



**AGENDA
GREER CITY COUNCIL**

October 29, 2019

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

6:30 PM

COUNCIL REGULAR MEETING

I. CALL TO ORDER OF REGULAR MEETING

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

A. Mayor Rick Danner

IV. PUBLIC FORUM

V. MINUTES OF COUNCIL MEETING

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

VI. SPECIAL RECOGNITION

**A. A RESOLUTION RECOGNIZING AND COMMENDING CITY OF
GREER EMPLOYEES**

VII. DEPARTMENTAL REPORTS

A. Building and Development Standards Activity Report - September 2019

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

C. Fire Department Activity Report - September 2019

D. Municipal Court Activity Report - September 2019

E. Parks and Recreation Activity Report - September 2019

F. Police Department Activity Report - September 2019

G. Public Services Activity Report - September 2019

H. Website Activity Report - September 2019

VIIIPRESENTATION

A. Building and Development Standards will highlight their Monthly Activity Report

Presented by Ruthie Helms, Building Official

B. Brookshire Road Paving Update

Presented by Steve Grant, City Engineer

IX. ADMINISTRATOR'S REPORT

A. Ed Driggers, City Administrator

X. APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Elections Commission

Ana Davis has submitted her resignation from the Election Commission her current term expires December 31, 2024. (Action Required)

XI. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 20-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERNE MILLER, DARLENE DOCKINS, DENISE BARRETT AND JEFFERY THOMPSON LOCATED AT 3006 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

B. Second and Final Reading of Ordinance Number 36-2018

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

C. Second and Final Reading of Ordinance Number 37-2018

AN ORDINANCE TO AMEND THE CITY OF GREER LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 8 ROADWAY CLASSIFICATION AND DESIGN STANDARDS, SECTION 8.1 A. ROADWAY CLASSIFICATIONS BY ADDING

SUBSECTION 3. (Action Required)

D. Second and Final Reading of Ordinance Number 38-2019

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED WITH REGARD TO THE SYCAMORE GREER, LLC DOWNTOWN DEVELOPMENT; AND OTHER MATTERS RELATED THERETO. (Action Required)

XII. NEW BUSINESS

A. First Reading of Ordinance Number 39-2019

AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37 MEETINGS—ORGANIZATIONAL; REGULAR; EXECUTIVE SESSIONS TO STATE THE FIRST MEETING OF THE NEWLY ELECTED COUNCIL FOR INDUCTION INTO OFFICE SHALL BE HELD THE FIRST COUNCIL MEETING IN JANUARY. (Action Required)

B. First Reading of Ordinance Number 40-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT TO C-1 (CENTRAL BUSINESS DISTRICT)). (Action Required)

Ordinance 40-2019 is a rezoning request for two parcels located at the corner of Main St and Jason St. Staff is requesting to rezone the property from S-1, Service District to C-1, Central Business District. The purpose of this rezoning is for the future development of a hotel and parking garage. The Planning Commission conducted a public hearing on October 21, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

Brandon McMahan, Planner

XIII. 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 Carl; as allowed by State Statute Section 30-4-70(a)(5).

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

C. A Personnel Matter pertaining to the Building and Development Standards Department; as allowed by State Statute Section 30-4-70(a)(1).

XIV.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
10/29/2019

Mayor Rick Danner

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Invocation Schedule	10/18/2019	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
10/29/2019

October 8, 2019

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ October 8, 2019 Council Meeting Minutes	10/25/2019	Backup Material

CITY OF GREER, SOUTH CAROLINA

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

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

I. CALL TO ORDER OF THE REGULAR MEETING

Mayor Rick Danner – 6:33 P.M.

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

Others present: Ed Driggers, City Administrator, Mike Sell, Assistant City Administrator, Elizabeth Adams, Executive Administrative Assistant, Steve Owens, Communications Manager and various other staff and media.

II. PLEDGE OF ALLEGIANCE

Councilmember Judy Albert

III. INVOCATION

Councilmember Judy Albert

IV. PUBLIC FORUM

No one signed up to speak

V. MINUTES OF THE COUNCIL MEETING

September 24, 2019

ACTION – Councilmember Wryley Bettis made a motion that the minutes of September 24, 2019 be received as written. Councilmember Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

VI. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

Calendar:

Employee Classification and Compensation Study - we met earlier this week and began the process of our employee classification and compensation study. We will complete the study by January 2020 and bring you the result during your Annual Planning Retreat.

Food Truck Roll Out will be held this Friday, October 18th in City Park.

October 29, 2019 Council Meeting - Reminder our next Council Meeting will be held October 29th, three weeks from tonight.

Center G Project – We are a little ahead of schedule. Weather has been extremely cooperative for us. We are completing work on the one hundred block of Trade Street. The three hundred block will be paved at the end of the month. We finalized Christmas decorations for Trade Street.

VII. APPOINTMENTS TO BOARD AND COMMISSIONS

A. Elections Commission

Ana Davis resigned effective September 11, 2019 her term expires 12/31/2024.

No nominations were made.

VIII. OLD BUSINESS

A. Second and Final Reading of Ordinance Number 20-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERNE MILLER, DARLENE DOCKINS, DENISE BARRETT AND JEFFERY THOMPSON LOCATED AT 3006 BRUSHY CREEK ROAD AND A PORTION OF PROPERTY OWNED BY KENNETH DOCKINS LOCATED AT 426 ALEXANDER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY.

Ed Driggers, City Administrator requested Council hold this matter over this afternoon we discovered our City Attorney had not completed the review of the amendments to the text changes to the ordinance and he specifically asked that this be held over to allow him time to do a complete review, he anticipates have that done by the next meeting.

ACTION – Councilmember Wryley Bettis made a motion to hold Second and Final Reading of Ordinance Number 20-2019. Councilmember Kimberly Bookert seconded the motion.

VOTE – Motion carried 6-1 with Councilmember Arrowood voting in opposition.

B. Second and Final 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, Planner stated this ordinance appeared before the Planning Commission September 23, 2019 and approval was recommended.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 33-2019. Councilmember Judy Albert seconded the motion.

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, Planner stated there was no new information.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 35-2019. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried 6-1 with Mayor Danner voting in opposition.

IX. NEW BUSINESS

A. Bid Summary – Demo of Kids Planet Playground

The City of Greer Parks and Recreation Department solicited bids for the demolition of Kids Planet Playground. Eleven (11) different companies attended the Mandatory Pre-Bid Meeting on September 13, 2019. One addendum was issued on September 17, 2019, asking that the price for one of the trees included in the demolition plan be listed as an alternate. Bids were opened on September 20, 2019. Staff recommends the bid be awarded to Wilma's Pump and Tank.

Presented by Red Watson, Assistant Director of Parks and Recreation

Discussion held.

ACTION – Councilmember Wryley Bettis made a motion to approve staff's recommendation of Wilma's Pump and Tank Base bid in the amount of \$43,000. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

B. First Reading of Ordinance Number 36-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY.

Brandon McMahan, Planner presented the request. Neither the owner nor a representative was present.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 36-2019. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

C. First Reading of Ordinance Number 37-2019

AN ORDINANCE TO AMEND THE CITY OF GREER LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 8 ROADWAY CLASSIFICATION AND DESIGN STANDARDS, SECTION 8.1 A. ROADWAY CLASSIFICATIONS BY ADDING SUBSECTION 3.

Steve Grant, City Engineer presented the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 37-2019. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

D. First Reading of Ordinance Number 38-2019

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED WITH REGARD TO THE SYCAMORE GREER, LLC DOWNTOWN DEVELOPMENT; AND OTHER MATTERS RELATED THERETO.

Ed Driggers, City Administrator requested Council hold over Ordinance Number 38-2019 until after Executive Session to provide additional information.

X. EXECUTIVE SESSION

ACTION – In (6:56 p.m.)

(A) Economic Development Matter – Hotel and Garage Development Agreement

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

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

ACTION - Out (7:06 p.m.) – Councilmember Wryley Bettis made a motion to come out of Executive Session. Councilmember Judy Albert seconded the motion. Motion carried unanimously.

ACTION TAKEN AFTER EXECUTIVE SESSION

D. First Reading of Ordinance Number 38-2019

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED WITH REGARD TO THE SYCAMORE GREER, LLC DOWNTOWN DEVELOPMENT; AND OTHER MATTERS RELATED THERETO.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 38-2019. Councilmember Kimberly Bookert seconded the motion.

VOTE – Motion carried unanimously.

XI. ADJOURNMENT

7:07 P.M.

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, October 4, 2019.

Category Number: VI.
Item Number: A.



AGENDA
GREER CITY COUNCIL
10/29/2019

**A RESOLUTION RECOGNIZING AND COMMENDING CITY OF GREER
EMPLOYEES**

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution Number 17-2019	10/18/2019	Resolution

RESOLUTION NUMBER 17-2019

**A RESOLUTION RECOGNIZING AND COMMENDING
CITY OF GREER EMPLOYEES**

WHEREAS, the City of Greer endeavors to recognize and reward its dedicated and faithful employees; and

WHEREAS, Joshua Green has served in the Police Department for 5 years; Phillip Hembree has served in the Parks and Recreation Department for 5 years; Jo Holbrooks has served in the Building and Development Standards Department for 5 years; Trent Parrott has served in the Police Department for 5 years; Chase Raper has served in the Fire Department for 5 years; Lindsey Shaffer has served in the Parks and Recreation Department for 5 years; Kara Blackwell has served in the Police Department for 15 years; Randall Hipp has served in the Fire Department for 15 years; Carl Howell has served in the Fire Department for 15 years; Marty Knighton has served in the Parks and Recreation Department for 25 years; and Eric Pressley has served in the Police Department for 25 years; and

WHEREAS, these employees have served in a distinguished and professional manner;

NOW, BE IT THEREFORE RESOLVED, that the City Council of the City of Greer, South Carolina, in a meeting duly assembled, wishes to officially recognize and commend these employees for the distinguished and dedicated service which they have performed; and

BE IT FURTHER RESOLVED that the City of Greer hereby rewards these dedicated employees with a certificate of appreciation and an administrative day off with pay approved this 29th day of October 2019.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Category Number: VII.
Item Number: A.



AGENDA
GREER CITY COUNCIL
10/29/2019

Building and Development Standards Activity Report - September 2019

ATTACHMENTS:

Description	Upload Date	Type
▣ Building and Development Standards Activity Report - September 2019	10/18/2019	Backup Material

Building and Development Standards

MONTHLY REPORT: SEPTEMBER 2019

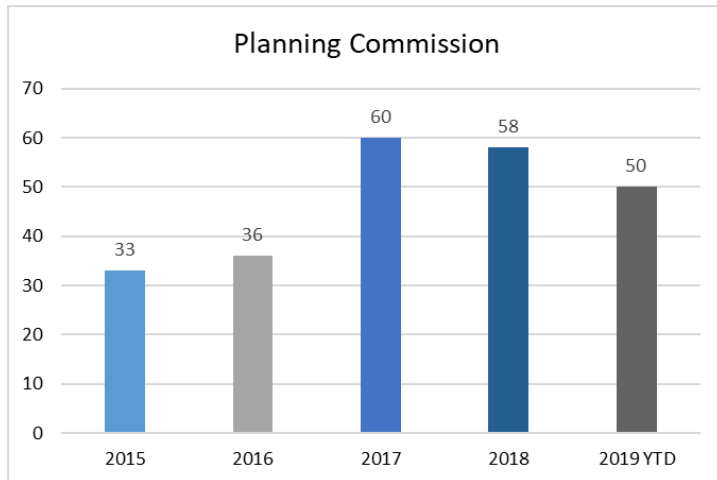


This is the monthly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about each of these divisions is located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

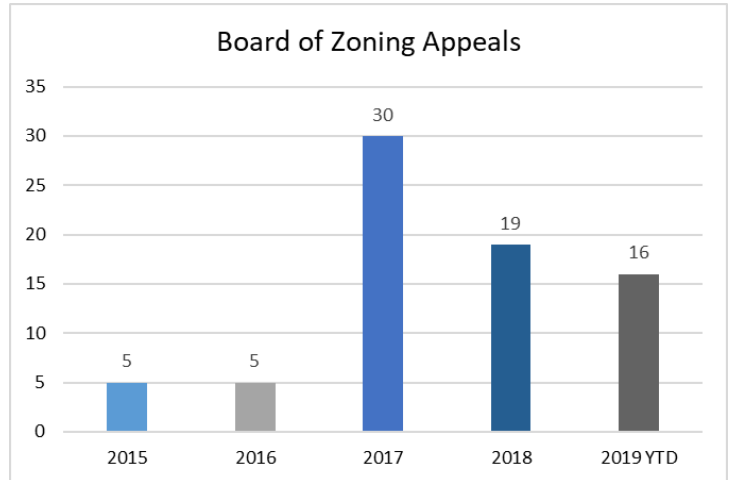
Planning Commission

The Planning Commission reviewed **two** cases in September.



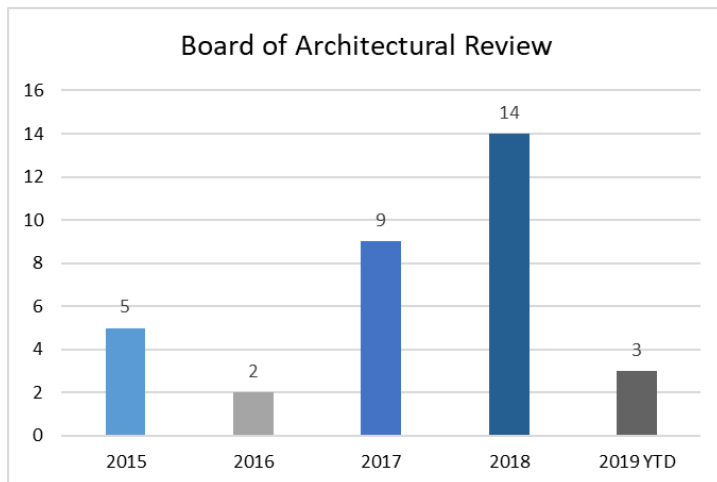
Board of Zoning Appeals

The Board of Zoning Appeals reviewed **two** cases in September.



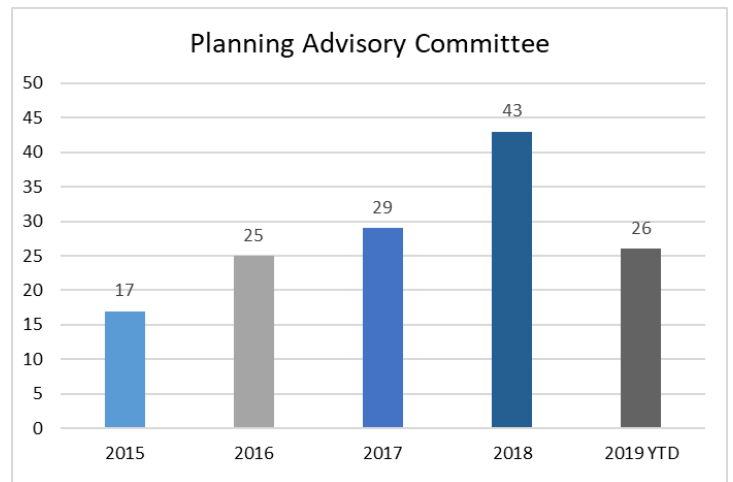
Board of Architectural Review

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

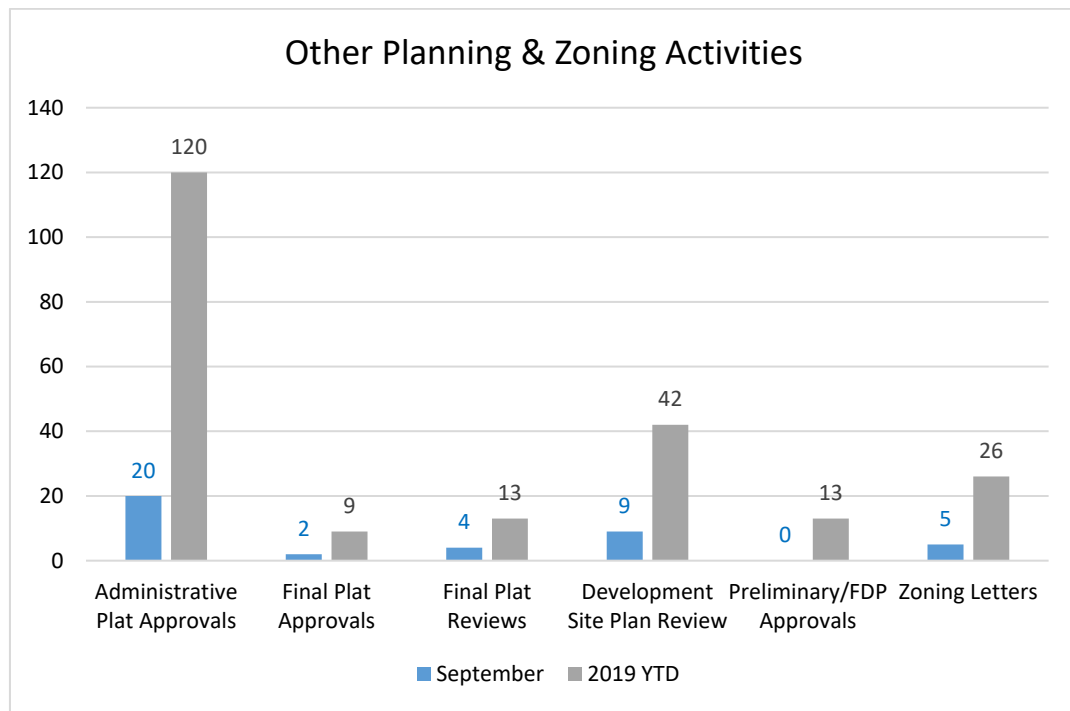


Planning Advisory Committee

The Planning Advisory Committee reviewed **four** cases in September.



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



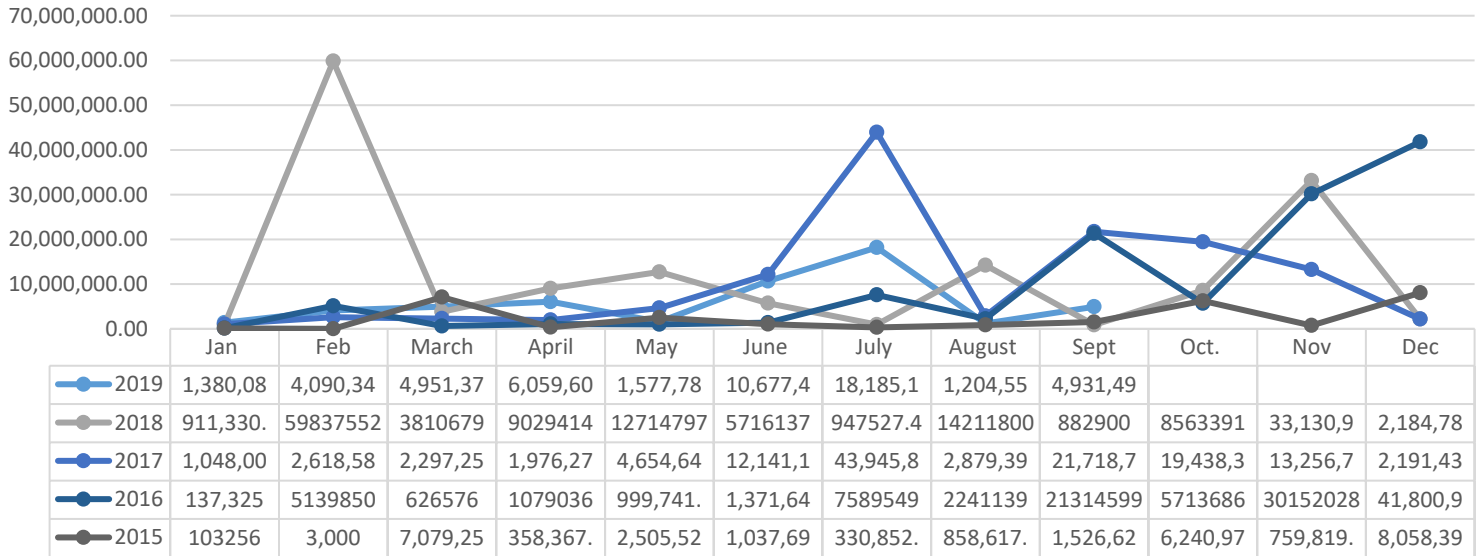
Building Inspections & Code Enforcement

Commercial Plan Review	Address
Nifty Lift	1438 S. Buncombe Rod
Carolina Commerce Building 1	1605 Poplar Drive Ext.
Carolina Commerce Building 2	1601 Poplar Drive Ext.
Palms Brush Creek Shell	10 Moorlyn Lane
Lear Corporation	1200 Woods Chapel Road
Chick-fil-a	1379 W. Wade Hampton Blvd
South Main Townes	21-27 Country Dale Drive
Vallen	2802 Old Woodruff Road
Hampton Inn Revisions	112 N. Main Street
Parking Garage Revisions	112 N. Main Street
Greer Express Car Wash	Sudduth Farms
Crescent Park Apartments	401 Sarah Elizabeth Blvd.
Praise Cathedral	3375 Brush Creek
Nifty Lift Revisions	1438 S Buncombe
Crescent Park Phase II	Retaining Wall
Brushy Creek Townes	Retaining Wall
Carolina Commerce	Retaining Wall
Suber Branch Townhomes	Retaining Wall

Commercial Construction

September 2019	\$4,931,494.64
YTD 2019	\$53,057,838.57
2018	\$151,941,280.94
2017	\$124,511,263.15
2016	\$118,166,101.70
2015	\$28,862,382.54

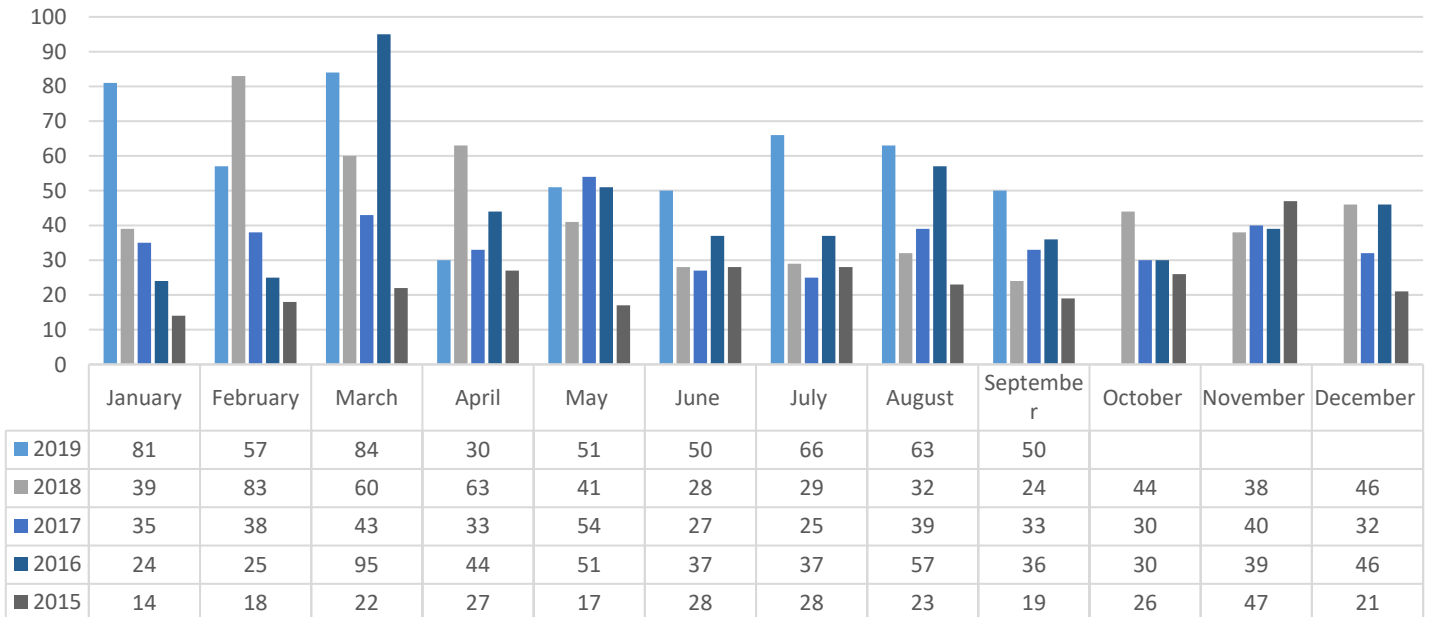
Commercial Construction



Housing Starts

September 2019	50
YTD 2019	532
2018	527
2017	429
2016	521
2015	290

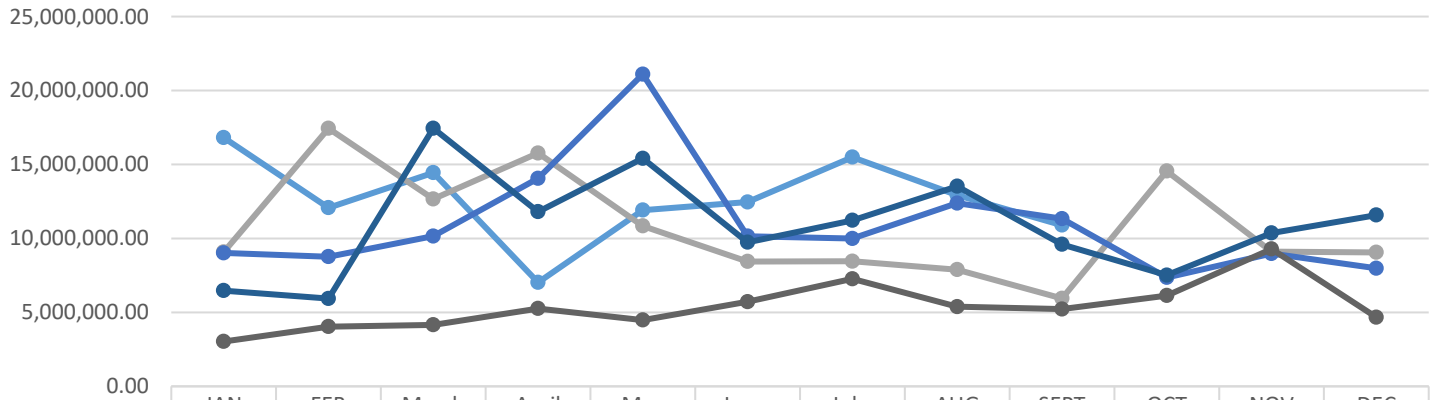
Housing Starts



Total Residential Construction

September 2019	\$10,896,653.48
YTD 2019	\$114,043,064.29
2018	\$129,241,025.43
2017	\$131,264,321.21
2016	\$130,611,289.14
2015	\$64,645,145.70

Total Residential Permits

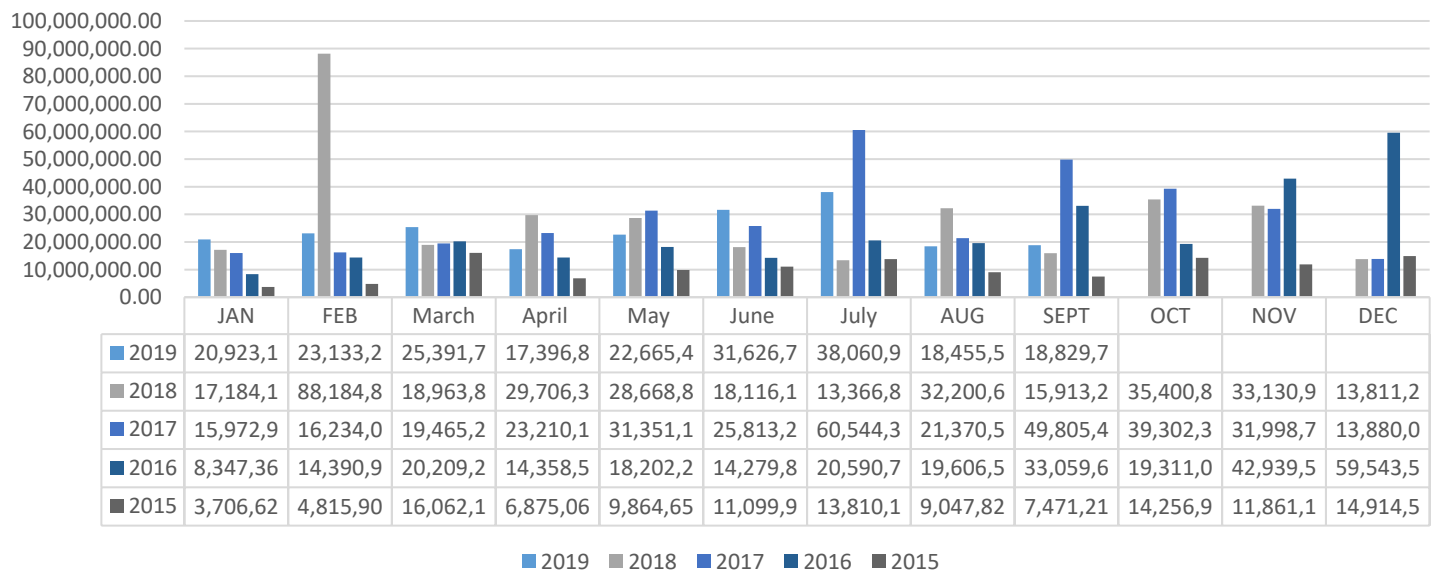


	JAN	FEB	March	April	May	June	July	AUG	SEPT	OCT	NOV	DEC
2019	16,815,7	12,073,3	14,443,4	7,024,09	11,911,0	12,456,5	15,490,7	12,931,4	10,896,6			
2018	9,077,99	17,438,2	12,664,1	15,769,6	10,842,3	8,441,75	8,458,29	7,887,71	5,943,01	14,552,3	9,106,69	9,058,78
2017	9,020,47	8,764,36	10,153,6	14,057,3	21,100,9	10,149,3	9,991,47	12,383,3	11,333,6	7,357,43	8,973,84	7,978,36
2016	6,472,77	5,934,53	17,443,4	\$11,805,	\$15,410,	9,739,53	11,221,3	13,526,3	9,599,85	7,516,75	10,364,1	11,576,5
2015	3,030,22	4,035,91	4,158,52	5,259,82	4,478,35	5,720,80	7,264,71	5,384,99	5,219,58	6,137,03	9,283,59	4,671,57

Total Construction Cost

September 2019	\$18,829,794.09
YTD 2019	\$216,483,666.20
2018	\$369,554,904.32
2017	\$348,948,323.48
2016	\$284,839,502.84
2015	\$123,606,213.37

