



**AGENDA  
GREER CITY COUNCIL**

**September 24, 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 Wryley Bettis**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. September 10, 2019  
(Action Required)**

**VI. DEPARTMENTAL REPORTS**

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

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

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

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

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

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

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

**H. Website Activity Report - August 2019**

**VII. ADMINISTRATOR'S REPORT**

- A. Ed Driggers, City Administrator**

## **VIII. OLD BUSINESS**

- A. Second and Final Reading of Ordinance Number 34-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER MILL, LLC. LOCATED AT 300 CONNECTICUT AVENUE FROM I-1 (INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT). (Action Required)**

- B. First Reading of Ordinance Number 35-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DAILY BREAD MINISTRIES, INC. LOCATED AT 521 EAST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)**

## **IX. NEW BUSINESS**

- A. Bid Summary - Fire Department Turnout Gear**

**The Fire Department has been working to evaluate our current turnout gear and what the department needs moving forward. We have met with numerous vendors and the bids are attached. Staff recommends the project be awarded to Newton's Fire & Safety Equipment, INC in the amount of \$125,012.16. (Action Required)**

**Dorian Flowers, Fire Chief**

- B. First and Final Reading of Resolution Number 16-2019**

**A RESOLUTION TO ACCEPT PLEASANT MEADOWS SUBDIVISION STREETS, NAMELY PLEASANT MEADOW COURT AND ANA ROSE COURT INTO THE CITY OF GREER STREET SYSTEM (Action Required)**

**Robert Roux, Assistant City Engineer**

## **X. EXECUTIVE SESSION**

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

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

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

## **XI. ADJOURNMENT**

**Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or**

**public meeting of the City of Greer should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled event.**

**Category Number: III.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**Councilmember Wryley Bettis**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Invocation Schedule	9/11/2019	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**  
**9/24/2019**

**September 10, 2019**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
☐ September 10, 2019 Council Meeting Minutes	9/19/2019	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL September 10, 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, Lee Dumas, Wryley Bettis  
and Judy Albert.

Councilmember Kimberly Bookert was absent.

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**

Councilmember Lee Dumas

### **III. INVOCATION**

Councilmember Lee Dumas

### **IV. PUBLIC FORUM**

Chip Patat, 102 Rubiwood Circle (member of Board of Directors for Dailey Bread Ministries)  
spoke in favor of Ordinance Number 34-2019.

### **V. MINUTES OF THE COUNCIL MEETING**

August 27, 2019

**ACTION** – Councilmember Wayne Griffin made a motion that the minutes of August 27,  
2019 be received as written. Councilmember Wryley Bettis seconded the motion.

**VOTE** - Motion carried unanimously.

### **VI. SPECIAL RECOGNITION**

Mayor Danner presented members of DAR (Daughters of the American Revolution) with a  
proclamation proclaiming September 17<sup>th</sup> through 23<sup>rd</sup> as Constitution Week. The  
proclamation asks our citizens to reaffirm the ideals of the framers of the constitution had  
in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our  
liberties, remembering that lost rights may never be regained.

## VII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

### **Calendar:**

**Benefits Fair** will be held this Thursday, from 7:30 am until Noon at the Cannon Centre.

**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 the Gala, it is a ticketed event. Saturday, September 21<sup>st</sup> is will be the dedication of the facility and Sunday, September 22<sup>nd</sup> is the Open House.

**Rail Fest** will be held Saturday, September 28<sup>th</sup> in City Park.

**Greer Station Association Chili Cook Off** will be held October 3<sup>rd</sup> at City Park.

**Food Truck Roll Out** will be held Friday evening October 18<sup>th</sup> in City Park from 5:00 pm until 8:00 pm.

**Parking Garage** is out to bid. The mandatory pre-bid conference will be held Thursday, September 19<sup>th</sup> and bids will open at City Hall October 8<sup>th</sup>. I will have preliminary numbers for you that evening during the City Council Meeting.

**Streetscape** is on schedule and on budget. Landscaping will be installed on Trade Street as we open for the Christmas shopping season in November.

## VIII. OLD BUSINESS

### **A. Second and Final 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).**

Brandon McMahan, Zoning Coordinator stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 30-2019. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

### **B. Second and Final 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).**

Brandon McMahan, Zoning Coordinator stated there was no new information.

**ACTION** – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 31-2019. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

**C. Second and Final 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).**

Brandon McMahan, Zoning Coordinator stated there was no new information.

**ACTION** – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 32-2019. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**IX. NEW BUSINESS**

**A. First Reading of Ordinance Number 33-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY CULLUM GSP 081, LP LOCATED AT 551, 557, 575, 597 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 will meet September 23, 2019 regarding the request. A representative of the owner Reno Deaton, Executive Director of Greer Development Corporation was present and spoke briefly.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 33-2019. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**B. First Reading of Ordinance Number 34-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER MILL, LLC. LOCATED AT 300 CONNECTICUT AVENUE FROM I-1 (INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT).**

Brandon McMahan, Zoning Coordinator stated the Planning Commission met August 19, 2019 and recommended approval. Neither the owner nor a representative was present.

**ACTION** – Councilmember Judy Albert made a motion to approve First Reading of Ordinance Number 34-2019. Councilmember Wryley Bettis seconded the motion.

Discussion held.

**VOTE** – Motion carried unanimously.

**C. First Reading of Ordinance Number 35-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DAILY BREAD MINISTRIES, INC. LOCATED AT 521 EAST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

Brandon McMahan, Zoning Coordinator stated Staff recommended denial. The Planning Commission met August 19, 2019 regarding the request and recommended denial. A representative, Chip Patat was present.

**ACTION** – Councilmember Wayne Griffin made a motion to approve First Reading of Ordinance Number 35-2019. Councilmember Wryley Bettis seconded the motion.

Lengthy discussion held.

**ACTION** – Councilmember Wayne Griffin withdrew his motion. Councilmember Bettis withdrew his motion.

**ACTION** – Councilmember Judy Albert made a motion to hold over Ordinance Number 35-2019 until we find the exact status of what we need to know, the proper information. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

**D. First and Final Reading of Resolution Number 15-2019**

**A RESOLUTION COMMITTING THE CITY OF GREER TO PROVIDE A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA HOMETOWN ECONOMIC DEVELOPMENT GRANT**

Reno Deaton, Executive Director of Greer Development Corporation presented the request.

**ACTION** – Councilmember Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 15-2019. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**E. City of Greer Resurfacing List for 2020**  
**Attached.**

Steve Grant, City Engineer presented the request.

Discussion held.

**ACTION** – Councilmember Wryley Bettis made a motion to approve the City of Greer Resurfacing List for 2020. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

**X. EXECUTIVE SESSION**

**ACTION** – In (8:03 p.m.)

**(A) Contractual Matter – Downtown Streetscape**

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Contractual matter pertaining to the Downtown Streetscape; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Wayne Griffin seconded the motion. Motion carried unanimously.

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

**ACTION** - Out (8:35 p.m.) – Councilmember Judy Albert made a motion to come out of Executive Session. Councilmember Wayne Griffin seconded the motion. Motion carried unanimously.

**XI. ADJOURNMENT**

8:36 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, September 6, 2019.

**Category Number: VI.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

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

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Building and Development Standards Activity Report - August 2019	9/18/2019	Backup Material





City of Greer

Building & Development Standards

Monthly Report

August 2019

This is the monthly activity report of the Building and Development Standards department. It tracks the activities of two divisions: Planning & Zoning 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 **seven** cases in August

RZ 2019-10	521 East Poinsett St	Rezone C-2 to DRD
RZ 2019-11	306 W Poinsett St	Rezone O-D to DRD
RZ 2019-12	117 & 119 Brown St	Rezone R-12 to DRD
RZ 2019-13	Turner St	Rezone R-M1 to R-M2
RZ 2019-14	300 Connecticut Ave - Greer Mill	Rezone I-1 to PD
SUB 2018-23	Overton Park	Preliminary Plat
SUB 2019-05	Arlington Commons	Preliminary Plat

### **Board of Zoning Appeals**

The Board of Zoning Appeals reviewed **three** cases in August:

BZA 2019-11	Chick Fil A	Variance to rear setback
BZA 2019-12	Benson Chrysler	Variance for number of signs
BZA 2019-13	Benson Chrysler	Variance for sign height

### **Board of Architectural Review**

The Board of Architectural Review reviewed **no** cases in August.

### **Planning Advisory Committee**

The Planning Advisory Committee reviewed **six** projects in August:

COM 2019-15	Daily Bread Ministries	Tiny Homes
COM 2019-17	Century Park Kids Planet	Commercial
COM 2019-18	Greer Mill	Apartments & Commercial
SUB 2018-23	Overton Park	Single Family – 72 lots
SUB 2019-03	Victor Park	Townhomes -189 units
SUB 2019-05	Arlington Commons	Single Family – 49 lots

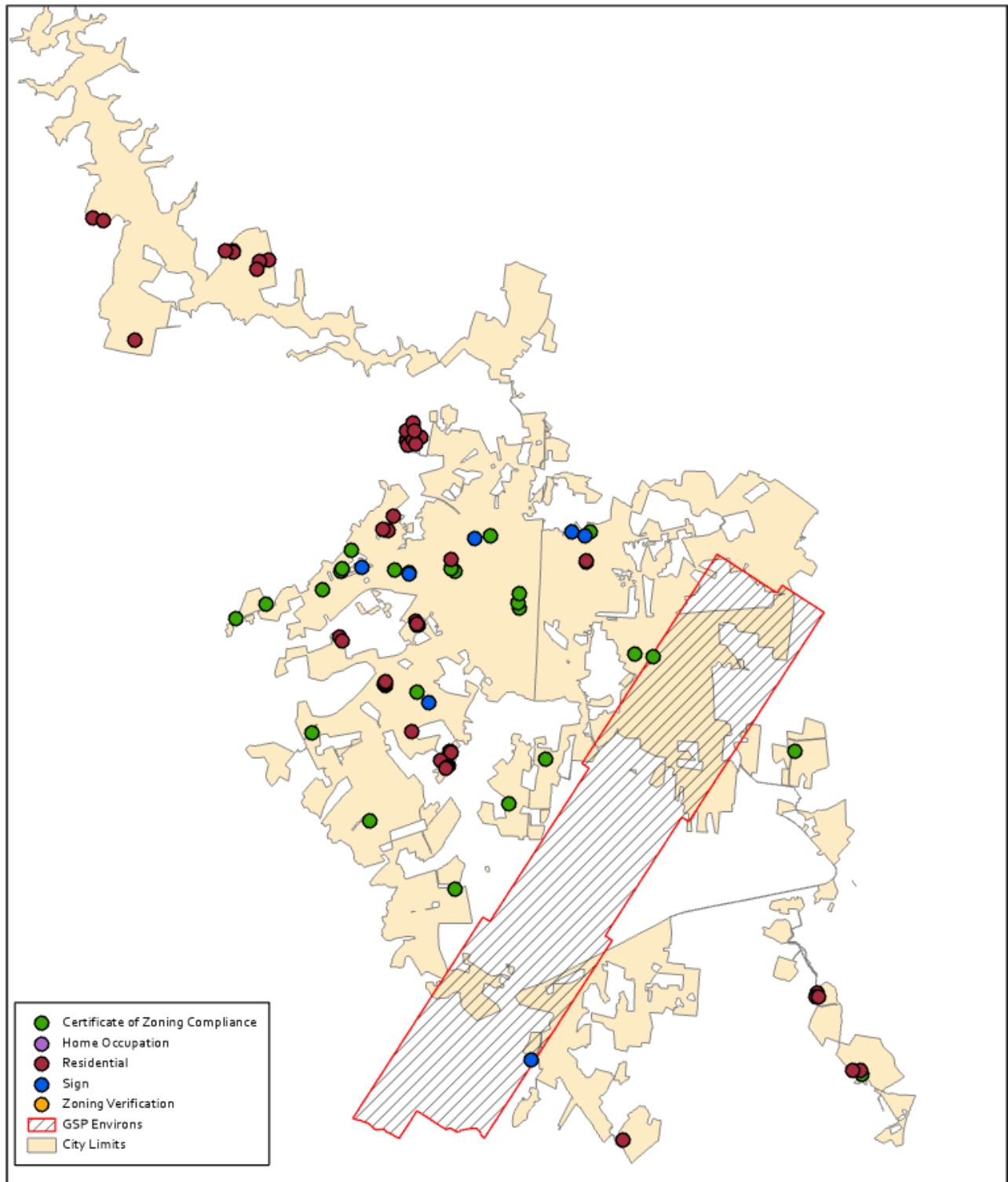
**Permits** for the month of August included 69 residential, 27 commercial projects, and 7 signs.

### ***Boards and Commissions Summary***

	August	2019
Board of Zoning Appeals	3	13
Planning Commission	7	44
Planning Advisory Committee	6	22
Board of Architectural Review	0	3
TOTAL	16	82

### ***Other Planning and Zoning Activities***

	August	2019
Administrative Plat Approvals	11	100
Final Plat Approvals	4	7
Development Site Plan Review	7	33



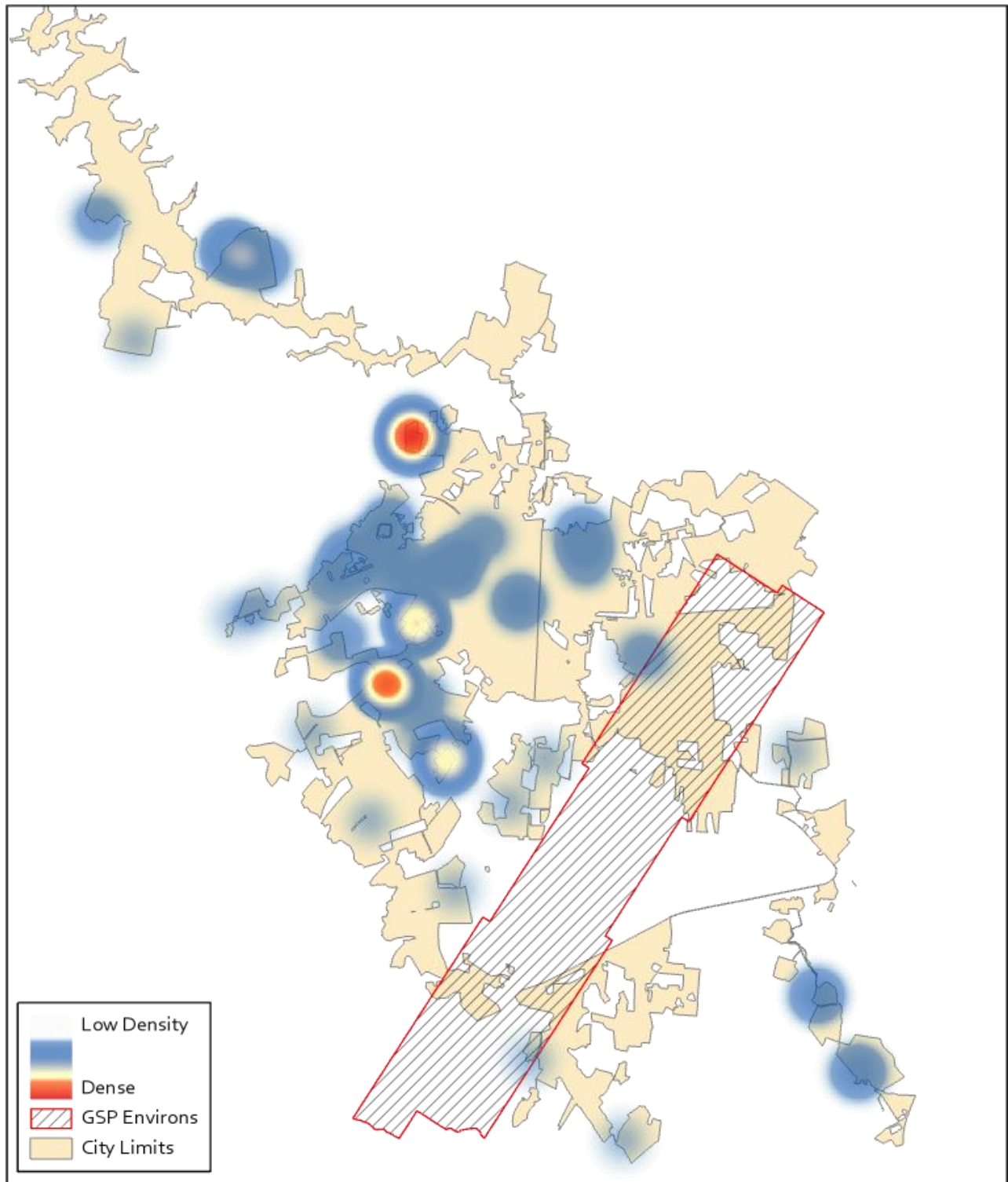
Created 9/4/2019 by City of Greer GIS

## Permits Collected

August 2019

0 0.5 1 2 Miles

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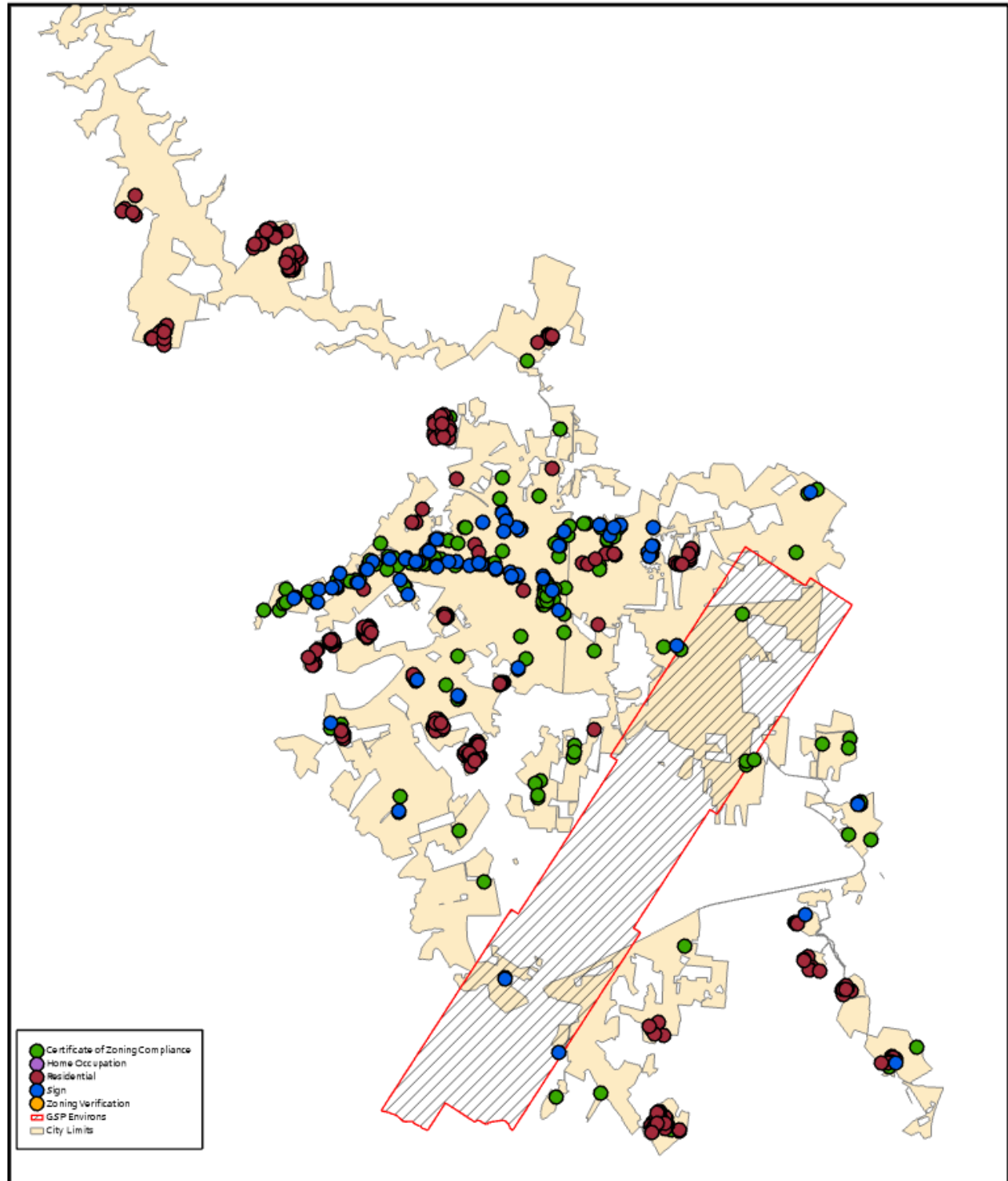
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## Permits Collected

August 2019

0 0.5 1 2 Miles

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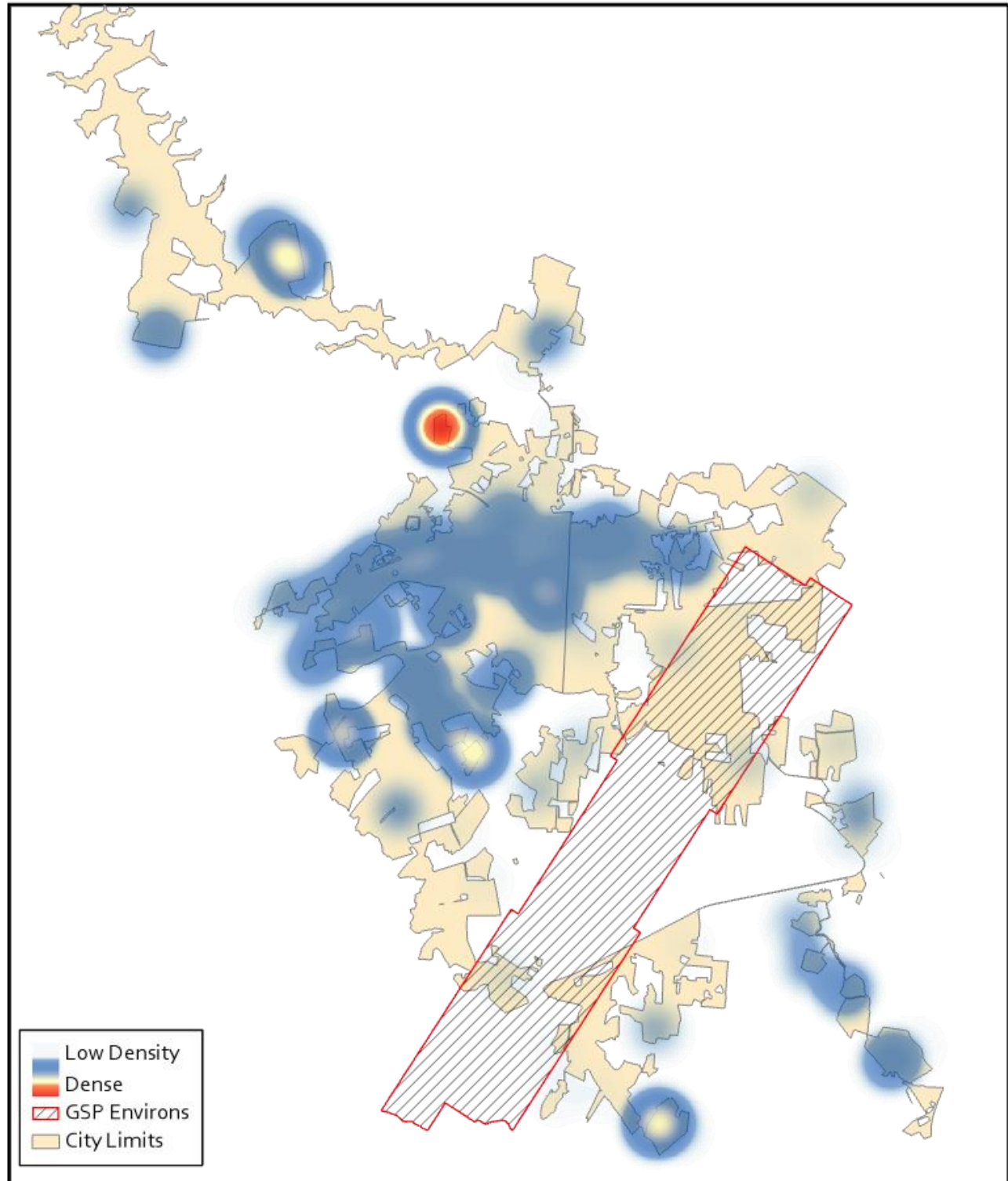
## Permits Collected Year to Date

August 2019

0 0.5 1 2 Miles

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Created 9/4/2019 by City of Greer GIS

## Permits Collected Year to Date August 2019

0 0.5 1 2 Miles

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## **August 2019 Monthly Report**

### **Greer 2018-2019 Tax Calculation Project** (took 4 weeks to complete, over 100 hours)

- Completed impervious surface review for Greenville and Spartanburg counties
    - Scanned aerial imagery and digitized any new impervious surface from the previous year or made adjustments as necessary
  - Calculated stormwater fees for all parcels in Greenville and Spartanburg based on the land use and impervious surface present
  - Identified parcels that needed to be billed for trash service and how many carts
    - Went back and forth with ACE to settle on correct data
  - Acquired list of liens for both Greenville and Spartanburg
  - Combined all stormwater, trash, and liens fees for every parcel in the city and reported these to the finance department so they could send out tax bills
- 
- General data update for parcels, addresses, upcoming project work etc.
  - Gathered information about reports each department runs in WebQA and reported this to TRAKiT
  - Created online map for codes to collect code case information
  - Created rezoning maps: Ord30-2019, 31-2019, 32-2019
  - Census meeting with the Mayor and Mr. Sell to plan our strategy for ensuring everyone on Greer is counted
  - Reviewed and refined address list from Ace Environmental to ensure their trash pick up data matched ours
  - TRAKiT testing and putting in tickets

## Building Inspections and Code Enforcement

<b>Commercial Plan Reviews</b>	<b>Address</b>
T-Mobile	1511 Hwy 101 South
Meritage Temp. Sales Trailer	3331 Brushy Creek
Verizon Antenna	6031 Wade Hampton Blvd
Affordable Suites	1455 Hwy 101 S
Carolina Commerce Revisions	1605 Poplar Drive Extn.
Project Satellite Interior Upfit	450 Global Commerce Blvd
Gibbs Cancer Center	2759 Hwy 145
Plastic Omnium Electrical Revisions	310 Genoble Road
Sudduth Farms Townhomes	Building 173-177
Meritage Sales Trailer Revisions	3331 Brushy Creek Road
COG Parking Garage	Jason Street
Creekside Manor Swimming Pool	125 Foxbank Circle
Plastic Omnium Storage Structures	310 Genoble Road
Tipsy Taco Revisions	14182 E Wade Hampton Blvd
ATI Revisions	713 W Wade Hampton Blvd
Chick-Fil-A	1379 W Wade Hampton Blvd
Echo Ridge	105-115 Outback Way
O'Neal Village	207-213 Novelty Way
Mayfair Station	118-125 Mayfair Station



Project Satellite Racking	221 GSP Logistics Parkway
Carolina Commerce Bldg 2	1601 Poplar Drive Extn.
New Hope Baptist Electrical Revisions	1290 Valentine Lane
STI Trucking Revisions	1441 S. Buncombe Road
Retaining Wall Plans Affordable Suites	1455 Hwy 101 S

