



**AGENDA  
GREER CITY COUNCIL**

**February 25, 2020**

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

**6:30 PM**

**COUNCIL REGULAR MEETING**

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**I. CALL TO ORDER OF REGULAR MEETING**

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

**A. Mayor Rick Danner**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. February 11, 2020  
(Action Required)**

**VI. DEPARTMENTAL REPORTS**

**A. Building and Development Standards Activity Report - January 2020**

**B. Financial Activity Report - January 2020  
Link to Detail Financial Reports**

**C. Fire Department Activity Report - January 2020**

**D. Municipal Court Activity Report - January 2020**

**E. Parks and Recreation Activity Report - January 2020**

**F. Police Department Activity Report - January 2020**

**G. Public Services Activity Report - January 2020**

**H. Website Activity Report - January 2020**

**VII. PRESENTATION**

- A. Police Chief Matt Hamby will present his Annual Report**

## **VIIIADMINISTRATOR'S REPORT**

- A. Ed Driggers, City Administrator**

## **IX. APPOINTMENTS TO BOARDS AND COMMISSIONS**

- A. Planning Commission**

**District 3 Mark Hopper has resigned his term expires 6/30/2021. (Action Required)**

- B. Recreation Association, Inc. Board of Trustees**

**District 4 Wayne Yount has resigned his term expires 12/31/2021. (Action Required)**

## **X. OLD BUSINESS**

- A. Second and Final Reading of Ordinance Number 1-2020**

**A SECOND SUPPLEMENTAL BOND ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING \$2,800,000 CITY OF GREER, SOUTH CAROLINA, ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND, SERIES 2020; AND OTHER RELATED MATTERS. (Action Required)**

- B. Second and Final Reading of Ordinance Number 2-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PROFESSIONAL PHARMACY OF GREER LOCATED ON SUNNYSIDE DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT). (Action Required)**

- C. Second and Final Reading of Ordinance Number 3-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES, LLC LOCATED ON BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO C-2 (COMMERCIAL DISTRICT). (Action Required)**

## **XI. NEW BUSINESS**

- A. First Reading of Ordinance Number 4-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ROBERT BROWN LOCATED AT 948 OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL**

**DISTRICT) FOR SAID PROPERTY. (Action Required)**

**Ordinance #4-2020 is an annexation and zoning request for property located 948 Old Jones Rd in Spartanburg County. The parcels for annexation consist of 2.89 acres. The property is proposed for industrial development with an I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on March 23, 2020 for the zoning of this parcel.**

**Brandon McMahan, Planner**

**B. First Reading of Ordinance Number 5-2020**

**AN ORDINANCE APPROVING A MAJOR CHANGE TO A DESIGN REVIEW DISTRICT (DRD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)**

**Ordinance 05-2020 is a Major Change request for three parcels along Victor Ave, which were originally approved for up to 250 Townhomes with up to 25,000 square feet of commercial space. The owners now desire to build up to 330 Apartment units and up to 40 townhomes. A new Statement of Intent, site plan and elevations are attached to the Major Change request. The Planning Commission conducted a public hearing on January 27, 2020 for the Major Change request and made a recommendation of denial.**

**Brandon McMahan, Planner**

**XII. EXECUTIVE SESSION**

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

**A. Personnel Matter**

**Request: Motion to enter into Executive Session to discuss a Personnel Matter pertaining to the Administration Department; as allowed by State Statute Section 30-4-70(a)(1).**

**B. Legal Matter**

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

**XIII. ADJOURNMENT**

**Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled event.**

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



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**Mayor Rick Danner**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Invocation Schedule	2/13/2020	Backup Material





**Greer City Council  
2020 Invocation Schedule**

January 14, 2020	Councilmember Lee Dumas
January 28, 2020	Councilmember Wryley Bettis
February 11, 2020	Councilmember Judy Albert
February 25, 2020	Mayor Rick Danner
March 10, 2020	Councilmember Jay Arrowood
March 24, 2020	Councilmember Wayne Griffin
April 14, 2020	Councilmember Mark Hopper
April 28, 2020	Councilmember Lee Dumas
May 12, 2020	Councilmember Wryley Bettis
May 26, 2020	Councilmember Judy Albert
June 9, 2020	Mayor Rick Danner
June 23, 2020	Councilmember Jay Arrowood
July 14, 2020	Councilmember Wayne Griffin
July 28, 2020	Councilmember Mark Hopper
August 11, 2020	Councilmember Lee Dumas
August 25, 2020	Councilmember Wryley Bettis
September 8, 2020	Councilmember Judy Albert
September 22, 2020	Mayor Rick Danner
October 13, 2020	Councilmember Jay Arrowood
October 27, 2020	Councilmember Wayne Griffin
November 10, 2020	Councilmember Mark Hopper
November 24, 2020	Councilmember Lee Dumas
December 8, 2020	Councilmember Wryley Bettis

Category Number: V.  
Item Number: A.



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**February 11, 2020**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
☐ February 11, 2020 Council Meeting Minutes	2/17/2020	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL February 11, 2020**

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

### **I. CALL TO ORDER OF THE REGULAR MEETING**

Mayor Rick Danner – 6:33 P.M.

The following members of Council were in attendance:  
Jay Arrowood, Wayne Griffin arrived at 6:37 pm, Mark Hopper, Lee Dumas, Wryley Bettis and Judy Albert.

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

### **II. PLEDGE OF ALLEGIANCE**

Boy Scout Troop 603, Grace Methodist Church

### **III. INVOCATION**

Councilmember Judy Albert

### **IV. PUBLIC FORUM**

Barbara Blanton, 236 Watercourse Way spoke in opposition to Ordinance Number 42-2019  
John Blanton, 236 Watercourse Way spoke in opposition to Ordinance Number 42-2019  
Suellen McConnell, 519 Fews Bridge Rd spoke in opposition to Ordinance Number 42-2019  
Richard Artz, 28 Mandnin Circle spoke in opposition to Ordinance Number 42-2019  
Sandra Duffy, 110 Glastonbury Drive spoke in opposition to Ordinance Number 42-2019  
Frank Sistarz, 3451 O'Neal Church Rd spoke in opposition to Ordinance Number 42-2019  
Paula Herring, 2 Perkins Court spoke in opposition to Ordinance Number 42-2019

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

January 28, 2020

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of January 28, 2020 be received as written. Councilmember Jay Arrowood seconded the motion.

**VOTE** - Motion carried unanimously.

### **VI. PRESENTATION**

- A.** Public Services Update to Council  
Steve Grant, City Engineer  
(Attached)

## **VII. ADMINISTRATOR'S REPORT**

Ed Driggers, City Administrator presented the following:

**Council Planning Retreat** will be held Tuesday, February 18<sup>th</sup> and Wednesday, February 19<sup>th</sup> beginning at 8:30 am. Tuesday's meeting will be held at the Center for the Arts and Wednesday's meeting will be held at the Greer Golf and Country Club.

**Greer Golf and Country Club**, we closed on the property last week. I met with the staff Thursday afternoon. I also spent the majority of Friday on-site at that facility working with the personnel there. We are excited about the opportunities that we have to start programming that facility as part of Greer's newest park.

**Center G** as you can imagine the weather is creating a number of issues for us. All of our work is "in the wet" and that makes that extremely challenging for us at this time. We are continuing to move forward. We are using all resources we can. Once the wet weather moves out, we will be able to get back on schedule. When it is not raining Sossamon has people out there. We are still ahead of schedule. You can view that at [www.futuregreer.com](http://www.futuregreer.com)

**Block Party** please place July 10<sup>th</sup> on your calendar. We will host a block party on Trade street and the entire downtown area to dedicate our newest park. We will have a ribbon cutting. More information will be provided later.

## **VIII. APPOINTMENT TO BOARDS AND COMMISSIONS**

### **A. Planning Commission**

District 3 Mark Hopper resigned effective 12/31/2019 his term expires 6/30/2021.

No action was taken.

### **B. Recreation Association, Inc. Board of Trustees**

District 4 Wayne Yount resigned effective 1/31/2020 his term expires 12/31/2021.

No action was taken.

## **IX. OLD BUSINESS**

### **A. Second and Final Reading of Ordinance Number 42-2019**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) WILLIE CANNADA, WILLIAM CANNADA, BRUCE CANNADA AND ERIC CANNADA AND (2) WILLIAM AND TAMELA CANNADA AND (3) RONALD AND NANCY MASON LOCATED AT 3468, 3472, 3541 O'NEAL CHURCH ROAD BY ONE HUNDRED PERCENT**

**PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF PD (PLANNED DEVELOPMENT) FOR SAID PROPERTY.**

Brandon McMahan, Planner presented the ordinance. The Planning Commission Public Hearing was held November 18, 2019 and the recommended approval with changes. Those changes are attached and located in Exhibit E (Statement of Intent) and Exhibit F (Site Plan).

**ACTION** – Councilmember Lee Dumas made a motion to approve Second and Final Reading of Ordinance Number 42-2019. Councilmember Jay Arrowood seconded the motion.

Lengthy discussion was held.

**ACTION** – Councilmember Lee Dumas made a motion to amend his first motion to accept amended Exhibit E and Exhibit F. Councilmember Jay Arrowood amended his second.

**VOTE** – Motion carried unanimously.

**X. NEW BUSINESS**

**A. Bid Summary – Site Work, Grading and Paving for Kids Planet**

The City of Greer Parks and Recreation Department solicited bids for Site Work, Grading and Paving for Kids Planet Playground, and grading and site work for accessibility items and areas. Seven (7) different companies attended the Mandatory Pre-Bid Meeting on January 2, 2020. No addenda were issued. Bids were opened on January 22, 2020. Presented by Red Watson, Assistant Director of Parks and Recreation.

Staff recommended the low bidder Raby Construction in the amount of \$252,792.00.

**ACTION** – Councilmember Wayne Griffin made a motion to approve the recommendation of Raby Construction in the amount of \$252,792.00. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**B. Bid Summary – Site Work, Grading and Paving for Accessible Areas at Kids Planet**

The City of Greer Parks and Recreation Department solicited bids for Site Work, Grading and Paving for Accessible Areas at Kids Planet Playground, and grading and site work for accessibility items and areas. Six (6) different companies attended the Mandatory Pre-Bid Meeting on January 2, 2020. No addenda were issued. Bids were opened on January 22, 2020.

Presented by Red Watson, Assistant Director of Parks and Recreation.

Staff recommended the low bidder Raby Construction in the amount of \$252,486.00.

**ACTION** – Councilmember Jay Arrowood made a motion to approve the recommendation of Raby Construction in the amount of \$252,486.00. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

**C. First and Final Reading of Resolution Number 3-2020**

**A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS AN ABANDONED BUILDING SITE**

Reno Deaton, Executive Director of Greer Development Corporation presented the request. Sam Foister a representative of the owner spoke briefly.

**ACTION** – Councilmember Judy Albert made a motion to approve First and Final Reading of Resolution Number 3-2020. Councilmember Jay Arrowood seconded the motion.

Discussion was held.

**VOTE** – Motion carried unanimously.

**D. First and Final Reading of Resolution Number 4-2020**

**A RESOLUTION ADOPTING THE CITY OF GREER ANNUAL SAFETY STATEMENT**

Fire Chief Dorian Flowers presented the request.

**ACTION** – Councilmember Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 4-2020. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**E. First and Final Reading of Resolution Number 5-2020**

**A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE PATHOGEN STANDARD TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS**

Fire Chief Dorian Flowers presented the request.

**ACTION** – Councilmember Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 5-2020. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**F. First Reading of Ordinance Number 1-2020**

**A SECOND SUPPLEMENTAL BOND ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING \$2,800,000 CITY OF GREER, SOUTH CAROLINA, ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND, SERIES 2020; AND OTHER RELATED MATTERS.**

Ed Driggers, City Administrator presented the request.

**ACTION** – Councilmember Wayne Griffin made a motion to approve First Reading of Ordinance Number 1-2020. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

**G. First Reading of Ordinance Number 2-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PROFESSIONAL PHARMACY OF GREER LOCATED ON SUNNYSIDE DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT).**

Brandon McMahan, Planner presented the request. He stated the Planning Commission met November 18, 2019 and recommended approval of the request.

**ACTION** – Councilmember Wayne Griffin made a motion to approve First Reading of Ordinance Number 2-2020. Councilmember Jay Arrowood seconded the motion.

Discussion was held.

**VOTE** – Motion carried unanimously.

**H. First Reading of Ordinance Number 3-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES, LLC LOCATED ON BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO C-2 (COMMERCIAL DISTRICT).**

Brandon McMahan, Planner presented the request. He stated the Planning Commission met November 18, 2019 and recommended approval of the request.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 3-2020. Councilmember Judy Albert seconded the motion.

Discussion was held.

**VOTE** – Motion carried unanimously.

## **XI. EXECUTIVE SESSION**

**ACTION** – In (8:11 p.m.)

### **(A) Economic Development Matter – Project Homecoming**

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

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

**ACTION** - Out (8:51 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Judy Albert seconded the motion. Motion carried unanimously.

## **XII. ADJOURNMENT**

8:51 P.M.

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Richard W. Danner, Mayor

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Tammela Duncan, Municipal Clerk

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, February 7, 2020.



Category Number: VI.  
Item Number: A.



**AGENDA**  
**GREER CITY COUNCIL**  
2/25/2020

**Building and Development Standards Activity Report - January 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Building and Development Standards Activity Report - January 2020	2/13/2020	Backup Material

# Building and Development Standards

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MONTHLY REPORT: JANUARY 2020

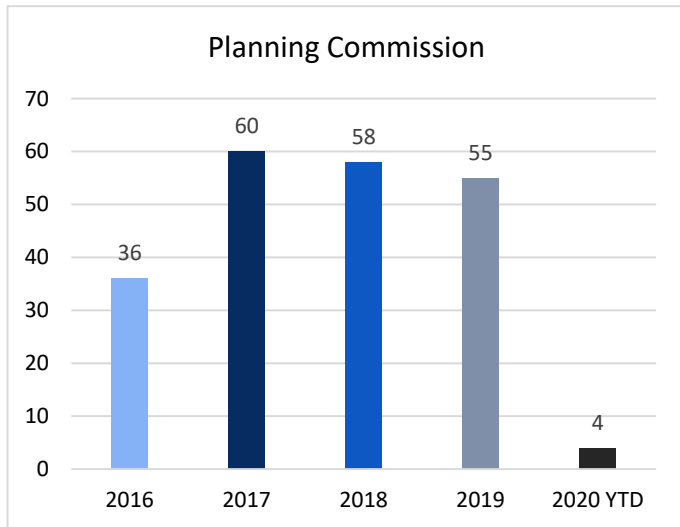


This is the monthly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about each of these divisions is located on the City of Greer's website at [www.cityofgreer.org](http://www.cityofgreer.org).

# Planning & Zoning

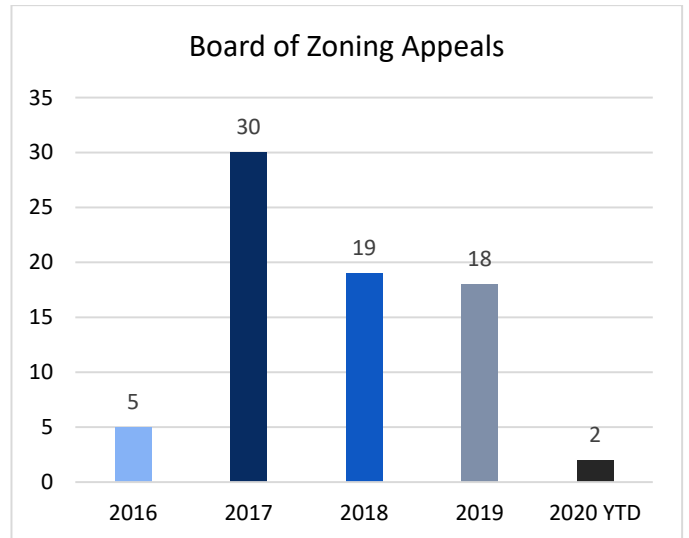
## Planning Commission

The Planning Commission reviewed **four** cases in January.



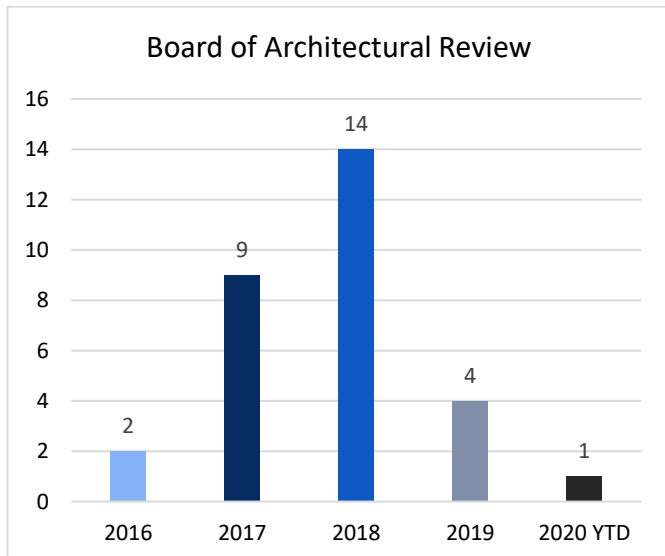
## Board of Zoning Appeals

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



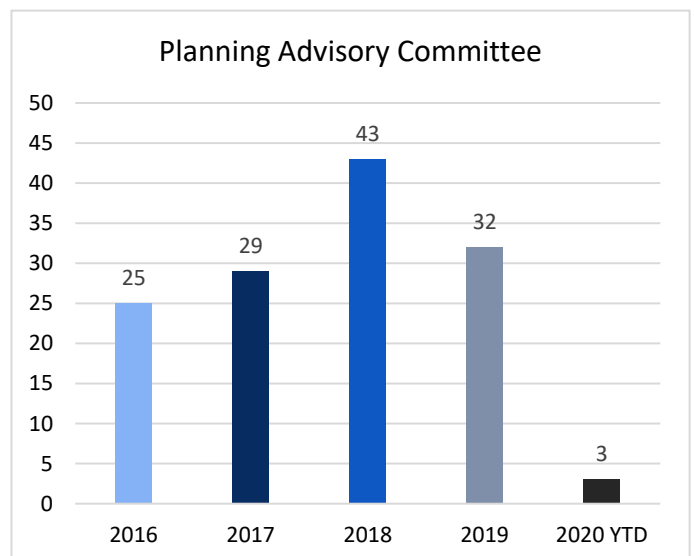
## Board of Architectural Review

The Board of Architectural Review reviewed **one** case in January.

