. EXECUTIVE SESSION**

**Council may take action on matters discussed in executive session.**

**A. Motion to enter into Executive Session to discuss the following:**

**(1) An Economic Development Matter pertaining to Project Greer Mill; as allowed by State Statute Section 30-4-70(a)(5).**

**XIII. 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**  
**8/27/2019**

**Councilmember Kimberly Bookert**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Invocation Schedule	8/14/2019	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**  
**8/27/2019**

**August 13, 2019**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
☐ August 13, 2019 Council Meeting Minutes	8/20/2019	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL August 13, 2019**

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

**I. CALL TO ORDER OF THE REGULAR MEETING** Mayor Rick Danner – 6:33 P.M.

The following members of Council were in attendance:  
Jay Arrowood, Wayne Griffin arrived at 7:00 pm,  
Kimberly Bookert, Lee Dumas, Wryley Bettis and Judy Albert.

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

**II. PLEDGE OF ALLEGIANCE** Mayor Rick Danner

**III. INVOCATION** Mayor Rick Danner

**IV. PUBLIC FORUM** No one signed up to speak

**V. MINUTES OF THE COUNCIL MEETING** July 23, 2019

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of July 23, 2019 be received as written. Councilmember Kimberly Bookert seconded the motion.

**VOTE** - Motion carried unanimously.

**VI. SPECIAL RECOGNITION**

Mayor Danner presented Monroe Free, CEO of Greenville Habitat for Humanity with a proclamation recognizing Habitat for Humanity of Greenville County for its dedicated service to those in need in the Greer community, infusing human spirit with hope for a better tomorrow.

**VII. PETITIONER**

Mr. Bryant did not appear.

## **VIII. PRESENTATION**

- A.** Kirsten Pressley, Court Administrator presented her Annual Report.

Councilmember Griffin joined the meeting. (7:00 pm)

## **IX. ADMINISTRATOR'S REPORT**

Ed Driggers, City Administrator presented the following:

### **Calendar:**

**Election Candidate Filing period** began Monday, July 15<sup>th</sup> at Noon and will end this Thursday, August 15<sup>th</sup> at Noon.

**Food Truck Roll Out** will be held this Friday evening in City Park from 5:00 pm until 8:00 pm.

**Greer Chamber of Commerce Legislative Luncheon** will be held Tuesday, August 27<sup>th</sup> at 11:30 am.

**Center for the Arts** will hold their Grand Opening September 20<sup>th</sup>, 21<sup>st</sup> and 22<sup>nd</sup>. Friday, September 20<sup>th</sup> is a ticketed event. Saturday, September 21<sup>st</sup> is Community Day and Sunday, September 22<sup>nd</sup> is the Open House. Additional information is forthcoming.

**Kids Planet** will close the Tuesday (September 3<sup>rd</sup>) after Labor Day to prepare for construction. We will prepare the park for demolition of the old equipment. We will remove the keepsake items tiles, pickets etc. and any original items placed on the site that were used in recognizing people in our community and place them in storage for use later on. Once the equipment is removed we will start site planning work getting the grading and everything prepared. The park will remain closed through the winter, as we prepare to open it in the spring of 2020.

## **X. APPOINTMENTS TO BOARD AND COMMISSIONS**

### **A. Board of Architectural Review**

Historian - Joada Hiatt resigned effective April 26<sup>th</sup> her term expires 6/30/2021.

**ACTION** – Councilmember Jay Arrowood nominated Eddie Burch for the Historian seat on the Board of Architectural Review. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

## **XI. OLD BUSINESS**

### **A. Second and Final Reading of Ordinance Number 21-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY ALLEN CULLUM LOCATED AT 997 AND 999 VICTOR HILL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.**

Brandon McMahan, Zoning Coordinator stated the Planning Commission approved the request during their July 22<sup>nd</sup> meeting. Mr. McMahan also stated staff is requesting to amended the ordinance to reflect a reduction in acreage from 5.73 acres to 5.5 acres. The property line originally went to the center of the road and now the line has been moved out of the right-of-way. The owner Allen Cullum was present but did not speak.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 21-2019 as amended. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**B. Second and Final Reading of Ordinance Number 27-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY SPARTANBURG COUNTY AND DUKE POWER COMPANY LOCATED ON VICTOR AVENUE (VICTOR MILL SITE) BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTIES.**

Brandon McMahan, Zoning Coordinator stated the Planning Commission approved the request during their July 22<sup>nd</sup> meeting. Mr. McMahan also stated staff requests to amend Exhibit F (Statement of Intent) to reflect internal roads will be private roads, not public roads.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 27-2019 as amended. Councilmember Jay Arrowood seconded the motion.

Brief discussion.

**VOTE** – Motion carried unanimously.

**C. Second and Final Reading of Ordinance Number 29-2019**

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER**

Ed Driggers, City Administrator stated there was no new or additional information.

**ACTION** – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 29-2019. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

## **XII. NEW BUSINESS**

### **A. Brookshire Road Condition**

Steve Grant, City Engineer presented the information. Staff recommended Option Number 2. CMRB (includes widening): \$144,581.42 (attachment)

Lengthy discussion followed.

David Seifert, Chief Financial Officer shared information regarding financing the request.

Mayor Danner requested Staff bring back a plan and costs for Option Number 2. No action was taken.

Councilmember Wayne Griffin left Council Chambers from 7:41pm until 7:45pm.

### **B. Towing fees and Ordinance**

Requested by Councilmember Lee Dumas

Lengthy discussion was held. Council recommended Staff review ordinance and fees and bring information back to Council. Mr. Driggers stated staff would bring information back to Council in November. (attachment)

### **C. Bid Summary – HVAC at Victor Gym**

Ann Cunningham, Director of Parks and Recreation presented the request. Staff recommended RSI bid amount With Heat \$51,395.00. (attachment)

Discussion held.

**ACTION** – Councilmember Jay Arrowood made a motion to approve RSI in the amount of \$51,395.00. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

## **XIII. EXECUTIVE SESSION**

**ACTION** – In (8:00 p.m.)

**(A) Personnel Matter – Building and Development Standards**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Personnel matter pertaining to the Building and Development Standards Department; as allowed by State Statute Section 30-4-70(a)(1). Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

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

**ACTION** - Out (8:18 p.m.) – Councilmember Judy Albert made a motion to come out of Executive Session. Councilmember Kimberly Bookert seconded the motion. Motion carried unanimously.

#### **XIV. ADJOURNMENT**

8:18 P.M.

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Richard W. Danner, Mayor

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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, August 9, 2019.



**AGENDA**  
**GREER CITY COUNCIL**  
8/27/2019

**Building and Development Standards Activity Report - July 2019**

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Building and Development Standards Activity Report - July 2019	8/14/2019	Backup Material



# City of Greer

## Building & Development Standards

### Monthly Report

July 2019

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](http://www.cityofgreer.org).



## Planning & Zoning

### Planning Commission

The Planning Commission reviewed **six** cases in July:

AN 2019-07	Victor Park	Annex and Zone to DRD
LDRV 2019-01	LDR Variance for Sidewalks (Dillard Grove Villas)	Variance
LDRV 2019-02	LDR Variance for Cul-de-sac Radius (Suber Branch)	Variance
Misc 2019-01	Road Renaming	Clear Springs Ct to Global Court
SUB 2018-12	Netzero Farms Ph 2	FDP
SUB 2019-04	Dillard Grove Villas	Preliminary Plat

### **Board of Zoning Appeals**

The Board of Zoning Appeals reviewed **two** cases in July:

BZA 2019-09	Gibbs Cancer Center	Variance for sign size
BZA 2019-10	Gibbs Cancer Center	Variance for sign location

### **Board of Architectural Review**

The Board of Architectural Review reviewed **one** case in July:

BAR 2019-03	101 Trade St	Exterior Building Alterations, Conceptual Review, Lighting
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### **Planning Advisory Committee**

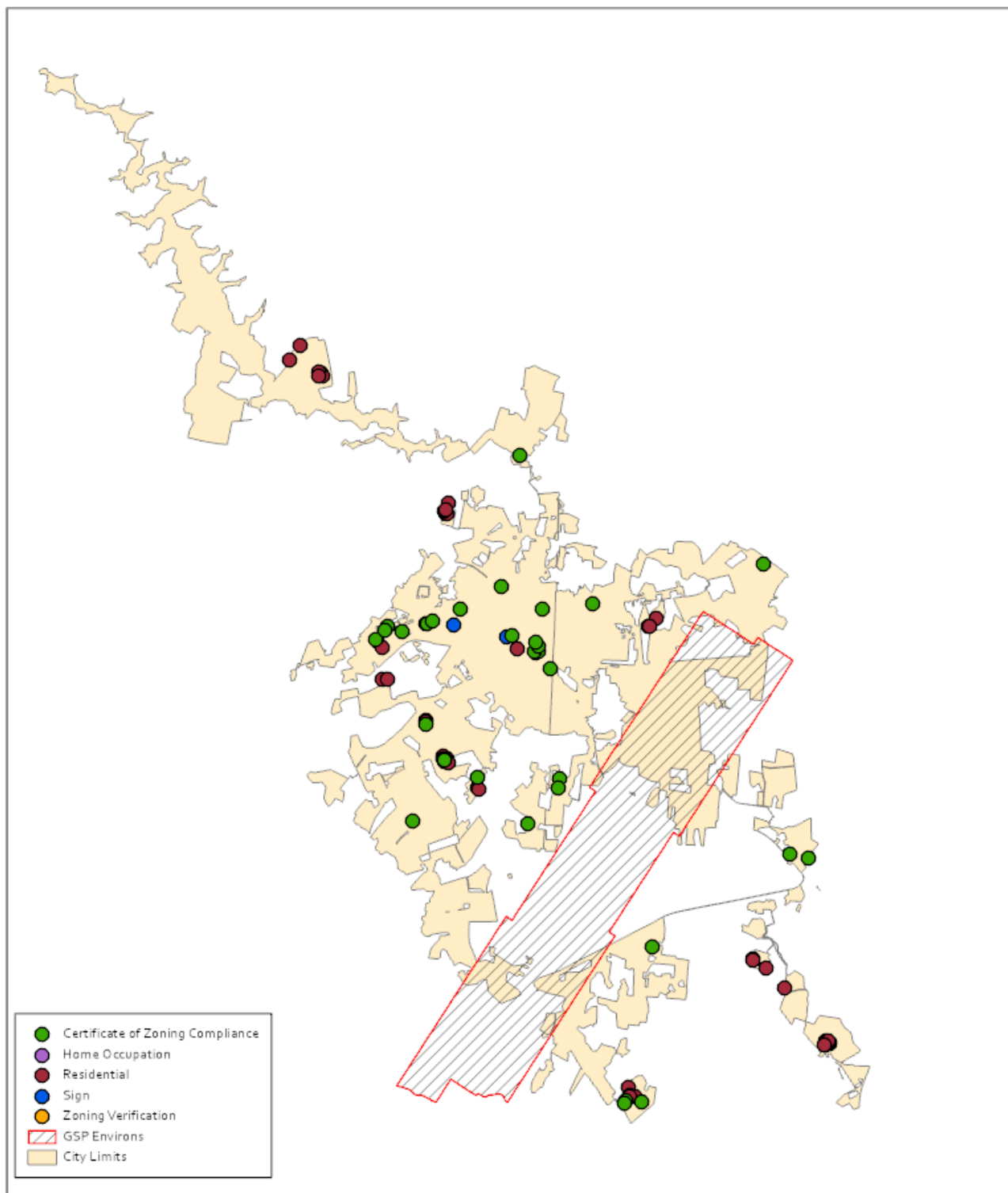
The Planning Advisory Committee reviewed **two** projects in July:

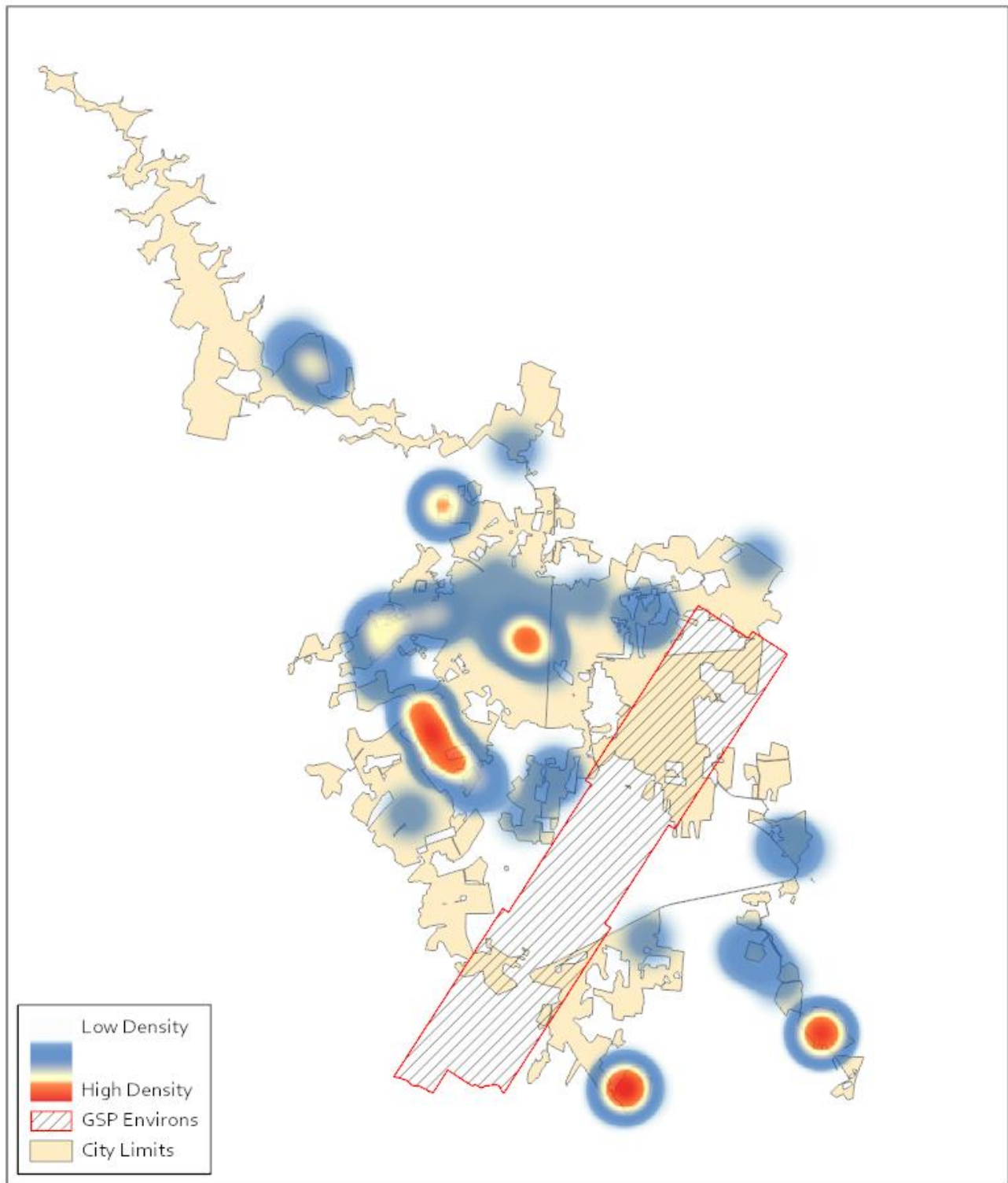
COM 2019-14	Chick -fil-A	Commercial building addition
COM 2019-16	Greer Express Wash	Commercial plan review

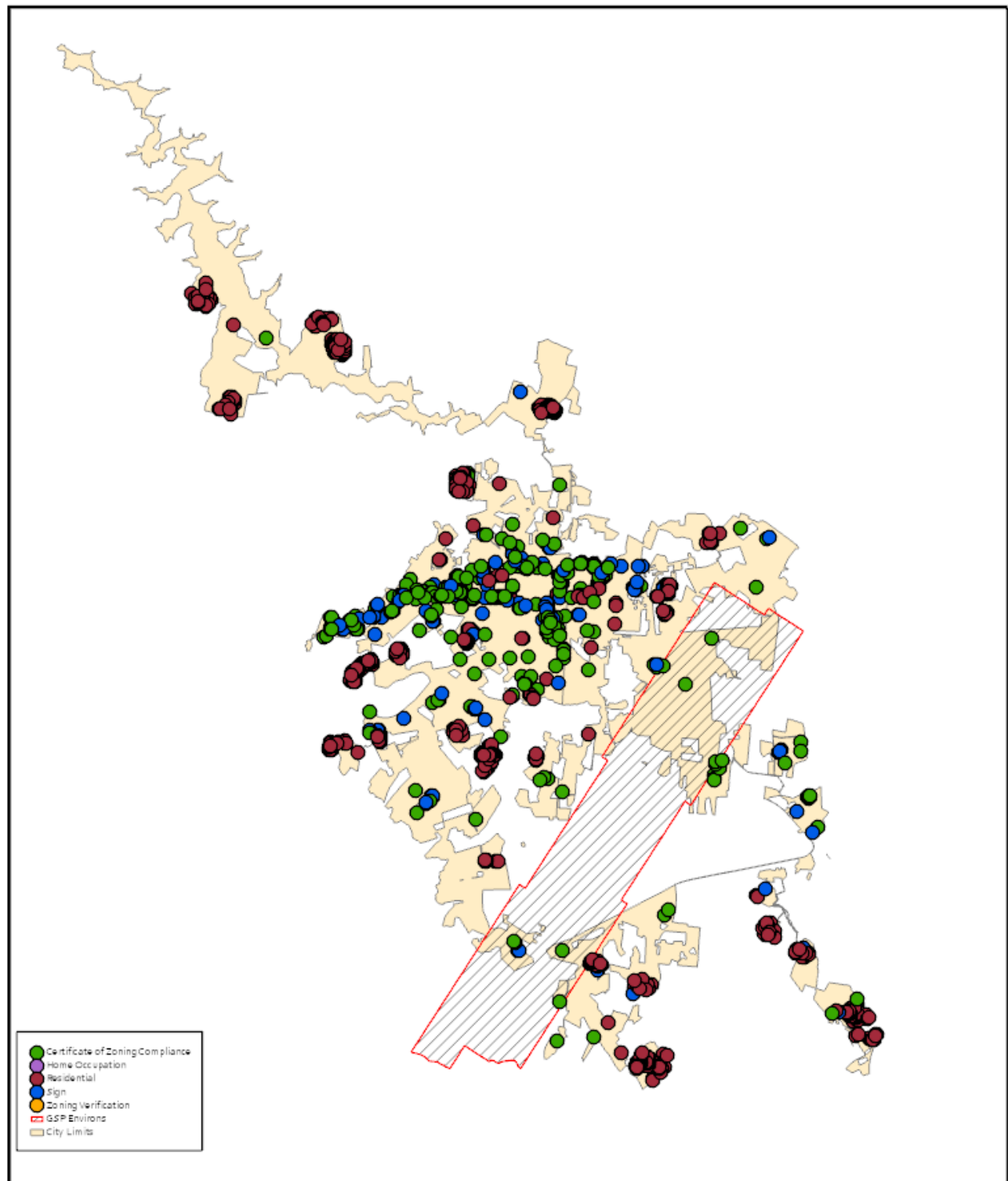
**Permits** for the month of July included 51 residential, 34 commercial projects, and 4 signs.

### **Planning & Zoning Summary**

PERMIT TYPE	TOTAL CASES	TOTAL CASES
	July	2019
BZA: Residential	0	1
BZA: Commercial	2	9
Planning Commission	6	37
Planning Advisory Committee	2	16
Board of Architectural Review	1	3
TOTAL	11	66







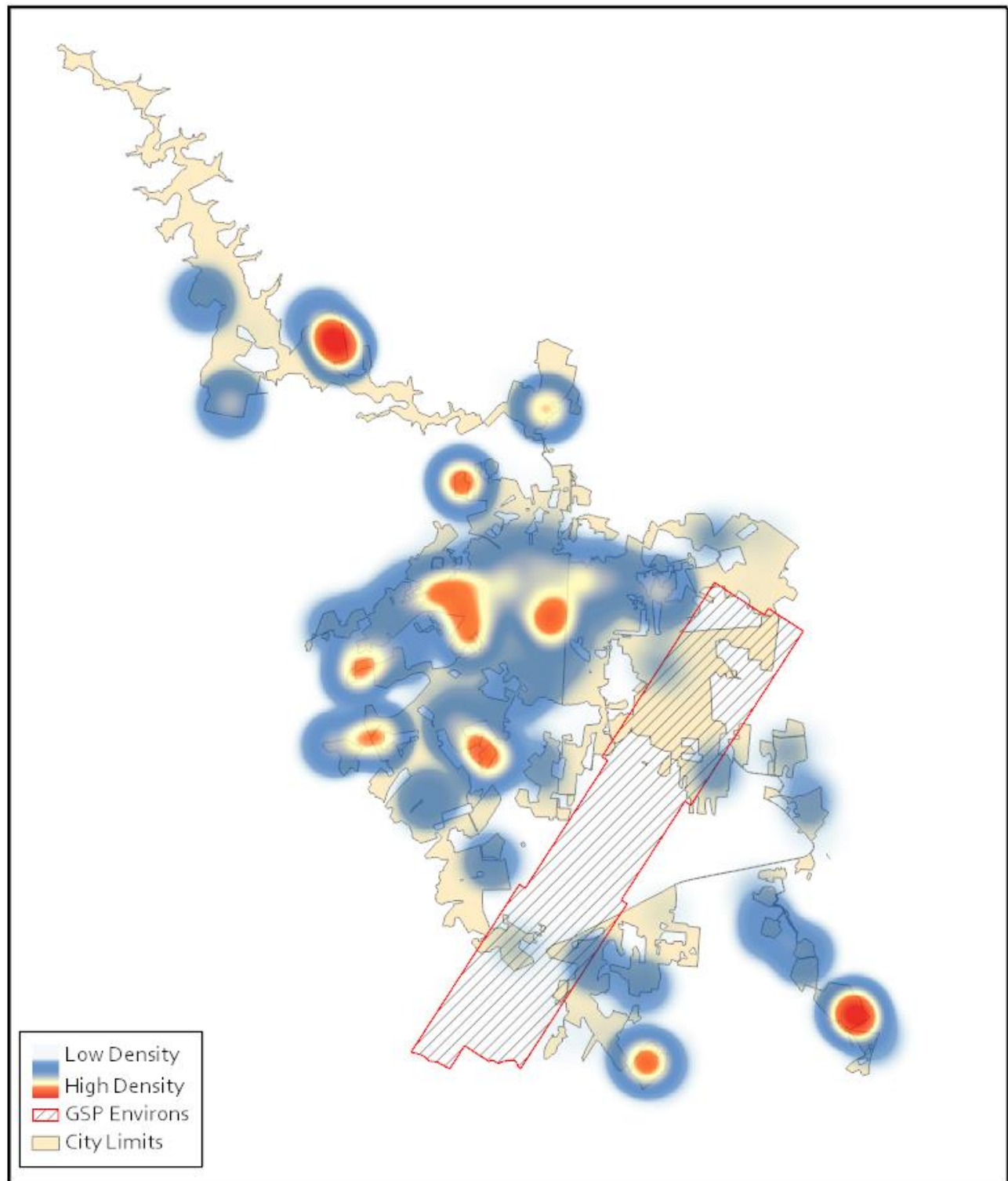
## Permits Collected Year to Date

July 2019



Created 8/1/2019 by City of Greer GIS

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## Permits Collected Year to Date

July 2019



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## **July 2019 Monthly Report**

- Created annexation and rezoning maps for Ord 27-2019, 28-2019
- Completed sidewalk data collection and update for most of the city
- Attended ESRI User Conference
- Attended quarterly GCGIA meeting and performed secretary duties for the first time
- Completed land use calculations for Mike for 2018/2019 fiscal year
- Completed floodplain letter to send to Greer residents who are impacted by upcoming floodplain changes
- Started working on calculating stormwater fees for all properties in the city
- Created map of district 3 streets and exported list of streets for Tammy
- Created map of Trade St and Poinsett St for Mr. Driggers
- General data updates and upkeep for roads, addresses, parcels, projects

## **CITY ENGINEER** – (Steve Grant)

### **Ongoing Engineering Projects:**

- Street Classification additions – new – scope review
- Road Improvement Program – defining program details
- Downtown Streetscape project – Site visits, inspections and coordination
- Trakit Project Management Software – On site training, testing (3-5 hrs/wk)
- Executive Drive Stormdrain failure – Design underway
- US 29 Accel/Decel lanes – Design underway
- Hotel/Parking Deck project – meetings, monitor demo
- 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:**

- Short Street – plan review
- Braeburn Orchard – final plat review
- Branchwood – final plat review
- Site meeting at Pelham Medical
- Crescent Park Commons – plan review
- Chili's – final plat review
- Blaize Ridge – final plat review
- S Main Townes final plat review
- Braeburn Orchard proofroll

#### **Other:**

- PAC site reviews (3)
- King St field check
- Meeting with transportation consultant
- Check chick springs stockpile site
- Stormwater fees and BMP inspection meetings
- Drone practice
- Meetings/planning for professional services – ADA issues
- Attended Spartanburg CTC meeting
- Drainage issue at Cornelson
- Coordination with GLDTC paving contractor on several items
- Daniel Ave storm drain issue – rush job – contractor repair
- Interviews for FT permit tech
- Interviews for FT seasonal CE officer
- MS4 program permit review with RR
- City monument plan meetings
- ADA complaint at Springwood park

**STORMWATER MANAGER – (Robert Roux, Assistant City Engineer)**

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

Pre-submittal Meetings		
Development Type	Project Name	# Lots/Units
Commercial/Residential	Crescent Park Commons Phase II	78

Plan Reviews			
Development Type	Project Name	Review Type	# Lots/Units
Residential	Overton Park	Follow up	57
Commercial	Chili's	Follow up	NA
Commercial	Fairfield Inn	Follow up	NA
Commercial	Fairfield Inn	Follow up	NA
Commercial	Chilis	Follow up	NA
Commercial	Global Commerce Phase IIIa	Follow up	NA
Commercial	Jones Ave Car Lot	Initial	NA
Commercial	Velocity Park Site 3	Follow up	NA
Commercial	Velocity Park Site 3	Follow up	NA
Commercial	Abner Creek Elem. School Additions	Initial	NA
Commercial	Greer High School Additions	Follow up	NA
Commercial/Residential	Crescent Park Commons Phase II	Initial	78

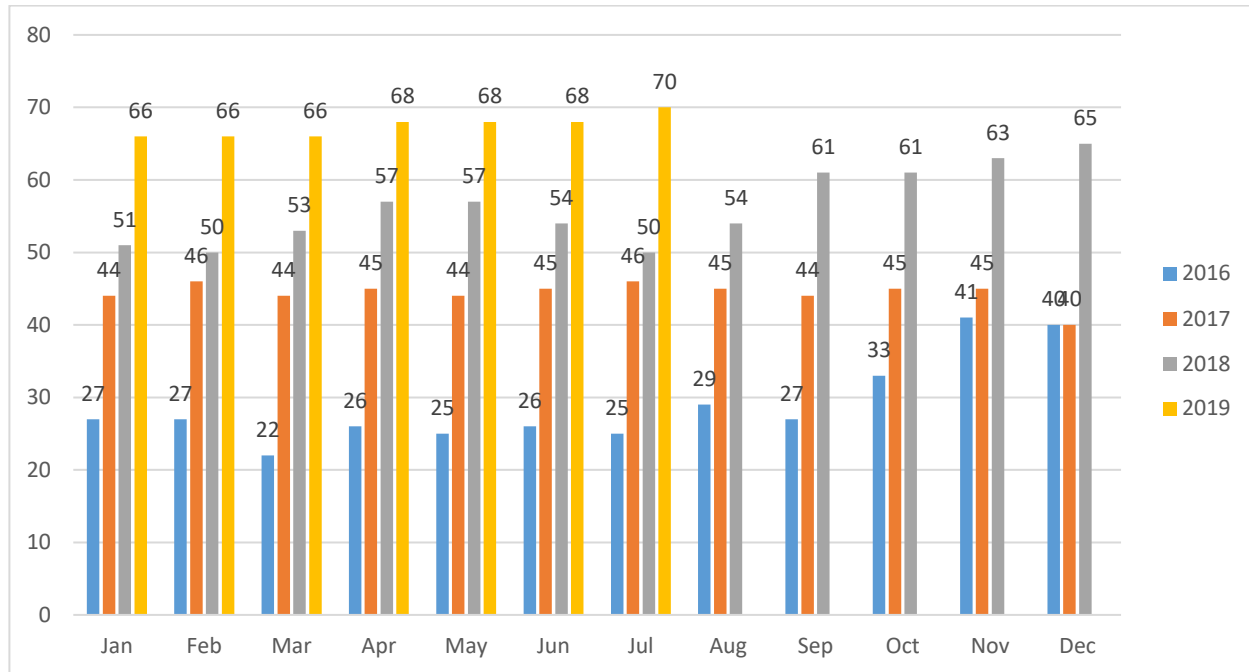
Pre-Construction Meetings		
Development Type	Project Name	# Lots/Units
Commercial	Greer High School Additions	NA
Commercial	Niftylift, Inc.	NA