### COMMERCIAL CONSTRUCTION - \$1,204,554.10

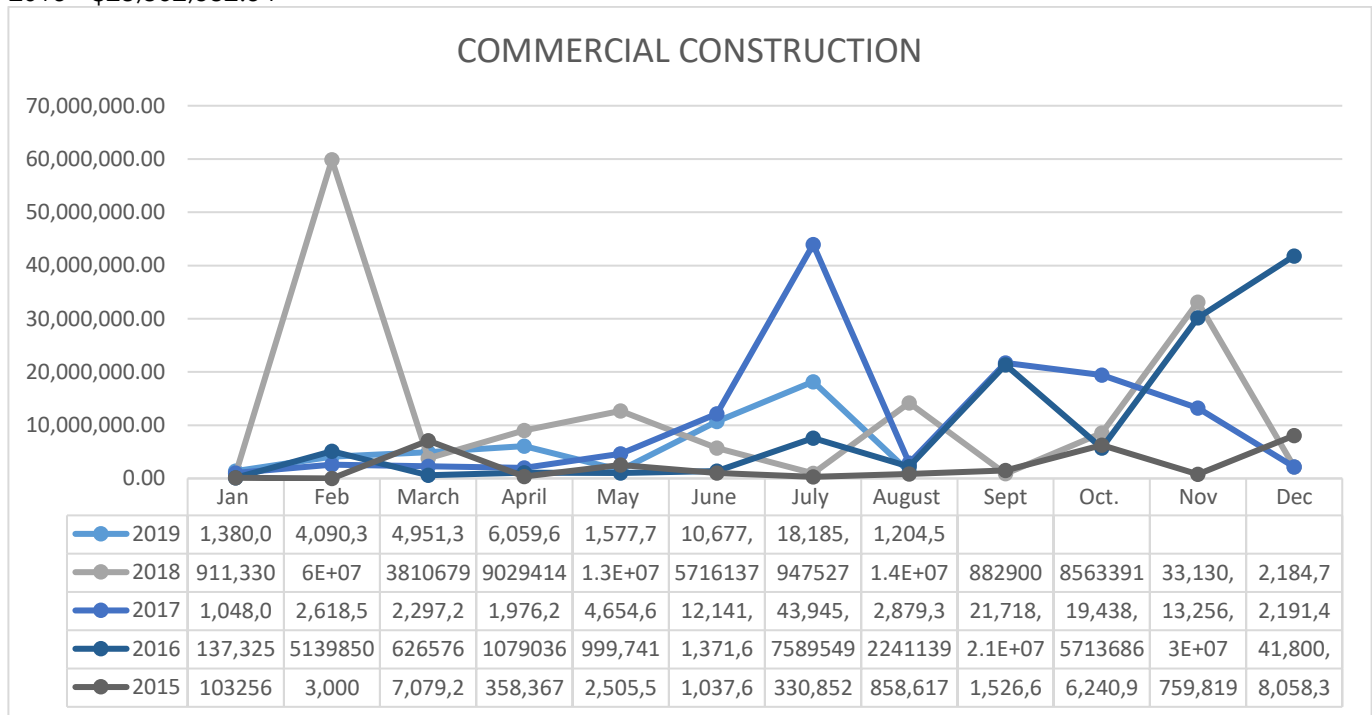
2019- \$48,126,343.93 YTD

2018 - \$151,941,280.94

2017 - \$124,511,263.15

2016 - \$118,166,101.70

2015 - \$28,862,382.54



## HOUSING STARTS – 63

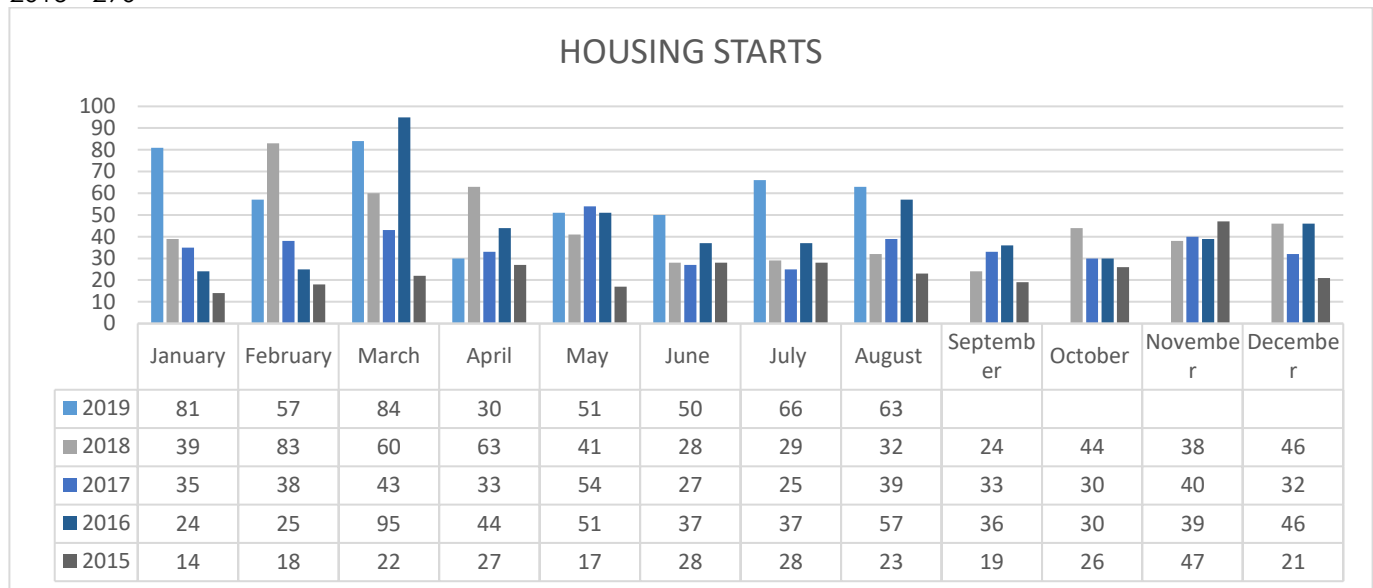
2019- 482 YTD

2018 – 527

2017 - 429

2016 - 521

2015 - 290



## TOTAL RESIDENTIAL CONSTRUCTION – \$12,931,426.00

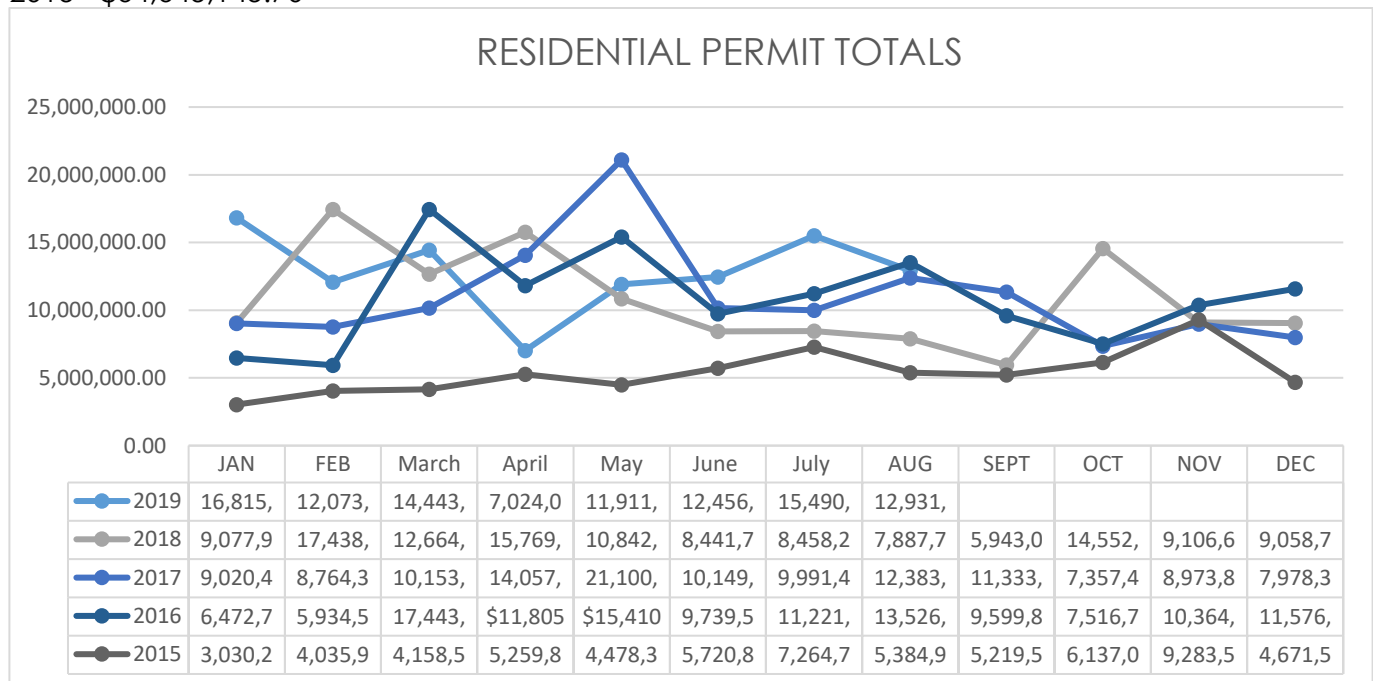
2019 - \$103,146,410.81 YTD

2018 - \$129,241,025.43

2017 - \$131,264,321.21

2016 - \$130,611,289.14

2015 - \$64,645,145.70



## TOTAL CONSTRUCTION COST – \$18,455,545.74

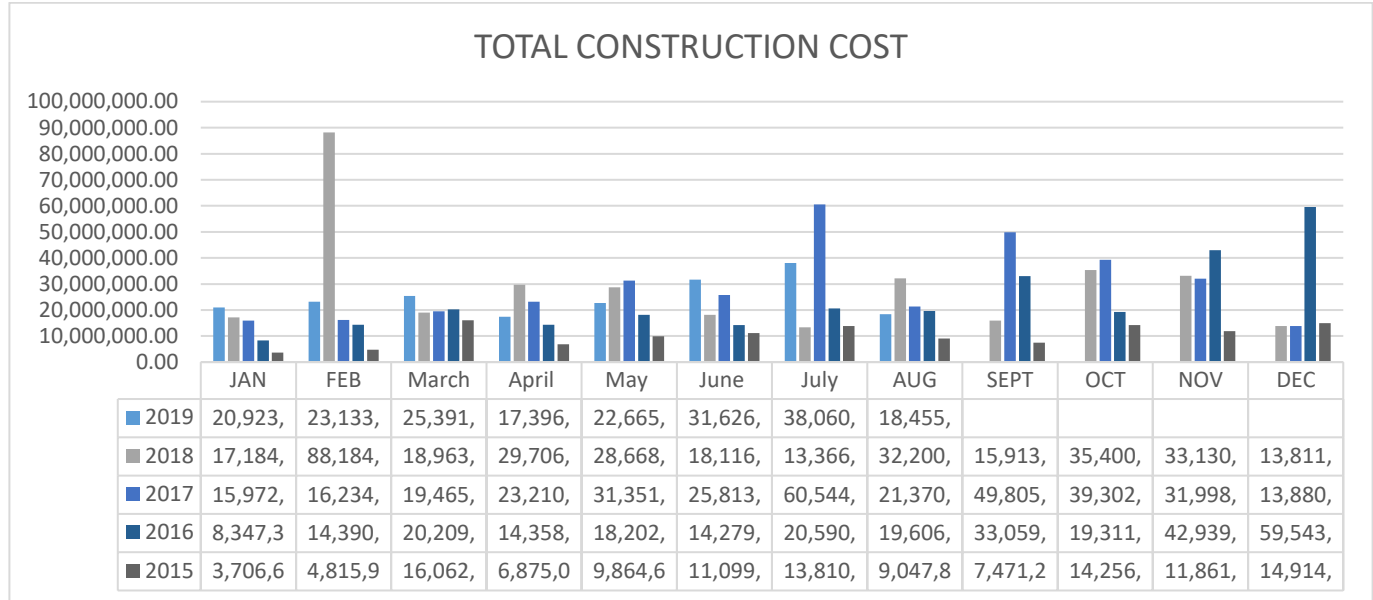
2019 – \$197,653,872.10 YTD

2018 - \$ 369,554,904.32

2017 – \$348,948,323.48

2016 – 284,839,502.84

2015 – 123,606,213.367



## NUMBER OF PERMITS ISSUED – 459

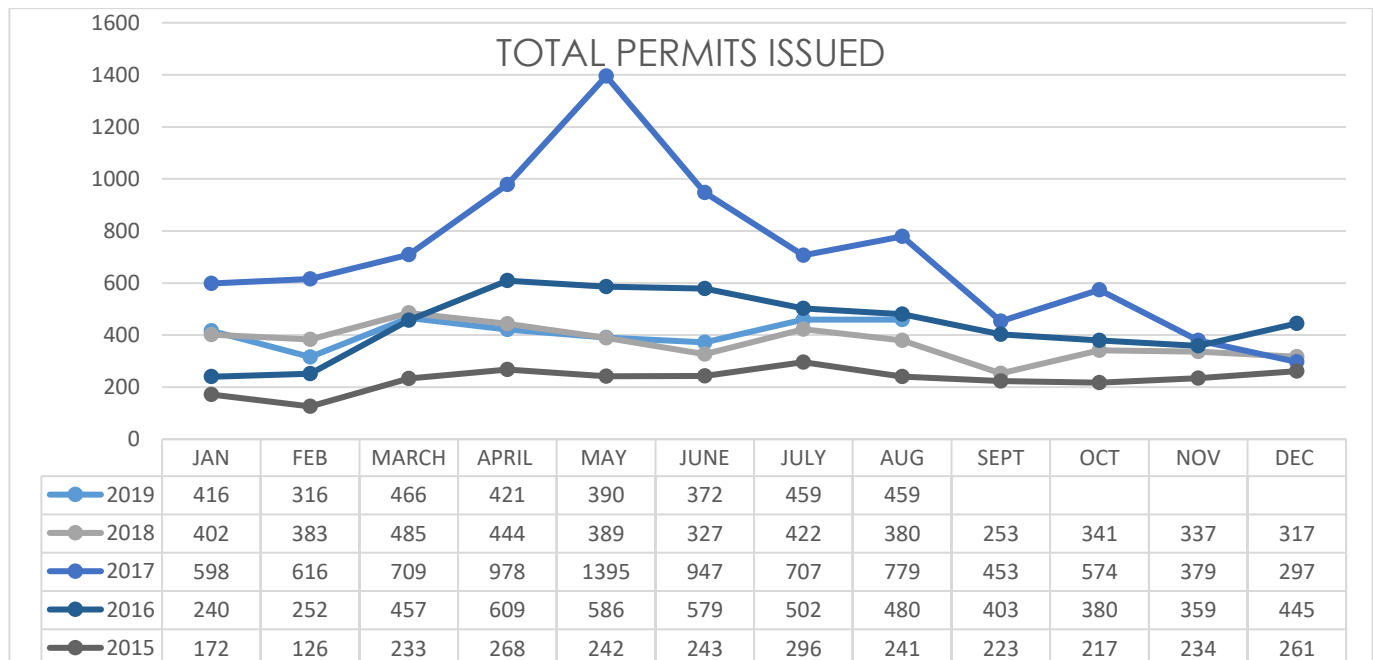
2019 – 3299 YTD

2018 – 4480

2017 – 7625

2016 – 5292

2015 – 2756



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

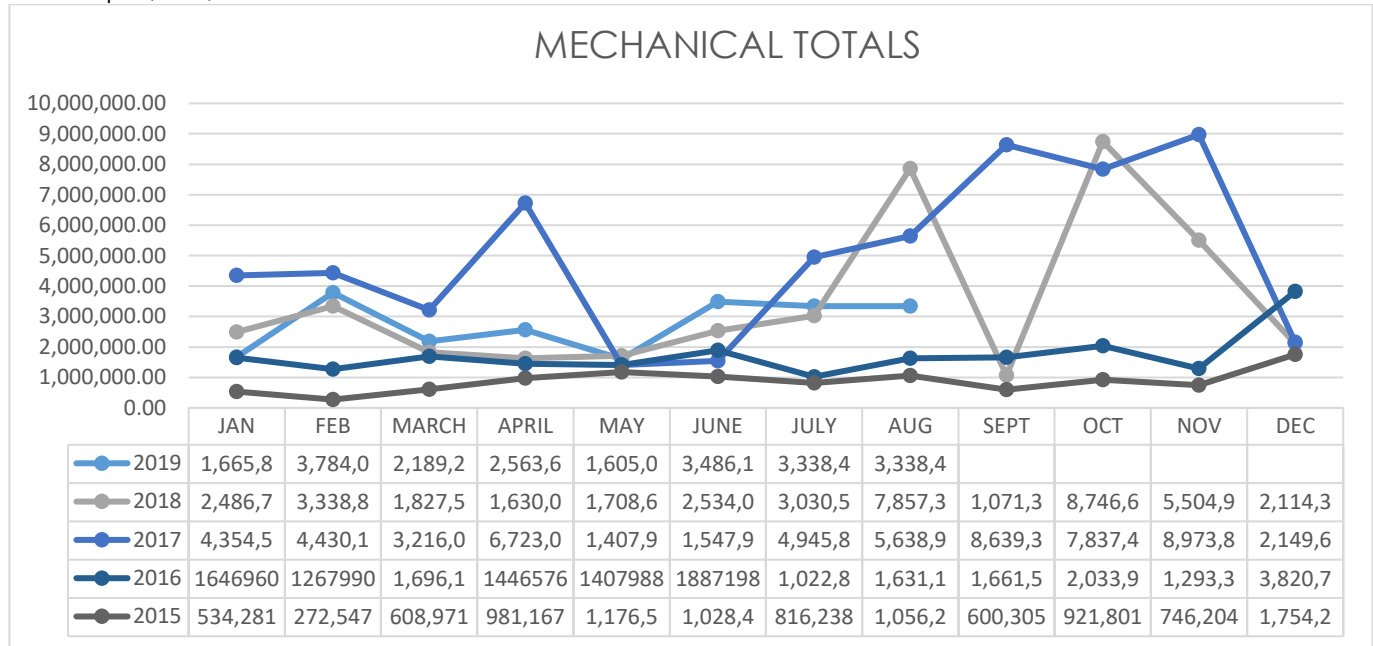
2019 – \$21,971,010.08 YTD

2018 - \$41,851,184.52

2017 - \$59,864,747.40

2016 - \$20,816,343.54

2015 - \$10,497,052.08



## TOTAL INSPECTIONS – **3345**

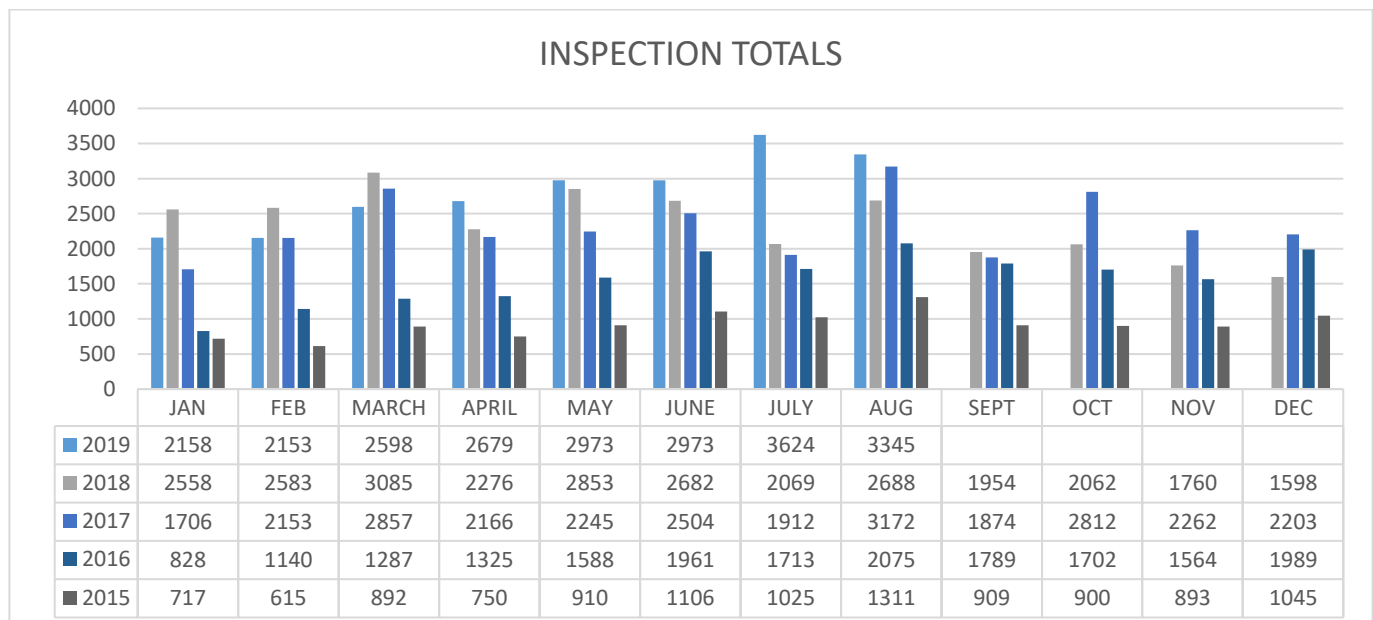
2019 - 22071 YTD

2018 – 28168

2017 - 27866

2016 – 18961

2015 - 11073



## TOTAL MISC. PERMITS - \$1,260,151.75

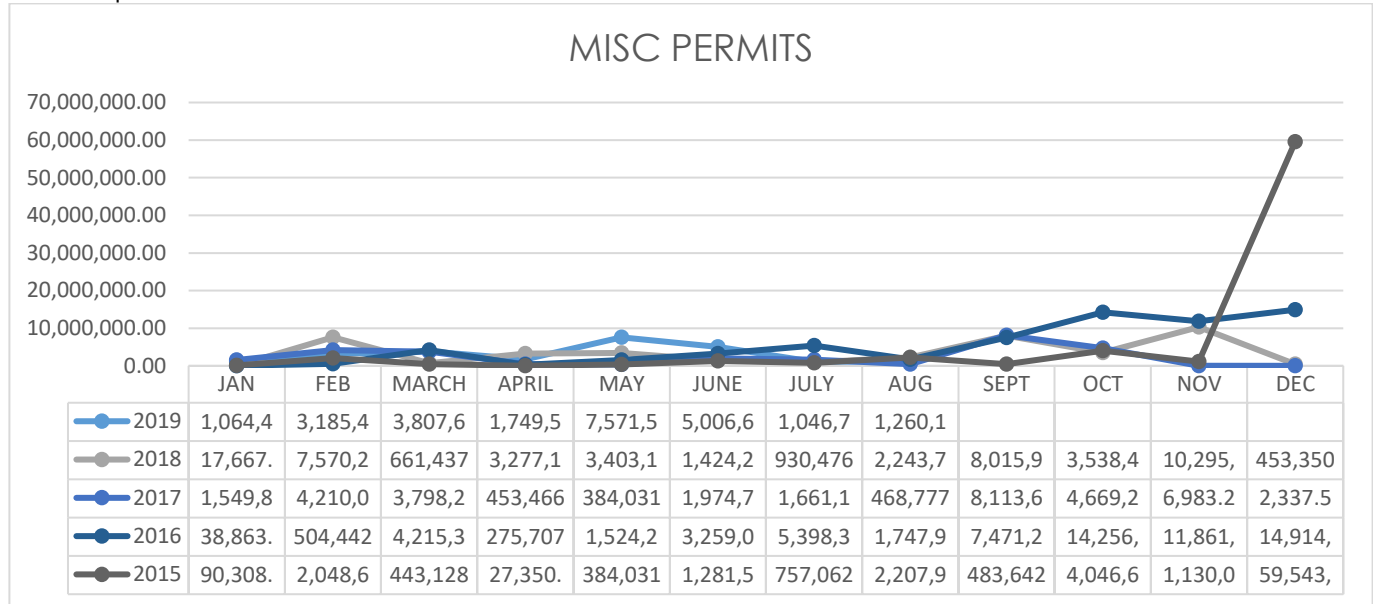
2019 - \$24,692,265.26 YTD

2018 - \$46,521,413.43

2017 - \$29,757,048.44

2016 - \$65,467,832.78

2015 - \$72,443,981.90



## CODE ENFORCEMENT INSPECTIONS – 883

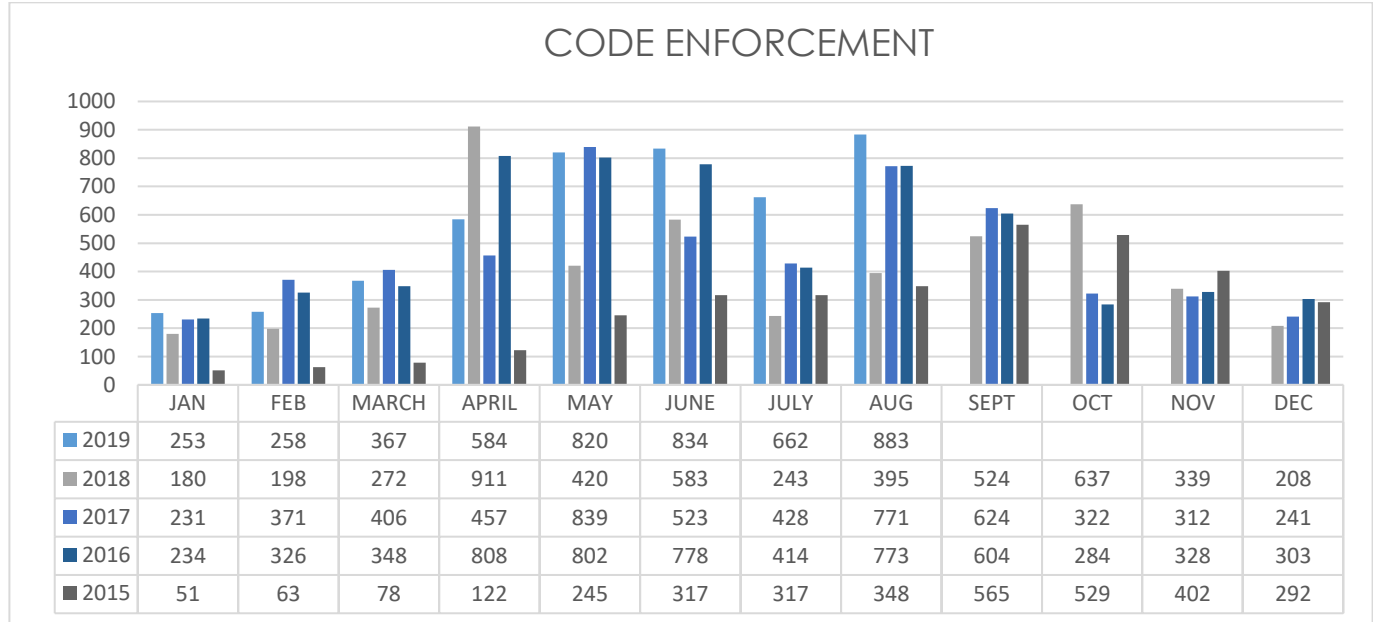
2019 – 4661 YTD

2018 – 4910

2017 – 5525

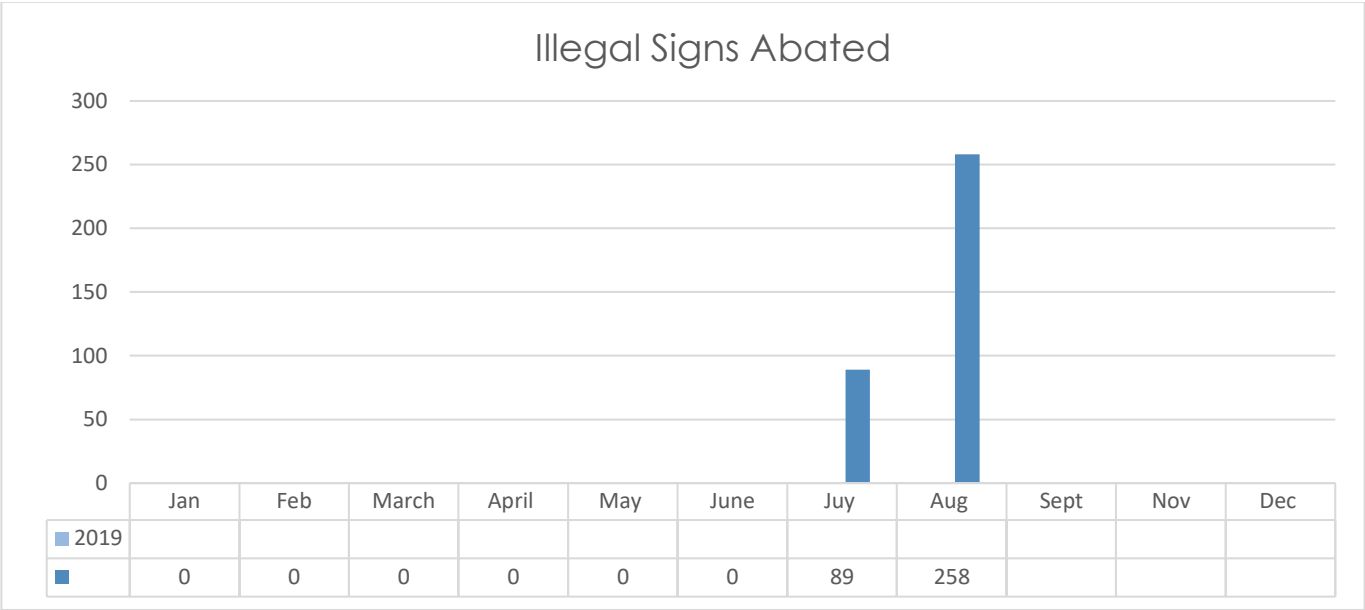
2016 – 6002

2015 – 3329



Illegal Signs Abated – 258

2019 - 347 YTD



Category Number: VI.  
Item Number: B.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**Financial Activity Report - August 2019**

**Summary:**

[Link to Detail Financial Reports](#)

**ATTACHMENTS:**

Description	Upload Date	Type
☐ August 2019 Summary Financial Report	9/19/2019	Backup Material