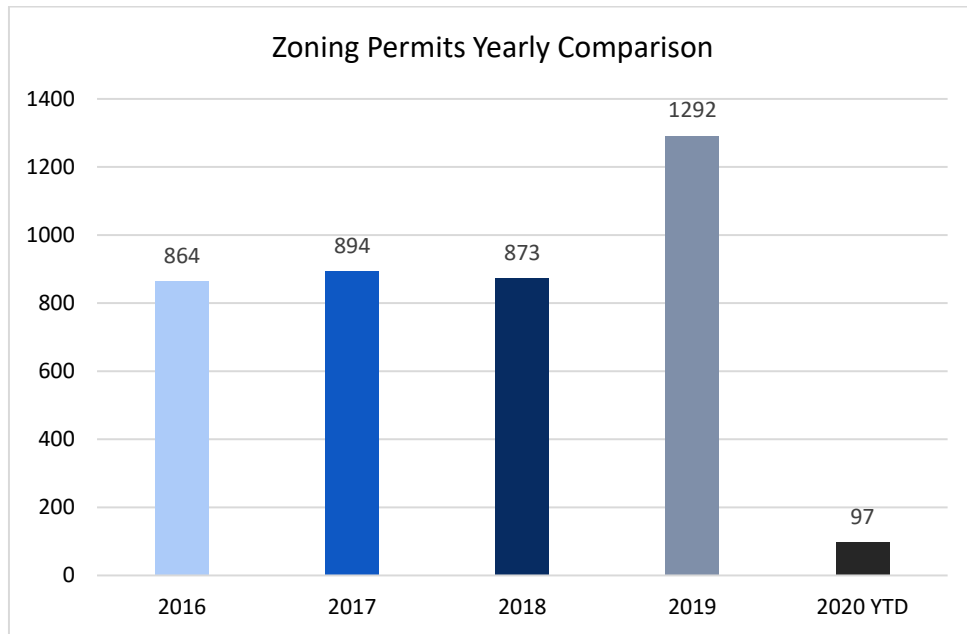


## Planning Advisory Committee

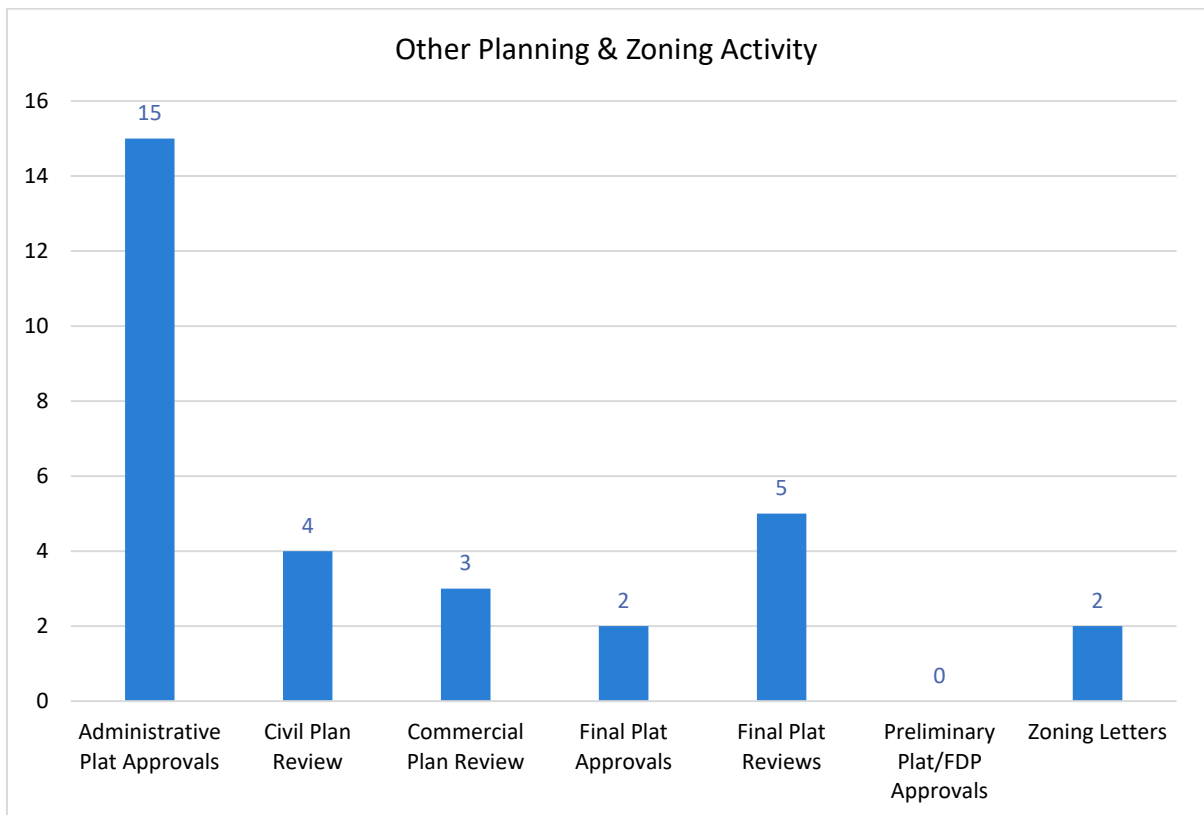
The Planning Advisory Committee reviewed **three** cases in January.



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.



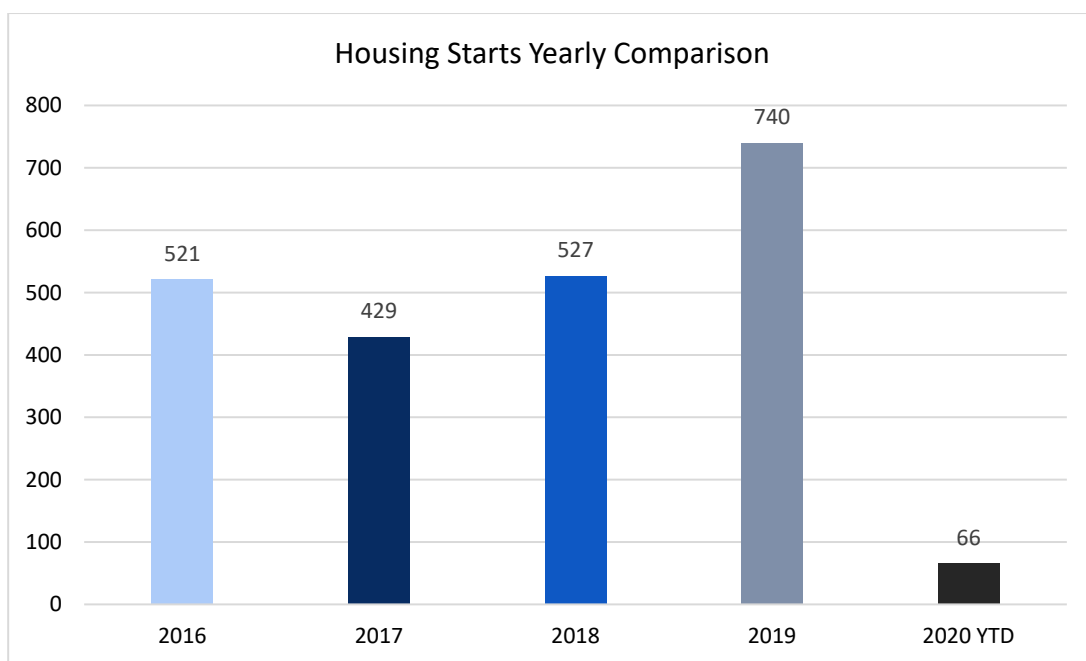
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	97	0	0	0	0	0	0	0	0	0	0	0



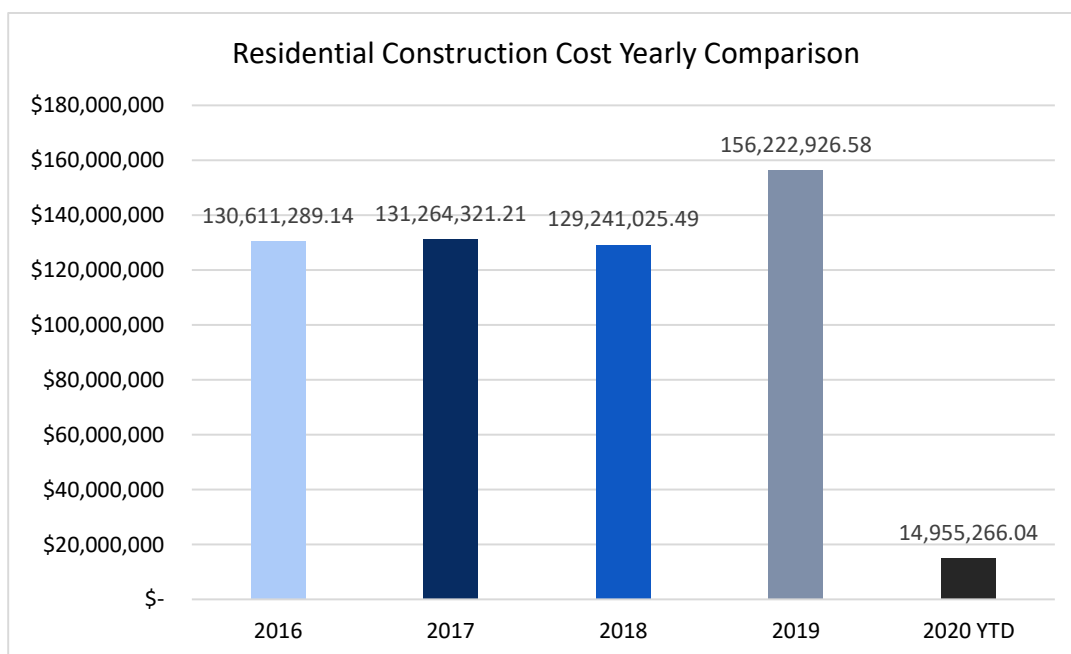
## **Building Inspections & Code Enforcement**

<b>Commercial Plan Review</b>	<b>Address</b>
Foundations Early Learning-Revisions	100 Suddeth Farms Drive
Mayfair Station	117,119,201,203 Mayfair Station Way
Little Me Academy	106 Wicker Park Ave
Planet Fitness - Revisions	805 W Wade Hampton
101 Trade Street Revisions	101 Trade Street
BMW Foundation Club Car	190 Manatee Court
STI Revisions	1441 S Buncombe Road
Mayfair Station	109,111,113,115 Mayfair Station
Old King of Wings (Life Safety)	305 S Buncombe Road

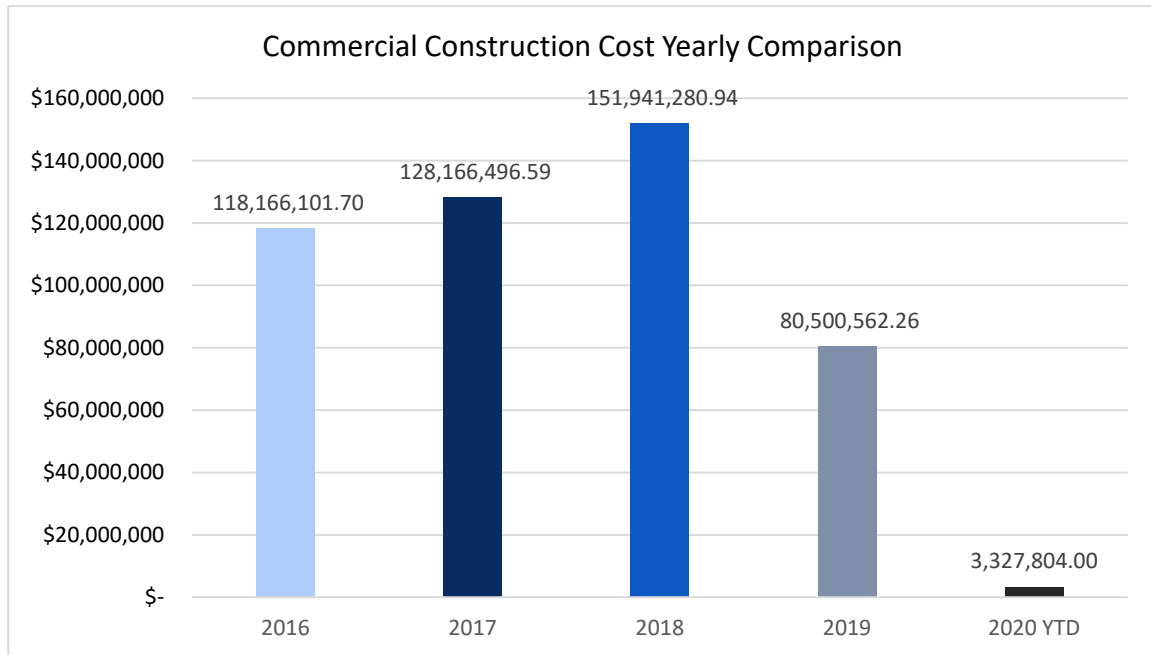
## Housing Starts

[illegible]

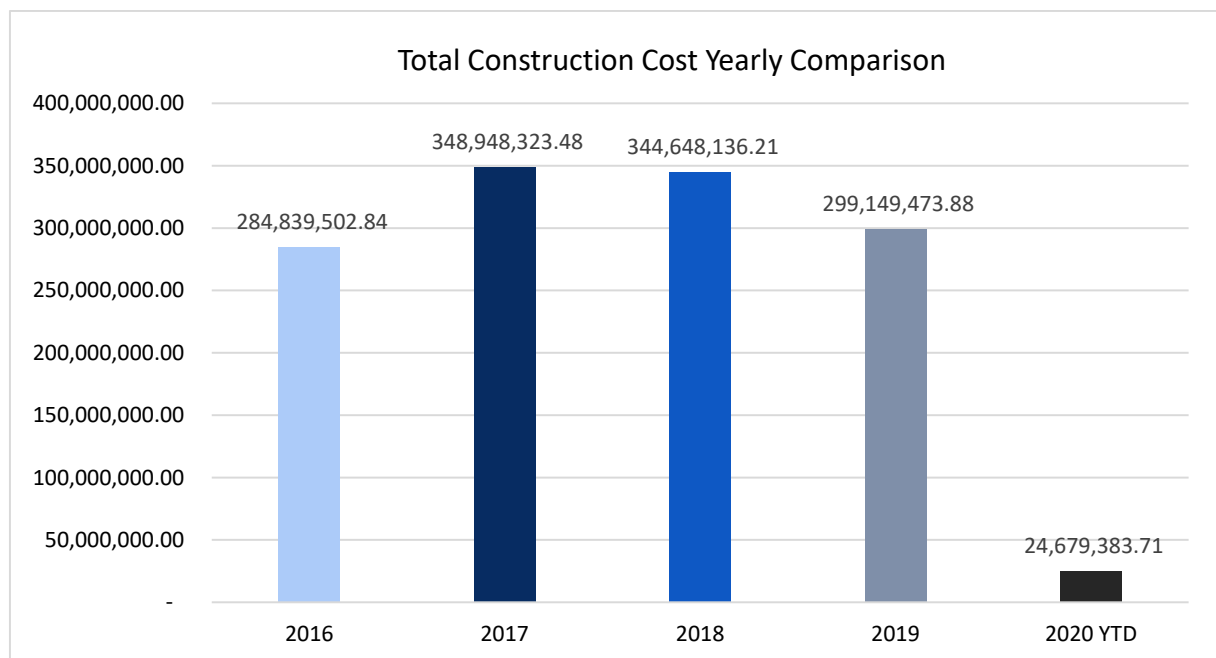
## Residential Construction Costs

[illegible]

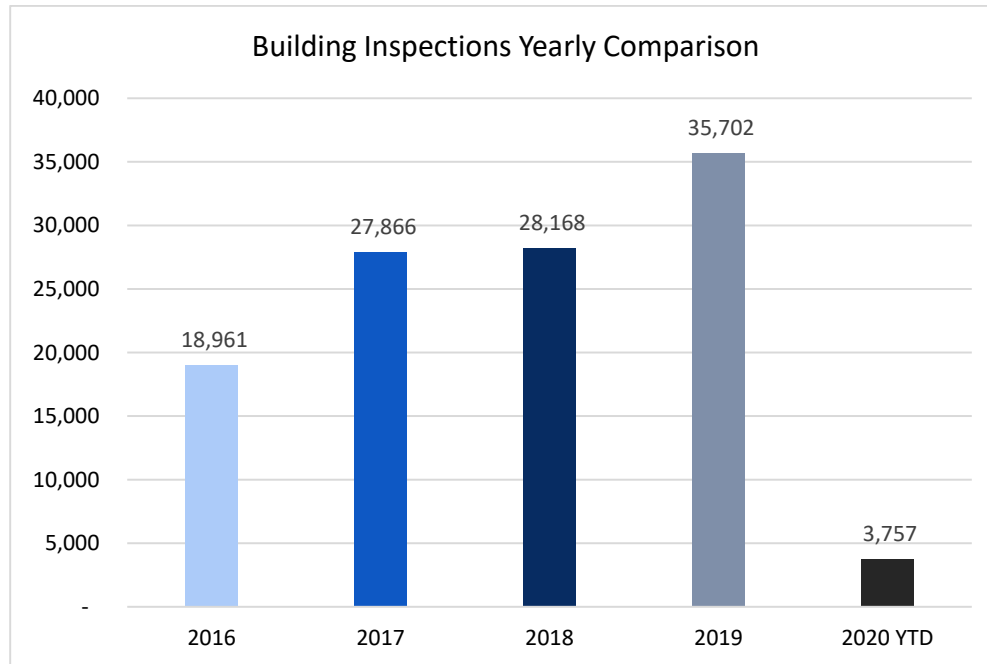
## Commercial Construction Costs

[illegible]

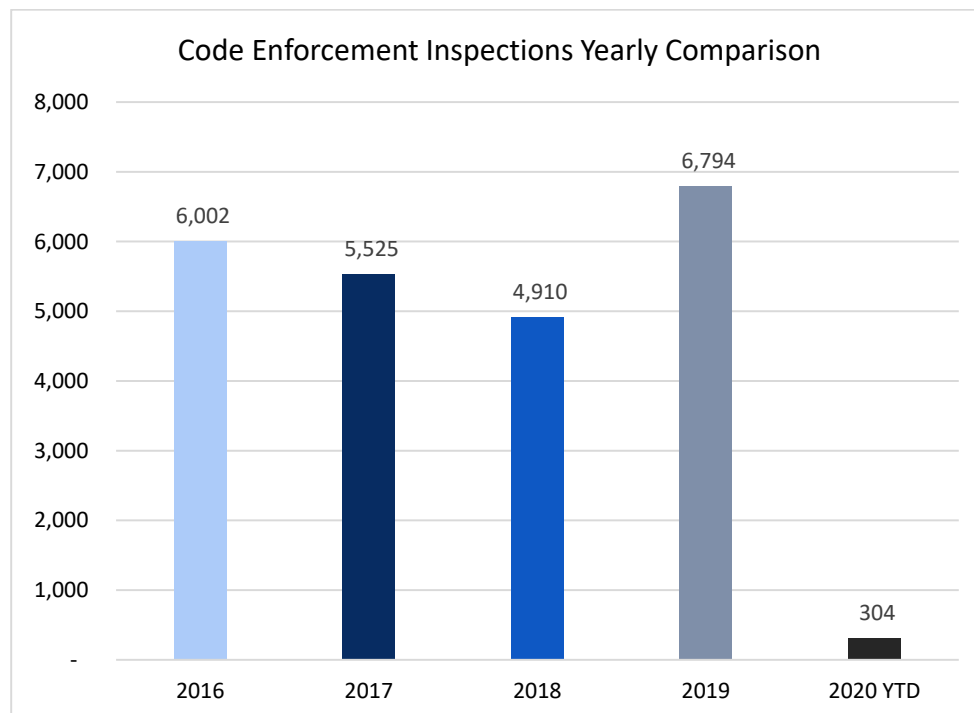
## Total Construction Costs

[illegible]

## Building Inspections

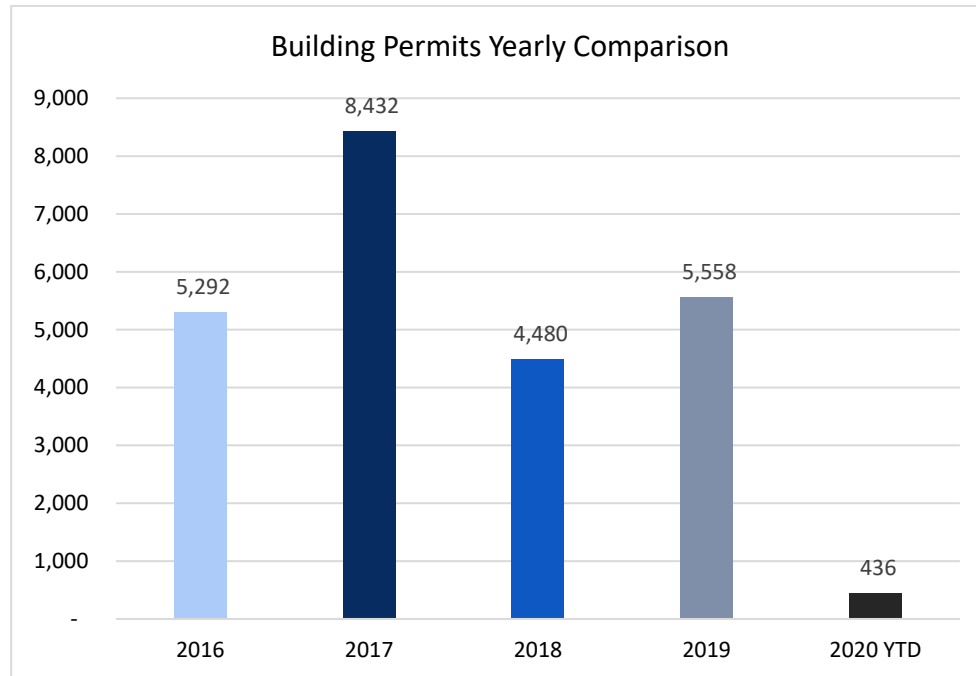
[illegible]

## Code Enforcement Inspections

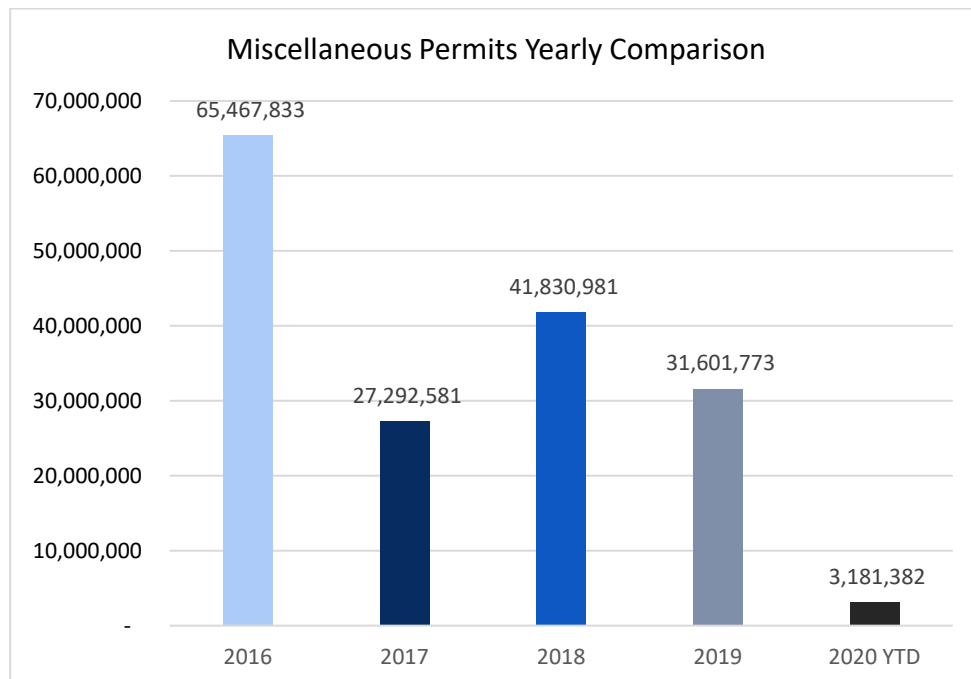
[illegible]