Total Construction Cost



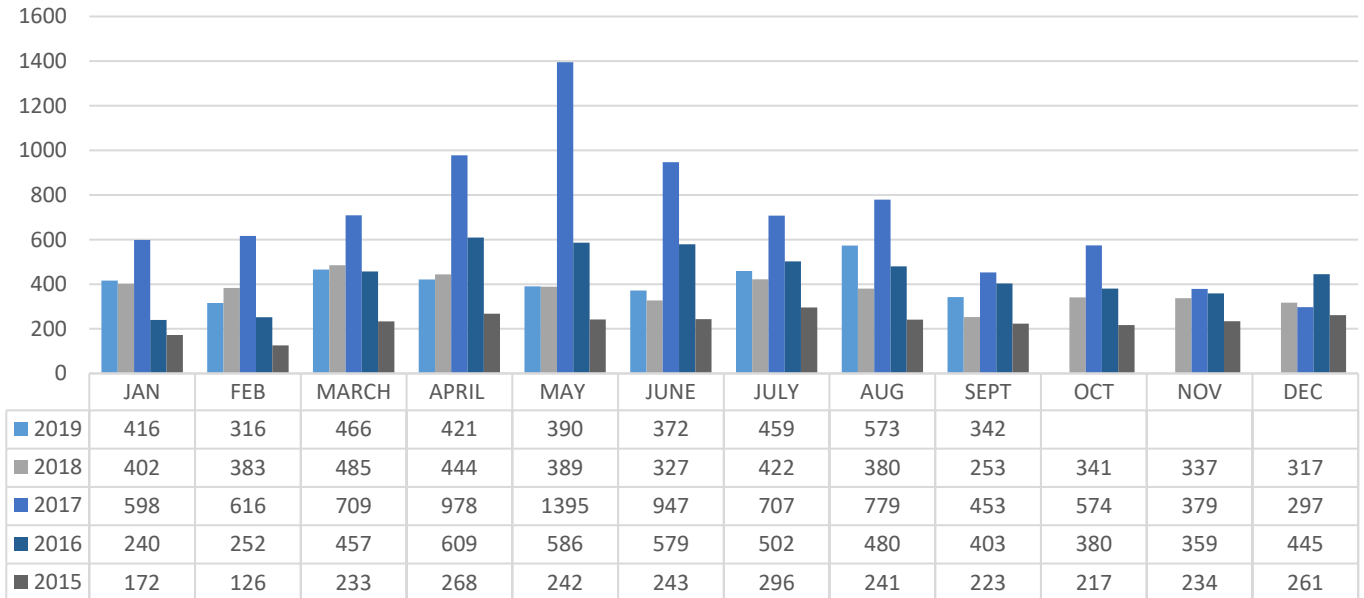
	JAN	FEB	March	April	May	June	July	AUG	SEPT	OCT	NOV	DEC
2019	20,923,1	23,133,2	25,391,7	17,396,8	22,665,4	31,626,7	38,060,9	18,455,5	18,829,7			
2018	17,184,1	88,184,8	18,963,8	29,706,3	28,668,8	18,116,1	13,366,8	32,200,6	15,913,2	35,400,8	33,130,9	13,811,2
2017	15,972,9	16,234,0	19,465,2	23,210,1	31,351,1	25,813,2	60,544,3	21,370,5	49,805,4	39,302,3	31,998,7	13,880,0
2016	8,347,36	14,390,9	20,209,2	14,358,5	18,202,2	14,279,8	20,590,7	19,606,5	33,059,6	19,311,0	42,939,5	59,543,5
2015	3,706,62	4,815,90	16,062,1	6,875,06	9,864,65	11,099,9	13,810,1	9,047,82	7,471,21	14,256,9	11,861,1	14,914,5

2019 2018 2017 2016 2015

Number of Permits Issued

September 2019	342
YTD 2019	3,755
2018	4,480
2017	7,625
2016	5,292
2015	2,756

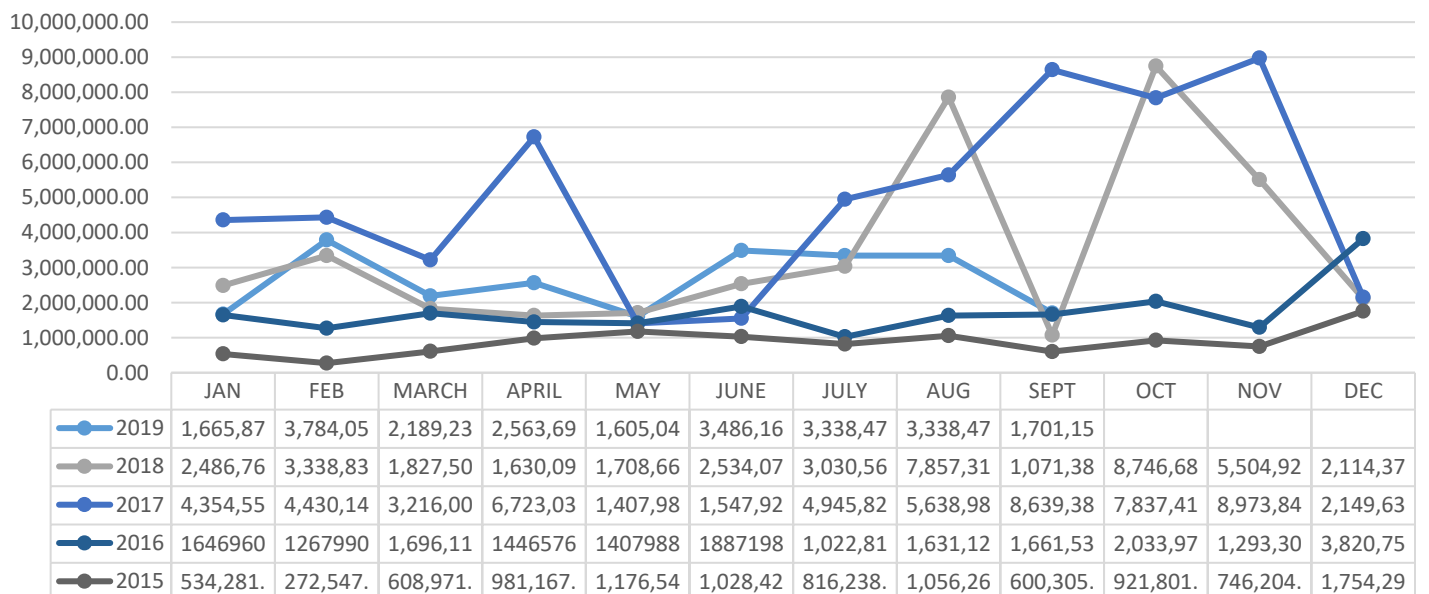
Total Permits Issued



Mechanical Permits

September 2019	\$1,701,151.58
YTD 2019	\$23,672,161.66
2018	\$41,851,184.52
2017	\$59,864,747.40
2016	\$20,816,343.54
2015	\$10,497,052.08

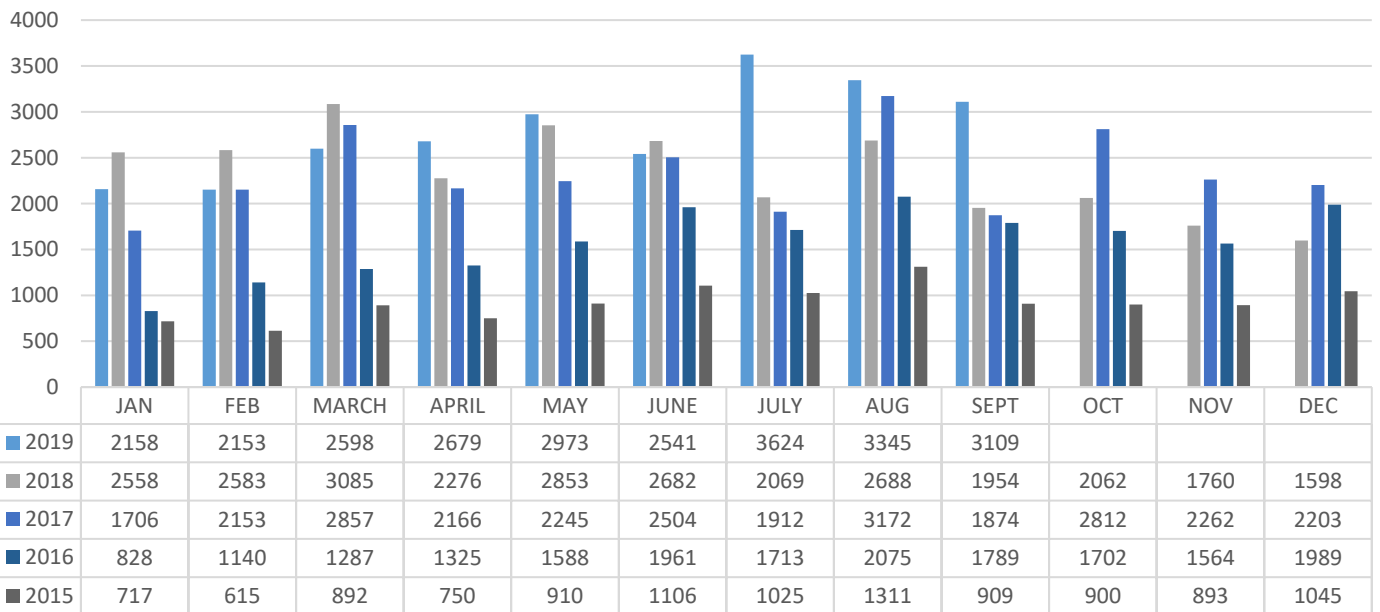
Total Mechanical Permits



Total Inspections

September 2019	3,109
YTD 2019	25,180
2018	28,168
2017	27,866
2016	18,961
2015	11,073

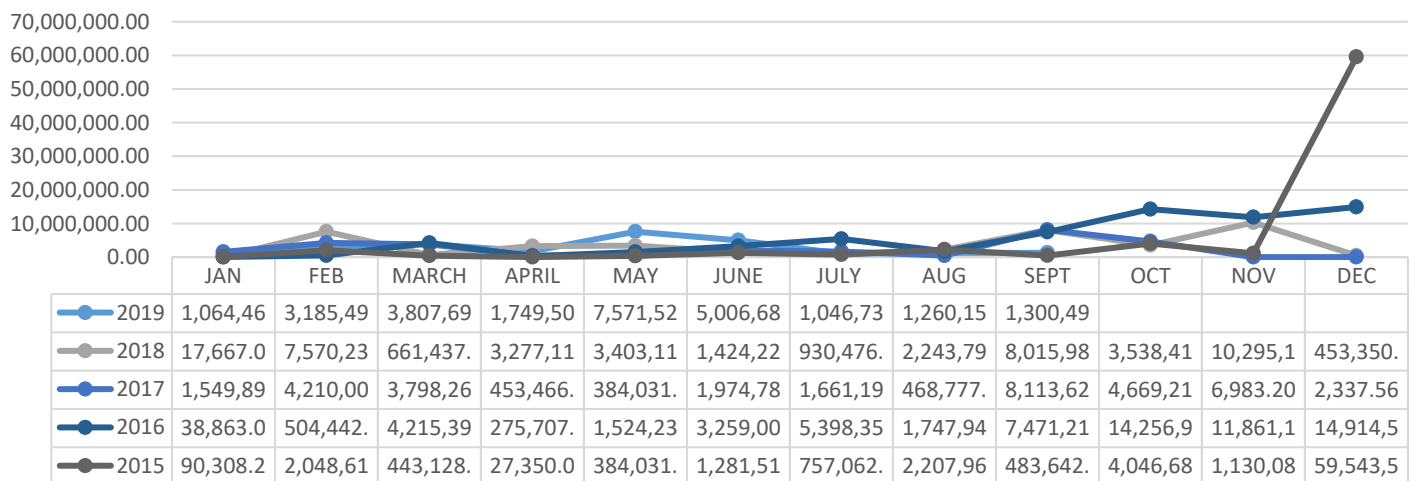
Total Inspections



Total Misc. Permits

September 2019	\$1,300,494.39
YTD 2019	\$25,992,759.65
2018	\$46,521,413.43
2017	\$29,757,048.44
2016	\$65,467,832.78
2015	\$72,443,981.90

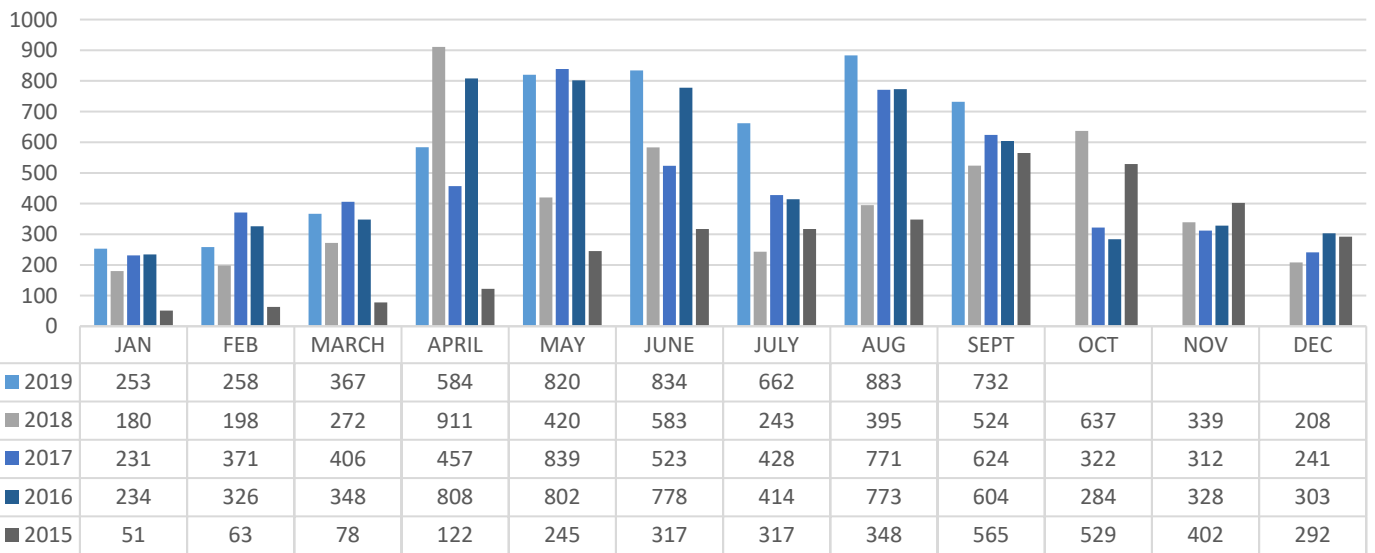
Miscellaneous Permits



Code Enforcement Inspections

September 2019	732
YTD 2019	5,393
2018	4,910
2017	5,525
2016	6,002
2015	3,329

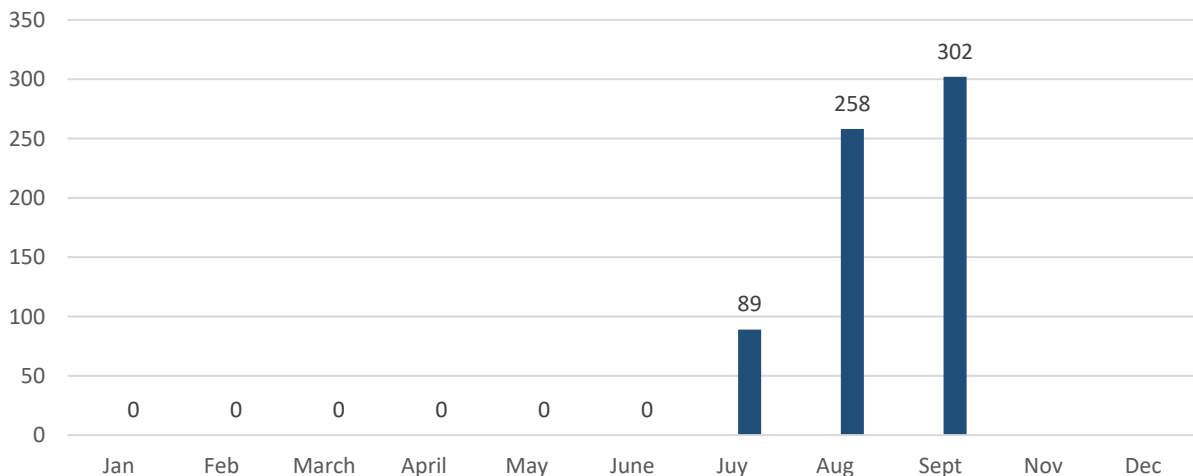
Code Enforcement



Illegal Signs Abated

September 2019	302
YTD 2019	649

Illegal Signs



Category Number: VII.
Item Number: B.



AGENDA
GREER CITY COUNCIL
10/29/2019

Financial Activity Report - September 2019

Summary:

[Link to Detail Financial Reports](#)

ATTACHMENTS:

Description	Upload Date	Type
▣ September 2019 Summary Financial Report	10/24/2019	Backup Material



September 2019 Summary Financial Report



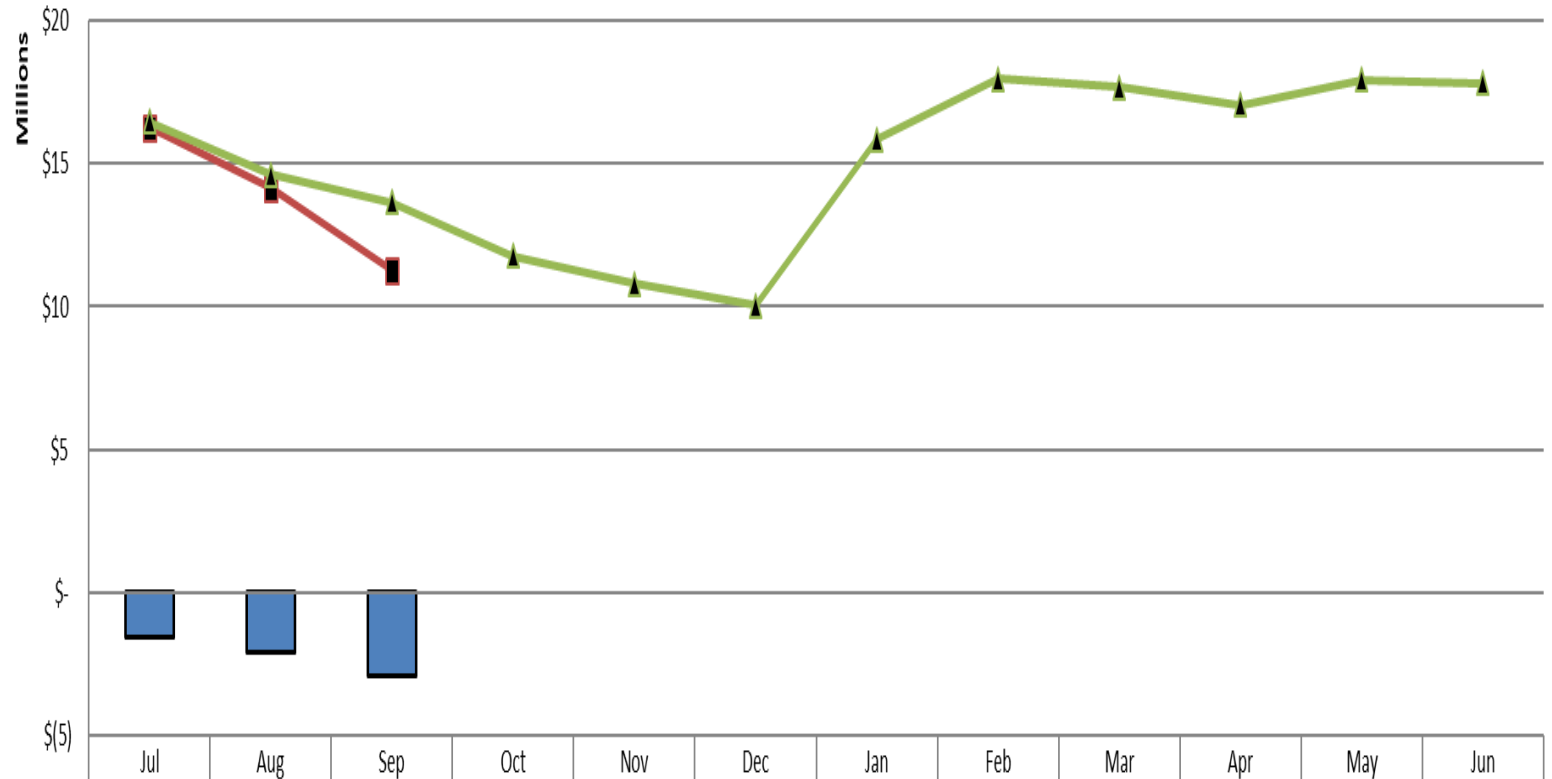
Financial Performance Summary

As of Month End September, 2019

Quick Look Indicators	This Month	This Year	Balance
General Fund Cash Balance	↓	↓	\$ 11,260,893
General Fund Revenue	↑	↑	\$ 1,806,357
General Fund Expenditures	↑	↑	\$ 6,113,026
Budget Percentage (Over) / Under	↓	↓	3%
Revenue Benchmark Variance	↑	↑	\$ 19,242
Expenditure Benchmark Variance	↓	↓	\$ (790,904)
Overall Benchmark Variance	↓	↓	\$ (771,662)
Hospitality Fund Cash Balance	↑	↑	\$ 1,809,821
Hospitality Fund Revenue	↓	↑	\$ 628,198
Hospitality Fund Expenditures	↑	↓	\$ 27,173
Storm Water Fund Cash Balance	↓	↑	\$ 1,378,396
Storm Water Fund Revenue	↑	↑	\$ 18,330
Storm Water Fund Expenditures	↑	↑	\$ 281,301

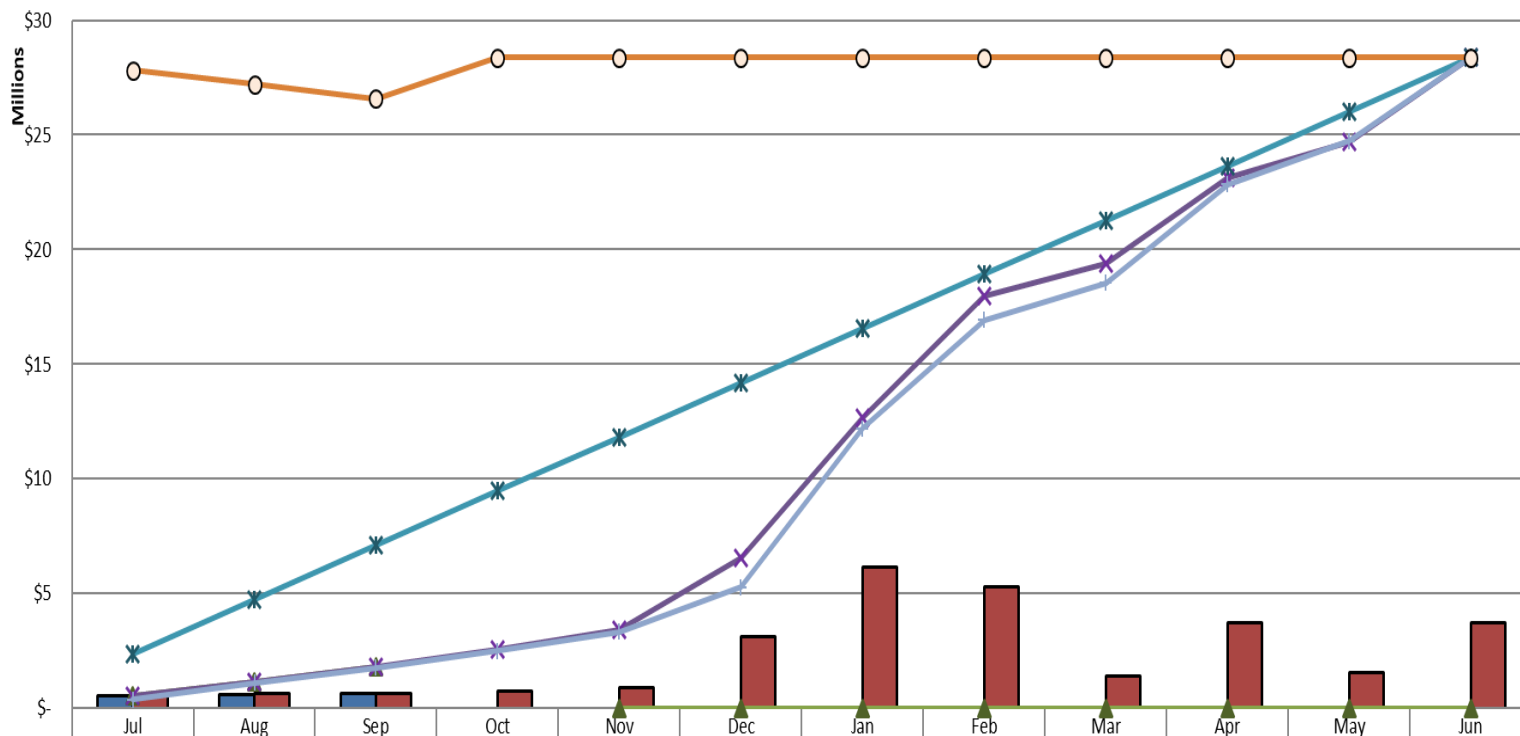
Cash Balance - General Fund

Fiscal Year 2019/20



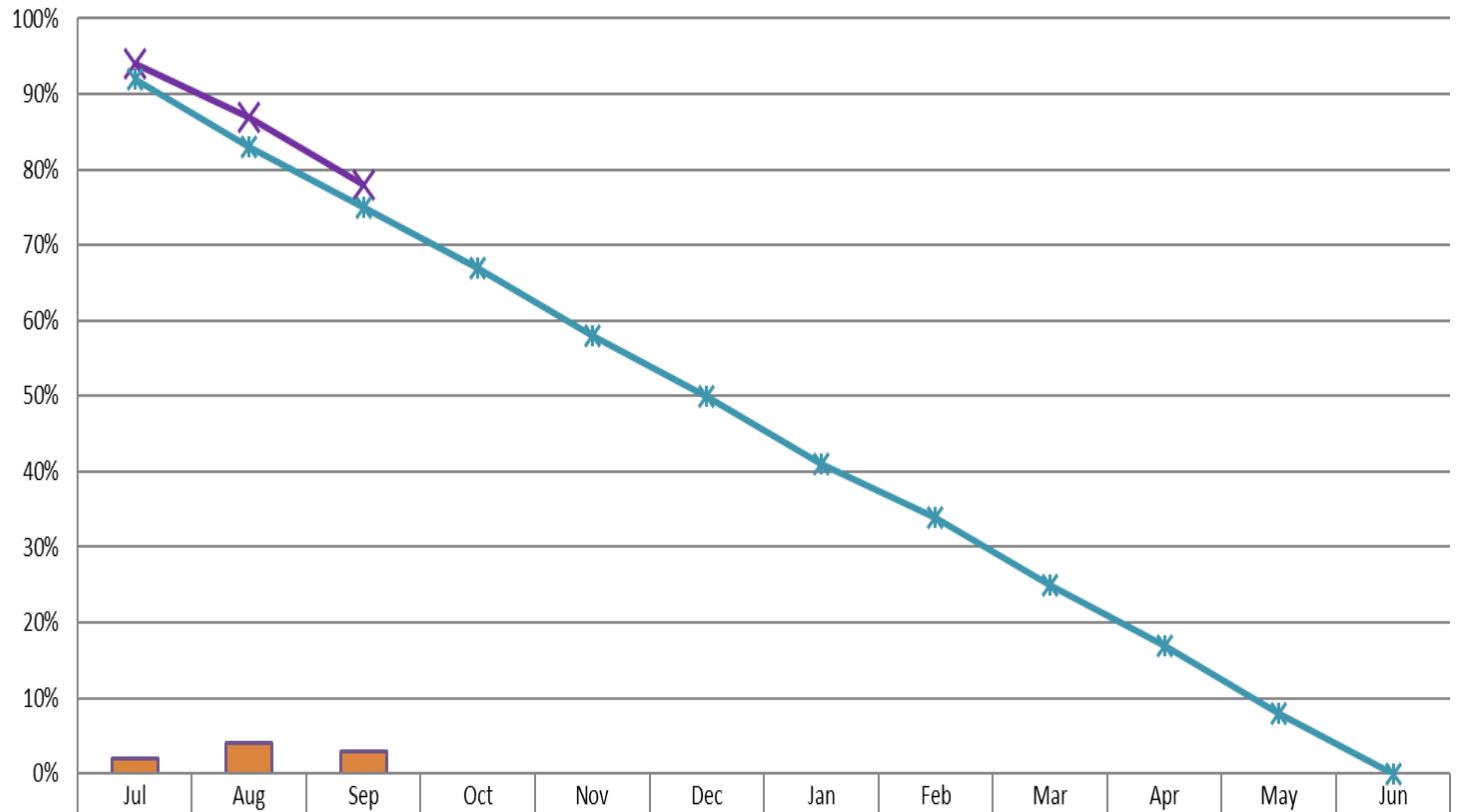
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(1,562,204)	(2,096,628)	(2,881,770)									
Current Fiscal YTD Balance	16,239,290	14,142,663	11,260,893									
Prior Fiscal YTD Balance	16,447,561	14,610,600	13,647,899	11,775,045	10,813,048	10,038,250	15,847,255	17,958,398	17,658,036	17,032,164	17,911,648	17,795,970

Fiscal Year 2019/20

[illegible]

Budget Percent Remaining - General Fund

Fiscal Year 2019/20



(Over) Under Budget	2	4	3									
Actual Percent Remaining	94	87	78									
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Revenues