August 2019 Summary Financial Report





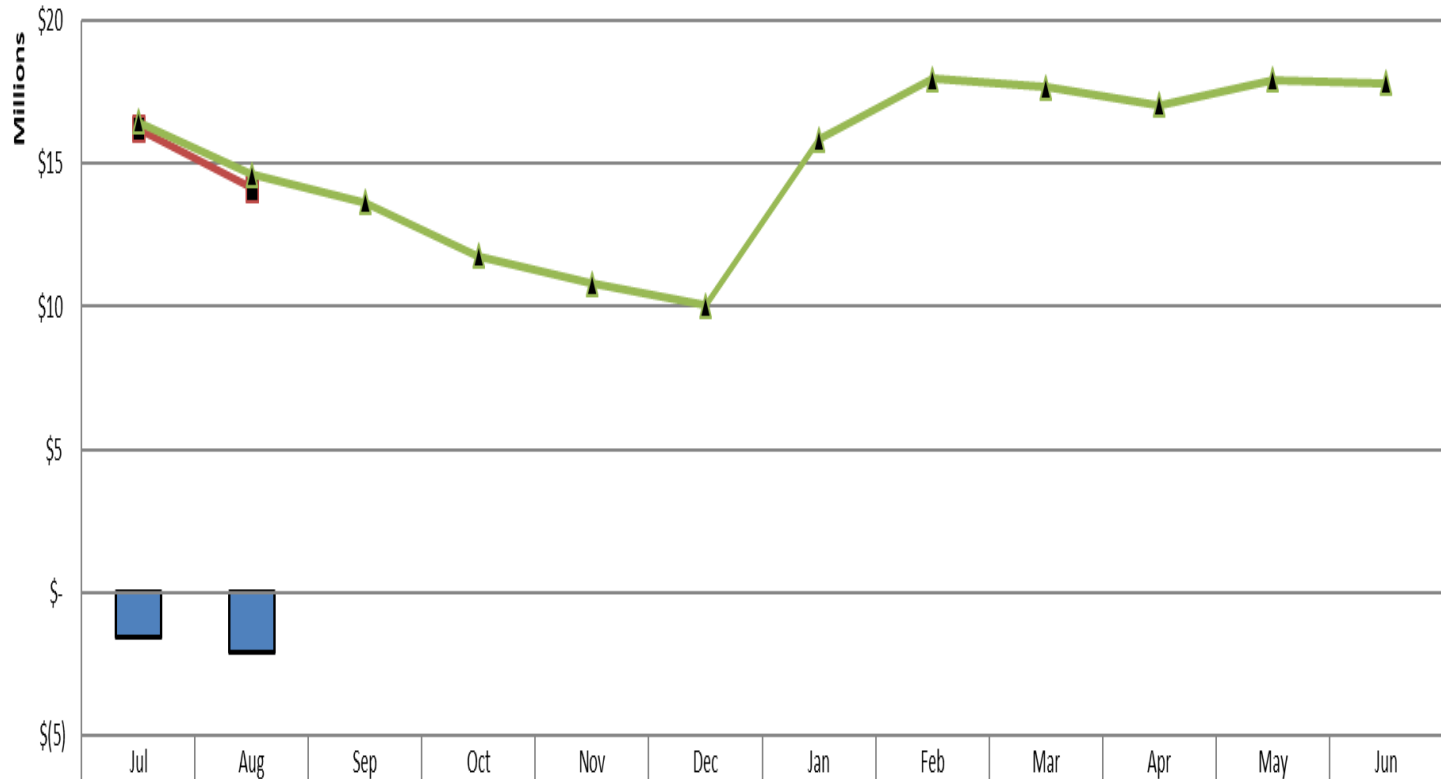
# Financial Performance Summary

As of Month End August, 2019

<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
General Fund Cash Balance	↓	↓	\$ 14,137,139
General Fund Revenue	↑	↑	\$ 1,465,243
General Fund Expenditures	↓	↑	\$ 4,074,867
Budget Percentage (Over) / Under	↑	↓	1%
Revenue Benchmark Variance	↑	↑	\$ 317,439
Expenditure Benchmark Variance	↑	↓	\$ (597,794)
Overall Benchmark Variance	↑	↓	\$ (280,355)
Hospitality Fund Cash Balance	↑	↑	\$ 1,614,295
Hospitality Fund Revenue	↓	↑	\$ 421,086
Hospitality Fund Expenditures	↑	↓	\$ 15,375
Storm Water Fund Cash Balance	↓	↑	\$ 1,518,829
Storm Water Fund Revenue	↑	↓	\$ 9,233
Storm Water Fund Expenditures	↓	↑	\$ 131,715

## Cash Balance - General Fund

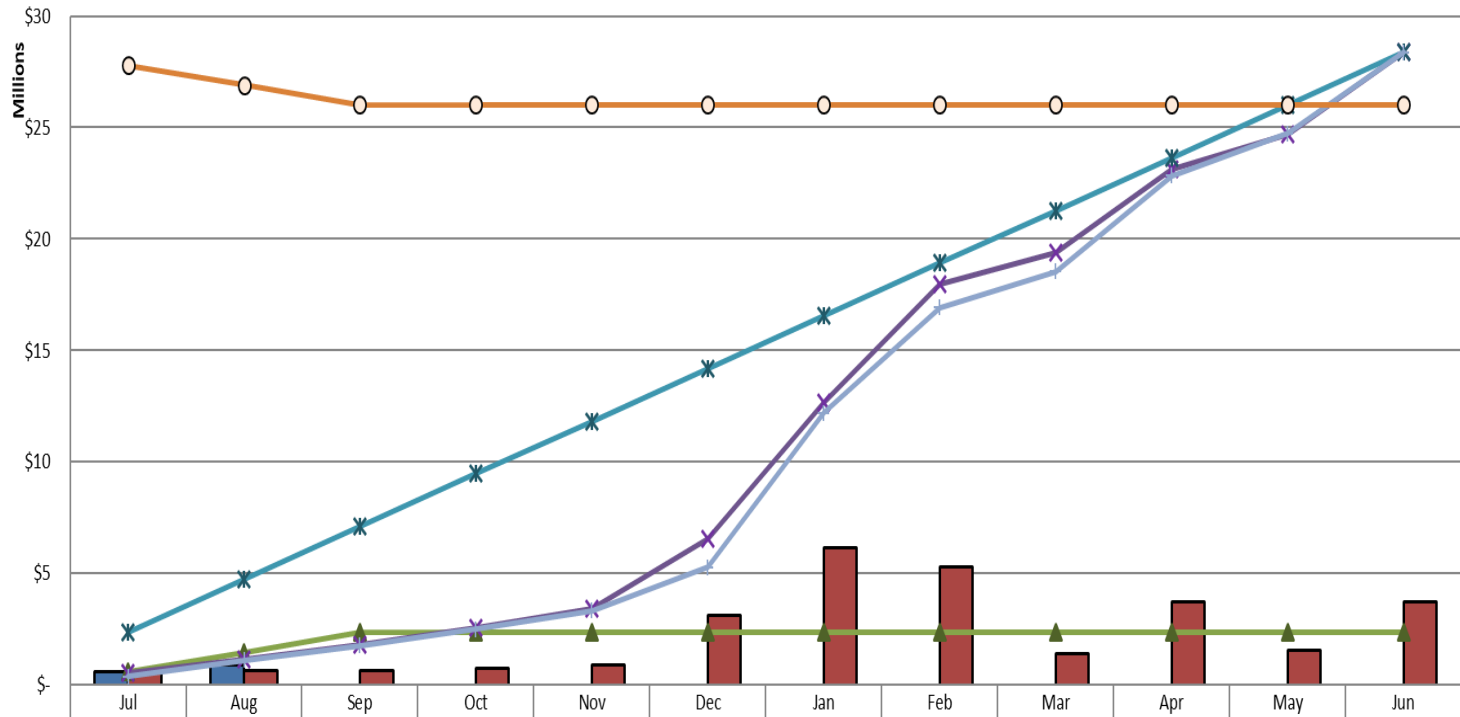
Fiscal Year 2019/20



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(1,574,270)	(2,084,561)										
Current Fiscal YTD Balance	16,221,700	14,137,139										
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

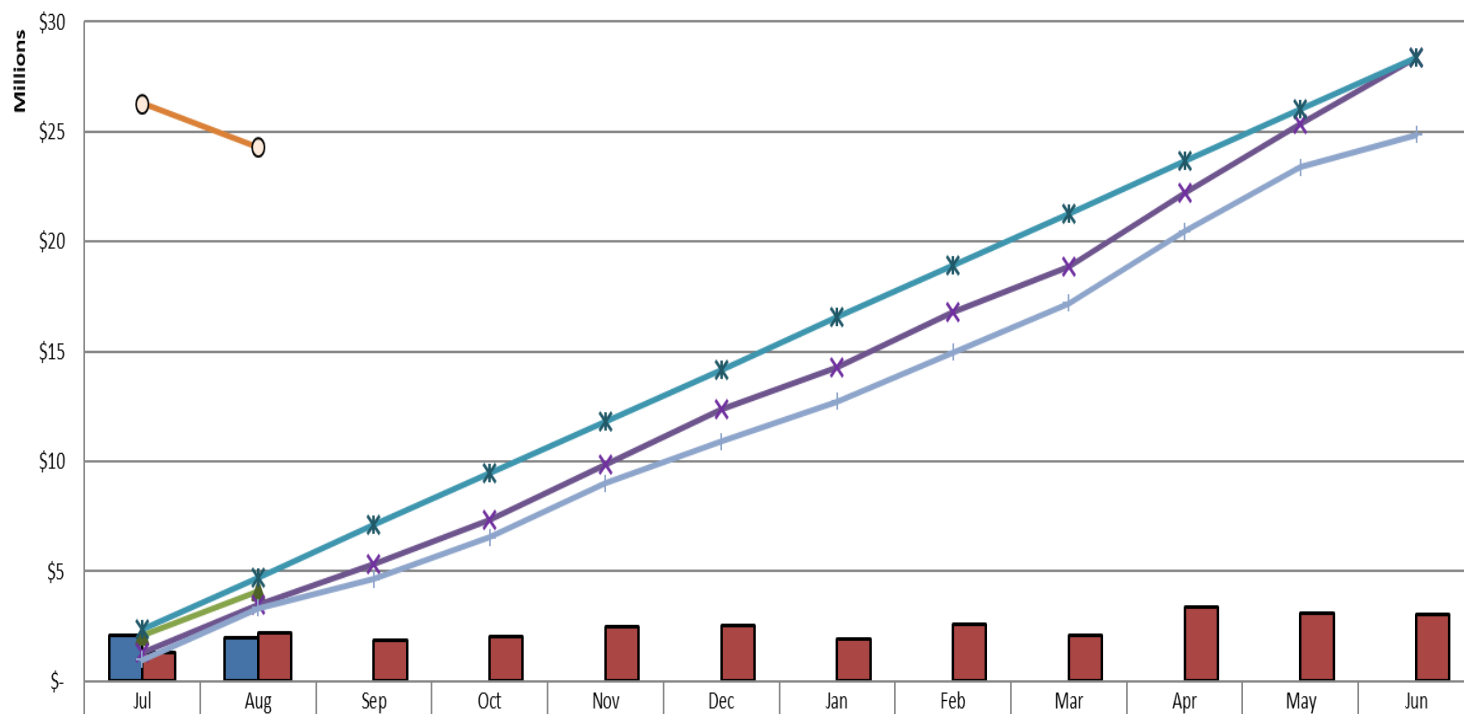
## Revenue - General Fund

### Fiscal Year 2019/20

[illegible]

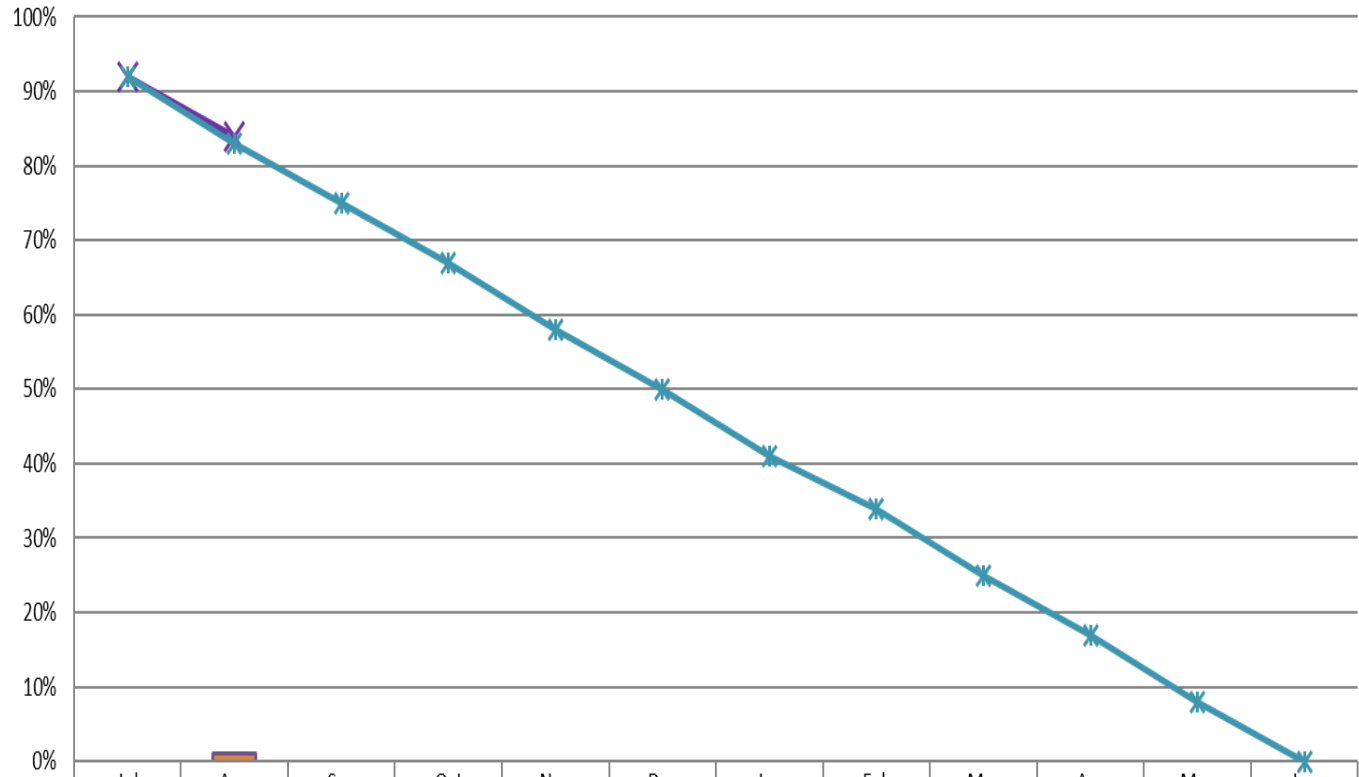
## Expenditures - General Fund

### Fiscal Year 2019/20

[illegible]

## Budget Percent Remaining - General Fund

### Fiscal Year 2019/20



■ (Over) Under Budget

✱ Actual Percent Remaining

✱ Prorated Percent Remaining

Jul

Aug

Sep

Oct

Nov

Dec

Jan

Feb

Mar

Apr

May

Jun

0

1

92

84

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

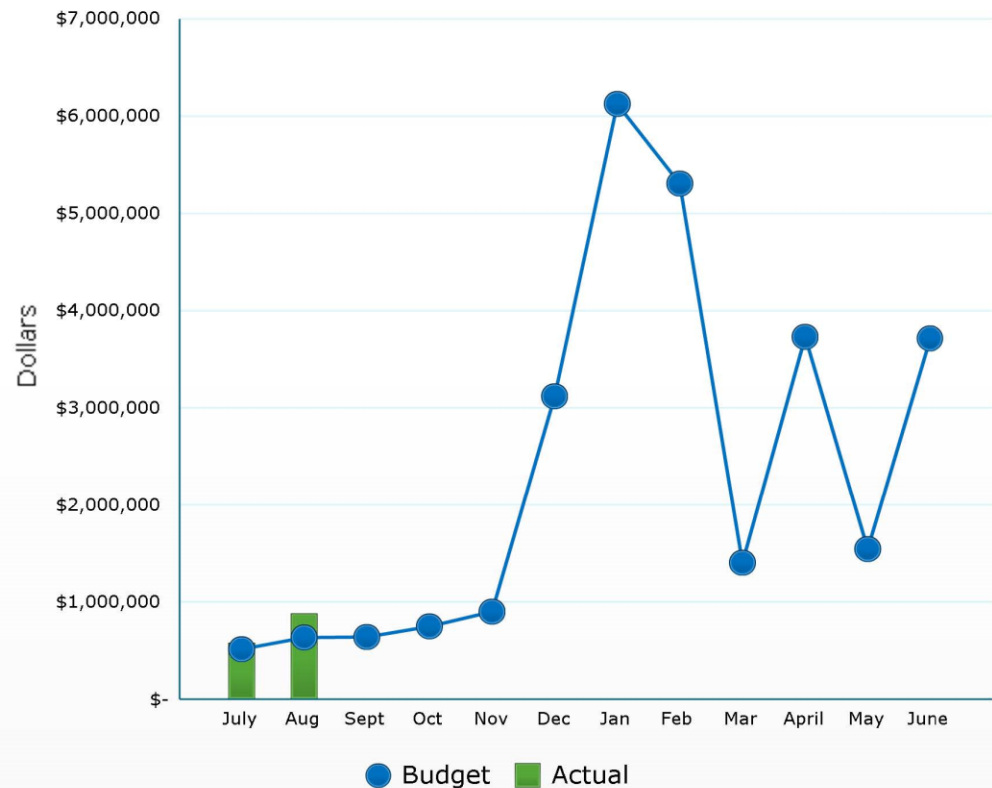
☒ Revenues ☐ Expenditures



YTD Actual	YTD Budget	Difference
<b>\$1,465,243</b>	<b>\$1,147,804</b>	<b>\$317,439</b>

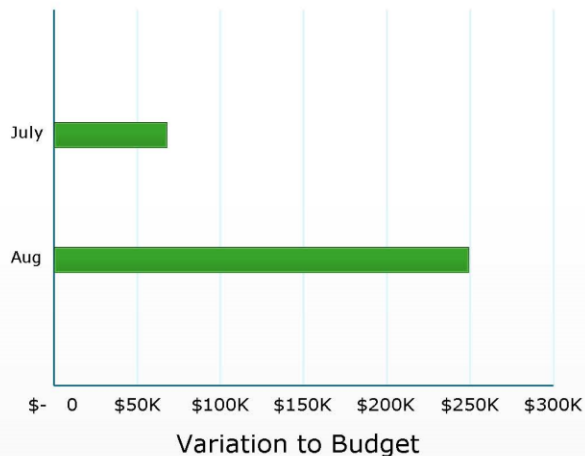
## City of Greer Revenues

Fiscal Year 2019-20



## Actual vs Budget

Fiscal Year 2019-20



## Expenditures

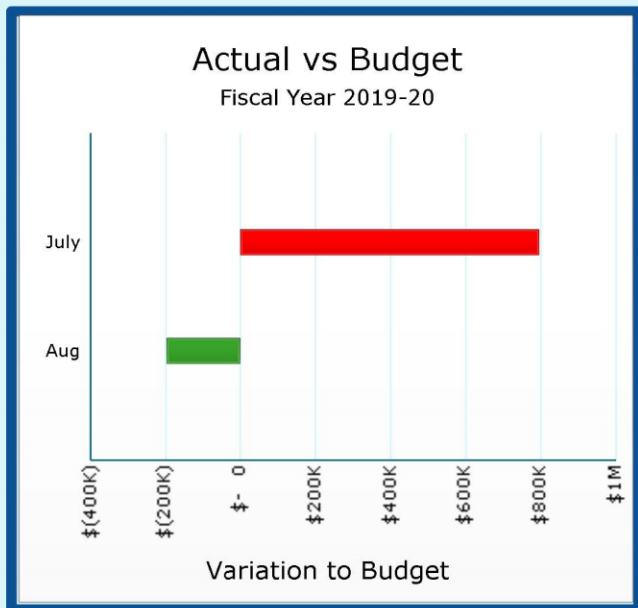
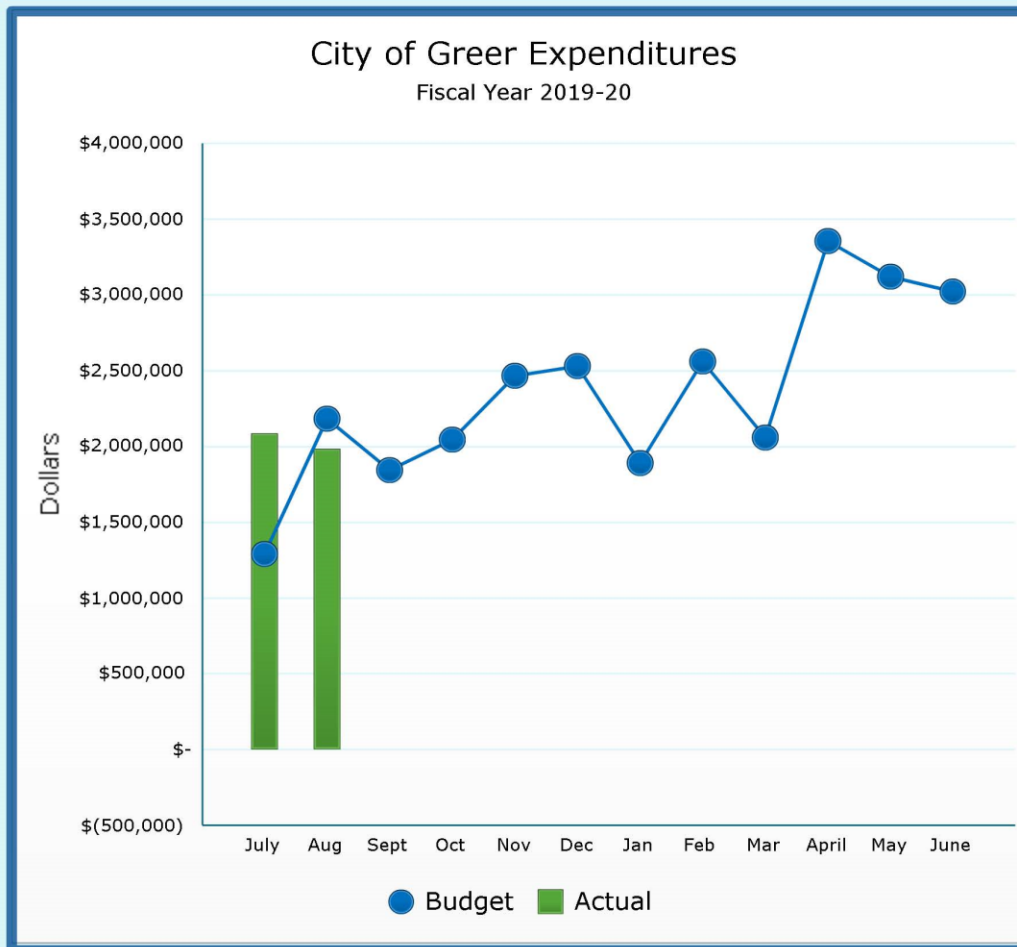
Total Expenditures
Total City Expenditures
YTD Personnel
YTD Operations
Mayor & Council
Administration
Municipal Court
General Government
Fire
Police
Public Services
Recreation
Building Standards

# 2019-20 Financials

☐ Revenues
 ☒ Expenditures



YTD Actual	YTD Budget	Difference
<b>\$4,074,867</b>	<b>\$3,477,073</b>	<b>\$597,794</b>



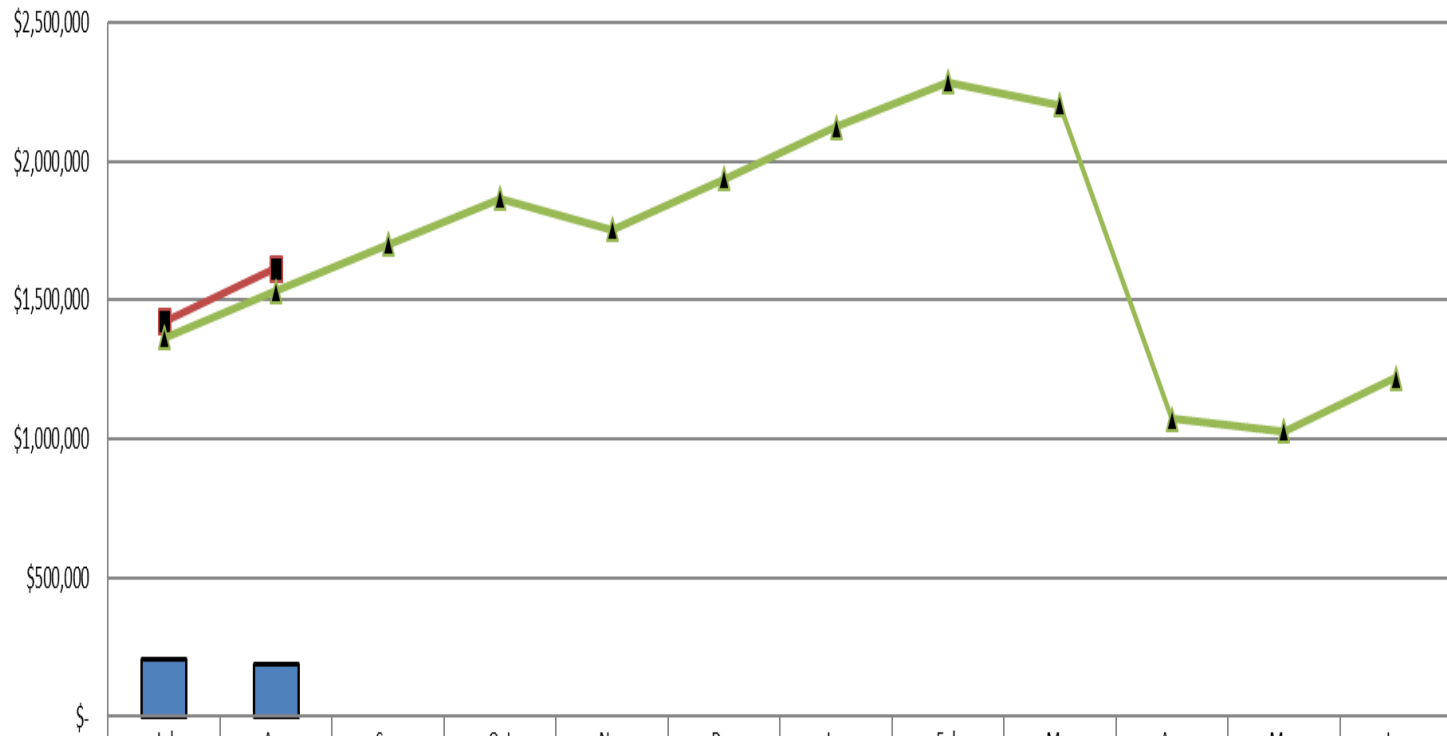





Hospitality Taxes Fund



## Cash Balance - Hospitality Taxes Fund

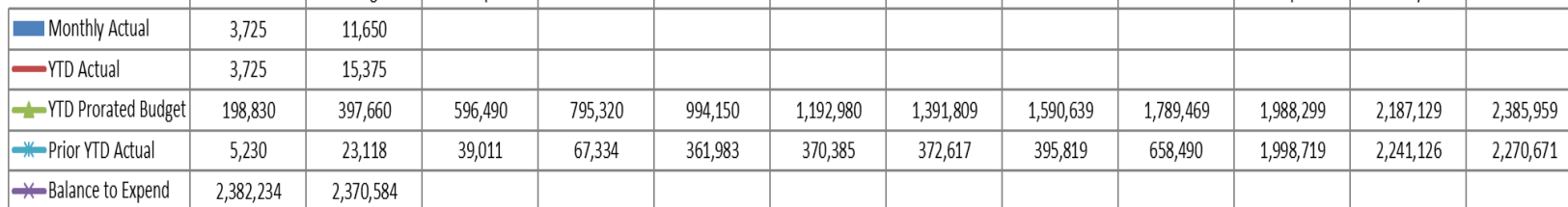
### Fiscal Year 2019/20



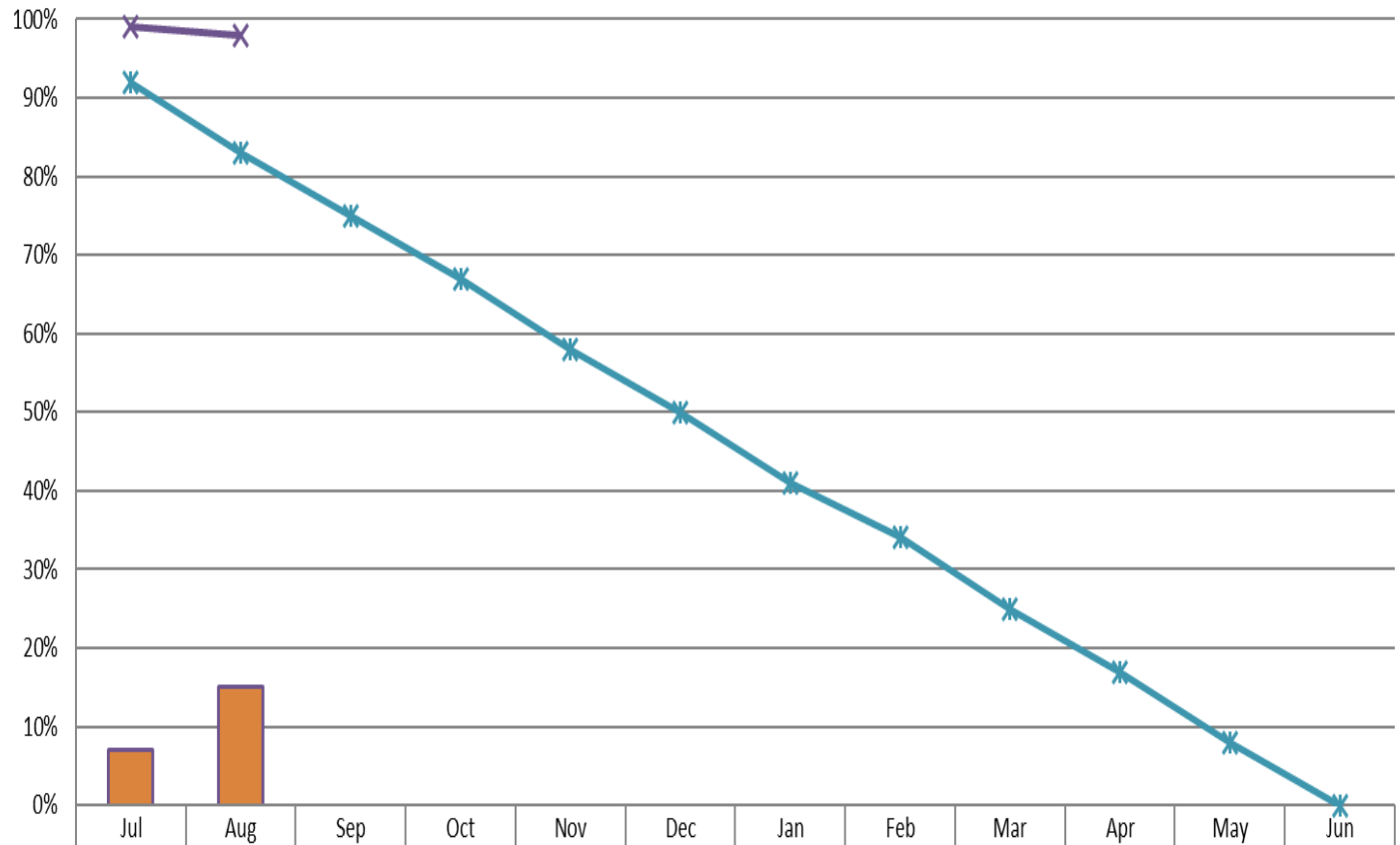
 Net Monthly Cash	205,554	189,490										
 Current Fiscal YTD Balance	1,424,805	1,614,295										
 Prior Fiscal YTD Balance	1,363,510	1,533,389	1,699,771	1,867,180	1,755,569	1,937,348	2,124,032	2,286,545	2,202,323	1,072,014	1,028,259	1,219,251