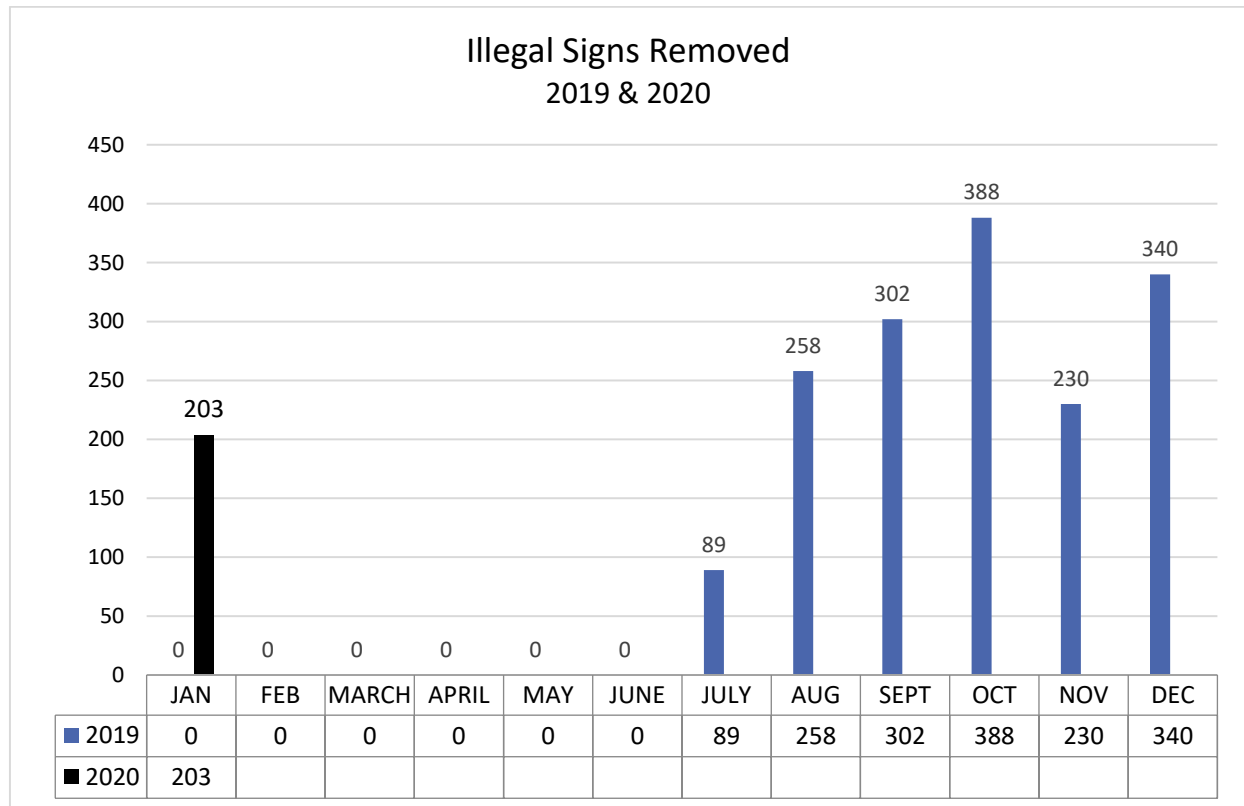
## Building Permits

[illegible]

## Miscellaneous Permits

[illegible]

## Illegal Signs



Category Number: VI.  
Item Number: B.



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**Financial Activity Report - January 2020**

**Summary:**

[Link to Detail Financial Reports](#)

**ATTACHMENTS:**

Description	Upload Date	Type
❏ January 2020 Summary Financial Report	2/20/2020	Backup Material



January 2020 Summary Financial Report



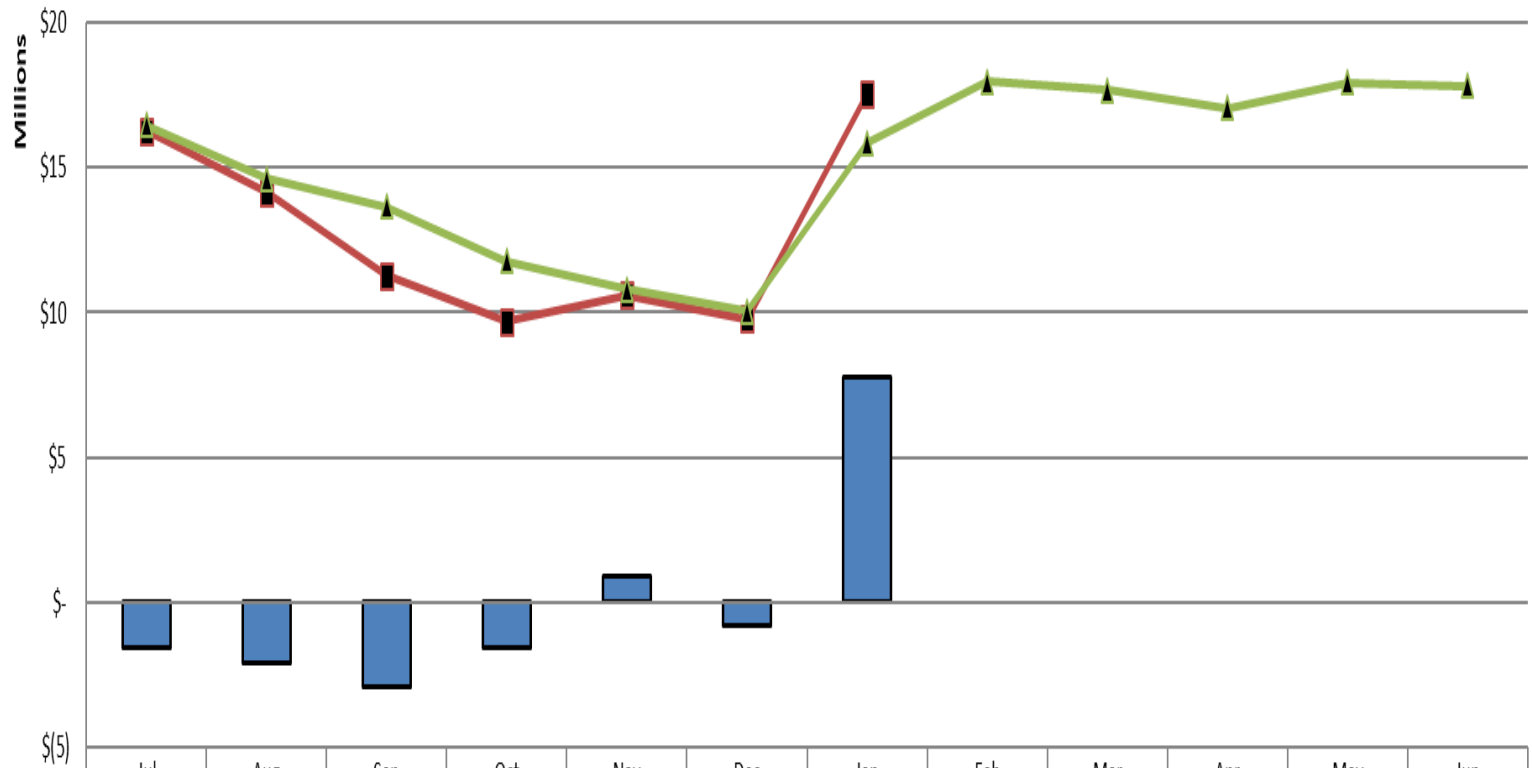
# Financial Performance Summary

As of Month End January, 2020

<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
General Fund Cash Balance	↑	↑	\$ 17,541,800
General Fund Revenue	↑	↑	\$ 15,650,081
General Fund Expenditures	↑	↑	\$ 17,729,597
Budget Percentage (Over) / Under	↓	↓	(4 %)
Revenue Benchmark Variance	↑	↑	\$ 2,349,770
Expenditure Benchmark Variance	↓	↓	\$ (2,851,058)
Overall Benchmark Variance	↑	↓	\$ (501,288)
Hospitality Fund Cash Balance	↓	↓	\$ 808,568
Hospitality Fund Revenue	↑	↑	\$ 1,454,473
Hospitality Fund Expenditures	↑	↑	\$ 1,864,764
Storm Water Fund Cash Balance	↓	↓	\$ 1,189,538
Storm Water Fund Revenue	↑	↑	\$ 844,444
Storm Water Fund Expenditures	↑	↑	\$ 927,673

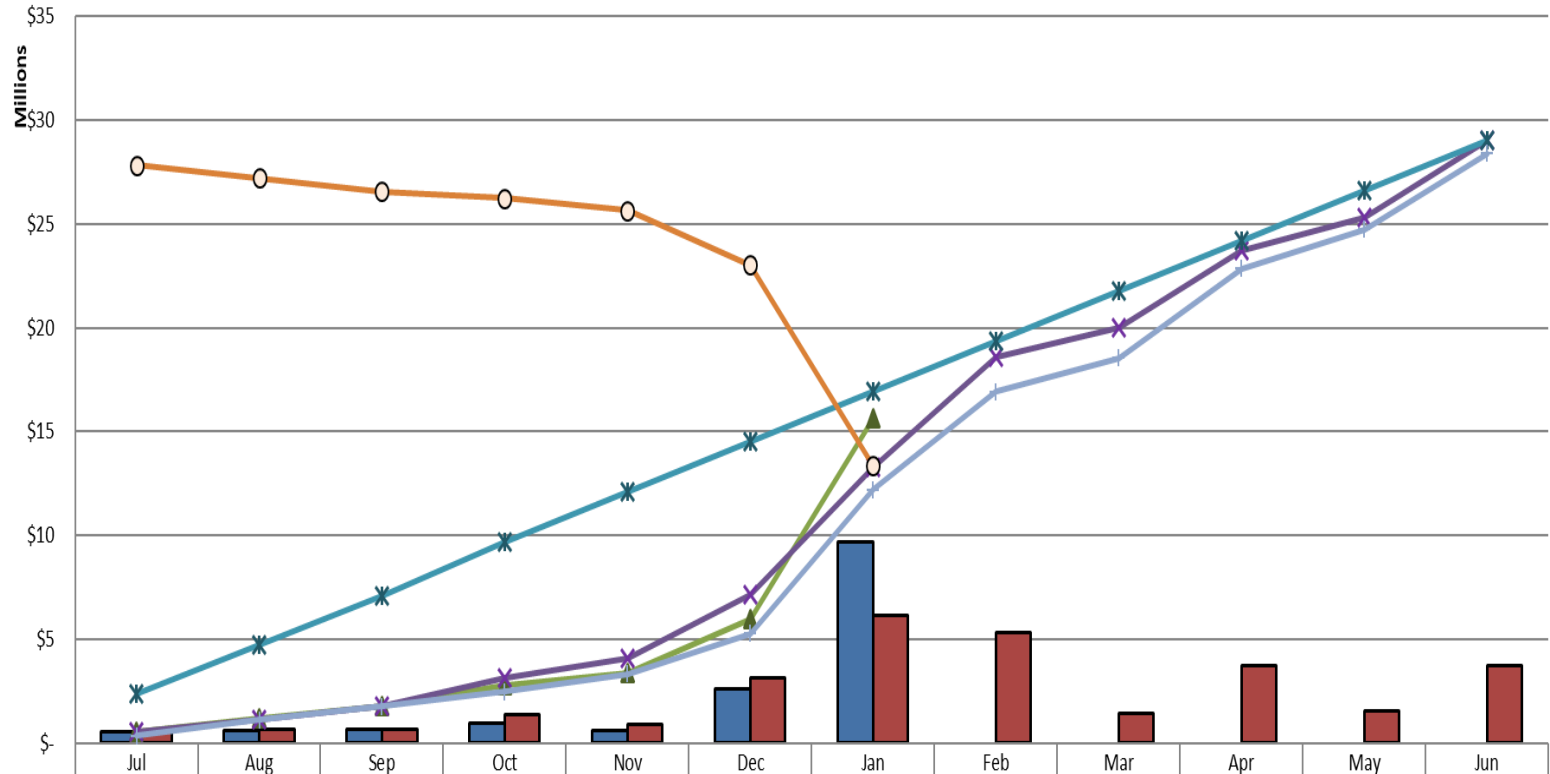
## Cash Balance - General Fund

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)	(1,563,870)	904,327	(819,651)	7,760,100					
Current Fiscal YTD Balance	16,239,290	14,142,663	11,260,893	9,697,023	10,601,351	9,781,700	17,541,800					
Prior Fiscal YTD Balance	16,447,561	14,610,600	13,647,899	11,775,045	10,813,048	10,038,250	15,847,255	17,958,398	17,658,036	17,032,164	17,911,648	17,795,970

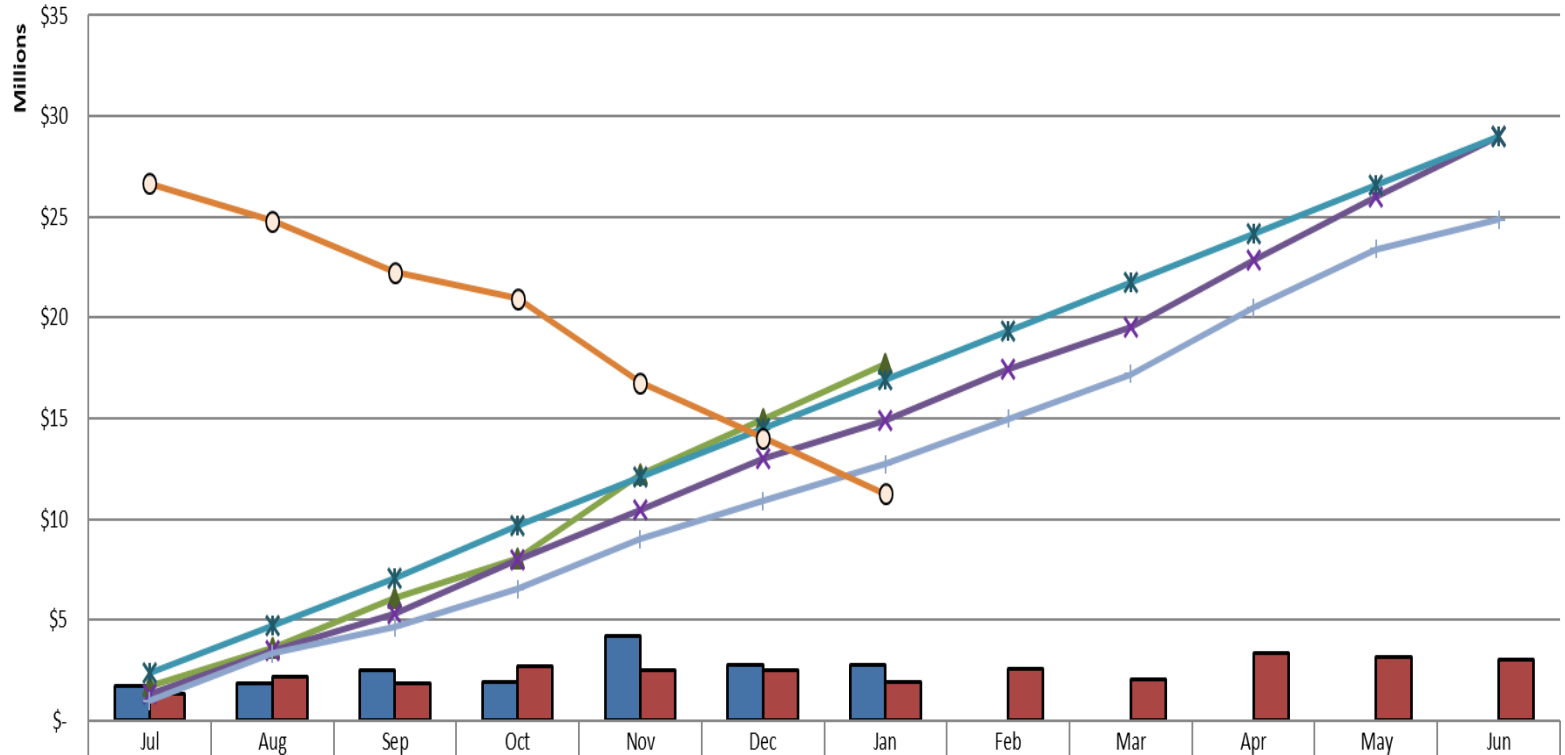
## Revenue - General Fund Fiscal Year 2019/20



Monthly Actual	552,078	609,281	644,999	952,397	603,664	2,605,610	9,682,052					
Monthly Benchmark	513,635	634,169	639,311	1,367,769	900,101	3,119,466	6,125,860	5,306,060	1,402,711	3,730,883	1,552,700	3,705,974
YTD Actual	552,078	1,161,359	1,806,357	2,758,754	3,362,419	5,968,029	15,650,081					
YTD Benchmark	513,635	1,147,804	1,787,115	3,154,884	4,054,985	7,174,451	13,300,311	18,606,371	20,009,082	23,739,965	25,292,665	28,998,639
YTD Prorated Budget	2,364,952	4,729,905	7,094,857	9,666,213	12,082,766	14,499,320	16,915,873	19,332,426	21,748,979	24,165,533	26,582,086	28,998,639
Prior YTD Actual	364,511	1,110,536	1,754,924	2,487,264	3,333,254	5,287,513	12,199,530	16,926,274	18,543,342	22,833,773	24,727,509	28,379,467
Balance to Collect	27,827,350	27,218,068	26,573,070	26,239,885	25,636,220	23,030,610	13,348,558					

## Expenditures - General Fund

### Fiscal Year 2019/20

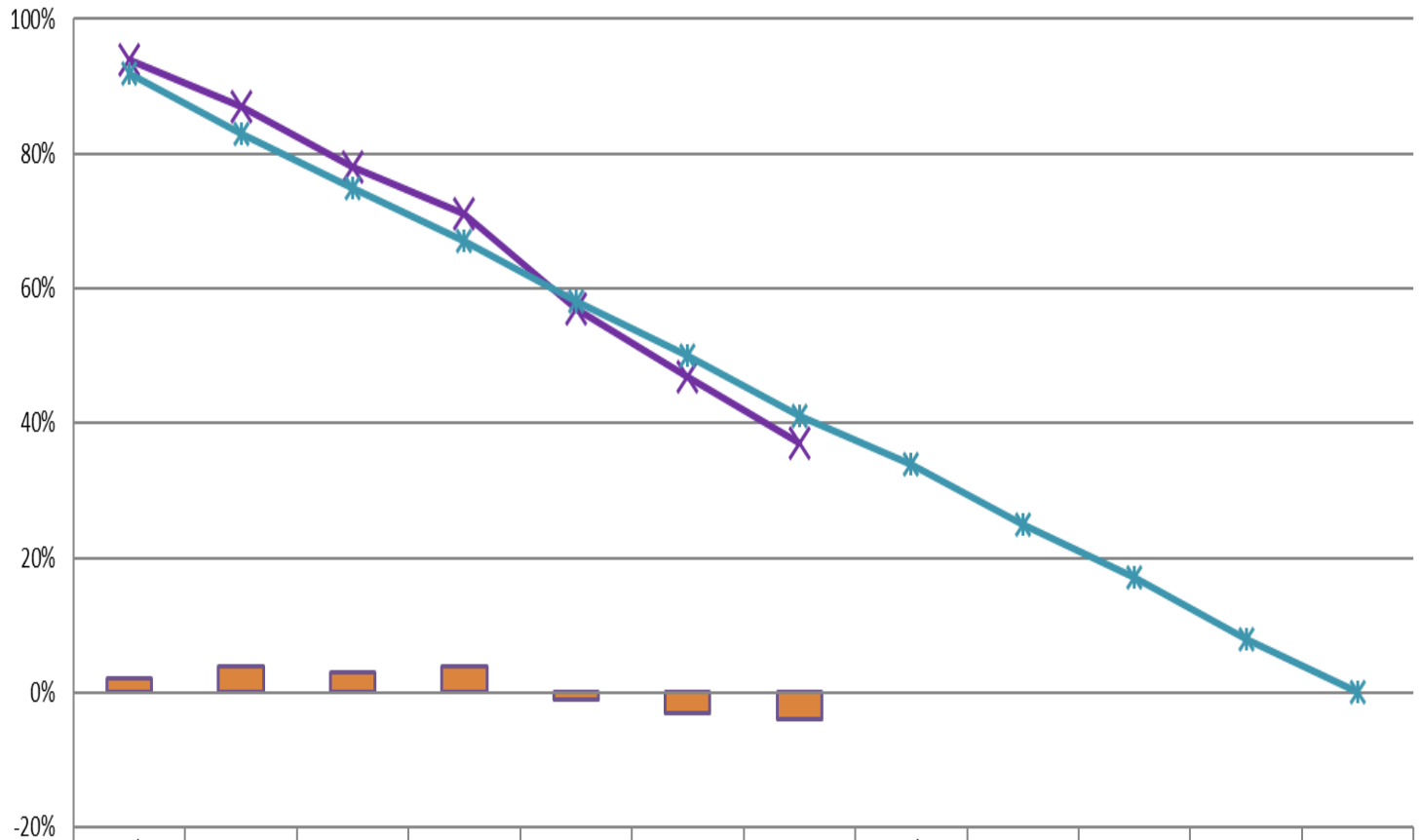


	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	1,719,924	1,869,667	2,523,435	1,936,790	4,189,728	2,733,515	2,756,538					
Monthly Benchmark	1,292,761	2,184,312	1,845,049	2,666,061	2,467,223	2,531,005	1,892,128	2,561,568	2,060,201	3,355,186	3,120,272	3,022,873
YTD Actual	1,719,924	3,589,591	6,113,026	8,049,816	12,239,544	14,973,059	17,729,597					
YTD Benchmark	1,292,761	3,477,073	5,322,122	7,988,183	10,455,406	12,986,411	14,878,539	17,440,107	19,500,308	22,855,494	25,975,766	28,998,639
YTD Prorated Budget	2,364,952	4,729,905	7,094,857	9,666,213	12,082,766	14,499,320	16,915,873	19,332,426	21,748,979	24,165,533	26,582,086	28,998,639
Prior YTD Actual	983,298	3,336,632	4,634,014	6,542,191	9,016,652	10,905,169	12,720,294	14,972,039	17,187,886	20,487,515	23,385,711	24,871,117
Balance to Expend	26,659,503	24,789,836	22,266,401	20,948,823	16,759,095	14,025,580	11,269,042					