2019 Stormwater Summary January 1 <sup>st</sup> through July 31 <sup>st</sup> , 2019		
Projects Submitted	Plan Reviews	Preconstruction Meetings
23	74	17

Historical Project Submittals	
Year	Projects Submitted
2019	23
2018	46
2017	37
2016	41
2015	35
2014	34

# STORMWATER INSPECTION: Anthony Copeland/Brian Hunter

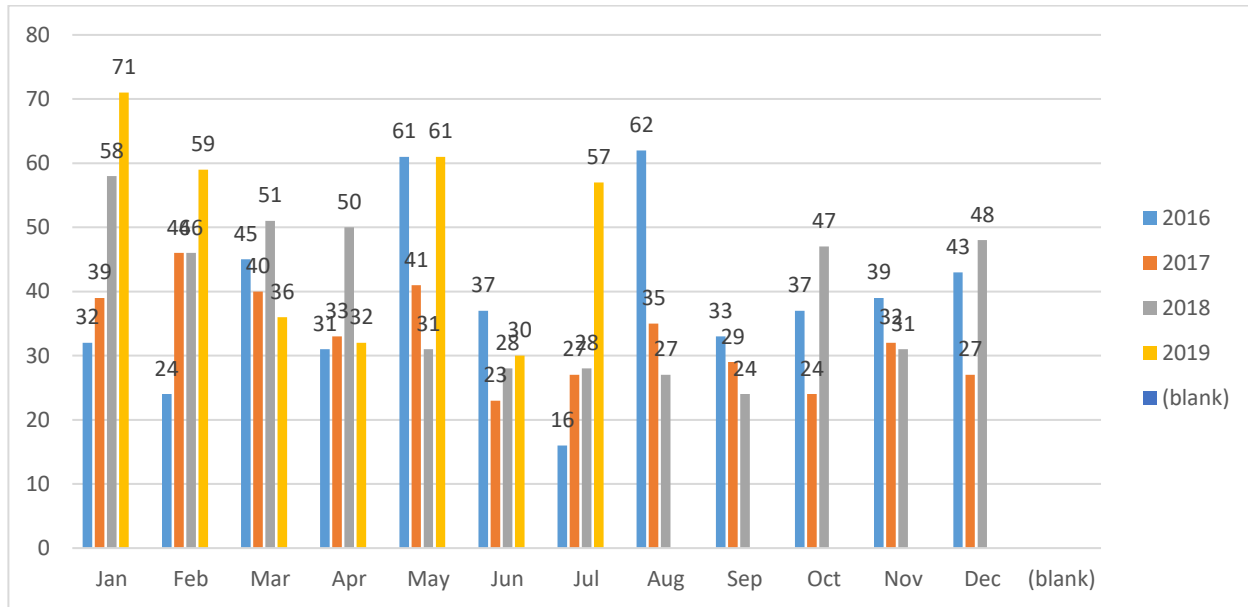
## 70 Active Site Inspected (Per Month)



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. O Neal Village Subd. Ph-1	23. Global Commerce Park Ph-II	24. Dick Brooks Honda
25. O Neal Village Subd. Ph-2	26. Darrien Properties Lot 3	27. New Hope Baptist Church
28. O Neal Village Subd. Ph-3	29. Residence At Century Pk.	30. Echo Ridge
31. O Neal 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. O'Hare Project
55. Briar Ridge	56. Ozellas Ridge	57. Magnolia Greens
58. Project Satellite	59. Benson CDRJ	60. Whata A Wash Carwash
61. Brockman McClimon Rd.	62. Katherine's Garden	63. Inland Port Chasis Yard
64. Sudduth Farms	65. Global Commerce	66. Branchwood Subd.
67. NTB	68. Pavilion Development	69. Greer High School Addition
70. Hampton Inn		

## STORMWATER INSPECTION: Anthony Copeland

### 57 Individual LOT Drainage Plan Reviews (Per Month)



## Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Drainage Swale Compromise	7/16/2019	Pleasant Meadow	Water runoff is still confine to swale	7/16/2019
Sink Hole	7/31/2019	Highland Ave	Under review /Meet w/ City Maintenance	On-going

## Asphalt Activities Inspection: Anthony Copeland

Subd. / Project Name	Date	Operation
Braeburn Orchard Subd.	7/16/2019	Sub-grade Proof-roll
Braeburn Orchard Subd.	7/17/2019	Asphalt Binder Placement
Creekside Manor Subd.	7/23/2019	Final Asphalt Placement

July 2019  
Monthly Activity Report  
Building Inspections & Code Enforcement

<b>Commercial Plan Reviews</b>	<b>Address</b>
Tipsy Taco MEP's	14182 E Wade Hampton
Chili's Revisions	1312 W Wade Hampton
Grace Church MEP's	133 E Poinsett Street
Shade Structures	108 S Line Street
Old Greer BBQ Condemnation Repairs	602 N Main Street
Panera Bread	1220 W Wade Hampton
ABB Motors	2980 Greer Road Suite 300
Wells Fargo	1365 Wade Hampton
T-Mobile	740 Brockman McClimon
Hampton Inn	Main & Jason
Warehouse Bldg 1	1605 Poplar Drive
Warehouse Bldg 2	1605 Poplar Drive
Los Dos Hermanos	309 New Woodruff Road
Ignite Dance	1319 Poinsett Street
Clarius Inland Port	180 Vanity Way
Echo Ridge Townhomes	3331 Brushy Creek
Rockbridge Townhomes	201-207 Wright Wood
Nifty Lift Retaining Walls	Polar Drive
Chili's Retaining Walls	Wade Hampton
Chili's Retaining Wall Revisions	Wade Hampton
Redcroft Retaining Walls	O Nature Trail & Rockmore Way
Redcroft Retaining Walls	Phase II