## Fiscal Year 2019/20

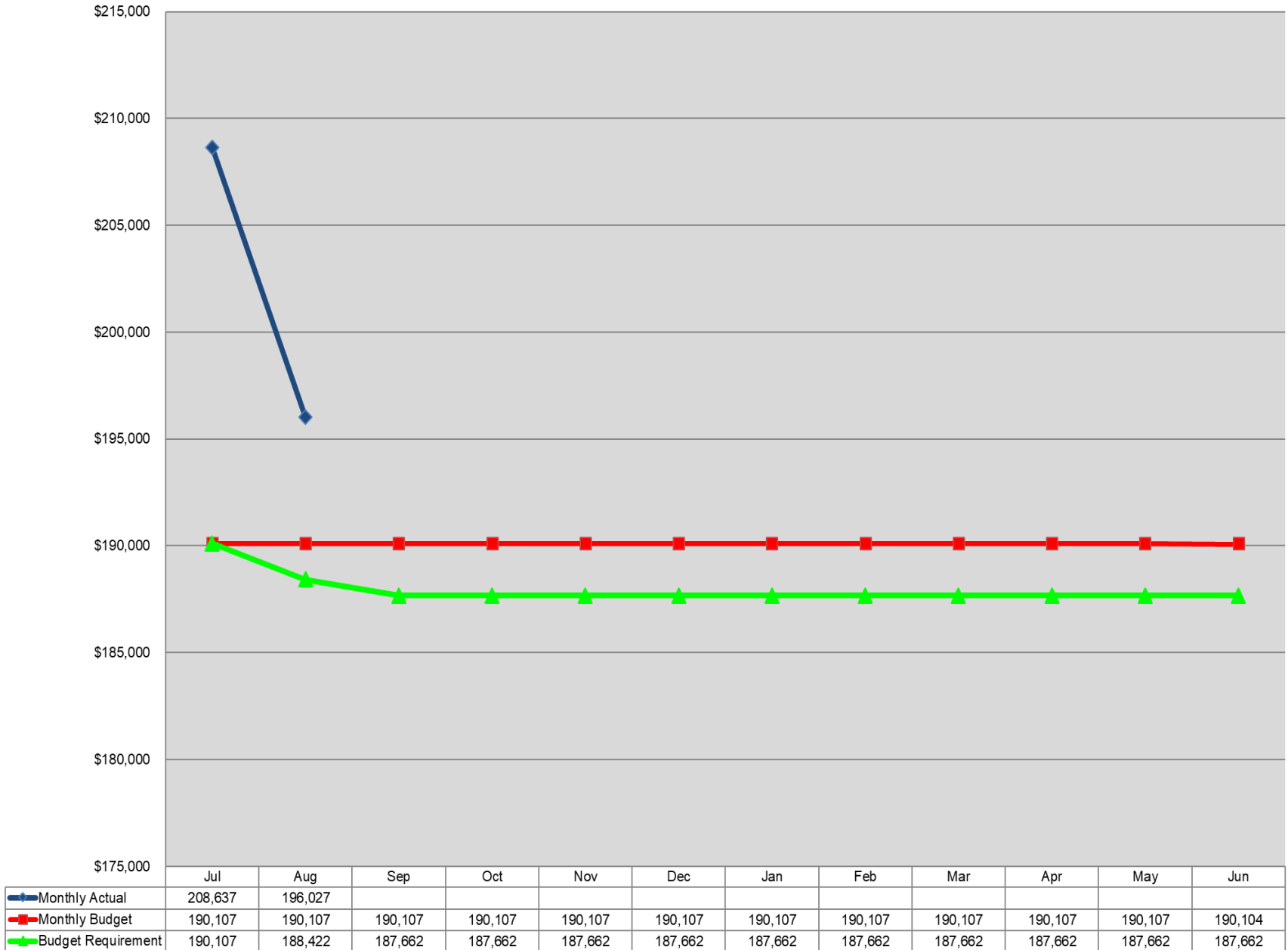


## Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2019/20



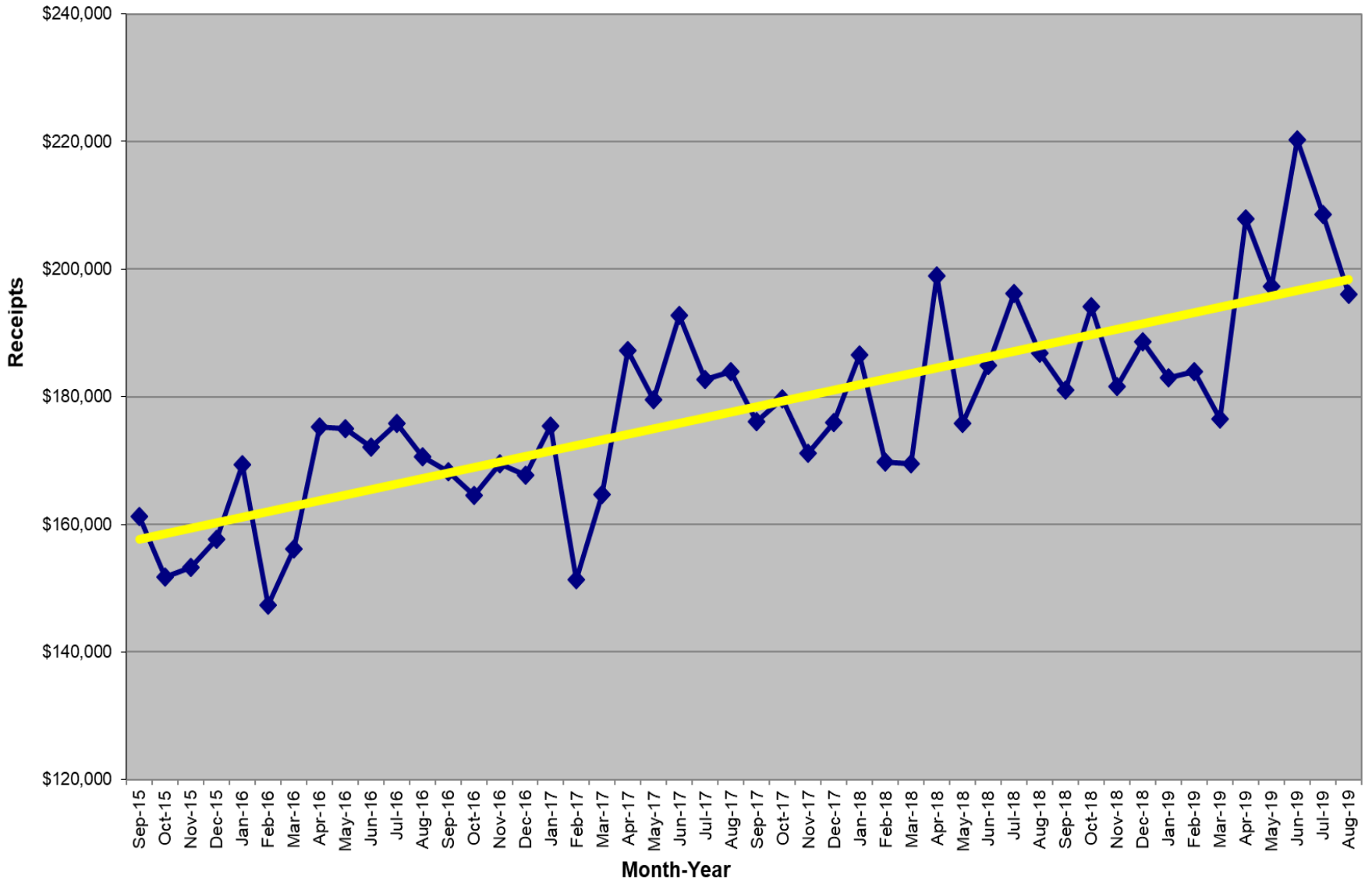
(Over) Under Budget	7	15										
Actual Percent Remaining	99	98										
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

## Hospitality Taxes Fiscal Year 2019/20



# Hospitality Tax

## 4 - Year Trending

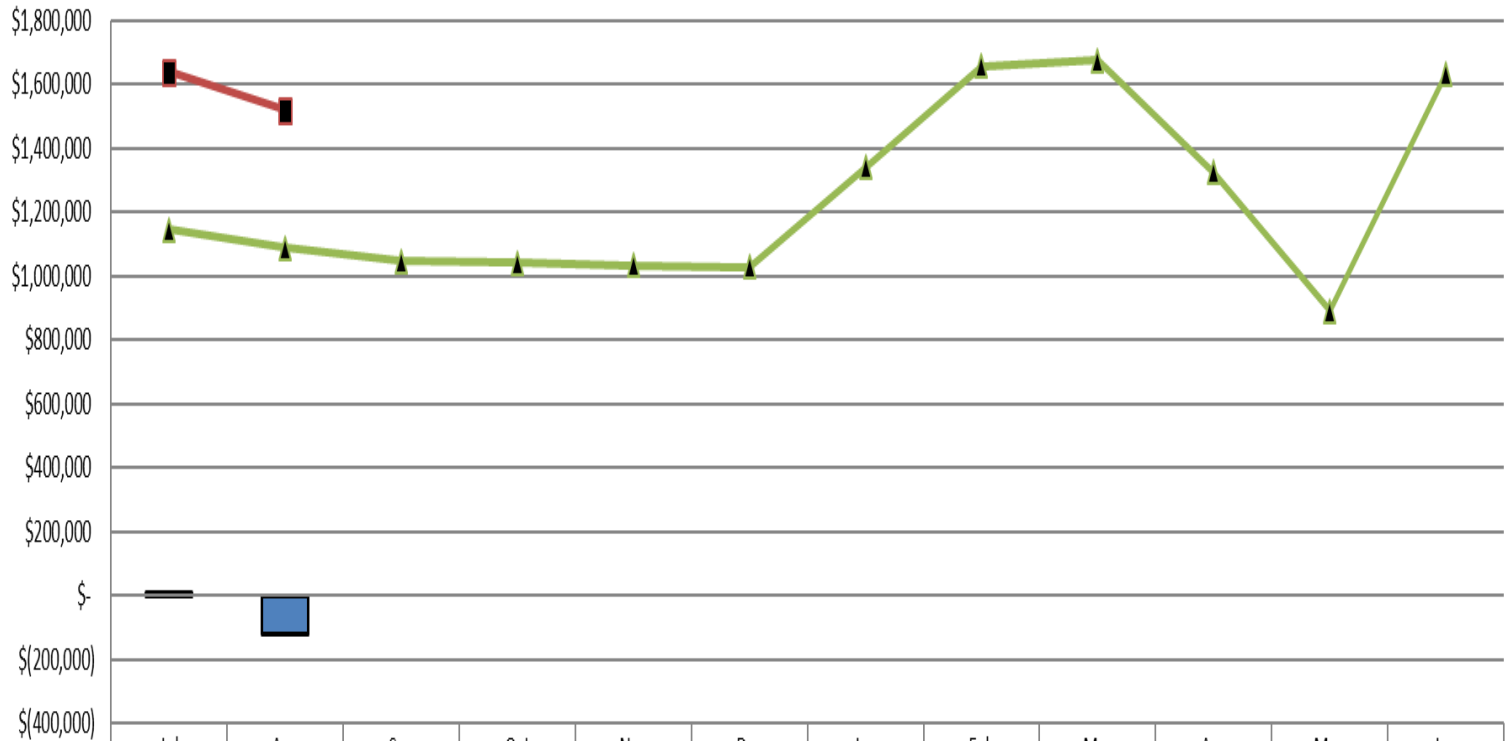




Storm Water Fund

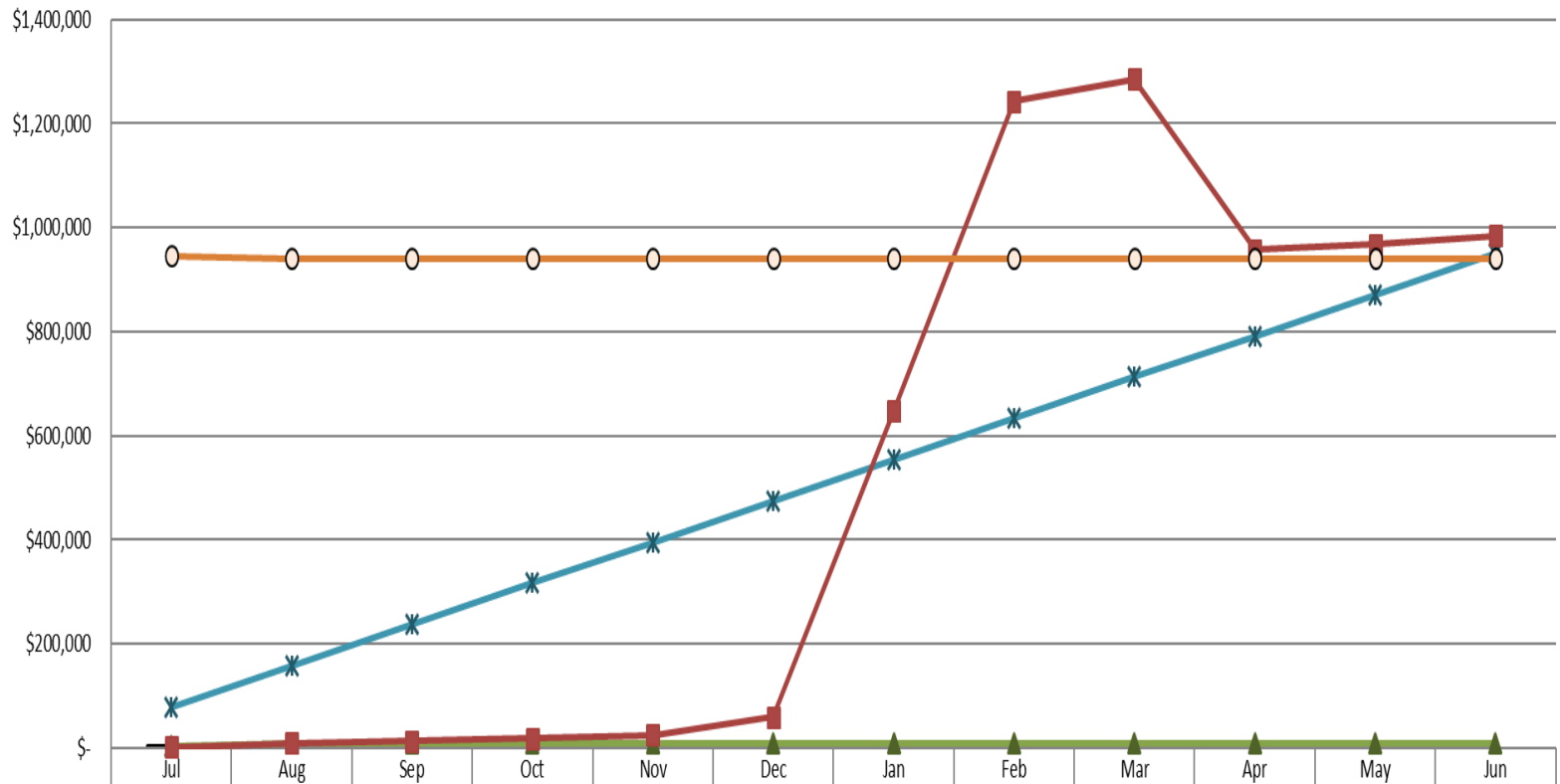
## Cash Balance - Storm Water Fund

Fiscal Year 2019/20



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	7,390	(120,644)										
Current Fiscal YTD Balance	1,639,474	1,518,829										
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

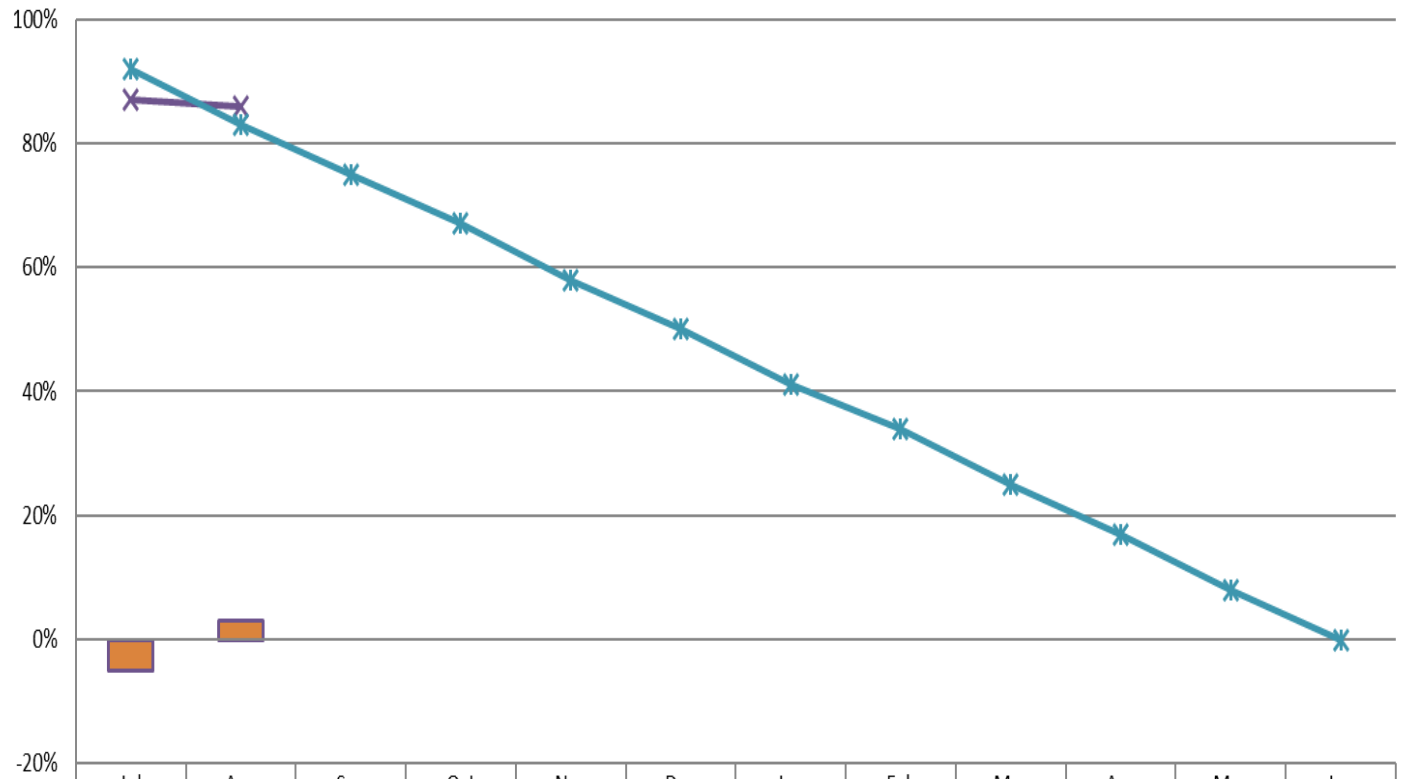


**Fiscal Year 2019/20**[illegible][illegible]



## Budget Percent Remaining - Storm Water Fund

### Fiscal Year 2019/20



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
(Over) Under Budget	-5	3										
Actual Percent Remaining	87	86										
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number: VI.  
Item Number: C.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**Fire Department Activity Report - August 2019**

**ATTACHMENTS:**

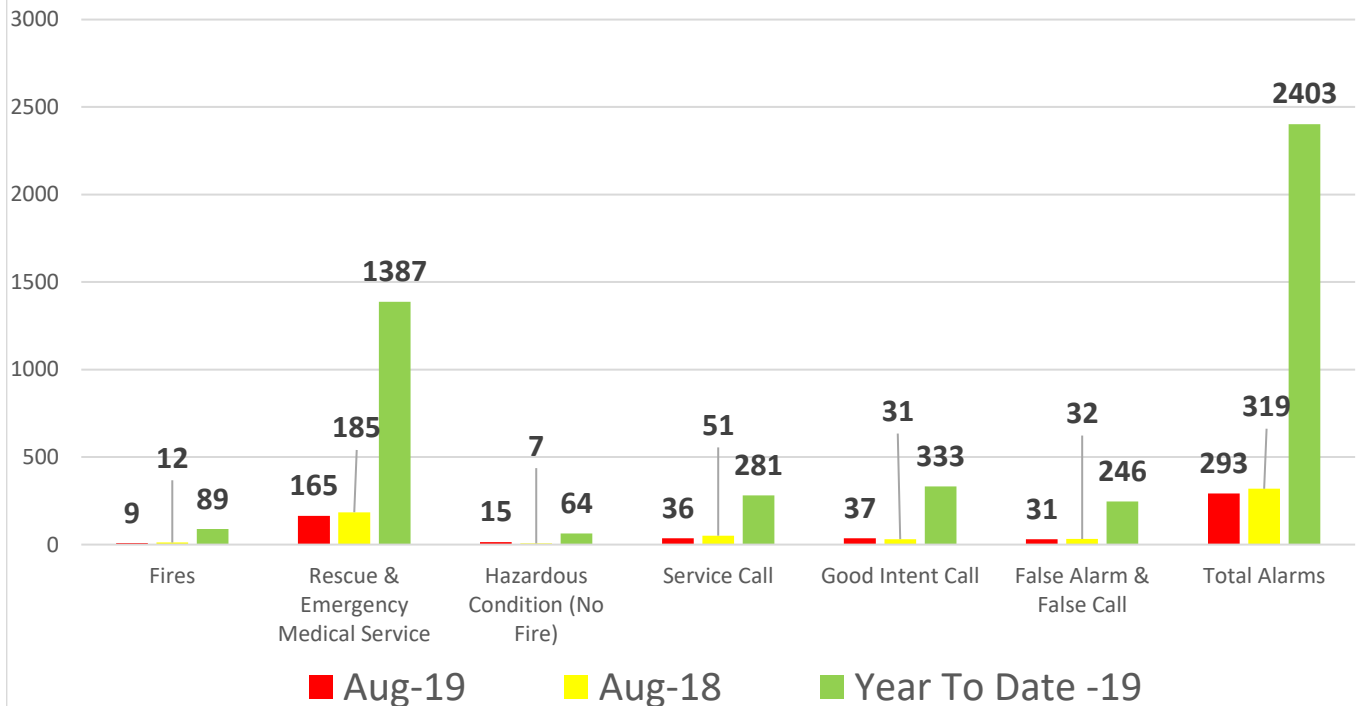
Description	Upload Date	Type
☐ Fire Department Activity Report - August 2019	9/18/2019	Backup Material



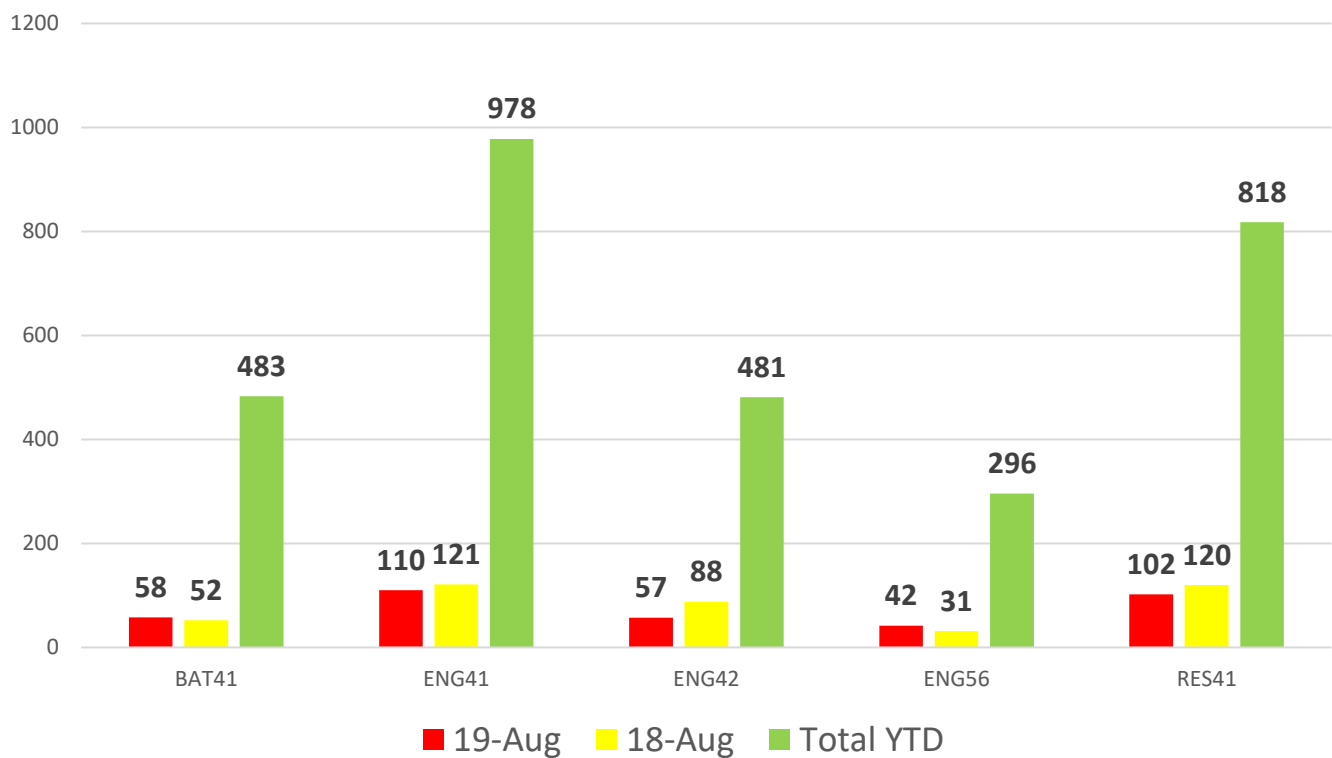
# City of Greer Fire Department Monthly Report August 2019



## MAJOR INCIDENT TYPES



## APPARATUS RESPONSE





# City of Greer Fire Department

## Monthly Report

### August 2019



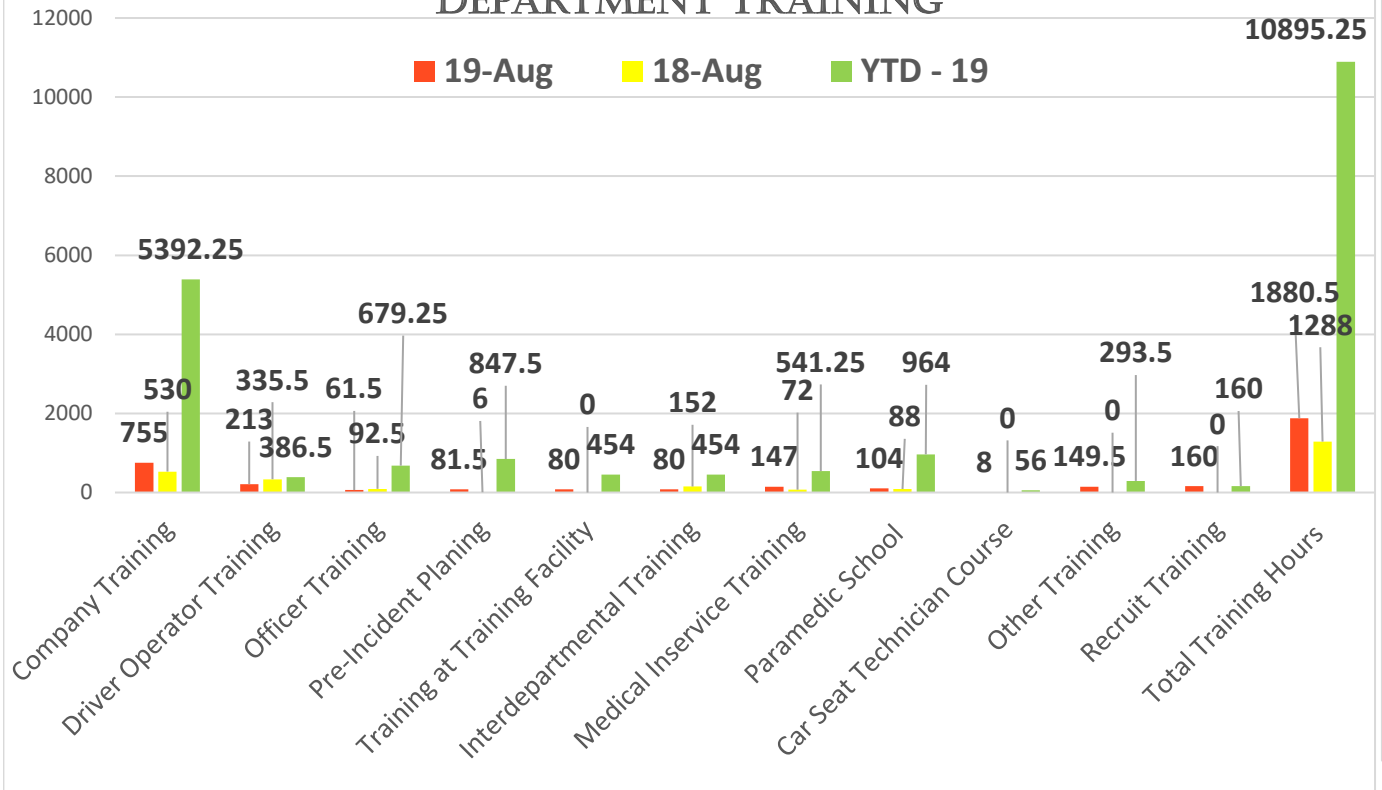
<b>NFPA REPORT</b> FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	32	0	0	\$349,100.00
2	Apartments (3 or more families) (FPU 429)	7	0	0	\$200.00
3	Hotels and Motels (FPU 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>43</b>	<b>0</b>	<b>0</b>	<b>\$349,300.00</b>
6	Public Assembly (church, restaurant, clubs, etc.) (FPU 100-199)	3	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)	3	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>52</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)	11	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)	4	0	0	\$0.00
19	<b>TOTAL FOR FIRES (Sum of lines 13 through 18)</b>	<b>87</b>	<b>0</b>	<b>0</b>	<b>\$2,396,050.00</b>
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	1392	0	0	\$0.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	246	0	0	\$0.00
22	Mutual Aid Responses Given	13	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	32	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	34	0	0	\$100.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	618	0	0	\$15,000.00
25	<b>TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)</b>	<b>2422</b>	<b>2</b>	<b>7</b>	<b>\$2,411,150.00</b>