Revenue

Total Revenue

Taxes

Franchises & Licenses

Misc. Revenues

Permits and Fees

Intergovernmental Revenue

Fire Fees

Fines and Forfeitures

Grants

Fund Balance

Refunds

Operating Transfers

2019-20 Financials

☒ Revenues

☐ Expenditures



YTD Actual

YTD Budget

Difference

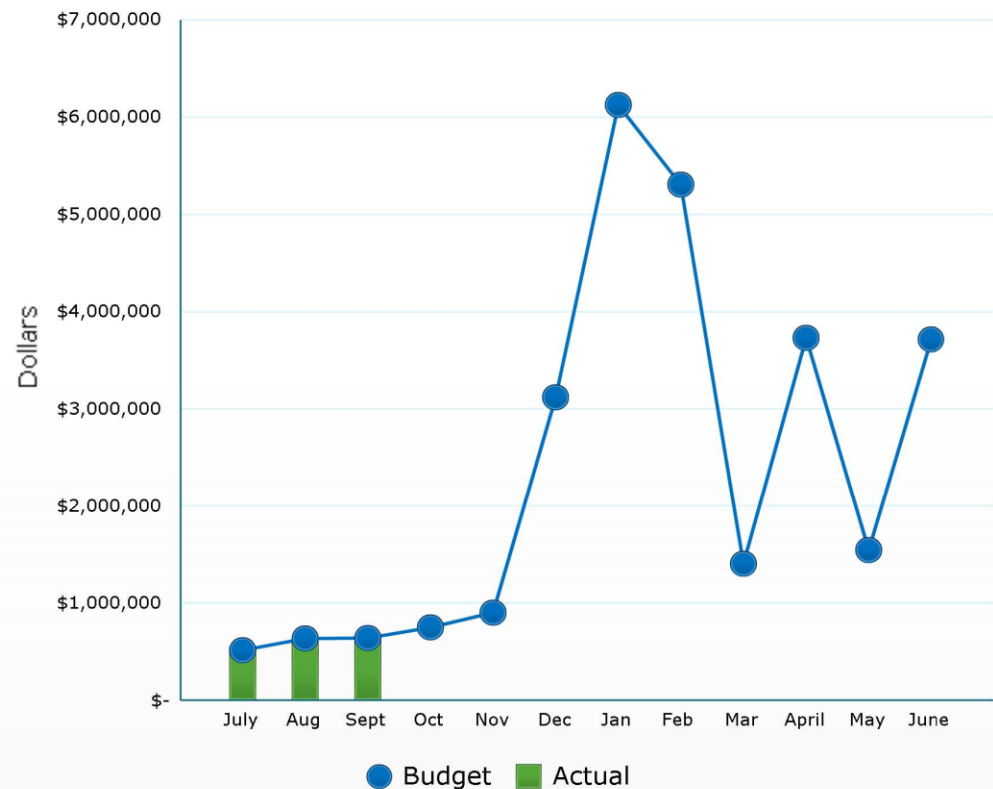
\$1,806,357

\$1,787,115

\$19,242

City of Greer Revenues

Fiscal Year 2019-20



Actual vs Budget

Fiscal Year 2019-20



Expenditures

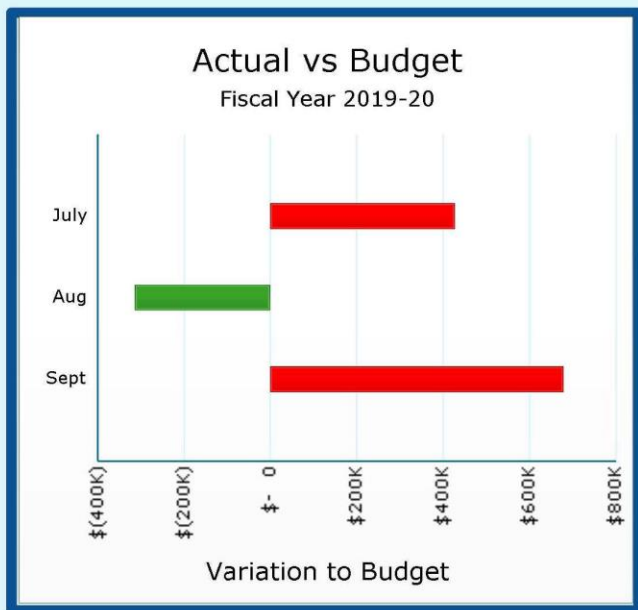
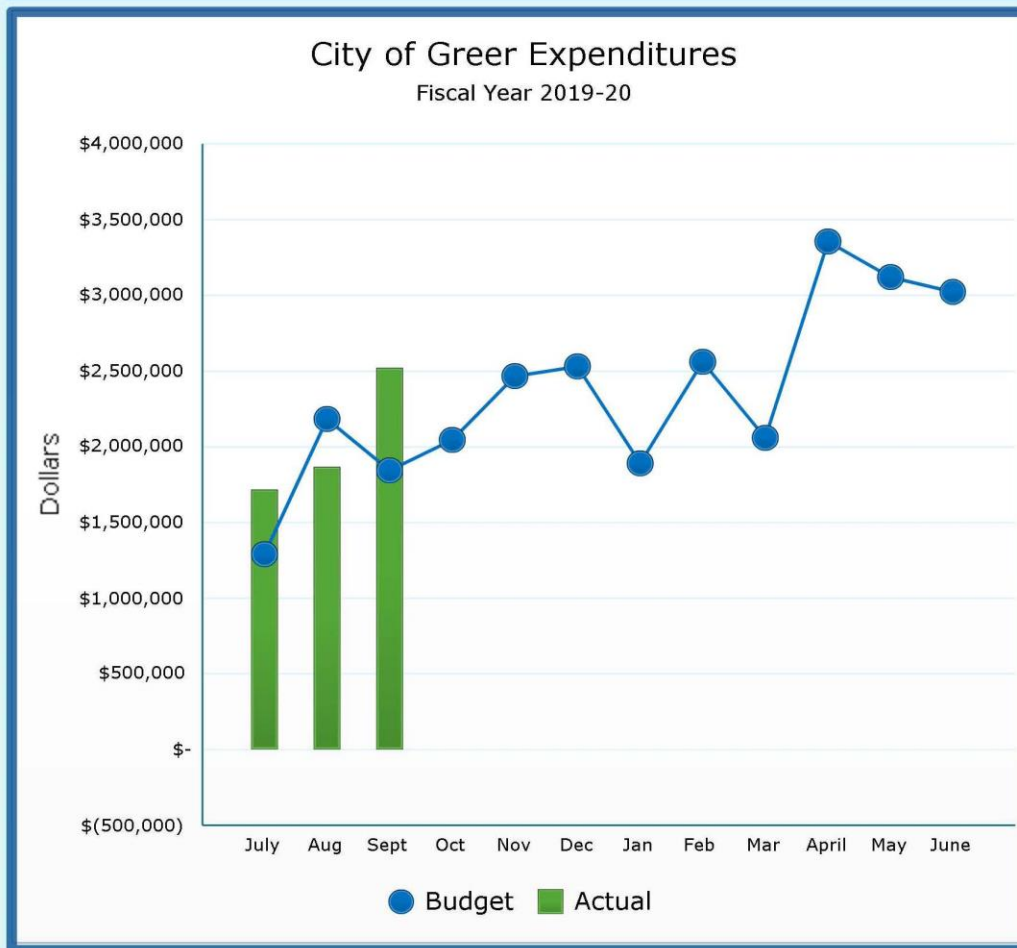
Total Expenditures
Total City Expenditures
YTD Personnel
YTD Operations
Mayor & Council
Administration
Municipal Court
General Government
Fire
Police
Public Services
Recreation
Building Standards

2019-20 Financials

☐ Revenues
 ☒ Expenditures



YTD Actual	YTD Budget	Difference
\$6,113,026	\$5,322,122	\$790,904

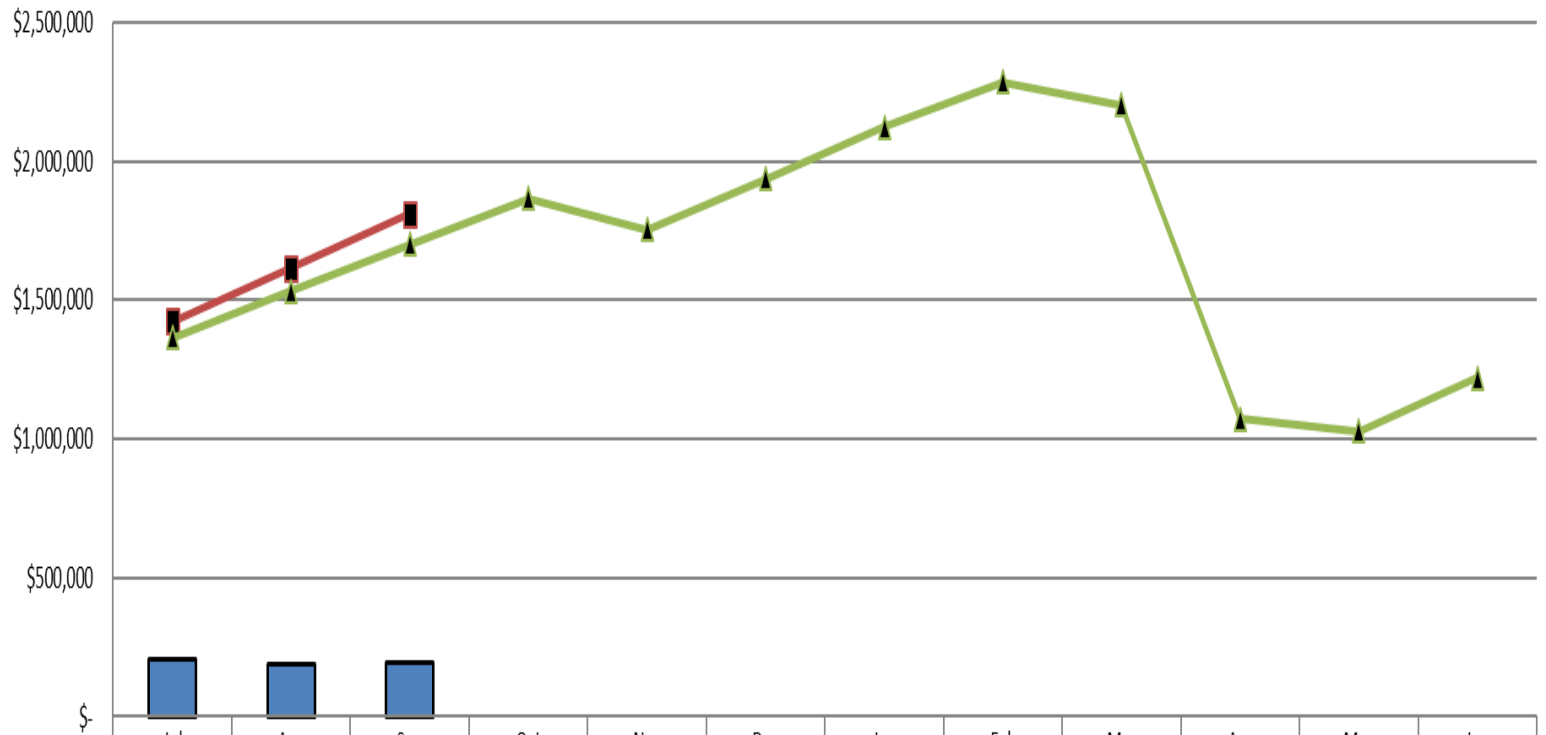




Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

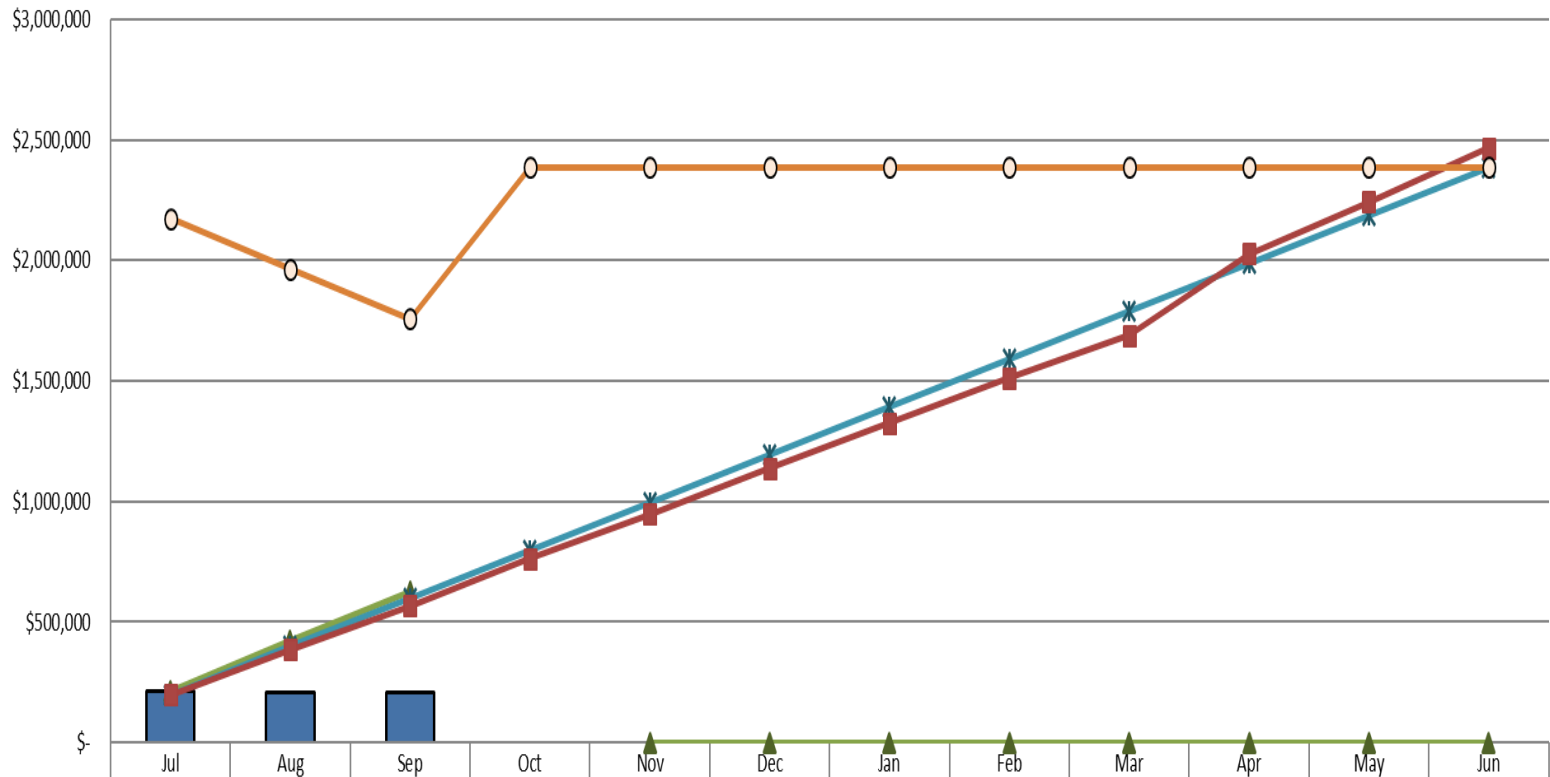
Fiscal Year 2019/20



Net Monthly Cash	205,554	189,490	195,526									
Current Fiscal YTD Balance	1,424,805	1,614,295	1,809,821									
Prior Fiscal YTD Balance	1,363,510	1,533,389	1,699,771	1,867,180	1,755,569	1,937,348	2,124,032	2,286,545	2,202,323	1,072,014	1,028,259	1,219,251

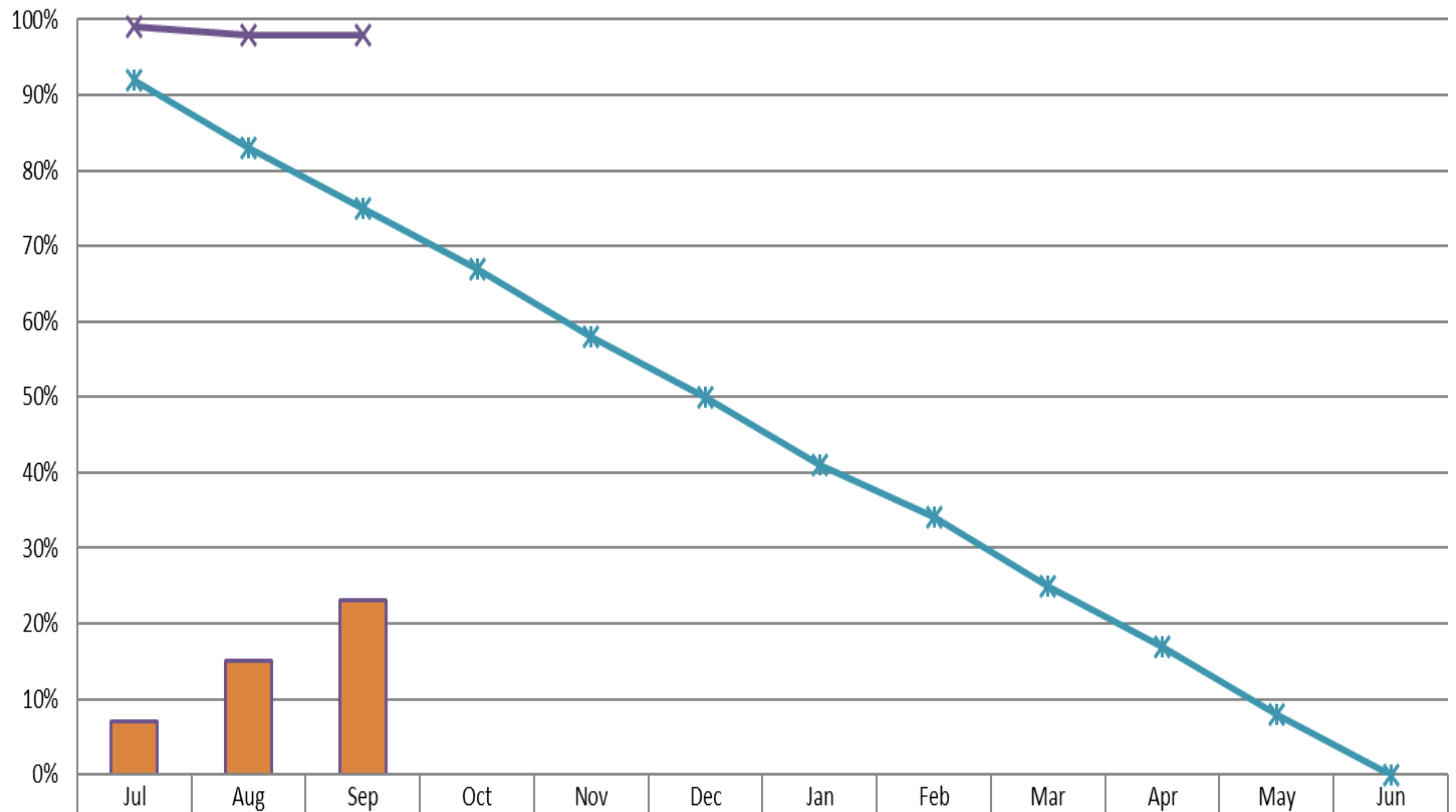
Revenue - Hospitality Taxes Fund

Fiscal Year 2019/20

[illegible]

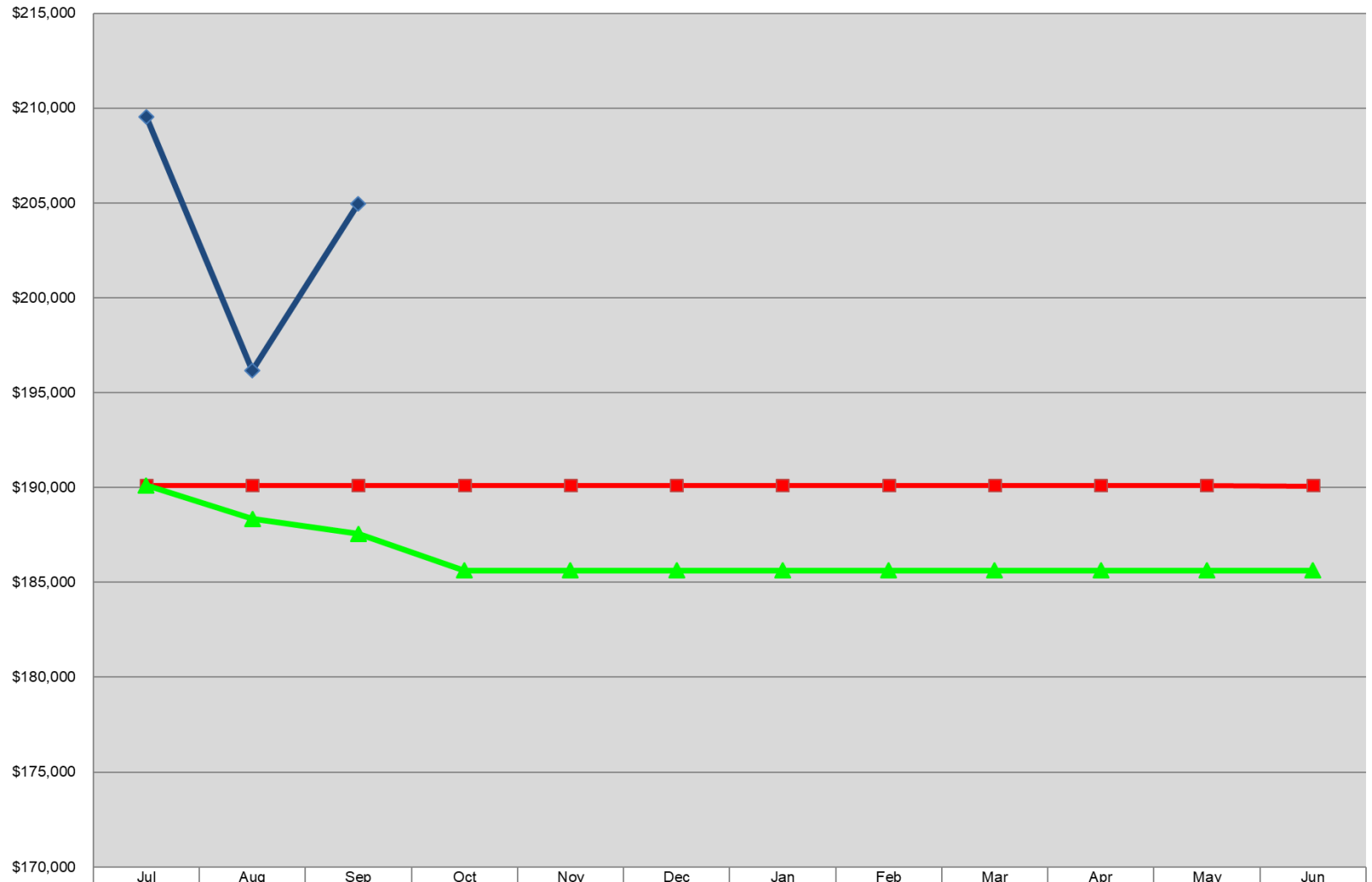
Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2019/20



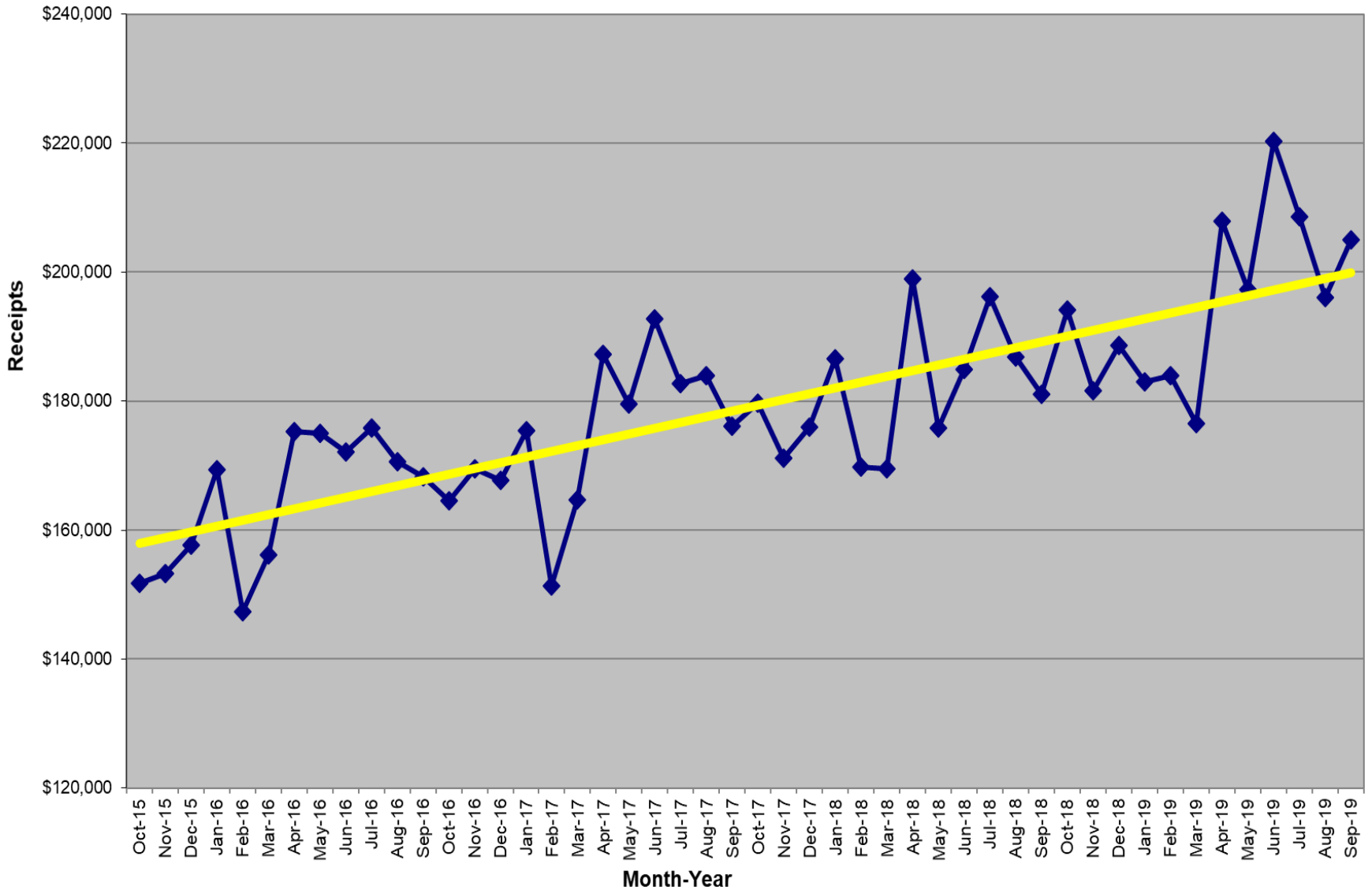
(Over) Under Budget	7	15	23									
Actual Percent Remaining	99	98	98									
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Fiscal Year 2019/20

[illegible]

Hospitality Tax

4 - Year Trending

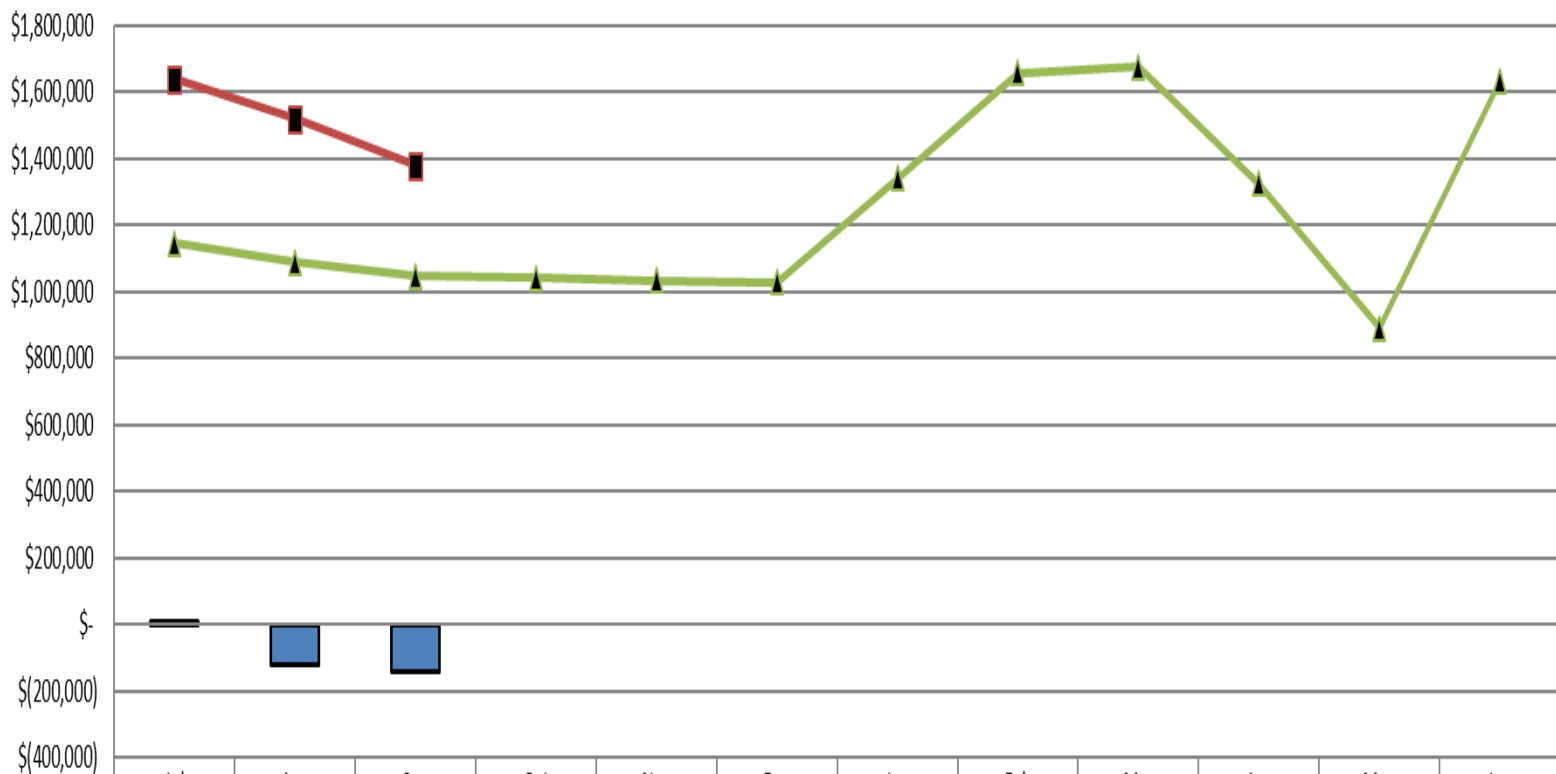




Storm Water Fund

Cash Balance - Storm Water Fund

Fiscal Year 2019/20



Net Monthly Cash

7,390

(120,644)

(140,433)