## COMMERCIAL CONSTRUCTION - \$18,185,065.79

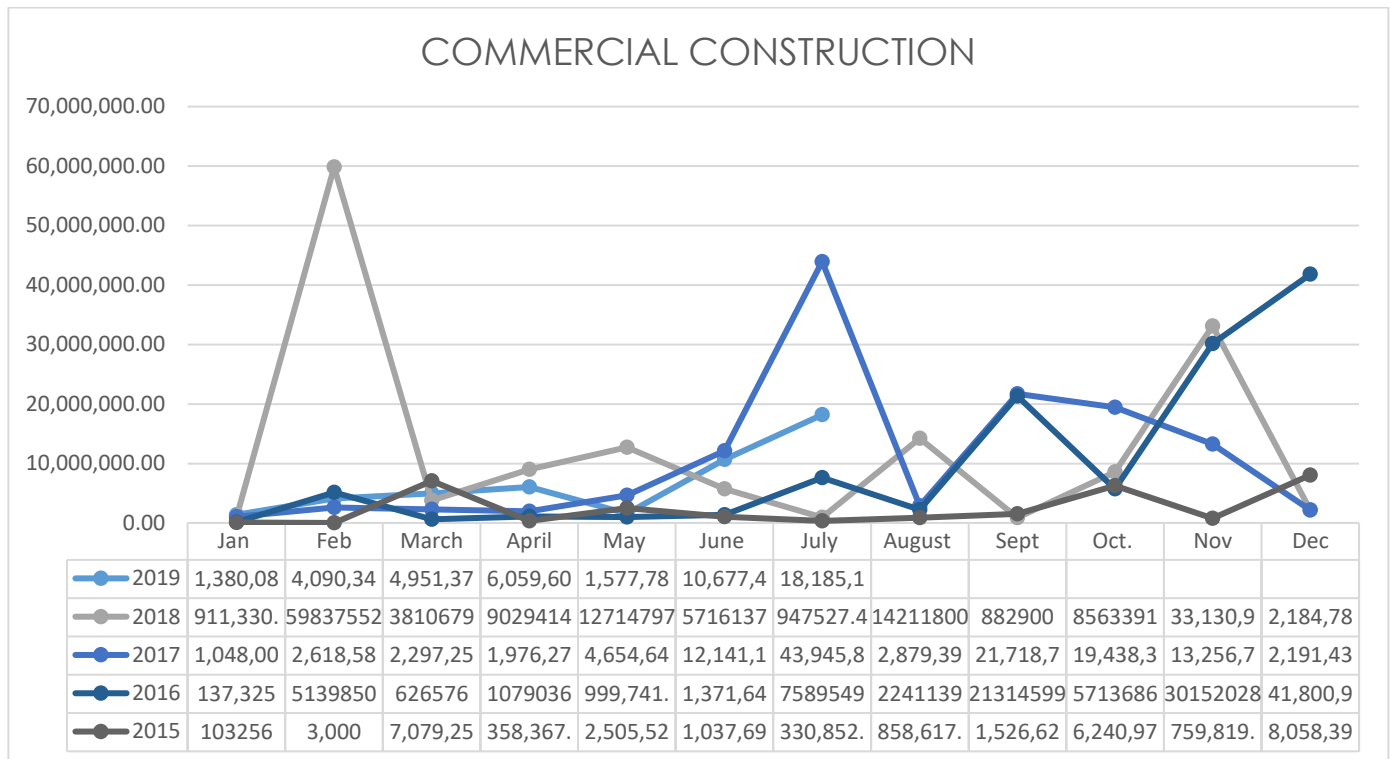
2019- \$46,921,789.83 YTD

2018 - \$151,941,280.94

2017 - \$124,511,263.15

2016 - \$118,166,101.70

2015 - \$28,862,382.54



## HOUSING STARTS - 66

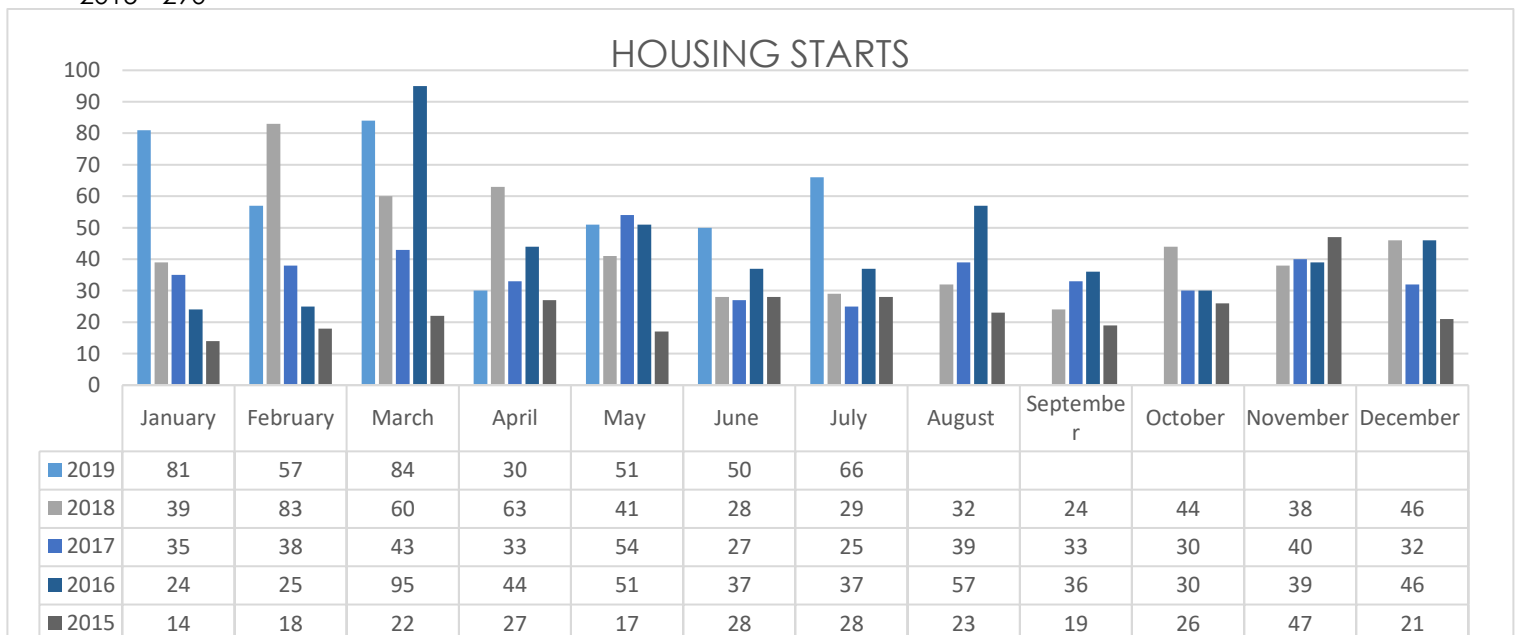
2019- 419 YTD

2018 - 527

2017 - 429

2016 - 521

2015 - 290



## TOTAL RESIDENTIAL CONSTRUCTION – \$15,490,716.69

2019 - \$90,214,984.81 YTD

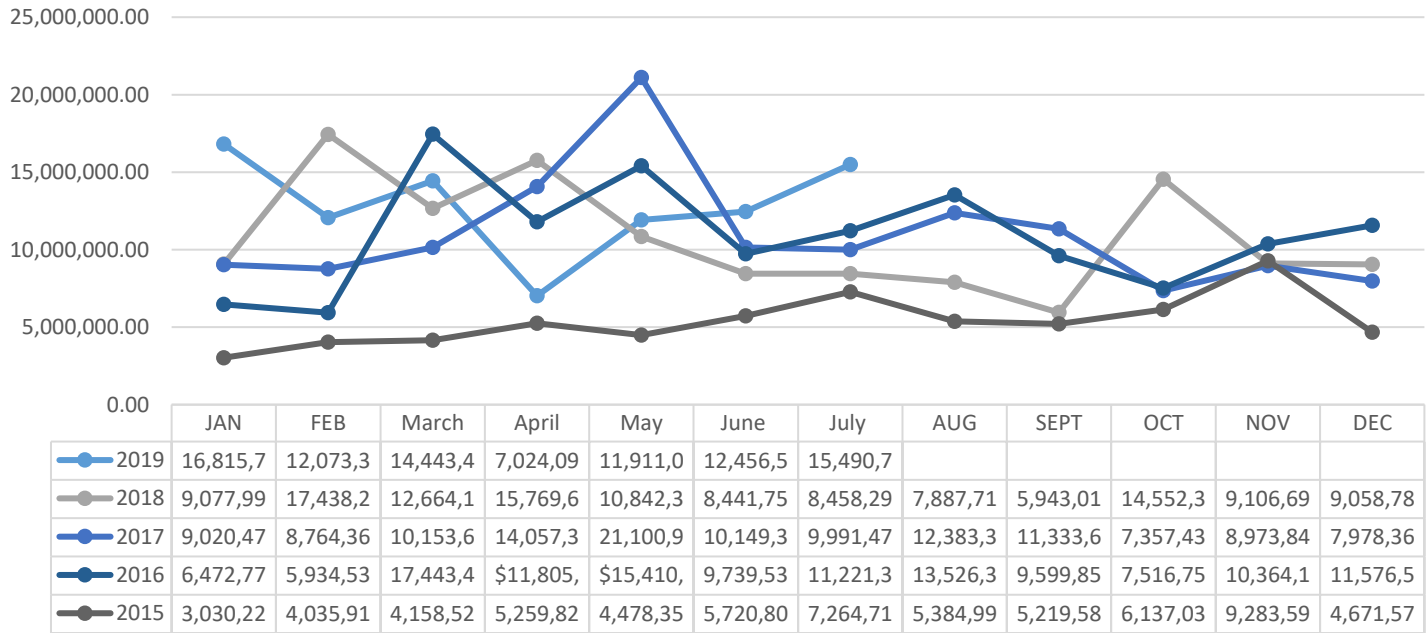
2018 - \$129,241,025.43

2017 - \$131,264,321.21

2016 - \$130,611,289.14

2015 - \$64,645,145.70

### RESIDENTIAL PERMIT TOTALS



## TOTAL CONSTRUCTION COST – \$38,060,987.61

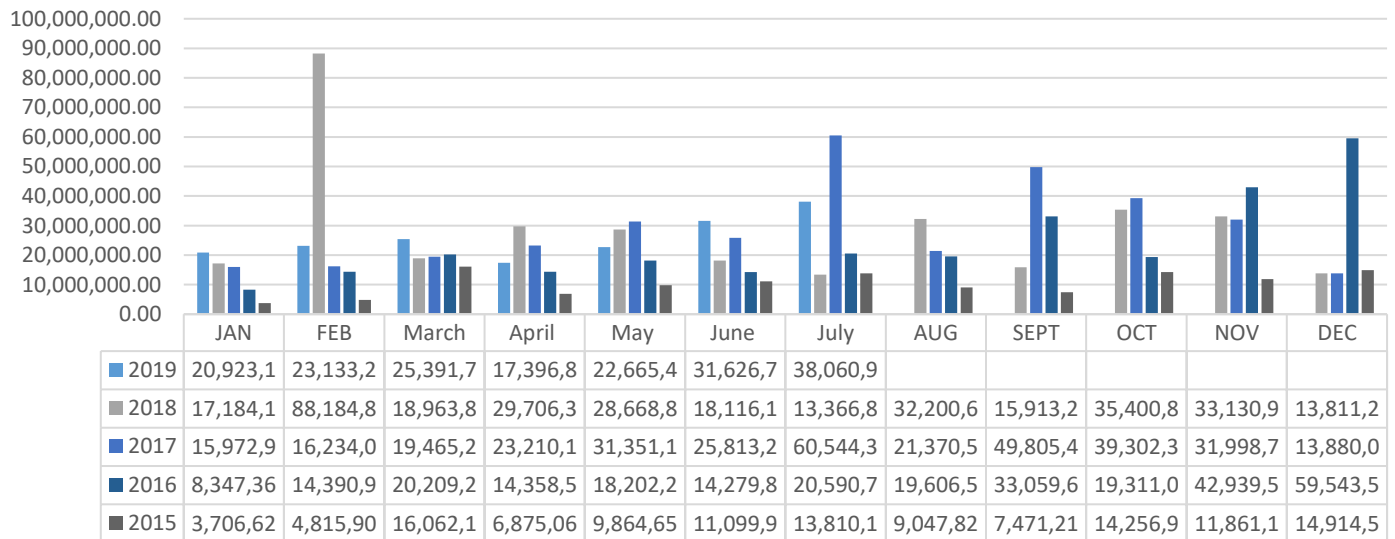
2019 - \$179,198,326.36 YTD

2018 - \$ 369,554,904.32

2017 - \$348,948,323.48

2016 - 284,839,502.84 2015 - 123,606,213.367

### TOTAL CONSTRUCTION COST



## NUMBER OF PERMITS ISSUED – 459

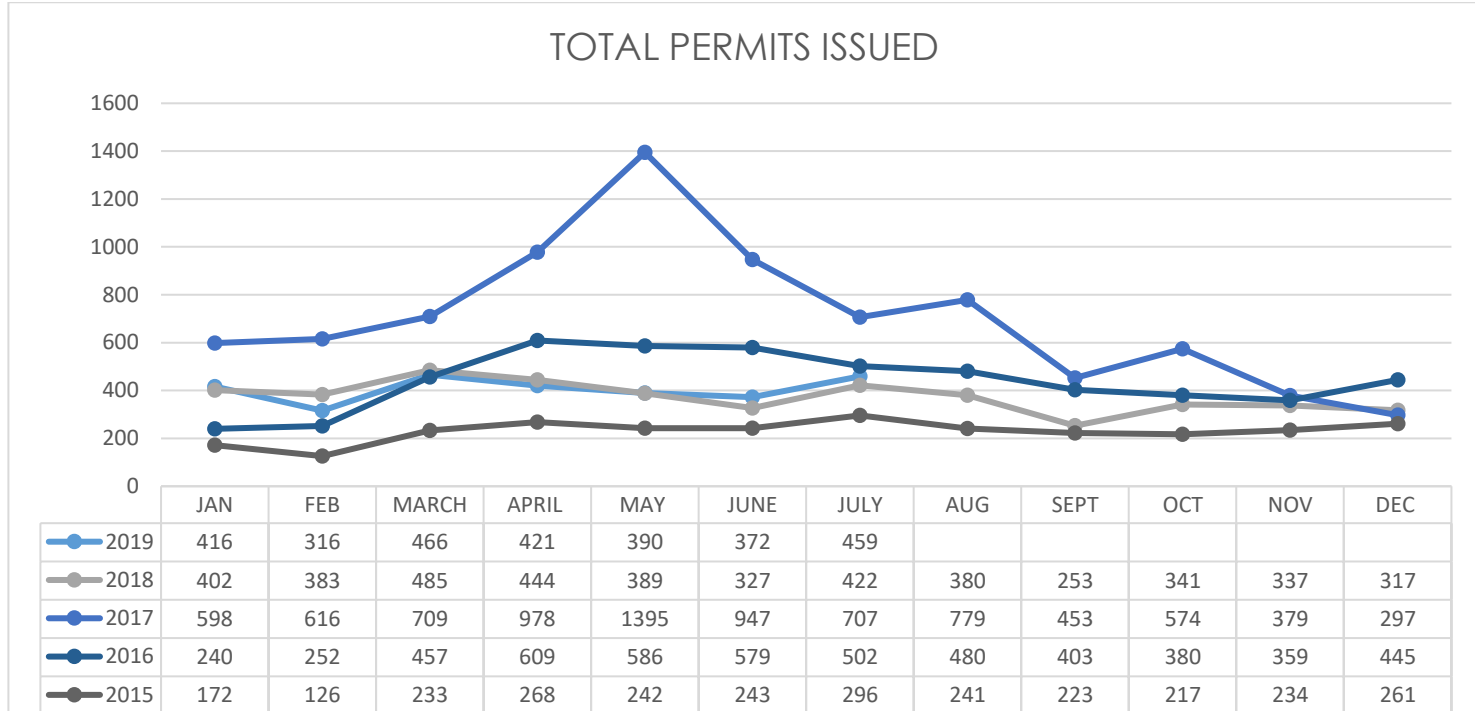
2019 – 2840 YTD

2018 – 4480

2017 - 7625

2016 - 5292

2015 – 2756



## MECHANICAL PERMITS – \$3,338,472.24

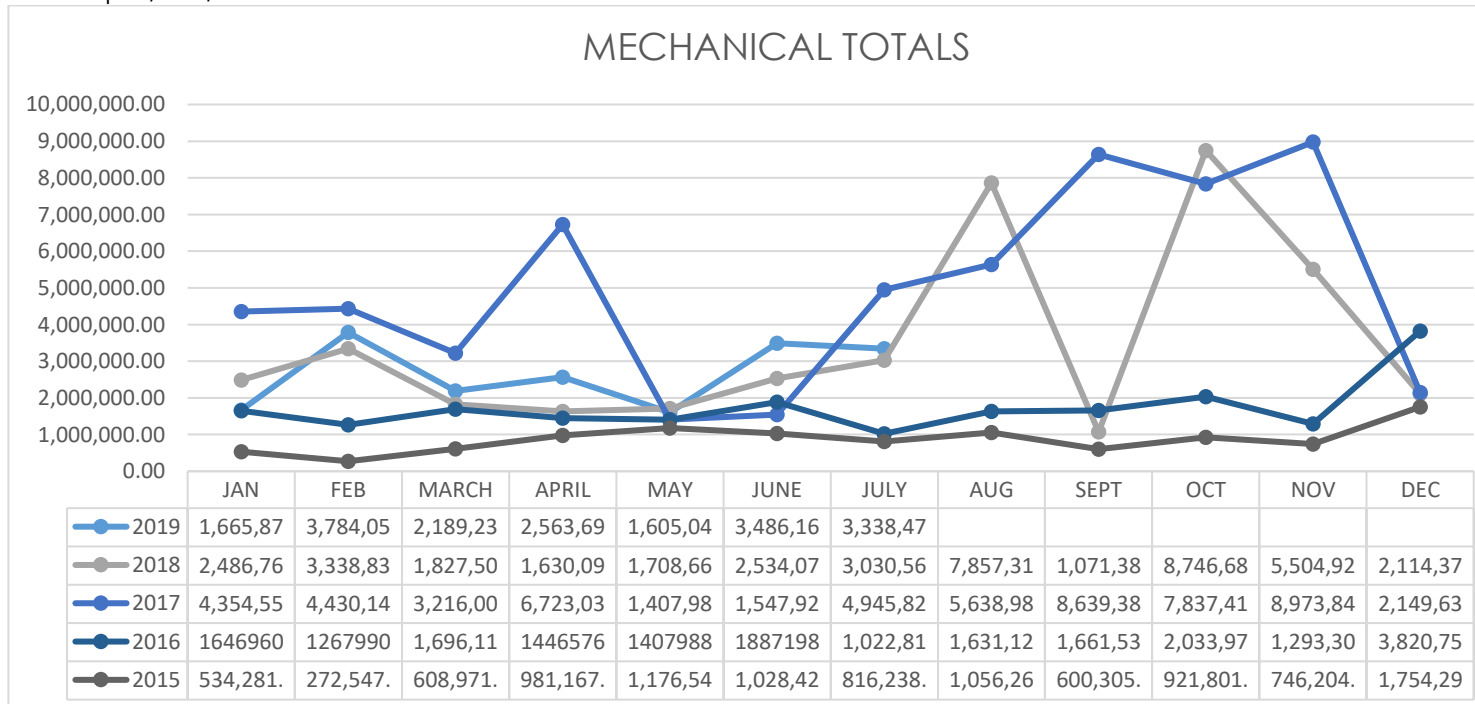
2019 –\$18,632,537.84 YTD

2018 - \$41,851,184.52

2017 - \$59,864,747.40

2016 - \$20,816,343.54

2015 - \$10,497,052.08



## TOTAL INSPECTIONS – 3624

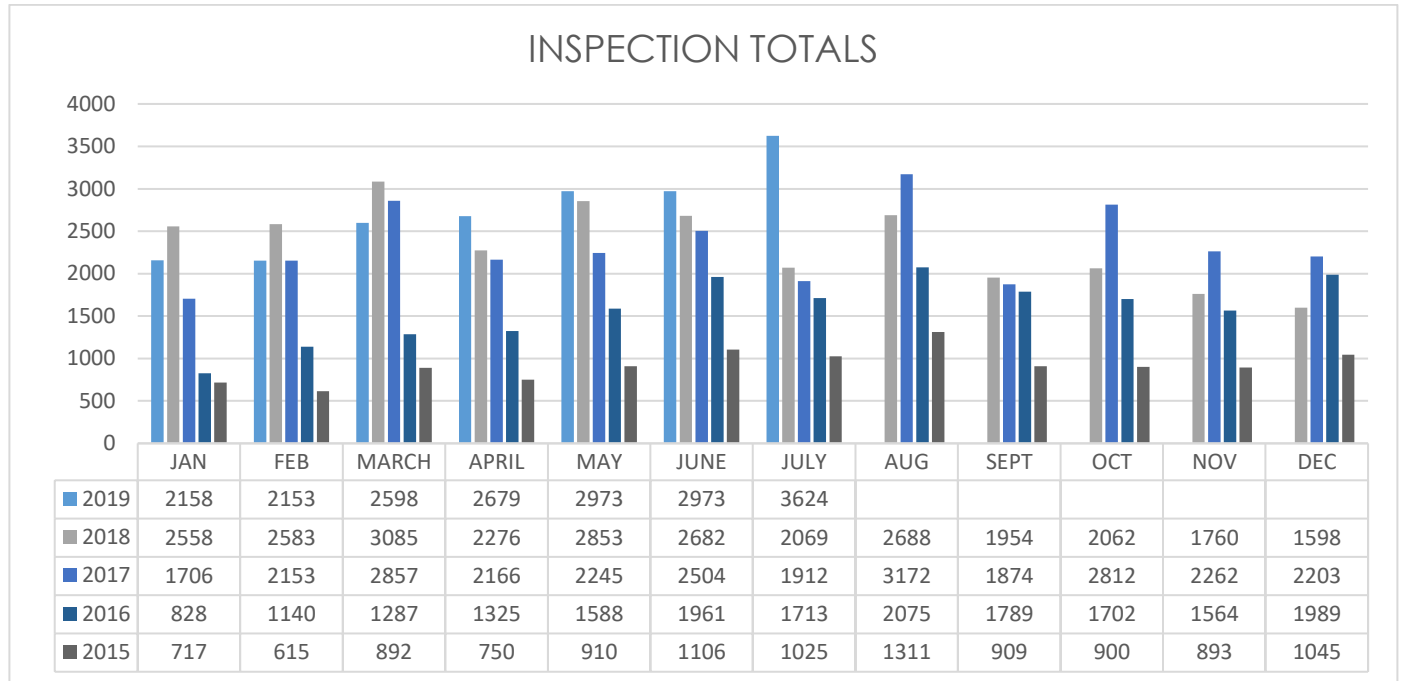
2019 - 19158 YTD

2018 – 28168

2017 - 27866

2016 – 18961

2015 - 11073



## TOTAL MISC. PERMITS - \$1,046,732.89

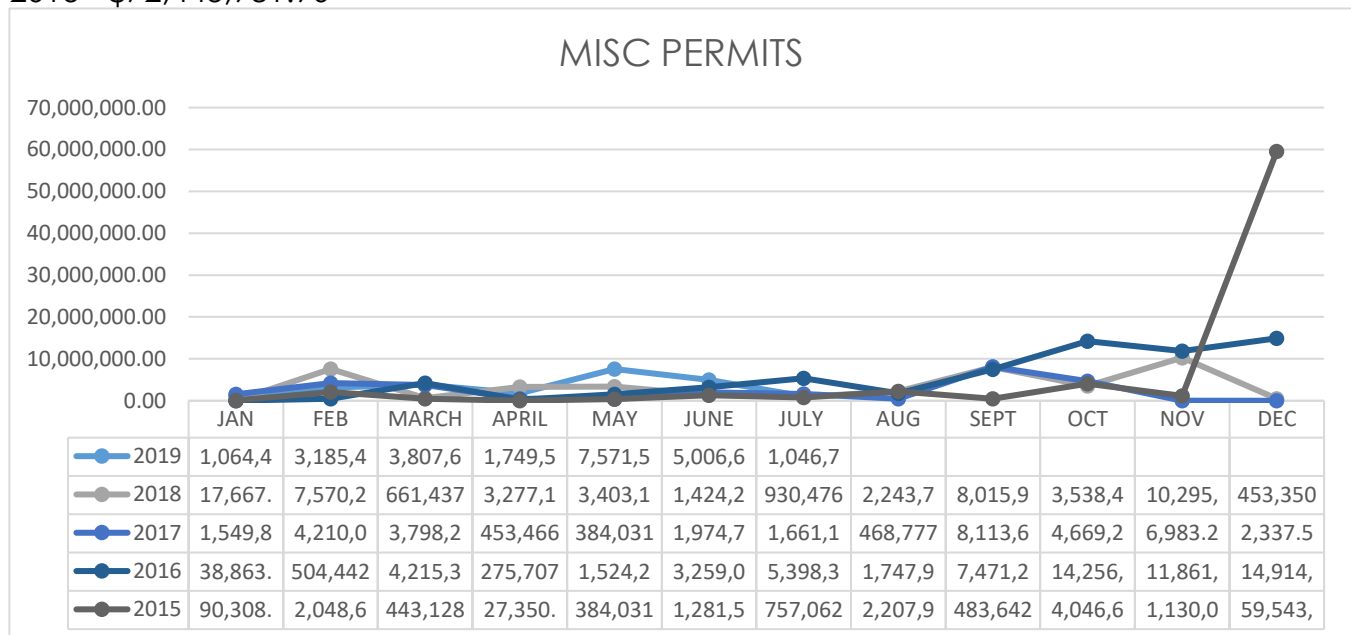
2019 - \$23,432,113.51

2018 – \$46,521,413.43

2017 - \$29,757,048.44

2016 - \$65,467,832.78

2015 - \$72,443,981.90



## CODE ENFORCEMENT INSPECTIONS – 662

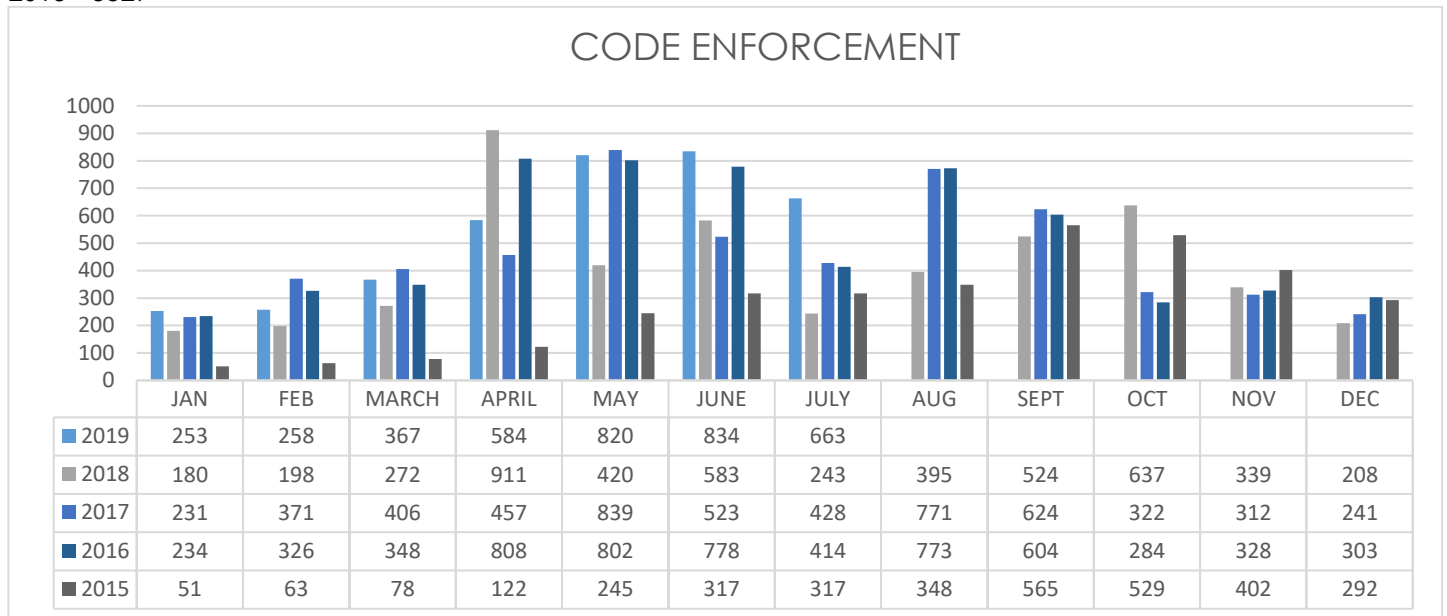
2019 – 3778

2018 – 4910

2017 - 5525

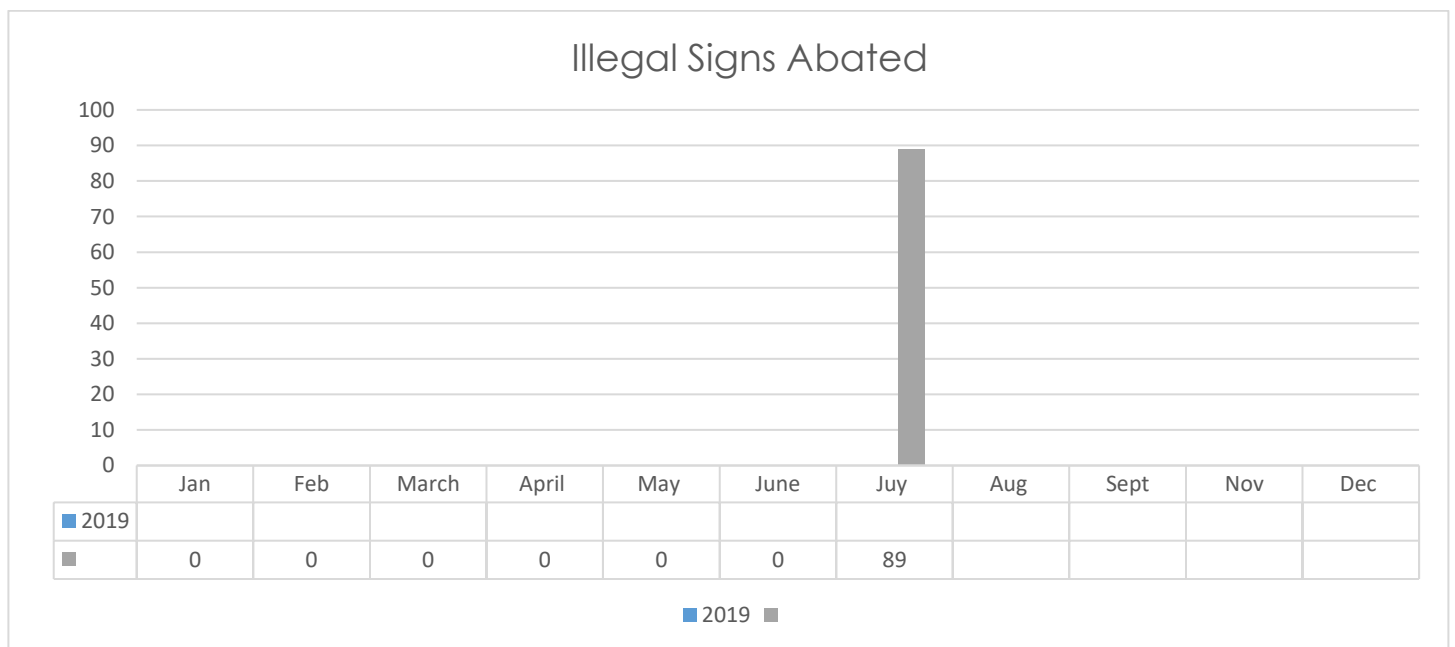
2016 - 6002

2015 - 3329



## Illegal Signs Abated – 89

2019 - 89 YTD



**Category Number: VII.**  
**Item Number: B.**



**AGENDA**  
**GREER CITY COUNCIL**  
**8/27/2019**

**Financial Activity Report - July 2019**

**Summary:**

[Link to Detail Financial Reports](#)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Monthly Financial Report - July 2019	8/22/2019	Backup Material



July 2019 Summary Financial Report

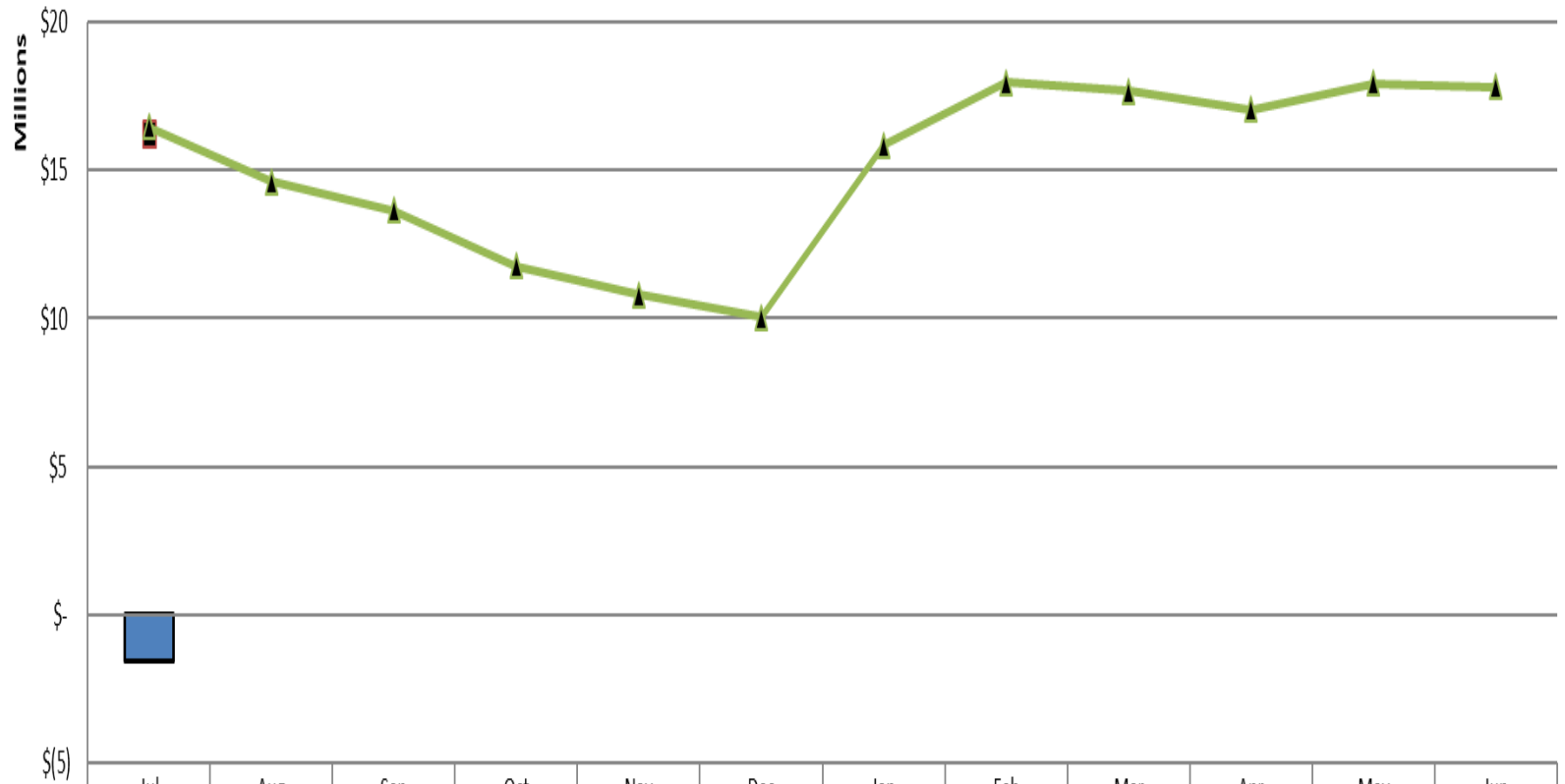


# Financial Performance Summary

As of Month End July, 2019

<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
General Fund Cash Balance	↓	↓	\$ 16,221,700
General Fund Revenue	↓	↑	\$ 581,660
General Fund Expenditures	↑	↑	\$ 2,088,331
Budget Percentage (Over) / Under	↓	↓	0%
Revenue Benchmark Variance	↓	↑	\$ 68,025
Expenditure Benchmark Variance	↓	↓	\$ (795,570)
Overall Benchmark Variance	↓	↓	\$ (727,545)
Hospitality Fund Cash Balance	↑	↑	\$ 1,424,805
Hospitality Fund Revenue	↓	↑	\$ 212,274
Hospitality Fund Expenditures	↓	↓	\$ 3,725
Storm Water Fund Cash Balance	↑	↑	\$ 1,639,474
Storm Water Fund Revenue	↓	↑	\$ 3,916
Storm Water Fund Expenditures	↑	↑	\$ 120,599

## Cash Balance - General Fund Fiscal Year 2019/20

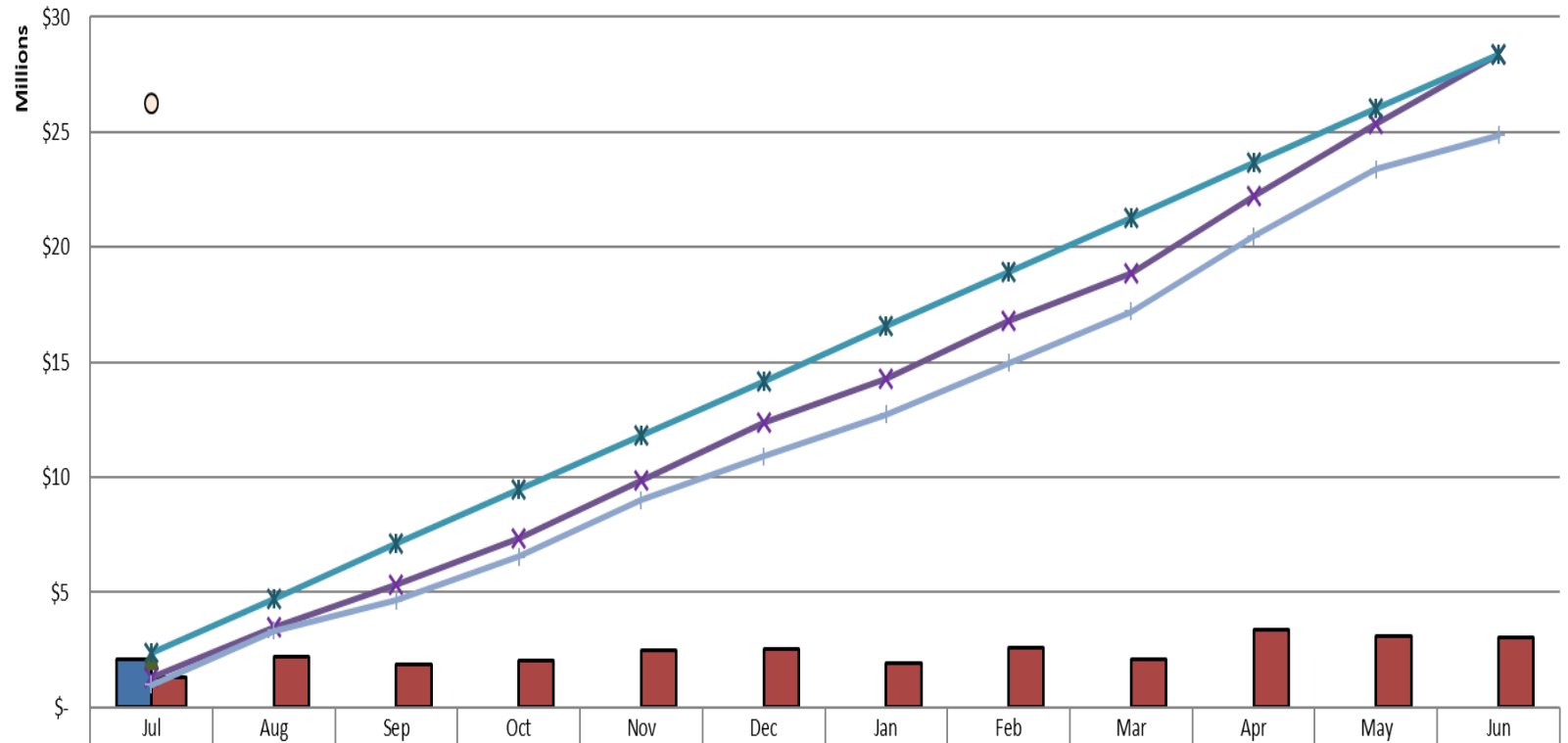


Net Monthly Cash	(1,574,270)											
Current Fiscal YTD Balance	16,221,700											
Prior Fiscal YTD Balance	16,447,561	14,610,600	13,647,899	11,775,045	10,813,048	10,038,250	15,847,255	17,958,398	17,658,036	17,032,164	17,911,648	17,795,970



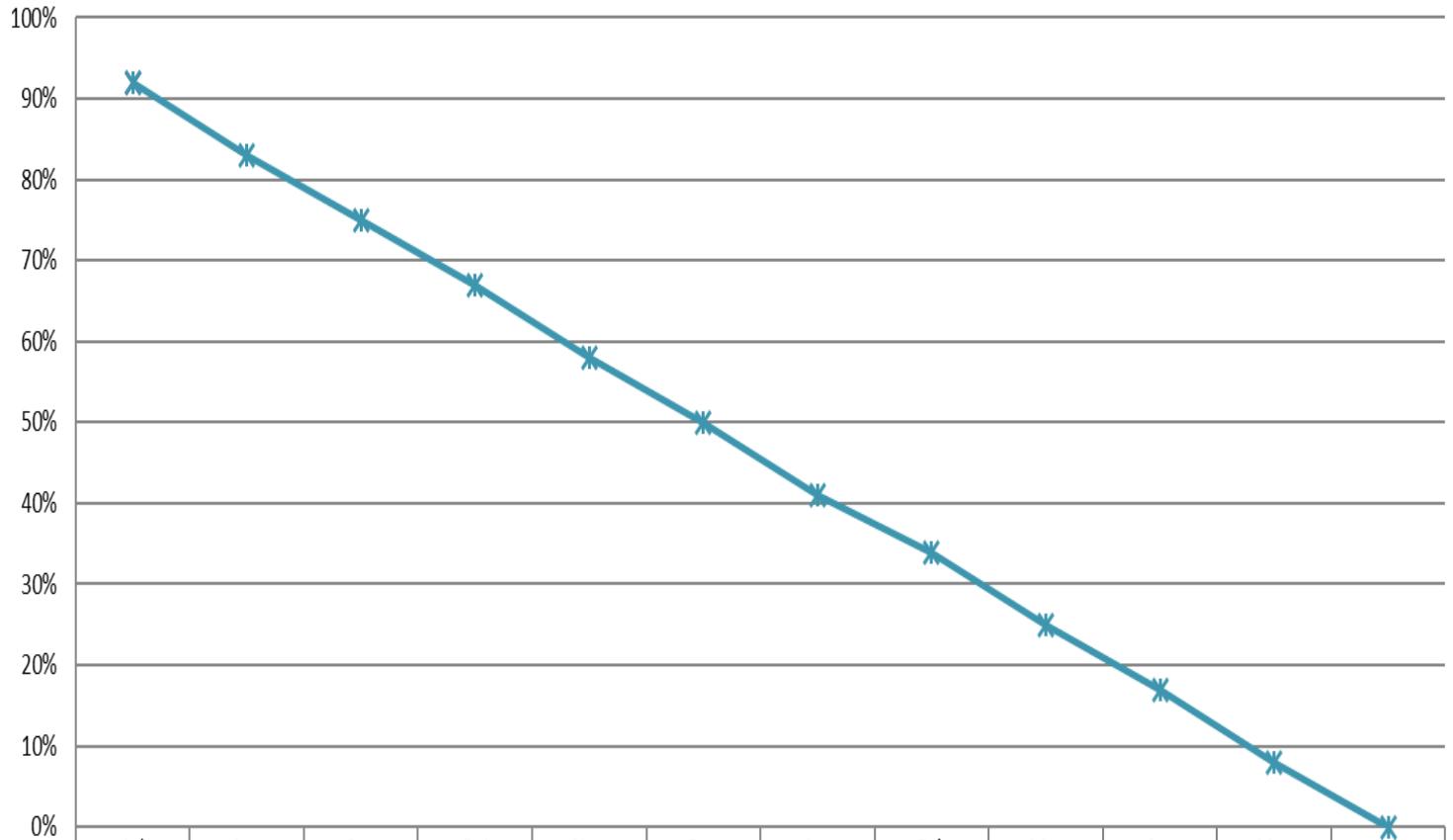
## Expenditures - General Fund

### Fiscal Year 2019/20

[illegible]

## Budget Percent Remaining - General Fund

### Fiscal Year 2019/20



(Over) Under Budget	0											
Actual Percent Remaining	92											
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

## 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

# 2019-20 Financials

☒ Revenues

☐ Expenditures



YTD Actual

YTD Budget

Difference

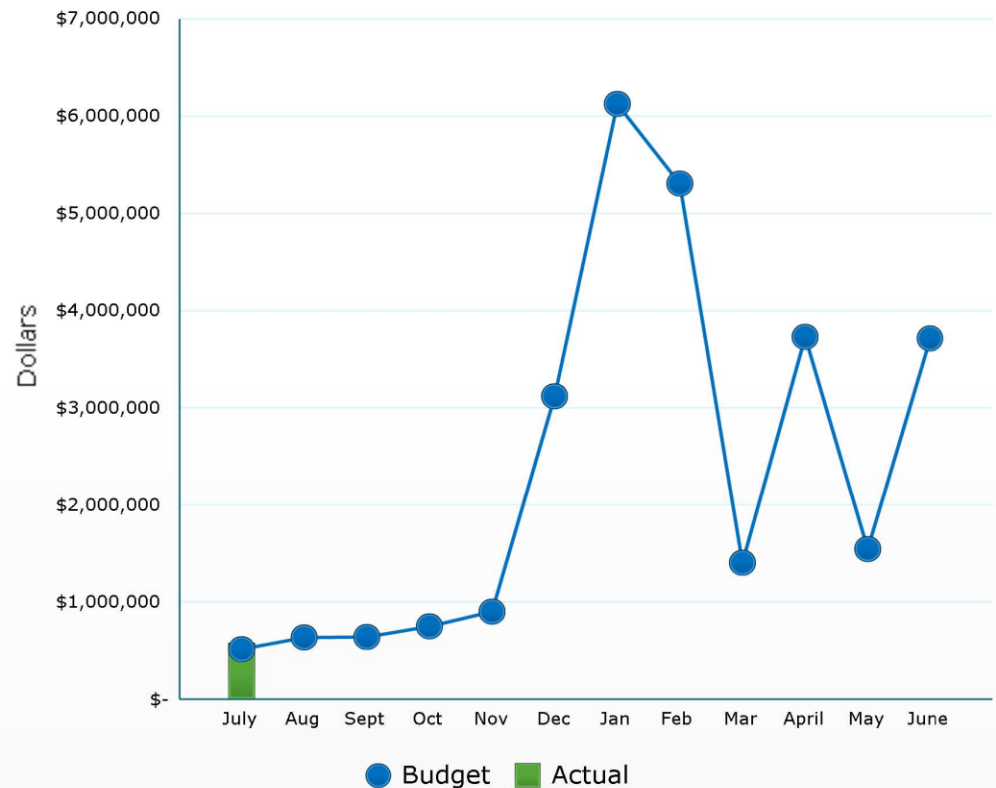
**\$581,660**

**\$513,635**

**\$68,025**

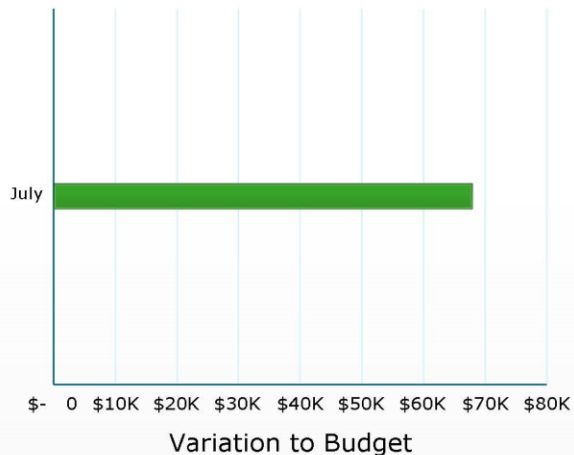
## City of Greer Revenues

Fiscal Year 2019-20



## Actual vs Budget

Fiscal Year 2019-20



## Expenditures

Total Expenditures

Total City Expenditures

YTD Personnel

YTD Operations

Mayor & Council

Administration

Municipal Court

General Government

Fire

Police

Public Services

Recreation

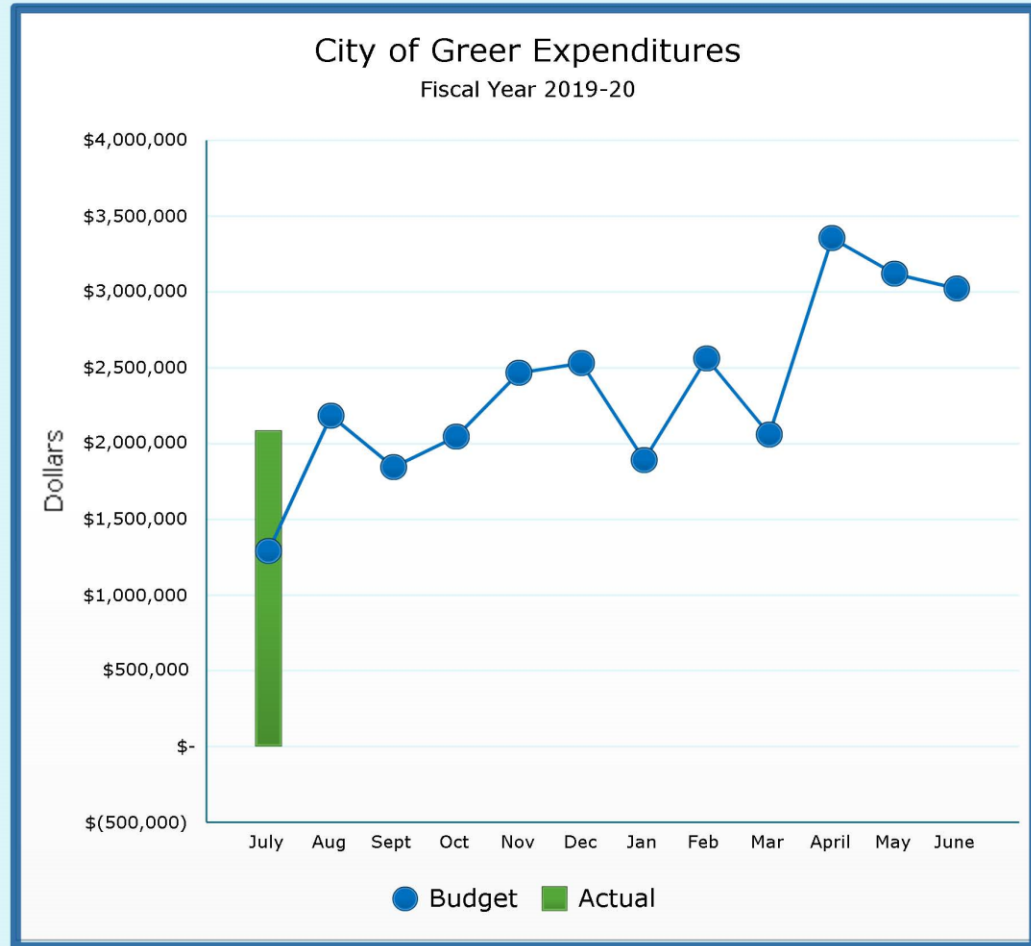
Building Standards

# 2019-20 Financials

☐ Revenues
 ☒ Expenditures

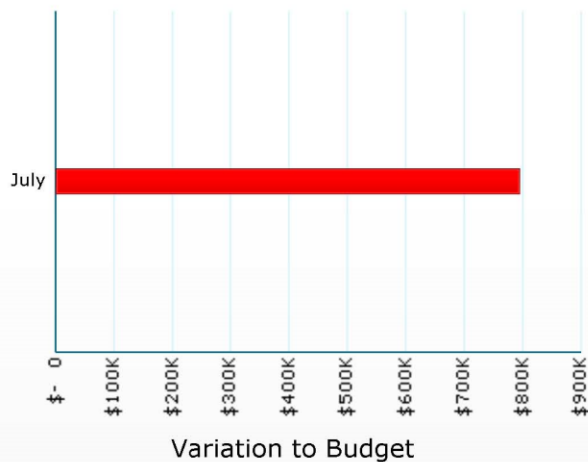


YTD Actual	YTD Budget	Difference
<b>\$2,088,331</b>	<b>\$1,292,761</b>	<b>\$795,570</b>