## Budget Percent Remaining - General Fund

### Fiscal Year 2019/20



■ (Over) Under Budget

✕ Actual Percent Remaining

✱ Prorated Percent Remaining

Jul

Aug

Sep

Oct

Nov

Dec

Jan

Feb

Mar

Apr

May

Jun

2

4

3

4

-1

-3

-4

94

87

78

71

57

47

37

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**

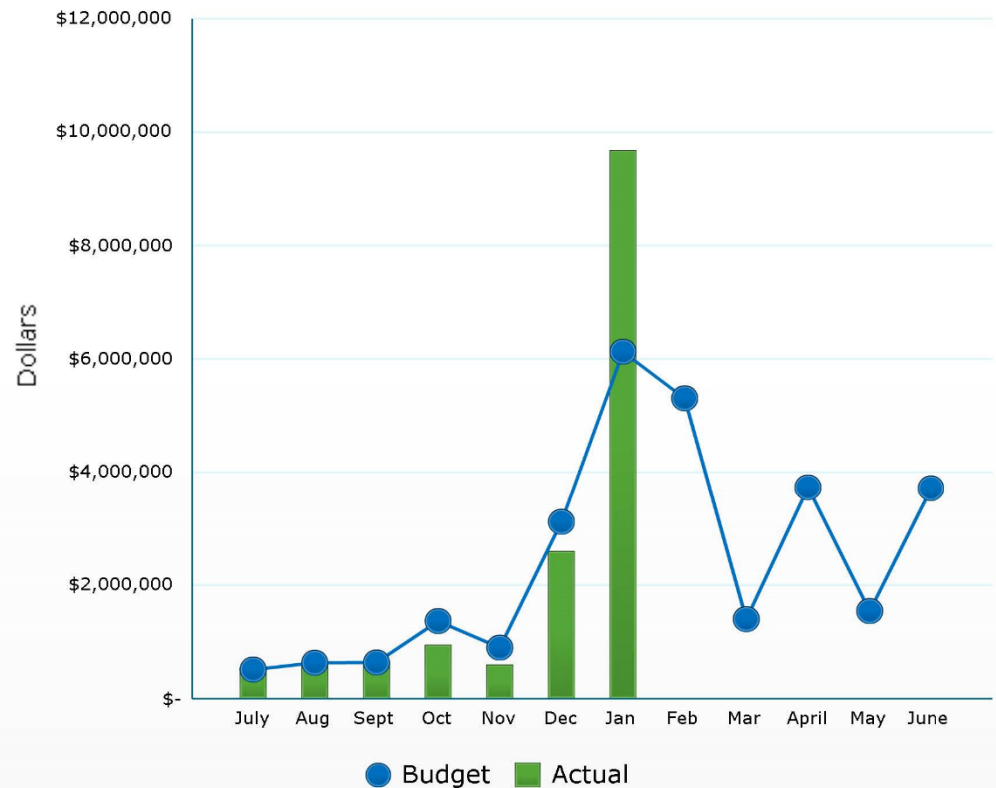
**\$15,650,081**

**\$13,300,311**

**\$2,349,770**

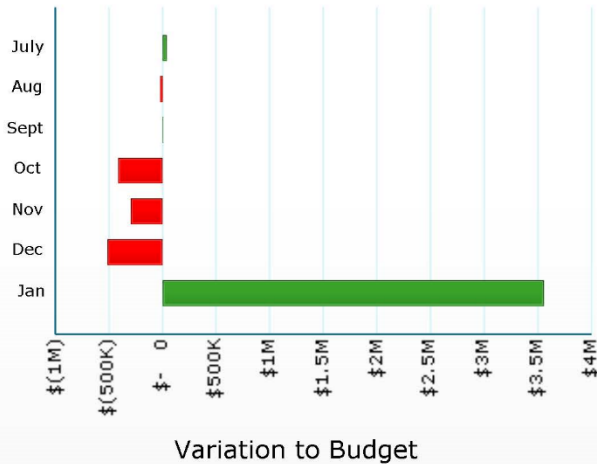
## City of Greer Revenues

Fiscal Year 2019-20



## Actual vs Budget

Fiscal Year 2019-20



## Expenditures

Total Expenditures

Total City Expenditures

YTD Personnel

YTD Operations

Mayor & Council

Administration

Municipal Court

General Government

Fire

Police

Public Services

Recreation

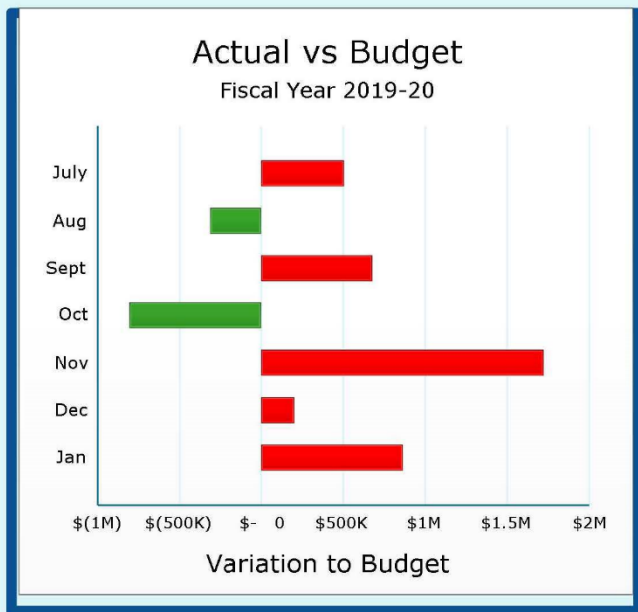
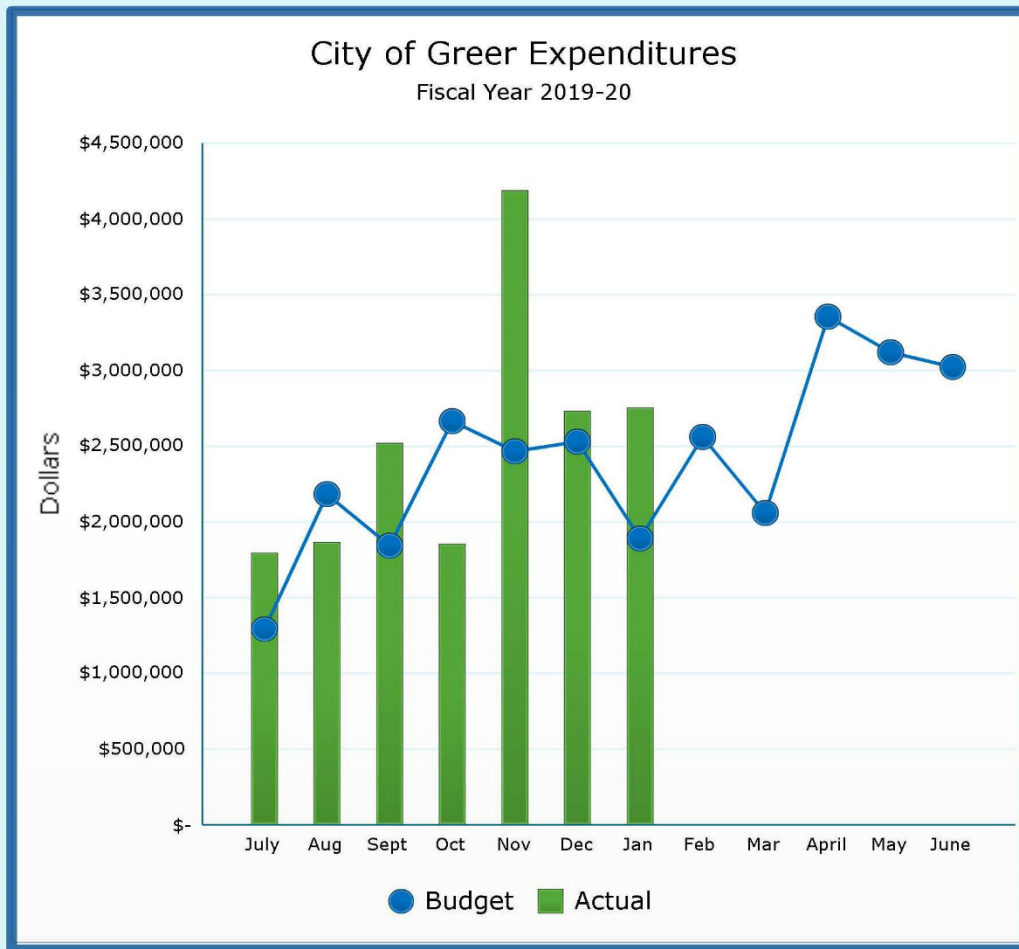
Building Standards

# 2019-20 Financials

☐ Revenues
 ☒ Expenditures



YTD Actual	YTD Budget	Difference
<b>\$17,729,597</b>	<b>\$14,878,539</b>	<b>\$2,851,058</b>

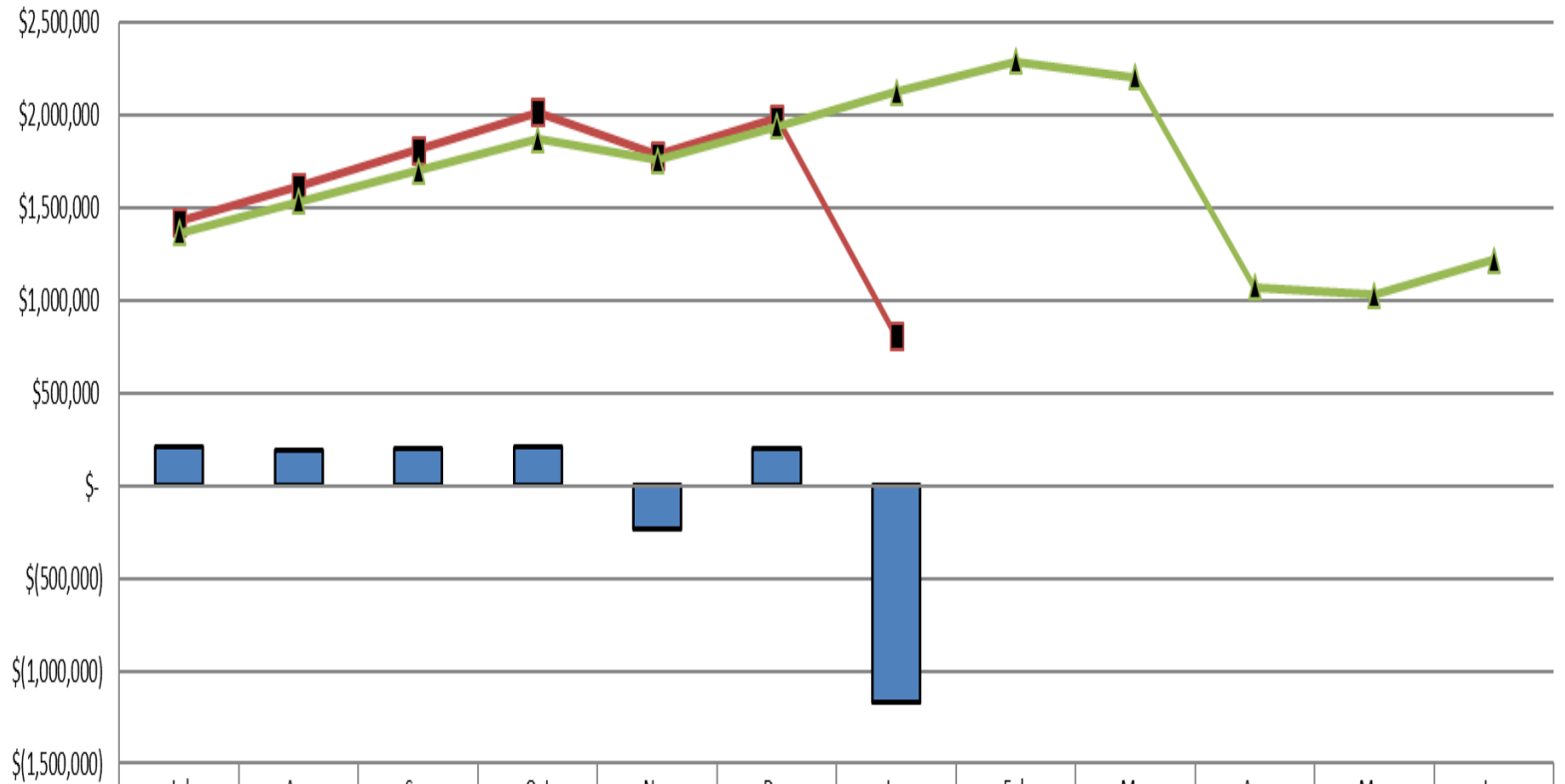




Hospitality Taxes Fund

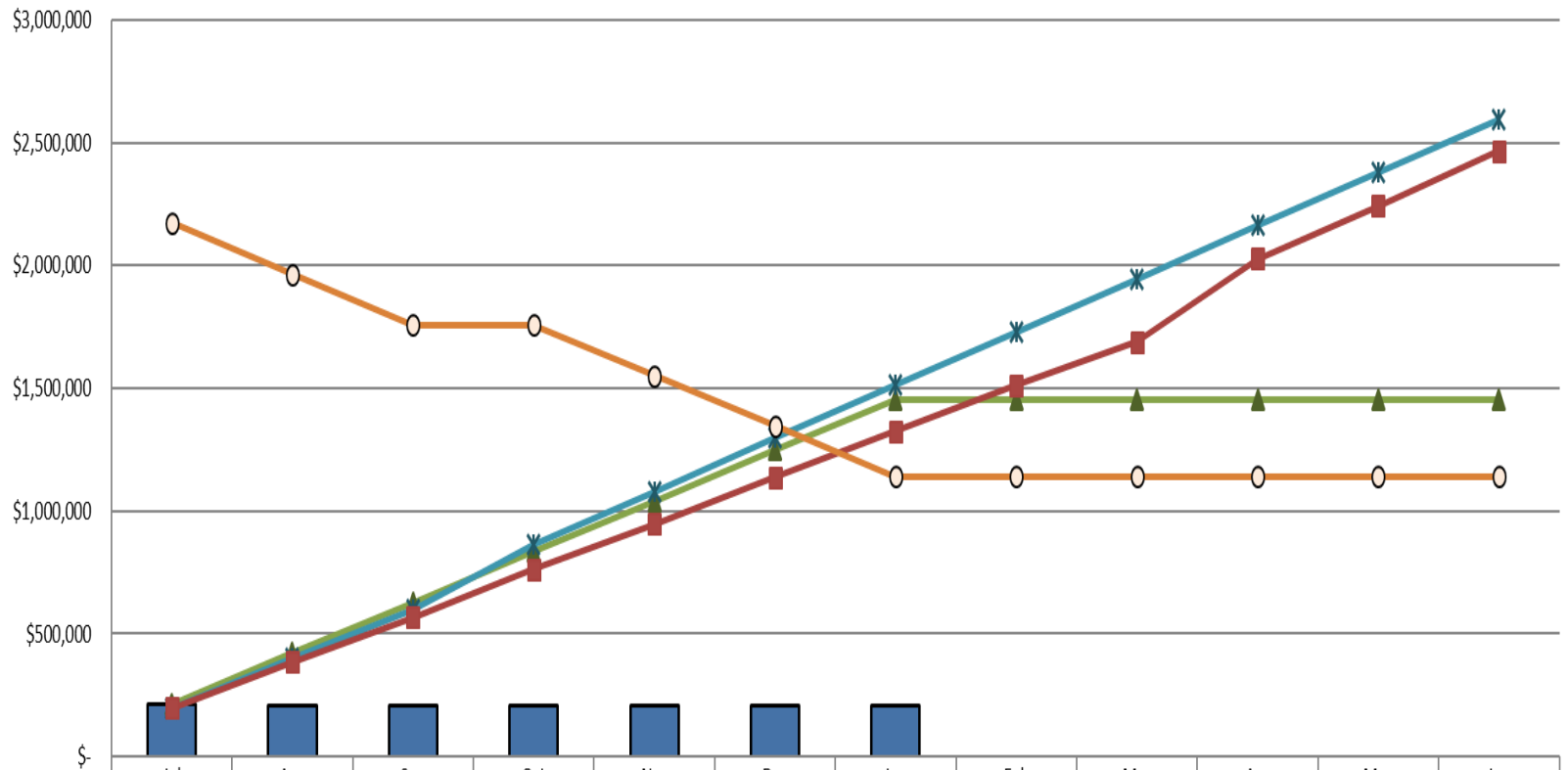
# Cash Balance - Hospitality Taxes Fund

Fiscal Year 2019/20



Net Monthly Cash	205,554	189,490	195,526	205,390	(233,835)	199,500	(1,172,308)					
Current Fiscal YTD Balance	1,424,805	1,614,295	1,809,821	2,015,211	1,781,376	1,980,877	808,568					
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