Current Fiscal YTD Balance

1,639,474

1,518,829

1,378,396

Prior Fiscal YTD Balance

1,144,843

1,088,069

1,045,930

1,041,166

1,033,513

1,028,806

1,339,366

1,656,908

1,673,866

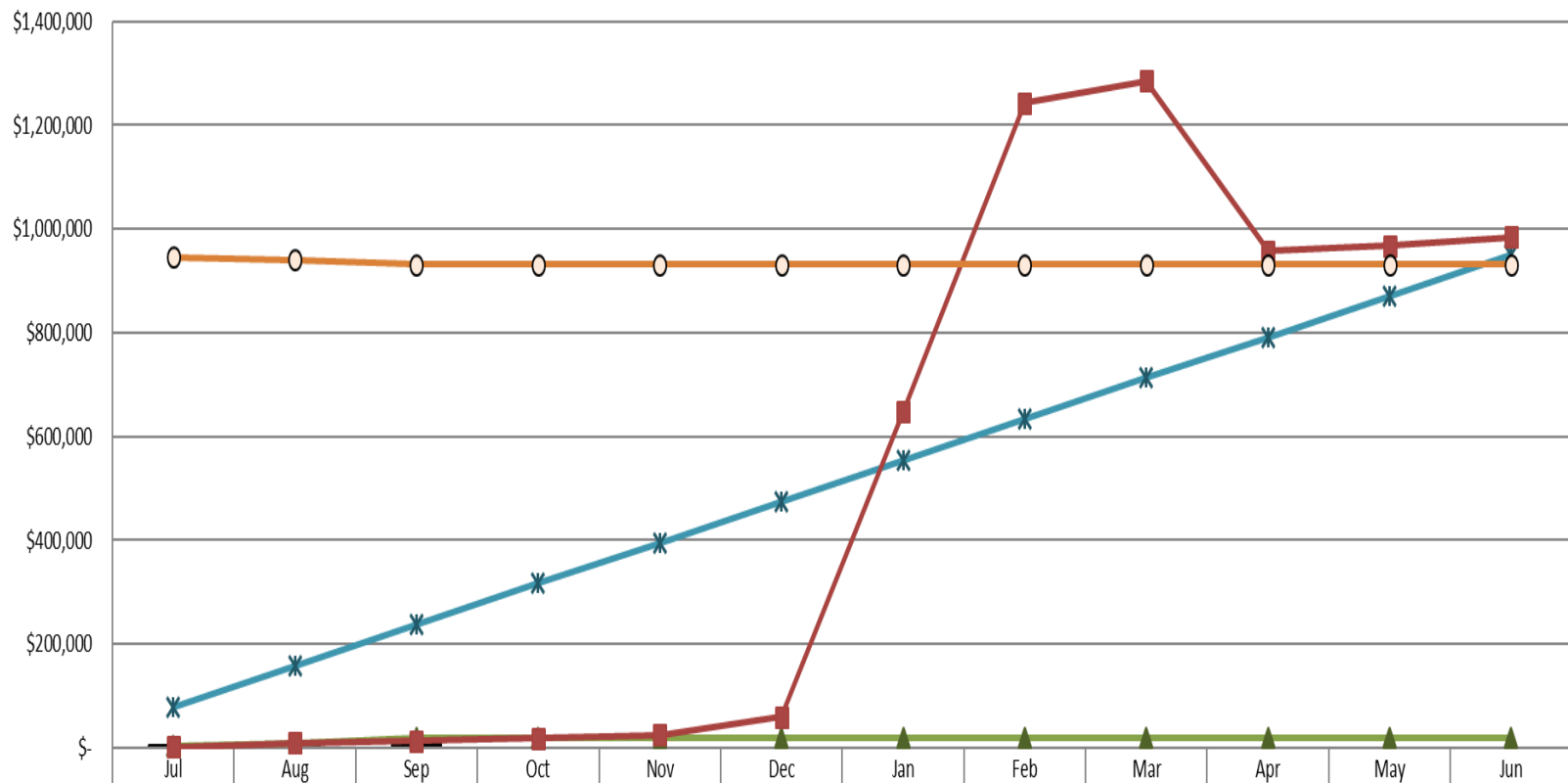
1,325,350

890,089

1,632,084

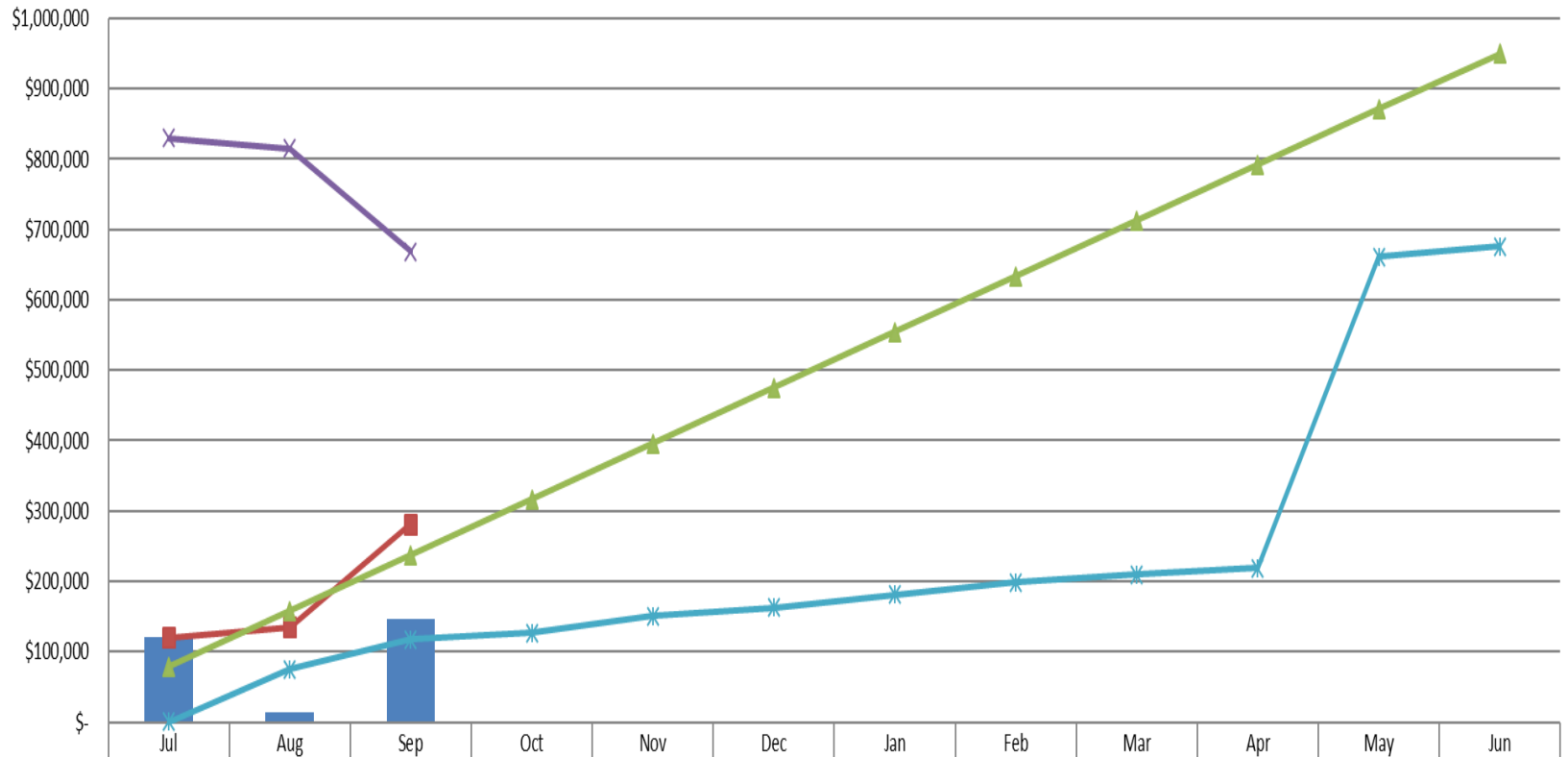
Revenue - Storm Water Taxes Fund

Fiscal Year 2019/20

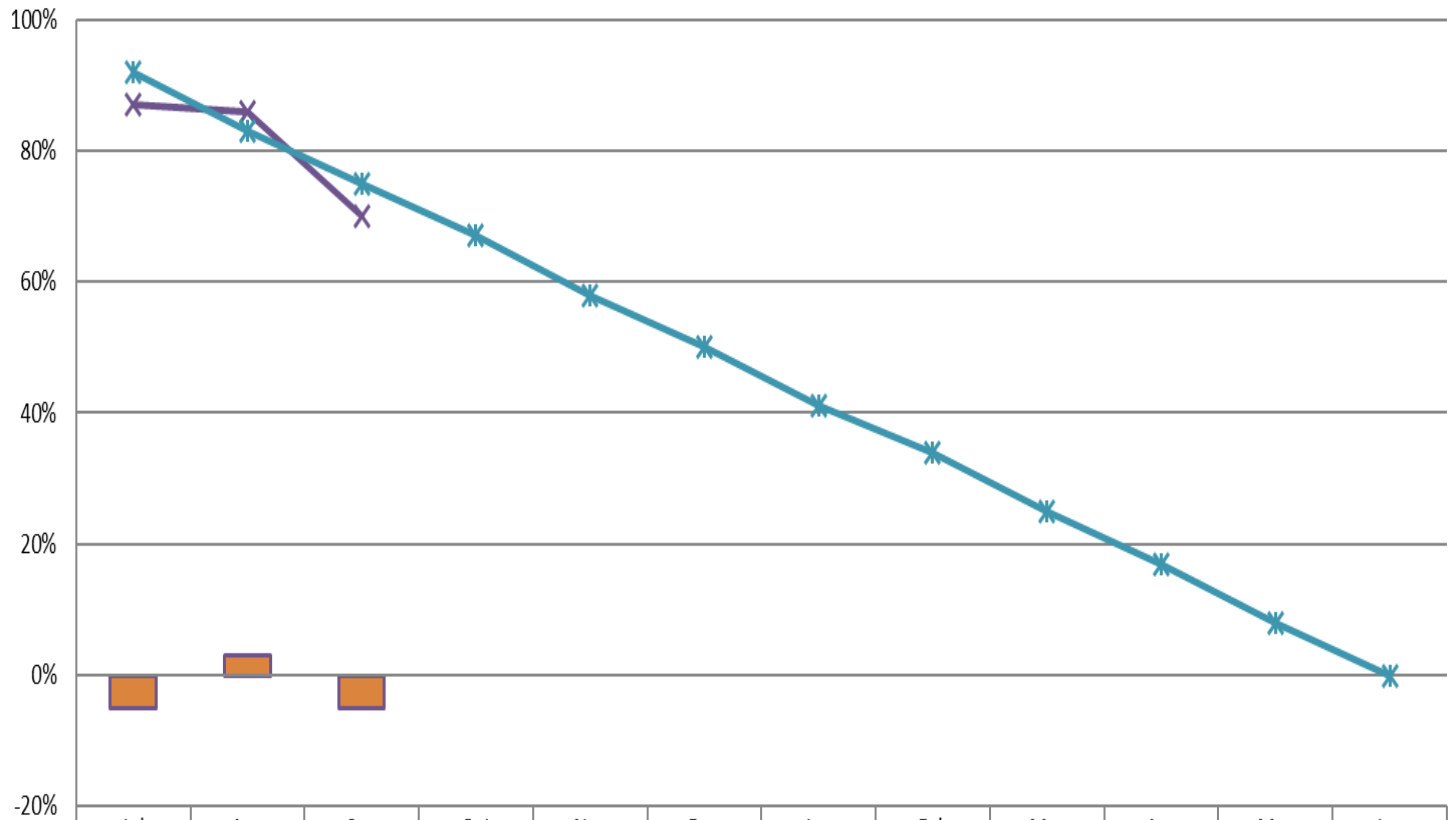
[illegible]

Expenditures - Storm Water Fund

Fiscal Year 2019/20

[illegible]

Budget Percent Remaining - Storm Water Fund Fiscal Year 2019/20



(Over) Under Budget

-5

3

-5

Actual Percent Remaining

87

86

70

Prorated Percent Remaining

92

83

75

67

58

50

41

34

25

17

8

0

Category Number: VII.
Item Number: C.



AGENDA
GREER CITY COUNCIL
10/29/2019

Fire Department Activity Report - September 2019

ATTACHMENTS:

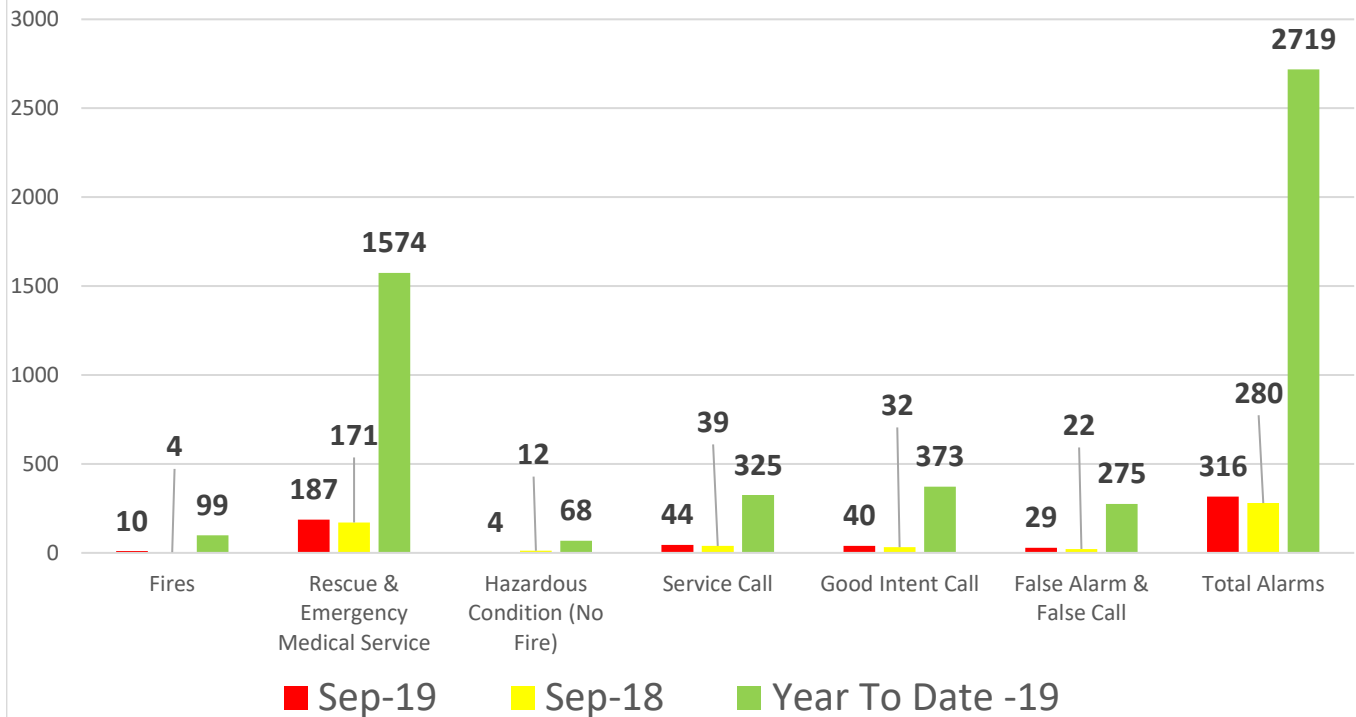
Description	Upload Date	Type
☐ Fire Department Activity Report - September 2019	10/18/2019	Backup Material



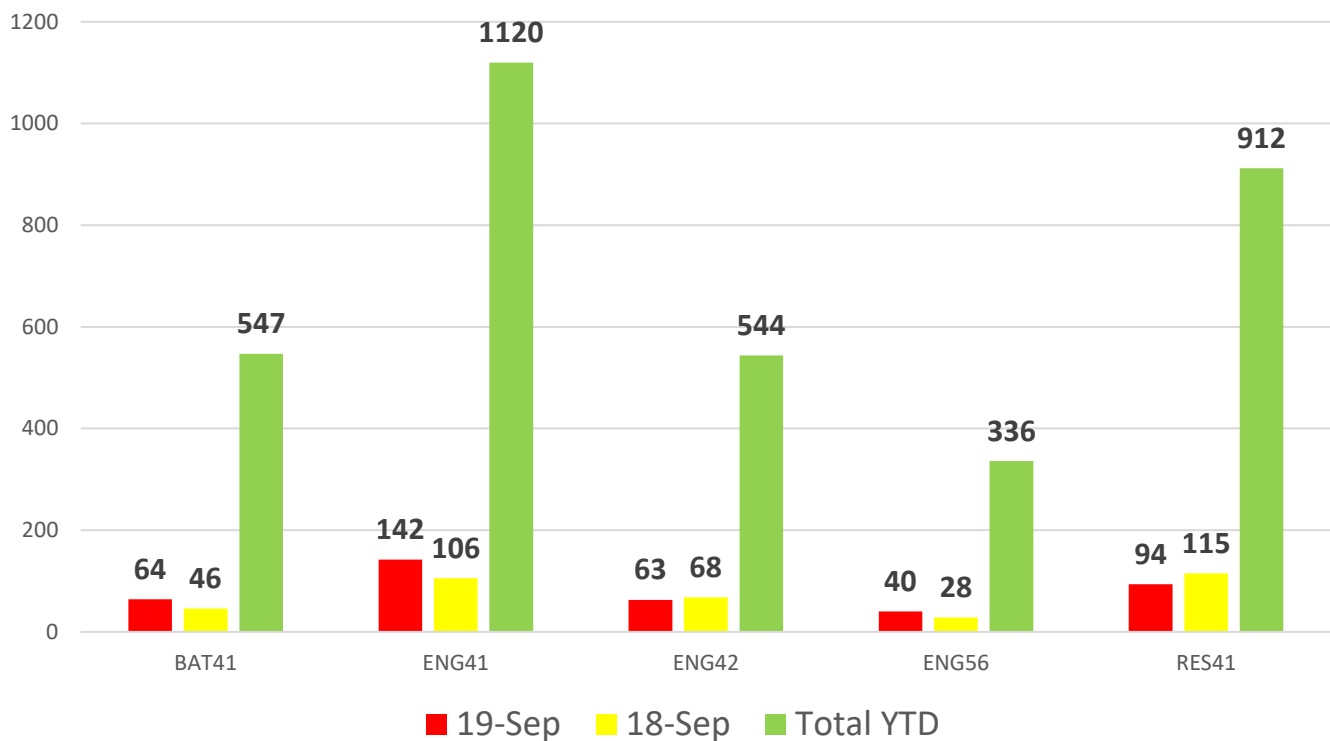
City of Greer Fire Department Monthly Report September 2019



MAJOR INCIDENT TYPES



APPARATUS RESPONSE





City of Greer Fire Department

Monthly Report

September 2019



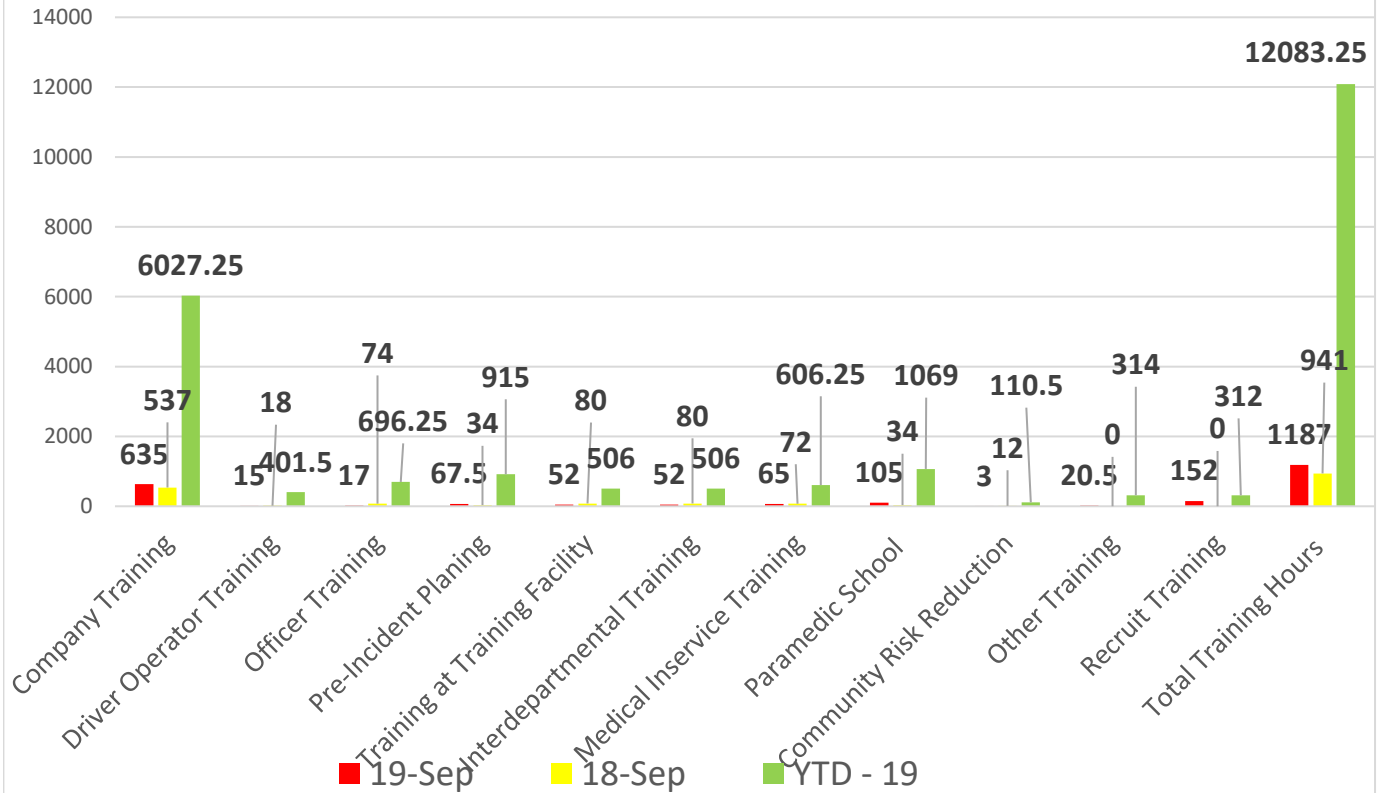
NFPA REPORT FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	35	0	0	\$407,100.00
2	Apartments (3 or more families) (FPU 429)	8	0	0	\$27,700.00
3	Hotels and Motels (FPU 449)	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	TOTAL RESIDENTIAL FIRES (Sum of lines 1 through 4)	47	0	0	\$434,800.00
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)	2	0	0	\$500.00
13	TOTAL FOR STRUCTURE FIRES (Sum of lines 5 through 12)	57	0	0	\$2,442,450.00
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	13	0	0	\$80,600.00
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)	12	0	0	\$6,050.00
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)	5	0	0	\$200.00
19	TOTAL FOR FIRES (Sum of lines 13 through 18)	97	0	0	\$2,529,300.00
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	1579	0	0	\$0.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	275	0	0	\$0.00
22	Mutual Aid Responses Given	13	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	36	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)	704	0	0	\$15,000.00
25	TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)	2738	2	7	\$2,544,400.00



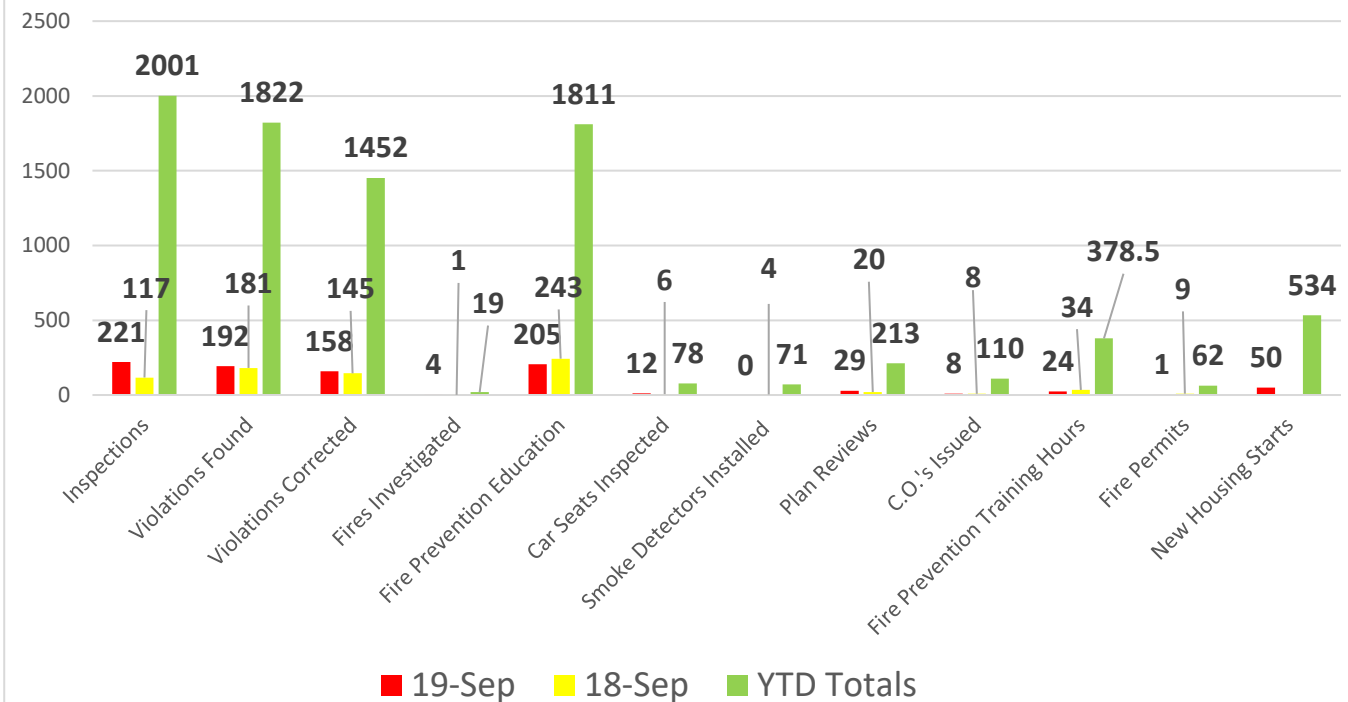
City of Greer Fire Department Monthly Report September 2019



DEPARTMENT TRAINING



OFFICE OF THE FIRE MARSHAL

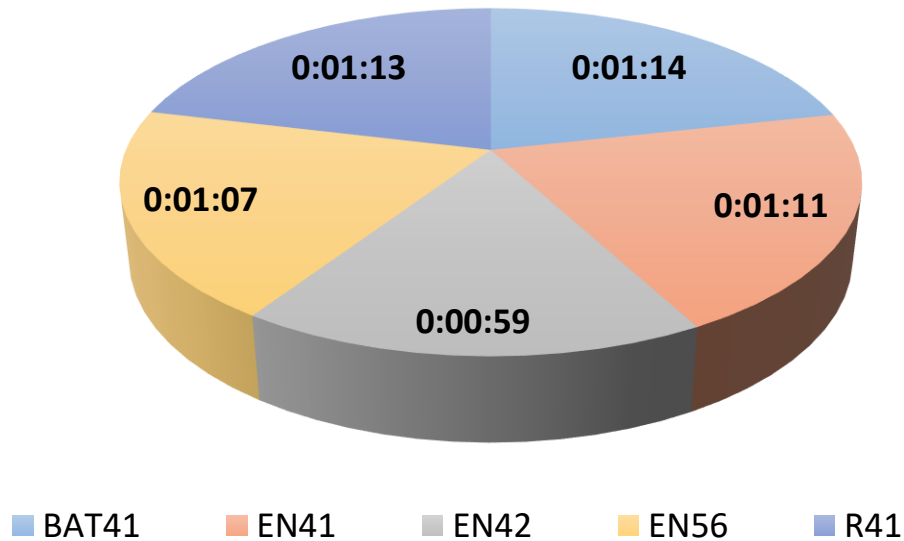




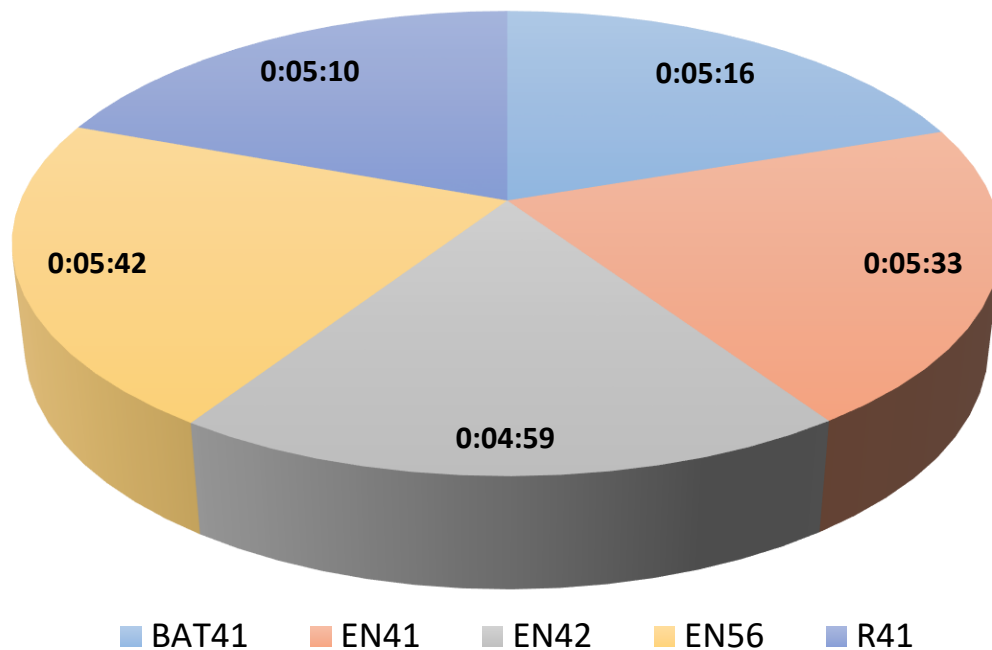
City of Greer Fire Department Monthly Report September 2019



APPARATUS TURNOUT TIME (min)
(Dispatch to Enroute)
September



AVERAGE RESPONSE TIME, minutes
(Dispatch to Arrived)
September



Category Number: VII.
Item Number: D.