## Actual vs Budget

Fiscal Year 2019-20

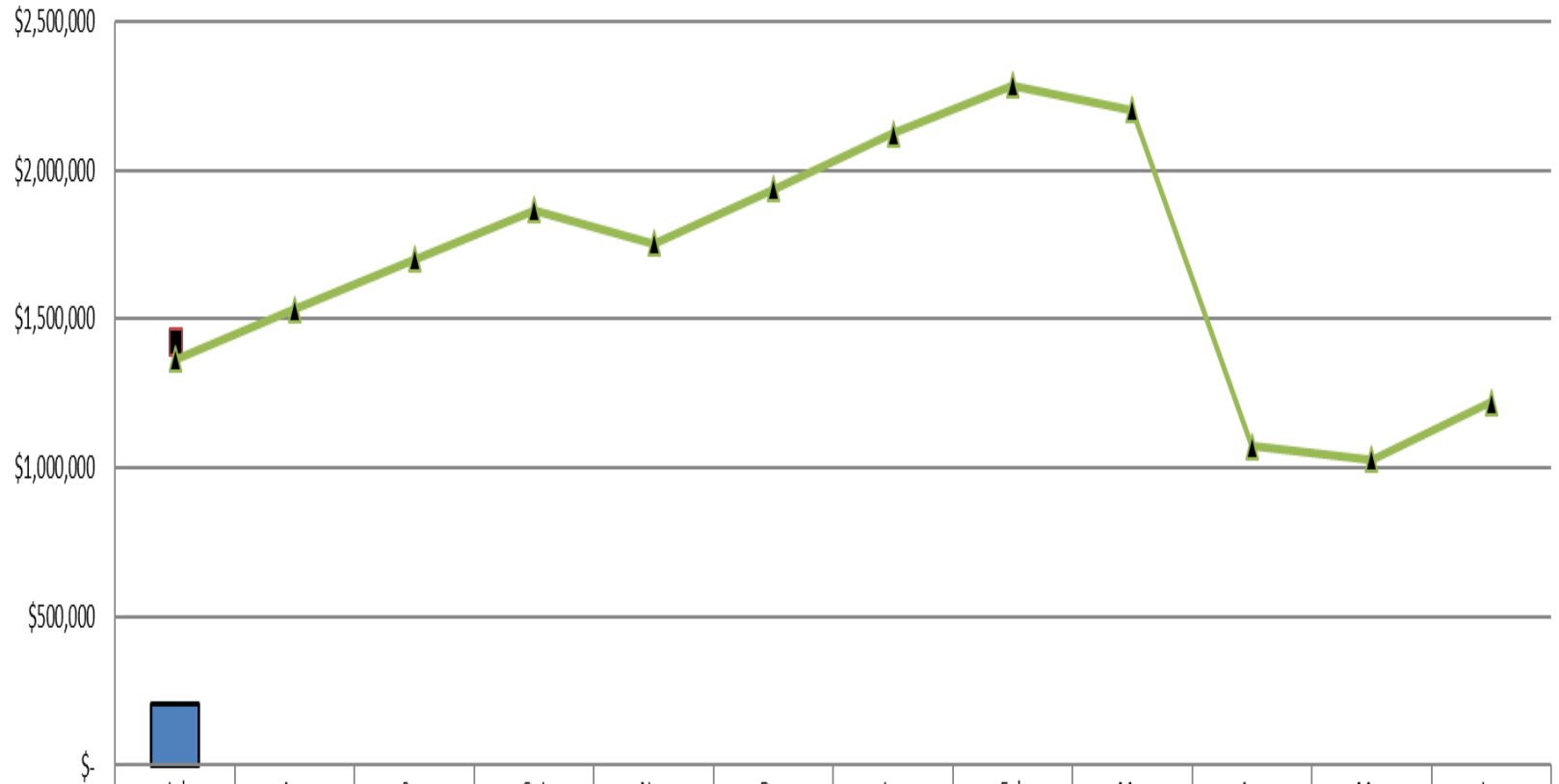




Hospitality Taxes Fund

## Cash Balance - Hospitality Taxes Fund

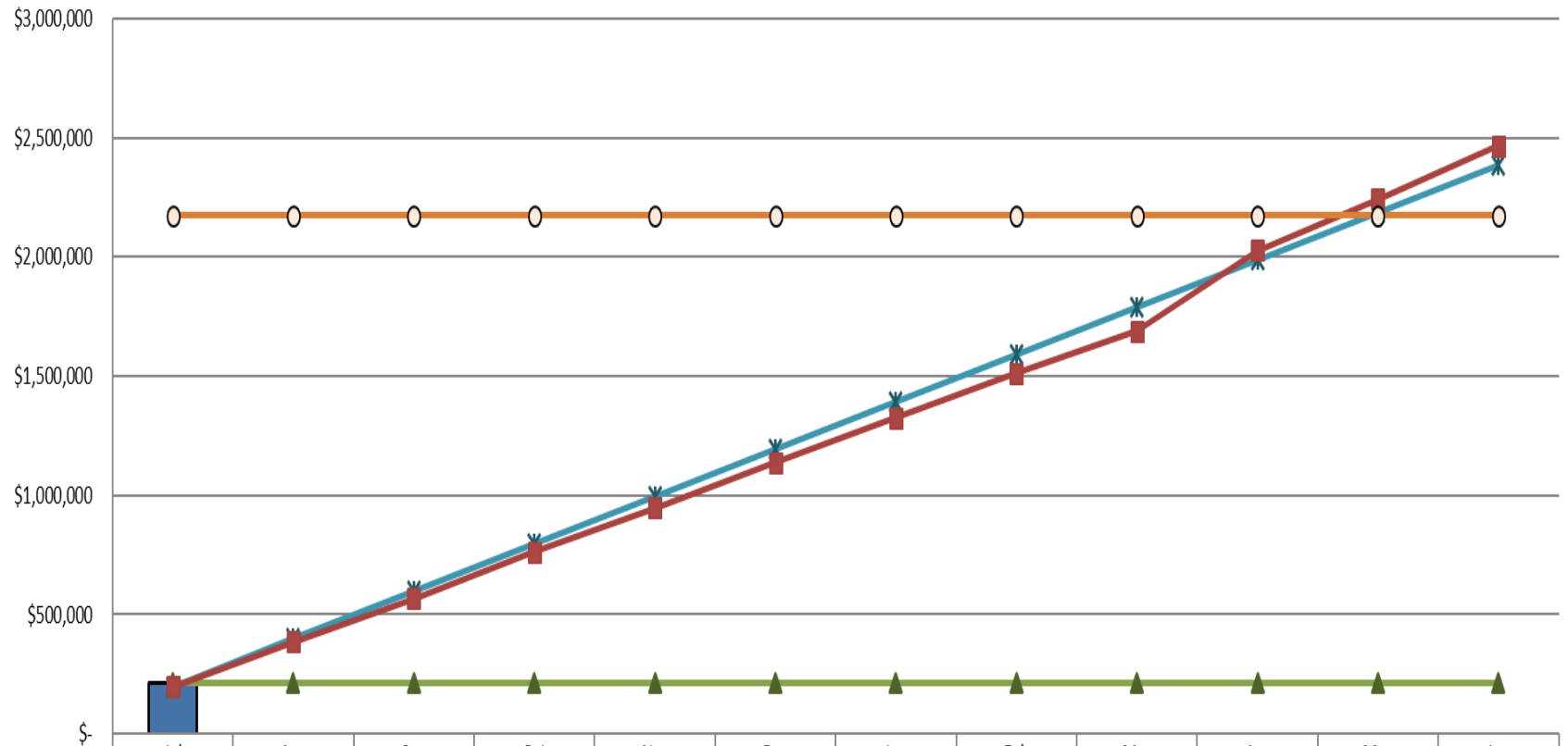
### Fiscal Year 2019/20



Net Monthly Cash	205,554											
Current Fiscal YTD Balance	1,424,805											
Prior Fiscal YTD Balance	1,363,510	1,533,389	1,699,771	1,867,180	1,755,569	1,937,348	2,124,032	2,286,545	2,202,323	1,072,014	1,028,259	1,219,251

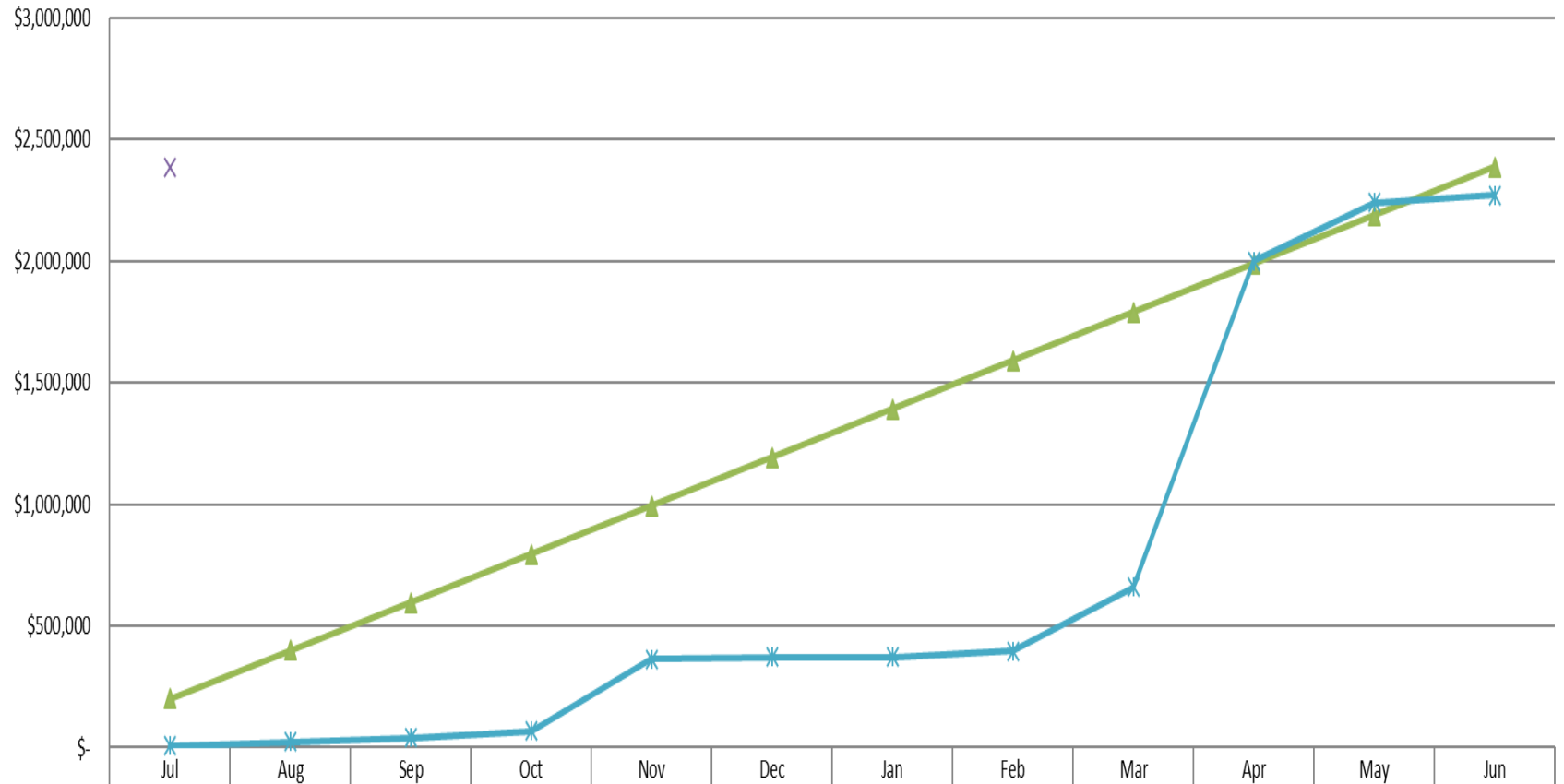
## Revenue - Hospitality Taxes Fund

### Fiscal Year 2019/20

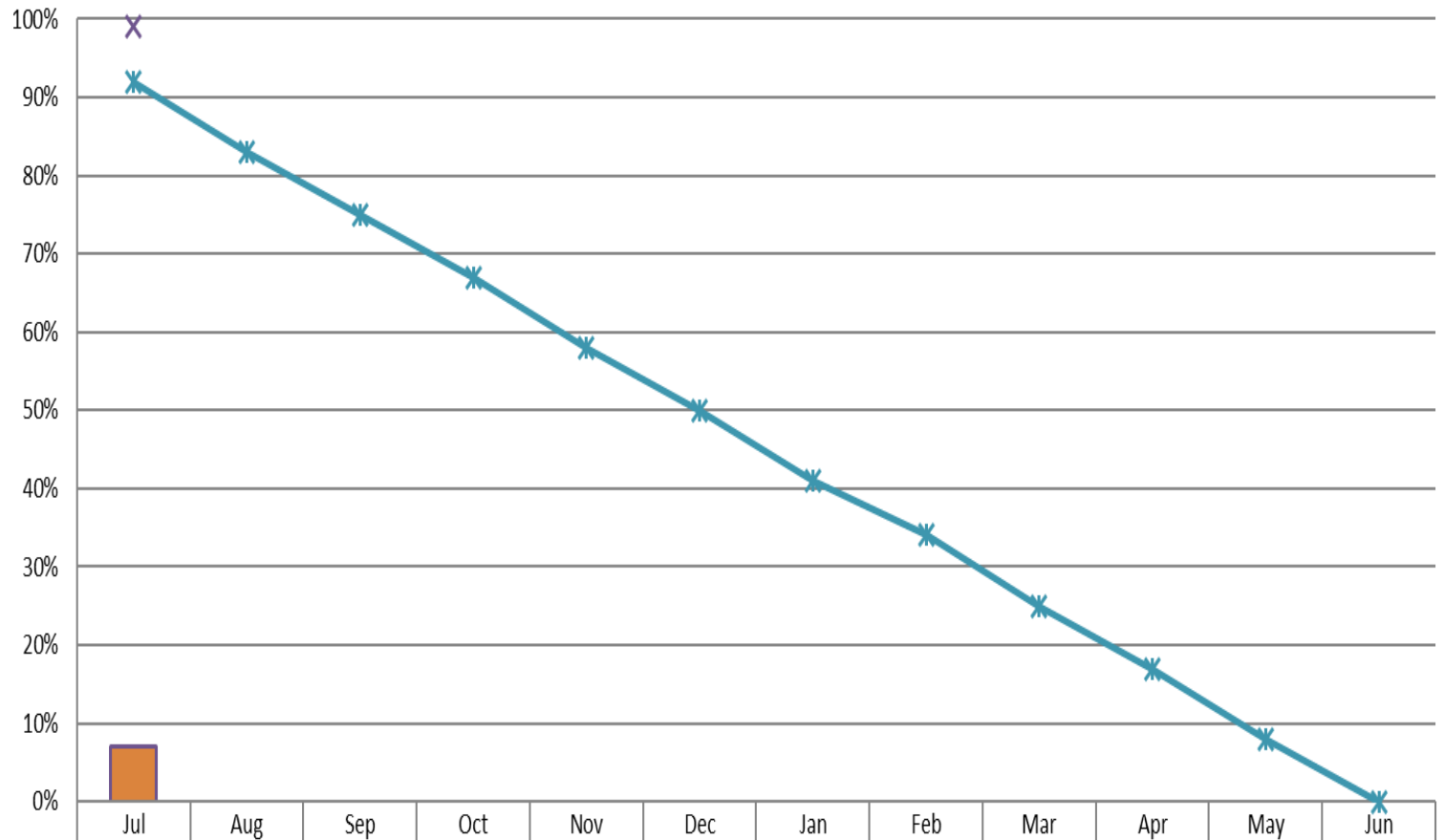
[illegible]

### Expenditures - Hospitality Taxes Fund

#### Fiscal Year 2019/20

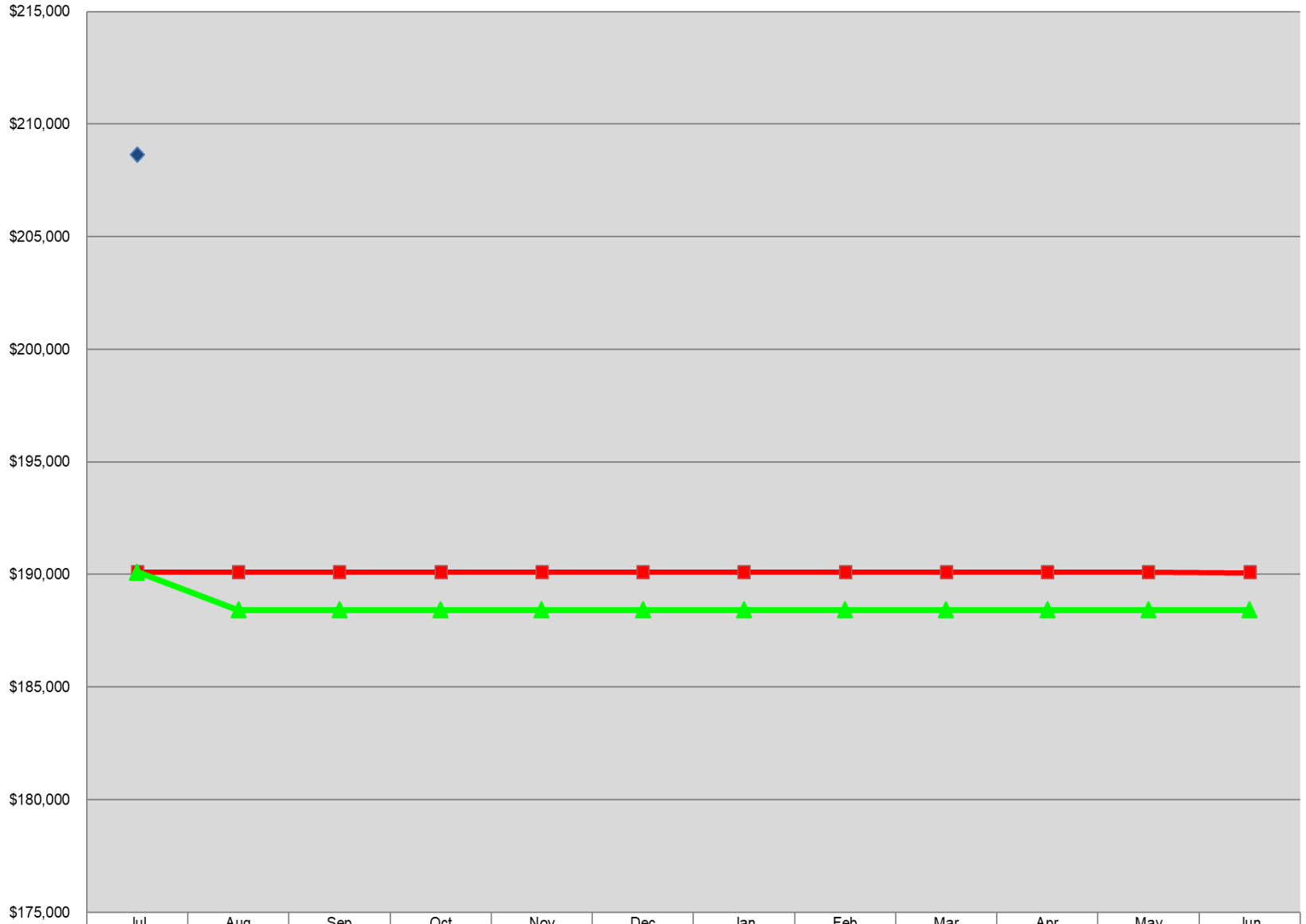
[illegible]

## Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2019/20



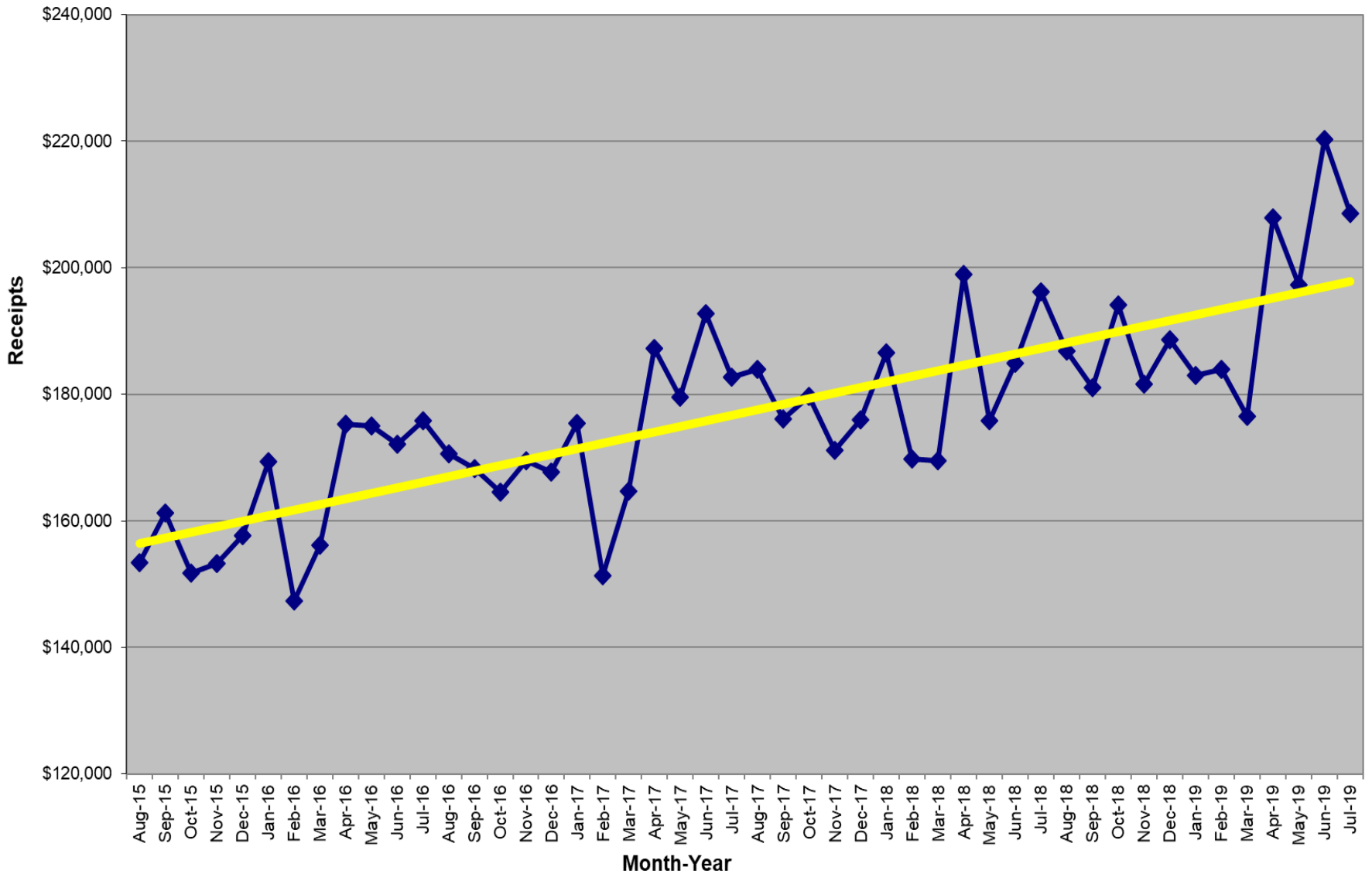
(Over) Under Budget	7											
Actual Percent Remaining	99											
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

## Hospitality Taxes Fiscal Year 2019/20

[illegible]

# Hospitality Tax

## 4 - Year Trending





Storm Water Fund

## Cash Balance - Storm Water Fund

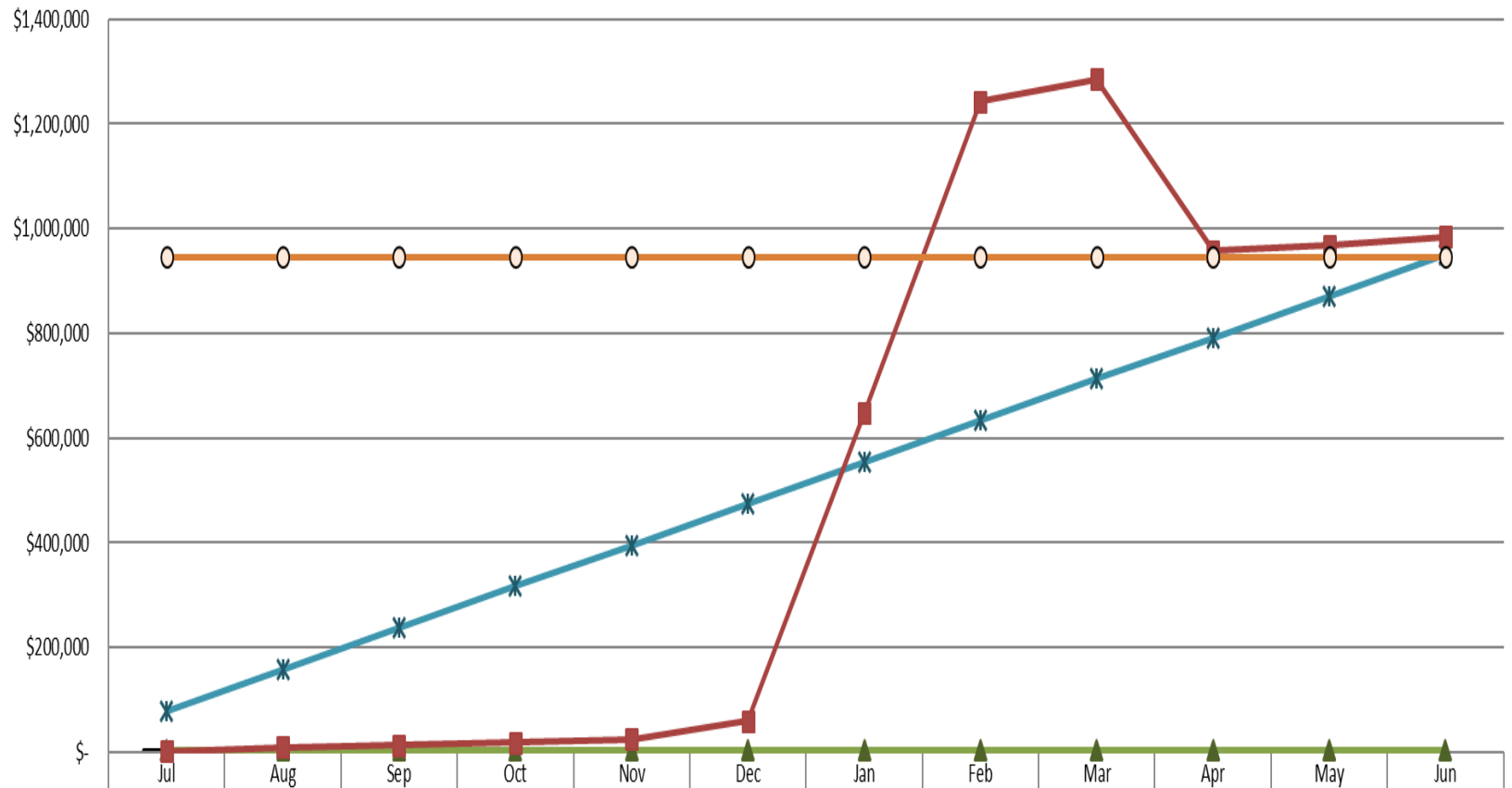
### Fiscal Year 2019/20



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	7,390											
Current Fiscal YTD Balance	1,639,474											
Prior Fiscal YTD Balance	1,144,843	1,088,069	1,045,930	1,041,166	1,033,513	1,028,806	1,339,366	1,656,908	1,673,866	1,325,350	890,089	1,632,084