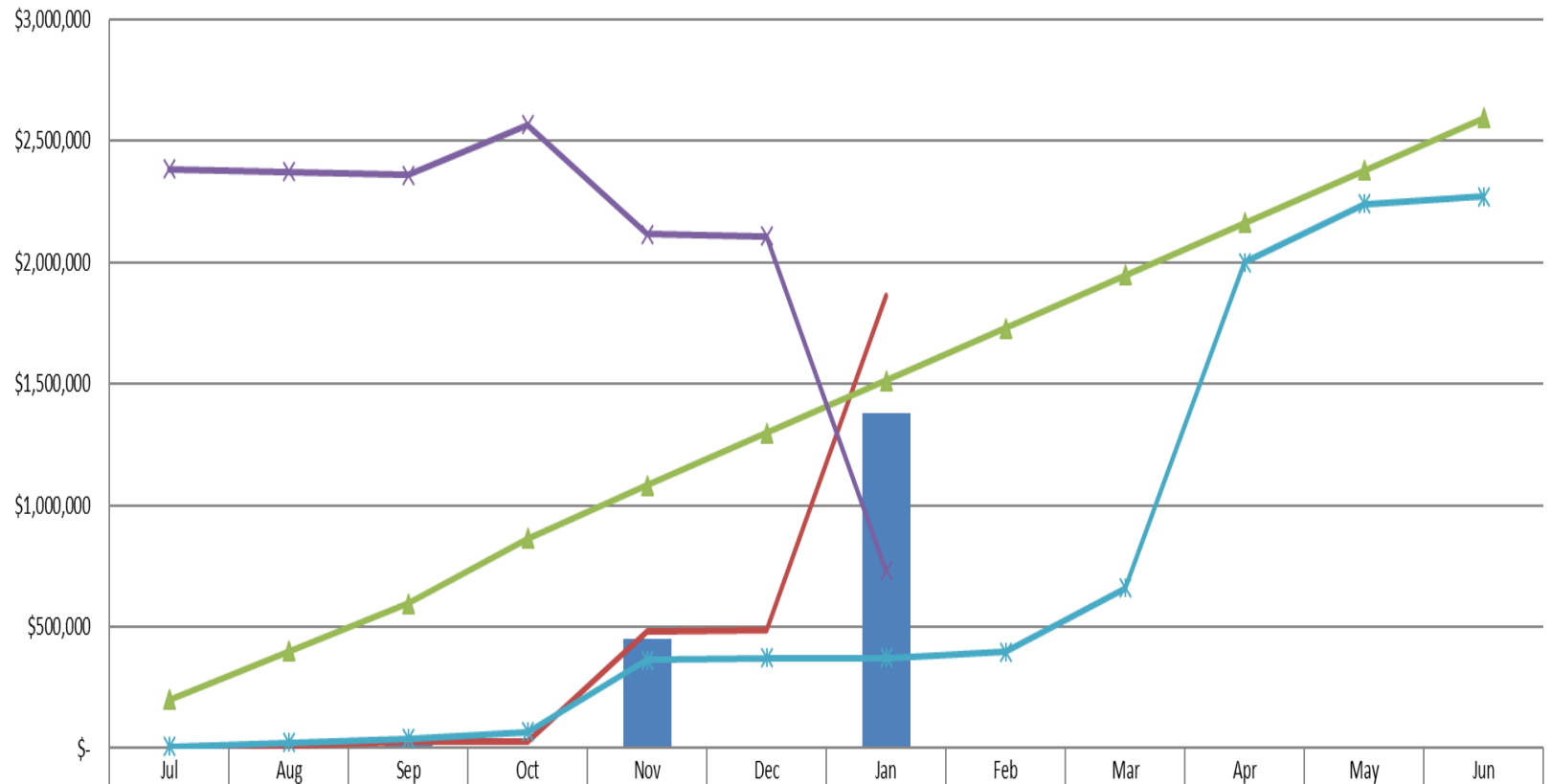
## Revenue - Hospitality Taxes Fund Fiscal Year 2019/20



Monthly Actual	212,168	208,710	207,320	207,728	206,309	205,675	206,564					
YTD Actual	212,168	420,878	628,198	835,926	1,042,235	1,247,910	1,454,473	1,454,473	1,454,473	1,454,473	1,454,473	1,454,473
YTD Prorated Budget	198,830	397,660	596,490	864,729	1,080,911	1,297,093	1,513,275	1,729,457	1,945,640	2,161,822	2,378,004	2,594,186
Prior YTD Actual	197,399	385,537	567,852	763,632	946,679	1,136,860	1,325,765	1,511,515	1,689,553	2,027,957	2,243,548	2,465,129
Balance to Collect	2,173,791	1,965,081	1,757,761	1,758,260	1,551,951	1,346,276	1,139,713	1,139,713	1,139,713	1,139,713	1,139,713	1,139,713

## Expenditures - Hospitality Taxes Fund

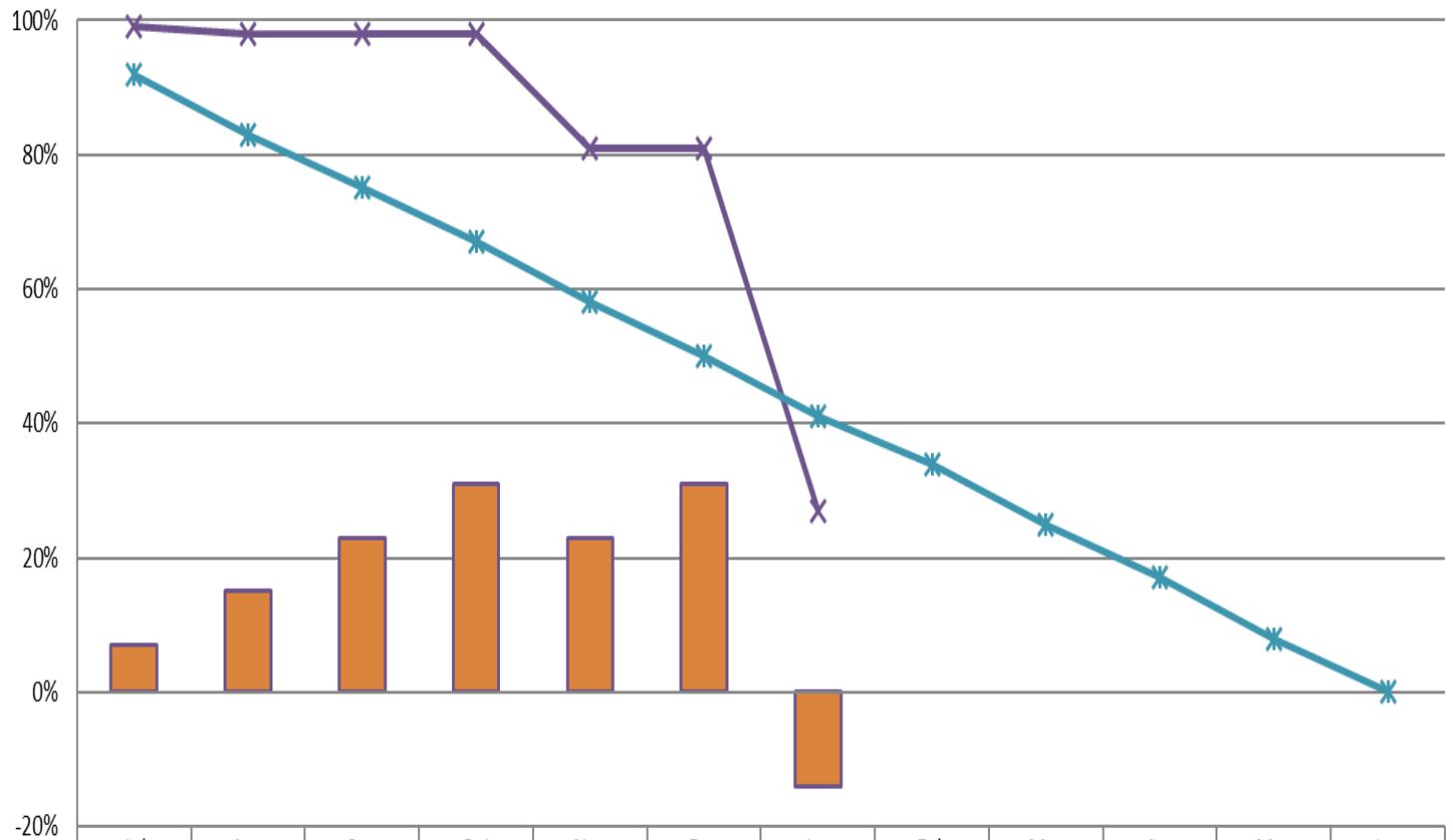
### Fiscal Year 2019/20



Monthly Actual	3,725	9,025	14,423	2,329	450,569	5,820	1,378,872					
YTD Actual	3,725	12,750	27,173	29,502	480,071	485,892	1,864,764					
YTD Prorated Budget	198,830	397,660	596,490	864,729	1,080,911	1,297,093	1,513,275	1,729,457	1,945,640	2,161,822	2,378,004	2,594,186
Prior YTD Actual	5,230	23,118	39,011	67,334	361,983	370,385	372,617	395,819	658,490	1,998,719	2,241,126	2,270,671
Balance to Expend	2,382,234	2,373,209	2,358,786	2,564,684	2,114,115	2,108,294	729,422					

## Budget Percent Remaining - Hospitality Taxes Fund

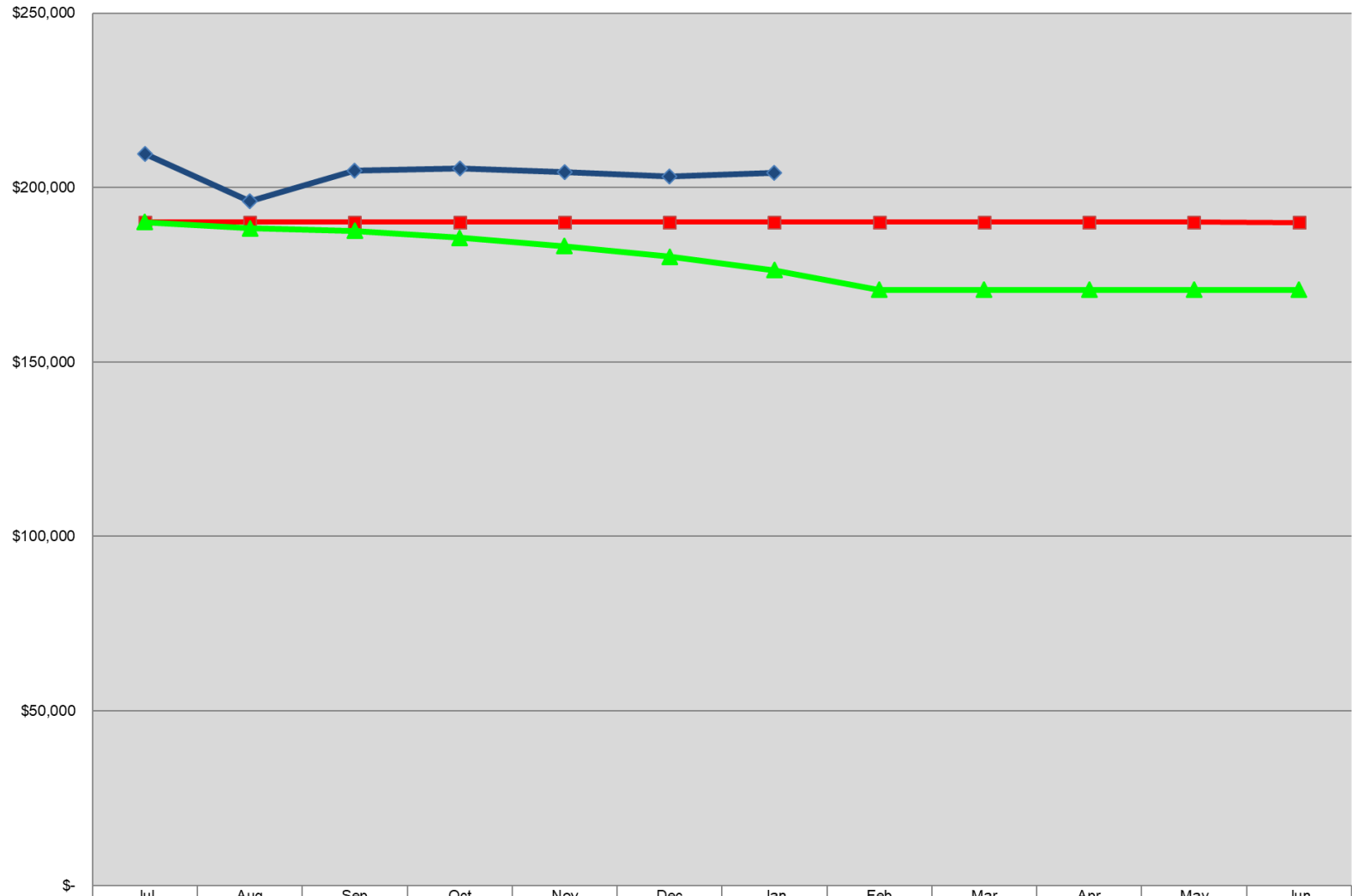
### Fiscal Year 2019/20



(Over) Under Budget	7	15	23	31	23	31	-14					
Actual Percent Remaining	99	98	98	98	81	81	27					
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



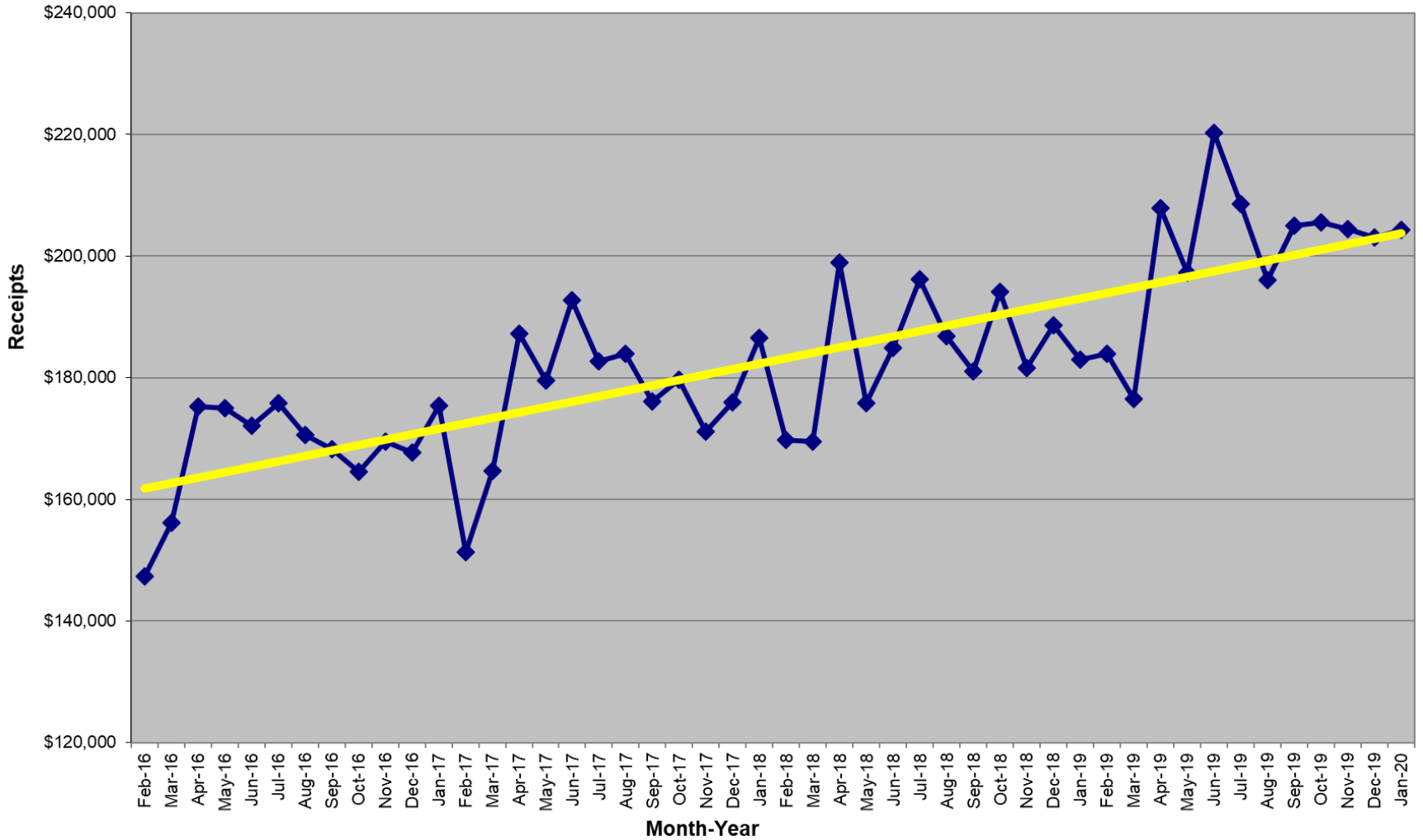
## Hospitality Taxes Fiscal Year 2019/20



Monthly Actual	209,551	196,167	204,941	205,411	204,389	203,089	204,206					
Monthly Budget	190,107	190,107	190,107	190,107	190,107	190,107	190,107	190,107	190,107	190,107	190,107	190,104
Budget Requirement	190,107	188,339	187,556	185,625	183,152	180,118	176,289	170,706	170,706	170,706	170,706	170,704

# Hospitality Tax

4 - Year Trending

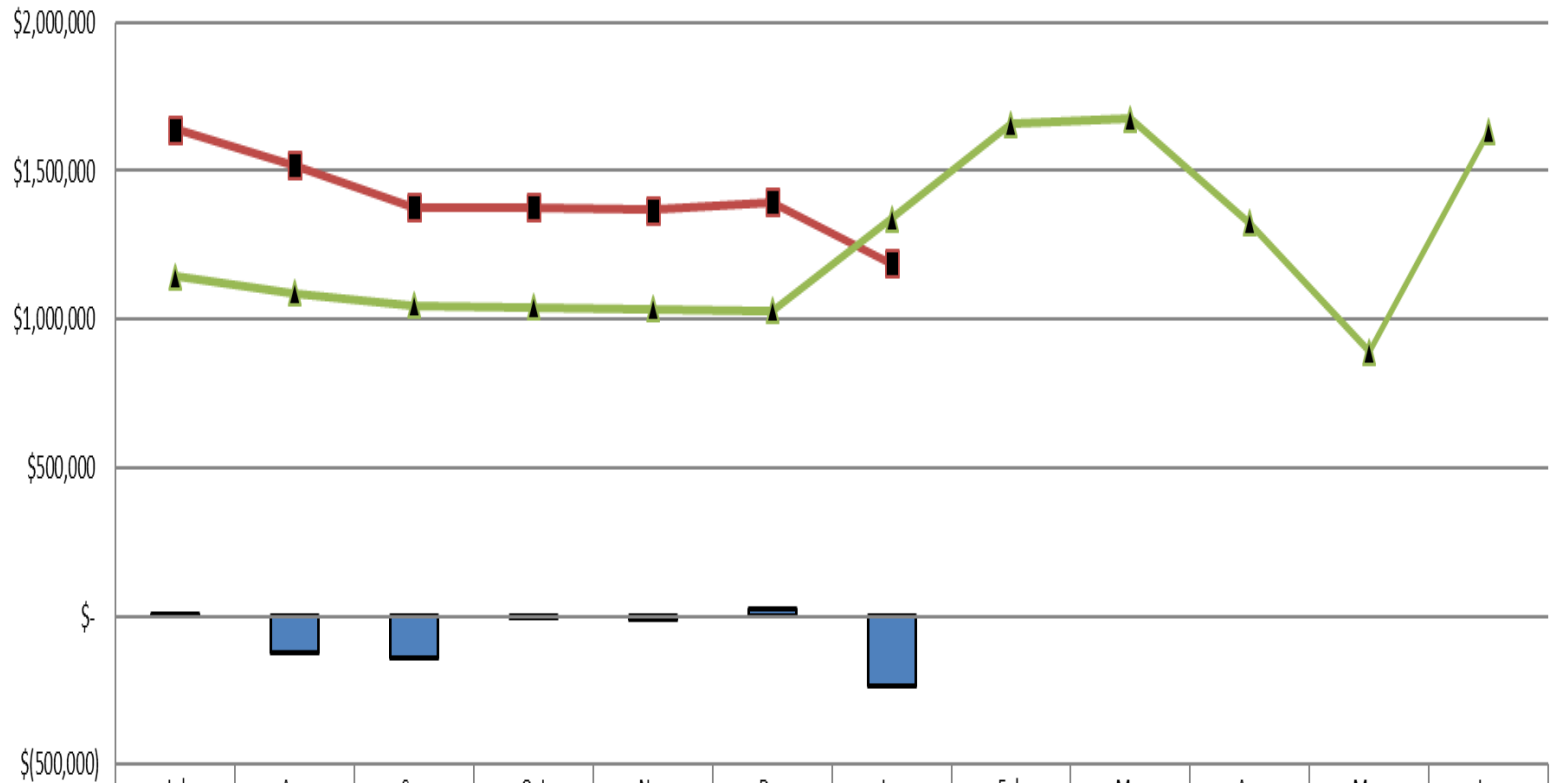




Storm Water Fund

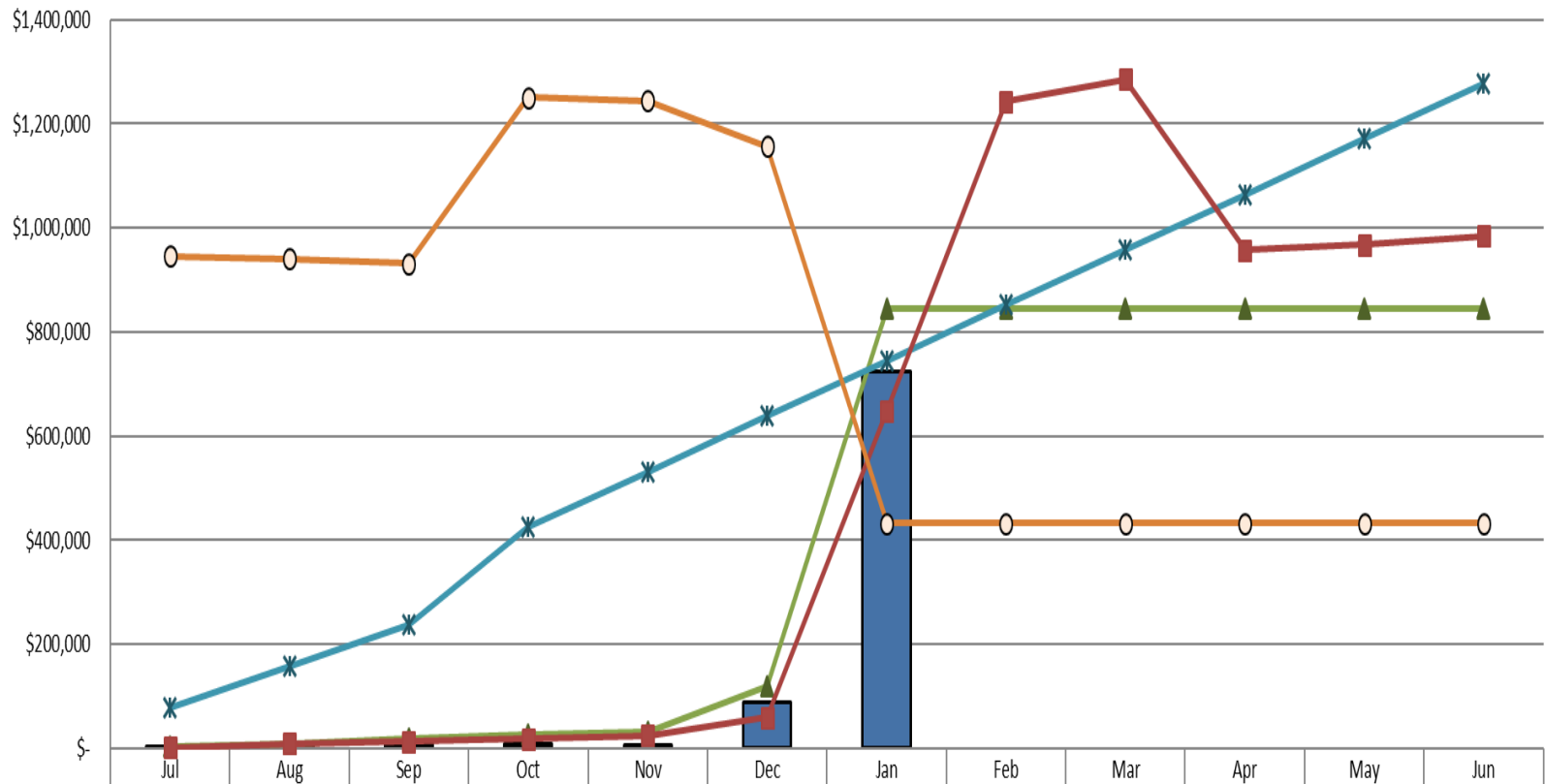
## Cash Balance - Storm Water Fund

### Fiscal Year 2019/20



Net Monthly Cash	7,390	(120,644)	(140,433)	(796)	(9,046)	25,594	(235,382)					
Current Fiscal YTD Balance	1,639,474	1,518,829	1,378,396	1,377,601	1,368,554	1,394,148	1,189,538					
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