AGENDA
GREER CITY COUNCIL
10/29/2019

Municipal Court Activity Report - September 2019

ATTACHMENTS:

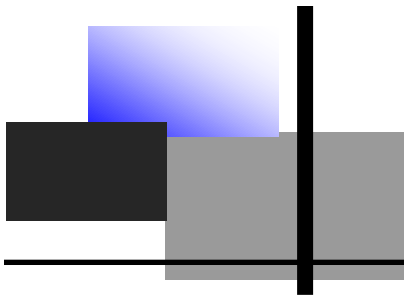
Description	Upload Date	Type
☐ Municipal Court Monthly Report September 2019	10/24/2019	Backup Material



GREER MUNICIPAL COURT

MONTHLY REPORT SEPTEMBER 2019



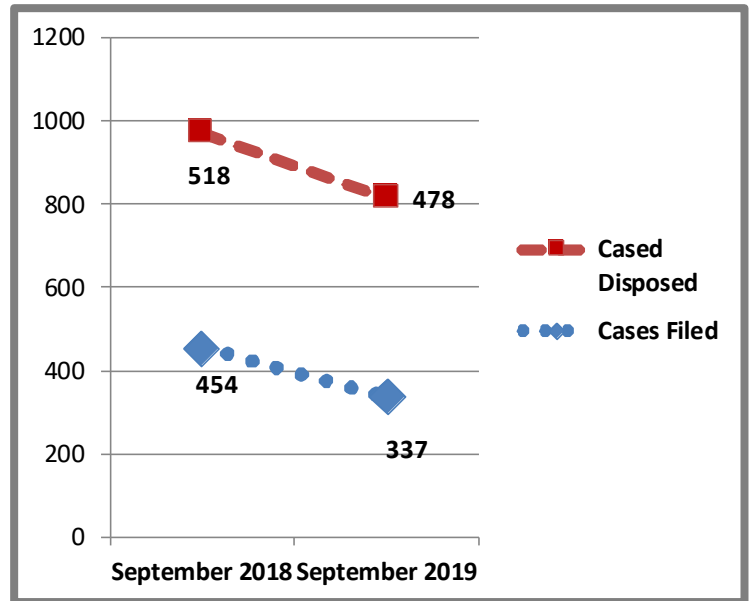
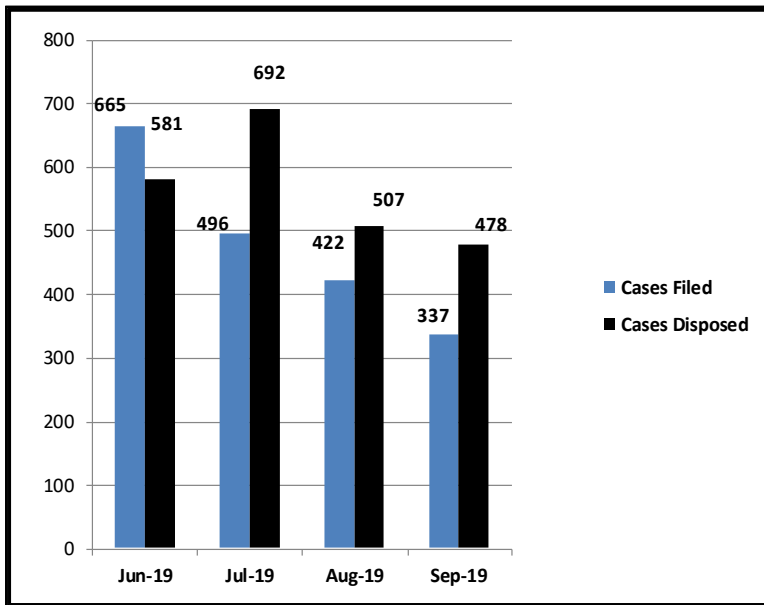


CASE LOAD

Traffic, Criminal and City Ordinances

Total Cases disposed/processed: 478

Total cases filed by officers: 337



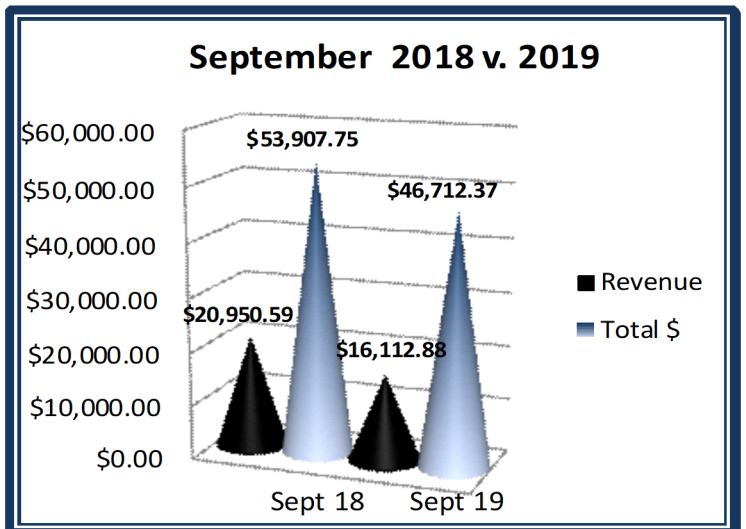
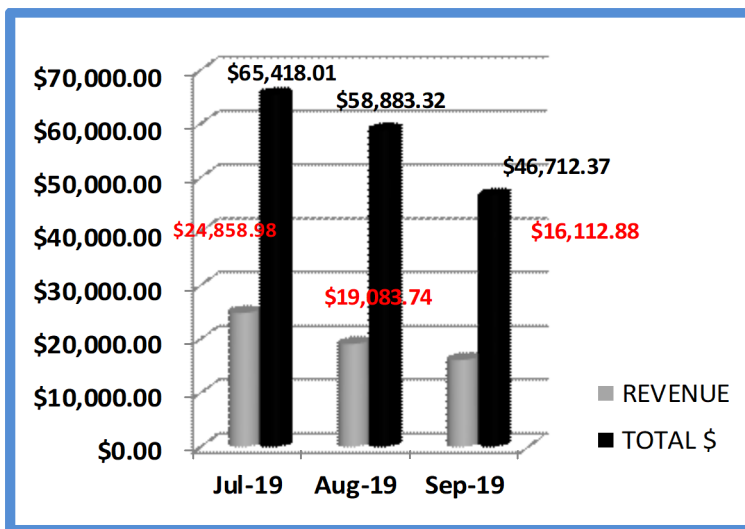
Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	93
Arraignments — # of defendants	120
Arraignments — # of charges	157
Bench Warrants issued	15
Bench Warrants served/processed	12
Search Warrants issued	17

FINANCIALS

Revenue

Total Revenue	\$16,112.88
Sent to State Treasurer	\$23,547.19
Victim Assistance Funds	\$ 3,107.36
Total \$ Collected	\$46,712.37



ACTIVITY

- ♦ Traffic Court was held on September 11, 18 and 25.
- ♦ General Sessions Preliminary Hearings were held on September 13th.
- ♦ Plea Day was held September 12th.
- ♦ Jury trials were held the week of the 16th.
- ♦ DV Court was held September 12th.
- ♦ September 19, Kirsten Pressley, Ed Demko, Kathy Hiles and Denise Livingston attended DV training in Greenville.
- ♦ September 21st, I conducted training for all of the judges.
- ♦ September 23rd, T. Murray and K. Pressley assisted in training new officers at the PD.



AGENDA
GREER CITY COUNCIL
10/29/2019

Parks and Recreation Activity Report - September 2019

ATTACHMENTS:

Description	Upload Date	Type
▣ Parks and Recreation Activity Report September 2019	10/24/2019	Cover Memo

City of Greer Parks & Recreation Department

Monthly Report for September 2019



Internationally renowned pianist Emile Pandolfi enchanted guests at the Grand Opening Gala for the Center for the Arts.

"Creating Community through People, Parks and Programs"

Department Projects

- ◆ Center for the Arts:
 - The Greer Cultural Arts Council held a fundraiser on Friday, September 20, "*Spotlight on the Arts Gala*". There were approximately 140 people in attendance that enjoyed entertainment provided by Emile Pandolfi, Noah Guthrie, and Jarod Emerson.
 - The Grand Opening of the Center for the Arts was held on Saturday, September 21. A Dedication Ceremony was held at 10:45am, followed by entertainment and activities inside the facility and throughout the park from 11:00am–4:00pm, that included tours, pottery wheel and origami demonstrations, inflatables, balloon animals, open studios, and indoor and outdoor entertainment.
 - On Sunday, September 22, tours were available to the public from 1:00pm–5:00pm. Approximately 225 guests attended.
- ◆ Kids Planet:
 - Kids Planet was closed on Tuesday, September 3. Staff began removing personalized items at that time to be stored and later incorporated into the new playground facilities.
 - The City of Greer Parks and Recreation Department solicited bids for the demolition of Kids Planet Playground. Eleven different companies attended the Mandatory Pre-Bid Meeting on September 13. One addendum was issued on September 17, asking that the price for one of the trees included in the demolition plan be listed as an alternate. Bids were opened on September 20. Bids were accepted from Sterling Structure, Martin & Son Contracting Inc., and Wilma's Pump & Tank. Staff will follow up with each company that submitted a bid to review information contained in their bid packets such as references, pricing, required permitting and licensing, etc. and make a recommendation to City Council to award the bid in October.
 - Department staff members are working with Greer CPW to disconnect and remove all security lighting and light poles from Kids Planet.
 - Staff will look into preventive measures during demolition and construction to save trees not marked for removal.
 - BlueWater Civil Design is planning to submit all plans for full review to the City of Greer in October.

- ◆ Staff is working with Jonathan Nett of Civil SD to develop site plans for the outdoor restrooms at Turner and Victor Fields, and the accessible parking area at Turner Field. Mr. Nett is also working with the City of Greer in designing ADA accessible parking at Springwood Park.
- ◆ Bathrooms floors at Victor Gym had an epoxy covering installed over the existing floors.

Department Trainings

- ◆ Justin Miller, David Holtzclaw, Robin Byouk, and Sara Odom attended the Sound and Light training for the new Center for the Arts facility on September 17.

Department Participation

- ◆ Staff met with J.C. Crenshaw of Greer DAV and Bruce Clayton of Clayton Monuments on September 19 regarding a memorial brick fundraising campaign for the Greer DAV.
- ◆ Ann Cunningham, Red Watson, Cory Holtzclaw, and Brian Wilson attended the SCRPA/NCRPA joint state conference in Myrtle Beach on September 16–18.
- ◆ Justin Miller worked the Wellness Committee table at the 2019 Benefits Fair. Employees were able to obtain information and participate in activities that relate to the City's Wellness program.
- ◆ Justin Miller, India Jackson, and Clara O'Neal attended the 2019 Wellies, hosted by LiveWell Greenville. At the event, the Needmore Recreation Center was recognized for integrating healthy eating and active living policies, systems, and environments into their programs.

Division Highlights

Athletics:

- ◆ Division staff facilitated:
 - Greer Baseball Club practices and games at Century Park and Country Club Road Park on Tuesday and Thursday nights. The fall season will conclude in mid-October.
 - Girls' softball practices and games 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 and Tyger River Park through mid-October. Age divisions include 8U, 10U, and 12U.
 - Adult baseball games at Stevens Park on Monday, Tuesday, Wednesday, and Thursday nights. The season will conclude with playoffs in late October.
 - Flag football practices and games at Country Club Road Park on Tuesday and Thursday nights. Age divisions for flag football are 6U, 8U, and 11U. 6U and 8U leagues have already concluded. 11U division concludes October 22.
 - Youth tackle football and cheerleading practices and games on Monday, Tuesday, and Thursday nights at Greer City Stadium. Age divisions are 8U, 10U, and 12U. The fall season will conclude with playoffs in October.
 - 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.
 - FSCG recreational soccer practices and games at South Suber Road Park on Monday and Thursday nights. Age divisions are U6, U8, U10, and U12. The fall season will conclude in late October.

Recreation:

- ◆ 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)

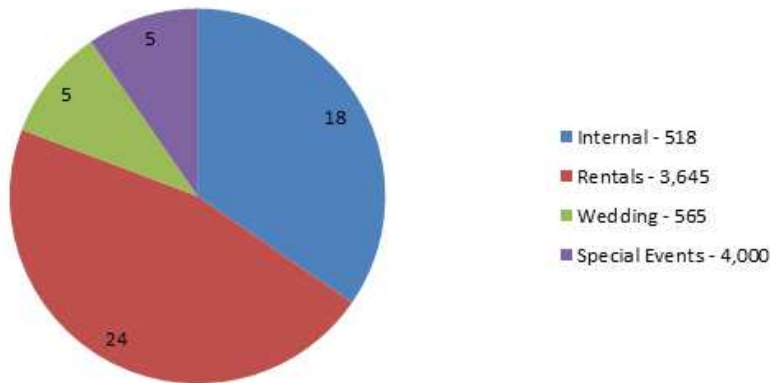
- ♦ SOAR (Seniors Out and ARound)
 - SOAR held four Line Dance Classes this month on September 4, 11, 18, and 25 with an average of 25 seniors in attendance. On September 25, Line Dance Classes were held at their new home at the Center for the Arts.
 - Bingo was held on September 5 and 19 with an average of 27 members in attendance.
 - On September 6, SOAR visited Molly & Myles Ice Cream in Greenville. There were 20 seniors who enjoyed sweet treats that day.
 - Lunch Bunch this month was held on September 10 at Tacos and Mas in Greer. There were 20 seniors in attendance to share in authentic Mexican fare and great fellowship.
 - SOAR visited Creative Soul Studio in Lyman on September 12. A total of 11 seniors enjoyed painting a coffee cup on a canvas to take home.
 - September 17 was the quarterly Potluck Luncheon with 15 seniors in attendance who brought their favorite homemade dishes to share.
 - The monthly Movie Day was held on September 23. This month's movie was the Drama, "Astronaut". There were 33 seniors in attendance to watch this touching movie.
 - SOAR finished out the month with a great trip to Flat Rock Playhouse on September 26. The day started with a delicious lunch from Never Blue in downtown Hendersonville, NC. After lunch, the group traveled to the Flat Rock Playhouse for a production of "Cinematastic: The Music of the Movies". This trip was filled to capacity, with 30 seniors in attendance.
- ♦ The average attendance for the month was 23.
- Rentals for the month of September:
 - Recreation Centers: 5
 - Mobile Stage: 1
 - Neighborhood Parks: 1
 -

Cultural Arts:

- ♦ Sara Odom met with Christina Laurel, the first artist who will be exhibiting at the Center for the Arts, to show her the art hanging systems. They also met to discuss Christina teaching some workshops later in the fall.
- ♦ Sara attended the Greer Chamber First Friday Luncheon with GCAC Board members Tim Lincolnhol, Barbara Bohley, and Brian Martin to talk about the Spotlight on the Arts Gala and the Center for the Arts Grand Opening. Tim spoke about the Gala and Sara talked about the Grand Opening.
- ♦ The baby grand piano that Robin Byouk and Sara painted and refurbished was tuned on September 11 so that it could be played during the Opening Weekend.
- ♦ On September 13, Robin and Sara met with Debra Lincolnhol, an advisor at NGU, and Web Drake, the NGU Dean of the College of Communications & Fine Arts, to take them on a tour of the Center for the Arts and to discuss ways to coordinate and cross-promote programs.
- ♦ Robin and Sara installed the Railfest artwork display in the Wall Gallery on September 24.

Events:

- ◆ The Events Division hosted 51 events, at which approximately 6,728 guests visited the City of Greer Events Center.



- ◆ The Events Division hosted Railfest on September 28 from 10:00am-2:00pm with over 1,500 people in attendance. This festival included information on train safety and history, performances from Cannonball Paul and Bookworm Bonnie, trackless train rides, and kids crafts. Over 9 railroad and model train groups were in attendance providing information about their organizations.
- ◆ Google reviews posted in the month of September:



121 reviews

★★★★★ 5 hours ago

Wonderful city park. Lots of green spaces, plenty of shade. There is a large playground for the kids, indoor bathrooms and walking paths. We attended the Railroad festival and had a great time. The rides, face painting, balloon animals and commemorative photo were all free! That just never happens. Great way to spend the day...well done Greer!



2 reviews

★★★★★ a week ago

Just had our son's wedding today at the Cannon Centre. We just can't say enough about this venue AND their staff. They all took great care of us. They were flexible, helpful and just easy to work with. And if you get some string lights hung from the ceiling, it's just magical in there!! Would recommend highly!

- ◆ The Greer Farmers Market will continue on Saturdays throughout October and November with assistance from the Events Division. The weekly market averages 15 vendors and approximately 250 patrons every Saturday.

Grounds Maintenance

- ◆ Division Staff:
 - Installed picnic tables, benches, trash cans, and baby changing stations at Center for the Arts.
 - Made repairs to Victor Gym outdoor basketball goal rims and backboards.
 - Contracted to have sod installed along the mulch bank adjacent to Field #1 at Century Park
 - Installed straw matting and grass seed to new ADA sidewalk area at Tryon Tennis Center.
 - Applied starter fertilizer to the ryegrass at City Stadium and South Suber Road fields.
 - Delivered tractor sprayer to H&H Farm Equipment to have upgraded spray boom and foam marker installed.
 - Contracted to have a new 3-rail fence installed along the right side of the lower entrance at Century Park.
 - Made application of Fall pre-emerge herbicide to Victor Park and Country Club Road Park baseball fields.

Upcoming Events

- ◆ Beauty and the Beast – November 8-10, November 15-17 (J. Harley Bonds Center)
- ◆ Gingerbread Jamboree – December 5 (Center for the Arts)
- ◆ 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

- ◆ 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: VII.
Item Number: F.



AGENDA
GREER CITY COUNCIL
10/29/2019

Police Department Activity Report - September 2019

ATTACHMENTS:

Description	Upload Date	Type
☐ Police Department Activity Report - September 2019	10/18/2019	Backup Material

GREER POLICE DEPARTMENT

September 2019 Monthly Report



GREER POLICE DEPARTMENT

September 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

The Greer Citizen's Police
Academy Alumni
Association treated the PD
to a delicious dinner!



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	3	2 FT/1 PT
Communications	12 FT	10 FT	0	2 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
Total	89 FT / 2 PT	83 FT / 1 PT	4	6 FT / 1 PT

Volunteer Hours

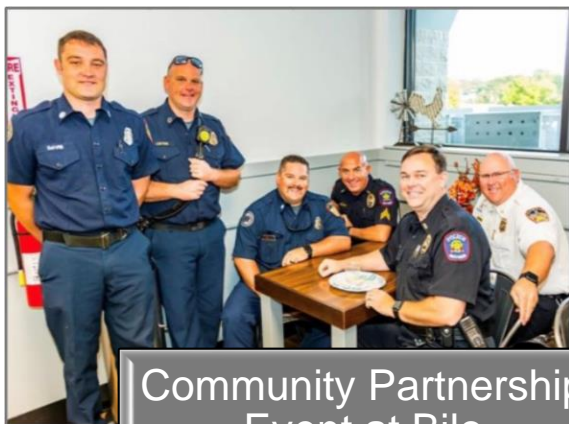
Citizen's Academy Volunteer Hours		
Month	Monthly Total	Total YTD
January	185	185
February	97	282
March	167.25	449.25
April	158.5	607.75
May	143	750.75
June	172.5	923.25
July	203.5	1,126.75
August	171.45	1,298.2
September	179.5	1,477.7
October		
November		
December		

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	12	163	129	1825
Oct. 2019				
Nov. 2019				
Dec. 2019				
Total YTD	61	1,331	798	13,440

Lt. Fortenberry- Administrative Division

Community Engagement



Community Partnership
Event at Bilo



Homeless Camp by
Gold's Gym

Lt. Blackwell- Operations Division

Communications Center

Dispatch and Call Frequency	Aug-19	Sep-19	% Change From Previous Month	Year to Date 2018	Year to Date 2019	% Change From Previous Year
Number of 911 Calls	1,347	1,341	-0.4%	11,699	12,115	3.6%
Incoming 7-Digit Line Calls	5,586	5,151	-7.8%	46,441	48,018	3.4%
Police Calls for Service	2,573	2,388	-7.2%	23,238	24,460	5.3%
Fire Calls for Service	762	815	7.0%	3,920	7,022	79.1%
Total Dispatched Calls	3,335	3,203	-4.0%	27,158	32,109	18.2%

Detention Center

Inmate and Process Total	Aug-19	Sep-19	% Change From Previous Month	Year to Date 2018	Year to Date 2019	% Change From Previous Year
Number of Adults Processed	95	95	0.0%	1,238	999	-19.4%
Transported to Greenville	42	29	-31.0%	415	370	-10.8%
Transported to Spartanburg	13	18	38.5%	228	247	8.3%
Juveniles Processed	1	0	100.0%	22	14	-36.4%
Hours Covered by Patrol	0	0	0.0%	208	12	-94.2%

Lt. Blackwell- Operations Division

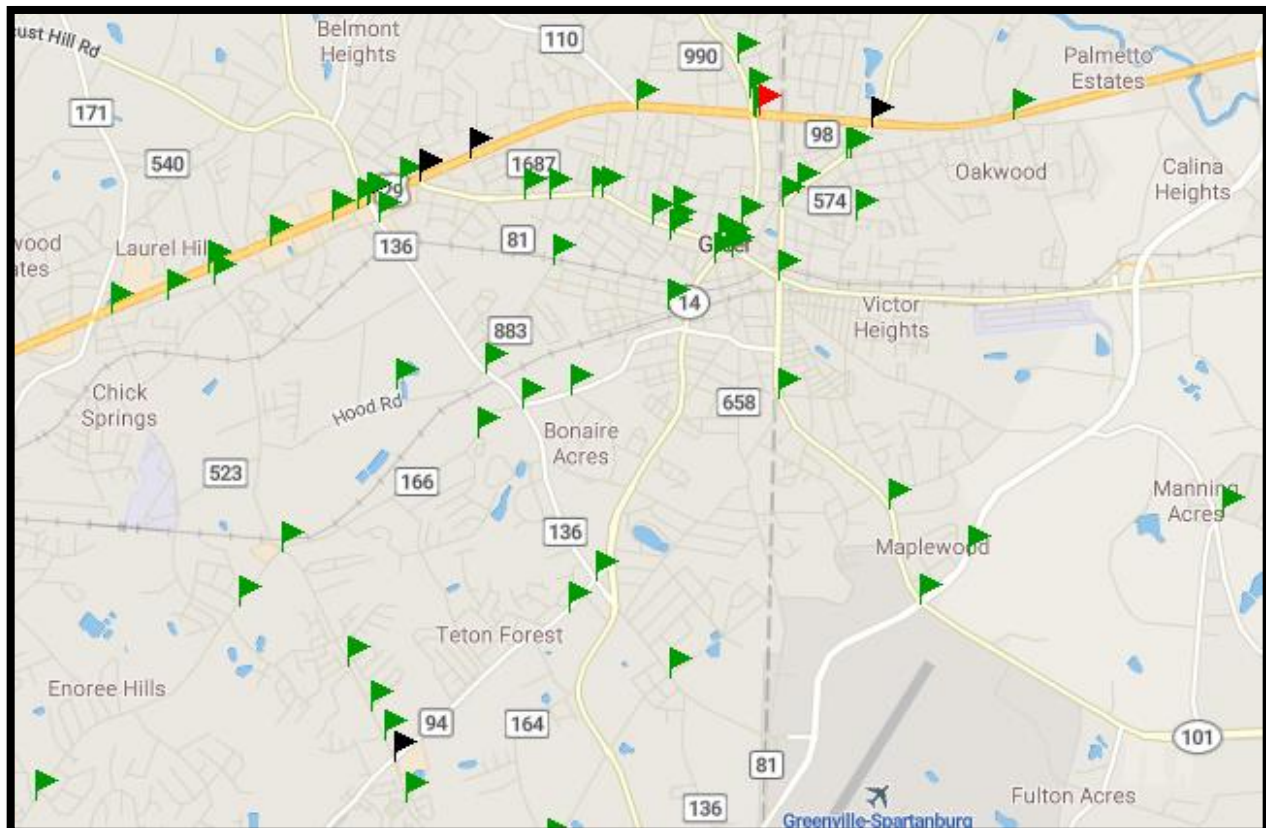
Animal Control Services

Animal Control Activity	August 2019	September 2019	% Change From Previous Month	Year to Date 2018	Year to Date 2019	% Change From Previous Year
Calls for Service	189	163	-13.8%	1,518	1,318	-13.2%
Live Dogs Picked Up	13	7	-46.2%	90	87	-3.3%
Live Cats Picked Up	4	1	-75.0%	64	40	-37.5%
Traps Delivered	6	4	-33.3%	47	45	-4.3%
Follow Up Calls	10	9	-10.0%	119	107	-10.1%
Citations Issued	1	1	100.0%	9	10	11.1%

Lt. Richardson- Patrol Division

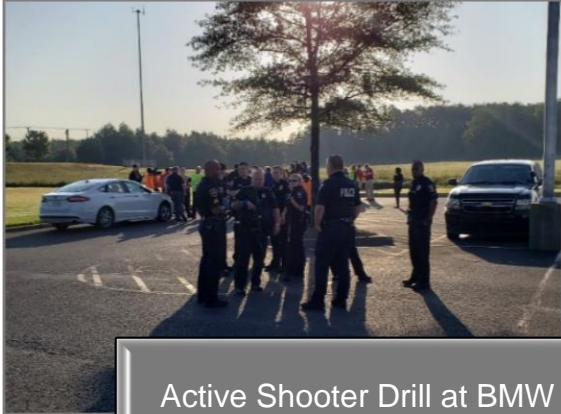
Police Patrol Activity	Sept-18	Sept-19	% Change	Last YTD	YTD	% Change
Citations issued	392	287	-26.79%	3,344	3,145	-5.95%
Arrests	121	90	-25.62%	1,306	1,080	-17.30%
Incident Reports	305	266	-12.79%	3,041	2,380	-21.74%
Collision Reports	125	131	4.80%	1,161	1,067	-8.10%
Warning Citations	239	275	15.06%	2,502	2,462	-1.60%
Patrol Miles	29,834	28,214	-5.43%	282,631	226,196	-19.97%
Warrants Served	104	63	-39.42%	1,098	773	-29.60%
Field Interviews	1	1	0.00%	45	40	-11.11%

September 2019 Collision Locations



Lt. Richardson- Patrol Division

Patrol Community Engagement



Active Shooter Drill at BMW



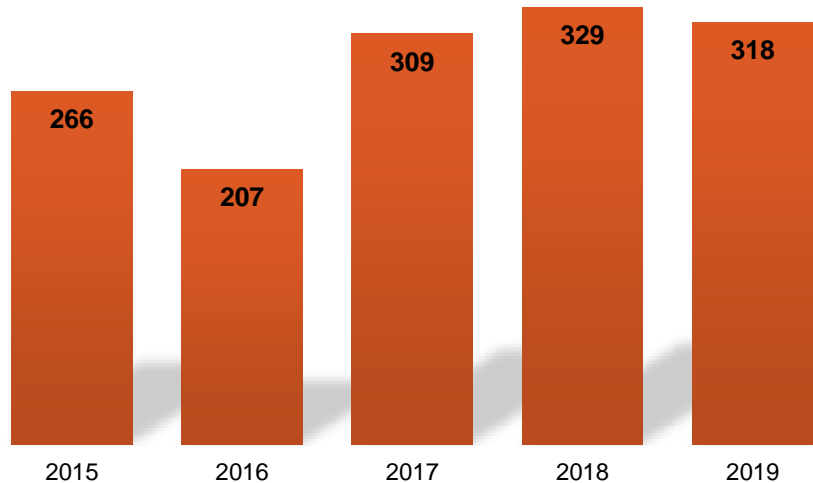
Officers strategizing their response for the Active Shooter Drill at BMW

Lt. Varner- Investigations Division

Cases Assigned YTD

There were a total of 50 new cases assigned to CID in September 2019. White collar crimes are again the most assigned cases this month. There were a higher number of Death Investigations and abuse related cases this month.

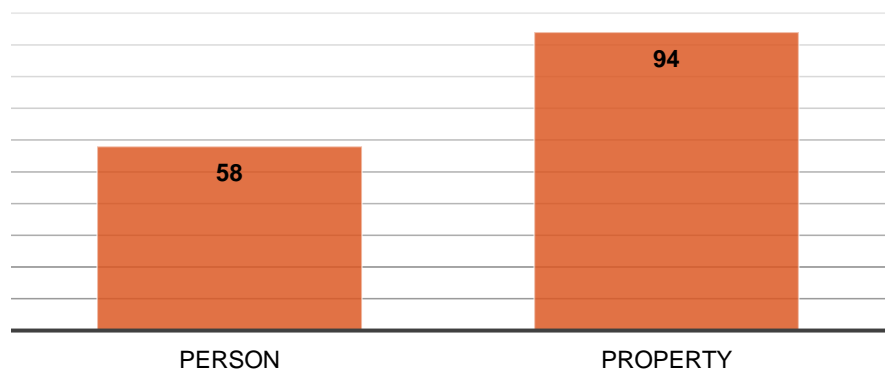
CID Assigned Cases Year to Date - September 2019



Closed Cases YTD

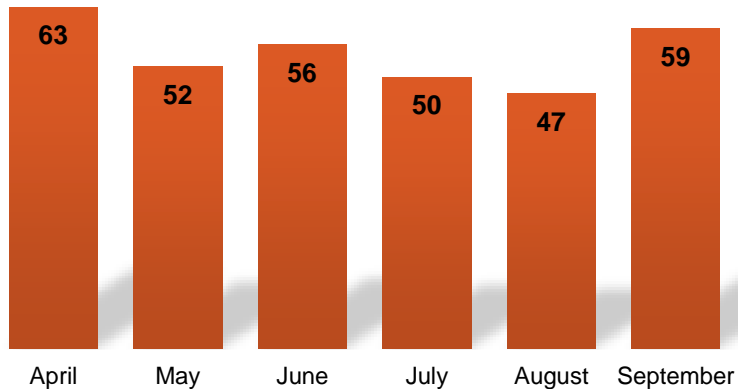
The chart represents the total number of closed CID cases thru September 2019, broken down by crimes against persons and property crimes.

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



Lt. Varner- Investigations Division

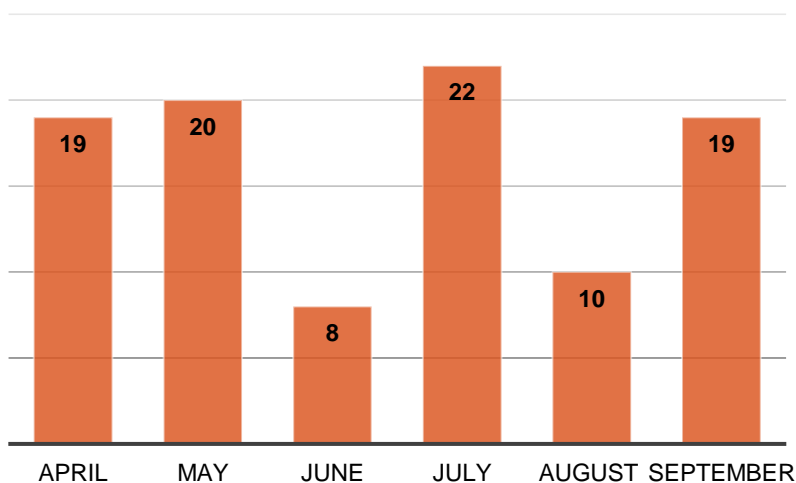
New VA Cases September 2019



New Victim Advocate Cases

There were 59 new cases assigned in September 2019. The average number of cases in the last six months are 55 cases. The increase in abuse cases, frauds, and DV cases has a significant contribution to this month's new victim numbers.

Crime Analysis - Cases Worked September 2019



Crime Analyst Cases Worked

Crime Analyst Ellis worked 19 cases during the month of September, along with assisting officers with 6 analysis requests, 8 bulletins created, 12 gang related research/intelligence projects, and several formal reports.

Lt. Varner- Investigations Division

CID TRAINING/OTHER

- CID personnel conducted a day of training for new officers in PTO training
- Detectives provided shift coverage on four night shifts this month
- Detective Arterburn attended the Crime Stoppers meeting in Greenville
- Detectives covered the departments Spartanburg Prelims this month
- Detective Arterburn attended Greenville Grand Jury
- Detective Hemric covered Greenville Grand Jury
- Detective Arterburn attended Homicide/Cold Case training in Georgia
- VA Weibel conducted LEVA & Victim Rights training at the Julie Valentine Center on the evening of 9/11
- VA Weibel attended Victim/Witness training in Spartanburg on 9/17
- VA Weibel conducted Risk Assessment training at the Greenville County DV training on 9/19
- VA Weibel attended SC Victim Assistance Network training on 9/26
- Vice began their attachment to the Greenville County Task Force this month

Category Number: VII.
Item Number: G.