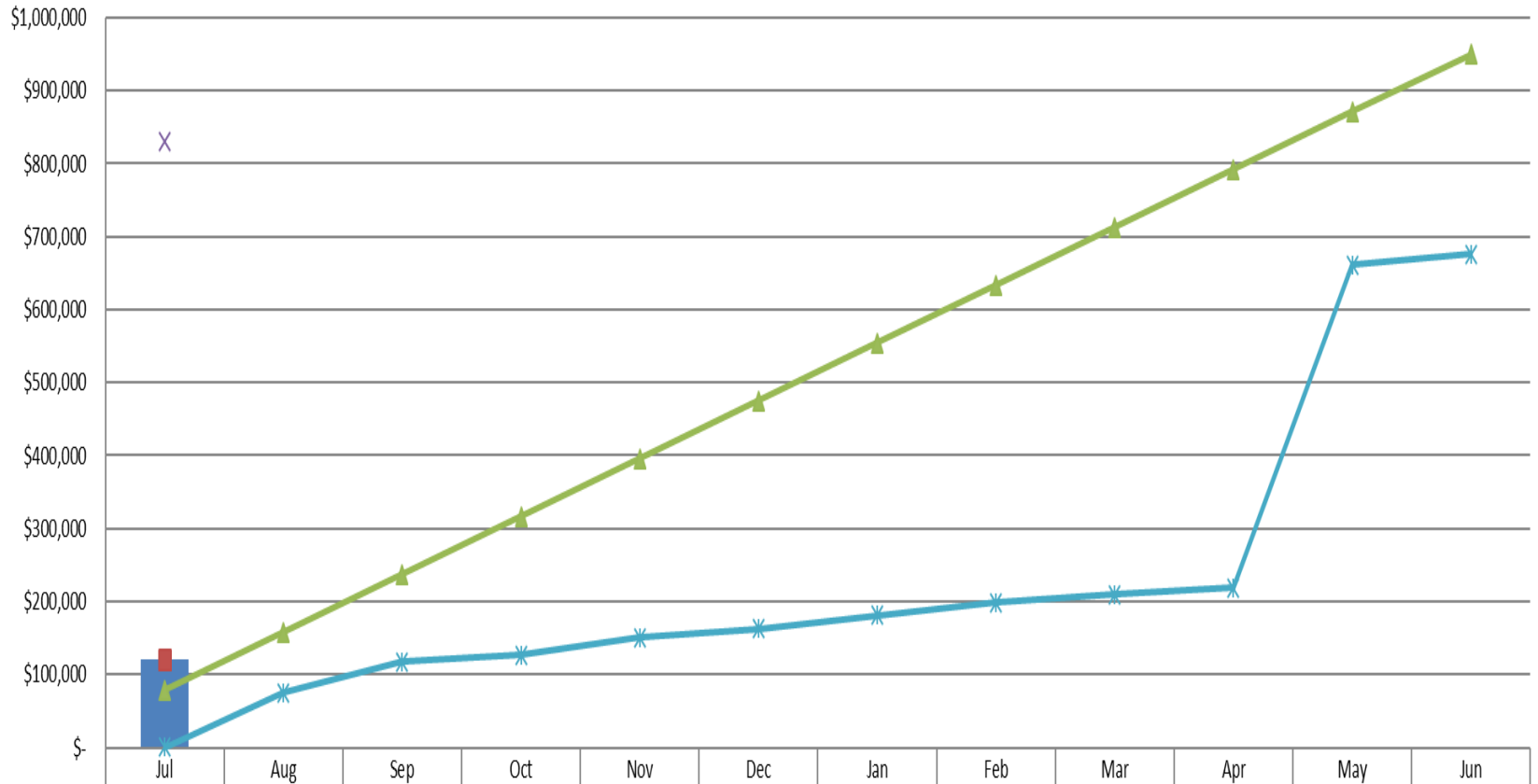
## Revenue - Storm Water Taxes Fund

### Fiscal Year 2019/20

[illegible]

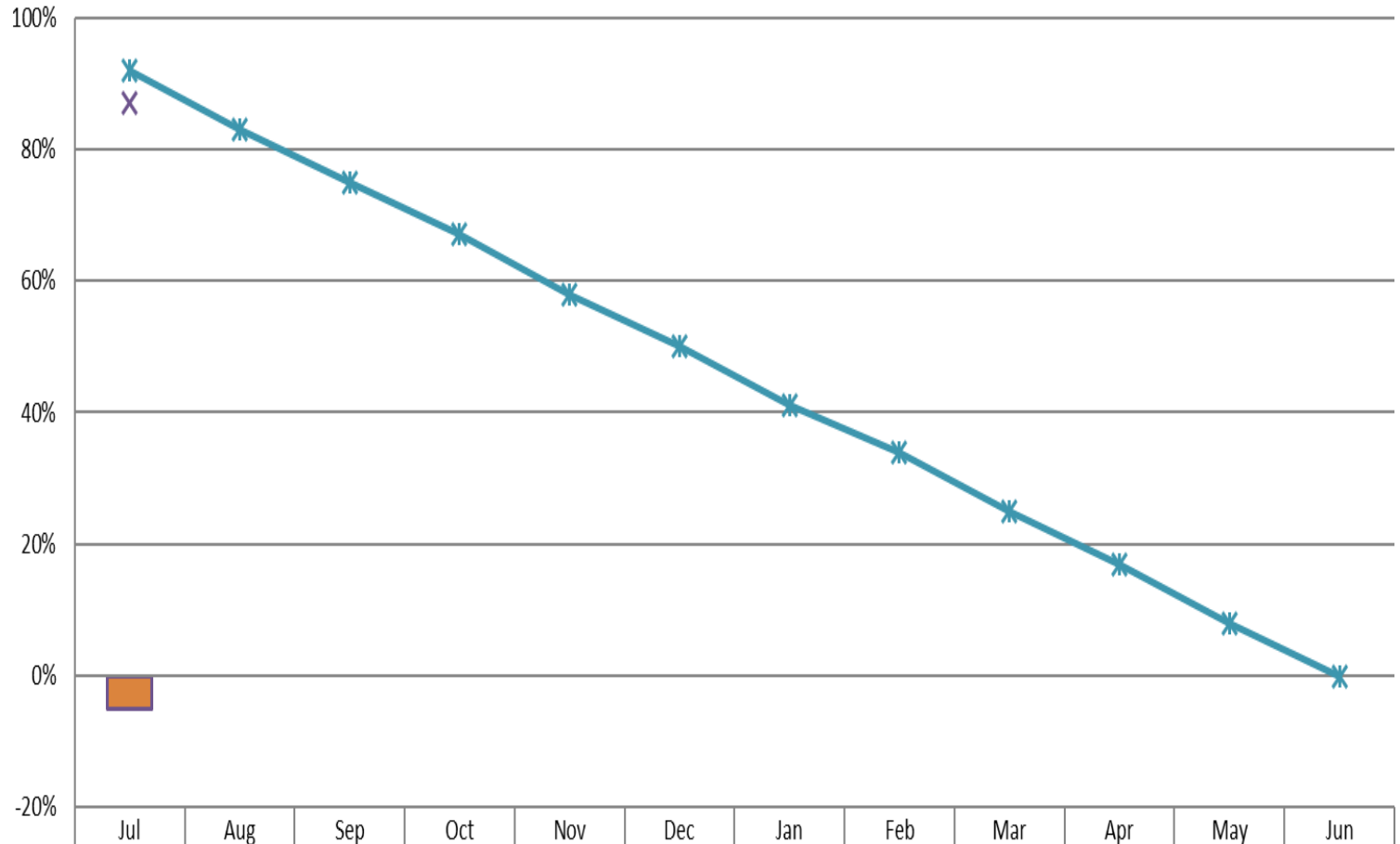
## Expenditures - Storm Water Fund

### Fiscal Year 2019/20

[illegible]

## Budget Percent Remaining - Storm Water Fund

### Fiscal Year 2019/20



(Over) Under Budget	-5											
Actual Percent Remaining	87											
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



**AGENDA**  
**GREER CITY COUNCIL**  
**8/27/2019**

**Fire Department Activity Report - July 2019**

**ATTACHMENTS:**

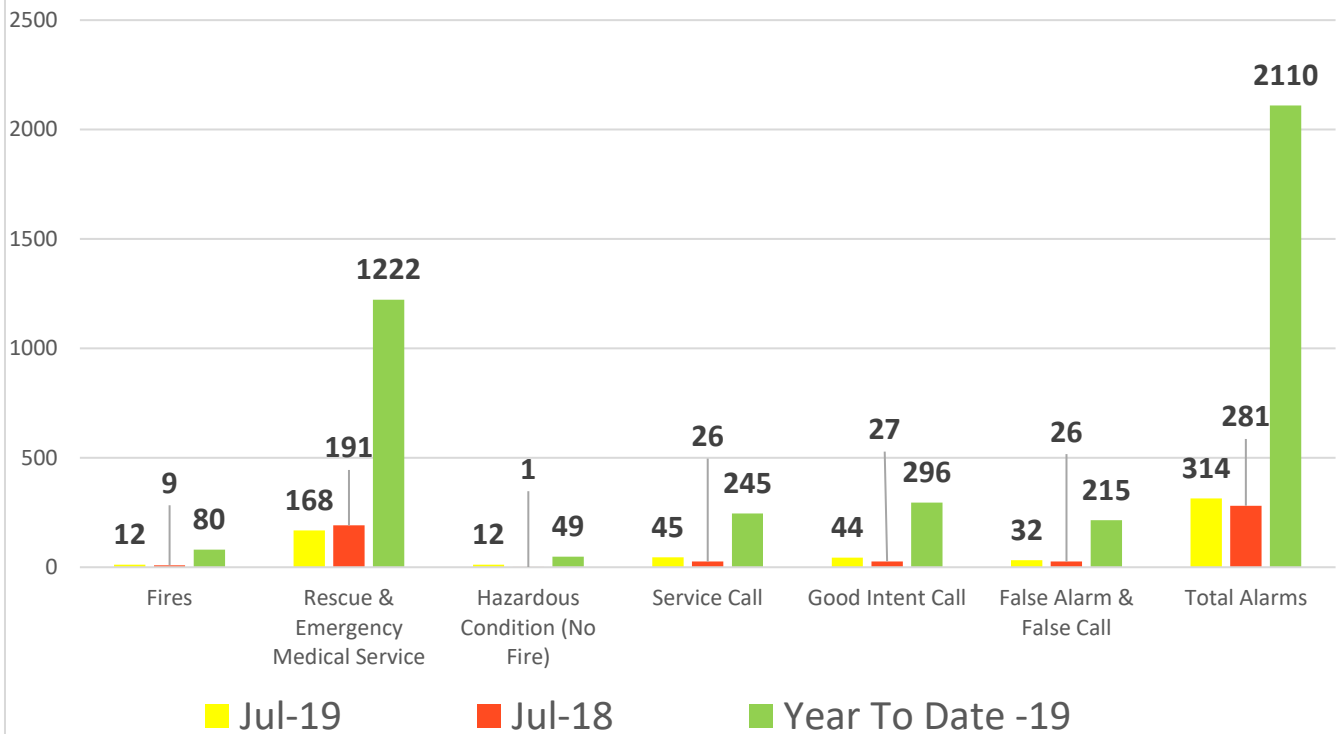
<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Fire Department Activity Report - July 2019	8/14/2019	Backup Material



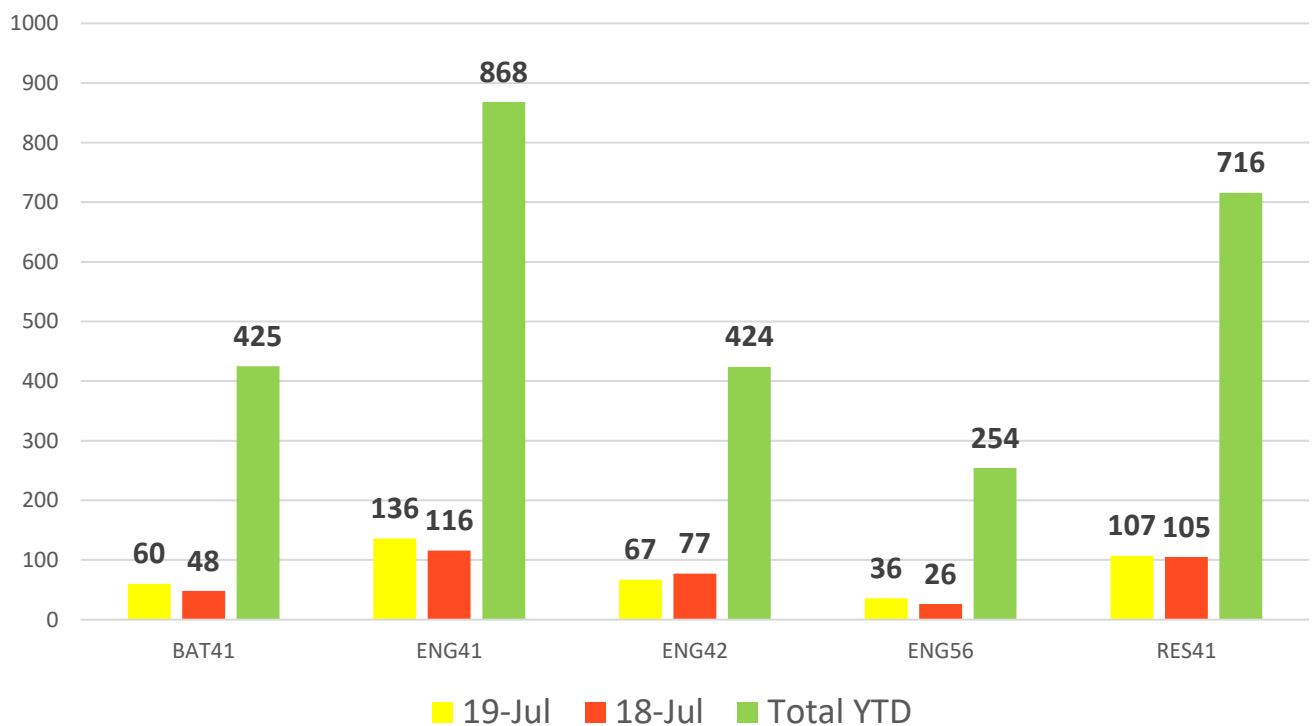
# City of Greer Fire Department Monthly Report July 2019



## MAJOR INCIDENT TYPES



## APPARATUS RESPONSE





# City of Greer Fire Department

## Monthly Report

### July 2019



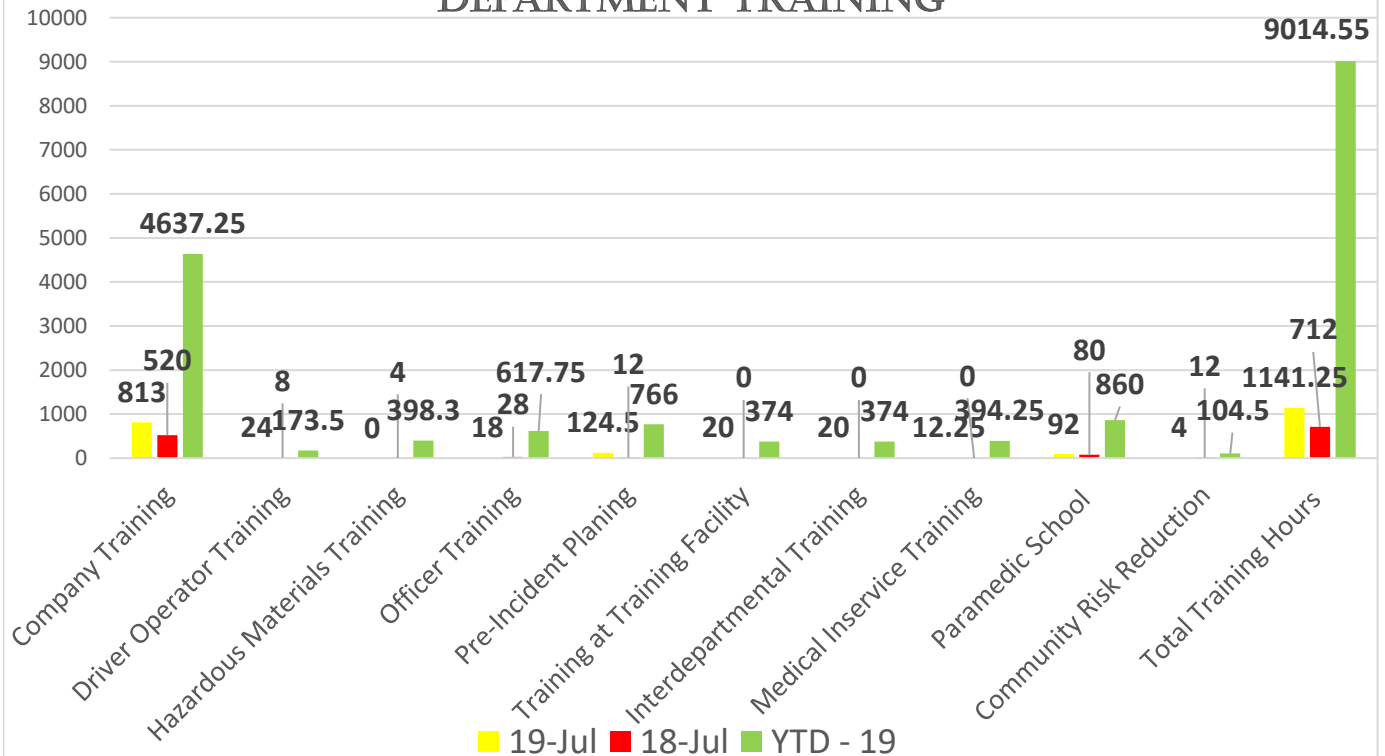
<b>NFPA REPORT</b> FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	28	0	0	\$349,100.00
2	Apartments (3 or more families) (FPU 429)	5	0	0	\$200.00
3	Hotels and Motels (FPU 449)	3	0	0	\$0.00
4	All Other Residential (dormitories, boarding houses, tents, etc.) (FPU 400, 439, 459-499)	1	0	0	\$0.00
5	<b>TOTAL RESIDENTIAL FIRES (Sum of lines 1 through 4)</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>\$349,300.00</b>
6	Public Assembly (church, restaurant, clubs, etc.) (FPU 100-199)	2	0	0	\$0.00
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)	0		0	\$0.00
9	Stores and Offices (FPU 500-599)	2	0	0	\$7,150.00
10	Industry, Utility, Defense, Laboratories, Manufacturing (FPU 600-799)	1	0	0	\$2,000,000.00
11	Storage in Structures (barns, vehicle storage garages, general storage, etc.) (FPU 800-899)	0	0	0	\$0.00
12	Other Structures (outbuildings, bridges, etc.) (FPU 900-999)	1	0	0	\$500.00
13	<b>TOTAL FOR STRUCTURE FIRES (Sum of lines 5 through 12)</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>\$2,356,950.00</b>
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	10	0	0	\$33,600.00
14b	Fires in Other Vehicles (planes, trains, ships, construction or farm vehicles, etc.) (IT 130, 133-135, 138)	0	0	0	\$0.00
15	Fires outside of Structures with Value Involved, but Not Vehicles (outside storage, crops, timber, etc.) (IT 140, 141, 161, 162, 164, 170-173)	10	0	0	\$5,500.00
16	Fires in Brush, Grass, Wildland (excluding crops and timber), with no value involved (IT 142-143)	4	0	0	\$0.00
17	Fires in Rubbish, Including Dumpsters (outside of structures), with no value involved (IT 150-155)	6	0	0	\$0.00
18	All Other Fires (IT 100, 160, 163)	3	0	0	\$0.00
19	<b>TOTAL FOR FIRES (Sum of lines 13 through 18)</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>\$2,396,050.00</b>
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	1227	0	0	\$0.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	215	0	0	\$0.00
22	Mutual Aid Responses Given	13	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	25	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	25	0	0	\$100.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	545	0	0	\$0.00
25	<b>TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)</b>	<b>2126</b>	<b>2</b>	<b>7</b>	<b>\$2,396,150.00</b>



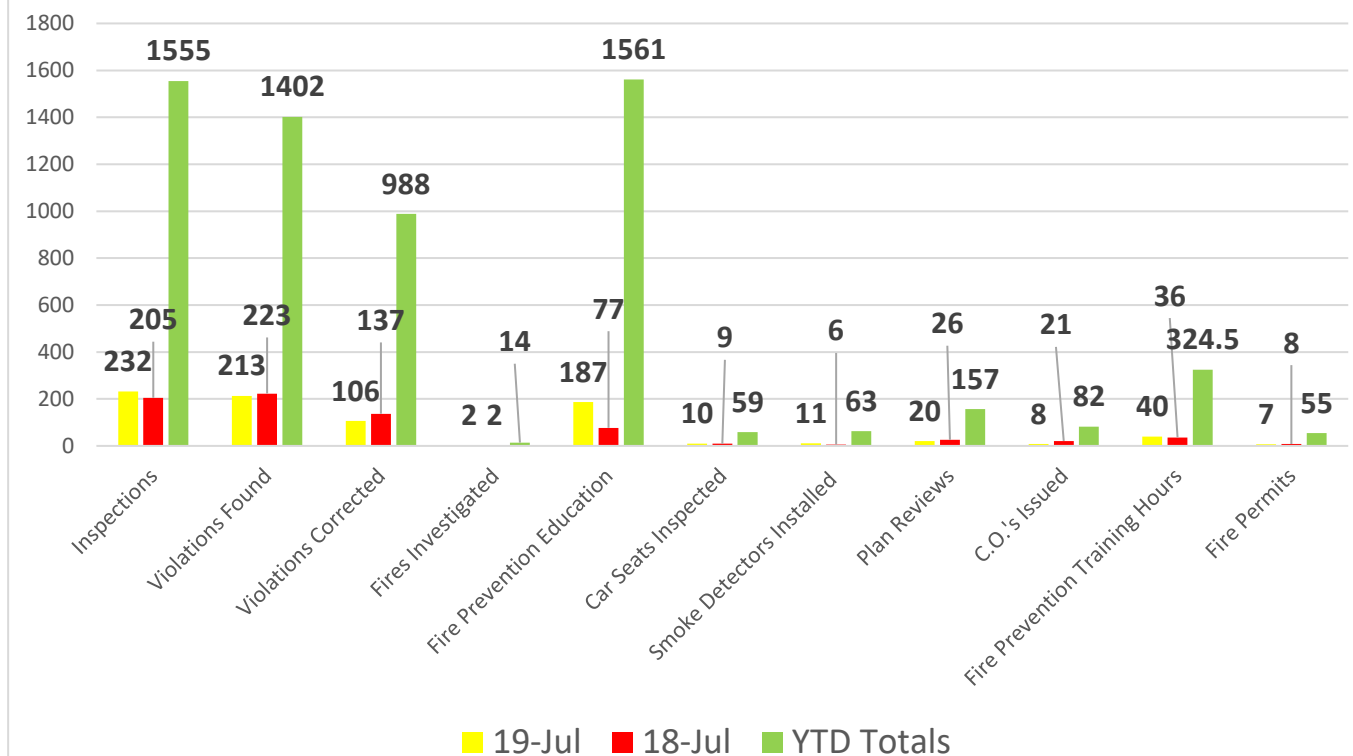
# City of Greer Fire Department Monthly Report July 2019



## DEPARTMENT TRAINING



## OFFICE OF THE FIRE MARSHAL

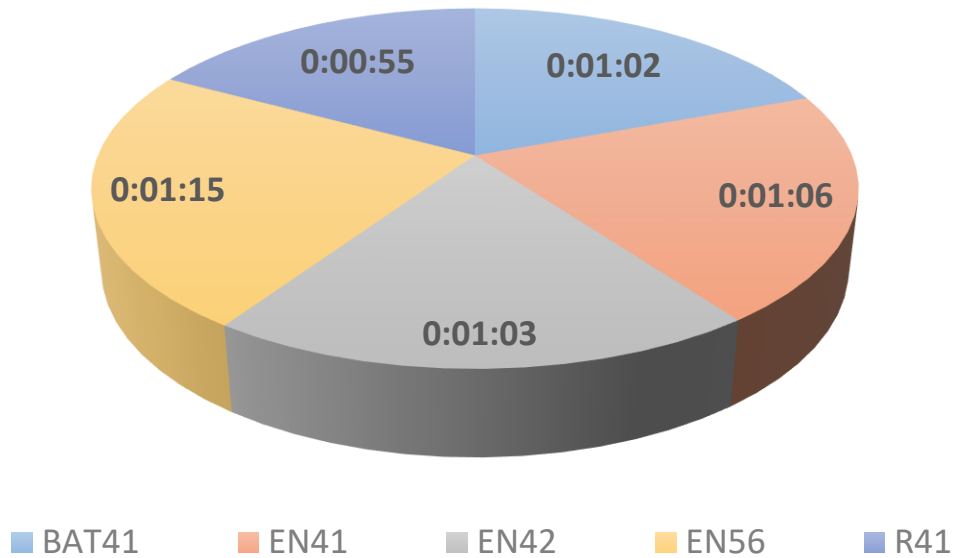




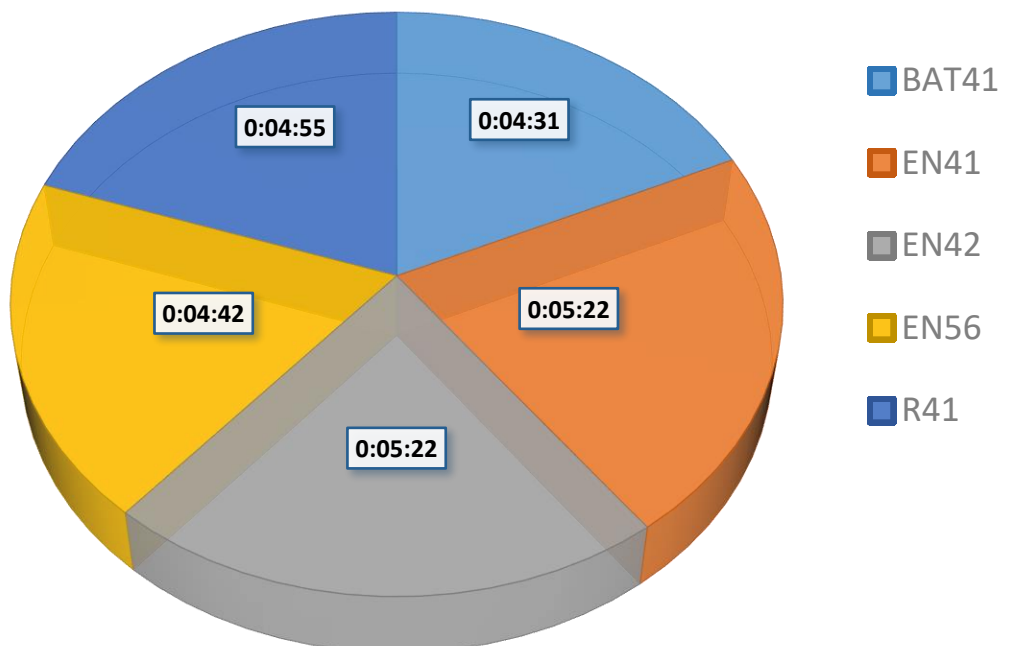
# City of Greer Fire Department Monthly Report July 2019



**APPARATUS TURNOUT TIME (min)**  
**(Dispatch to Enroute)**  
**JULY**



**AVERAGE RESPONSE TIME, MINUTES**  
**(DISPATCH TO ARRIVED)**  
**JULY**





**AGENDA**  
**GREER CITY COUNCIL**  
**8/27/2019**

**Municipal Court Activity Report - July 2019**

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Municipal Court Monthly Report July 2019	8/22/2019	Backup Material