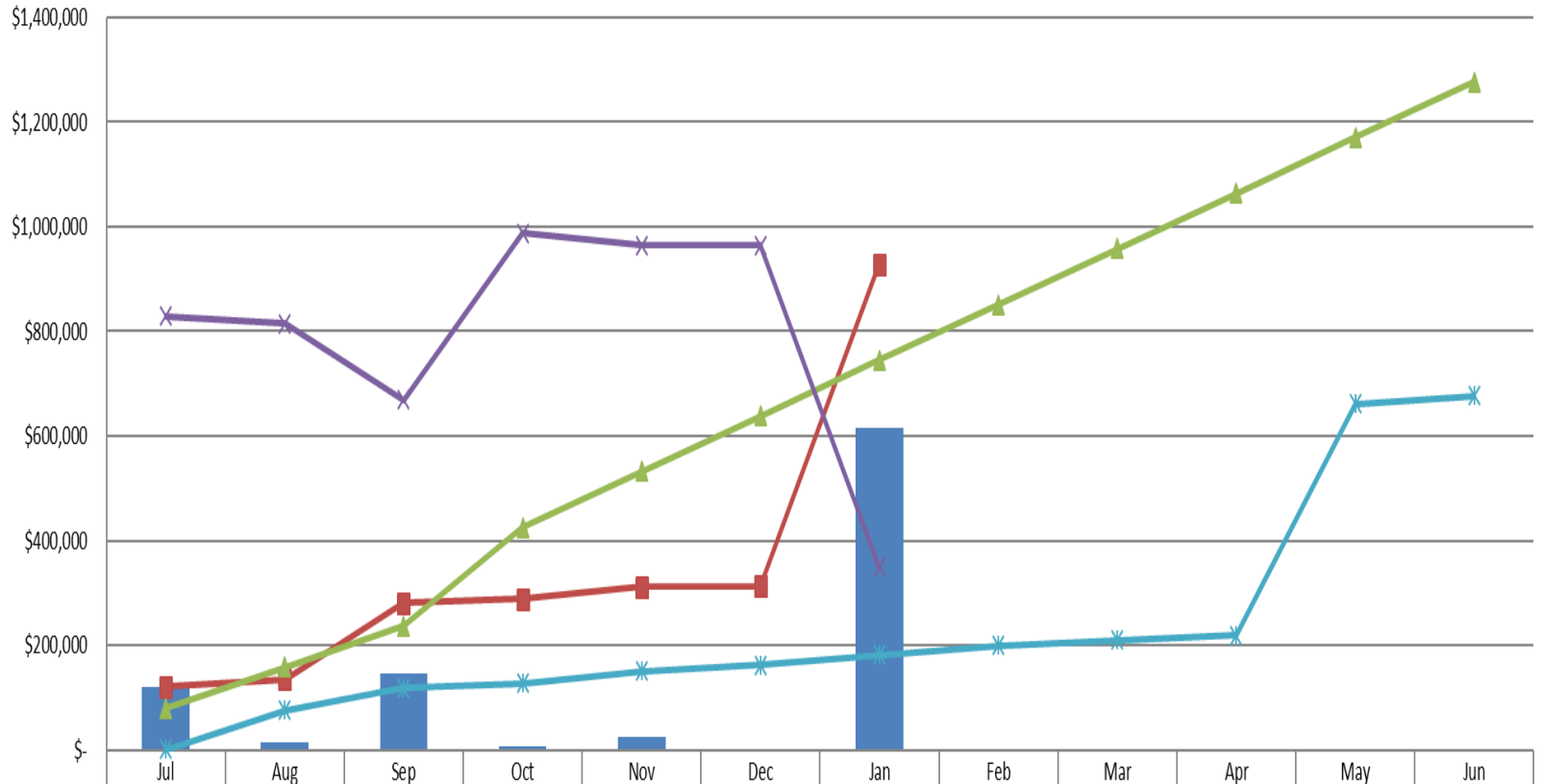
## Revenue - Storm Water Taxes Fund Fiscal Year 2019/20



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	3,916	5,316	9,098	7,637	6,687	87,934	723,857					
YTD Actual	3,916	9,233	18,330	25,967	32,654	120,587	844,444	844,444	844,444	844,444	844,444	844,444
YTD Prorated Budget	79,167	158,333	237,500	425,692	532,115	638,538	744,960	851,383	957,806	1,064,229	1,170,652	1,277,075
Prior YTD Actual	2,334	9,285	13,783	18,296	24,793	60,092	648,333	1,243,513	1,285,993	957,651	967,982	984,462
Balance to Collect	946,084	940,768	931,670	1,251,108	1,244,421	1,156,488	432,631	432,631	432,631	432,631	432,631	432,631

## Expenditures - Storm Water Fund

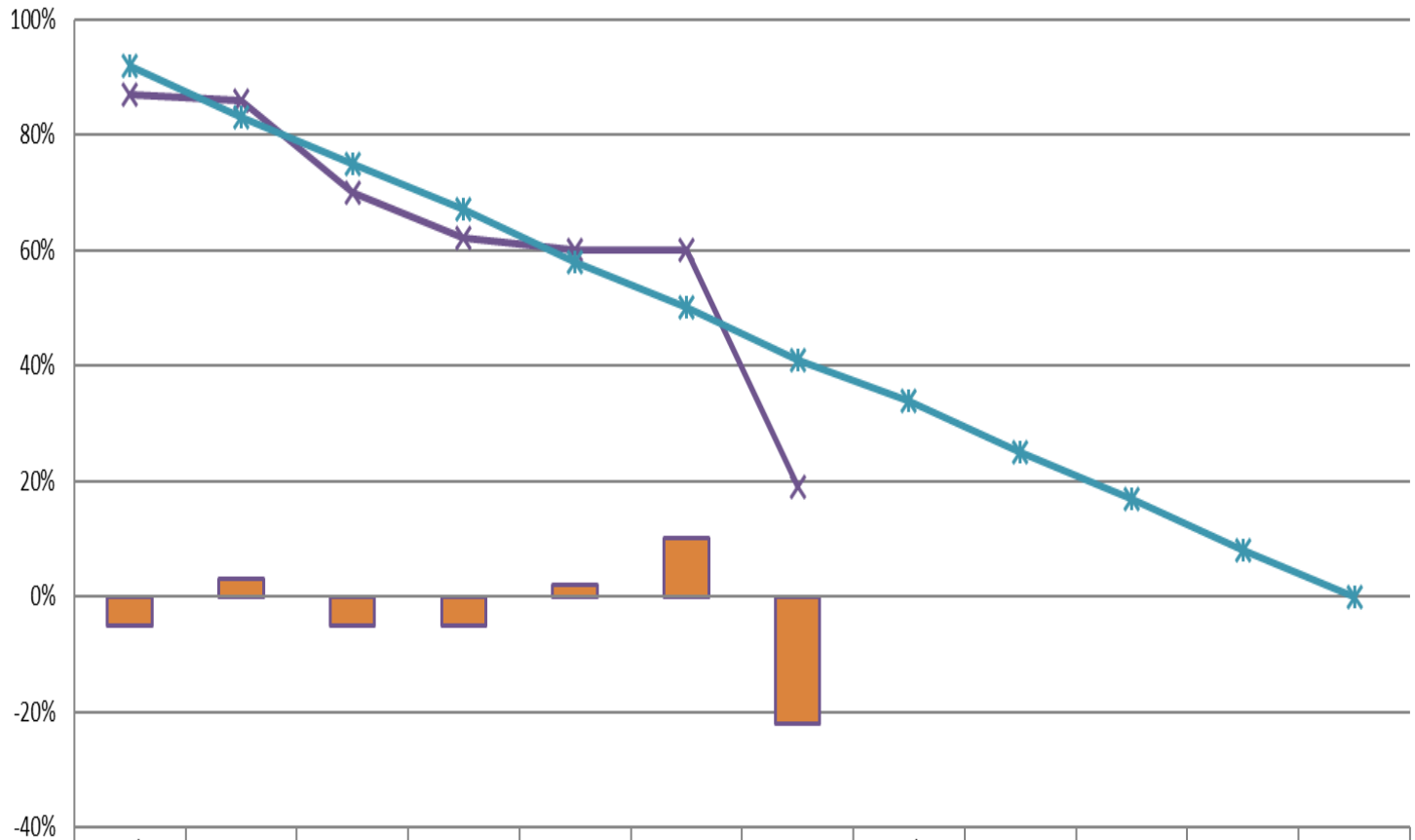
### Fiscal Year 2019/20



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	120,599	14,549	146,153	7,560	23,436	805	614,571					
YTD Actual	120,599	135,148	281,301	288,860	312,297	313,102	927,673					
YTD Prorated Budget	79,167	158,333	237,500	425,692	532,115	638,538	744,960	851,383	957,806	1,064,229	1,170,652	1,277,075
Prior YTD Actual	269	75,100	117,864	127,171	150,525	162,554	180,811	198,815	210,066	218,653	660,808	676,345
Balance to Expend	829,401	814,852	668,699	988,215	964,778	963,973	349,402					

## Budget Percent Remaining - Storm Water Fund

### Fiscal Year 2019/20



(Over) Under Budget	-5	3	-5	-5	2	10	-22					
Actual Percent Remaining	87	86	70	62	60	60	19					
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number: VI.  
Item Number: C.



**AGENDA**  
**GREER CITY COUNCIL**  
2/25/2020

**Fire Department Activity Report - January 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Fire Department Activity Report - January 2020	2/13/2020	Backup Material



# CITY OF GREER



## FIRE DEPARTMENT

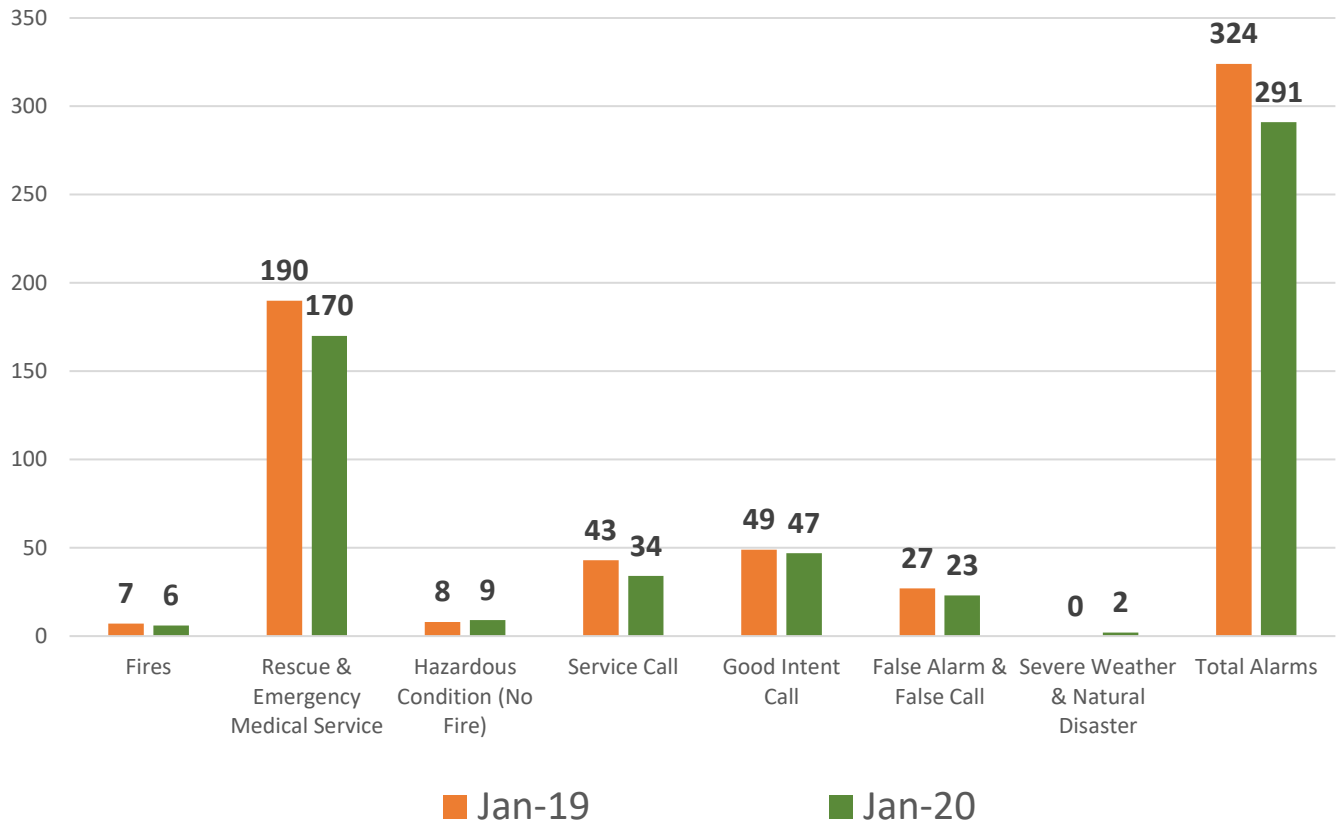
MONTHLY REPORT

JANUARY 2020



# City of Greer Fire Department Monthly Report January 2020

## MAJOR INCIDENT TYPES



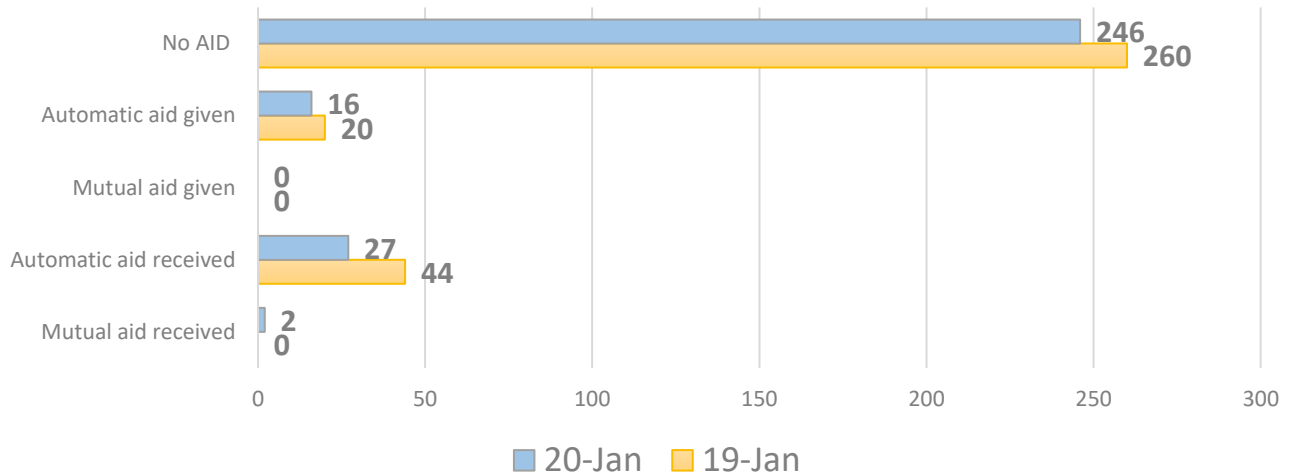
On Saturday, January 11, 2020, crews were dispatched to a tree on a house during some severe weather in the area. The tree struck the left side of the residence and car in the driveway. No injuries were reported. Crews assisted with securing utilities and protecting the property of the homeowner.