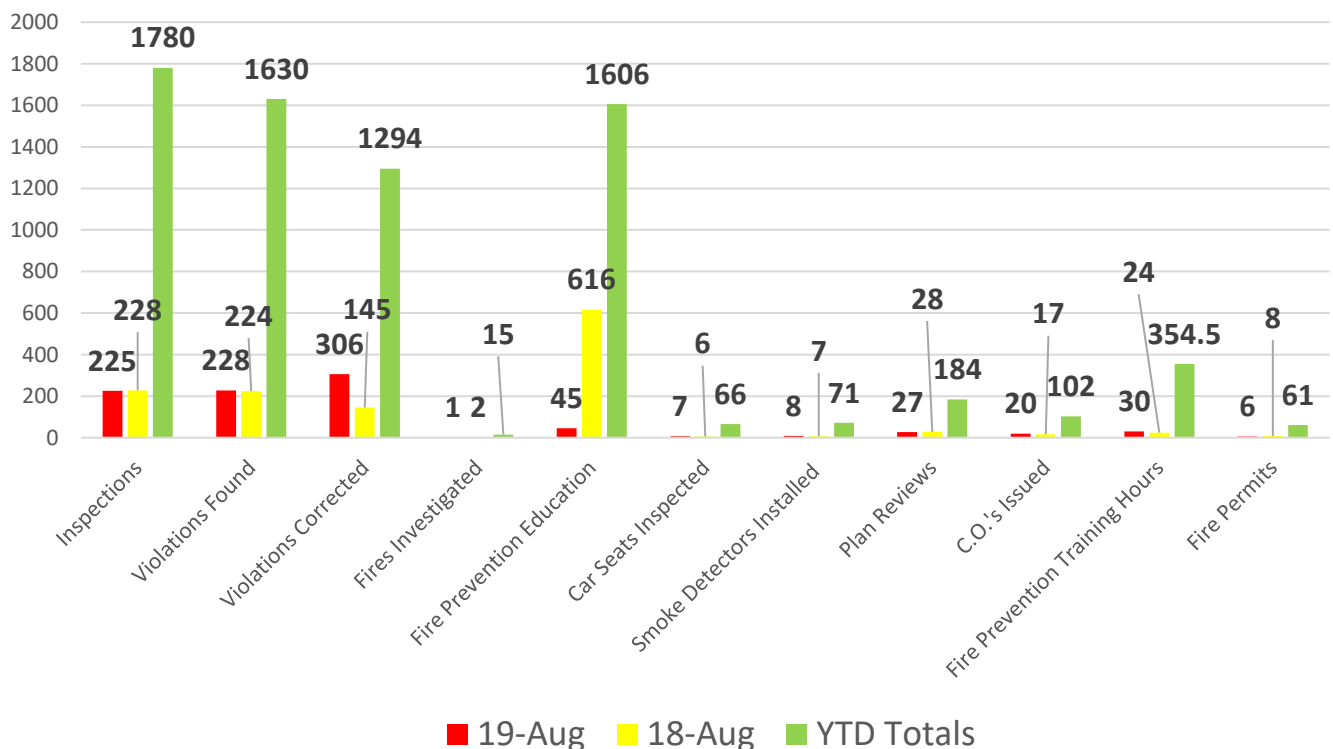
# City of Greer Fire Department Monthly Report August 2019



## DEPARTMENT TRAINING



## OFFICE OF THE FIRE MARSHAL

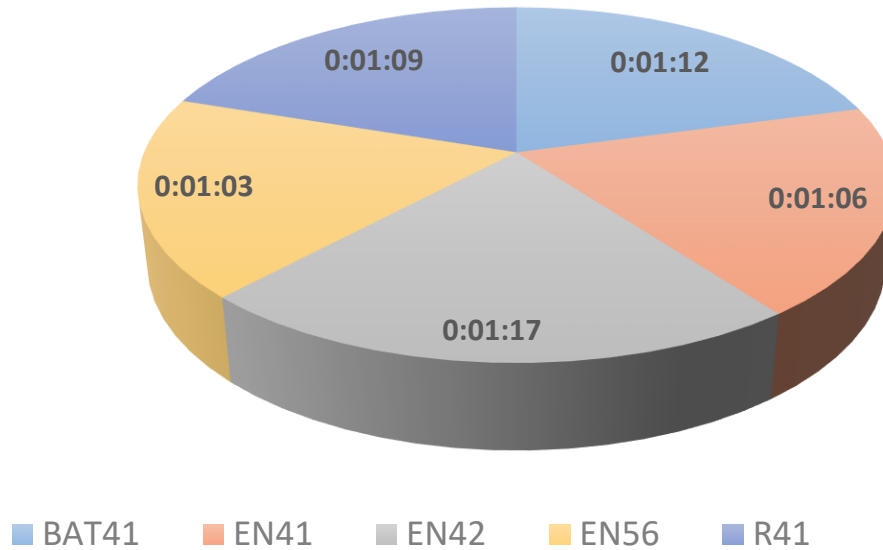




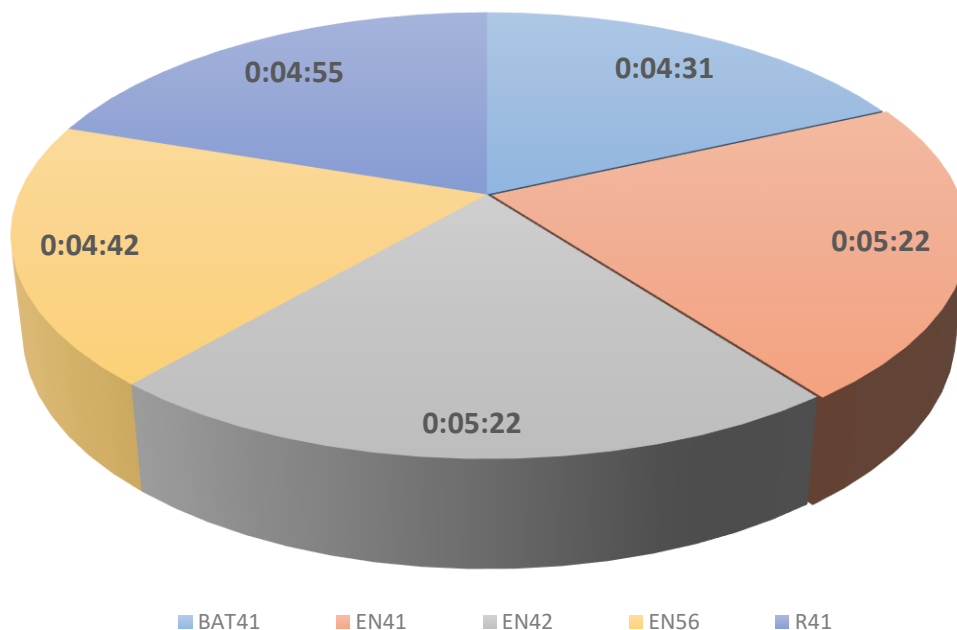
# City of Greer Fire Department Monthly Report August 2019



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



**AVERAGE RESPONSE TIME, minutes**  
**(Dispatch to Arrived)**  
August





Category Number: VI.  
Item Number: D.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**Municipal Court Activity Report - August 2019**

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Municipal Court Monthly Report August 2019	9/18/2019	Backup Material

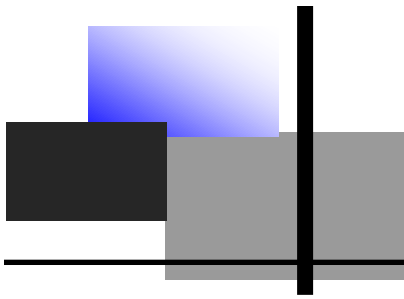


# GREER MUNICIPAL COURT

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MONTHLY REPORT AUGUST 2019



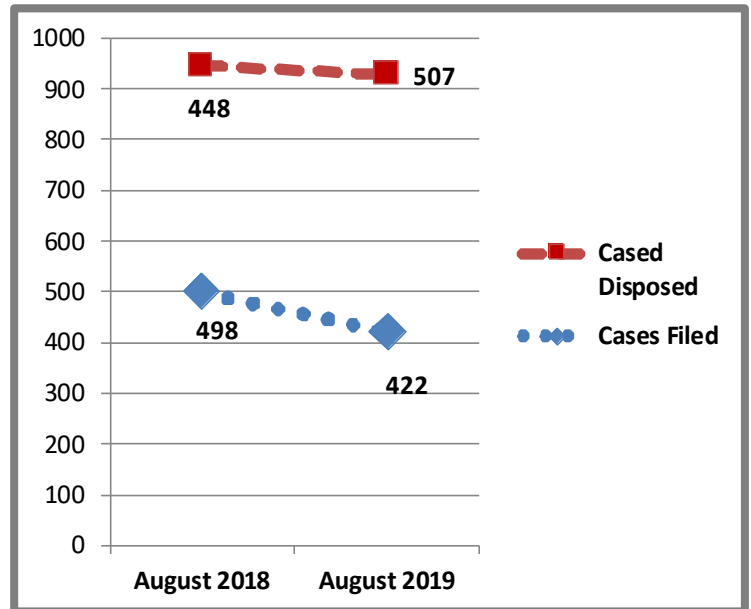
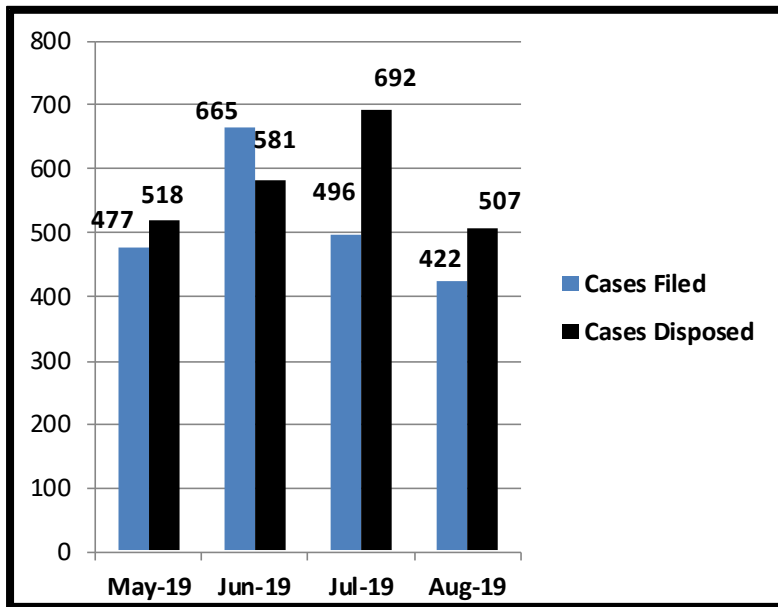


# CASE LOAD

*Traffic, Criminal and City Ordinances*

*Total Cases disposed/processed: 507*

*Total cases filed by officers: 422*



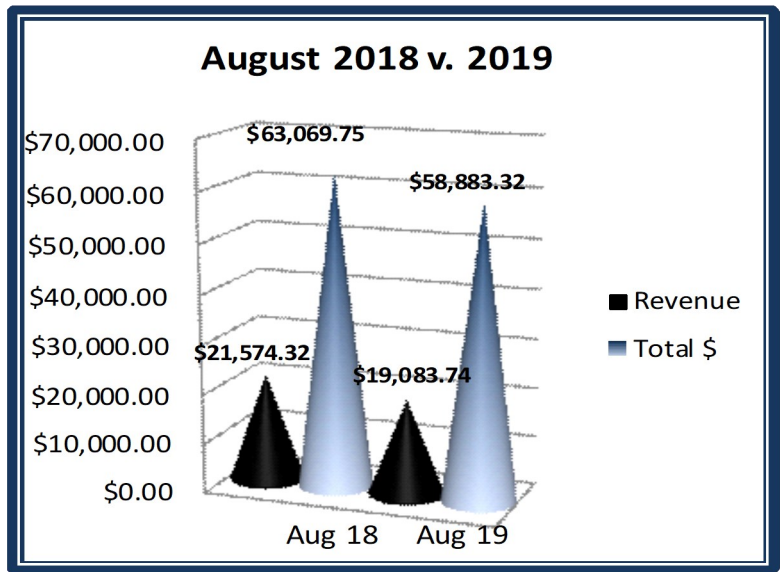
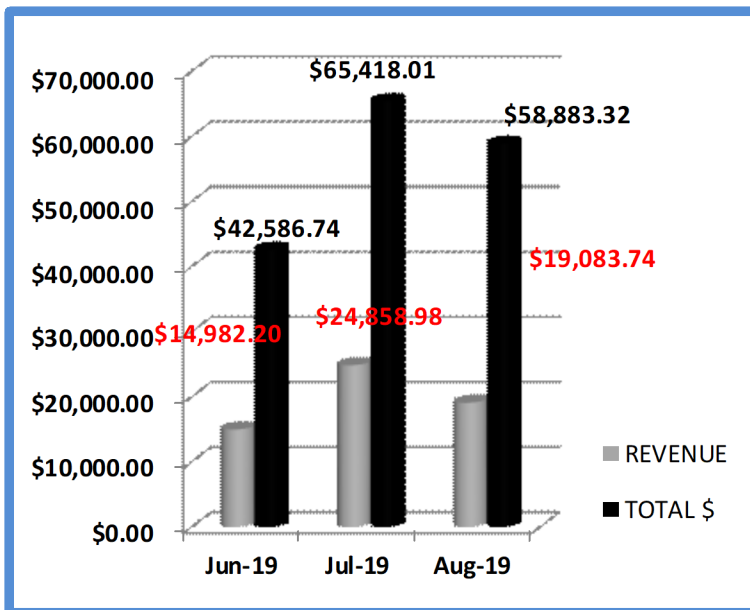
## *Arrest Warrants, Bench Warrants & Search Warrants*

Arrest Warrants issued	104
Arraignments — # of defendants	102
Arraignments — # of charges	150
Bench Warrants issued	10
Bench Warrants served/processed	6
Search Warrants issued	13

# FINANCIALS

## Revenue

Total Revenue	\$19,083.74
Sent to State Treasurer	\$26,500.53
Victim Assistance Funds	\$ 2,830.67
Total \$ Collected	\$58,883.32



# ACTIVITY

- ♦ Traffic Court was held on August 7, 14 and 21st.
- ♦ General Sessions Preliminary Hearings were held on August 2nd.
- ♦ Domestic Violence Court was held on August 8th.
- ♦ Pretrial Conferences were held August 15th.
- ♦ K. Pressley and T. Murray attended the annual MCAA training in Myrtle Beach August 26-30.
- ♦ Staff attended NAMI training.

**Category Number: VI.**  
**Item Number: E.**



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

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

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Parks and Recreation Activity Report August 2019	9/19/2019	Cover Memo

# City of Greer Parks & Recreation Department

## *Monthly Report for August 2019*



*Cheer for Greer began practices in August at Greer City Stadium.*

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

### Department Projects

- ◆ Center for the Arts:
  - Bi-weekly construction meetings were held.
  - Hogan Construction is working on the completion of punch list items for the park. Installation of building signage was started by SignSouth.
  - Staff met with A-Oak Farms on August 14 to discuss Christmas decorations for the building.
  - Staff is installing FF&E items as they are received.
- ◆ Kids Planet:
  - BlueWater Civil Engineering is finalizing grading and site documents. They plan to submit them to the Parks and Recreation Department and GCRA for review in mid-September and advertise for bids the following Sunday.
  - Final color selections for the playground equipment have been submitted. A surveyor was brought back to add detail to the survey for the Civil Engineer to finalize plans and construction documents. Shealey Electric submitted a photometric plan for park lighting to Recreation staff for review.
  - Kids Planet will officially close on Tuesday, September 3. Department staff will be on site that day to begin the removal of pickets, tiles, painted boards, etc. Staff met with Chad Richardson of the Police Department and Steve Owens, the City's Communications Manager, last week to discuss security and communication for the project. Kudos to Steve for creating a Kids Planet page on the FutureGreer website and for designing banners that will be displayed on the fence along Brushy Creek Road. An LED sign was placed in the parking lot in August announcing the impending closure.
- ◆ Entrance sign installations at Country Club Road Park and South Suber Road Park are complete, as is the repairing and repainting of the entrance sign at Victor Gym.
- ◆ New lines were purchased for the clay tennis courts at Tryon Recreation Center.
- ◆ A bid opening was held at City Hall on August 7 for the HVAC system at Victor Gym. City Council gave approval to award the project to RSI of the Carolinas on August 13.

### Department Trainings

- ◆ Department employees attended NAMI training in August.

## Department Participation

- ◆ A Recreation Board meeting was held at City Hall on August 22.
- ◆ Department staff met with members of the Police Department and Public Services as well as Chamber staff on August 23 for a build-out meeting regarding Blues on the Green, and again on August 26 for an on-site walk through.
- ◆ Justin Miller met with the Park Hop Committee on August 26 to discuss the closing ceremonies and park hop levels for various prizes for the 2019 summer program.

## Division Highlights

### Athletics:

- ◆ Division Staff:
  - Facilitated Greer Baseball Club practices at Century Park, Little Turner, and Country Club Road Park on Monday, Tuesday, and Thursday nights. Games will begin in September and the season will conclude in October.
  - Facilitated Greer Baseball Club academy practices at Century Park and Country Club Road Park. Tournament seasons begin in September at various parks around the state.
  - Facilitated girls' softball practices at Century Park and Victor Park on Monday, Tuesday, Wednesday, and Thursday nights. These teams will compete against teams from District Five, Woodruff, District Six, Boiling Springs, and Inman. Games will be played at Victor Park, Tyger River Park, and various Spartanburg County Parks in September and October. Age divisions include 8U, 10U, and 12U.
  - Facilitated adult baseball games at Stevens Park on Monday, Tuesday, Wednesday, and Thursday nights.
  - Facilitated FSCG academy fall soccer practices and games at South Suber Road Park and Country Club Road Park on Monday, Tuesday, Thursday, and Friday nights. These teams compete in the South Carolina Youth Soccer Association and travel throughout the state.
  - Facilitated FSCG recreational soccer practices at South Suber Road Park on Monday and Thursday nights. Age divisions are U6, U8 U10, and U12. Games will begin in mid-September and conclude in October.
  - Hosted FSCG board meeting on August 5 at the Operations Center. Topics that were discussed include spring 2019 season, player registration, and any rules modifications prior to upcoming fall season.
  - Facilitated FSCG recreational soccer drafts with coaches at the Operations Center on August 12 and 13. Coaches selected players for the upcoming fall season.
  - Facilitated flag football practices at Country Club Road Park on Tuesday and Thursday nights. Age divisions for flag football are 6U, 8U, and 10U. The Greer Parks and Recreation Flag League is completely in-house this season. Games will begin in September and conclude with playoffs in October.
  - Facilitated youth tackle football and cheerleading practices on Monday, Tuesday, and Thursday nights at Greer City Stadium. Age divisions are 8U, 10U, and 12U. Games will begin in September and conclude with playoffs in October.
  - Completed fall sports schedules for tackle football, flag football, baseball, girls' softball, and soccer.

### Recreation:

- ◆ Interviews were held for the Recreation Coordinator position. Questionnaires were sent out to 18 candidates. The final round of interviews was conducted on August 27.
- ◆ The 2019 Summer Camps concluded on August 9. Over 140 kids participated in an 8-week summer camp at Victor Park and the Needmore Recreation Center with tons of field trips, activities, games, and crafts.
- ◆ Rentals for the month of August:
  - Kids Planet: 24
  - Recreation Centers: 6

- ♦ 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)
  - Bingo was held on August 1 and 15 with an average of 22 members in attendance.
  - There were 3 Line Dance Classes this month on the 14, 21, and 28 with an average of 32 seniors in attendance.
  - The monthly Movie Day was held on August 19. This month's movie was the comedy, "Poms". There were 48 seniors in attendance to watch this fun movie.
  - On August 22, SOAR visited the Greenville State Farmers Market. This fun day began with a trip to Stax Original for a delicious lunch. After the meal, members traveled to the Farmers Market, where they had the opportunity to purchase fresh produce and homemade items. There were 20 in attendance that day.
  - Lunch Bunch this month was held on August 27 at Harbor Inn in Greenville. There were 17 seniors in attendance to enjoy delicious seafood and great fellowship.
  - SOAR finished out the month with a Book Swap at Victor Gym on August 29. Seniors brought books they love and exchanged them for new books to read. The leftover books were taken by Mr. and Mrs. Reimer to be donated to the Greenville Literacy Association. There were 14 in attendance that day.
  - The average attendance for the month was 26.

### Cultural Arts:

- ♦ Robin Byouk and Sara Odom moved into the new Center for the Arts facility on August 1.
- ♦ Robin and Sara - with the help of Seth Williams, Lamar Whitman, Adam Burns, and Taylor Scott of the Grounds Division - sanded down the 100-year-old Knabe baby grand piano in order to refurbish it. The piano will be on display in the performing arts lobby at the Center for the Arts.
- ♦ Three artists moved into their studios at the Center for the Arts. Kim Gilmore, a painter in Studio 5, and Blaine Owens, a photographer in Studio 7, are returning artists from before the renovation. Jim Simon, a painter, is new to the Center for the Arts and is occupying Studio 2.
- ♦ Tours of the new facility were given to Gene Krcelic with the Premier Foundation, Jennifer Jones with Citizens Building and Loan, Stanley Widener with Greenville Concert Band, John McClimon with the Greenville Jazz Ensemble, Kelsey Crum with Greenville Dance Collaborative, Scott Stephens with Greer Event Rentals, and Allison Ringer, a neighborhood representative.
- ♦ The Arts Division interviewed 10 arts instructors to teach classes. They also interviewed 4 people for a part time position within the division.
- ♦ The last Tunes in the Park was held on August 2, with the band Rock n Roll Reunion performing. The finals of Greer Idol and Greer Idol Jr were also held during this event. Kendall Landford won Greer Idol and Brady Green won Greer Idol Jr. The event was held inside City Hall due to inclement weather and it was standing room only.
- ♦ The Greer Children's Theatre performed Willy Wonka Jr. at the Cannon Centre on August 9-11 and 16-18. This was a free show, and 4 of the 6 shows were "sold out" with people eventually being turned away. The show was performed by the advanced campers from Camp ARK, who learned the entire play in 2 weeks and rehearsed for 1 week.
- ♦ The Greer Children's Theatre started rehearsals for the fall show, Beauty and the Beast. This is a full production show with 62 cast members. Rehearsals are being held at the Tryon Recreation Center.
- ♦ Robin Byouk and Sara Odom toured the SC Inland Port on August 28 with one of the student winners from the 2019 Juried Art Show, whose piece was purchased by the Inland Port.
- ♦ GCAC has been planning the Fundraising Gala for the Center for the Arts to be held on September 20. There will be a full slate of internationally renowned performers including: Emile Pandolfi, pianist; Jared Emerson, painter; Noah Guthrie, singer/songwriter; Greenville Dance Collaborative; and Christina Laurel, paper artist.



- ◆ The Arts Division is putting together the entertainment for the Grand Opening of the Center for the Arts on Saturday September 21 from 11am-4pm. Performers include Main Street Band, Royal Blue Band, the Quatrophonics, Sonny G, Greenville Jazz Ensemble, the cast of GCT's Beauty and the Beast, Marcie the Balloon Fairy, and JJ's Magic. There will also be food trucks, inflatables, and beer sales.

## Events:

- ◆ The Events Division hosted 83 events, at which nearly 8,815 guests visited the City of Greer Events Center.
- ◆ The City of Greer Parks and Recreation Department assisted in the National Night Out event held at Greer City Hall on August 6. The community was invited to come to the park to learn about City Services and spend time with the Greer Police Department.
- ◆ The Greer Farmers Market will continue on Saturdays through October with assistance from the Events Division. The weekly market averages 35 vendors every Saturday and about 500 guests in attendance.
- ◆ The Events Division Ambassador program has continued to build awareness, with over 1,600 riders in August. The shuttles run Tuesday – Saturday 11am-2pm and 6pm-9pm and Sundays 10:30am-3:00pm.

## Grounds Maintenance

- ◆ Division Staff:
  - Aerated and top dressed the fields at South Suber Road Soccer Complex and Country Club Road Park.
  - Lined City Stadium for football, Stevens Field for baseball, and South Suber Road Soccer Complex fields for soccer.
  - Dragged baseball fields for practices.
  - Delivered bollards, pottery wheels, and indoor site furnishings to the Center for the Arts.
  - Moved the Construction Tube Dude to a new spot uptown.
  - Prepared Century Park for the Police Department's annual softball tournament.
  - Repaired an irrigation leak at Century Park.
  - Continued to perform routine maintenance at all of the City's parks and facilities.