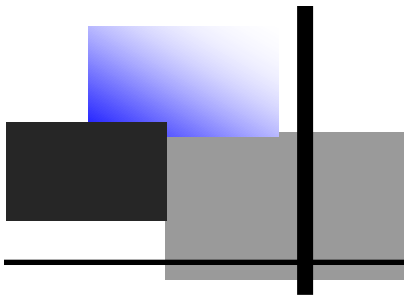


# GREER MUNICIPAL COURT

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MONTHLY REPORT JULY 2019



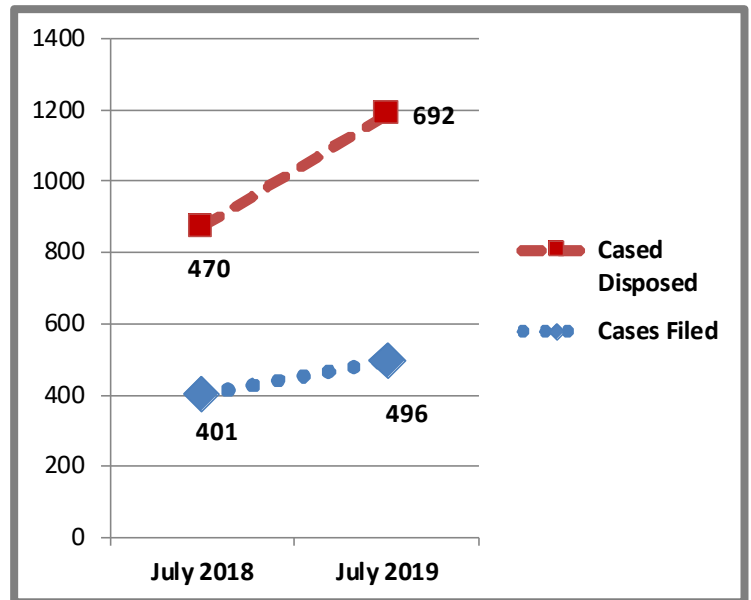
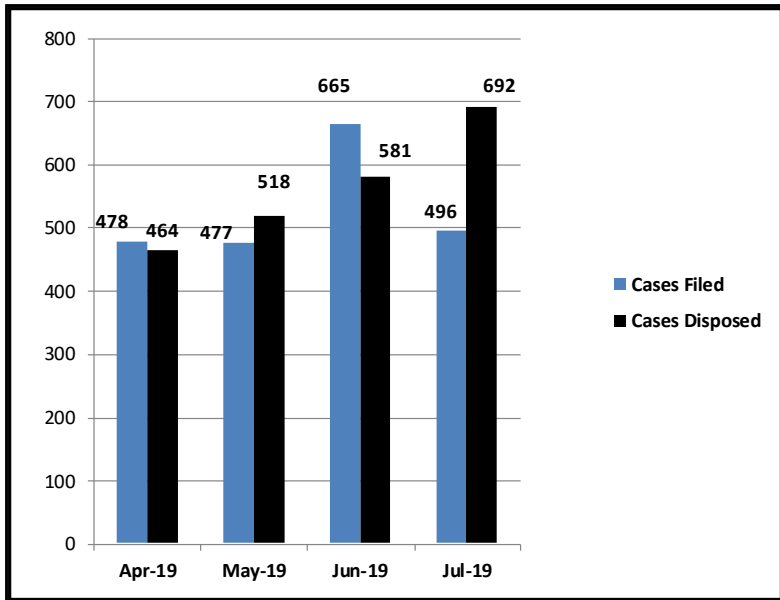


# CASE LOAD

## *Traffic, Criminal and City Ordinances*

*Total Cases disposed/processed: 692*

*Total cases filed by officers: 496*



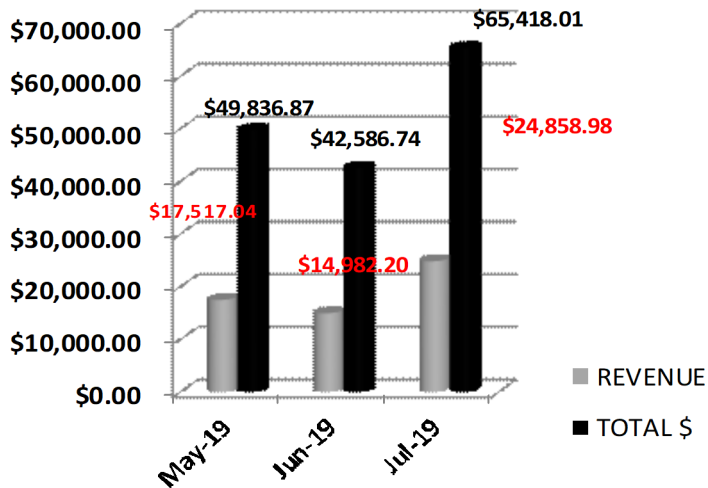
## *Arrest Warrants, Bench Warrants & Search Warrants*

Arrest Warrants issued	96
Arraignments — # of defendants	114
Arraignments — # of charges	212
Bench Warrants issued	9
Bench Warrants served/processed	20
Search Warrants issued	35

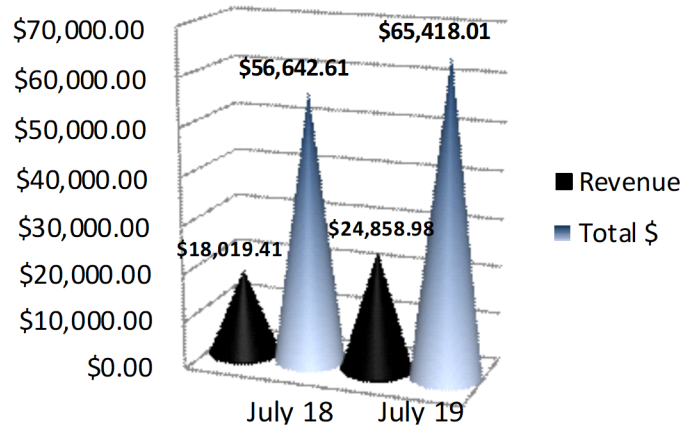
# FINANCIALS

## Revenue

Total Revenue	\$24,858.98
Sent to State Treasurer	\$33,076.23
Victim Assistance Funds	\$ 3,539.94
Total \$ Collected	\$65,418.01



## July 2018 v. 2019



# ACTIVITY

- ♦ Traffic Court was held on July 10, 17, 24 and 31.
- ♦ General Sessions Preliminary Hearings were held on July 12th.
- ♦ Domestic Violence Court was held on July 11th.
- ♦ Plea Day was held on July 18th.
- ♦ Jury trials were held the week of July 22nd.
- ♦ K Pressley, T Murray, D Livingston, E Demko and T Kelley attended DV training July 18th.
- ♦ K Pressley and T Murray gave a presentation to the Police Citizen's Academy July 16th.
- ♦ Staff attended NAMI training.



**AGENDA**  
**GREER CITY COUNCIL**  
8/27/2019

**Parks and Recreation Activity Report - July 2019**

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Parks and Recreation Activity Report July 2019	8/22/2019	Cover Memo

# City of Greer Parks & Recreation Department

## *Monthly Report for July 2019*



*Greer Recreation's 6U All-Star team won the Dixie Youth South Carolina State Championship.*

***"Creating Community through People, Parks and Programs"***

### Department Projects

- ◆ Center for the Arts:
  - Bi-weekly construction meetings were held.
  - Training on items such as irrigation and HVAC were conducted on July 17.
  - Staff attended a pre-bid meeting for window blinds on July 30.
  - On July 31, Ann Cunningham and Robin Byouk met with Angela Rodriguez of the Greenville News to highlight the new facility.
  - The playground is being installed and will be open to the public by mid-September.
  - Purchase requisitions were generated for FF&E items.
  - Sod installation, building painting, and landscaping are nearing completion
- ◆ Kids Planet:
  - Red Watson conducted media interviews for the upcoming renovation.
  - On July 11, a meeting was held with Robert Roux and Brandy Blake of the City's Building & Development Standards Department to discuss next steps and permitting. Plans will be submitted for review and it will be placed on the PAC meeting agenda for August 8.
  - Pour in Place colors were selected and a design review meeting was held on July 26 with the playground equipment provider, the Civil Engineer, and the project team from the Recreation Department.
- ◆ Dates were scheduled for the cleaning of office and restroom tile at the Operations Center, and epoxy coating of restroom tile at Victor Gym.
- ◆ An EV Shuttle Program review meeting was held on July 29 at Greer City Hall with Mr. Driggers, Ann Cunningham, Red Watson, and Robbie Davis.
- ◆ The entrance sign to Victor Park and Gym was removed for repair and painting.
- ◆ A pre-bid meeting was held for Victor Gym's HVAC project on July 30.
- ◆ All 15 mobile and facility AEDs were inspected on July 31 as part of the Fire Department's annual inspections.

## Department Trainings

- ◆ Department employees attended NAMI training in July.

## Division Highlights

### Athletics:

- ◆ Cheer for Greer hosted a preseason cheer camp at Pelham Baptist Gym. The camp is a week-long introduction to cheerleading, which is run completely by our volunteers.
- ◆ Division Staff:
  - Completed fall sports registration for Greer Baseball Club, Girls' Softball, and Foothills Soccer Club of Greer. Practices for these fall sports will begin in August.
  - Facilitated All-Star baseball practices at Century Park and Country Club Road Park. Greer Baseball Club had All-Star teams in 6U, 8U, 10U, and 12U age divisions. These teams competed in Dixie Youth State Tournaments throughout the state in July as District 1 Champions. The 6U All-Star team competed in Columbia and won the Dixie Youth South Carolina State Championship. This was the first ever Dixie Youth Baseball State Championship for Greer Parks and Recreation. The 8U National team played in Dillon finishing 8th, the 10U National team played in Anderson finishing 10th, and the 12U team played in Bluffton finishing 6th.
  - Facilitated summer training for the FSCG academy fall soccer teams at Country Club Road Park on Monday, Tuesday, and Thursday nights in July in preparation for the upcoming season.
  - Hosted a flag football coaches meeting on July 18 to discuss the upcoming season and complete team rosters. Practices will begin in August at Country Club Road Park.
  - Facilitated youth tackle football conditioning for 8U and 10U age divisions at Century Park on Monday, Tuesday, and Thursday nights. Practices for these teams will begin on August 1 at Greer City Stadium.

### Recreation:

- ◆ Interviews were held for a Recreation Leader position available at the Needmore Recreation Center.
- ◆ Questionnaires were sent out to 18 candidates for a new full time Recreation Coordinator position.
- ◆ The 2019 Summer Camps continued in July. Approximately 125 kids per day participate in an 8-week camp at Victor Park and the Needmore Community Center with tons of field trips, activities, games, and crafts.
- ◆ The Recreation Division continued to facilitate the following programs:
  - Senior Action – Needmore Recreation Center, Mondays-Fridays (200 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)
  - On July 9, members met at Victor Gym and had delicious snowcones from Pinguinos Hermanos. There were 10 seniors in attendance for this fun outing.
  - SOAR had four Line Dance Classes this month on July 10, 17, 24, and 31 with an average of 29 seniors in attendance.
  - The monthly Movie Day was held on July 15. This month's movie was the drama, "The Professor and the Madman". There were 28 seniors in attendance to watch this wonderful movie.
  - Bingo was held on July 18 and 23 with an average of 24 members in attendance.
  - On July 26, a group of 16 members visited the Greer Heritage Museum. A great time was had by all while learning about Greer's rich history. After the museum visit, the group had a delicious lunch at Ira's Chicken.
  - Lunch Bunch this month was held on July 30 at Kustom Krust. There were 26 seniors in attendance to enjoy great pizza and fellowship.
  - The average attendance for the month was 22.

## Cultural Arts:

- ◆ Robin Byouk conducted tours of the Center for the Arts with Crescom Bank's April Staggs, Jim Boyd, and Mindy Calvert, Citizens' Building and Loan's Jennifer Jones, Carlos Bulnes Metal Art, and Tom Ebetino and Truman Henderson.
- ◆ Jennifer Mills's artwork was hung in the Wall Gallery at City Hall.
- ◆ Camp ARK held Beginner Camp at the Tryon Recreation Center July 8-11 with a theme of 3-Ring Circus. Advanced Camp was held July 15-18 and 22-25. Attendance reached capacity at both camps. The Advanced Camp prepared the play Willy Wonka Jr to be performed at the Cannon Centre.
- ◆ Tunes in the Park had 3 very well attended nights in July. Greer Idol and Greer Idol Jr were held each week and drew a large crowd. The most attended week featured Mac Arnold and Plate Full O' Blues.
- ◆ Robin Byouk and Sara Odom met with 2 furniture companies and 2 blinds companies to get quotes for the Center for the Arts.
- ◆ Greer Children's Theatre held auditions for Beauty and the Beast at the Tryon Recreation Center on July 22 and 24. Callbacks were held July 27. The cast list will be posted in August.

## Events:

- ◆ The Events Division hosted 58 events, at which nearly 8,735 guests visited the City of Greer Events Center.
- ◆ The Parks and Recreation Department completed its 11th season of Moonlight Movies in the Greer City Park Amphitheater. The 8-week movie series hosted over 800 guests each Thursday night and continues to grow in popularity.
- ◆ The Greer Farmers Market will continue on Saturdays through October with assistance from the Events Division. The weekly market averages 35 vendors and about 500 guests.
- ◆ The Events Division Ambassador Program has continued to build awareness. July was the biggest month this year in ridership, with over 1,900 riders. The shuttles run Tuesday–Saturday from 11am-2pm and 6pm-9pm, and Sundays 10:30am-3:00pm.

## Grounds Maintenance

- ◆ Trees Greenville installed new mulch to recently-planted trees throughout the disc golf course at Century Park.
- ◆ Dreamscapes Landscaping installed new landscaping at Tryon Recreation Center. Staff installed the drip irrigation system for this site.
- ◆ Division Staff:
  - Repaired transfer deck at Kids Planet playground.
  - Made application of plant growth regulator to City Stadium and Victor Field.
  - Assisted with setup for Moonlight Movies and Tunes in the Park.
  - Assembled new mower to be used at Center for the Arts.
  - Made irrigation repair at City Park.
  - Utilized the Aera-vator at City Stadium and Victor Field to help relieve compaction and allow oxygen flow to the root system of the turf.
  - Installed park benches at Center for the Arts.
  - Continued to maintain all neighborhood parks, recreational facilities, and City Park.

## Upcoming Events

- ◆ Center for the Arts Grand Opening – September 20-22
- ◆ Railfest – September 28 (City Park)
- ◆ Food Truck Rollout – October 18 (City Park)
- ◆ Artisan Makers Market – October 19 (City Park)
- ◆ Beauty and the Beast – November 8-10, November 15-17 (J. Harley Bonds Center)
- ◆ Tree Lighting – December 6 (City Park)
  - Supper with Santa (Cannon Centre)
- ◆ Breakfast with Santa – December 7 (Cannon Centre)
- ◆ Christmas Parade – December 8 (Downtown)

## Current Projects

- ◆ Center for the Arts Renovation
- ◆ Kids Planet Playground Renovation
- ◆ Streetscapes Ambassador Program
- ◆ South Suber Road Parking Area
- ◆ H. R. Turner Field and Victor Park Restroom Facilities
- ◆ H. R. Turner Field Accessible Parking Area

*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.*



**AGENDA**  
**GREER CITY COUNCIL**  
8/27/2019

**Police Department Activity Report - July 2019**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Police Department Activity Report - July 2019	8/22/2019	Backup Material

# GREER POLICE DEPARTMENT

July 2019 Monthly Report



## GREER POLICE DEPARTMENT

July 2019 Monthly Report

### Command Staff

Chief Hamby

Captain Pressley

Lt. Fortenberry-

Administrative Division

Lt. Blackwell-

Operations Division

Lt. Richardson-

Patrol Division

Lt. Varner-

Investigations Division

Greer Citizen's  
Police Academy  
Class of 2019



## Lt. Fortenberry- Administrative Division

### Staffing Report

2019 Greer Police Department Staffing Report				
Department	Total Allocated Position	Current Staffing Level	Emp. on Light Duty, FMLA, or Military Leave	Positions to Fill
Sworn Officers	62 FT / 1 PT	61 FT / 0 PT	4	1 FT/1 PT
Communications	12 FT	9 FT	0	3 FT
Detention	7 FT	6 FT	1	1 FT
Administrative	7 FT / 1 PT	6FT / 1 PT	0	1 FT
Animal Control	1 FT	1 FT	0	0
<b>Total</b>	<b>89 FT / 2 PT</b>	<b>83 FT / 1 PT</b>	<b>5</b>	<b>6 FT / 1 PT</b>

### Volunteer Hours

Citizen's Academy Volunteer Hours		
Month	Monthly Total	Total YTD
January	185	185
February	97	282
March	167.25	449.25
April	158.5	607.75
May	143	750.75
June	172.5	923.25
July	203.5	1,126.75
August		
September		
October		
November		
December		

### Departmental Training Report

Month	Classes	# Of Students	# Of Class Hours	Total Training Time
Jan. 2019	6	157	14	364
Feb. 2019	5	142	11	304
Mar. 2019	6	215	36.5	1,309
Apr. 2019	7	149	15	356
May 2019	7	97	185.5	1,780
June 2019	6	154	108	1,597
July 2019	7	115	159	3,113
Aug. 2019				
Sept. 2019				
Oct. 2019				
Nov. 2019				
Dec. 2019				
<b>Total YTD</b>	<b>44</b>	<b>1,029</b>	<b>529</b>	<b>8,823</b>

## Lt. Fortenberry- Administrative Division

### Community Engagement

#### Condemned House (Spring Street)



#### Youth Camp Simunition Training



#### Youth Camp on PAT Course



## Lt. Blackwell- Operations Division

### Communications Center

Dispatch and Call Frequency	Jun-19	Jul-19	% Change From Previous Month	Year to Date 2018	Year to Date 2019	% Change From Previous Year
Number of 911 Calls	1,442	1,377	-4.5%	8,932	9,427	5.5%
Incoming 7-Digit Line Calls	5,108	5,231	2.4%	37,684	37,281	-1.1%
Police Calls for Service	2,990	2,783	-6.9%	18,461	19,499	5.6%
Fire Calls for Service	751	830	10.5%	2,547	5,445	113.8%
Total Dispatched Calls	3,741	3,613	-3.4%	21,008	25,571	21.7%

### Detention Center

Inmate and Process Total	Jun-19	Jul-19	% Change From Previous Month	Year to Date 2018	Year to Date 2019	% Change From Previous Year
Number of Adults Processed	100	86	-14.0%	992	809	-18.4%
Transported to Greenville	37	35	-5.4%	335	299	-10.7%
Transported to Spartanburg	14	35	150.0%	189	216	14.3%
Juveniles Processed	3	1	100.0%	18	13	-27.8%
Hours Covered by Patrol	0	0	0.0%	195	12	-93.8%

## Lt. Blackwell- Operations Division

### Animal Control Services

Animal Control Activity	June 2019	July 2019	% Change From Previous Month	Year to Date 2018	Year to Date 2019	% Change From Previous Year
Calls for Service	152	117	-23.0%	1,223	966	-21.0%
Live Dogs Picked Up	7	8	14.3%	79	67	-15.2%
Live Cats Picked Up	4	5	25.0%	49	35	-28.6%
Traps Delivered	6	4	-33.3%	39	35	-10.3%
Follow Up Calls	7	10	42.9%	90	88	-2.2%
Citations Issued	0	1	100.0%	7	8	100.0%

## Lt. Richardson- Patrol Division

Police Patrol Activity	June-18	July-19	% Change	Last YTD	YTD	% Change
Citations issued	293	453	54.61%	2,560	2,783	8.71%
Arrests	150	117	-22.00%	1,033	979	-5.23%
Incident Reports	368	337	-8.42%	2,381	2,095	-12.01%
Collision Reports	120	118	-1.67%	898	936	4.23%
Warning Citations	233	337	44.64%	1,992	2,195	10.19%
Patrol Miles	30,112	27,221	-9.60%	224,830	198,714	-11.62%
Warrants Served	171	78	-54.39%	883	687	-22.20%
Field Interviews	1	1	0.00%	38	35	-7.89%

### July 2019 Collision Locations



## **Lt. Richardson- Patrol Division**

### **Patrol Community Engagement**

**Officers on Alpha Shift assisting  
with the Mayor's annual 4<sup>th</sup> of July  
Parade**

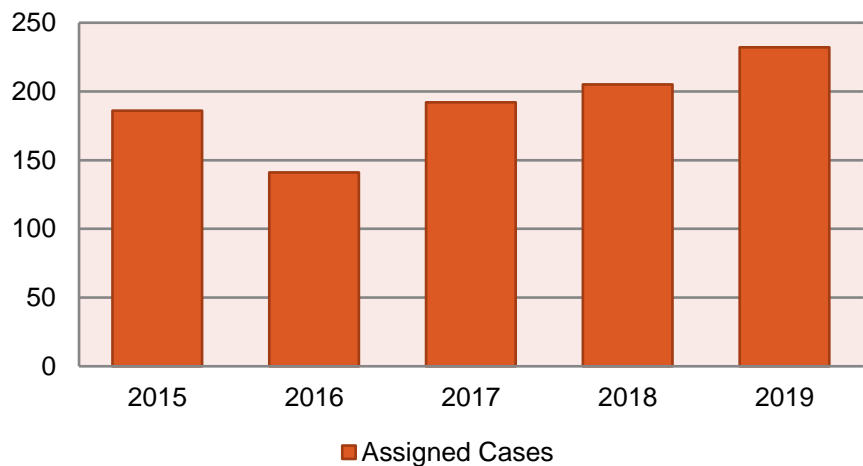


## Lt. Varner- Investigations Division

### Cases Assigned YTD

There were a total of 35 new cases assigned to CID in July 2019. Crimes involving Larcenies are the most assigned cases this month, with White Collar crimes being higher this month as well.

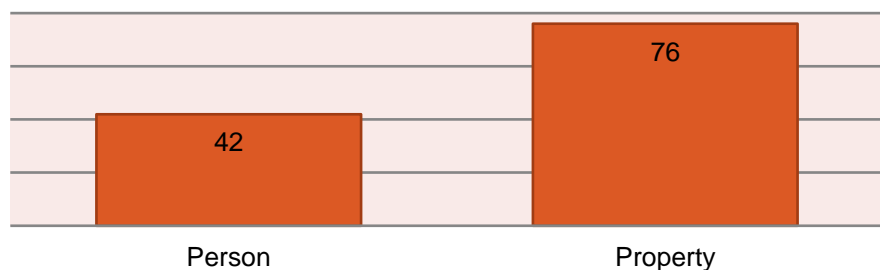
### CID Assigned Cases Year to Date - July 2019



### Closed Cases YTD

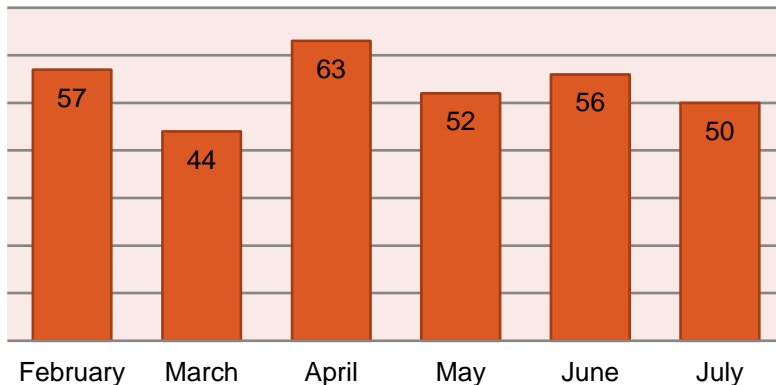
The chart represents the total number of closed CID cases thru July 2019, broken down by crimes against persons and property crimes.

### CID Closed Cases - Year to Date 2019 (Admin, Ex-Clear, No Status, Unfounded, Arrest)



## Lt. Varner- Investigations Division

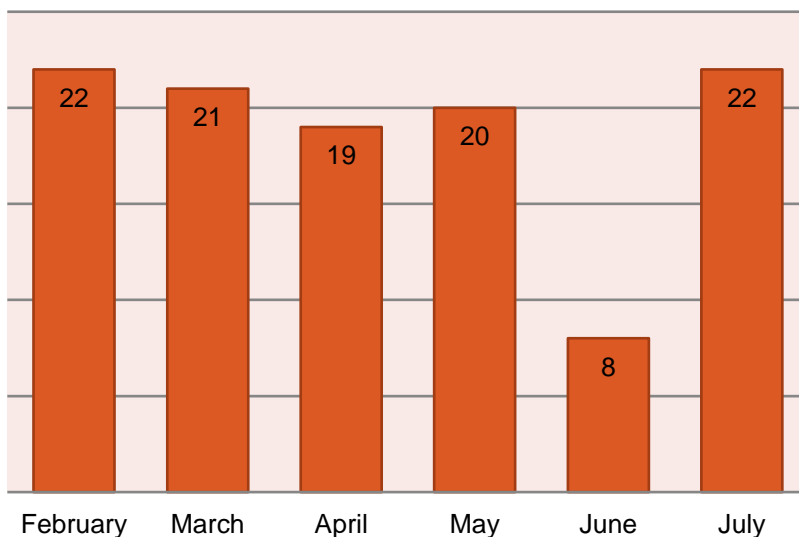
### New VA Cases July 2019



### New Victim Advocate Cases

There were 50 new cases assigned in July 2019. The average number of cases in the last six months is 54 cases. The new budget approved a second Victim's Advocate position which will allow an advocate to spend more time on follow-ups, court appearances, and an on-call rotation.

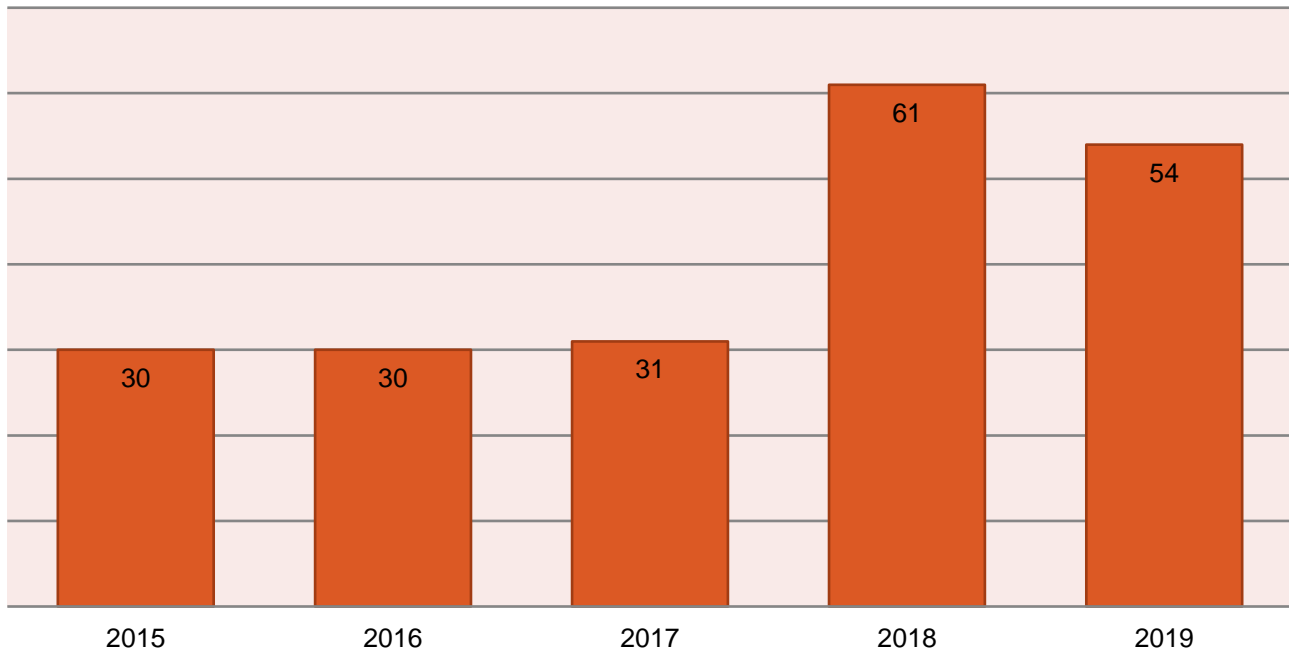
### Crime Analysis - Cases Worked July 2019



### Crime Analyst Cases Worked

Crime Analyst Ellis worked 22 cases during the month of July. She has spent time creating social media posts on a weekly basis which appear on specific days of the week for certain types of crimes.

### **White Collar Cases Year to Date - July 2019**



#### **White Collar Cases**

This chart is provided to show the increase in White Collar crimes cases assigned over the past five years through July 31st. Although cases assigned for 2019 are lower at this point, the trend has been a higher amount of cases assigned in the second half of the year. White Collar cases are the most significant in assigned cases for CID, and we currently have one detective primarily assigned to these cases. The incidents represented in this chart consist of Breach of Trust (Non-Auto), Credit Card Fraud, Financial Identity Fraud/Theft, FTC Card Fraud, Flim Flam, Forgery, Fraudulent Act, Obtaining Money by False Pretense, Check Fraud, Telephone Fraud, and Counterfeiting (with known suspect only).