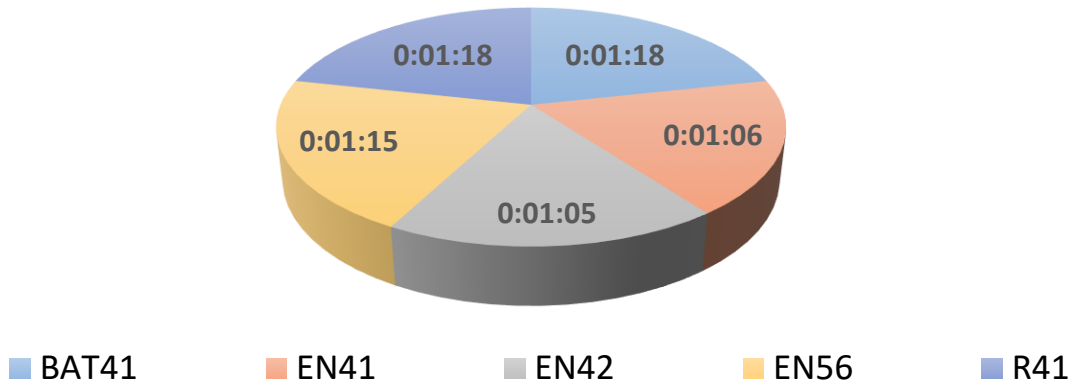


# City of Greer Fire Department Monthly Report January 2020

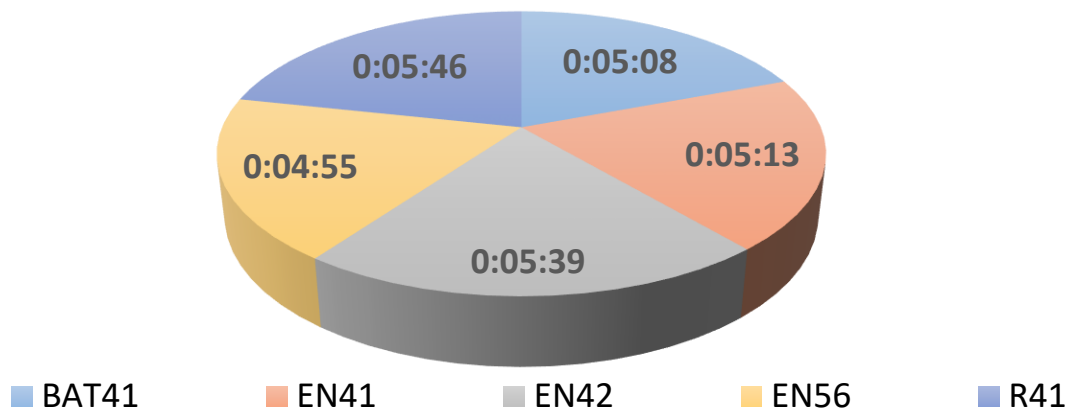
## AID GIVEN AND RECEIVED



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



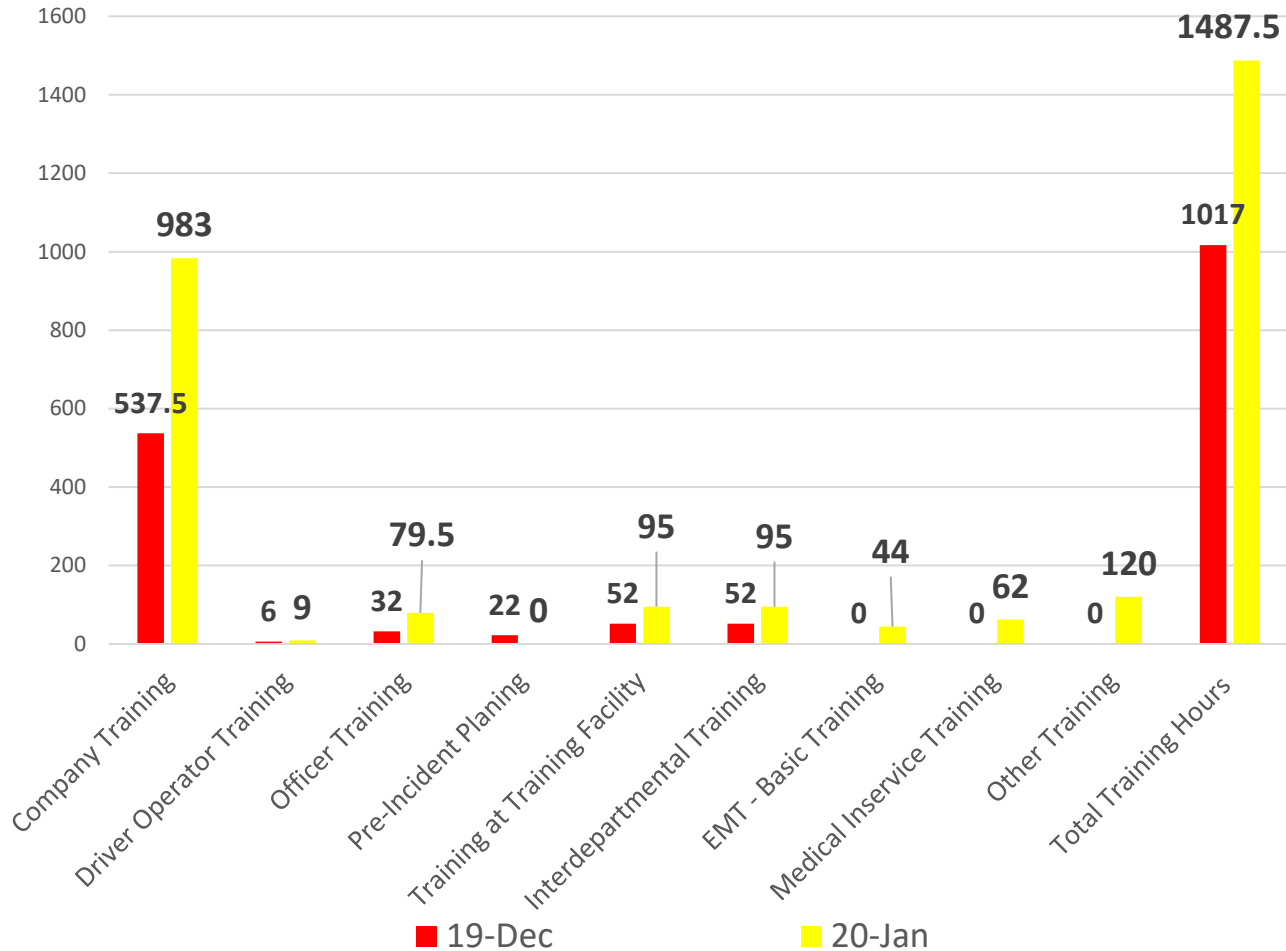
## AVERAGE RESPONSE TIME, minutes (Dispatch to Arrived)





# City of Greer Fire Department Monthly Report January 2020

## DEPARTMENT TRAINING

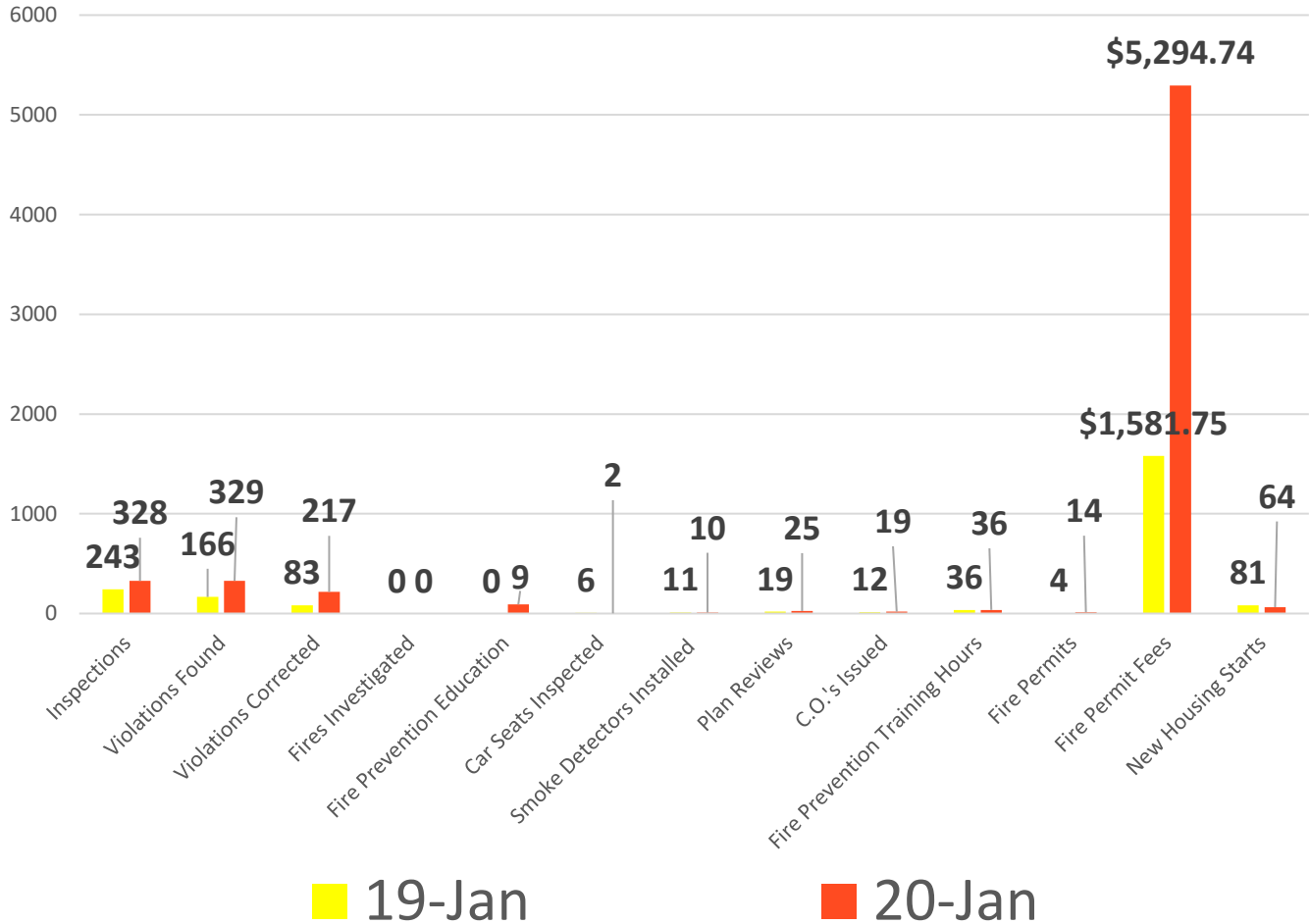




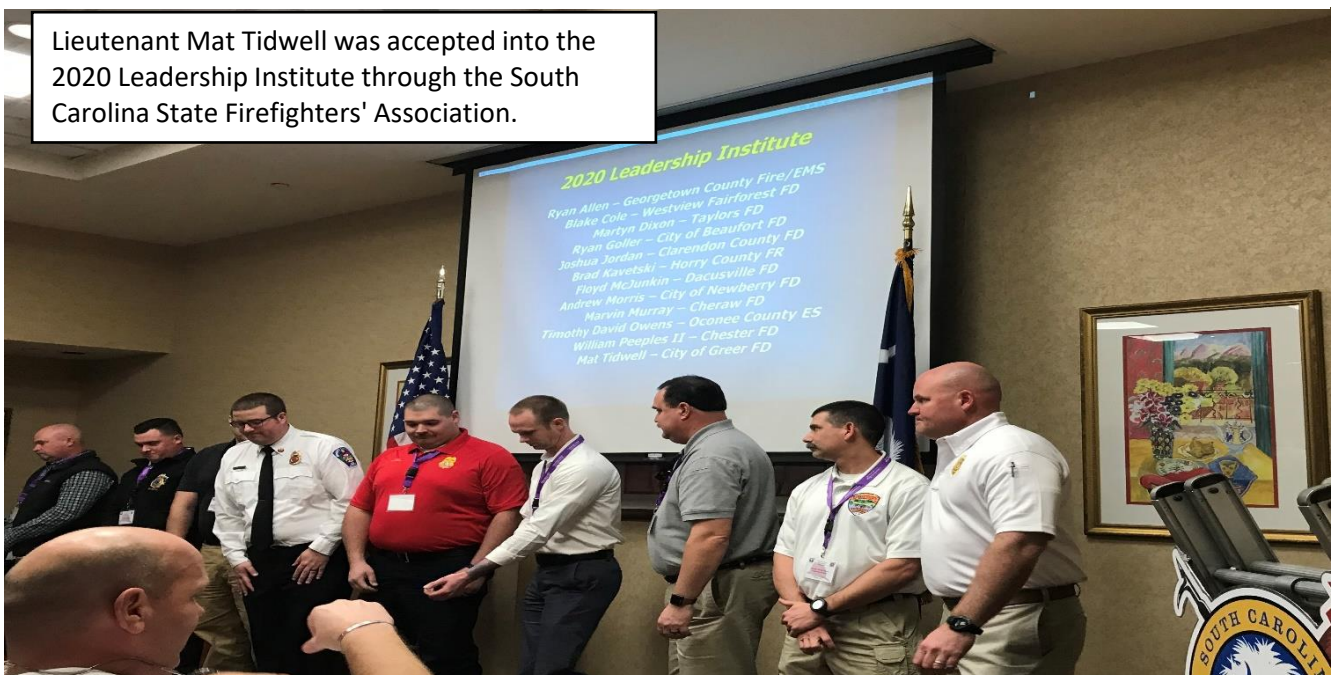


# City of Greer Fire Department Monthly Report January 2020

## OFFICE OF THE FIRE MARSHAL



Lieutenant Mat Tidwell was accepted into the 2020 Leadership Institute through the South Carolina State Firefighters' Association.





# City of Greer Fire Department

## Monthly Report

### January 2020

<b>NFPA REPORT</b> FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	1	0	0	\$0.00
2	Apartments (3 or more families) (FPU 429)	0	0	0	\$0.00
3	Hotels and Motels (FPU 449)	0	0	0	\$0.00
4	All Other Residential (dormitories, boarding houses, tents, etc.) (FPU 400, 439, 459-499)	0	0	0	\$0.00
5	TOTAL RESIDENTIAL FIRES (Sum of lines 1 through 4)	1	0	0	\$0.00
6	Public Assembly (church, restaurant, clubs, etc.) (FPU 100-199)	0	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	\$0.00
9	Stores and Offices (FPU 500-599)	0	0	0	\$0.00
10	Industry, Utility, Defense, Laboratories, Manufacturing (FPU 600-799)	1	0	0	\$0.00
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)	0	0	0	\$0.00
13	TOTAL FOR STRUCTURE FIRES (Sum of lines 5 through 12)	2	0	0	\$0.00
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	3	0	0	\$18,500.00
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)	0	0	0	\$0.00
16	Fires in Brush, Grass, Wildland (excluding crops and timber), with no value involved (IT 142-143)	0	0	0	\$0.00
17	Fires in Rubbish, Including Dumpsters (outside of structures), with no value involved (IT 150-155)	0	0	0	\$0.00
18	All Other Fires (IT 100, 160, 163)	1	0	0	\$0.00
19	TOTAL FOR FIRES (Sum of lines 13 through 18)	6	0	0	\$18,500.00
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	170	0	0	\$0.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	23	0	0	\$0.00
22	Mutual Aid Responses Given	0	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	4	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	5	0	0	\$0.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	83	0	0	\$35,000.00
25	TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)	291	0	0	\$53,500.00

Category Number: VI.  
Item Number: D.



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**Municipal Court Activity Report - January 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Municipal Court Monthly Report January 2020	2/17/2020	Backup Material



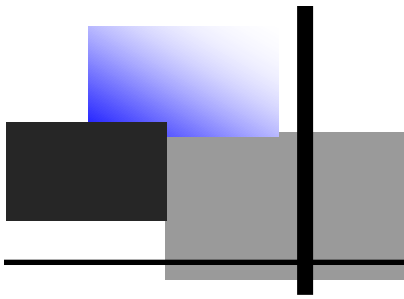
# GREER MUNICIPAL COURT

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MONTHLY REPORT JANUARY 2020





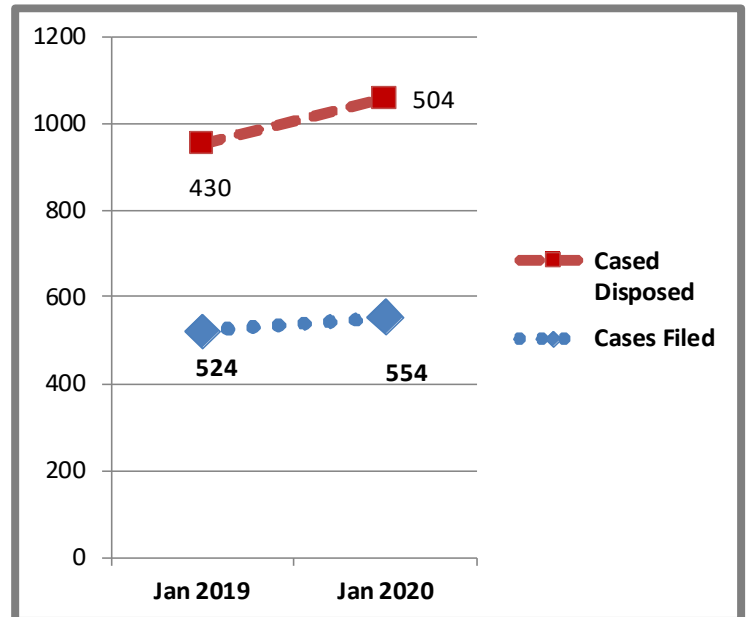
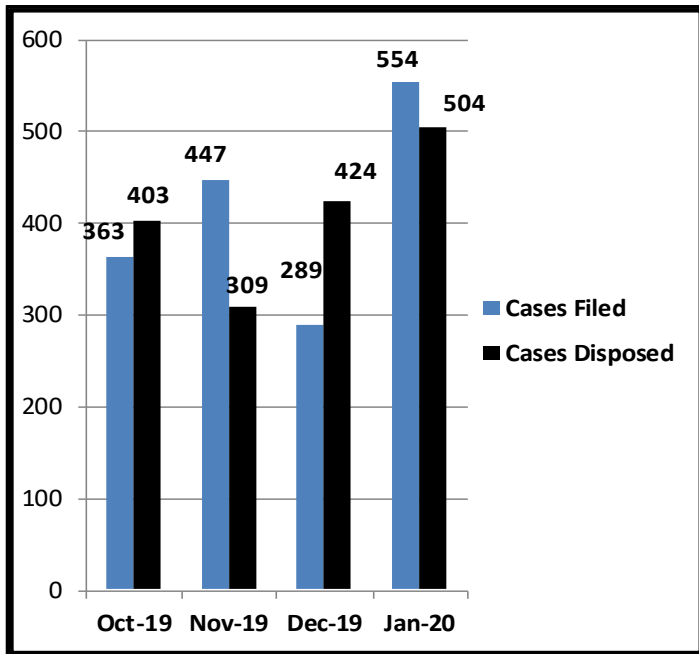


# CASE LOAD

## *Traffic, Criminal and City Ordinances*

*Total Cases disposed/processed: 504*

*Total cases filed by officers: 554*



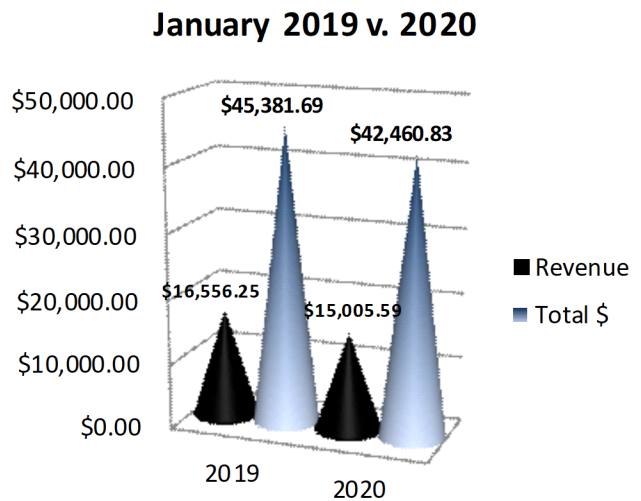
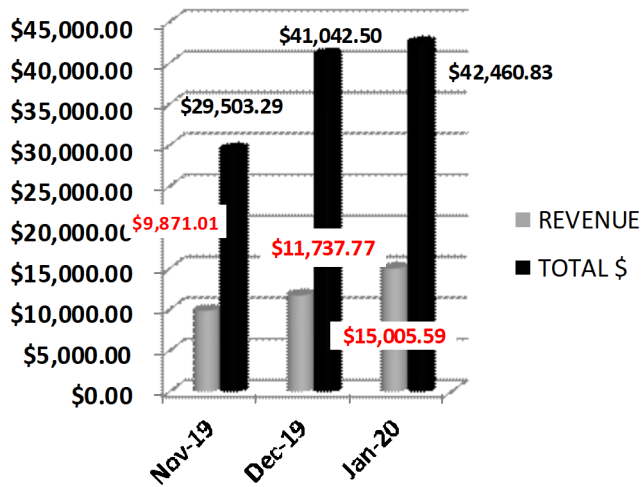
## *Arrest Warrants, Bench Warrants & Search Warrants*

Arrest Warrants issued	101
Arraignments — # of defendants	109
Arraignments — # of charges	192
Bench Warrants issued	7
Bench Warrants served/processed	29
Search Warrants issued	18

# FINANCIALS

## Revenue

Total Revenue	\$15,005.59
Sent to State Treasurer	\$20,377.34
Victim Assistance Funds	\$ 2,565.51
Total \$ Collected	\$42,460.83



# ACTIVITY

- ♦ Traffic Court was held on January 8, 15, 22 and 29th.
- ♦ General Sessions Preliminary Hearings were held on January 3rd.
- ♦ DV Court was held on January 9th.
- ♦ Plea day was held on January 9th.
- ♦ Jury Trials were held the week of the 13th.
- ♦ Judge Mims, Terri Murray and Kirsten Pressley attended the SC Summary Court Judges Conference In Myrtle Beach the 19-22nd.
- ♦ Saturday, the 25th, I conducted training for all of the judges for the quarter.

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



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**Parks and Recreation Activity Report - January 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Parks and Recreation Activity Report January 2020	2/20/2020	Cover Memo

# City of Greer Parks & Recreation Department

## *Monthly Report for January 2020*



*Tomahawk Youth Wrestling practices were held at Riverside High School on Tuesday and Thursday nights throughout the month of January.*

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

## Department Projects

- ◆ Kids Planet:
  - Mandatory pre-bid meetings for Kids Planet grading, site work, and accessibility were held on January 2 with 6 companies in attendance. Bids were due on January 22, with 3 bids submitted for the grading and site work and 2 bids submitted for the accessible grading and site work. Raby Construction was the low bidder. Staff met on site with Raby Construction on January 28 to review the bids and scope of work before making a recommendation to award.
  - Bids opened for tree removal at Kids Planet on January 3. Work commenced on January 14, with Heatherly Tree Service of Lyman providing this service.
  - Demolition of current playground equipment continues. Rain/wet conditions have been an issue, but the project is still on schedule to complete demolition before grading and site work begins.
- ◆ Greer Golf Club:
  - On January 7, Ann Cunningham and Red Watson met with City Administrator Edward Driggers to discuss funding for the upcoming Greer Golf Club project.
  - Recreation Department staff have visited the site and met with current staff to start inventory lists for upgrades and renovations, and to begin developing job descriptions and an operating budget.
  - Meetings were held between members of the Recreation, Finance, IT, and Maintenance departments on site to start planning for transition of ownership.
- ◆ Staff are continuing to work on developing site plans for the outdoor restrooms at Turner and Victor Fields, and accessible parking area at Turner Field, and designing ADA accessible parking at Springwood Park.

## Department Trainings

- ◆ Exempt staff completed NIMS 300 training on January 16-17 at the Cannon Centre.
- ◆ Brian Wilson and Travis Durham attended the SCRPA Park Maintenance Institute in Irmo, SC on January 22-23.