AGENDA
GREER CITY COUNCIL
10/29/2019

Public Services Activity Report - September 2019

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Services Activity Report - September 2019	10/18/2019	Backup Material



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

FROM: PUBLIC SERVICES DEPARTMENT

SUBJECT: ACTIVITY REPORT FOR September, 2019

DATE: October 17, 2019

PUBLIC SERVICE CREW

- Hauled two loads of e-waste to the landfill
- Hauled three loads of construction waste to the landfill
- Poured 3 sections of pads with concrete at the Center for the Arts
- Clean up flowers at the cemetery
- Landscaping work at the museum including clean up, cut grass, trim hedges
- Hauled 20 dump truck loads of dirt to the tennis center at Tryon St for sidewalk
- Cut sidewalk on Mulberry Ave for removal

CARTS DELIVERED

NEW HOME CARTS: 48

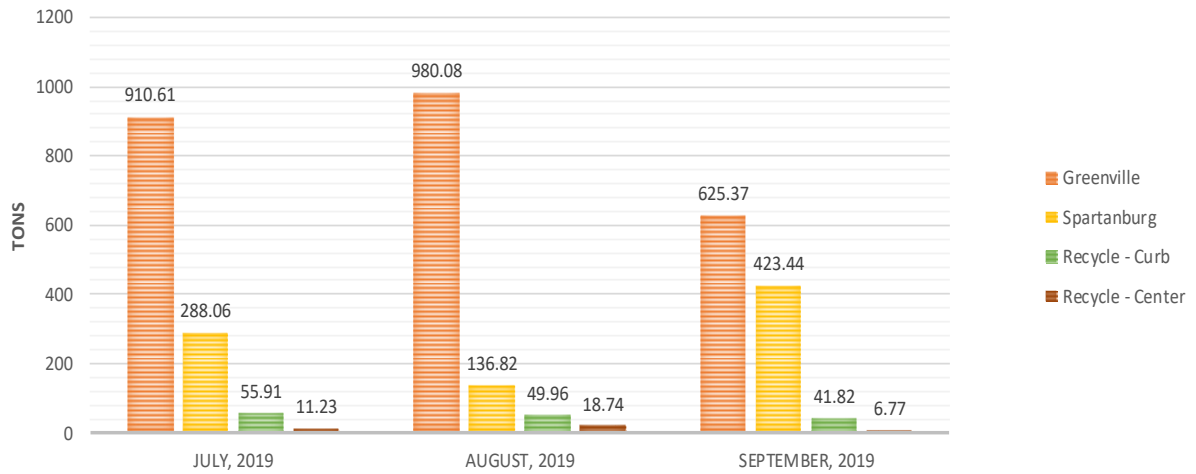
REPLACEMENT CARTS: 20

RECYCLE BINS: 65

CARTS REPAIRED: 16

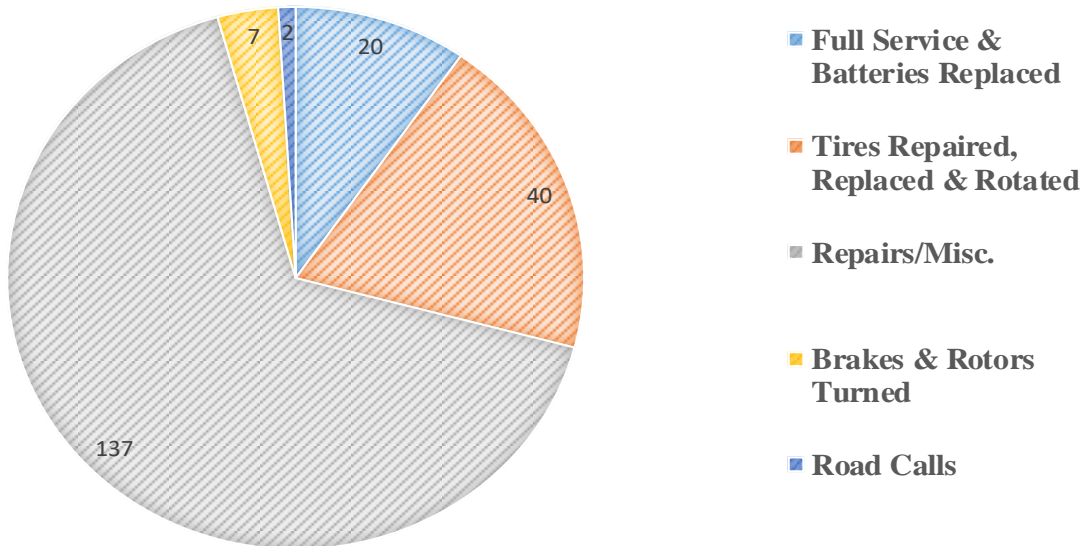
YARD WASTE CARTS: 5

GARBAGE/RECYCLING COLLECTION



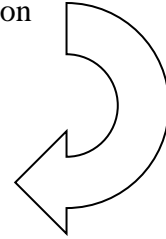
YTD Totals: Greenville 2516.06 + Spartanburg 848.32 = **3,364.38 Tons**

VEHICLE MAINTENANCE



STORM DRAINS & CATCH BASINS

- Cleaned out 300 ft of ditch line on Golf St.
- Picked up pipe for job at Tomotley Ct.
- Repair storm drain catch basin in Brushy Meadows Subdivision



BUSHHOG & RIGHT-OF-WAY CUTBACKS

- Cut back around Stop sign on Morrow St
- Cut back Stop signs on Burgess and Lancaster St.
- Cut back right-of-ways on Brookshire Rd, where they widened road 3ft on each side of street
- Grass was cut in all three cemeteries
- Cut grass on Moore St., old Shop, OC Building, High Bridge, and down town areas

STREET SWEEPER

- Street sweeper was run for 17 days on the city streets and curb lines.

WEED SPRAY

- Several areas were sprayed including Vandiventer Dr., Pine St., Ballenger Rd., Hilton, Fairview, W. Beardon, W. Church, N. Trade St., N. Miller, Few, Harris, Lorla St., Aaron Tippin, Lancaster

POTHOLES

- Patched/repaired potholes on S. Buncombe Rd., Garry Armstrong, Brookshire, W. Phillips, Moore St.

SIGNS REPAIRED/REPLACED

- Repaired street sign at Constantine Way
- No Truck signs were installed at School St & Victoria St.; Victoria St. & Trade St.
- Stop signs N. Line St & Moss St.; Moss St. & Harris St.

CITY BUILDING, AND CUSTODIAL MAINTENANCE

- Painted new Holding Cell in Jail
- Installed Lg. White Boards(Art Center)
- Installed Picture hanging rails (Art Center)
- Installed Astragal strips, door sweeps , and Door stops (Art Center)
- Installed new Concrete Pad and Sidewalk at Tryon outdoor Restroom
- Installed New TV Monitors In Dispatch Office
- Cleaned Carpets Events floor City Hall (contractor)

CITY ENGINEER

Ongoing Engineering Projects:

- Street Classification additions – Planning Commission approved – Council in Oct.
- Road Improvement Program – consultant revising proposal
- Downtown Streetscape project – Site visits, inspections and coordination
- Trakit Project Management Software – On site training, testing (3-5 hrs/wk)
- Executive Drive Storm drain failure – review design options, final decision very soon
- US 29 Accel/Decel lanes – revised drawings and sent to SCDOT for permits
- Hotel/Parking Deck project –monitor demo
- 2019 Paving Program – coordinating with contractor – wrapping up
- Developing 2020 Program – approved by Council on 10th
- 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
- Brookshire Road improvements – performed traffic/truck count, project getting started



Brookshire Road Repair

Public Works Projects & Activities:

- Recycle Center site/property inspection – required yearly by DHEC
- Tomotley Ct storm drainage extension – funding approved

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:

- Nifty Lift – permit issue
- Echo Ridge – final plat
- Fairfield Inn – plan review
- Overton Park – plan review
- Sudduth Farms – final plat review
- S Main Townes – on site meeting about sidewalks
- Arlington Commons – design issue with engineer

Other:

- PAC site reviews (4)
- Performance Review for BH
- Advertise for PSW 1 and Chief Mechanic position
- Drainage Issue – Burgess Hills, Golf St
- Street light requests (2)
- Individual meetings with PS personnel
- Meeting with ADA Coord about Springwood Park parking
- SCSPE Board meeting in Columbia
- Bluebeam discussion with COG and Bluebeam reps
- Order vehicle for department
- Riverside Chase pavement complaint/inspection
- Met with ACE to discuss operations
- Assist Dan with Tryon Center sidewalk
- Met with Bob Starliper about Cemetery

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

Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings (*Construction and Post-construction Minimum Control Measures*) - Storm water 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	Shine on Two 9	NA
Commercial	Century Park Kids Planet	NA
Residential	Overton Park	73

Plan Reviews			
Development Type	Project Name	Review Type	# Lots/Units
Commercial	Palms at Brushy Creek	Follow up	NA
Commercial	Palms at Brushy Creek	Follow up	NA
Commercial	Hampton Inn Build Out	Follow up	NA
Commercial	Chick-fil-a	Follow up	NA
Commercial	Chick-fil-a	Follow up	NA
Commercial	Bent Creek Sewer Extension Ph. 3	Initial	NA
Commercial	Greer Municipal Parking Deck	Initial	NA
Commercial	Praise Cathedral Family Life Center	Initial	NA
Commercial	Shine on Two 9	Initial	NA
Commercial	Century Park Kids Planet	Initial	NA

Pre-Construction Meetings		
Development Type	Project Name	# Lots/Units
Commercial	Abner Creek Elementary Additions	NA
Commercial/Residential	Crescent Park Commons Phase II	78
Commercial	Greer Express Car Wash	NA

2019 Stormwater Summary January 1 st through September 30 th , 2019		
Projects Submitted	Plan Reviews	Preconstruction Meetings
32	99	21

Historical Project Submittals	
Year	Projects Submitted
2019	32
2018	46
2017	37
2016	41
2015	35
2014	34

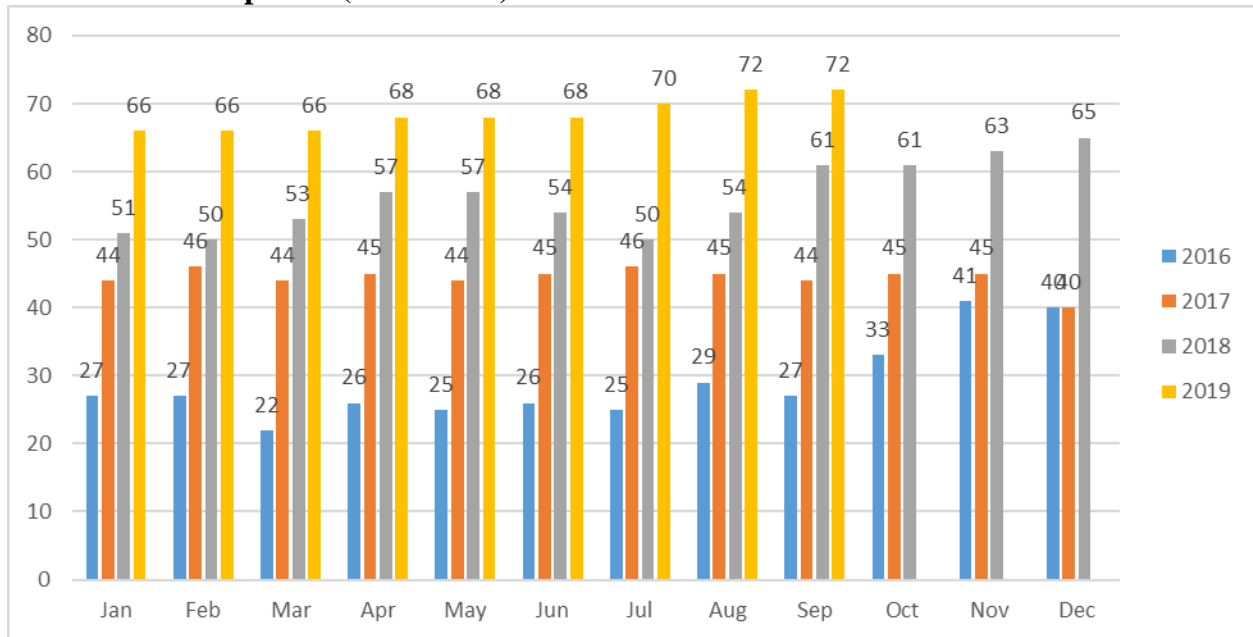
As-Built Reviews		
Development Type	Project Name	Review Type
Commercial	Project Satellite	Follow up
Commercial	RV and Boat Storage Phase 3	Initial
Commercial	Inland Port Chassis Yard	Initial
Commercial	Inland Port Chassis Yard	Follow up
Residential	Franklin Pointe	Initial
Residential	Heatherfield	Initial
Commercial	API Box Expansion	Initial
Commercial	Sage Creek Way	Initial
Commercial	Sage Creek Way	Follow up
Commercial	POM Storage	Initial

Miscellaneous – Stormwater and Engineering

- Started taking over Engineering Reviews from Steve Grant for new projects, in addition to my normal Stormwater reviews.
- Reviewed final plats for The Pines and Sudduth Farms.
- Met with our engineer on the Wade Hampton Turn Lanes project.
- Investigated Canyon Ridge Subdivision Detention Pond Ownership Issue.
- Attended South Carolina Society of Professional Engineers Meeting.
- Emailed SCDOT to request a signal light timing investigation at the Brushy Creek Rd/Suber Road Signal; the SCDOT subsequently updated the timing sequence (the signal plan had not been updated since 1997).
- Presented the roads for the Pleasant Meadows subdivision to Council, which were then voted on and accepted into the City.
- Numerous Trakit meetings, discussions, and testing periods.
- Coordinated and corresponded with engineer, contractors, and property owner on the Executive Drive sinkhole.
- Met on site with King Asphalt for the Brookshire Rd. CMRB construction.
- Conducted the Comprehensive Facility Inspections for the City Recycle Center, Operations Center, and MiMi Parking lot downtown. These inspections are required yearly to stay in compliance with the City's MS4 Permit.

STORMWATER INSPECTION

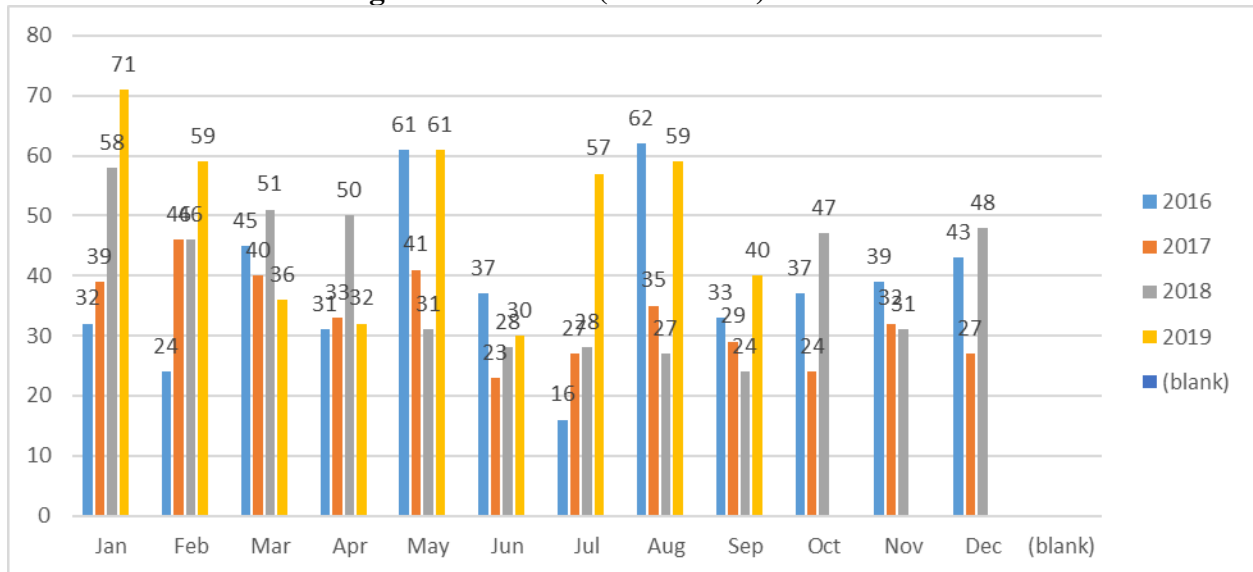
STORMWATER INSPECTION: Anthony Copeland/Brian Hunter 72 Active Site Inspected (Per Month)



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 Subd.	44. Hammett Bridge Res. Subd.	45. Creekside Manor
46. The Ledges	47. Hartwood Lake Subd.	48. STI Phase II
49. Brushy Creek Towns	50. Netzero	51. Reserves at Redcroft
52. Piedmont Point Apt.	53. GHS Pediatrics Ph-1	54. O'Hare Project
55. Briar Ridge	56. Ozellas Ridge	57. Magnolia Greens
58. Project Satellite	59. Benson CDRJ	60. Whata A Wash Carwash
61. Brockman McClimon Rd.	62. Katherine's Garden	63. Inland Port Chasis Yard
64. Sudduth Farms	65. Global Commerce	66. Branchwood Subd.
67. NTB	68. Pavilion Development	69. Greer High School Addition
70. Hampton Inn	71. Short Street	72. Nifty Lift

STORMWATER INSPECTION: Anthony Copeland

40 Individual LOT Drainage Plan Reviews (Per Month)



ADDRESSED CITIZENS COMPLAINTS: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Ponding / Standing Water	9/5/2019	121 Redcroft Dr.	COG SW visited site, notice runoff is within the swale and flows to the street.	9/5/2019

ASPHALT ACTIVITIES INSPECTION: Anthony Copeland / Brian Hunter

Subd. / Project Name	Date	Operation
Sudduth Farms Subd.	9/3/2019	Stone Base Proof-roll
Sudduth Farms Subd.	9/3/2019	Asphalt Binder Placement
Sudduth Farms Subd.	9/6/2019	Asphalt Binder Placement
Brushy Creek Towns	9/24/2019	Sub-Grade Proof-roll
Pelham Glen	9/30/2019	Sub-Grade Proof-roll

Category Number: VII.
Item Number: H.



AGENDA
GREER CITY COUNCIL
10/29/2019

Website Activity Report - September 2019

ATTACHMENTS:

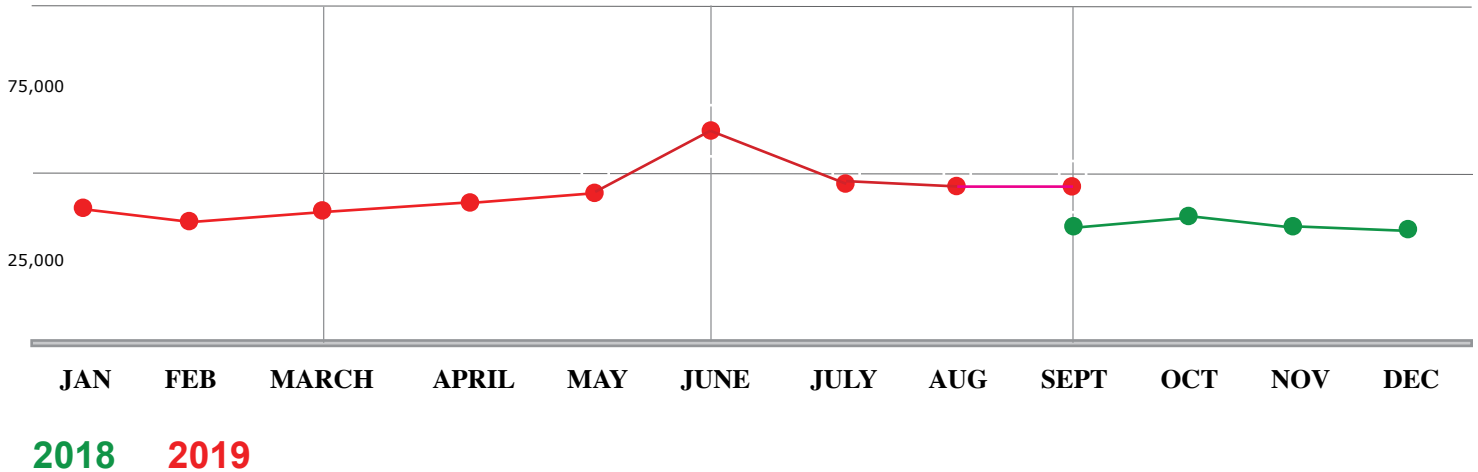
Description	Upload Date	Type
☐ Website Activity Report - September 2019	10/23/2019	Backup Material



City of Greer Website

September 2019 Monthly Report

Total Page Views by Month



Daily sessions at www.cityofgreer.org

September 1-30, 2019



Visitors to www.cityofgreer.org

Total Users: 14,452 from 64 countries
Desktop: 41.9 %
Mobile: 55.3 %
Tablet: 2.8 %

Retention

Monthly Page Views: 45,452
Avg Pages per Session: 2.33
Average Time per Session: 1 minute, 44 seconds

Traffic Sources

Search Engines 68.7 %
Direct Traffic: 25.9 %
Social/Other: 5.4 %

Most Viewed Pages

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

Category Number: X.
Item Number: A.



AGENDA
GREER CITY COUNCIL
10/29/2019

Elections Commission

Summary:

Ana Davis has submitted her resignation from the Election Commission her current term expires December 31, 2024. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Election Commission Members	10/18/2019	Backup Material
☐ Davis Resignation	10/18/2019	Backup Material



CITY OF GREER ELECTIONS COMMISSION

Six Year Terms

	Date of Appointment	Term Expiration
Paul Lamb 119 Cotter Lane Greer, SC 29650 Cell 905-0882 E-mail paulhlamb@gmail.com	November 25, 2014 January 13, 2009	December 31, 2020 December 31, 2014
Joseph R. Baldwin 10 Duer Way Greer, SC 29651 Home (864) 877-7841 E-mail greersclaw@yahoo.com	March 14, 2017	December 31, 2022
Ana Lucia Davis 119 Pine Street Greer, SC 29650 Cell 864-303-6271 Business 864-242-3491 E-Mail ana@godshall.com	November 27, 2018 September 12, 2017	December 31, 2024 December 31, 2018

Sec. 2-188. The election commission is specifically exempted from the provisions of this article in view of the requirements as to membership and appointment established by state statutes. (Not subject to seven-member appointment ordinance)

September 11, 2019

Mr. Rick W. Danner
Mayor of City of Greer
301 E Poinsett Street
City Hall
Greer, SC 29651

Dear Rick:

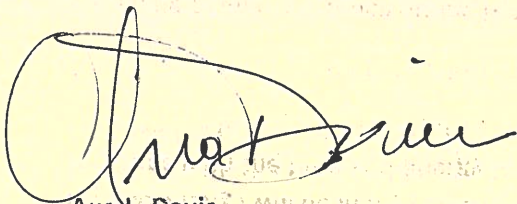
It is with regret that I am writing to inform you of my decision to resign my position on the Municipal Election Commission Board, effective immediately.

I have decided to move out of the city limits and my house will be in the market in the next week. Not sure how long I will be in my current residence, but I want to give you enough time for you to find someone with the time and energy to devote and living in this area. I might be traveling back and forth to Colombia to be with my parents from now on.

It has been a pleasure being part of this board and I am very thankful that you offered me this position.

If I can be of any assistance during the time it will take to fill the position, please don't hesitate to ask.

Best Regards,

A handwritten signature in black ink, appearing to read 'Ana L. Davis', with a large, stylized loop at the beginning.

Ana L. Davis
113 Pine St
Greer, SC 29650
(864)303-6271



AGENDA
GREER CITY COUNCIL
10/29/2019

Second and Final Reading of Ordinance Number 20-2019

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERNE MILLER, DARLENE DOCKINS, DENISE BARRETT AND JEFFERY THOMPSON LOCATED AT 3006 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 20-2019	10/23/2019	Ordinance
▣ Ord 20-2019 Exhibit A1 Deed	10/23/2019	Exhibit
▣ Ord 20-2019 Exhibit A2 Deed	10/23/2019	Exhibit
▣ Ord 20-2019 Exhibit B Plat	10/23/2019	Exhibit
▣ Ord 20-2019 Exhibit C Map	10/23/2019	Exhibit
▣ Ord 20-2019 Exhibit D Flood Map	7/12/2019	Exhibit
▣ Ord 20-2019 Petition for Annexation	7/12/2019	Backup Material
▣ Ord 20-2019 Zoning Application	10/23/2019	Exhibit
▣ Ord 20-2019 Planning Commission Minutes	10/22/2019	Backup Material

ORDINANCE NUMBER 20-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY LAVERNE MILLER, DARLENE DOCKINS, DENISE BARRETT AND JEFFERY THOMPSON LOCATED AT 3006 BRUSHY CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson are the sole owners of property located at 3006 Brushy Creek Road, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Numbers T035000101100 containing approximately ~~13.67~~ **14.04** +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0342E attached hereto marked as Exhibit D; and

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

WHEREAS, LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson have petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and

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

WHEREAS, the property owners have requested that the subject property be zoned R-12 (Single Family Residential District); and

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

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

1. ANNEXATION: The ~~13.67~~ **14.04** acres +/- property shown in red on the attached map owned by LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson located at 3006 Brushy Creek Road as described on the attached map as Greenville County Parcel Number T035000101100 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 290.26 FEET OF BRUSHY CREEK ROAD ROADWAY:
290.26 feet of Brushy Creek Road roadway along the edge of the annexed property owned by LaVerne Miller, Darlene Dockins, Denise Barrett and Jeffrey Thompson as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY
EXCLUDED: All that portion of Alexander Road along the edge of and adjoined to the annexed property shown on the attached Exhibit C to the centerline of the aforementioned rights-of-way is excluded from this annexation.

4. ZONING ASSIGNMENT: The above referenced property shall be zoned R-12 (Single Family Residential District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

5. LAND USE MAP: The above reference property shall be designated as Residential Land Use 2 and 3 Communities on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

6. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0342E.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: June 11, 2019

Second and

Final Reading: October 29, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

STATE OF SOUTH CAROLINA

PROBATE COURT

COUNTY OF GREENVILLE

IN THE MATTER OF: CLARA LOUISE THOMPSON, Deceased

CASE NUMBER: 2013ES2301449

DEED OF DISTRIBUTION

WHEREAS, the decedent died on January 5, 2005; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina in File #2013ES2301449; and,

WHEREAS, the grantees herein are either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

LaVerne T. Miller (1/3 interest)
418 Alexander Rd.
Greer, SC 29650

Jeffrey Wade Thompson (1/6 interest)
122 Aristides St.
St. Dunedin, FL 34698

Darlene T. Dockins (1/3 interest)
426 Alexander Rd.
Greer, SC 29650

Denise Thompson Barrett (1/6 interest)
826 Mosteller Dr.
Greer, SC 29651

all the Decedent's right, title, and interest in and to the following described property:

A portion of (14.5 acres, more or less) of ALL that piece, parcel or lot of land lying in the Brushy Creek section and about three miles southwest from the city of Greer, in Chick Springs Township, Greenville County, State of S.C., the same being shown by a plat of the property of Thomas Earl Thompson made by H.S. Brockman and dated July 11, 1950, and recorded in Vol. X Page. 118, RMC Office for Greenville County.

2013100351
3 PGS
Page 3313-3315
Book DE 2435
December 02, 2013 10 04 26 AM
Rec \$10 00
Cnty Tax \$0 00
State Tax \$0 00
FILED IN GREENVILLE COUNTY, SC

This is a portion of same property conveyed to Thomas Earl Thompson by deed dated July 11, 1950 and recorded July 17, 1950 in Deed Book 414 at Page 119. Thomas Earl Thompson died testate on October 14, 1984, and by way of his Estate filed in Estate No. 84ES2301362, this same property was conveyed to Clara Louise J. Thompson.

Tax Map No.: T035000101100

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

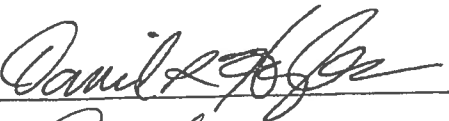
TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the parties named on Page 1, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, on this 22 day of November, 2013.

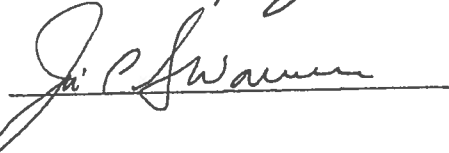
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Estate of: CLARA LOUISE THOMPSON

Witness:



Witness:



by Signature:

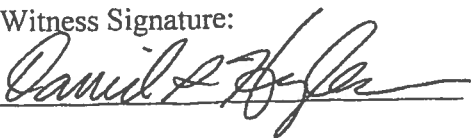

LaVerne T. Miller


STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

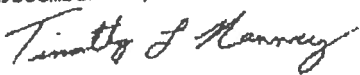
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that s/he with the other witness above witnessed the execution thereof.

Sworn to before me this 22nd day of
November 2013.

Witness Signature:



Notary Public for South Carolina
My Commission Expires: 9-25-2022

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2013100351 Book: DE 2435 Page: 3313-3315
December 02, 2013 10 04.25 AM


DEED Book: DE 2578 Page: 5160 -
 October 22, 2019 03:28:23 PM Cons
 Rec: \$15.00 Cnty Tax: EXEMPT S
 FILED IN GREENVILLE COUNTY,

Grantee's Address: 10 London Court, Greer, SC 29650

Deed prepared by : Evelyn M. Angeletti, Attorney, P.O. Box 3764, Greenville, SC 29608

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

WARRANTY
 DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Darlene T. Dockins** and **Kenneth A. Dockins (a/k/a Kenneth Angus Dockins)**, Grantors, in consideration of Love and Affection and the sum of Ten and 00/100ths (\$10.00) Dollars, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **Darlene T. Dockins, Jeffrey Wade Thompson, Denise Thompson Barrett, and Laverne T. Miller**, in equal shares as tenants in common, and their respective heirs, successors and assigns forever, Grantees:

SEE EXHIBIT A, attached and made a part hereof as to all matters thereon.

This property is conveyed subject to all easements, covenants, restrictions, rights-of-way, zoning ordinances, and all other matters, and the like, which are a matter of record and/or actually existing on the ground, as the same may affect the property.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantees, and the Grantees' heirs, successors and assigns, forever. And, the Grantors do hereby bind themselves to warrant and forever defend all and singular said premises unto the Grantees and the Grantees' heirs, successors and assigns and against all those lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of October, 2019.

Signed, Sealed and Delivered
in the presence of:

Karen K. Tart
Evelyn M. Angeletti
Karen K. Tart
Evelyn M. Angeletti

Darlene T. Dockins
Darlene T. Dockins

Darlene T. Dockins as attorney-in-fact for
Darlene T. Dockins as Attorney-in-Fact
For Kenneth A. Dockins (a/k/a Kenneth
Angus Dockins)

Kenneth A. Dockins (a/k/a Kenneth)
Angus Dockins

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, EVELYN M. ANGELETTI, do hereby certify the afore-named,
Darlene T. Dockins, Individually and as Attorney-in-Fact for Kenneth A. Dockins (a/k/a
Kenneth Angus Dockins) personally appeared before me this day and acknowledged the
due execution of the foregoing instrument.

Witness my hand and official seal this the 21st
day of October 2019.

Evelyn M. Angeletti
Notary Public for South Carolina
My comm. exp.: 4/11/23

(SEAL)

EXHIBIT A

ALL THAT certain piece parcel or lot of land with all improvements thereon containing 0.37 A., more or less, situate, lying and being on Alexander Road, Greenville County, South Carolina, being a portion of Tax Map No. T035000101103, designated as Tract "B," as more particularly shown on that certain plat of real property entitled "Survey for Darlene T. Dockins & Kenneth A. Dockins & NewSouth Landservices, LLC," dated July 18, 2019 prepared by Sinclair & Associates, Inc., which plat is incorporated herein as to all matters shown thereon, and having according to said plat the following metes and bounds:

* RECORDED IN PLAT BOOK 1351
AT PAGE 0014 IN THE OFFICE OF
THE REGISTER OF DEEDS FOR
GREENVILLE
COUNTY

Beginning at a spike found in the right-of-way for Alexander Road at the joint corner of Tract A and Tract B and running thence N. 24-51-11 E. 244.12 feet to an iron pin set in the joint side line of Tracts A and B; thence continuing with the joint side line of Tracts A and B, N. 10-30-07 W. 244.46 feet to an open top pipe found; thence with the line of Tract B and property identified as Tax Parcel T035000101100, the following courses and distances: S. 02-16-14 W. 245.00 feet to an open top found; S 12-15-14 W. 176.50 feet to an open top found; S. 65-57-50 W. 109.49 feet to the point of beginning.

THE FOREGOING PARCEL IS CONVEYED SUBJECT TO ITS BEING COMBINED WITH THAT CERTAIN PARCEL OF ADJACENT LAND OWNED BY THE GRANTEES HEREIN AS TENANTS IN COMMON CONSISTING OF 14.17 A., MORE OR LESS, bearing Tax Map No. T035000101100.