## 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.*

Category Number: VI.  
Item Number: F.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**Police Department Activity Report - August 2019**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Police Department Activity Report - August 2019	9/18/2019	Backup Material

# GREER POLICE DEPARTMENT

August 2019 Monthly Report



## GREER POLICE DEPARTMENT

August 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 PD recognized for  
being a contributing partner  
with the Greenville Safe  
Communities Coalition



## 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	60 FT / 0 PT	4	2 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>82 FT / 1 PT</b>	<b>5</b>	<b>7 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	171.45	1,298.2
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	5	139	140	2,792
Sept. 2019				
Oct. 2019				
Nov. 2019				
Dec. 2019				
<b>Total YTD</b>	<b>49</b>	<b>1,168</b>	<b>669</b>	<b>11,615</b>

## Lt. Fortenberry- Administrative Division

### Community Engagement

#### National Night Out 2019





## Lt. Blackwell- Operations Division

### Communications Center

Dispatch and Call Frequency	Jul-19	Aug-19	% Change From Previous Month	Year to Date 2018	Year to Date 2019	% Change From Previous Year
Number of 911 Calls	1,377	1,347	-2.2%	10,310	10,774	4.5%
Incoming 7-Digit Line Calls	5,231	5,586	6.8%	42,359	42,867	1.2%
Police Calls for Service	2,783	2,573	-7.5%	20,966	22,072	5.3%
Fire Calls for Service	830	762	-8.2%	3,273	6,207	89.6%
Total Dispatched Calls	3,613	3,335	-7.7%	24,239	28,906	19.3%

### Detention Center

Inmate and Process Total	Jul-19	Aug-19	% Change From Previous Month	Year to Date 2018	Year to Date 2019	% Change From Previous Year
Number of Adults Processed	86	95	10.5%	1,135	904	-20.4%
Transported to Greenville	35	42	20.0%	388	341	-12.1%
Transported to Spartanburg	35	13	-62.9%	209	229	9.6%
Juveniles Processed	1	1	100.0%	22	14	-36.4%
Hours Covered by Patrol	0	0	0.0%	203	12	-94.1%

## Lt. Blackwell- Operations Division

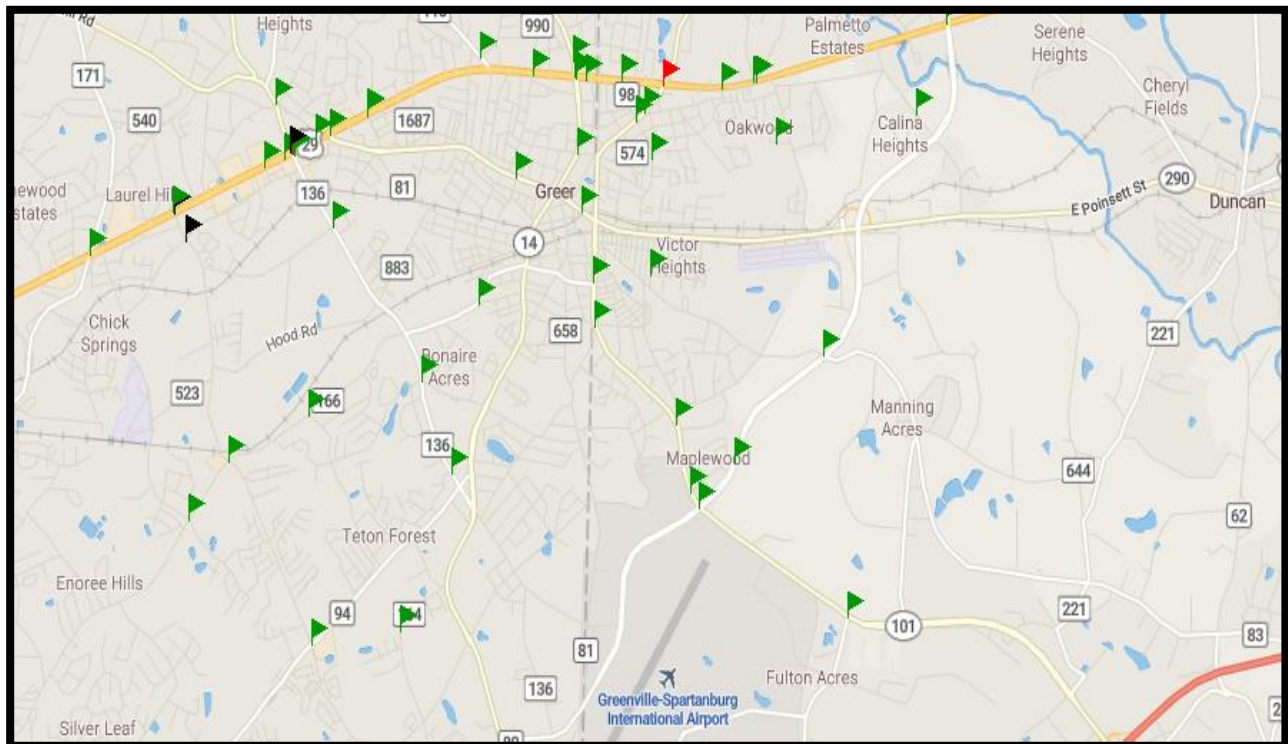
### Animal Control Services

Animal Control Activity	July 2019	August 2019	% Change From Previous Month	Year to Date 2018	Year to Date 2019	% Change From Previous Year
Calls for Service	117	189	61.5%	1,395	1,155	-17.2%
Live Dogs Picked Up	8	13	62.5%	83	80	-3.6%
Live Cats Picked Up	5	4	-20.0%	62	39	-37.1%
Traps Delivered	4	6	50.0%	45	41	-8.9%
Follow Up Calls	10	10	0.0%	106	98	-7.5%
Citations Issued	1	1	100.0%	8	9	12.5%

## Lt. Richardson- Patrol Division

Police Patrol Activity	August-18	August-19	% Change	Last YTD	YTD	% Change
Citations issued	392	362	-7.65%	2,952	3,145	6.54%
Arrests	152	101	-33.55%	1,185	1,080	-8.86%
Incident Reports	355	285	-19.72%	2,736	2,380	-13.01%
Collision Reports	138	131	-5.07%	1,036	1,067	2.99%
Warning Citations	271	267	-1.48%	2,263	2,462	8.79%
Patrol Miles	28,417	27,482	-3.29%	253,247	226,196	-10.68%
Warrants Served	111	86	-22.52%	994	773	-22.23%
Field Interviews	1	1	0.00%	48	40	-16.67%

### August 2019 Collision Locations





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

### **Patrol Community Engagement**

**Fist Bump Friday at Abner Creek Academy**



**Bravo Team in their traffic vests!**



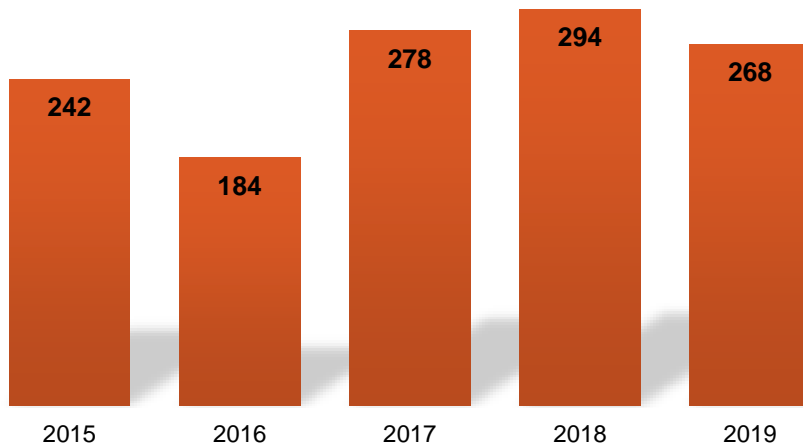
## Lt. Varner- Investigations Division

### Cases Assigned YTD

There were a total of 35 new cases assigned to CID in August 2019.

Crimes involving larcenies and white collar crimes are again the most assigned cases this month. The white collar crimes include several identity theft and fraudulent check cases.

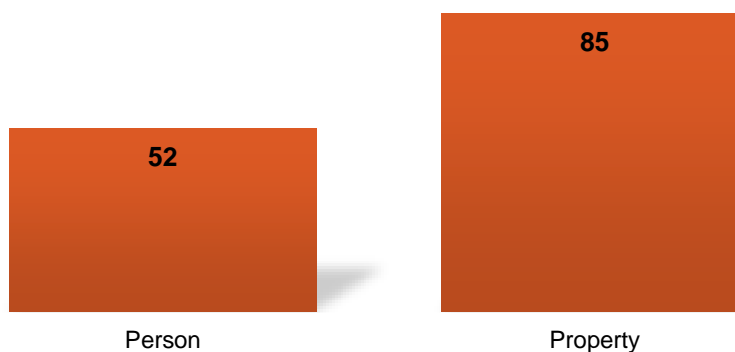
### CID Assigned Cases Year to Date - August 2019



### Closed Cases YTD

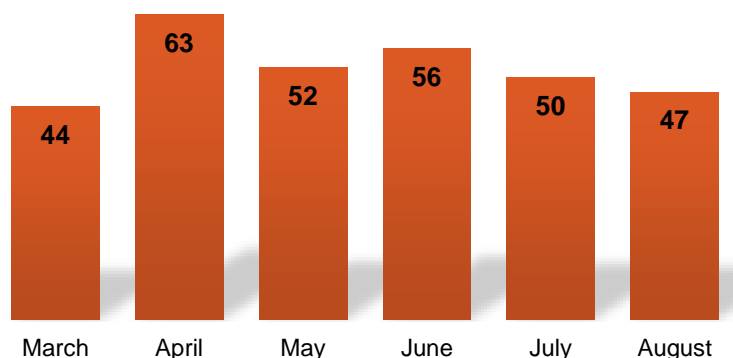
The chart represents the total number of closed CID cases thru August 2019, broken down by crimes against persons and property crimes.

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



## Lt. Varner- Investigations Division

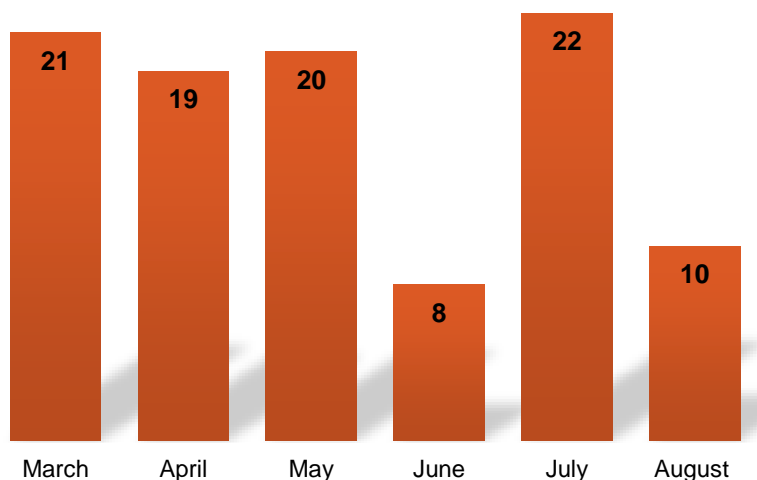
### New VA Cases August 2019



### New Victim Advocate Cases

There were 47 new cases assigned in August 2019. The average number of cases in the last six months is 52 cases.

### Crime Analysis - Cases Worked August 2019



### Crime Analyst Cases Worked

Crime Analyst Ellis worked 10 cases during the month of August, along with assisting officers with 2 analysis requests, 8 bulletins created, and 6 formal reports.

## Lt. Varner- Investigations Division

### VICE/Narcotics- August 2019

<u>Arrests Made:</u>	1	<u>Undercover Operations:</u>	3
<u>Arrest Warrants Signed:</u>	2	<u>Arrest Warrants Served:</u>	2
<u>Compliance Checks:</u>	20	<u>Alcohol Violations:</u>	0
<u>Citations Issued:</u>	0	<u>Agency Assists:</u>	1

<u>Type of Drug Seized/Purchased</u>	<u>Quantity of Drug Seized/Purchased (approx.)</u>
Methamphetamine	20.5 g
Heroin	2 g
Powder Cocaine	1 g
Other Rx Pills	8 tablets

<u>DATE</u>	<u>SUBJECT</u>	<u>CASE #</u>	<u>CHARGES</u>
8/15/2019	Pittman, Justin	GR19-18555	Distribution of meth. 2 <sup>nd</sup>
		GR19-18714	Dist. meth. w/in ½ mile of a park Trafficking meth 2 <sup>nd</sup> PWID Heroin 2 <sup>nd</sup> , Poss. Sch. III

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

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

- 8/1: Cpl. McWhite attended a GCMDEU supervisor's meeting at the Greenville County Solicitor's Office
- 8/2: Cpl. McWhite testified in Greenville County preliminary hearings
- 8/5: Vice conducted 20 alcohol compliance checks with SLED throughout the city
- 8/7: Cpl. McWhite completed 2019 SCCJA Domestic Violence Update
- 8/7: Cpl. McWhite completed MASC Sexual Harassment training
- 8/8: Det. Montgomery and Cpl. McWhite attended patrol roll call to discuss upcoming DEU
- 8/13: Cpl. McWhite completed MASC Meeting Management training
- 8/14: Det. Montgomery and Cpl. McWhite worked with Charlie Shift to apprehend Justin Pittman
- 8/15: Cpl. McWhite attended a DEU team leader meeting in Greenville
- 8/19: Cpl. McWhite completed quarterly driving and firearms qualifications
- 8/20: Det. Montgomery completed quarterly driving and firearms qualifications
- 8/20: Det. Montgomery and Cpl. McWhite worked with CID to apprehend two subjects and recover a stolen utility trailer
- 8/21: Cpl. McWhite attended a DEU meeting/ Forensic Logic presentation in Greenville
- 8/22: Det. Montgomery and Cpl. McWhite attended monthly ERT Sniper Team training in Pickens

## **Undercover Investigations (cleared)**

### **Justin Pittman**

Throughout July and August, Cpl. McWhite received multiple tips about Justin Pittman selling drugs in Greer. Vice officers conducted an undercover operation where a confidential informant purchased methamphetamine from Pittman within the City of Greer and Cpl. McWhite obtained two arrest warrants for Pittman. On August 14<sup>th</sup> and into the 15<sup>th</sup>, Vice officers coordinated with Officer Chambers and Charlie Shift to apprehend Pittman during a controlled traffic stop. Pittman was arrested for his active warrants and was subsequently found to be in possession of trafficking weight in methamphetamine, PWID weight in heroin, schedule 3 pills, and distribution supplies.

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

### **Stolen/Recovered Trailer**

On August 20, Det. Prino was notified that a stolen utility trailer was posted on Facebook Market Place. Cpl. McWhite reached out to Sgt. Ferrell for his undercover Facebook expertise and Sgt. Ferrell put the subject in contact with Cpl. McWhite. Cpl. McWhite arranged for the stolen trailer to be delivered to the Super8 Motel. Sgt. Forrester, Cpl. McWhite and Detectives Montgomery, Arterburn and Prino waited for the two thieves to arrive and placed them both under arrest. The victim of the theft responded and identified the trailer as his that was stolen from a Greer business.

### **CID TRAINING/OTHER**

- Weibel and Chandler attended the Southern States Victim Advocate Conference in Florida
- Detectives McWhite and Montgomery began working with Multi-Jurisdictional Task Force
- CID personnel completed Quarterly Firearms Qual and Annual EVO training
- Det. Prino made contact with suspects in several stolen trailer incidents and was able to set up an undercover meeting at Super 8. The suspects were arrested by Det. Prino with the assistance of other CID personnel.
- Detectives covered Spartanburg Prelims every Thursday in August and Grand Jury in both counties for the month of August.

Category Number: VI.  
Item Number: G.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**Public Services Activity Report - August 2019**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Public Services Activity Report - August 2019	9/18/2019	Backup Material



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

**FROM:** PUBLIC SERVICES & CITY ENGINEERING DEPARTMENT

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

**DATE:** September 19, 2019

### **PUBLIC SERVICE CREW**

- Poured 20' section of sidewalk on Hollander Dr. in Blue Ridge Plantation
- Fixed a section of curbline on W. Arlington Rd.
- Hauled excavated dirt from OC Building to old shop in preparation for new pad pour
- Pour three new trash can pads in Depot parking lot downtown and install new cans
- Remove block wall at the Fire Department
- Fixed apron of road at the intersection of Tryon Street Ext. and Claudia St. (16 tons of asphalt)
- Hauled two loads of e-waste to the landfill

### **CARTS DELIVERED**

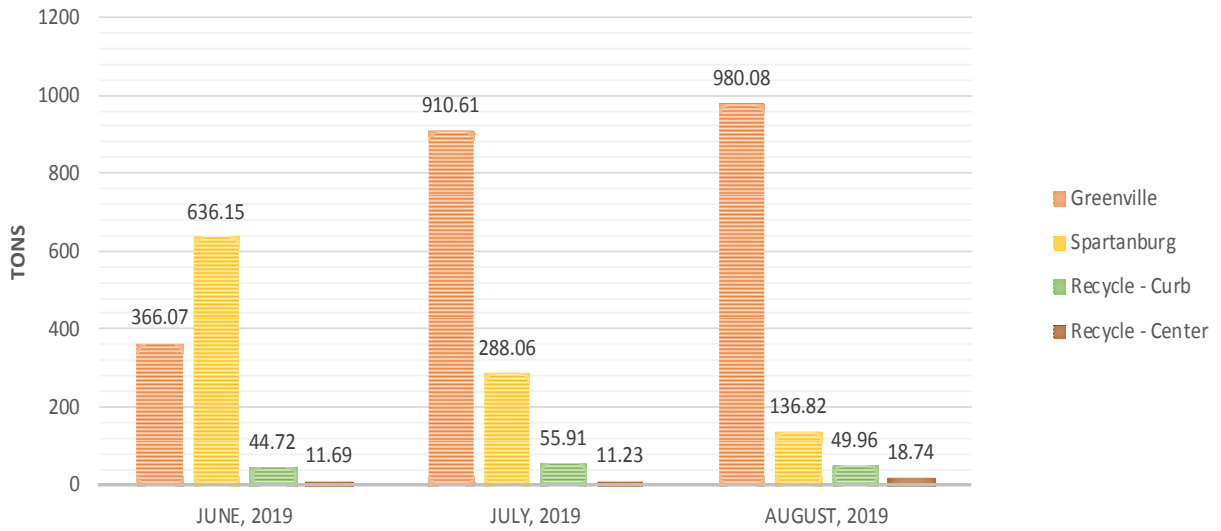
NEW HOME CARTS: 38      REPLACEMENT CARTS: 24

RECYCLE BINS: 60      CARTS REPAIRED: 18

YARD WASTE CARTS: 4

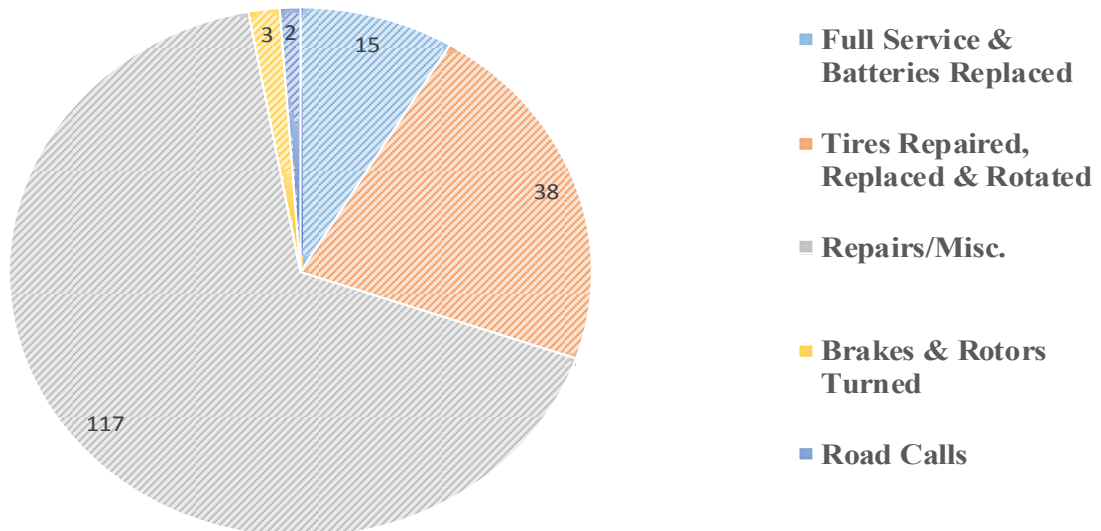


## GARBAGE/RECYCLING COLLECTION



YTD Totals: Greenville 1890.69 + Spartanburg 424.88 = **2,315.57 Tons**

## VEHICLE MAINTENANCE



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

- Camera was run down storm drain line on Faye Ct in Hartwood Subdivision
- Cleaned and repaired catch basin on Faye Ct.
- Repair catch basin and section of stormdrain line in City Park, also filled in sink holes with dirt

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

- Cut grass throughout the City including OC Building, High Bridge, old shop, Downtown and Moore St.
- Grass was cut in the cemetery using 3 employees and four labor finders
- Both tractors were run throughout the month of August to cut back roads and intersections throughout the City
- Cut back tree limbs sightlines at city city street intersections

### **STREET SWEEPER**

- Street sweeper was run for 19 days on the city streets and curb lines.

### **WEED SPRAY**

- Several areas were sprayed including Squirell Hollow, Mossy Oak, Moore St., Dillard Creek Crossing, Brookhaven, Bent Creek, Carmen Glenn, Arlington and Hwy. 290

### **POTHOLES**

- Patched potholes on 8<sup>th</sup> & Victor, W. Phillips, Westmoreland, Gary Armstrong, Brookshire Rd.

### **SIGNS REPAIRED/REPLACED**

- Repaired or replaced Street signs at 25<sup>th</sup> & Snow St.
- Stop and street signs at Kelly St. & D St; Kelly St. & C St; Clay St. & C St
- Stop signs at Trade St & Moore St; Trade St & Daniel St; Poplar St & Snow St; Buncombe & Kay
- Stop Ahead sign on Forrest St.

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

- Painted three offices, and Conference Room 116 at City Hall (contractor)
- Replaced Chiller pump motor at City Hall
- Remodeling Dispatch Office New flooring, added new dedicated elect. circuits for each station, and painted
- Cleaned carpets in Courts area (contractor)
- Hung Stage Curtains at Art Center
- Installed new water fountain at OC
- Installed new LED Lights at Cannon Center
- Repaired Ceramic Tile at Victor Gym
- New paint on letters in traffic circle at City Hall
- Cleaned Carpet in events floor City Hall (contractor)
- Roof repair OC

## **CITY ENGINEER**

### **Ongoing Engineering Projects:**

- Street Classification additions – prep to go to Planning Commission
- 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 – review design options
- US 29 Accel/Decel lanes – scope changing
- Hotel/Parking Deck project –monitor demo
- 2019 Paving Program – coordinating with contractor
- Developing 2020 Program
- Brookshire Road improvements – planning/coordination
- Recycle Center Upgrade Phase 2 – on hold
- Lemon Creek speed humps – planning (on hold)
- CSX Railroad Bridge at Biblebrook Rd – Preliminary evaluation complete – on hold

### **Public Works Projects & Activities:**

- Tomotley Ct storm drainage extension – prelim design

**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:**

- Town Pines – final plat review
- Carolina Commerce – major modification review
- BMW new project proposal – internal meetings

- Echo Ridge – final plat review
- Greer Express Car Wash – plan review
- Chick Fil A - plan review
- Bent Creek Sewer extension – plan review
- Jason Street Parking Garage – plan review
- Jones Avenue Car Lot – plan review
- Briar Ridge – final plat review
- Abner Creek Elem – plan review
- Short Street improvement – permit issue resolution

**Other:**

- PAC site reviews (6)
- Drone Training
- Prep for move to Operation Center and new role
- Drainage issue at Hotel site
- Sign issue at RichGlen
- Greer monument sign meetings
- Interviews for Custodian position
- Bluebeam software license discussions
- Introduction/breakfast meeting with full Public Services staff
- GDC stakeholder meeting

## **STORMWATER MANAGER**

**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	Carolina Commerce Center Major Mod.	NA	
Commercial	Hampton Inn Build Out	NA	
Commercial	Greer Express Car Wash	NA	
Commercial	Chick-fil-a	NA	
Linear	Bent Creek Sewer Extension Ph. 3	NA	
Commercial	Praise Cathedral Family Life Center	NA	
Plan Reviews			
Development Type	Project Name	Review Type	# Lots/Units
Residential	Overton Park	Follow up	57
Residential	Overton Park	Follow up	57
Commercial	Global Commerce Phase IIIa	Follow up	NA
Commercial	Palms at Brushy Creek	Follow up	NA

Commercial	Jones Ave Car Lot	Follow up	NA
Commercial	Abner Creek Elem. School Additions	Follow up	NA
Commercial	Abner Creek Elem. School Additions	Follow up	NA
Commercial/Residential	Crescent Park Commons Phase II	Follow up	78
Commercial/Residential	Crescent Park Commons Phase II	Follow up	78
Commercial	Carolina Commerce Center Major Mod.	Initial	NA
Commercial	Hampton Inn Build Out	Initial	NA
Commercial	Greer Express Car Wash	Initial	NA
Commercial	Greer Express Car Wash	Follow up	NA
Commercial	Greer Express Car Wash	Follow up	NA
Commercial	Chick-fil-a	Initial	NA

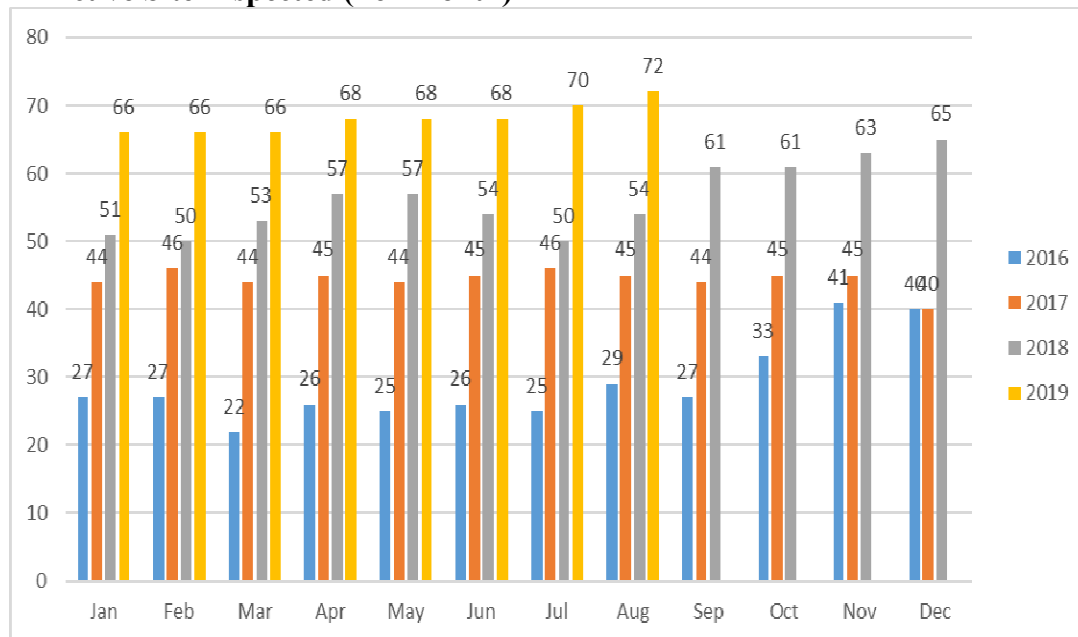
Pre-Construction Meetings		
Development Type	Project Name	# Lots/Units
Commercial	Short St. Pad Development	NA

2019 Stormwater Summary January 1 <sup>st</sup> through August 31 <sup>st</sup> , 2019		
Projects Submitted	Plan Reviews	Preconstruction Meetings
29	89	18

Historical Project Submittals	
Year	Projects Submitted
2019	29
2018	46
2017	37
2016	41
2015	35
2014	34

## STORMWATER INSPECTION

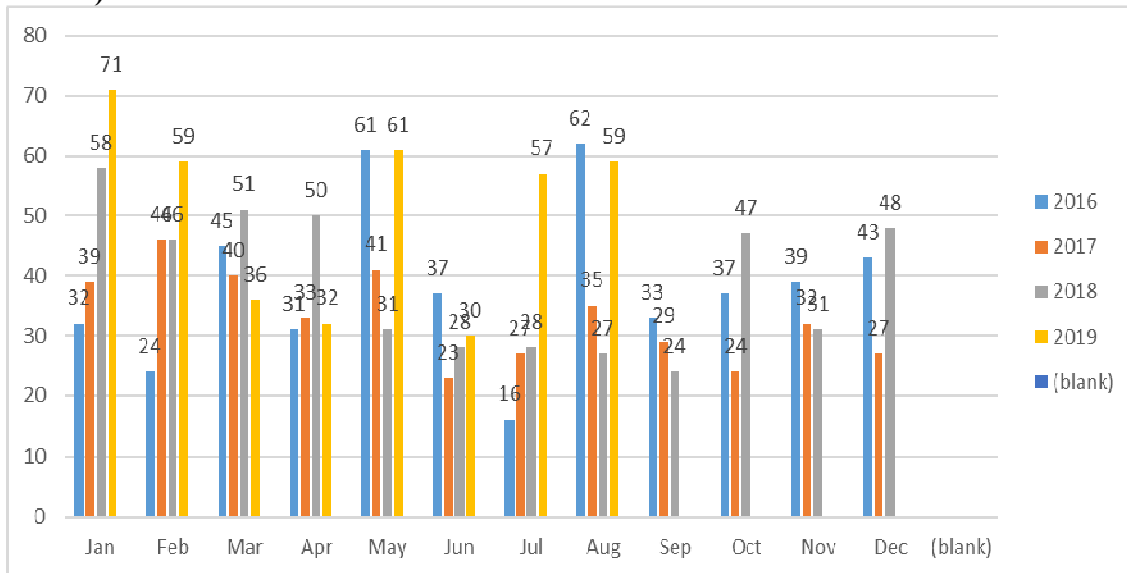
### 72 Active Site Inspected (Per Month)



1. Jones Creek Gardens	2. Le Jardin Subd.	3. Crosswinds Subd.
4. Belshires Subd. Ph-2	5. Old Woodruff Rd. Ind. WH	6. API Box
7. Cranky Yankey Ph-2 WH	8. POM Storage	9. Cypress Landing Subd.
10. Franklin Point Subd.	11. Riverside Crossx OutParcel 3	12. Freeman Farms Subd.
13. Heatherfield Subd.	14. RV and Boat Storage Ph-III	15. Greer Library Reno
16. Manor At Abner Crk. Subd.	17. Braeburn Orchard Subd.	18. Gibbs Cancer Center
19. Mayfield Crossing Subd.	20. Pleasant Hill Subd.	21. Pelham Glen Subd.
22. Oneal Village Subd. Ph-1	23. Global Commerce Park Ph-II	24. Dick Brooks Honda
25. Oneal Village Subd. Ph-2	26. Darrien Properties Lot 3	27. New Hope Baptist Church
28. Oneal Village Subd. Ph-3	29. Residence At Century Pk.	30. Echo Ridge
31. Oneal Village Subd. Ph-4	32. Redcroft Subd. Ph-1	33. Mayfair Station
34. Orchard Crest Subd. Ph-1	35. Redcroft Subd. Ph-2	36. South Main Towns
37. Town Pines	38. Pelham Medical Addition	39. Sage Creek Way
40. Views At Mt. Vernon	41. Hammett Bridge Town	42. Town City Retail
43. Reserves At Richglen	44. Hammett Bridge Res.	45. Creekside Manor

Subd.	Subd.	
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	71. Short Street	72.