## Lt. Varner- Investigations Division

### VICE/Narcotics- July 2019

<u>Arrests Made:</u>	4	<u>Undercover Operations:</u>	3
<u>Arrest Warrants Signed:</u>	0	<u>Arrest Warrants Served:</u>	0
<u>Search Warrants Signed:</u>	1	<u>Search Warrants Executed:</u>	1
<u>Compliance Checks:</u>	24	<u>Alcohol Violations:</u>	0
<u>Citations Issued:</u>	6	<u>Agency Assists:</u>	4
<u>Firearms Seized:</u>	9		

<u>Type of Drug Seized/Purchased</u>	<u>Quantity of Drug Seized/Purchased (approx.)</u>
Methamphetamine	5 g
Crack Cocaine	1 g
Marijuana	1 g
Powder Cocaine	28 g (ATF Agency Assist)

<u>DATE</u>	<u>SUBJECT</u>	<u>CASE #</u>	<u>CHARGES</u>
7/16/2019	Bergeron, Dana	GR19-16433	DUS 3 <sup>rd</sup> and Above Habitual Traffic Offender
7/20/2019	Sebastian, Tracey	GR19-16778	PWID Methamphetamine
7/24/2019	Duncan, Jason	GR19-17056	DUS 3 <sup>rd</sup> , Interfering with Police, Improper Tag, Child Restraint Violation, Bench Warrant (Spartanburg County)
7/26/19	Carruth, Michael	GR19-17178 Polk Co. warrants	Fugitive from Justice Felony B&E, Felony Larceny

## **Lt. Varner- Investigations Division**

### **Personnel Training/Events/Assists:**

- 7/1: Det. Montgomery covered for **Charlie Shift**
- 7/3-4: Det. Montgomery and Cpl. McWhite covered for **Charlie Shift**
- 7/8-12: Cpl. McWhite- General Leave
- 7/9: Det. Montgomery presented to the Greer Police Department Youth Academy
- 7/11: Det. Montgomery covered for **Delta Shift**
- 7/12: Det. Montgomery testified in Greenville County preliminary hearings
- 7/13: Det. Montgomery provided jail support coverage for OSD
- 7/14: Det. Montgomery covered **Alpha Shift**
- 7/16: Vice and SLED conducted 24 off-premise alcohol compliance checks with 100% compliance
- 7/18: Vice assisted AFT agents with a one-ounce cocaine purchase within the city limits, and GCSO with an undercover informant drug buy in Taylors
- 7/19: Cpl. McWhite covered **Delta Shift**
- 7/20: Cpl. McWhite, in an undercover capacity, assisted Alpha Shift with apprehending Alaine Hall, who was wanted for multiple charges stemming from Failure to Stop, A&B on Police etc.
- 7/20: Det. Montgomery covered **Delta Shift**
- 7/21: Det. Montgomery covered **Delta Shift**
- 7/22: Cpl. McWhite assisted CID and K-9 units with locating the body of a deceased person
- 7/22: Cpl. McWhite complete SCCJA 2019-2020 Legal Update
- 7/24: Cpl. McWhite covered **Delta Shift**
- 7/25: Det. Montgomery completed patrol rifle class and qualification
- 7/26: Det. McWhite and Det. Bash assisted the Spartanburg Sheriff's Office and the Polk County Sheriff's Office with locating and arresting a wanted fugitive within the city limits
- 7/29: Det. Montgomery and Cpl. McWhite attended monthly ERT Sniper Training in Pickens
- 7/31: Det. Montgomery and Cpl. McWhite met with Sgt. Smith and the owner of Pour Sports to discuss ongoing issues with Still Water Bar and Grill

## **Lt. Varner- Investigations Division**

### **CID TRAINING/OTHER**

- Two missing person cases from July have resulted as death investigations. One was located in the City of Greer by utilizing cadaver dogs, and the other was located in Orlando, Florida.
- Arterburn, Forrester, Prino, & Weibel attended Sexual Assault Trauma Training in Columbia.
- Detectives attended Spartanburg Prelims every Thursday in July.
- Sgt. Forrester instructed a Patrol Rifle Class of which 9 rifles were put into service.
- Cpl. McWhite & Detective Montgomery assisted in shift and detention coverage on many occasions during the month of July.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/27/2019**

**Public Services Activity Report - July 2019**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Public Services Activity Report - July 2019	8/22/2019	Backup Material



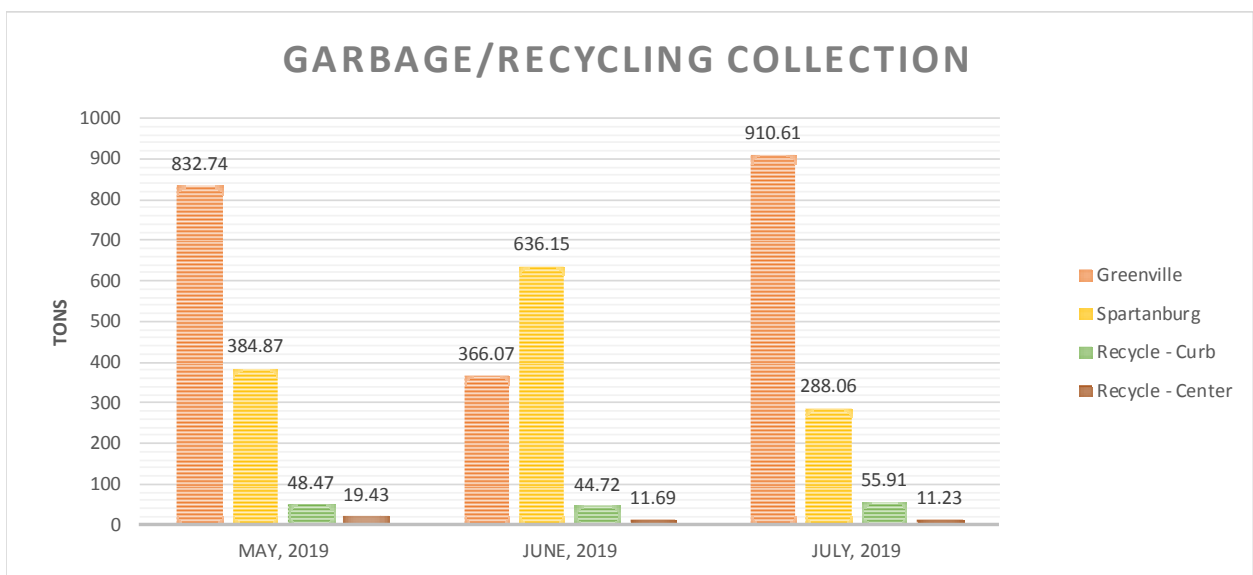
**TO:** ED DRIGGERS, CITY ADMINISTRATOR  
TAMMY DUNCAN, CITY CLERK

**FROM:** PUBLIC SERVICES DEPARTMENT

**SUBJECT:** ACTIVITY REPORT FOR July, 2019

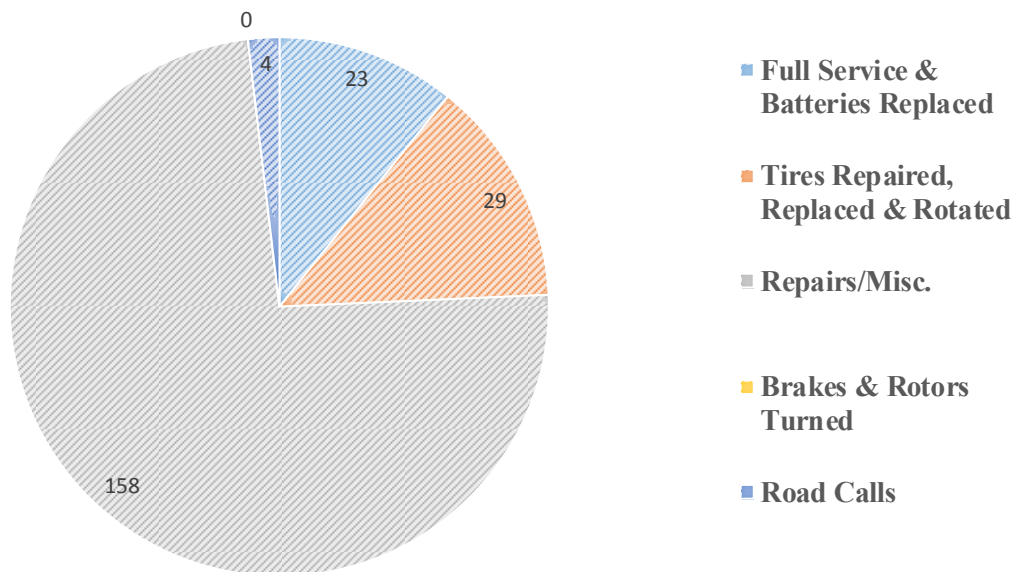
**DATE:** AUGUST 21, 2019

The Public Services Department submits the following activity for July, 2019



YTD Totals: Greenville 910.61 + Spartanburg 288.06 = **1,198.67 Tons**

## VEHICLE MAINTENANCE



## CARTS DELIVERED

NEW HOME CARTS: **63**

REPLACEMENT CARTS: **20**

RECYCLE BINS: **81**

CART REPAIRED: **18**

YARD WASTE CARTS: **5**

## PUBLIC SERVICE CREW

- Finished side walk on South Ave. by pouring 180' feet of concrete, backfilling and planting grass.
- Painted stop bars in alley behind The Mason Jar at Victoria Ave.
- Completed after hours call to remove tree from roadway on 7/12/19
- Sally port area at Police Dept was cleaned up
- Cut grass in cemetery

### **STORM DRAINS & CATCH BASINS**

- Storm drain grates were cleaned throughout the City
- Storm drain on Nature Trail was cleaned
- Vac truck was run on 14 St & Jason

### **BUSHHOG & RIGHT-OF-WAY CUTBACKS**

- Both tractors were run throughout the month of July to cut back roads and intersections throughout the City.
- Cut grass throughout the City including High Bridge, at old shop, Moore St. and OC Building

### **STREET SWEEPER**

- Street sweeper was run for 15 days on the city streets and curb lines.

### **WEED SPRAY**

- Several areas were sprayed including Granite Woods, Reserve at Riverside, Hammett Crossing, Lizmoore Park, Ashley Grove, Brushy Creek, Riverside Glenn, Carmen Glenn, Maplewood, Canyon Ridge and Line St.

### **POTHOLES**

- Patched potholes on West Phillips, Mary Armstrong, Arlington and Moore St.

### **SIGNS REPAIRED/REPLACED**

- Repaired or replaced Street signs at Juniper Leaf Way & Main; N & W Arlington; Jackson & W Arlington; E Fairview; N. Line Ext & E Beardon; N Line & E Church; N. Line & Oak
- No Outlet sign was installed in Depot parking lot
- Speed Limit sign on Brookshire
- RR Crossing sign on Trade St.

### **CITY BUILDING, AND CUSTODIAL MAINTENANCE**

- **Supervised installation of new carpet in Jail offices**
- **Oversaw the installation of a new HVAC unit in the 3<sup>rd</sup> floor City Hall IT closet**
- **Fire alarms and sprinkler systems were inspected at City Hall, Police & Courts, Cannon Centre, and O.C.**
- **Supervised contractor who cleaned windows at City Hall, Cannon Center, and Police & Courts**
- **Mounted new desk and monitor in plan review room**
- **Oversaw contractor install drain pump system at Tryon Center**
- **Contractor painted exterior top of stairwell towers at City Hall**
- **Contractor inspected dry chemical fire suppression system in dispatch office**
- **Oversaw the HVAC contractor clean roof top units at Police and Courts**
- **Supervised concrete repair at City Hall on sidewalk (paid for by paint contractor)**
- **HVAC contractor made needed repairs at Needmore Center**

**Category Number: VII.**  
**Item Number: H.**



**AGENDA**  
**GREER CITY COUNCIL**  
**8/27/2019**

**Website Activity Report - July 2019**

**ATTACHMENTS:**

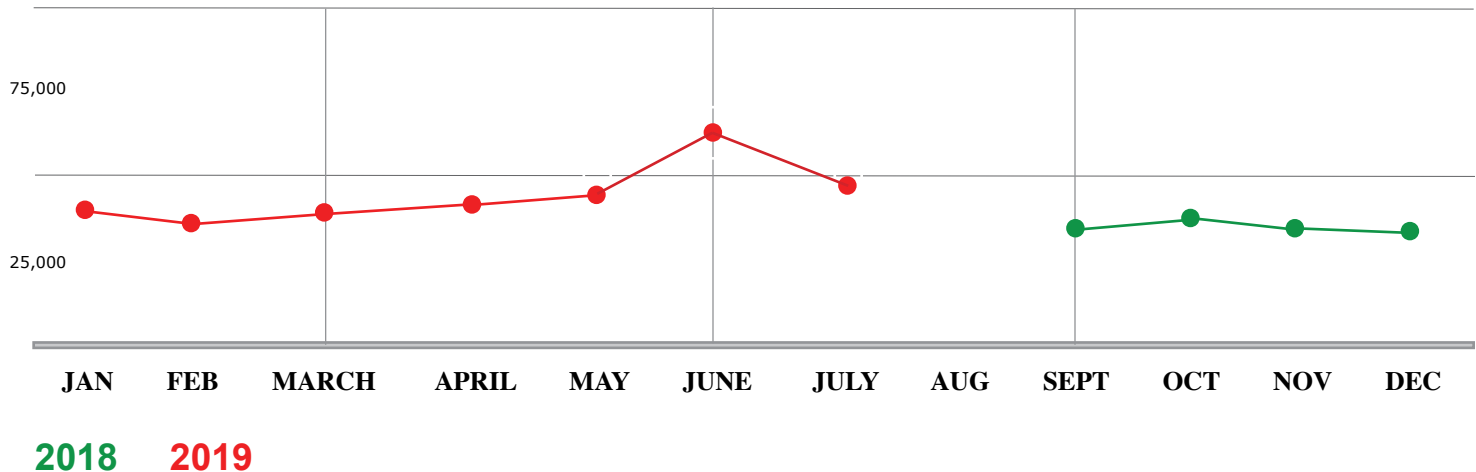
<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Website Activity Report - July 2019	8/22/2019	Backup Material



# City of Greer Website

## July 2019 Monthly Report

### Total Page Views by Month



### Daily sessions at www.cityofgreer.org

July 1-31, 2019



### Visitors to www.cityofgreer.org

Total Users:	14,132 from 61 countries
Desktop:	5,564 (39.4 %)
Mobile:	7,832 (55.4 %)
Tablet:	736 ( 5.2 %)

### Retention

Monthly Page Views:	45,912
Avg Pages per Session:	2.45
Average Time per Session:	1 minute, 58 seconds

### Traffic Sources

Search Engines	71.5 %
Direct Traffic:	23.6 %
Social/Other:	4.9 %

### Most Viewed Pages

1. Home
2. Moolight Movies
3. City Departments
4. Police Department
5. Detention Center
6. Job Openings
7. Events Center Rentals
8. Century Park
9. Parks and Recreation
10. Youth Baseball
11. Trash Collection Schedule
12. Planning & Zoning
13. Youth Sports
14. Recycling Center
15. Staff Directory

**Category Number: X.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**8/27/2019**

**Brookshire Road Follow-Up**

**Summary:**

(Action Required)  
Steve Grant, City Engineer

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Cover Memo	8/22/2019	Cover Memo



August 22<sup>nd</sup>, 2019

MEMO

To: Ed Driggers, City Administrator

From: Steve Grant, City Engineer

Subject: Brookshire Road Follow-Up

Council and staff discussed this road and condition issues last meeting but no vote was formally taken to move ahead with addressing the situation.

Staff has gotten quotes from a local contractor to address the road and shoulder conditions. Both options below include widening the road 4 feet on either side and maintaining a ditch section.

1. Conventional FDP, widen, mill, re-surface: \$186,312.97
2. CMRB (Cement Modified Reclaimed Base), widen : \$144,581.42

Staff recommends we proceed immediately with option 2, CMRB as it will give a better overall product and is more cost effective in this case. We need to get this work completed by November before cold weather sets in.

In addition, we are making plans to meet with BMW and others about using this road as a cut-through to BMW and also we are planning on conducting a live study/count on the road to determine actual cut-through on a normal weekday.

We will complete these steps in the next few weeks but feel it is imperative to get approval to do the paving work while we still have good weather and we need to get on the contractor's schedule as soon as we can.

Funding will be from Paving funds that are available and staff will request a 50% match funding from Spartanburg County CTC.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/27/2019**

**First Reading of Ordinance Number 30-2019**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM OD (OFFICE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 30-2019 is a rezoning request for a parcel located at 306 W. Poinsett St. The owner is requesting a rezoning from O-D, Office District to DRD, Design Review District. The purpose of the rezoning request is to allow for a mixed-use of professional offices and residential. The applicant is requesting to convert some of the current office space on one side on the building into a one-bedroom apartment. The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Brandon McMahan, Zoning Coordinator

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Cover Memo	8/21/2019	Cover Memo
❑ Ordinance Number 30-2019	8/21/2019	Ordinance
❑ Ord 30-2019 Exhibit A Map	8/21/2019	Exhibit
❑ Ord 30-2019 Exhibit B Statement of Intent	8/21/2019	Exhibit
❑ Ord 30-2019 Exhibit C1 Site Plan	8/23/2019	Exhibit
❑ Ord 30-2019 Exhibit C2 1st Floor Layout	8/21/2019	Exhibit
❑ Ord 30-2019 Zoning Application	8/21/2019	Backup Material
❑ Ord 30-2019 Planning Commission Minutes	8/21/2019	Backup Material

# Memorandum

**To:** Mr. Driggers, City Administrator  
**From:** Brandon McMahan, Zoning Coordinator  
**Subject:** Ordinance 30-2019  
**Date:** August 20, 2019  
**CC:** Tammy Duncan, City Clerk

---

Ordinance 30-2019 is a rezoning request for a parcel located at 306 W. Poinsett St. The owner is requesting a rezoning from O-D, Office District, to DRD, Design Review District. The purpose of the rezoning request is to allow for a mixed-use of professional offices and residential. The applicant is requesting to convert some of the current office space on one side on the building into a one-bedroom apartment

The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

## **ORDINANCE NUMBER 30-2019**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PANDION PROPERTIES, LLC LOCATED AT 306 WEST POINSETT STREET FROM OD (OFFICE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Pandion Properties, LLC located at 306 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately 0.38 +/- acres marked as Exhibit A, the statement of intent attached hereto marked as Exhibit B, and the plat attached hereto marked as Exhibit C1 and C2.

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 August 19, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review 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 classifications of property located at 306 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022001101000 containing approximately 0.38 +/- acres attached

hereto marked as Exhibit A shall be changed from OD (Office District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: August 27, 2019

Second and  
Final Reading: September 10, 2019

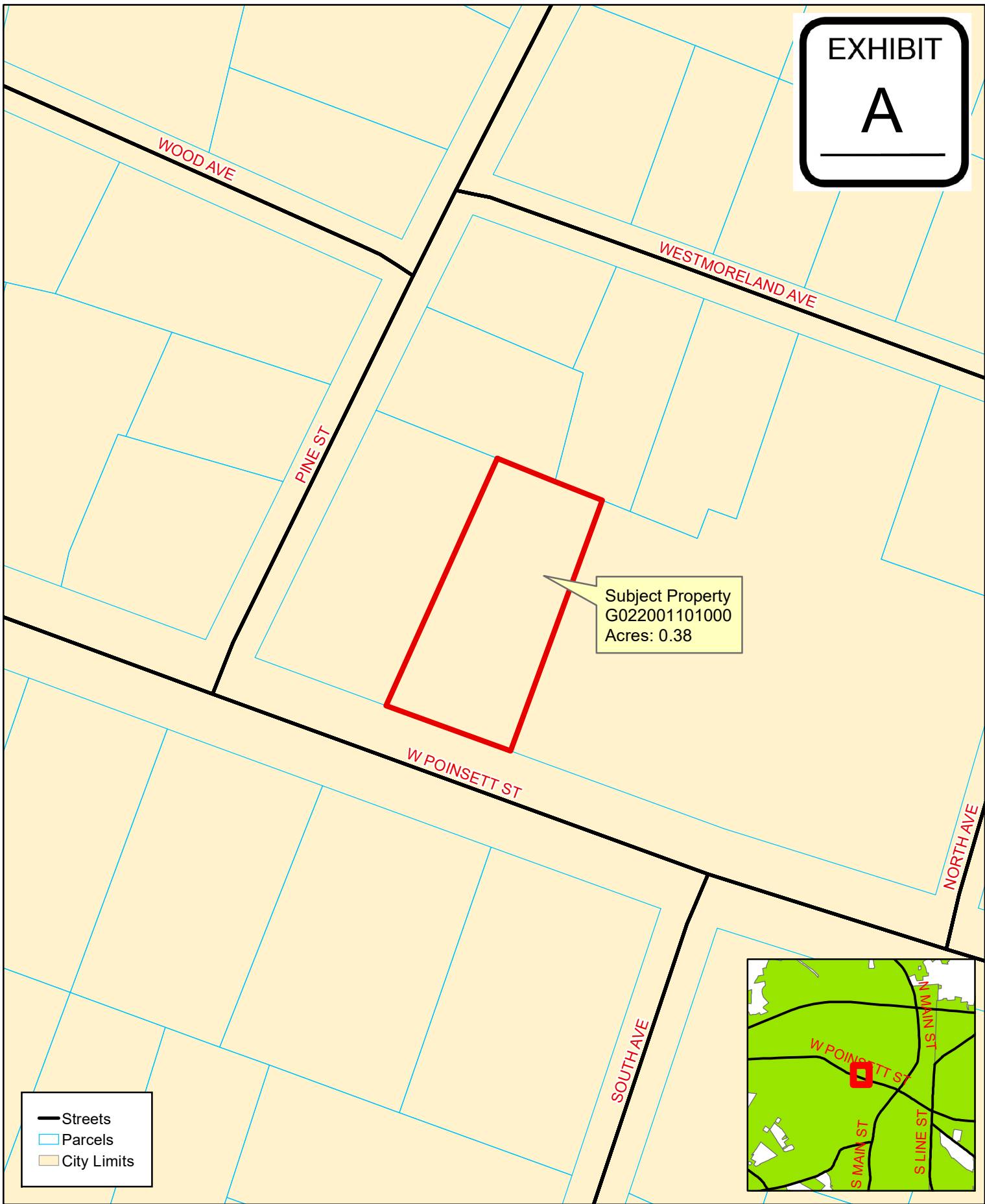
Approved as to Form:

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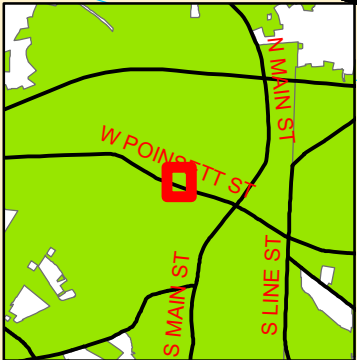
John B. Duggan, Esquire  
City Attorney

# EXHIBIT

# A

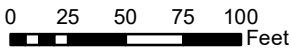


- Streets
- Parcels
- City Limits



## Ordinance 30-2019

Created 8/20/2019 by City of Greer GIS



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# Oma Haus

**Mixed Use Property  
Design Review District  
306 W. Poinsett St., City of Greer**

***Statement of Intent***  
**July 12, 2019**

**Mixed-Use Property.** The planned renovation and interior construction of 306 West Poinsett St. will utilize the Design Review District (DRD) zoning format to blend old and new, carving a small apartment suite out of the existing commercial office space. The current structure of the building will remain intact as a duplex design, leaving Side B as a full commercial office suite and converting Side A to a residential apartment (front) and separated office space (rear). All construction will be in accordance with building codes and permitting. See preliminary drawings.

**Residential Section.** Taking part of this building back to its original purpose, the added apartment suite will include a newly renovated kitchen and bathroom. A bedroom will be converted from the existing kitchen in Side A and a bathroom will utilize the space currently taken by an existing basement staircase. Portions of non-structural walls will be opened up for the common areas. The existing fireplace and front brick porch will add character and southern charm to the quaint space.

**Commercial Section.** The rear portion of Side A will remain largely unchanged. The side entrance will open up to a more inviting common space that will incorporate access to the existing bathroom and a newly added kitchenette. The hallway closet will be removed to allow the expansion of this common entryway. A wall will be added to separate the living area in the front of Side A from the office space in the rear of Side A, allowing privacy and security to both areas.

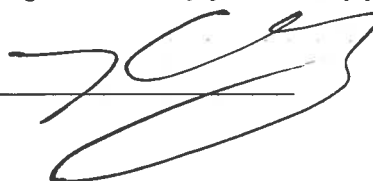
The second floor will remain part of the commercial space, accessed from the hallway in the rear of side A. There will be no changes to the floor plan of the upstairs, though cosmetic changes may occur in the form of new flooring and paint. Side B will also receive no changes during this process and will remain entirely commercial office space.

**"Oma Haus" (Grandma's House).** When we purchased this property in 2018, the building had been largely untouched for years and Side B had unfortunately been neglected. Side A had an existing tenant at the time, with a lease ending soon.

While my wife and I fixed up Side B on our own and found new commercial tenants, we always envisioned changes for Side A. We are a small family, living in Greer, just a few blocks away on West Church Street, and we have a young son. Our son has no grandparents or extended family in the area as I am from Baltimore, MD and my wife is from Charleston, SC. What we saw in this property was an amazing opportunity to create a space for both sets of Grandparents to enjoy when they come to visit.

We love living in Greer and we love having our family come to visit us. We hope to renovate this property so that multiple generations of our family will be able to come together and enjoy it for many years to come.