Derivation: Deed of Kenneth A. Dockins and Darlene T. Hyett to Kenneth A. Dockins and Darlene T. Dockins dated November 9, 2007, recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2303 at Page 866 on December 5, 2007.

TAX MAP NO. T035000101103 (Portion)

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 0.29 A., Alexander Road, Greer, SC, bearing Greenville County Tax Map Number Portion of TMS T035000101103, was transferred by Darlene T. Dockins and Kenneth A. Dockins to Darlene T. Dockins, Jeffrey Wade Thompson, et al on October 22, 2019.
3. Check one of the following: The deed is
 - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ✓ 5,9 exempt from the deed recording fee because (see information section of affidavit):
 (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of .
 - (b) The fee is computed on the fair market value of the realty which is .
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is .
5. Check Yes ✓ or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: .
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here:
 - (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here:
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : .
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Darlene T. Dockins
Responsible Person Connected with the Transaction

Darlene T. Dockins
Print or Type Name Here

SWORN to before me this 21st
day of October 20 19
Tracy M. Archibald
Notary Public for South Carolina
My Commission Expires: 4/11/23

INFORMATION

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

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

GENERAL NOTES:

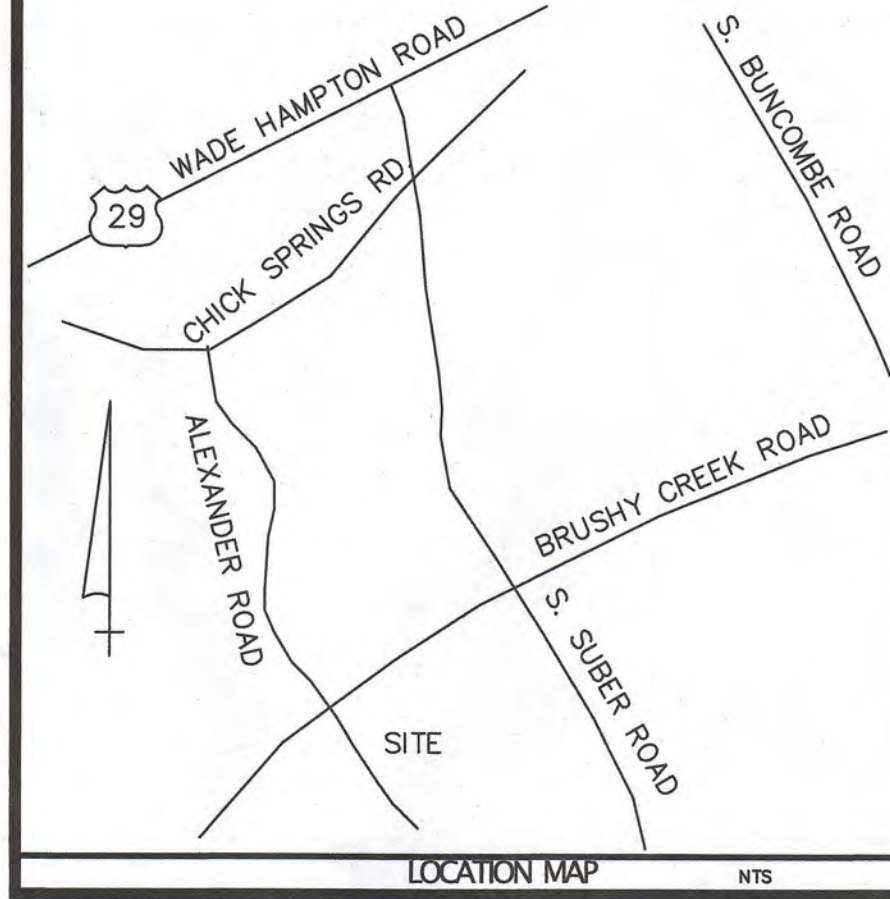
- 1) This plot was prepared as a professional service for the exclusive use of the person, persons, or entity named within the hereon statement and or title. Said statement does not extend to any unnamed person, persons or entity without the expressed permission of SINCLAIR & ASSOCIATES, INC. naming said person, persons, or entity.
- 2) Although all visible easements obvious and apparent to the surveyor have been shown, SINCLAIR & ASSOCIATES, INC. does not warrant the existence or nonexistence of any other easements.
- 3) The underground utilities shown have been located from field surveys, furnished information, and or existing drawings. SINCLAIR & ASSOCIATES, INC. makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. SINCLAIR & ASSOCIATES, INC. further does not warrant that the underground utilities shown are in the exact location as indicated although SINCLAIR & ASSOCIATES, INC. does state that they are located as accurately as possible from the information available. SINCLAIR & ASSOCIATES, INC. has physically located only those underground utilities which are visibly apparent.
- 4) SINCLAIR & ASSOCIATES, INC. does not warrant the existence or nonexistence of any hazardous waste on the survey site.
- 5) SINCLAIR & ASSOCIATES, INC. does not warrant the existence or nonexistence of any Jurisdictional Wetlands on the survey site.
- 6) **FLOOD CERTIFICATION**
According to FEMA FIRM MAP Panel No. 342 of 625 for Greenville County Dated: August 18, 2014; This site is not in a 100 Year Flood Hazard Zone. Community-Panel Number: 45045C0342E.
- 7) Underground utilities are shown per a sketch provided by GREER-CPW.
Before any construction or digging you will need to call 811 (Utility Location Service).

NOTE:
THIS BEING A BOUNDARY SURVEY OF
EXISTING PARCEL(S), AND THIS SURVEY
DOES NOT MAKE OR CHANGE ANY
STREET.



EXHIBIT

B



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS, BOTH RECORDED AND UNRECORDED.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.

A COMPLETE TITLE SEARCH WAS NOT PERFORMED BY OR SUPPLIED TO SINCLAIR & ASSOCIATES, INC.

MONUMENTS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

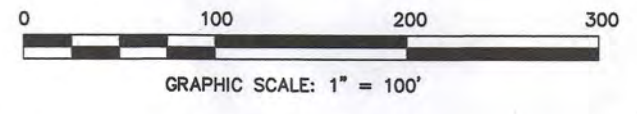
ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

AREAS CALCULATED BY COORDINATE GEOMETRY AND CARLSON SOFTWARE.

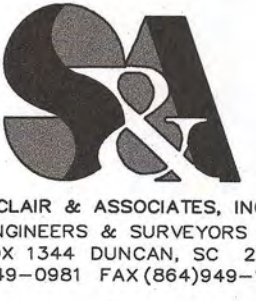
CURRENT OWNER
DENISE THOMPSON BARRETT
& DARLENE T. DOCKINS
& etal

LEGEND

- OHE— EXISTING OVERHEAD POWER
- FO--- UNDERGROUND FIBER OPTIC
- UGT--- EXISTING UNDERGROUND TELEPHONE
- SS--- EXISTING SANITARY SEWER
- SD--- EXISTING STORM DRAIN SEWER
- W--- EXISTING WATERLINE
- G--- EXISTING GAS LINE
- CL--- CHAIN LINK FENCE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRICAL TRANSFORMER
- ☆ SPRINKLER VALVE
- WATER VALVE VAULT
- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- AC UNIT
- SPIKE / NAIL
- SCOO SANITARY CLEANOUT
- CATCH BASIN
- CURB INLET
- FIRE HYDRANT
- FIRE PROTECTION PIV
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- UTILITY POLE
- ☆ LIGHT POLE
- 15" RCP
- S--- EXISTING STORM PIPE
- R/W--- RIGHT OF WAY
- () RECORD BEARING AND DISTANCE



SHEET 1 OF 1



SINCLAIR & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
P.O. BOX 1344 DUNCAN, SC 29333
(864)949-0981 FAX (864)949-1911

NOTICE
THIS DRAWING IS THE PROPERTY OF SINCLAIR & ASSOCIATES, INC. AND IS FURNISHED WITH THE CONDITION THAT IT IS TO BE CHANGED WITHOUT WRITTEN AUTHORIZATION. SINCLAIR & ASSOCIATES, INC. FURTHERMORE THIS DRAWING BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THIS SPECIFIC PROJECT.



3006 BRUSHY CREEK ROAD

1	ADDED TRACT "B"	7.1
0	ORIGINAL ISSUE	11.
NO.	REVISION	D

BOUNDARY
SURVEYED FOR:
NEWSOUTH
LAND SERVICES, INC.

LOCATED AT
3006 BRUSHY CREEK ROAD
GREER, SOUTH CAROLINA
GREENVILLE COUNTY,
SOUTH CAROLINA

14.54 ACRES TOTAL

TAX MAP:	T035000101100
PLAT BOOK:	DEED
X-118	2435-
DATE: 11/09/2018	FIELD
DRAWN BY: JRS	CHECKED
PROJECT NO: 5977	

SU-1

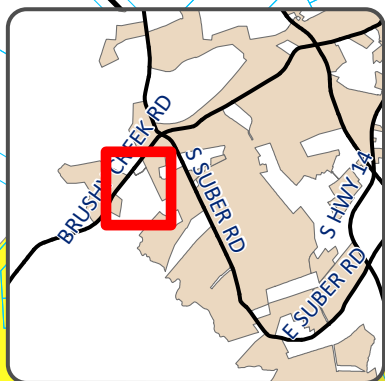
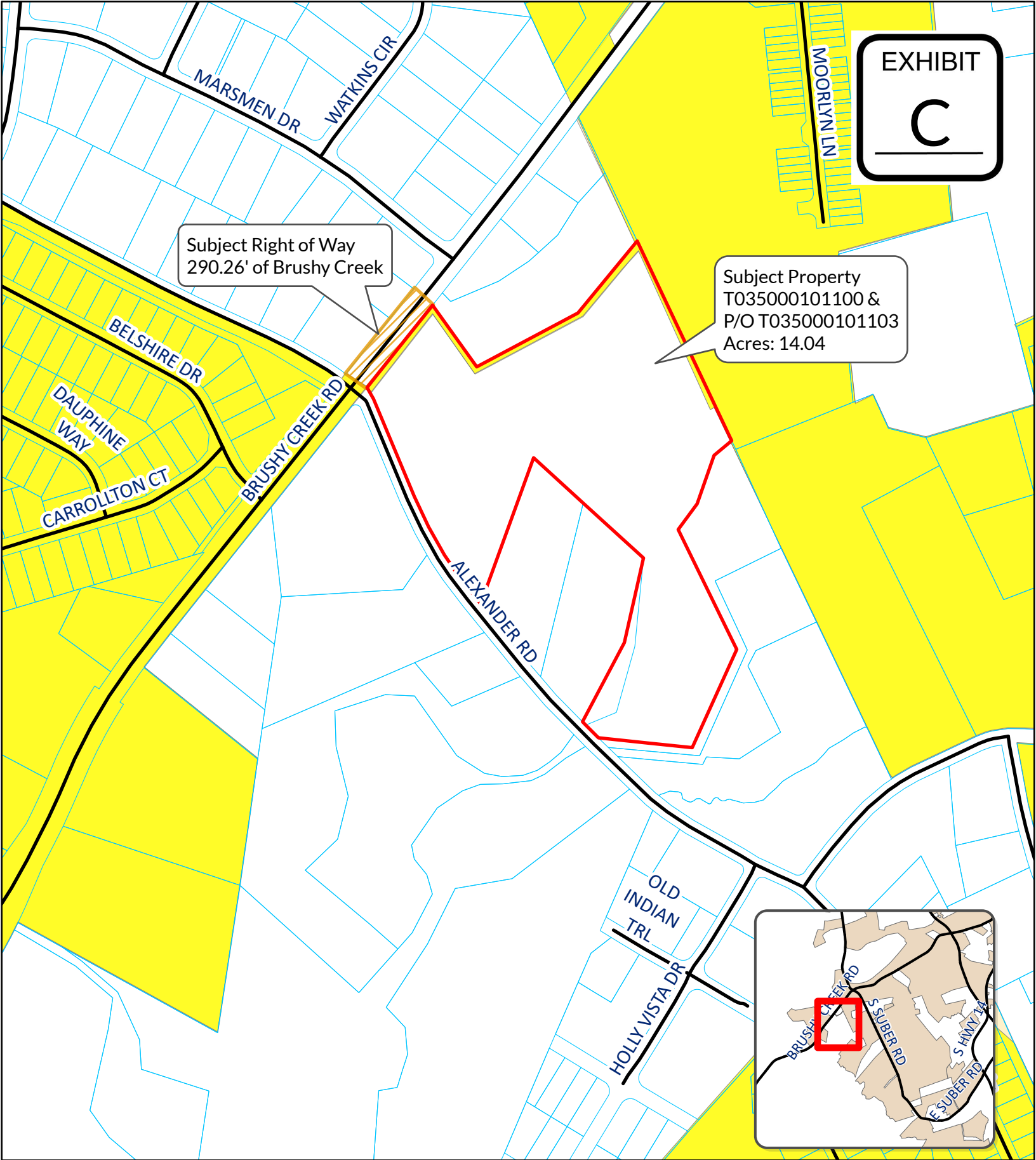
PATH: c:\projects\5977-halt brushy creek\disc\

© 2018 SINCLAIR & ASSOCIATES, INC.

SINCLAIR & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
DUNCAN, SOUTH CAROLINA



15790 7-18-19
SURVEYORS NAME REG NO. DATE



Ordinance 20-2019

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

Council Districts

1	4
2	5
3	6

N

0 125 250 375 500

Feet

Streets

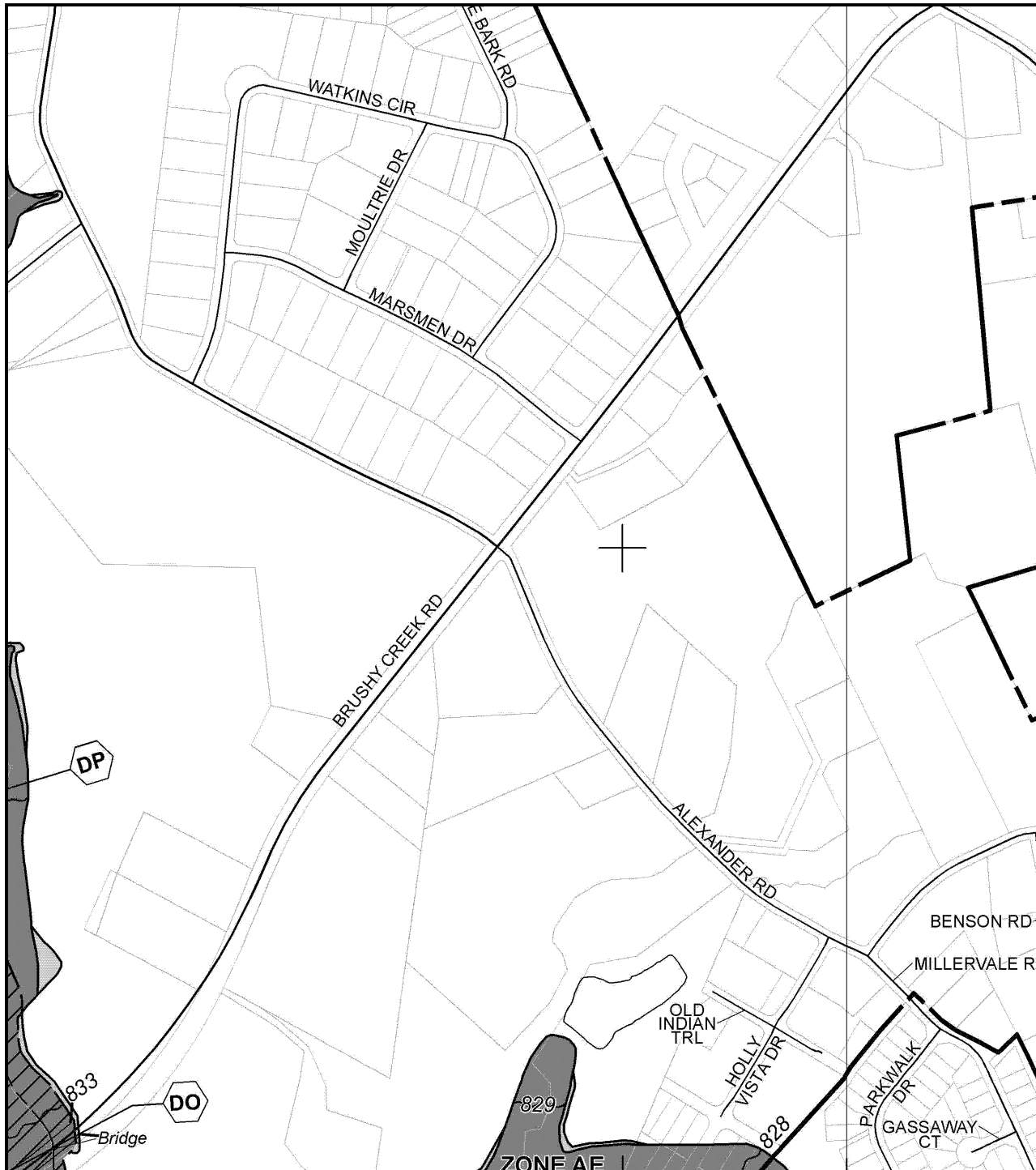
Right of Way

Parcels

City Limits

Parcels selecti

Created 10/4/2019 by City of Greer GIS



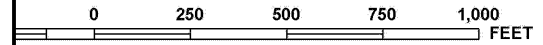
Program at 1-800-638-6620.

EXHIBIT

D



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342E

FIRM

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

PANEL 342 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
GREENVILLE COUNTY	450089	0342	E
GREER, CITY OF	450200	0342	E

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



**MAP NUMBER
45045C0342E**

**MAP REVISED
AUGUST 18, 2014**

Federal Emergency Management Agency

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



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

Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 3006 BRUSHY CREEK ROAD, GREER, SC more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number T035000101100 attached hereto marked as Exhibit C containing approximately 4.17 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 30th day of APRIL, 2019, before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: LAVERNE T. MILLER

Signature: LaVerne T. Miller

Address: 418 Alexander Road

Witness: Greer, SC 29650

Date: 5-6-2019

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE
(T035000101100)

Print Name: DARLENE T. DOCKINS

Signature: Darlene T. Dockins

Address: 426 Alexander Rd. Greer, SC 29650

Witness: [Signature]

Date: May 6, 2019

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE
(T035000101100)

Print Name: DENISE THOMPSON BARRETT

Signature: Denise Thompson Barrett

Address: 710 Ansel School Rd Greer SC 29651

Witness: [Signature]

Date: 5/6/19

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE
(T035000101100)

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____

Print Name: JEFFREY WADE THOMPSON

Signature: Jeffrey W Thompson

Address: 39248 US 19 N #323 Tarpon Springs FL 34689

Witness: [Signature]

Date: 5-3-19

Parcel Address: SAME AS ABOVE

Tax Map Number: SAME AS ABOVE
(T035000101100)

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____

Print Name: _____

Signature: _____

Address: _____

Witness: _____

Date: _____

Parcel Address: _____

Tax Map Number: _____



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

Date 5/30/19

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

Tax Map Number(s) T035000101100

Property Address(s) 3006 BRUSHY CREEK ROAD, GREER, SC

Acreage of Properties 14.17 County _____

Applicant Information

Name NEWSOUTH LAND SERVICES, LLC
Address 10 LONDON COURT
GREER, SC 29650
Contact Number (864) 630-2418
Email bhalt@NEWSOUTH.NET
(BHALT@NEWSOUTH.NET)

Property Owner Information

(If multiple owners, see back of sheet)

Name SEE ATTACHED
Address _____
Contact Number _____
Email _____

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

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

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Signature(s) 
SOLE MEMBER, NEWSOUTH
LAND SERVICES, LLC

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

Complete the section below if multiple property owners

Name LAVERNE T. MILLER
Address 418 Alexander Rd.
Contact Number 864-879-7085
Signature Laverne T Miller
E MAIL: _____

Name DENISE THOMPSON BARRETT
Address 710 Ansel School Rd Greer SC 29651
Contact Number 864-270-5259
Signature Denise Thompson Barrett
E MAIL: denisebarrett30@gmail.com

Name DARLENE T. DOCKINS
Address 426 Alexander Rd. SC 29650
Contact Number 864-877-8270
Signature Darlene T. Dockins
E MAIL: dkd79@aol.com

Name JEFFREY WADE THOMPSON
Address 39248 US 19 N. #323 Tarpon Springs FL 34689
Contact Number 727 333-1316
Signature Jeffrey Wade Thompson
E MAIL: JeffTrees216@gmail.com

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, June 17, 2019**

DOCKET: AN 2019-09

APPLICANT: Evelyn Angeletti

PROPERTY LOCATION: 3006 Brushy Creek Rd

TAX MAP NUMBER: T035000101100

EXISTING ZONING: R-12, Single Family Residential (Greenville County)

REQUEST: Annex and zone R-12, Single Family Residential

SIZE: 13.67 acres

COMPREHENSIVE PLAN: Adjacent to Residential Land Use 2 and 3 Communities

ANALYSIS: AN 2019-09

AN 2019-09 is an annexation and zoning request for a parcel located on Alexander and Brushy Creek Roads. The request is to zone the parcels from R-12, Single Family Residential (Greenville County), to R-12, Single Family Residential, for future development.

Surrounding land uses and zoning include:

North: R-15 Single Family Residential (Greenville County) and R-12, Single Family (City of Greer)

East: R-12, Single Family Residential (Greenville County) and R-12, Single Family Residential and PD-R, Planned Development Residential

South: R-12, Single Family Residential (Greenville County)

West: R-12, Single Family Residential and R-S, Residential Suburban (Greenville County)

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Residential Land Use 2 and 3 Communities along a Neighborhood Corridor. This Community category is generally where most residential subdivisions located across the city may be found. The density range of these areas is between 2.6 to 4.6+ units per acre. The proposed density is 3.6 units per acre. As such, this meets the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION: Mrs. Jones made a motion to recommend R-15, Single Family Residential, instead of the requested R-12, Single Family Residential zoning. Mr. Martin seconded the motion. The motion carried 6-0.



AGENDA
GREER CITY COUNCIL
10/29/2019

Second and Final Reading of Ordinance Number 36-2018

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 36-2019	10/18/2019	Ordinance
▣ Ord 36-2019 Exhibit A Deed	10/18/2019	Exhibit
▣ Ord 36-2019 Exhibit B Plat	10/18/2019	Exhibit
▣ Ord 36-2019 Exhibit C Map	10/18/2019	Exhibit
▣ Ord 36-2019 Exhibit D Flood Map	10/18/2019	Exhibit
▣ Ord 36-2019 Petition for Annexation	10/18/2019	Exhibit
▣ Ord 36-2019 Zoning Application	10/18/2019	Exhibit
▣ Ord 36-2019 Planning Commission Minutes	10/22/2019	Backup Material

ORDINANCE NUMBER 36-2019

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY BOBBY SAFRIT LOCATED AT 5204 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF C-3 (COMMERCIAL DISTRICT) FOR SAID PROPERTY.

WHEREAS, Bobby Safrit is the sole owner of property located at 5204 West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the map attached hereto marked as Greenville County Parcel Number T009050105003 containing approximately 0.63 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0341E attached hereto marked as Exhibit D; and

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

WHEREAS, Bobby Safrit has petitioned the City of Greer to annex his property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and

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

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

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

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

1. ANNEXATION: The 0.63 acres +/- property shown in red on the attached map owned by Bobby Safrit located at 5204 West Wade Hampton Boulevard as described on the attached map as Greenville County Parcel Number T009050105003 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 184.57 FEET OF WEST WADE HAMPTON BOULEVARD ROADWAY: 184.57 feet of West Wade Hampton Boulevard roadway along the edge of the annexed property owned by Bobby Safrit as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

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

4. LAND USE MAP: The above reference property shall be designated as Transit Oriented Corridor on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0341E.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: October 8, 2019

Second and

Final Reading: October 29, 2019

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

EXHIBIT**A**

GRANTEE'S ADDRESS: 2543 LOCUST HILL ROAD, TAYLORS, S. C. 29687

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)


TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Collins Properties, LP** (hereinafter "Grantor"), in consideration of **Two Hundred Thousand and 00/100 (\$200,000.00) Dollars**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto **Bobby M. Safrit, II** (hereinafter "Grantee") its successors and assigns forever, the following real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And, the Grantor does hereby bind the Grantor and the Grantor's heirs, successors, assigns, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs, successors and assigns against the Grantor and the Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

 **2015083934**
DEED Book: DE 2475 Page: 5868 - 5870 3 Pgs
October 28, 2015 04:05:06 PM Cons: \$200,000.00
Rec: \$10.00 Cnty Tax: \$220.00 State Tax: \$520.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Murray*

WITNESS the Grantor's hand and seal this 26th day of October, 2015.

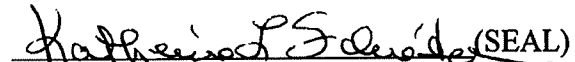
SIGNED SEALED AND DELIVERED
in the presence of:

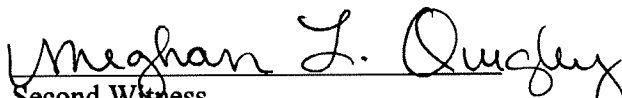
GRANTOR:

Collins Properties, LP

By: Collins Properties of S.C, Inc.
Its: General Partner


First Witness

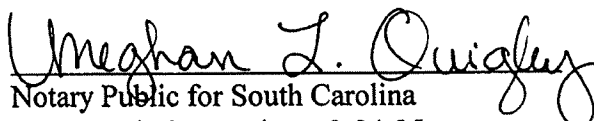
 (SEAL)
By: Katherine L. Schneider
Title: President


Second Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, Meghan L. Quigley, a Notary Public for the State of South Carolina, do hereby certify that **Collins Properties, LP**, by **Collins Properties of S. C, Inc., Its General Partner** by **Katherine L. Schneider**, its **President**, personally appeared before me this 26th day of October, 2015, and acknowledged the due execution of the foregoing instrument.


Notary Public for South Carolina
My commission expires: 2-24-25

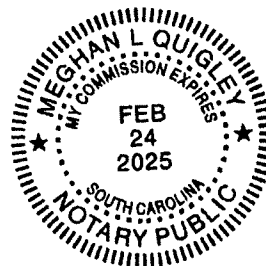


EXHIBIT A
LEGAL DESCRIPTION

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, as shown on Plat of B.F. Flynn property recorded in Plat Book BB, Page 143, and having, according to a more recent survey of a portion of said property made by H.S. Brockman, Eng., dated January 29, 1968, of the property of M.A. Parnell; the following metes and bounds, to-wit:

BEGINNING at an iron pin at the right of way of US Highway No. 29, commonly called Wade Hampton Boulevard, and running thence along the right of way of said highway, S 68-45 West 115 feet to an iron pin; running thence S 21-15 East 75 feet; running thence S 68-45 West 70 feet; running thence S 21-51 East 75 feet to an iron pin; thence along line of other property of M.A. Parnell, N 68-45 East 185 feet to an iron pin; thence continuing along line of M.A. Parnell property N 21-15 West 150 feet to an iron pin on the right of way of US Highway No. 29, commonly called Wade Hampton Boulevard, the BEGINNING corner.

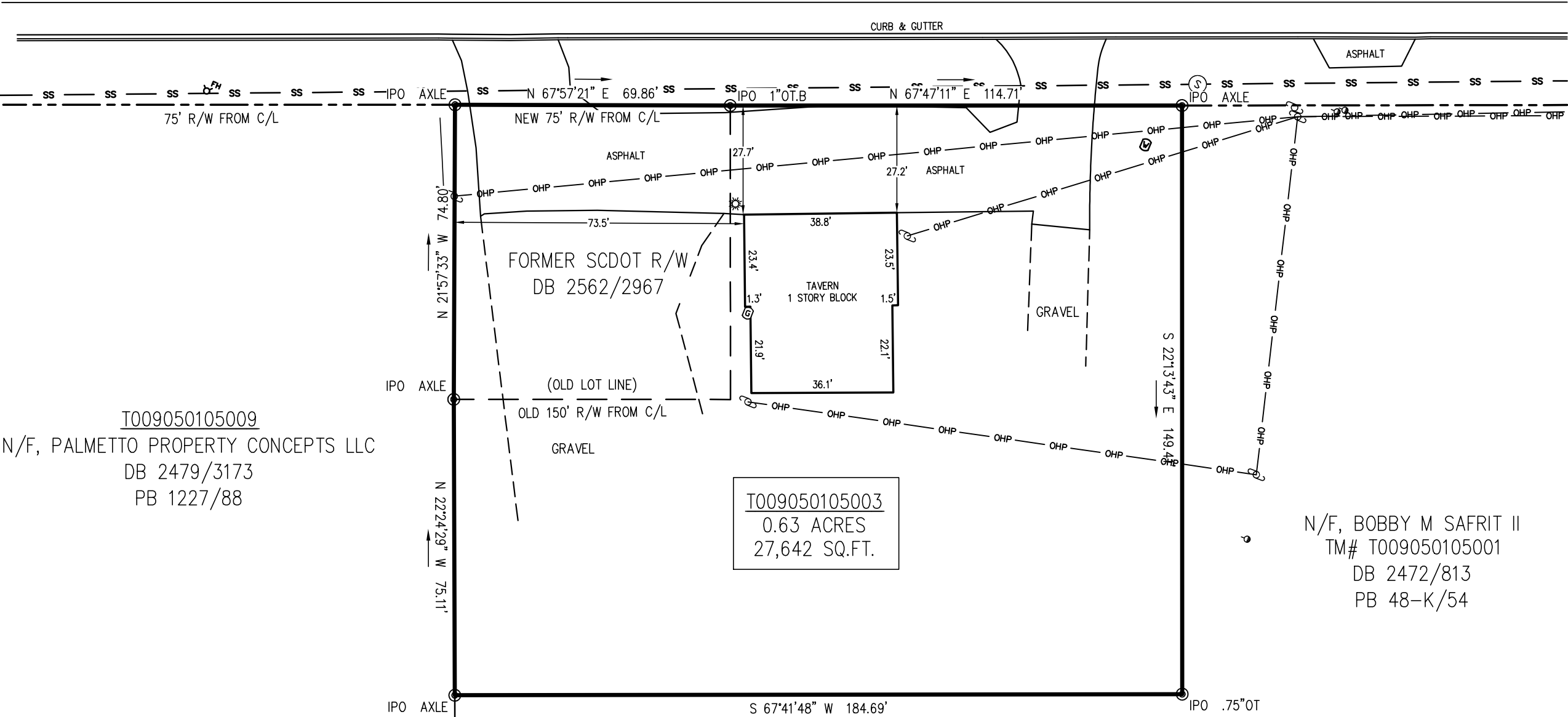
THIS being the same property conveyed to Collins Properties, LP by Deed of Hooper Music Co., Inc., n/k/a Collins Music Co., Inc., dated December 31, 1993 and recorded in the Office of the Register of Deeds for Greenville County on March 25, 1999 in Deed Book 1827 at Page 119.

Tax Map No.: T009.05-01-050.03



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFIED" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.