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



**Addressed Citizen Complaints: Anthony Copeland**

<b>Issue</b>	<b>Complaint Date</b>	<b>Address</b>	<b>Resolution</b>	<b>Completed</b>
Pond Maintenance	8/7/2019	Pleasant Meadow (Eric Memno)	HOA is Responsible	8/7/2019
Catch Basin Top (Damaged)	8/7/2019	Sweetbriar Ct.	City went out and reset the cover.	8/7/2019
Stormwater (French Drain)	8/16/2019	302 Pine St.	COG has no ROW	8/16/2019

**Asphalt Activities Inspection: Anthony Copeland**

<b>Subd. / Project Name</b>	<b>Date</b>	<b>Operation</b>
Sudduth Farms Subd.	8/22/2019	Sub-grade Proof-roll



Category Number: VI.  
Item Number: H.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**Website Activity Report - August 2019**

**ATTACHMENTS:**

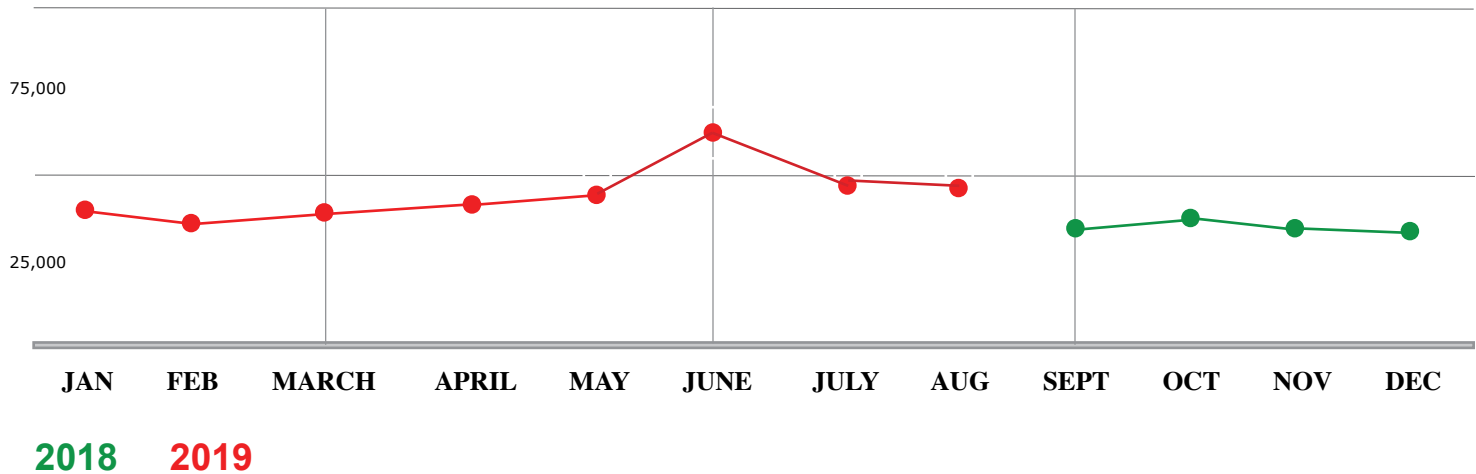
Description	Upload Date	Type
☐ Website Activity Report - August 2019	9/19/2019	Backup Material



# City of Greer Website

## August 2019 Monthly Report

### Total Page Views by Month



### Daily sessions at www.cityofgreer.org

August 1-31, 2019



### Visitors to www.cityofgreer.org

Total Users:	14,023 from 60 countries
Desktop:	5,963 (42.5 %)
Mobile:	7,354 (52.5 %)
Tablet:	702 ( 5.0 %)

### Most Viewed Pages

1. Home
2. City Departments
3. Police Department
4. Detention Center
5. Job Openings
6. Events Center Rentals
7. Trash Collection Schedule
8. Youth Sports
9. Parks and Recreation
10. Planning & Zoning
11. Century Park
12. Youth Baseball
13. Recycling Center
14. Youth Tackle Football
15. Greer Children's Theater

### Retention

Monthly Page Views:	45,476
Avg Pages per Session:	2.46
Average Time per Session:	1 minute, 52 seconds

### Traffic Sources

Search Engines	69.8 %
Direct Traffic:	26.3 %
Social/Other:	3.9 %



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**Second and Final Reading of Ordinance Number 34-2019**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER MILL, LLC. LOCATED AT 300 CONNECTICUT AVENUE FROM I-1 (INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT). (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Ordinance Number 34-2019	9/11/2019	Ordinance
☐ Ord 34-2019 Exhibit A Map	9/11/2019	Exhibit
☐ Ord 34-2019 Exhibit B Statement of Intent	9/11/2019	Exhibit
☐ Ord 34-2019 Exhibit C Site Plan	9/11/2019	Exhibit
☐ Ord 34-2019 Zoning Application	9/11/2019	Exhibit

## **ORDINANCE NUMBER 34-2019**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY GREER MILL, LLC. LOCATED AT 300 CONNECTICUT AVENUE FROM I-1 (INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Greer Mill, LLC. located at 300 Connecticut Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008001600100 containing approximately 8.45 +/- 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 PD (Planned Development District).

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

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

The zoning classification of property located at 300 Connecticut Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008001600100 containing approximately 8.45 +/- acres attached

hereto marked as Exhibit A shall be changed from 1-1 (Industrial District) to PD (Planned Development 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: Councilmember Judy Albert

First Reading: September 10, 2019

Second and  
Final Reading: September 24, 2019

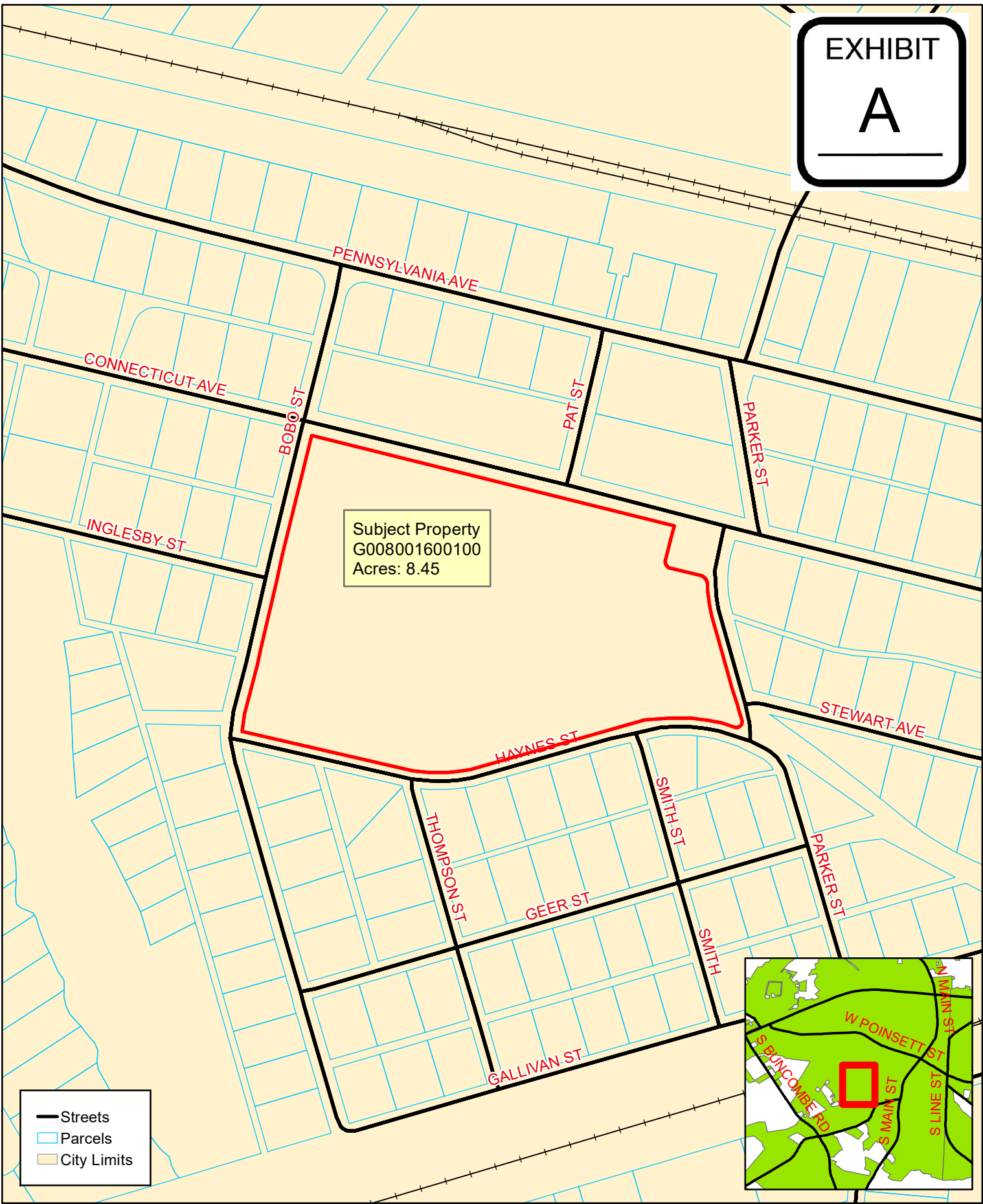
Approved as to Form:

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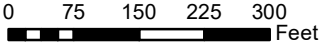
John B. Duggan, Esquire  
City Attorney

# EXHIBIT

# A



## Ordinance 34-2019



## ***Greer Mill Planned Development***

*Note: Proposed name may be different with submitted final development plans.*

**+/- 8.45 Acre Mixed Use Development**

**Design Review**

**Connecticut Avenue & Parker Street – Greer, South Carolina**

**August \_\_, 2019**

### **Applicant**

James Bakker  
701 Sugar Mill Rd  
Greer, SC 29650  
BH Holdings LLC  
(843) 813-5557  
[James.bakker@att.net](mailto:James.bakker@att.net)

### **Civil Engineer/Landscape Architect**

SeamonWhiteside  
1802 Drayton Rd, Suite 120A  
Spartanburg, SC 29307  
Danny Balon, P.E.  
(864) 580-0492  
[dbalon@seamonwhiteside.com](mailto:dbalon@seamonwhiteside.com)

### **Surveyor**

Atlas Surveying, Inc.  
570 Brookshire Rd, Unit D  
Greer, SC 29651  
John B. Black, PLS  
(864) 655-5004  
[jblack@atlassurveying.com](mailto:jblack@atlassurveying.com)

## **A. STATEMENT OF INTENT**

### **1.0 Community Development**

The development planned for this +/- 8.45-acre tract (portion of TMS# G008001600100 and currently zoned I-1, Industrial District) located at the southeastern quadrant of the intersection of Connecticut Ave and Bobo St and at the southwestern quadrant of the intersection of Connecticut Ave and Parker St will utilize the Planned Development (PD) zoning designation. The development will consist of a mix of possible uses: multi-family apartments made up of studio, 1-bedroom, 2-bedroom and 3-bedroom units, a small boutique hotel, commercial space that could possibly include retail, office, a restaurant, a brewery, a gym or other commercial uses and a self-storage. Parking and related infrastructure will be built to City standards. Infrastructure improvements will consist of standard curb and gutter along internal roads, public sidewalks, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by the Owner.

A perimeter streetscape consisting of a grass verge, sidewalk, and street trees will be installed around the perimeter of the site, except where the existing topography of the site makes this unfeasible (as it does along the southeastern Haynes St frontage). Stormwater management best practices will be utilized to address stormwater runoff and water quality treatment for the development.

### **2.0 Phasing & Density**

The proposed project intends to repurpose the existing mill facility as a mixed-use development. The proposed project may consist of up to 120 multi-family apartments, located inside the original mill building, made up of studio, 1-bedroom, 2-bedroom and 3-bedroom units. If the development proceeds as expected, build-out will be complete within 24 months.

### **3.0 Materials**

Redevelopment of the project will follow the Secretary of Interior Standards for the Treatment of Historic Properties. All sitework and architectural design, and proposed demolition, will be subject to the review and approval by the South Carolina Historic Preservation Office and the National Park Service. Any material changes from the intended design, including demolition, will be provided for

further review. The intent of the design is to restore the existing mill building character by adding windows back in existing bricked up openings, removing unneeded additions to the historic buildings, and providing connectivity throughout the site for safe pedestrian access. New construction will be designed in context with the existing buildings and the surrounding neighborhood. Materials will include brick, glass, cementitious siding, metal siding, asphalt shingle roofing, membrane roofing, metal roofing, vinyl, fiberglass or aluminum operable windows, aluminum storefront and other compatible materials.

#### *4.0 Amenities and Landscaping*

The proposed development will include approximately 1.4 acres of common area. The central amenity feature / common area will include a pedestrian promenade with an outdoor seating. The primary entrance drive located off Parker Street will be landscaped to meet City requirements. Also, a perimeter sidewalk will connect the development's amenity areas.

The landscape will consist of street trees and foundation plantings. Parking areas will be planted to meet City requirements. Canopy tree plantings shall be diverse in nature and a mixture of native/naturalized species shall be used.

#### *5.0 Sewer/Water*

There are multiple on-site sewer tie in points located on the southwest corner of the property. In addition, there are existing sewer mains located at the corner of Bobo St and Connecticut Ave and at the intersection of Parker St and Connecticut Avenue. Public water is available along Bobo St, Parker St, and a portion of Connecticut Ave. The new sewer and water mains will be built to public standards.

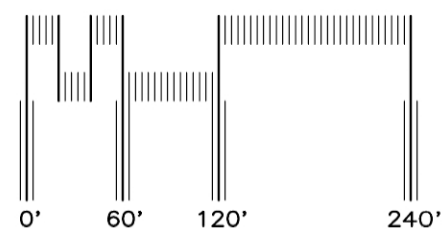
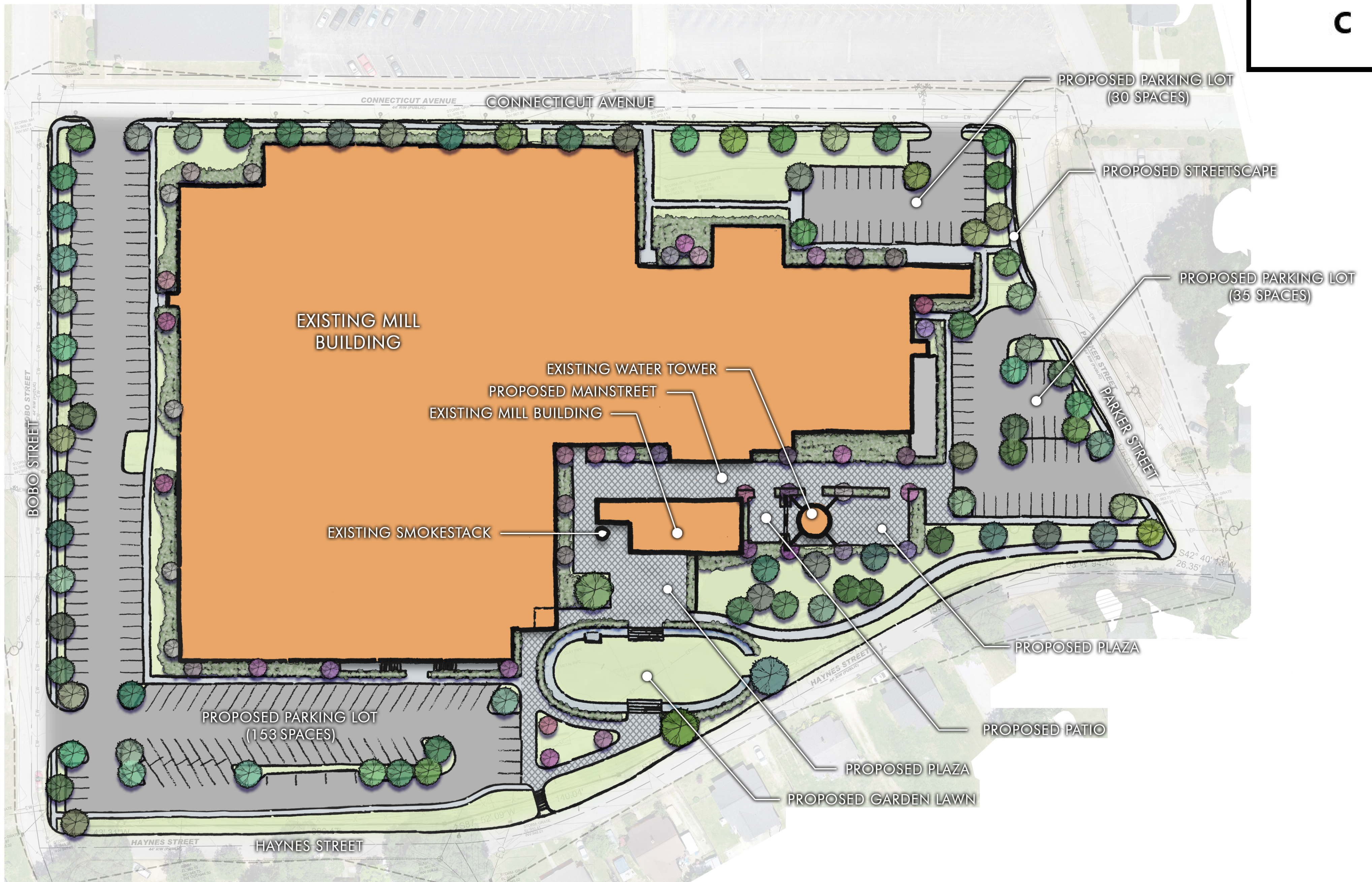
#### *6.0 Setbacks/Buffers*

There will be no buffers or setbacks. The building is existing and the footprint is not changing.

#### *7.0 Other Public Improvements and Facility Impact*

All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.





NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



### PRELIMINARY DEVELOPMENT PLAN

BAKKER REALTY & DEVELOPMENT, LLC

GREER, SC

08.12.2019





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

Date \_\_\_\_\_

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

Tax Map Number(s) G008001600100

Property Address(s) 300 Connecticut Avenue Greer, SC 29650

Acreage of Properties 8.451 County Greenville

**Applicant Information**

Name BH Holdings LLC, James Bakker  
Address 701 Sugar Mill Rd  
Greer, SC 29650  
Contact Number (843) 813-5557  
Email james.bakker@att.net

**Property Owner Information**

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

Name Greer Mill, LLC, Lawrence Black  
Address 300 Connecticut Avenue  
Greer, SC 29650  
Contact Number (703) 593-2536  
Email lawbla@southernbleachery.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 I-1 Industrial District to PD Planned Development.

Existing Use: Industrial Proposed Use: Planned Development - Mixed Use Development

Signature(s) *Lawrence Black*  
Managing Member

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

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_

Case No. \_\_\_\_\_

Meeting Date \_\_\_\_\_

**See Reverse**

**Complete the section below if multiple property owners**

Name	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
Contact Number	_____
Signature	_____

Name	_____
Address	_____
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Contact Number	_____
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Name	_____
Address	_____
Contact Number	_____
Signature	_____



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**First Reading of Ordinance Number 35-2019**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DAILY BREAD MINISTRIES, INC. LOCATED AT 521 EAST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	9/11/2019	Cover Memo
❑ Ordinance Number 35-2019	9/11/2019	Ordinance
❑ Ord 35-2019 Exhibit A Map	9/11/2019	Exhibit
❑ Ord 35-2019 Exhibit B Statement of Intent	9/11/2019	Exhibit
❑ Ord 35-2019 Exhibit C Site Plan	9/11/2019	Exhibit
❑ Ord 35-2019 Zoning Application	9/11/2019	Exhibit
❑ Ord 35-2019 Planning Commission Minutes	9/11/2019	Exhibit

# Memorandum

**To:** Mr. Driggers, City Administrator  
**From:** Brandon McMahan, Zoning Coordinator  
**Subject:** Ordinance 35-2019  
**Date:** September 3, 2019  
**CC:** Tammy Duncan, City Clerk

---

Ordinance 35-2019 is a rezoning request for a parcel located at 521 E. Poinsett St. The request is to rezone the parcel from C-2, Commercial, to DRD, Design Review District. The purpose of the rezoning is to allow for the continued use as the Greer Soup Kitchen and to create a Tiny Home community for the homeless with up to five tiny homes, which will be used for short-term emergency housing and long-term housing for those that would like to enter the STEP program. The tiny community will be overseen by an individual that has completed the STEP program.

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

**ORDINANCE NUMBER 35-2019**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DAILY BREAD MINISTRIES, INC. LOCATED AT 521 EAST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Daily Bread Ministries, Inc. located at 521 East Poinsett Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-01-063.00 containing approximately 0.95 +/- 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 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 classification of property located at 521 East Poinsett Street more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-04-01-063.00 containing approximately 0.95 +/- acres

attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 24, 2019

Second and  
Final Reading: October 8, 2019

Approved as to Form:

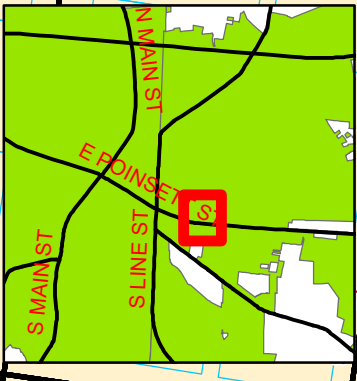
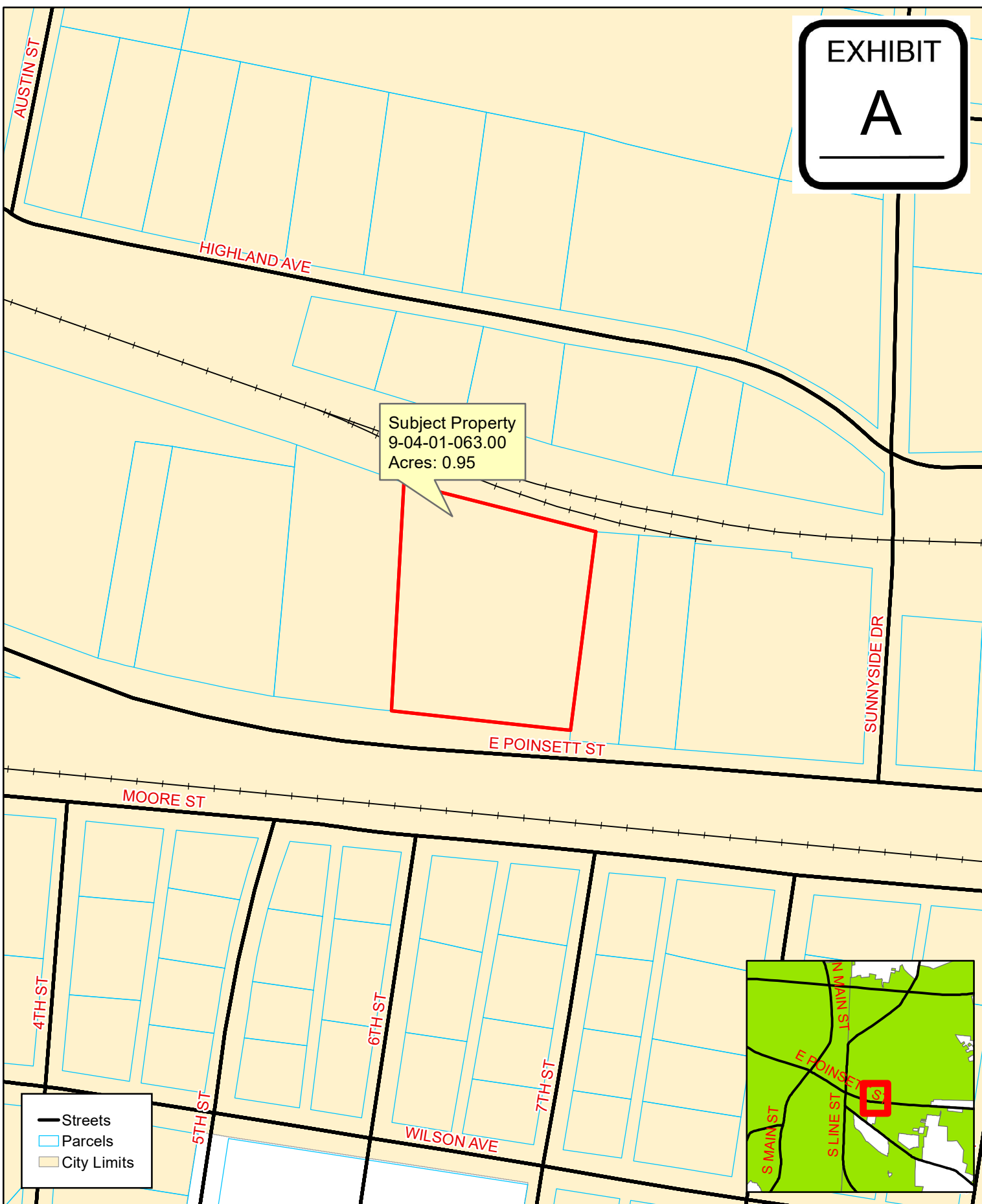
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John B. Duggan, Esquire  
City Attorney

# EXHIBIT

# A

Subject Property  
9-04-01-063.00  
Acres: 0.95

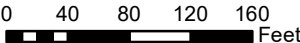


- Streets
  - Parcels
  - City Limits



## Ordinance 35-2019

Created 9/3/2019 by City of Greer GIS



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



# Daily Bread Ministries

## Tiny Home Addition

.95 Acre +/- Mixed-Use Development (Design Review District)

521 E. Poinsett Street – Greer, SC

### Statement of Intent

#### Community Development

The development planned for this 0.95 acre +/- tract along E. Poinsett Street will utilize the Design Review District (DRD) zoning classification. The development will consist of the existing soup kitchen, existing parking lot, existing stormwater management area, existing storage building, existing trash enclosure, and proposed detached single-family residential tiny homes.

#### Phasing and Density

The overall density of the project will not exceed (5) single-family tiny homes or roughly 5.26 units per acre. This does not include the existing soup kitchen or storage building. This project will not be phased.

#### Purpose

Daily Bread Ministries would like to develop a seldom-used portion of its current parking lot at the Greer Soup Kitchen by constructing tiny homes to help the homeless in the Greer community. This project would be an extension of Daily Bread Ministries existing STEP Program. STEP operates at 511 E. Poinsett Street and has four apartments that house four homeless families. Adults living in STEP housing are required to attend on-site classes that educate them in life skills and are coached to find jobs, transportation, and permanent housing to allow them to be self-sufficient. The proposed tiny home community would be for individuals or small-unit families for short term emergency housing, and longer-term housing for those who would like to enter the STEP Program. This would provide them with the same educational and life coaching opportunities to help them transition out of homelessness. There would be no rent or financial costs to the residents.

#### Homes and Materials

The tiny homes may have a mixture of sizes, but the standard size anticipated is 12'(W) X 16'(D). The minimum square footage per tiny home is anticipated to be 192 SF +/- with most ranging from 200 SF – 300 SF. Exterior building materials may consist of vinyl siding shake siding. Tiny homes will be constructed to meet IRC. Each home would have a toilet, shower, and sink. There would not be a stove. Interiors would be completely finished, with a single or bunk bed. If space allows, a small porch would be added to the front of each home.

### **Sewer/Water**

There is an existing sanitary sewer main located in the roadway of E. Poinsett Street that is maintained by Greer Commission of Public Works. This sewer currently serves the existing Soup Kitchen and will be used to serve the tiny homes as well. Public water is available along E. Poinsett Street to serve the development, owned and operated by Greer Commission of Public Works. The new sewer and water services built within the community will be built to public standards.

### **Setbacks/Buffers**

All the proposed setbacks for this project are as follows:

- 5' minimum setback from exterior property lines (This is intended to be a building setback only, but maximum efforts will be taken to preserve natural vegetation in these areas to buffer surrounding properties.)
- 25' minimum setback from E. Poinsett Street
- A fence may be added as a buffer to the remaining parking lot.

### **Sustainability**

The two buildings operated by Daily Bread Ministries are The Greer Soup Kitchen and The STEP Program. Both buildings are well-built, attractive, and well-maintained. The proposed tiny home community would also be well-built, attractive, and well-maintained. Daily Bread Ministries has been in existence for 28 years and is well-organized with a board of directors that oversees all operations. Both the Soup Kitchen and the STEP Program have paid directors who oversee daily operations. Plans are for the tiny home community to have a live-in person to act as an on-site manager. This would be a responsible person who would be going through the STEP Program themselves. Regular inspections would be conducted of the houses and grounds. Residents would be required to keep their home and grounds immaculate. No drugs or alcohol use would be tolerated. Any misconduct would be dealt with swiftly. Smoking would not be allowed on the premises.

### **Funding**

Daily Bread Ministries, a 501(c)(3) corporation, is funded solely by private donations. It receives no government funding. The tiny home project would be funded by contributions from individuals, businesses, churches, schools, etc.

### **Impact on the City of Greer**

Homelessness is a growing problem in Greer. While this project would not solve homelessness in our city, it would reduce the situation by five or more people at a time. For the residents who graduate from the STEP Program, it would hopefully be a permanent solution to their homeless situation, thus changing what may be considered a problem into productive, self-sufficient citizens.