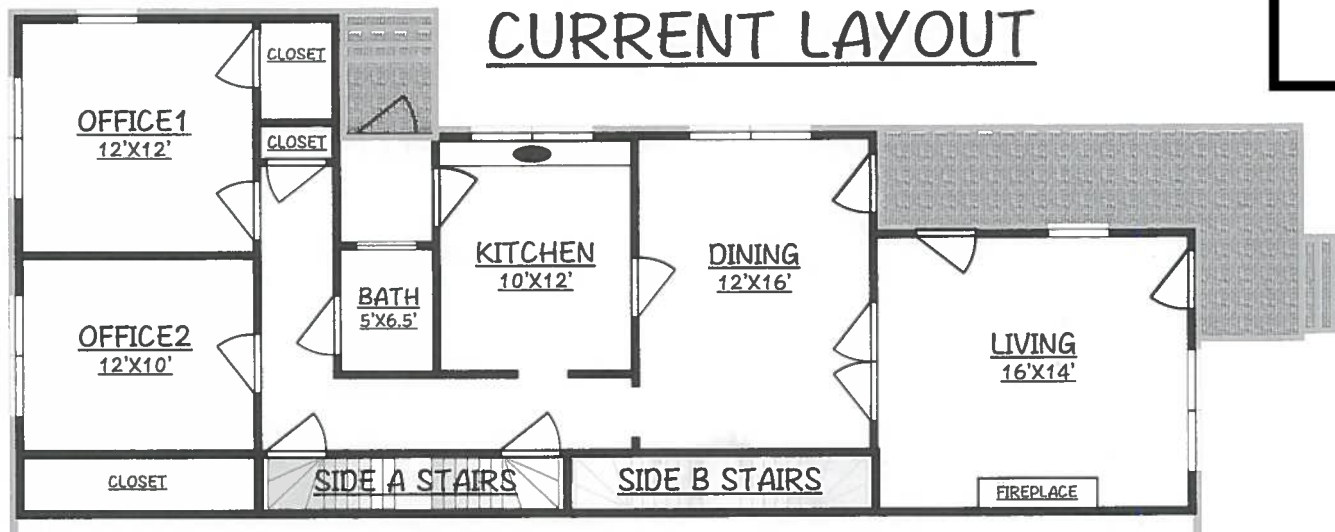
Kevin Byrd



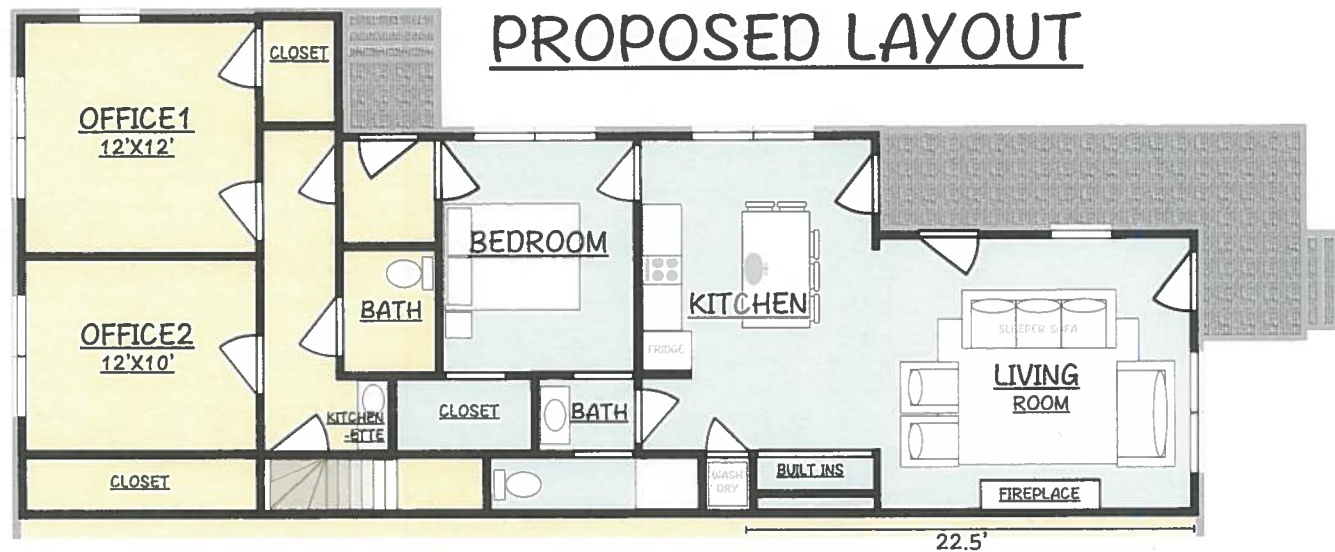
# EXHIBIT

## C-1

### CURRENT LAYOUT



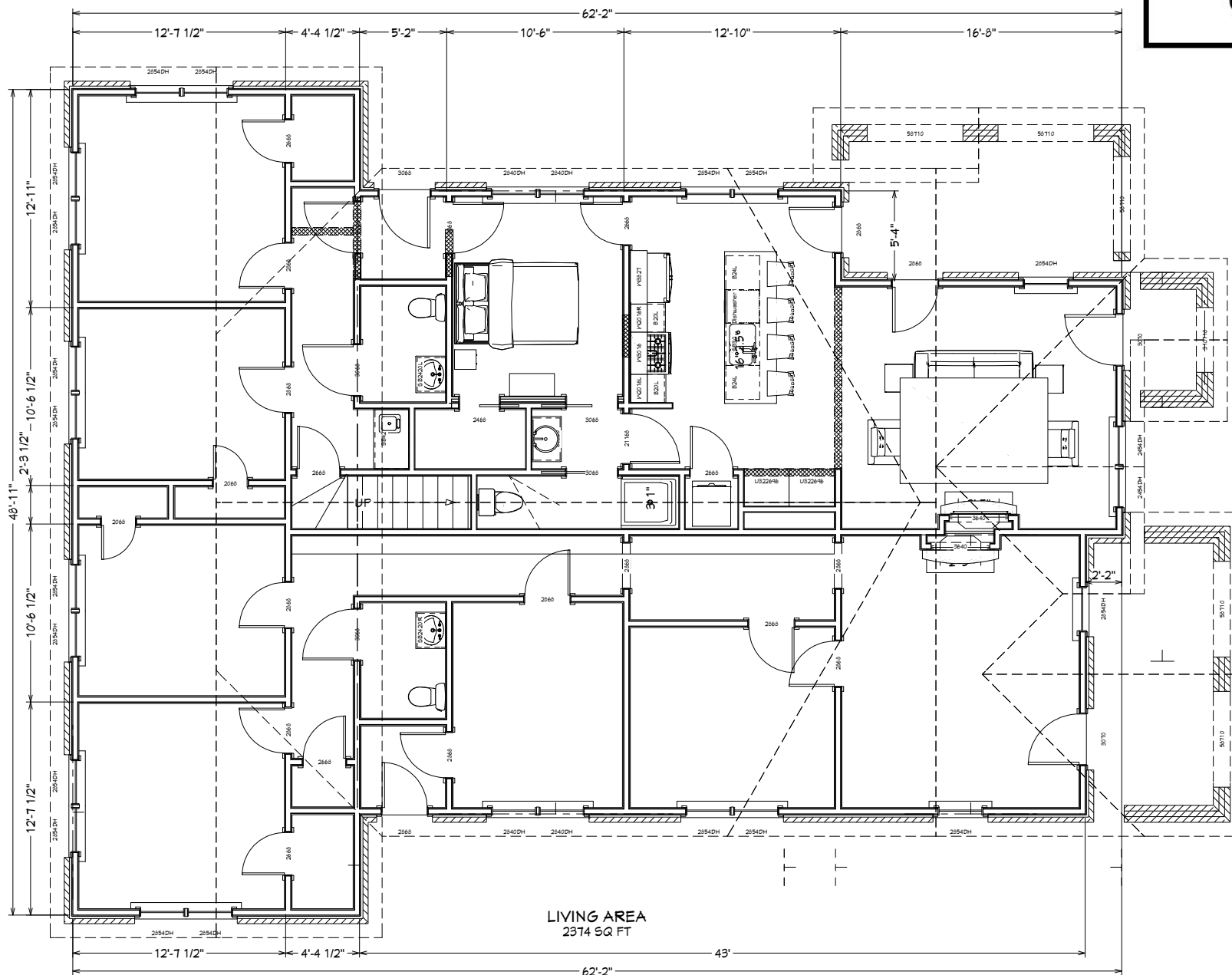
### PROPOSED LAYOUT



■ COMMERCIAL    ■ RESIDENTIAL

**EXHIBIT**  
**C-2**

**EXHIBIT  
C-2**





**ZONING MAP AMENDMENT APPLICATION**  
**(ZONING & REZONING)**

Date 7/14/19

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

Tax Map Number(s) G022001101000 ✓

Property Address(s) 306 West Poinsett St. Greer, SC 29650 ✓

Acreage of Properties 0.38 County Greenville

**Applicant Information**

Name Kevin Byrd

Address 200 W. Church Street, Greer, SC 29650

Contact Number 864-416-1145

Email kevin.byrd@hotmail.com

**Property Owner Information**

*(If multiple owners, see back of sheet)*

✓ Name Pandion Properties LLC.

Address 200 W. Church Street, Greer, SC 29650

Contact Number 864-416-1145

Email kevin.byrd@hotmail.com

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

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

Existing Use: Commercial Only Proposed Use: Mixed Use, Commercial/Residential

Signature(s) 

*All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)*

**OFFICE USE ONLY**

Date Filed 7-15-19

Case No. 22 2019

Meeting Date 8-19-19

**See Reverse**

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, AUGUST 19, 2019**

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**DOCKET:** RZ 2019-11

**APPLICANT:** Kevin Byrd

**PROPERTY LOCATION:** 306 W. Poinsett St

**TAX MAP NUMBER:** G022001101000

**EXISTING ZONING:** O-D, Office District

**REQUEST:** Rezone to DRD, Design Review District

**SIZE:** 0.38 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community along a Neighborhood Corridor

**ANALYSIS:** RZ 2019-11

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**RZ 2019-11** is a rezoning request for a parcel located at 306 W. Poinsett St. The request is to rezone the parcel from O-D, Office District, to DRD, Design Review District, to allow for a mixed-use of professional offices and residential. The applicant is requesting to convert some of the current office space on one side on the building into a one-bedroom apartment.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential - Occupied  
East: C-2, Commercial – Woods Mortuary  
South: C-2, Commercial and R-12, Single Family Residential – Grek Law Group and Occupied Residences  
West: O-D, Office District – The Carolina Law Group

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 2 Community, which is where a large majority of the community residential areas will have this category. This property is located along a Neighborhood Corridor, which is residential in form and function but allows for some limited non-residential use. Land uses identified within the neighborhood corridor are equivalent to uses allowed in medium and higher residential zoning classification, O-D, and C-2. The land use balance is about 70% residential and 30% non-residential.

**When considering the requested DRD zoning, staff should determine the following:**

- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the visual appearance of the development will harmonize with the existing development.
- G. That the architectural character blends with the surrounding area.

The majority of the property located along W. Poinsett Street from Wade Hampton Blvd to N. Miller St is a mix of residential and commercial uses. The zoning ordinance does not allow for mixed-use in our traditional zoning districts. This property is also located within the Highway Transitional Overlay District, which was setup to preserve, protect, and enhance the unique visual, historic, and cultural experiences along W. Poinsett St. The exterior of the building will not be changing and all of the work

will take place on the interior, not changing the current character for of the area. Therefore, this is a compatible land use with the Comprehensive Plan and Zoning Ordinance. 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. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved before interior demolition and rebuilding can commence.

**STAFF RECOMMENDATION: Approval**

**ACTION – Ms. Jones made a motion to approve RZ 2019-11. Mr. Holland seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.**



**AGENDA**  
**GREER CITY COUNCIL**  
**8/27/2019**

**First Reading of Ordinance Number 31-2019**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY RENEW PROPERTIES, LLC AND K & L INVESTMENTS, INC. LOCATED AT 117 AND 119 BROWN STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 31-2019 is a rezoning request for a parcel located at 117 and 119 Brown St. The owner is requesting a rezoning from R-12, Single Family Residential, to DRD, Design Review District. The purpose of the rezoning request is to subdivide the two parcels into three parcels for a future residence. The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.  
Brandon McMahan, Zoning Coordinator

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	8/21/2019	Cover Memo
❑ Ordinance Number 31-2019	8/21/2019	Ordinance
❑ Ord 31-2019 Exhibit A Map	8/21/2019	Exhibit
❑ Ord 31-2019 Exhibit B Statement of Intent	8/21/2019	Exhibit
❑ Ord 31-2019 C Site Plan	8/21/2019	Exhibit
❑ Ord 31-2019 Zoning Application	8/21/2019	Backup Material
❑ Ord 31-2019 Planning Commission Minutes	8/21/2019	Backup Material

# Memorandum

**To:** Mr. Driggers, City Administrator  
**From:** Brandon McMahan, Zoning Coordinator  
**Subject:** Ordinance 31-2019  
**Date:** August 20, 2019  
**CC:** Tammy Duncan, City Clerk

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Ordinance 31-2019 is a rezoning request for a parcel located at 117 and 119 Brown St. The owner is requesting a rezoning from R-12, Single Family Residential, to DRD, Design Review District. The purpose of the rezoning request is to subdivide the two parcels into three parcels for a future residence.

The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

## **ORDINANCE NUMBER 31-2019**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY RENEW PROPERTIES, LLC AND K & L INVESTMENTS, INC. LOCATED AT 117 AND 119 BROWN STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Renew Properties, LLC and K & L Investments, Inc. located at 117 and 119 Brown Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G003000600900 and G003000600800 containing approximately 0.36 +/- acres marked as Exhibit A, the statement of intent attached hereto marked as Exhibit B, and the plat attached hereto marked as Exhibit C.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on August 19, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review 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 classifications of properties located at 117 and 119 Brown Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G003000600900 and G003000600800 containing approximately 0.36 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: August 27, 2019

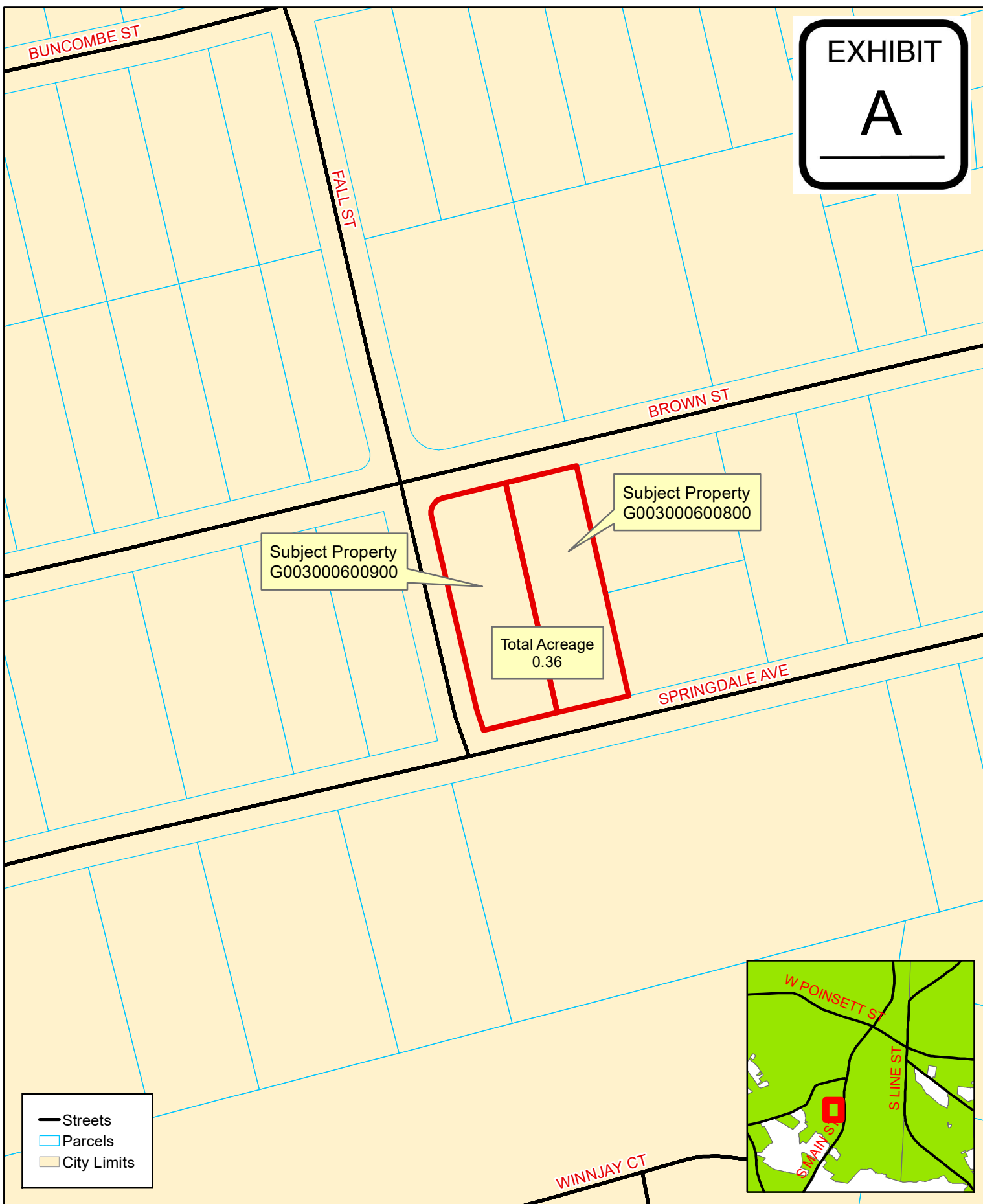
Second and  
Final Reading: September 10, 2019

Approved as to Form:

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John B. Duggan, Esquire  
City Attorney

EXHIBIT  
**A**



August 9, 2019

Building & Development Standards  
City of Greer  
301 E. Poinsett Street  
Greer, SC 29651

Re: Proposed Development  
Brown St., Greer

Mrs. McCormick,

I submit for review the following proposed project to be developed on Brown Street, Greer, SC. The project will consist of one single family residence. The residence will be a single level home consisting of three bedrooms, two bathrooms, kitchen, living room, and dining room. Please refer to the below information and submitted site plan for further details.

Exterior Finishes

- Vinyl Siding
- Architectural Roofing
- Solid Vinyl Windows w/ Insulated Glass
- Slab Foundation

Interior Finishes

- Carpet, LVT, & Vinyl Flooring
- Painted Cabinetry w/ Formica Countertops
- Appliances- Range, Range Hood, Dishwasher, Disposal, Built In Microwave

Landscaping

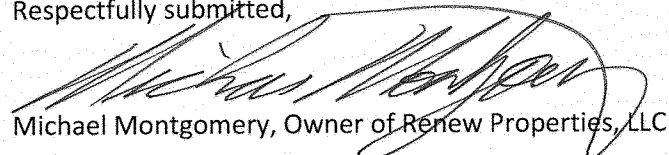
- Shrubs
- Grass

Zoning

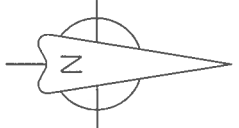
- The current zoning for the proposed development is R-7.5. I am requesting a rezoning of this property to DRD to allow for required density for the proposed development.

Please let me know if there is any further information needed.

Respectfully submitted,



Michael Montgomery, Owner of Renew Properties, LLC



119 & 117 BROWN STREET  
PROPOSED DIVISION OF LOTS 58 & 59, N.M. CANNON LAND  
A PROJECT FOR MICKY MONTGOMERY

<b>D100</b> SHEET 1 OF 1	<b>DATE</b> 7/18/18	<b>DESIGNED BY:</b> JMS	<b>CHECKED BY:</b> JMS	<b>DRAWN BY:</b> JMS	<b>VERT. SCALE:</b> N/A	<b>HORIZ. SCALE:</b> 1" = 80'
	<b>GREENVILLE COUNTY SOUTH CAROLINA</b>					
	<b>CITY OF GREER</b>					
	<b>TAX PARCELS 0000000000 &amp; 0000000000</b>					
	<b>117 &amp; 119 BROWN ST.</b>					
<b>ASSOCIATES, LLC</b> LAND SURVEYING, CIVIL ENGINEERING 117 & 119 BROWN ST. GREENVILLE, SC 29615 PH: 864.233.1200 FAX: 864.233.1201 WWW.ASSOCIATES-LLC.COM						
<b>PROPOSED DIVISION OF LOTS 58 &amp; 59, N.M. CANNON LAND</b> FOR MICKY MONTGOMERY						
<b>DATE</b>						
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**ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)**

Date 7-16-19

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

Tax Map Number(s) G003000600900, G003000600800

Property Address(s) 117 + 119 Brown Street, Greer

Acreage of Properties 0.36 County Greenville

**Applicant Information**

Name Renew Properties, LLC  
Address 471 Tramrod Trail  
Travelers Rest SC 29690  
Contact Number 864-325-9941  
Email micky@montgomeryrealtysc.com


**Property Owner Information**

*(If multiple owners, see back of sheet)*  
Name Renew Properties, LLC  
Address 471 Tramrod Trail  
Travelers Rest SC 29690  
Contact Number 864-325-9941  
Email micky@montgomeryrealtysc.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-12 to DRD.

Existing Use: Single Family Proposed Use: Single Family

Signature(s)   
Michael Montgomery

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

**OFFICE USE ONLY**

Date Filed 7-16-19  
Meeting Date 8-19-19

Case No. R22019-12

See Reverse

Complete the section below if multiple property owners

Name K+L Investments, Inc.  
Address 2376 Roger Mountain Rd  
Simpsonville, SC 29681  
Contact Number 864-303-8358  
Signature [Signature]

Name K+L Investments, Inc.  
Address \_\_\_\_\_  
Contact Number 864-303-8359  
Signature [Signature]

Name \_\_\_\_\_  
Address \_\_\_\_\_  
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Address \_\_\_\_\_  
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Signature \_\_\_\_\_

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, AUGUST 19, 2019**

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**DOCKET:** **RZ 2019-12**

**APPLICANT:** Micky Montgomery – Renew Properties, LLC

**PROPERTY LOCATION:** **117 & 119 Brown St**

**TAX MAP NUMBER:** G003000600800 & G003000600900

**EXISTING ZONING:** R-12, Single Family Residential

**REQUEST:** **Rezone to DRD, Design Review District**

**SIZE:** 0.36 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community near a Neighborhood Corridor

**ANALYSIS:** **RZ 2019-12**

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**RZ 2019-12** is a rezoning request for two parcels located at 117 and 119 Brown St. The request is to rezone the parcels from R-12, Single Family Residential to DRD, Design Review District. The purpose of the request is to subdivide the two parcels into three for a future residence.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential - Occupied  
East: R-12, Single Family Residential - Occupied  
South: R-12, Single Family Residential - Occupied  
West: R-12, Single Family Residential - Occupied

The land use map in the Comprehensive Plan defines these properties as Residential Land Use 2 Community near a Neighborhood Corridor. 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. Neighborhood Corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Land uses identified within the neighborhood corridors are equivalent to uses allowed in the medium and higher residential zoning classifications.

**When considering the requested DRD zoning, staff should determine the following:**

- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the visual appearance of the development will harmonize with the existing development.
- G. That the architectural character blends with the surrounding area.

The applicant's project will not harm the spirit of the zoning district, as the majority of the lots in the area do not meet the requirement for R-12, Single Family Residential. The lots in this area range from 5,000 sqft to 13,000 sqft with a few over an acre. With this property being near the core of downtown, which is the best location for higher density uses, this would not have an adverse impact on the neighborhood. Therefore, this is a compatible land use with the Comprehensive Plan and Zoning Ordinance. 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. All comments from other agencies and departments in the City of Greer must also be met and a Final Development Plan must be approved.

**STAFF RECOMMENDATION: Approval**

**ACTION – Mr. Martin made a motion to approve RZ 2019-12. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed**



**AGENDA**  
**GREER CITY COUNCIL**  
**8/27/2019**

**First Reading of Ordinance Number 32-2019**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER COMMUNITY OUTREACH CENTER LOCATED ON TURNER STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 32-2019 is a rezoning request for a parcel located at the corner of Turner St and King St. The owner is requesting a rezoning from R-M1, Multi-Family Residential to R-M2, Multi-Family Residential. The purpose of this rezoning is to subdivide the property into four single-family lots for future development. The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.  
Brandon McMahan, Zoning Coordinator

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	8/21/2019	Cover Memo
❑ Ordinance Number 32-2019	8/21/2019	Ordinance
❑ Ord 32-2019 Exhibit A Map	8/21/2019	Exhibit
❑ Ord 32-2019 Zoning Application	8/21/2019	Backup Material
❑ Ord 32-2019 Planning Commission Minutes	8/21/2019	Backup Material

# Memorandum

**To:** Mr. Driggers, City Administrator  
**From:** Brandon McMahan, Zoning Coordinator  
**Subject:** Ordinance 32-2019  
**Date:** August 21, 2019  
**CC:** Tammy Duncan, City Clerk

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Ordinance 32-2019 is a rezoning request for a parcel located at the corner of Turner St and King St. The owner is requesting a rezoning from R-M1, Multi-Family Residential to R-M2, Multi-Family Residential. The purpose of this rezoning is to subdivide the property into four single-family lots for future development.

The Planning Commission conducted a public hearing on August 19, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

## **ORDINANCE NUMBER 32-2019**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER COMMUNITY OUTREACH CENTER LOCATED ON TURNER STREET FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Greer Community Outreach Center located on Turner Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-070.00 containing approximately 0.81 +/- acres 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 August 19, 2019.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to RM-2 (Multi-Family Residential 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 classifications of property located on Turner Street more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-070.00 containing approximately 0.81 +/- acres attached hereto

marked as Exhibit A shall be changed from RM-1 (Multi-Family Residential District) to RM-2 (Multi-Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: August 27, 2019

Second and  
Final Reading: September 10, 2019

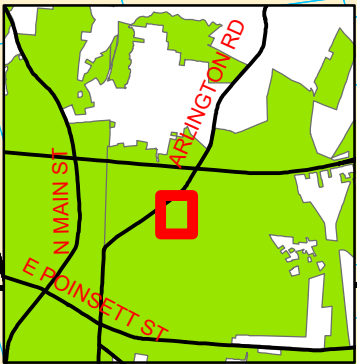
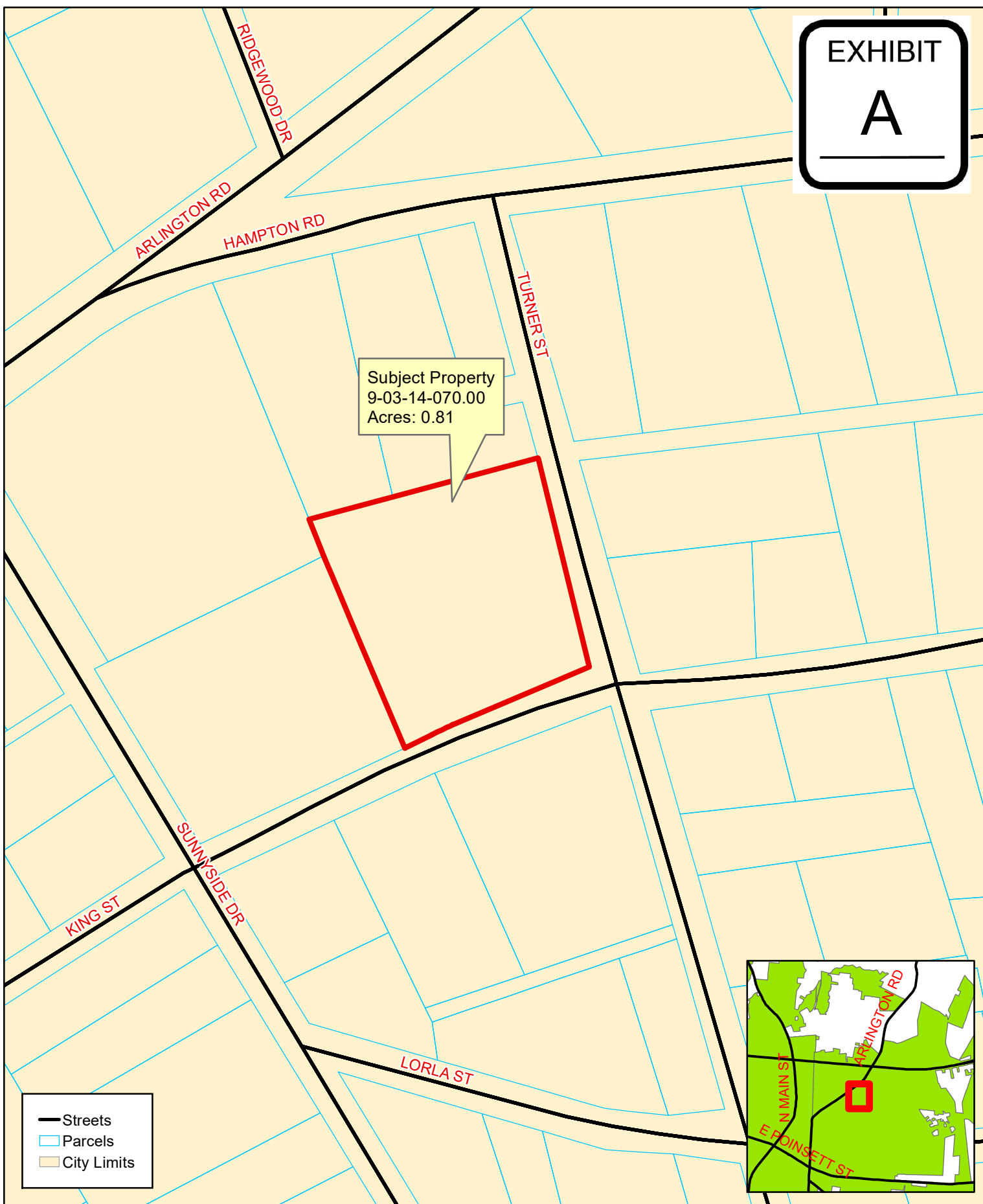
Approved as to Form:

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John B. Duggan, Esquire  
City Attorney

EXHIBIT  
A

Subject Property  
9-03-14-070.00  
Acres: 0.81





**ZONING MAP AMENDMENT APPLICATION**  
**(ZONING & REZONING)**

Permit Process

Received: 7/15/19 11:05

Sent: 7/15/19 11:20

Date 7/15/2019

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

Tax Map Number(s) 9-03-14-070.00

Property Address(s) Turner St

Acreage of Properties +/- .81 County Spartanburg

**Applicant Information**

Name Perry Dennis  
Address 168 Aster Drive  
Contact Number 864-879-4402  
Email psd4810@gmail.com

**Property Owner Information**

(If multiple owners, see back of sheet)

Name Greer Community Outreach Center  
Address 413 E. Poinsett St.  
Greer, SC 29651  
Contact Number 864-879-4402  
Email psd4810@gmail.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-M1 to R-M2.

Existing Use: Vacant Proposed Use: 4 units

Signature(s) Perry Dennis

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

**OFFICE USE ONLY**

Date Filed 7-15-19

Case No. RZ 2019-13

Meeting Date 8-19-19

See Reverse

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, AUGUST 19, 2019**

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**DOCKET:** RZ 2019-13

**APPLICANT:** Perry Dennis

**PROPERTY LOCATION:** Turner St

**TAX MAP NUMBER:** 9-03-14-070.00

**EXISTING ZONING:** R-M1, Multi-Family Residential

**REQUEST:** Rezone to R-M2, Multi-Family Residential

**SIZE:** 0.81 acres

**COMPREHENSIVE PLAN:** Residential Land Use 3 Community

**ANALYSIS:** RZ 2019-13

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**RZ 2019-13** is a rezoning request for a parcel located at the corner of Turner St and King St. The request is to rezone the parcel from R-M1, Multi-Family Residential, to R-M2, Multi-Family Residential, for future development.

Surrounding land uses and zoning include:

North: R-M1, Multi-Family Residential, and C-2, Commercial - Occupied  
East: R-M1, Multi-Family Residential - Occupied  
South: R-M1, Multi-Family Residential - Occupied  
West: R-M1, Multi-Family Residential - Vacant

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 3 Community. This community category is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre. The applicant has stated a desire to subdivide the property into 4 lots. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION – Mr. Holland made a motion to approve RZ 2019-13. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.**