WADE HAMPTON BLVD US-29
(SCDOT FILE 23.650)



T009050105009
N/F, PALMETTO PROPERTY CONCEPTS LLC
DB 2479/3173
PB 1227/88

N/F, BOBBY M SAFRIT II
TM# T009050105001
DB 2472/813
PB 48-K/54

N/F, BOBBY M SAFRIT II
TM# T009050105001
DB 2472/813
PB 48-K/54

REVISED: 9/27/19, INCLUDE FORMER R/W FROM QUITCLAIM DEED

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

WILLIAM T LAVENDER,PS#28138

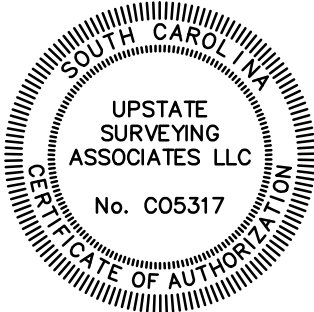
LEGEND		
BL BUILDING LINE	DIP DUCTAL IRON	CB CATCH BASIN
CT CRIMP TOP	VCP VITRIFIED CLAY	DI DROP INLET
DE DRAINAGE EASEMENT	RCP REINFORCED CONCRETE	ELEC TRANS
EP EDGE OF PAVEMENT	CMP CORRUGATED METAL	ELEVATION
IPO IRON PIN OLD-	HPDE H.D. POLY STORM	FIRE HYDRANT
IPS IRON PIN SET-	CTV CABLE TV	GAS METER
N/C NAIL & CAP	X FENCE LINE	GAS VALVE
OT OPEN TOP	FOC FIBER OPTIC CABLE	LP LIGHT POLE
RB REBAR	GAS GAS LINE	PP POWER POLE
R/W RIGHT OF WAY	OHP OVERHEAD POWER	GP GUY ANCHOR
SD STORM DRAIN	OHT OVERHEAD TEL	TEL TEL PEDESTAL
SS SANITARY SEWER	SD STORM DRAIN	CLEAN OUT
SSE SS EASEMENT	SS SANITARY SEWER	WATER METER
STORM MANHOLE	UGP UNDERGROUND POWER	WATER VALVE
SEWER MANHOLE	UGT UNDERGROUND TEL	ELECTRIC METER
TEL MANHOLE	W WATER LINE	

EXHIBIT

B

SURVEY FOR
BOBBY M SAFRIT II

CITY OF GREER
GREENVILLE COUNTY, SOUTH CAROLINA



PROJECT # 180037



PO BOX 566 GREER, SC 29652
PH: (864) 723-1043 GREER
PH: (864) 630-6190 EASLEY

TAX PIN	T009050105003
PROPERTY ADDRESS	5204 WADE HAMPTON BOULEVARD
SCALE	1" = 30'
DATE	3/20/18
FIELD CREW	60
TO-BO	30
WTL	30

EXHIBIT
C

HILLTOP DR

SKYLINE WAY

WADE HAMPTON BLVD

RUTHERFORD HILL RD

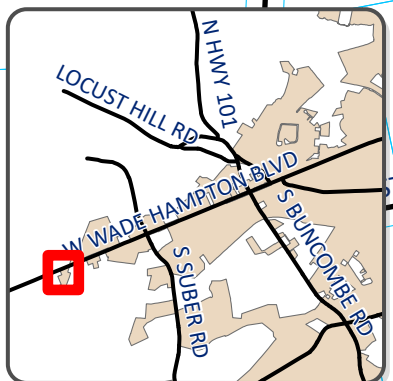
E MAIN ST

VALLEY RD

CARL ST

Subject Right of Way
184.57' of Wade Hampton Blvd

Subject Property
T009050105003
Acres: 0.63



Ordinance 36-2019

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

Council Districts

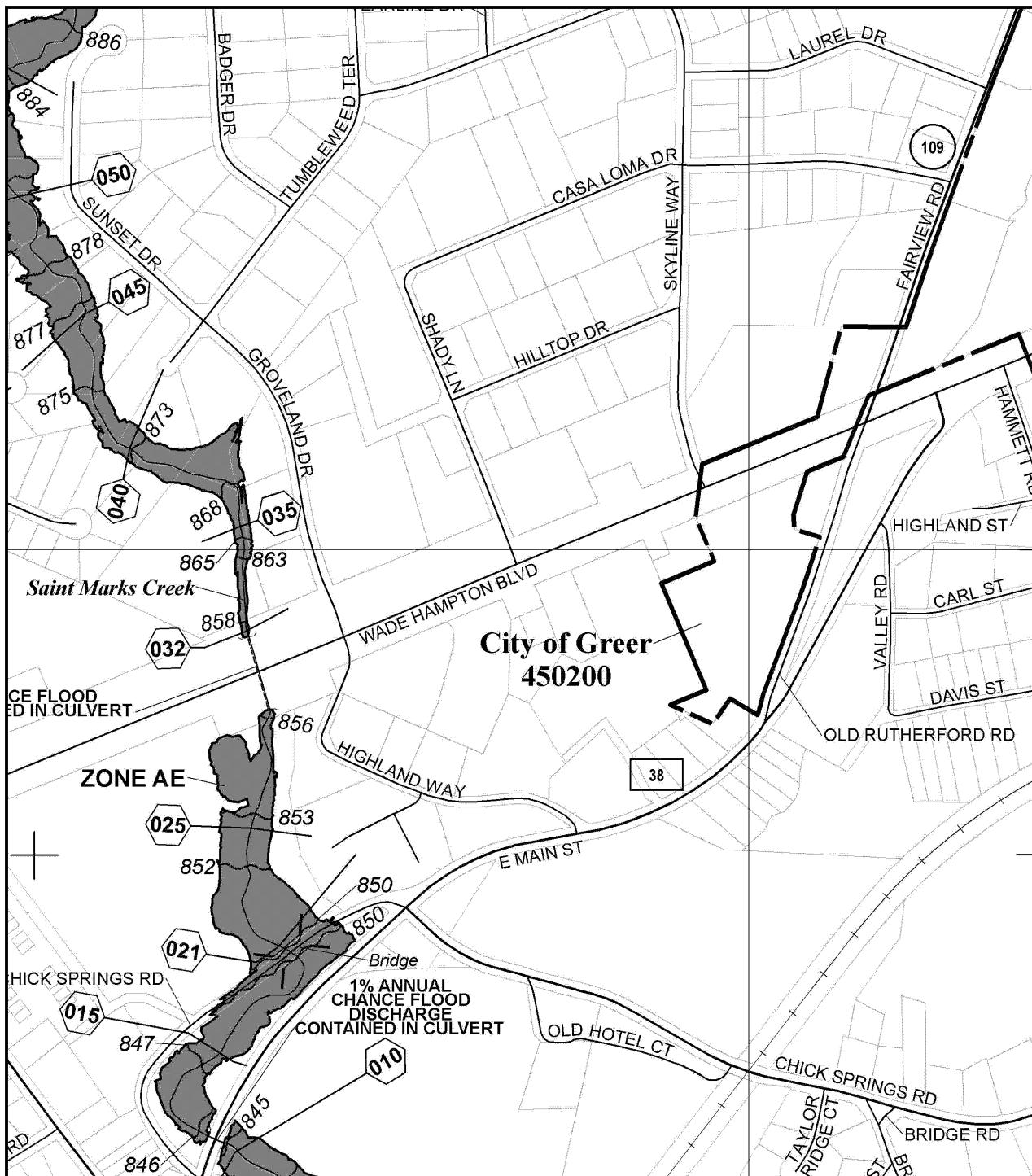
- | | |
|---|---|
| 1 | 4 |
| 2 | 5 |
| 3 | 6 |

0 125 250 375 500 Feet

- | | |
|--------------|-------------|
| Streets | Parcels |
| Right of Way | City Limits |

Created 9/30/2019 by City of Greer GIS

EXHIBIT D



Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0341E

FIRM

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

PANEL 341 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0341	E
GREER, CITY OF	450200	0341	E

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



MAP NUMBER
45045C0341E

MAP REVISED
AUGUST 18, 2014

Federal Emergency Management Agency

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



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

Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at S204 Wade Hampton Blvd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number T009050105003 attached hereto marked as Exhibit C containing approximately .64 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 16th day of September, 2019 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: <u>Bobby M. Salhit</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>400 Memorial Drive Ext Greer SC</u>	Address: _____
Witness: <u>[Signature]</u>	Witness: _____
Date: <u>9-16-2019</u>	Date: _____
Parcel Address: <u>S204 Wade Hampton Blvd</u>	Parcel Address: _____
Tax Map Number: <u>T009050105003</u>	Tax Map Number: _____



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 9-16-19

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

Tax Map Number(s) T009050105003
Property Address(s) 5204 Wadehampton Blvd Taylors SC 29687
Acreage of Properties .64 County Greenville

Applicant Information

Name Bobby M. Sahit
Address 400 Memorial Drive Ext
Suite 400, Greer SC 29651
Contact Number 864 238 5676
Email rsahit@tdnonline.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Bobby M. Sahit
Address 400 Memorial Drive Ext
Suite 400, Greer SC 29651
Contact Number 864 238 5676
Email rsahit@tdnonline.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 Greenville County to C-3.

Existing Use: Commercial Proposed Use: Commercial

Signature(s) B Sahit

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 21, 2019**

DOCKET: AN 2019-12

APPLICANT: Bobby M. Safrit

PROPERTY LOCATION: 5204 Wade Hampton Blvd

TAX MAP NUMBER: T009050105003

EXISTING ZONING: C-2, Commercial (Greenville County)

REQUEST: C-3, Commercial

SIZE: 0.63 Acres

COMPREHENSIVE PLAN: Transit Oriented Corridor

ANALYSIS: AN 2019-12

AN 2019-12 is a request to zone a parcel located at 5204 W. Wade Hampton Blvd. The request is to zone the parcel from C-2, Commercial (Greenville County), to C-3, Commercial, for future commercial development.

Surrounding land uses and zoning include:

North:	S-1, Greenville County – Fireworks Warehouse
East:	C-3, Highway Commercial District, City of Greer-Vacant
South:	C-3, Highway Commercial District, City of Greer-Vacant
West:	C-2, Greenville County – Greer Lighting Center

The land use map in the Comprehensive Plan defines the area adjacent to this property as a Transit Oriented Corridor. These corridors normally link employment centers with urban areas to include regional and community centers. The land uses along these transit corridors could support a future mass transit system and incorporate a balance of both residential and nonresidential development. There is typically a high traffic volume and speed of traffic as well. The corridor width can vary, but typically will be about 700 feet from the street centerline, for a total of 1,400 feet. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION Mr. Jones made a motion to approve AN2019-12. Mrs. Jones seconded the motion. The motion carried with a vote of 5 to 0.



AGENDA
GREER CITY COUNCIL
10/29/2019

Second and Final Reading of Ordinance Number 37-2018

Summary:

AN ORDINANCE TO AMEND THE CITY OF GREER LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 8 ROADWAY CLASSIFICATION AND DESIGN STANDARDS, SECTION 8.1 A. ROADWAY CLASSIFICATIONS BY ADDING SUBSECTION 3. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 37-2019	10/18/2019	Ordinance
▣ Ord 37-2019 Exhibit A Planning Commission Minutes	10/18/2019	Exhibit

ORDINANCE NUMBER 37-2019

AN ORDINANCE TO AMEND THE CITY OF GREER LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE 8 ROADWAY CLASSIFICATION AND DESIGN STANDARDS, SECTION 8.1 A. ROADWAY CLASSIFICATIONS BY ADDING SUBSECTION 3.

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

WHEREAS, Greer City Council wishes to amend the City of Greer Land Development Regulations by adding Subsection 3 to Section 8.1 A Roadways Classifications to insure the proper guidelines for future design and maintenance standards of these roads across these classifications in the City of Greer; and,

WHEREAS, the City of Greer Planning Commission recommended approval of the requested amendment to the City of Greer Land Development Regulations at a Public Hearing held at 6:30 p.m. on September 23, 2019 in the Council Chambers of Greer City Hall, Greer, South Carolina after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering a proposed amendment to the City of Greer Land Development Regulations. The Planning Commission minutes and staff report from said meeting are attached hereto marked as Exhibit A;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer that the City of Greer Land Development Regulations Article 8 Roadway Classification and Design Standards Section 8.1 A. Roadway Classification are amended by adding the following provisions:

- | | | |
|-----------|------------------------|--------------------------------------|
| 3. | Minor Collector | (1600-4000 Vehicles Per Day) |
| | Major Collector | (4000-8000 Vehicles Per Day) |
| | Arterial | (> 8000 Vehicles Per Day) |
-

STREET DESIGN GUIDELINES												
Street Classification	Traffic Volume (VPD)	Street Width (min.)	ROW Width (min.)	Design Speed (min.)	K-Factor		Curb Radii	Maximum Grade (%)	Tangent Between Reverse Curves	Minimum Horizontal Curve Radius (feet)	Minimum Centerline Intersecting Angle	Minimum Sight Triangle (feet)
					Crest	Sag						
Residential Subdivision	< 1600	See 1. a.	See 1. a.	25	16	24	25	10	100	107	60 degrees	25
Minor Collector	1600-4000	26	48	30	16	26	30	10	100	250	80 degrees	30
Major Collector	4001-8000	varies (note 1)	varies (note 1)	30	19	37	30	10	100	337	80 degrees	30
Arterials	>8000	varies (note 1)	varies (note 1)	45	61	79	30	7	200	1055	80 degrees	40
Note 1												
Depends on typical sections & design elements, ie medians, bike lanes, etc.												

This ordinance shall be effective immediately upon second reading approval hereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: October 8, 2019

Second and
Final Reading: October 29, 2019

Approved as to Form:

John B. Duggan, City Attorney

**STAFF REPORT
GREER PLANNING COMMISSION
MONDAY, SEPTEMBER 23, 2019**

EXHIBIT

A

DOCKET: TXT 2019-05

APPLICANT: City of Greer

LDR TEXT AMENDMENT: Article 8 (Road Classification and Design Standards)

PURPOSE: To add additional classifications to existing Road Classification and Design Standards

ANALYSIS: **TXT 2019-05**

Road and street ownership and maintenance responsibility in the City falls into three main categories: City owned, County owned, and State owned. The majority of City owned streets are residential in nature and are within and around residential neighborhoods. Article 8 of the Land Development Regulations defines the Classification and Design Standards of Urban Residential and Industrial/Commercial roads. These are the only two classifications. Over the years the City has inherited or become responsible for ownership of streets/roads that are not residential or commercial/industrial in nature in the way they function or the traffic volumes they carry (ex W. Phillips Road, Westmoreland Road). Therefore, additional Classifications and Design Standards are proposed to be added to Article 8 of Land Development regulations.

As such, Staff proposes the following text amendment:

Add to Article 8.1A of the City of Greer Land Development Regulations:

3. **Minor Collector** (1600-4000 Vehicles Per Day)
 Major Collector (4000-8000 Vehicles Per Day)
 Arterial (> 8000 Vehicles Per Day)

STREET DESIGN GUIDELINES												
Street Classification	Traffic Volume (VPD)	Street Width (min.)	ROW Width (min.)	Design Speed (min.)	K-Factor		Curb Radii	Maximum Grade (%)	Tangent Between Reverse Curves	Minimum Horizontal Curve Radius (feet)	Minimum Centerline Intersecting Angle	Minimum Sight Triangle (feet)
					Crest	Sag						
Residential Subdivision	< 1600	See 1. a.	See 1. a.	25	16	24	25	10	100	107	60 degrees	25
Minor Collector	1600-4000	26	48	30	16	26	30	10	100	250	80 degrees	30
Major Collector	4001-8000	varies (note 1)	varies (note 1)	30	19	37	30	10	100	337	80 degrees	30
Arterials	>8000	varies (note 1)	varies (note 1)	45	61	79	30	7	200	1055	80 degrees	40
Note 1												
Depends on typical sections & design elements, ie medians, bike lanes, etc.												

In summary, adding these Classifications gives better guidelines for future design and maintenance standards of these roads across these classifications.

STAFF RECOMMENDATION: APPROVAL

ACTION: Mr. Martin made a motion to approve TXT 2019-05. Mr. Lavender seconded the motion. The motion carried with a vote of 7 to 0.

Category Number: XI.
Item Number: D.



AGENDA
GREER CITY COUNCIL
10/29/2019

Second and Final Reading of Ordinance Number 38-2019

Summary:

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED WITH REGARD TO THE SYCAMORE GREER, LLC DOWNTOWN DEVELOPMENT; AND OTHER MATTERS RELATED THERETO. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 38-2019	10/18/2019	Ordinance
▣ Ord 38-2019 Limited Warranty Deed	10/18/2019	Backup Material
▣ Ord 38-2019 Affidavit of Consideration	10/18/2019	Backup Material

ORDINANCE NUMBER 38-2019

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEED WITH REGARD TO THE SYCAMORE GREER, LLC DOWNTOWN DEVELOPMENT; AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council (the "City Council") for the City of Greer, South Carolina, (the "City") enacted Ordinance 38-2017 and entered into that certain Development Agreement for Sycamore Greer, LLC Downtown Development, dated October 10, 2017 by and between the City and Sycamore Greer, LLC (the "Developer") (the "Development Agreement"); and

WHEREAS, under the Development Agreement, Developer is to redevelop various parcels within the area in the City described in the Development Agreement as the "Development" for a privately-owned hotel and privately-owned commercial/retail facilities and the City is to redevelop various parcels within the Development for a publicly-owned parking facility and publicly-owned pedestrian walkways; and

WHEREAS, in accordance with the Development Agreement, the City has acquired the parcel of property described in the Development Agreement as the "City Acquisition Property"; and

WHEREAS, in order to reconfigure the various parcels in the Development and to structure the ownership of the various parcels as contemplated in the Development Agreement, the City intends to convey the City Acquisition Property to the Developer and the Developer will subsequently (i) reconvey a portion of the City Acquisition Property to the City and (ii) donate additional property to the City for the publicly-owned parking facility, publicly-owned pedestrian walkways, access driveways and additional public spaces.

NOW, THEREFORE, BE IT ORDAINED, by the City of Greer, acting by and through its City Council, in meeting duly assembled, as follows:

Section 1. The Mayor of the City, for and on behalf of the City, is hereby authorized to execute and deliver the deed of the City Acquisition Property, in substantially the form attached hereto, or with such minor changes as are not materially adverse to the City and as such official shall determine and as are not inconsistent with the matters contained herein, his execution thereof to constitute conclusive evidence of his approval of any and all changes or revisions therein from the form of the deed now before this meeting.

Section 2. The provisions of this ordinance are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 3. All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This ordinance shall take effect and be in full force from and after its passage by the City Council.

ENACTED in meeting duly assembled this ____ day of _____, 2019.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

First Reading: October 8, 2019

Second and
Final Reading: October 29, 2019

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
Kozlarek Law LLC

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LIMITED WARRANTY DEED

Beginning at the corner of lots 11 and 15 on Jason Street, as shown on said plat, and runs thence as a dividing line between said lots and continuing S. 36.15 W. 230 feet to an iron pin; thence S. 57.45 E. 15.4 feet along the Thompson line to an iron pin; thence a new line

N. 32.24 E. 230 feet to the edge of Jason Street, being the beginning corner, this being a triangle lot of land.

This being the same property conveyed to the City of Greer by special warranty deed of Lauren Kelly and Zana K. Coker fka Zana Kelly Park, dated February 9, 2018 and recorded February 19, 2018 in Deed Book 2532 at Page 325 in the Register of Deeds Office for Greenville County, SC.

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

This conveyance is made together with all and singular, the rights, members, hereditaments, and appurtenances to said premises belonging or in any way incident or appertaining thereto; to have and to hold all and singular the premises abovementioned unto the grantees, and the grantees' heirs or successors and assigns forever. And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as the Grantor received, and the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through the Grantor.

IN WITNESS WHEREOF the Grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officer, this _____ day of _____, 20____.

SIGNED, sealed and delivered
In the presence of:

City of Greer

Witness

By:_____
Name:_____
Title:_____

Witness

STATE OF _____)
COUNTY OF _____)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Rick Danner, the Mayor of the City of Greer, a body corporate and politic in the State of South Carolina, on behalf of the City of Greer.

Notary Public for _____
My commission expires:_____

STATE OF SOUTH CAROLINA)
COUNTY OF _____)

Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at _____,
bearing _____ County Tax Map Number _____, was transferred
by _____
to _____ on _____.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (see information section of affidavit):
_____ (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :
_____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
_____.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

SWORN to before me this _____
day of _____ 20____

Notary Public for _____
My Commission Expires: _____

Print or Type Name Here

INFORMATION

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

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee’s interest in the partnership or trust. A “family partnership” is a partnership whose partners are all members of the same family. A “family trust” is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. “Family” means the grantor and the grantor’s spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A “charitable entity” means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent’s principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Category Number: XII.

Item Number: A.



AGENDA
GREER CITY COUNCIL
10/29/2019

First Reading of Ordinance Number 39-2019

Summary:

AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37 MEETINGS—ORGANIZATIONAL; REGULAR; EXECUTIVE SESSIONS TO STATE THE FIRST MEETING OF THE NEWLY ELECTED COUNCIL FOR INDUCTION INTO OFFICE SHALL BE HELD THE FIRST COUNCIL MEETING IN JANUARY. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Ordinance Number 39-2019	10/24/2019	Ordinance

ORDINANCE NUMBER 39-2019

AN ORDINANCE AMENDING CHAPTER 2 ADMINISTRATION, ARTICLE II CITY COUNCIL, SECTION 2-37 MEETINGS—ORGANIZATIONAL; REGULAR; EXECUTIVE SESSIONS TO STATE THE FIRST MEETING OF THE NEWLY ELECTED COUNCIL FOR INDUCTION INTO OFFICE SHALL BE HELD THE FIRST COUNCIL MEETING IN JANUARY.

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

WHEREAS, the City of Greer City Council recognizes the induction of the newly elected council is a priority; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, South Carolina that the Greer City Code of Ordinances, Chapter 2 - Administration, Article II – City Council, Section 2-37 Meetings – Organizational; Regular; Executive Session be amended as follows:

Chapter 2- ADMINISTRATION

ARTICLE II. – CITY COUNCIL

Sec. 2-37. - Meetings—Organizational; regular; executive sessions.

The first meeting of the newly elected council for induction into office shall be held the first ~~working day~~ **council meeting** in January, following its election after which the city council shall meet regularly on the second and fourth Tuesday of each month at 6:30 p.m. All meetings of the city council shall be open to the public; provided that the council may, upon a majority vote of its membership, meet in executive session as permitted by the South Carolina Freedom of Information Act for the purposes of discussion, but shall not transact any public business, except in meetings that are open to the public. Regular meeting dates may be changed by a majority vote of council.

All ordinances in conflict with this ordinance are hereby repealed.

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: October 29, 2019

Second and
Final Reading: November 12, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney



AGENDA
GREER CITY COUNCIL
10/29/2019

First Reading of Ordinance Number 40-2019

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT TO C-1 (CENTRAL BUSINESS DISTRICT). (Action Required)

Executive Summary:

Ordinance 40-2019 is a rezoning request for two parcels located at the corner of Main St and Jason St. Staff is requesting to rezone the property from S-1, Service District to C-1, Central Business District. The purpose of this rezoning is for the future development of a hotel and parking garage. The Planning Commission conducted a public hearing on October 21, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

Brandon McMahan, Planner

ATTACHMENTS:

Description	Upload Date	Type
▣ Ord 40-2019 Cover Memo	10/23/2019	Cover Memo
▣ Ordinance Number 40-2019	10/23/2019	Ordinance
▣ Ord 40-2019 Exhibit A Map	10/23/2019	Exhibit
▣ Ord 40-2019 Zoning Application	10/23/2019	Backup Material
▣ Ord 40-2019 Planning Commission Minutes	10/23/2019	Backup Material

Memorandum

To: Mr. Driggers, City Administrator

From: Brandon McMahan, Planner

Subject: Ordinance 40-2019

Date: October 22, 2019

CC: Tammy Duncan, City Clerk

Ordinance 40-2019 is a rezoning request for two parcels located at the corner of Main St and Jason St. Staff is requesting to rezone the property from S-1, Service District to C-1, Central Business District. The purpose of this rezoning is for the future development of a hotel and parking garage.

The Planning Commission conducted a public hearing on October 21, 2019 for the rezoning of these parcels. The Planning Commission recommended to approve this request.

ORDINANCE NUMBER 40-2019

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY SYCAMORE GREER, LLC LOCATED AT 112 MAIN STREET AND JASON STREET FROM S-1 (SERVICE DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Sycamore Greer, LLC located at 112 Main Street and Jason Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G021000100100 and G021000100600 containing approximately 0.662 and 0.53 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on October 21, 2019.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to C-1 (Central Business 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 properties located at 112 Main Street and Jason Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G021000100100 and G021000100600 containing

approximately 0.662 and 0.53 +/- acres attached hereto marked as Exhibit A shall be changed from S-1 (Service District) to C-1 (Central Business 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

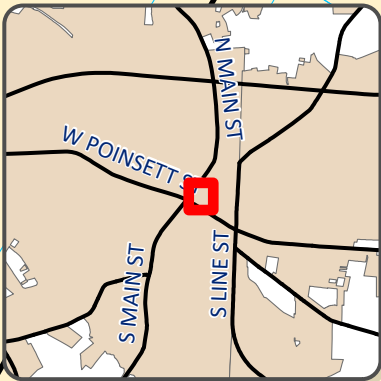
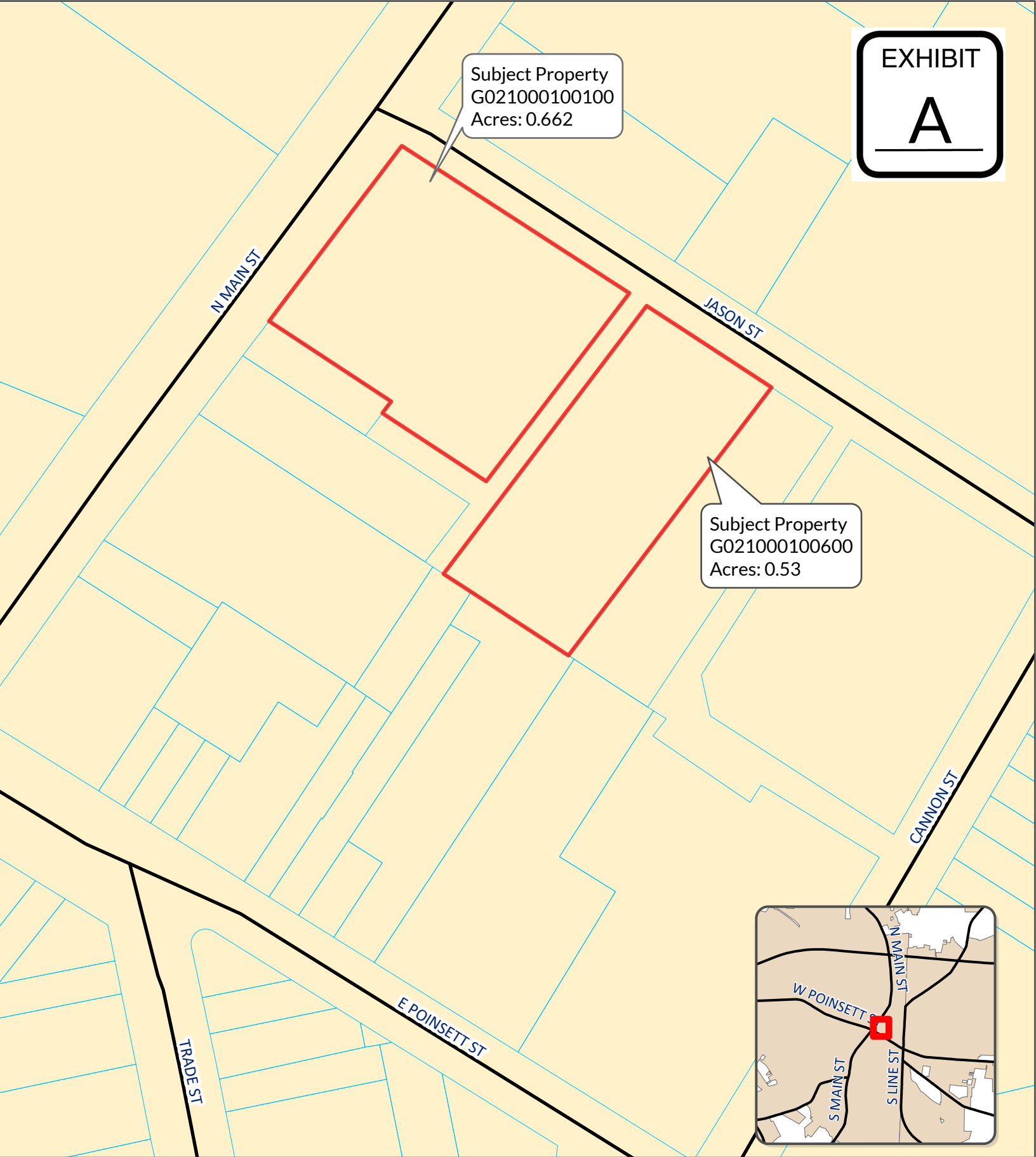
Introduced by:

First Reading: October 29, 2019

Second and
Final Reading: November 11, 2019

Approved as to Form:

John B. Duggan, Esquire
City Attorney



Ordinance 40-2019

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

N

0

30

60

90

120

Feet

Streets

GSP Environs

Parcels

City Limits



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date September 18, 2019

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

Tax Map Number(s) G021000100100, G021000100600

Property Address(s) 112 Main Street, Jason Street

Acreage of Properties .662 & .53 County Greenville

Applicant Information

Name City of Greer

Address _____

Contact Number _____

Email _____

Property Owner Information

(If multiple owners, see back of sheet)

Name Sycamore Greer LLC

Address 407 N Main St

Greenville SC 29601

Contact Number _____

Email _____

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from S-1, Services District to C-1, Central Business District.

Existing Use: Vacant Proposed Use: Hotel , Parking Garage

Signature(s) _____

Brandon McMahon

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, OCTOBER 21, 2019**

DOCKET: RZ 2019-17

APPLICANT: City of Greer - Staff

PROPERTY LOCATION: 112 Main Street and Jason Street

TAX MAP NUMBER: G021000100100 and G021000100600

EXISTING ZONING: S-1, Service District

REQUEST: Rezone to C-1, Central Business District

SIZE: .662 and .53

COMPREHENSIVE PLAN: Greer Station Center

ANALYSIS: RZ 2019-17

RZ 2019-17 is a rezoning request for two parcels located at 112 Main Street and Jason Street. Staff is requesting to rezone the parcels from S-1, Services District to C-1, Central Business District for the future development of a hotel and parking garage.

Surrounding land uses and zoning include:

North: C-1, Central Business District – Lawyer’s office
East: C-1, Central Business District, C-3, Commercial – Unoccupied and The Spinning Jenny
South: C-1, Central Business District – Unoccupied and businesses fronting Poinsett Street
West: C-1, Central Business District – Strip Shopping Center

The land use map in the Comprehensive Plan defines as the Greer Station Center. Greer Station is a unique regional center serving as a community focal point. It is a destination providing cultural opportunities, entertainment, civic functions as well as an array of personal services for the Greater Greer area. Greer Station’s concentration of uses encourages a pedestrian friendly, mixed use environment. Land uses identified in the C-1 zoning district are typically the uses found in this specialized center. The land use balance is about 30% residential and 70% nonresidential. In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed zoning request.

STAFF RECOMMENDATION: Approval

ACTION: Mr. Holland made a motion to approve RZ 2019-17. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0.