SITE DATA

TAX MAP NO.:

9-04-01-063.00

TOTAL AREA:

±0.95-ACRES

EXISTING ZONING:

C-2 (CITY OF GREER)

PROPOSED ZONING:

DRD (CITY OF GREER)

EXISTING PORTION:

±0.95 ACRES

TINY HOME PORTION:

±0.07 ACRES  
5 UNITS (12' X 16')

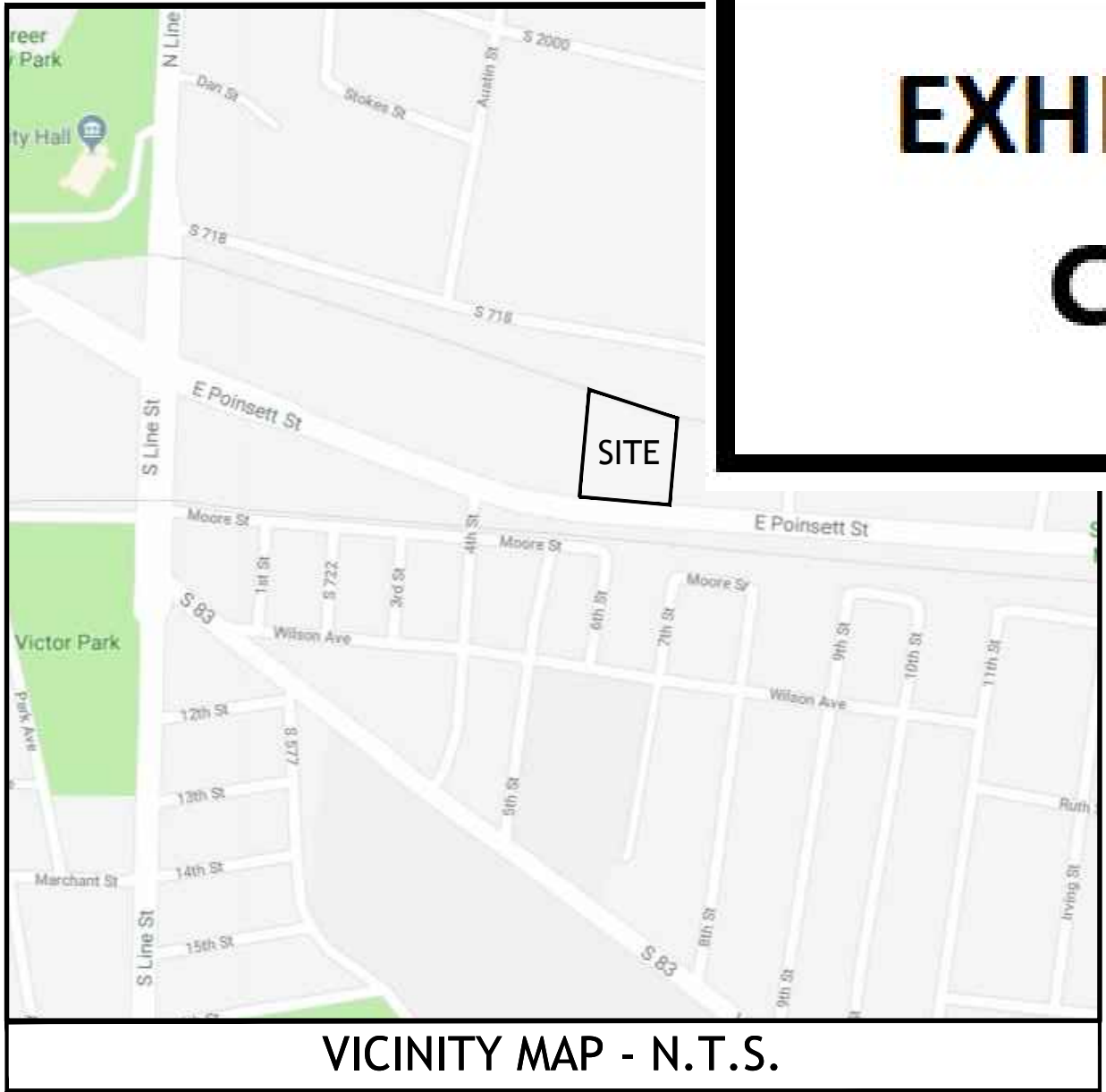
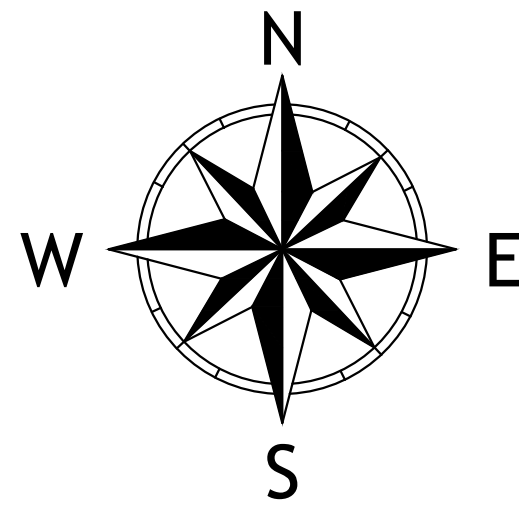
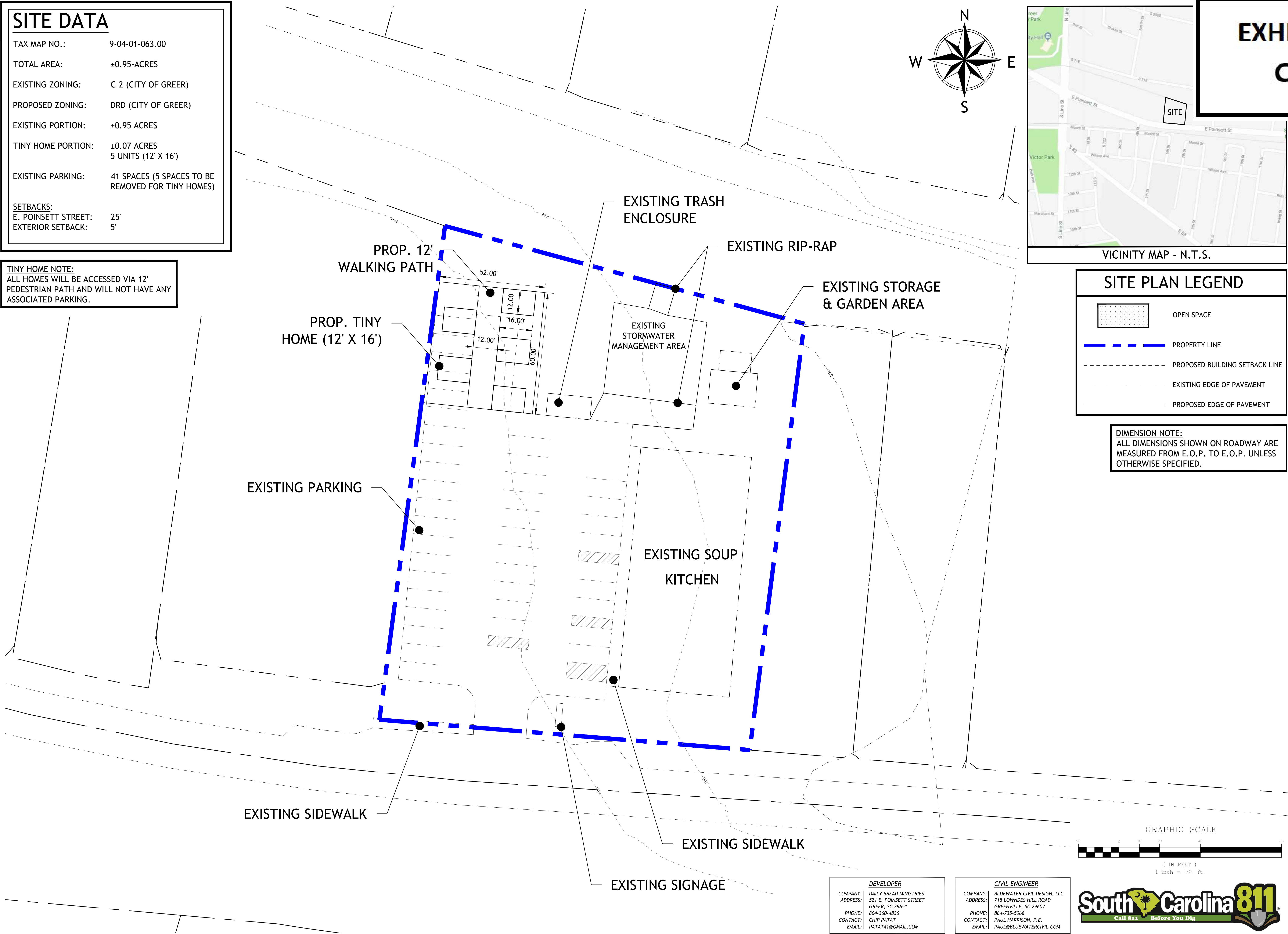
EXISTING PARKING:

41 SPACES (5 SPACES TO BE  
REMOVED FOR TINY HOMES)

SETBACKS:

E. POINSETT STREET: 25'  
EXTERIOR SETBACK: 5'

TINY HOME NOTE:  
ALL HOMES WILL BE ACCESSED VIA 12'  
PEDESTRIAN PATH AND WILL NOT HAVE ANY  
ASSOCIATED PARKING.



SITE PLAN LEGEND

OPEN SPACE

PROPERTY LINE

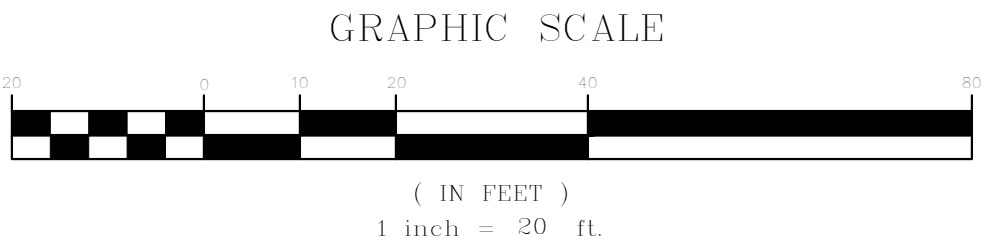
PROPOSED BUILDING SETBACK LINE

EXISTING EDGE OF PAVEMENT

PROPOSED EDGE OF PAVEMENT

DIMENSION NOTE:

ALL DIMENSIONS SHOWN ON ROADWAY ARE  
MEASURED FROM E.O.P. TO E.O.P. UNLESS  
OTHERWISE SPECIFIED.



DEVELOPER

COMPANY:

DAILY BREAD MINISTRIES

ADDRESS:

521 E. POINSETT STREET  
GREER, SC 29651

PHONE:

864-360-4836

CONTACT:

CHIP PATAT

EMAIL:

PATAT41@GMAIL.COM

CIVIL ENGINEER

COMPANY:

BLUEWATER CIVIL DESIGN, LLC

ADDRESS:

718 LOWMEDES HILL ROAD  
GREENVILLE, SC 29607

PHONE:

864-735-5068

CONTACT:

PAUL HARRISON, P.E.

EMAIL:

PAUL@BLUEWATERCIVIL.COM



EXHIBIT  
C

bluewater  
civil design  
bluewater civil d  
718 Lowmedes Hill Road • Greenville  
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:

SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

SOUTH CAROLINA

BLUEWATER  
CIVIL DESIGN, LLC

No. C04212

STATE OF AUTHORIZATION

SOUTH CAROLINA

PROFESSIONAL ENGINEER

No. 24224  
03/12/19

PUL J. HARRISON

DAILY BREAD MINISTRIES  
Tiny Home Addition  
East Poinsett Street  
Greer, SC 29651

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	03/12/2019	Issued For Review By Owner



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

Date 5/31/19

Tax Map Number(s) C-2 9-04-01-063.00

Property Address(s) 521 EAST POINSETT ST.

Acreage of Properties 71-0.95 ACRES County Spartanburg  
Soup Kitchen

**Applicant Information**

Name CHIP PATAT FOR DAILY BREAD MINISTRIES  
Address 102 RUSKWOOD CIRCLE  
GREER SC 29651  
Contact Number 864-360-4836  
Email PATAT41@GMAIL.COM

**Property Owner Information**

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

Name DAILY BREAD MINISTRIES  
Address 521 EAST POINSETT ST  
GREER SC 29651  
Contact Number 864-360-4836  
Email PATAT41@GMAIL.COM

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C-2 to DRD - DESIGN REVIEW DISTRICT.

Existing Use: SOUP KITCHEN Proposed Use: SOUP KITCHEN & TINY HOMES  
FOR HOMELESS

Signature(s)  (CHIP PATAT)

*All zoning classifications, permitted uses and fees are available at*

**OFFICE USE ONLY**

Date Filed 5-31-19

Case No. RZ 2019-10

Meeting Date 7-22-19

*See Reverse*



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

---

**DOCKET:** RZ 2019-10

**APPLICANT:** Chip Patat (Daily Bread Ministries)

**PROPERTY LOCATION:** 521 E. Poinsett St

**TAX MAP NUMBER:** 9-04-01-063.00

**EXISTING ZONING:** C-2, Commercial

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

**SIZE:** 0.95 acres

**COMPREHENSIVE PLAN:** Residential Land Use 3 Community  
and Greer Station Center

**ANALYSIS:** RZ 2019-10

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**RZ 2019-10** is a rezoning request for a parcel located at 521 E. Poinsett St. The request is to rezone the parcel from C-2, Commercial, to DRD, Design Review District, for continued use as the Greer Soup Kitchen and to create a Tiny Home community for the homeless with up to five tiny homes.

Surrounding land uses and zoning include:

North: Railroad Right of Way and R-M1, Multi-Family - Occupied  
East: I-1, Industrial and C-2, Commercial - Blacklidge Emulsions  
South: Railroad Right of Way and R-5, Garden or Patio Homes - Occupied  
West: R-M1, Multi-Family and C-2, Commercial – Unoccupied Commercial

The land use map in the Comprehensive Plan defines the area surrounding this property as a Residential Land Use 3 Community, which is the location of higher density residential development, primarily multifamily developments, currently existing, and potential location as well. The density range for these areas are 4.6+ units per acre. The proposed development will be used in its current use as a soup kitchen and add up to 5 tiny homes that will be used for short-term emergency housing and long term housing for those that would like to enter the STEP program. The tiny community will be overseen by an individual that has completed the STEP program.

**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.

Staff feels that the proposed rezoning request would be out of character for this area and would violate the spirit of the zoning district. The majority of the properties fronting E. Poinsett between Line St and Mason St are zoned C-2, Commercial. The proposed development would not be an appropriate addition to the physical pattern of the district as the surrounding uses fronting E. Poinsett are zoned commercial and industrial. With these properties being zoned commercial, this corridor could potentially be redeveloped and a tiny home community would be out of character. There are also safety concerns

with the Railroad being directly along the rear property line. Currently there is not a fence at this location and it would potentially allow individuals to access the railroad.

Within the Statement of Intent (SOI), the applicant references their current STEP program and the requirements to attend on-site classes with coaching to find jobs and a permanent housing solution. One of the concerns is that within the Statement of Intent, the applicant states this will also be used for short-term emergency housing. On the Daily Bread Ministries website under the frequently asked questions, the question is asked “Why isn’t Daily Bread Ministries doing something to shelter those who are perpetually homeless during times of inclement weather?” the response is the “Greer STEP is not intended to be a rescue shelter similar to the Salvation Army. Soup Kitchen clients warn us that rescue shelters need to be prepared to deal with drugs, alcohol, prostitution, and mental illness with proper security and on-site trained counselors. The STEP is operated by volunteers, and is not equipped to deal with mental illness and substance abuse issues. The STEP focuses on situational poverty that can be permanently repaired in a short period of time.” Studies have shown that mental illness and substance abuse is high amongst the homeless population. The National Alliance on Mental Illness, NAMI states that 46% of homeless adults live with severe mental illness and/or substance use disorders. The Statement of Intent does not address this issue other than to state they will not allow smoking, alcohol, or drugs on the site.

Based upon these concerns and a growing surge of commercial redevelopments in the Greer Area, this is not a compatible land use with the Comprehensive Plan and the requirements of the Zoning Ordinance for a DRD. In accordance with the guidelines set forth in these documents and after a detailed study of the area, Staff cannot support the proposed rezoning request.

**STAFF RECOMMENDATION: Denial**

**ACTION:** Mr. Wright made a motion to deny RZ 2019-10. Mr. Martin seconded the motion. The motion carried with a vote of 5 to 1.



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**Bid Summary - Fire Department Turnout Gear**

**Summary:**

The Fire Department has been working to evaluate our current turnout gear and what the department needs moving forward. We have met with numerous vendors and the bids are attached. Staff recommends the project be awarded to Newton's Fire & Safety Equipment, INC in the amount of \$125,012.16. (Action Required)

**Executive Summary:**

Dorian Flowers, Fire Chief

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Cover Memo	9/18/2019	Cover Memo
☐ Turnout Gear Bid Summary	9/18/2019	Backup Material

# Memorandum

**To:** Ed Driggers, City Administrator

**From:** Dorian Flowers, Fire Chief

**Subject:** Fire Department - Turnout Gear

**Date:** September 17, 2019

**CC:** Tammy Duncan, City Clerk

The Fire Department has been working to evaluate our current turnout gear and what the department needs moving forward. We have met with numerous vendors and the bids were as follows:

- Newton's Fire and Safety Equipment, INC - \$125,012.16
- Delta Industrial Service and Supply (HGAC), Port Neches, TX - \$137,182.20

Staff recommends the project be awarded to Newton's Fire & Safety Equipment, INC in the amount of \$125,012.16



# BID SUMMARY

Below, please find the summary of bids for Turnout gear for the Fire Department.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
Newton's Fire and Safety Equipment, INC	PO Box 13 Swepsonville, NC 27359	\$125,012.16
Delta Industrial Service & Supply (HGAC BUY)	3159 Summit Dr. Port Neches, TX 77651	\$137,182.20



**AGENDA**  
**GREER CITY COUNCIL**  
**9/24/2019**

**First and Final Reading of Resolution Number 16-2019**

**Summary:**

A RESOLUTION TO ACCEPT PLEASANT MEADOWS SUBDIVISION STREETS, NAMELY PLEASANT MEADOW COURT AND ANA ROSE COURT INTO THE CITY OF GREER STREET SYSTEM (Action Required)

**Executive Summary:**

Robert Roux, Assistant City Engineer

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Resolution Number 16-2019	9/19/2019	Resolution
☐ Res 16-2019 Final Plat	9/19/2019	Backup Material
☐ Res 16-2019 Aerial Photo	9/19/2019	Backup Material
☐ Res 16-2019 Street Image	9/19/2019	Backup Material
☐ Res 16-2019 Dedication & Transfer Document	9/19/2019	Backup Material

**RESOLUTION NUMBER 16 – 2019**

**A RESOLUTION TO ACCEPT PLEASANT MEADOWS SUBDIVISION  
STREETS, NAMELY PLEASANT MEADOW COURT AND ANA ROSE  
COURT INTO THE CITY OF GREER STREET SYSTEM**

**WHEREAS**, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

**WHEREAS**, the lots within the subdivision shall be built upon to City standards;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council duly assembled this 24<sup>th</sup> day of September, 2019 that the certain streets within **PLEASANT MEADOWS** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

**PLEASANT MEADOW COURT** from its intersection with Pleasant Drive to its end, a length of approximately 463 feet with a right-of-way width of 42 feet.

**ANA ROSE COURT** from its intersection with Pleasant Drive to its end, a length of approximately 493 feet with a right of way width of 42 feet.

**CITY OF GREER, SOUTH CAROLINA**

\_\_\_\_\_  
Richard W. Danner, Mayor

Attest:

\_\_\_\_\_  
Tammela Duncan, Municipal Clerk

Approval Date: \_\_\_\_\_



-COLE-  
LAND SURVEYING, LLC

- NOTES
- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED.
  - 2) RIGHT OF WAY LABELED 42' RIGHT OF WAY AS DEFINED BY S.C.D.O.T.
  - 3) THERE SHALL BE A 7.5' EASEMENT ALONG EACH SIDE OF ALL SIDE LOT LINES FOR DRAINAGE AND UTILITIES.
  - 4) THERE SHALL BE A 15' EASEMENT ALONG EACH SIDE OF ALL REAR LOT LINES FOR DRAINAGE AND UTILITIES.
  - 5) THERE IS A 7.5' AND 15' EASEMENT ALONG THE INSIDE OF ALL LOT LINES ALONG THE EXTERIOR BOUNDARY OF THE SUBDIVISION FOR DRAINAGE AND UTILITIES.
  - 6) ALL PROPERTY CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
  - 7) PROPERTY IS A PART OF DEED BOOK 2458 AT PAGE 2523 AND DEED BOOK 2458 AT PAGE 2536.
  - 8) SETBACK REQUIREMENTS:  
FRONT = 20 FEET FROM PROPERTY LINE  
SIDE = 7.5 FEET FROM PROPERTY LINE  
REAR = 15 FEET FROM PROPERTY LINE
  - 9) CITY OF GREER IS NOT RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS AND WALKING TRAILS.
  - 10) REAFFIRMATION EASEMENTS ARE FOR SITE DISTANCE CLEARING. THESE AREAS SHALL BE KEPT CLEAR OF ALL VEGETATION, SO AS NOT TO OBSCURE THE VIEW OF TRAFFIC.
  - 11) PLEASANT MEADOWS, LLC (HOMEOWNERS ASSOCIATION) IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE PRIVATE ROADS, REAFFIRMATION AND TRAILS WITHIN THE SUBDIVISION.
  - 12) REFERENCE PLAT:  
PLAT BOOK 50-E @ PAGE 25 AND DEED BOOK 2458 @ PAGE 2536  
PLAT BOOK 1195 @ PAGE 52 AND DEED BOOK 2458 @ PAGE 2523
  - 13) STORM DRAIN PERMIT (SCDHEC): SCRI0385
  - 14) "AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN PLEASANT MEADOWS SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN PLEASANT MEADOWS SUBDIVISION. AS SHOWN/FOUND ON THE APPROVED STORM WATER PLAN FOR PLEASANT MEADOWS SUBDIVISION AND/OR RECORDED STORM WATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT INSTRUMENT #201503375, DATED 08-11-2015, THIS IS IN THE ABSENCE OF A HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION"
  - 15) A STORM WATER MANAGEMENT & POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED & APPROVED FOR THE PROPERTY.
  - 16) SWPPP NUMBER: SCRI0385
  - 17) CITY OF GREER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER FEATURES."

LOCATION MAP  
NTS



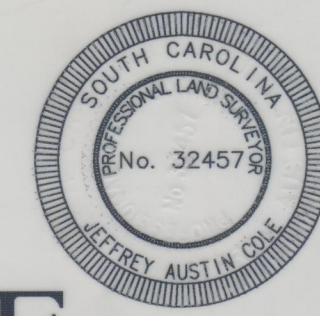
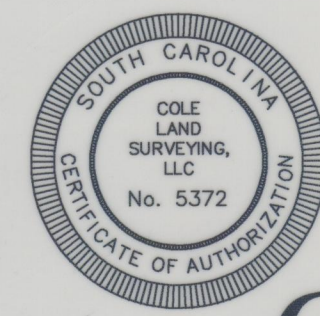
CERTIFICATE OF ACCURACY

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN

DATE 7-8-16

5372

S.C. REGISTRATION NO



-COLE-  
LAND SURVEYING, LLC

858 POTTER ROAD  
GAFFNEY, SC 29341  
(864) 809 - 4483

EMAIL: jacolessurveying@gmail.com

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY RETAIN ROADS, STREETS AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT FOR PRIVATE USE"

DATE 7-29-16 SIGNED [Signature]  
DATE SIGNED  
DATE SIGNED  
DATE SIGNED

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF GREER, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREER PLANNING COMMISSION OF CITY OF GREER, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF MEANE CONVEYANCE"

DATE 7/29/16 SIGNED [Signature]  
AUTHORIZED REPRESENTATIVE  
CITY OF GREER PLANNING COMMISSION

FINAL PLAT  
PLEASANT MEADOWS SUBDIVISION

McGEE PROPERTIES OF  
OF GREENVILLE LLC  
1609 POPLAR DRIVE EXT.  
GREER, SC 29651  
OWNER

JEFFREY AUSTIN COLE  
COLE LAND SURVEYING LLC  
858 POTTER ROAD  
GAFFNEY, SC 29341  
PROFESSIONAL LAND SURVEYOR

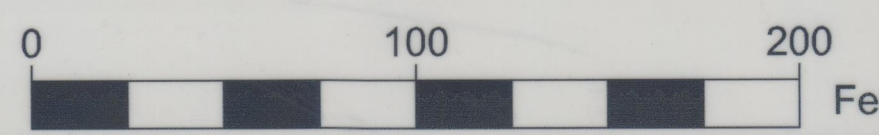
NO. OF ACRES: 10.25 MILES OF NEW ROAD: 0.18

NO. OF LOTS: 28 DATE: MAY 17, 2016

ZONING: R12

ERROR OF CLOSURE: 1/10,000

SCALE 1" = 50'



LEGEND KEY

- DENOTES IPF 1/2" REBAR
- DENOTES IPS 1/2" REBAR
- △ DENOTES MAG. NAIL
- DENOTES POINT ON BOUNDARY
- DENOTES R/W MONUMENT
- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES POWER POLE
- DENOTES GUY POLE
- DENOTES LAMP POST
- DENOTES ELEC. HAND HOLE
- DENOTES ELEC. TRANSFORMER
- DENOTES AIR CONDITIONER UNIT
- DENOTES ELEC. POWER PANEL
- DENOTES COMMUNICATION BOX
- DENOTES TBL PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES FIBER PEDESTAL
- DENOTES GAS VALVE
- DENOTES GAS METER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SANITARY SEWER CLEANOUT
- DENOTES STORM DRAINAGE CATCH BASIN
- DENOTES HEADWALL

CONTROL NOTES:

1. VERTICAL DATUM - NAVD88 (SCVRS)
2. HORIZONTAL DATUM - NAD83 - SCGRID (SCVRS)

Parcel Line Table

Line #	Length	Direction
L1	7.03'	S9° 15' 18"W
L2	28.14'	S9° 15' 18"W
L3	20.00'	N35° 35' 24"W
L4	27.80'	N35° 51' 55"W
L5	44.26'	N46° 12' 20"W
L6	19.80'	N46° 20' 07"W
L7	43.49'	N31° 35' 07"W
L8	21.97'	S36° 01' 57"E
L9	10.54'	S36° 01' 57"E
L10	8.03'	N36° 01' 57"W
L11	66.14'	N36° 01' 57"W
L12	7.11'	N80° 44' 42"W
L13	28.43'	S80° 44' 42"E
L14	1.78'	S36° 01' 57"E
L15	5.82'	S36° 01' 57"E
L16	4.05'	S36° 01' 57"E
L17	2.28'	S36° 01' 57"E
L18	0.50'	S36° 01' 57"E
L19	1.27'	S36° 01' 57"E
L20	27.45'	S10° 43' 56"W

Parcel Line Table

Line #	Length	Direction
L21	6.80'	S10° 43' 56"W
L22	25.99'	S36° 01' 57"E
L23	21.10'	S36° 01' 57"E
L24	4.02'	N36° 01' 57"W
L25	15.83'	S36° 01' 57"E
L26	36.43'	S79° 16' 04"E
L27	29.87'	S41° 18' 09"E
L28	43.57'	S50° 01' 25"W
L29	40.65'	S39° 17' 56"E
L30	57.92'	S39° 19' 25"E
L31	20.22'	S32° 30' 11"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.04'	40.00'	47.33'	S59° 41' 51"E	32.11'
C2	37.95'	50.00'	43.49'	S61° 37' 02"E	37.05'
C3	81.89'	50.00'	93.84'	S7° 02' 51"W	73.04'
C4	76.66'	50.00'	87.85'	N82° 06' 34"W	69.37'
C5	43.18'	50.00'	49.48'	N13° 26' 40"W	41.85'
C6	33.04'	40.00'	47.33'	N12° 22' 03"W	32.11'
C7	33.04'	40.00'	47.33'	S59° 41' 51"E	32.11'
C8	26.13'	50.00'	29.94'	S68° 23' 27"E	25.83'
C9	93.71'	50.00'	107.39'	S0° 16' 26"W	80.59'
C10	80.89'	50.00'	92.69'	N79° 41' 07"W	72.35'
C11	38.95'	50.00'	44.64'	N11° 01' 13"W	37.97'
C12	33.04'	40.00'	47.33'	N12° 22' 03"W	32.11'

2017  
void  
0528 020111301  
c/w  
0528 02011100  
Subdivide  
0528 040100100  
thru  
0528 040102800  
out of  
0528 020111100  
1245 -97 7-29-16











**STATEMENT OF DEDICATION AND TRANSFER OF  
STREETS AND ROADS TO THE CITY OF GREER  
FOR PUBLIC USE BY A CORPORATION  
STATE OF SOUTH CAROLINA  
COUNTY OF**

We, the undersigned, do hereby state that we are duly authorized officers of and that said corporation is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named PLEASANT MEADOWS, as shown on a plat which is on file in the office of the Planning Commission of City of Greer, and which upon approval by said Commission will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the corporation freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien or encumbrance, except:  
N/A

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this 22<sup>nd</sup> day of May, 2019.

Signed, Sealed and Delivered  
in the presence of:

[Signature]

Witness 1

[Signature]

Witness 2

McGee Properties of Greenville  
Name of Corporation

By: [Signature]

Brandon McGee

**PROBATE**

**STATE OF SOUTH CAROLINA  
COUNTY OF**

PERSONALLY appeared before me Emily McDowell who being first duly sworn, deposes and says that (s)he saw the within named Brandon McGee, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, witnessed the execution thereof.

SWORN to before me this 22<sup>nd</sup> day of May, 2019.

Emily S. McDowell (L.S.)  
Notary Public for South Carolina

My Commission Expires: 2/25/23