- ◆ Cory Holtzclaw began the SC LEAD program by visiting Charleston County Parks and Recreation. The session lasted 3 days at James Island County Park.

## Department Participation

- ◆ On January 6, Justin Miller met with the Park Hop Committee, in partnership with Spartanburg County Parks and Recreation, to discuss Spartanburg agencies joining the group. The committee met again the following day to discuss planning for the upcoming program season.
- ◆ A meeting was held at City Hall on January 29 to discuss the 2020 International Festival in April.

## Division Highlights

- ◆ The Parks and Recreation Department had their annual inspection on January 21.

### Athletics:

- ◆ Spring youth baseball and girls' softball registration, which opened on December 23, continued throughout the month of January. Soccer registration began the first week of January for City residents and the second week for non-residents. Both registrations will conclude on February 8.
- ◆ The Foothills Soccer Club of Greer held a board meeting on January 7 at the Operations Center to discuss the fall season and the upcoming spring season. There were a couple of rule changes made for the spring in the U10 and U12 age divisions, and important dates were finalized including draft night, first practice, and first game.
- ◆ Division staff facilitated:
  - Foothills Soccer Club of Greer academy soccer practices and games at Greer City Stadium on Mondays, Tuesdays, Thursdays, and Saturdays. These teams compete in the South Carolina Youth Soccer Association and travel throughout the state. The spring season will continue through mid-May.
  - Youth basketball practices and games at Victor Gym Mondays through Saturdays for 8U, 10U, and 12U age divisions. Games began on January 6 for all three age divisions. The 8U and 10U teams play all league games at Victor Gym, while the 12U division travels to Mauldin Sports Center for league games. The season will continue through late February.
  - Tomahawk Youth Wrestling practices at Riverside High School on Tuesday and Thursday nights. The wrestlers are participating in matches throughout the Upstate. An inter-squad duel was held at Victor Gym on January 4. Two additional duels with Boiling Springs and Dorman will be held at Victor Gym on February 1 and 15.

### Recreation:

- ◆ The 19 annual Dr. Martin Luther King Jr. Day Luncheon was held on January 20 with a sold out crowd of 315 ticketholders in attendance. Brandon Brown and Marvin Miller, the 2020 Samaritan Award Winners, were recognized during this popular event.
- ◆ There were two Greenville County Sheriff primary elections in the month of January, facilitated by Recreation Division staff at the Needmore Recreation Center. There were a total of 374 voters.
- ◆ Ham Radio Amateur classes began meeting on January 14 at Victor Gym.
- ◆ Pickleball coaching clinics started in January with 32 participants per session. Adaptive Pickleball also held two sessions this month with 34 participants.
- ◆ 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, Tuesdays and Thursdays (215 participants monthly)
- ◆ SOAR (Seniors Out and ARound)
  - There were 4 Line Dance Classes this month on January 8, 15, 22, and 29 with an average of 34 seniors in attendance.
  - Bingo was held on January 9 and 30 with 27 members in attendance each day.
  - On January 23, SOAR had 10 seniors take a tour of the BMW factory. They got the chance to see the process of building one of these fantastic cars and to learn the history behind BMW.

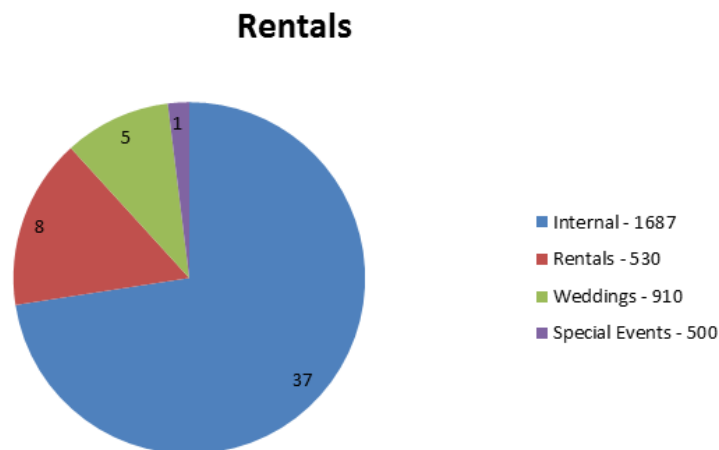
- The monthly Movie Day was held on January 27 with 28 seniors in attendance to watch the movie “Judy”, based on the life of Judy Garland.
- The month concluded with a Lunch Bunch visit to Southern Growl on January 31. There were 30 seniors in attendance to enjoy great food and fellowship that day.
- The average attendance for the month was 26.
- ♦ Rentals for the month of January:
  - Recreation Centers: 4

### Cultural Arts:

- ♦ Patti Sexton began a part time position as a Cultural Arts Assistant on January 2.
- ♦ The Center for the Arts hosted the opening reception for local artist Jose Romero, with 99 people in attendance. He sold 4 pieces of artwork during the event.
- ♦ The Greer Children’s Theatre started rehearsals in January for Frozen Jr. at the Tryon Recreation Center on Monday, Tuesday, and Thursday evenings and Saturdays during the day. Performances will be held at the J. Harley Bonds Career Center in March.
- ♦ Robin Byouk attended the Junior Theatre Festival in Atlanta on January 17-19.
- ♦ On January 23, the Arts Division met with International Ballet to discuss a possible partnership at the Center for the Arts.
- ♦ The Center for the Arts hosted several art classes throughout the month, including 2 watercolor classes and a ceramics class.
- ♦ Robin met with the Family Festival committee to discuss upgrading the quality of artist participation in the event.
- ♦ On January 29, the Arts Division met with all of the Artists in Residence to discuss the upcoming calendar and events for Center for the Arts.
- ♦ Robin and Evan Hamlin, the director for Godspell, interviewed all Greer Children’s Theatre Student Board members to decide who will be in which director position for this production.

### Events:

- ♦ The Events Division hosted 51 events, at which an estimated 3,627 guests visited the City of Greer Events Center.



- ♦ The first Food Truck Rollout of 2020 was held on January 17. Attendees were able to enjoy food from 4 different food trucks, beer from Greer Relief, and live music by Matt Phillips.
- ♦ Emma Hagg and Lancy Martino set up a booth at The Wedding Festival in Spartanburg on January 25. This festival allowed the Events Division a chance to meet with future brides in the area. About 500 people attended this event.
- ♦ Google Reviews posted during the month of January:



Local Guide · 82 reviews · 153 photos

★★★★★ 5 hours ago

Nice play ground for kids, with covered benches for parents, little pond with walking path around it, and some adult swings. Upper level has really nice waterfall feature with setting area. Plenty of Grass for the kids to run and play.

Local Guide · 26 reviews · 100 photos

★★★★★ 2 weeks ago

Beautiful place for the wedding I attended.

- ◆ Survey Monkey response received during the month of January:  
Is there anything that you'd like to share with us about your experience?

I was so impressed with the venue and the value and the help and communication all along the way. I had so many of my guests at the event share their positive comments about the venue.

How satisfied were you with the booking process?

Very satisfied

Comment:

Emma was very helpful and knowledgeable

Are there any areas of improvement that you'd like to share with us?

Keep doing what you do! Your team is excellent!

- ◆ Ambassador Program numbers for the month of January:

### January Monthly Numbers

Monthly totals	11am-2pm Shift Total	6pm-9pm Shift Total	Daily Total	1st Shift Avg	2nd Shift Avg	Daily Avg
Tuesday	45	17	62	9.00	3.40	12.40
Wednesday	16	40	56	3.20	8.00	11.20
Thursday	60	64	124	12.00	12.80	24.80
Friday	94	233	327	18.80	46.60	65.40
Saturday	112	120	232	22.40	24.00	46.40
Sunday	50	N/A	50	10.00	N/A	10.00
Total	377	474	851	12.57	18.96	31.53

## Grounds Maintenance

- ◆ Hardscape Creations performed mortar repair and point-up work to the large fountain at City Park.
- ◆ Division Staff:
  - Removed Christmas decorations throughout the City and returned them to storage.
  - Cleaned and repaired trash roll cart container at Century Park's Disc Golf Course.
  - Began shade structure removal at Century Park.
  - Installed straw matting behind Victor Gym to assist in erosion control following the recent HVAC project.
  - Painted fields and installed soccer nets at City Stadium for the start of soccer season.
  - Drained and cleaned the pond at City Park as part of the annual pond cleaning project.
  - Installed Tube Dudes at Century Park and City Park.
  - Cleared the blockage of the storm drain pipe that runs under Field 1 at Century Park. This backup was causing water to stand on the disc golf side of the creek.
  - Installed new can lights throughout the interior and exterior of Needmore Recreation Center.

- Performed mowing and trimming at Needmore Recreation Center, Veterans Park, Tryon Recreation Center, Stevens Field, and Victor Gym due to the unseasonably warm winter weather throughout the month of January.



## Upcoming Events

- ◆ Foothills Philharmonic String Quartet Concert – February 29 (Center for the Arts)
- ◆ Frozen Jr. – March 1-3 & 8-10 (J. Harley Bonds Center)
- ◆ Black History Month Essay Contest Reception – March 10 (City Hall)
- ◆ Foothills Philharmonic Woodwind Quintet – March 21 (Center for the Arts)
- ◆ CenterG Juried Art Show – March 27 (City Hall)
- ◆ Eggstastic Easter Event – April 4 (City Park)
- ◆ International Festival – April 18 (City Park)
- ◆ Godspell Jr. – May 8-10 (Center for the Arts)
- ◆ Food Truck Rollout – May 15 (City Park)
- ◆ Kids Planet Dedication/Opening – (Date TBD)
- ◆ Camp ARK – June and July (Location TBD)
- ◆ Tunes in the Park/Greer Idol – June 14-July 28 (City Park)
- ◆ Moonlight Movies – June 11-August 2 (City Park)
- ◆ Freedom Blast – June 27 (City Park)
- ◆ Streetscapes Grand Opening and Block Party – July 10 (Downtown Greer)
- ◆ Food Truck Rollout – August 21 (City Park)
- ◆ Spotlight on the Arts Gala – September TBA (Center for the Arts)
- ◆ Railfest – September 26 (City Park)
- ◆ Food Truck Rollout – October 16 (City Park)
- ◆ Artisan Makers Market – October 17 (City Park)
- ◆ Giving Thanks Art Show – November 10 (City Hall)
- ◆ Christmas Tree Lighting – December 4 (City Park)
- ◆ Breakfast with Santa – December 5 (Cannon Centre)

## Current Projects

- ◆ Kids Planet Playground Renovation
- ◆ Greer Golf Club Project
- ◆ Parking Garage Project
- ◆ Streetscapes Ambassador Program
- ◆ H. R. Turner Field and Victor Park Restroom Facilities
- ◆ H. R. Turner Field Accessible Parking Area
- ◆ Springwood Park ADA Renovation

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

Category Number: VI.  
Item Number: F.



**AGENDA**  
**GREER CITY COUNCIL**  
2/25/2020

**Police Department Activity Report - January 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Police Department Activity Report - January 2020	2/13/2020	Backup Material

# GREER POLICE DEPARTMENT

January 2020 Monthly Report



## GREER POLICE DEPARTMENT

January 2020 Monthly Report

### Command Staff

Chief Hamby

Captain Pressley

Lt. Fortenberry-

Administrative Division

Lt. Blackwell-

Operations Division

Lt. Richardson-

Patrol Division

Lt. Varner-

Investigations Division

Officer Urick showing his  
patrol car to children in the  
community



## Lt. Fortenberry- Administrative Division

### Staffing Report

2020 Greer Police Department Staffing Report				
Department	Total Allocated Positions	Current Staffing Level	Individuals on Light Duty, FMLA, or Military Leave	Positions to Fill
Sworn Officers	62 FT / 1 PT	59 FT / 0 PT	2	3 FT / 1 PT
Communications	12 FT	10 FT	0	2 FT
Detention	7 FT	5 FT	0	2 FT
Administrative	7 FT / 1 PT	7 FT / 0 PT	0	0 FT / 1 PT
Animal Control	1 FT	1 FT	0	0
Total	89 FT / 2 PT	82 FT / 0 PT	2	7 FT / 2 PT

### Volunteer Hours

Citizen's Academy Volunteer Hours 2020		
Month	Monthly Total	Total YTD
January	151.5	151.5
February		
March		
April		
May		
June		
July		
August		
September		
October		
November		
December		

### Departmental Training Report

Month	Classes	# Of Students	# Of Class Hours	Total Training Time
Jan. 2020	11	191	76	1,444
Feb. 2020				
Mar. 2020				
Apr. 2020				
May 2020				
June 2020				
July 2020				
Aug. 2020				
Sept. 2020				
Oct. 2020				
Nov. 2020				
Dec. 2020				
Total YTD				

## Lt. Fortenberry- Administrative Division

Records & Data Entry - January 2020	
Reports Coded	329
Traffic citations entered into Database	2
Record Requests / FOIA	303
Incident & Supplemental Reports Entered/ Copied Over	372
Expungements Received	5
Expungements Researched/ Completed/ Sealed	0
Total Expungements Remaining (Started with 306)	298
Criminal History Checks	40
SLED Submittal	1

### Community Project

#### Chick Springs Road Littering Complaint



## Lt. Blackwell- Operations Division

### Communications Center

Dispatch and Call Frequency	Dec-19	Jan-20	% Change From Previous Month	Year to Date 2019	Year to Date 2020	% Change from previous year
Number of 911 Calls	1,480	1,224	-17.3%	1,251	1,224	-2.2%
Incoming 7-Digit Line Calls	5,394	4,854	-10.0%	5,203	4,854	-6.7%
Police Calls for Service	2,640	2,836	7.4%	3,430	2,836	-17.3%
Fire Calls for Service	899	761	-15.4%	836	761	-9.0%
Total Dispatched Calls	3,539	3,597	1.6%	4,266	3,597	-15.7%

### Detention Center

Inmate and Process Total	Dec-19	Jan-20	% Change From Previous Month	Year to Date 2019	Year to Date 2020	% Change from previous year
Number of Adults Processed	101	103	2.0%	113	103	-8.8%
Transported to Greenville	27	34	25.9%	39	34	-12.8%
Transported to Spartanburg	33	22	-33.3%	28	22	-21.4%
Juveniles Processed	1	0	-100.0%	1	0	-100.0%
Hours Covered by Patrol	13	0	-100.0%	0	0	0.0%

## Lt. Blackwell- Operations Division

### Animal Control Services

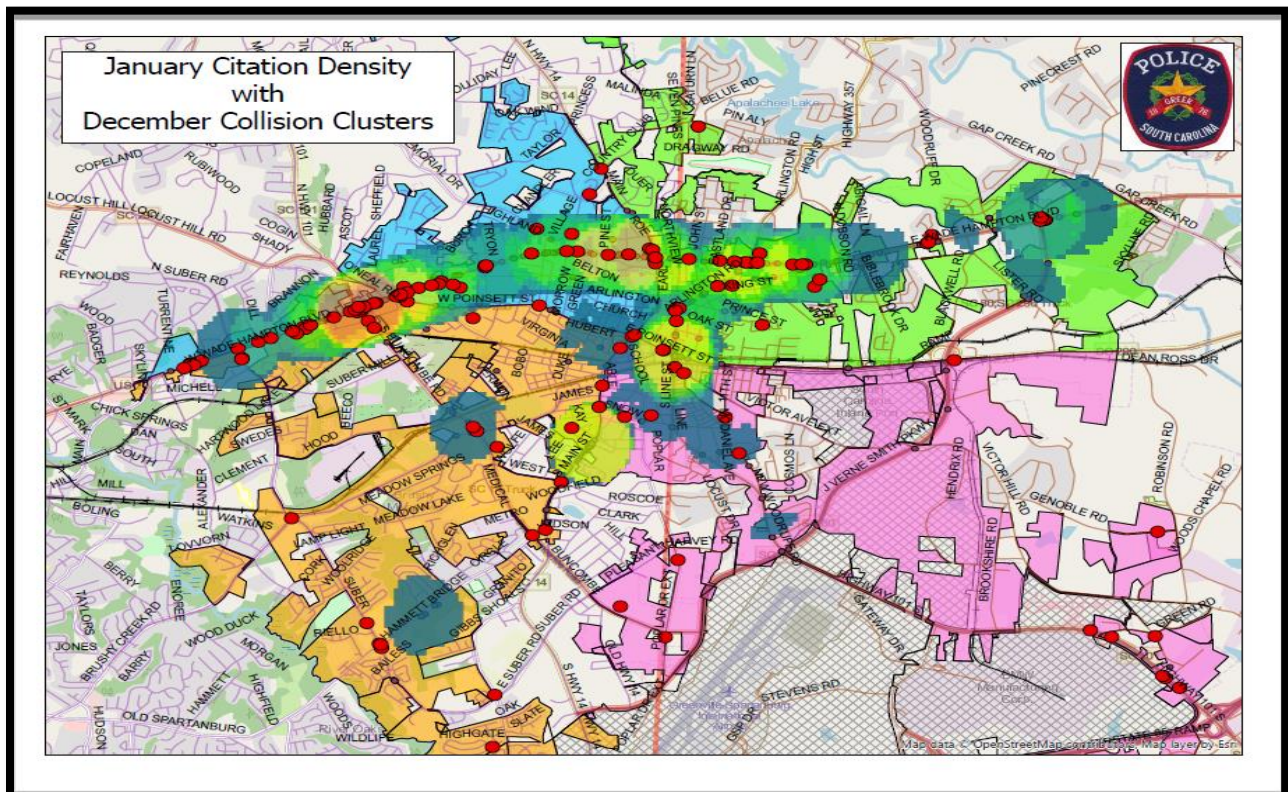
Animal Control Activity	Dec-2019	Jan-2020	% Change From Previous Month	Year to Date 2019	Year to Date 2020	% Change from previous year
<b>Calls for Service</b>	101	158	56.4%	137	158	15.3%
<b>Live Dogs Picked Up</b>	6	8	33.3%	13	8	-38.5%
<b>Live Cats Picked Up</b>	2	4	100.0%	2	4	100.0%
<b>Traps Delivered</b>	6	6	0.0%	3	6	100.0%
<b>Follow Up Calls</b>	9	15	66.7%	21	15	-28.6%
<b>Citations Issued</b>	0	0	0.0%	1	0	-100.0%



## Lt. Richardson- Patrol Division

Police Patrol Activity	January-19	January-20	% Change	Last YTD	YTD	% Change
Citations issued	419	481	14.80%	419	481	14.80%
Arrests	130	106	-18.46%	130	106	-18.46%
Incident Reports	313	314	0.32%	313	314	0.32%
Collision Reports	144	136	-5.56%	144	136	-5.56%
Warning Citations	409	445	8.80%	409	445	8.80%
Patrol Miles	29,821	35,309	18.40%	29,821	35,309	18.40%
Warrants Served	113	67	-40.71%	113	67	-40.71%

### January 2020 Traffic Collision And Enforcement Efforts



The Red Dots show where the collisions took place during the month of December. The density shows where officers have worked specifically on traffic to attempt to reduce collisions.



## Lt. Richardson- Patrol Division

### Proactive Efforts

Patrol Proactive Policing for January				
DUI Arrests	Drug Charges	Driving Under Suspension	General Session Charges	Warrants Obtained
14	28	50	49	73
Drugs Seized	Weight			
Marijuana	104.5 grams			
Meth	51.51 grams			
Heroin	14 grams			
Cocaine	51.4 grams			

### Patrol Community Engagement

Officers Beaudin and Urick showing a patrol car to the children at Boiling Springs Child Care.

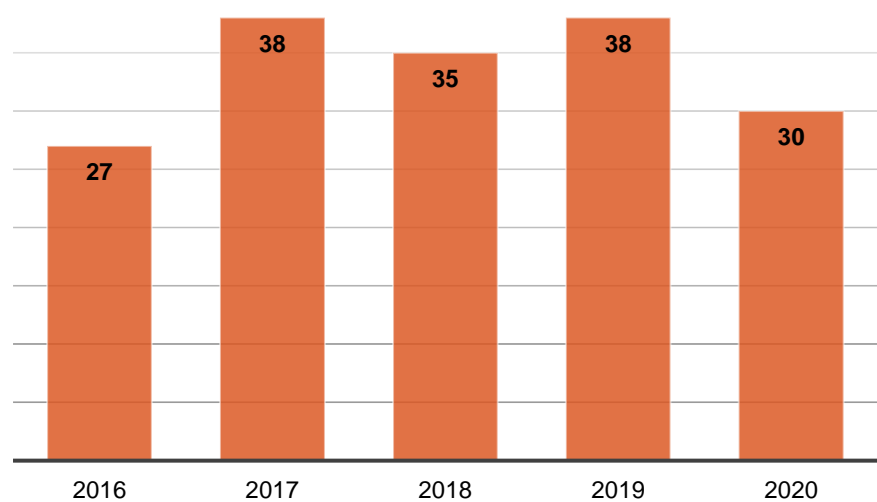


## Lt. Varner- Investigations Division

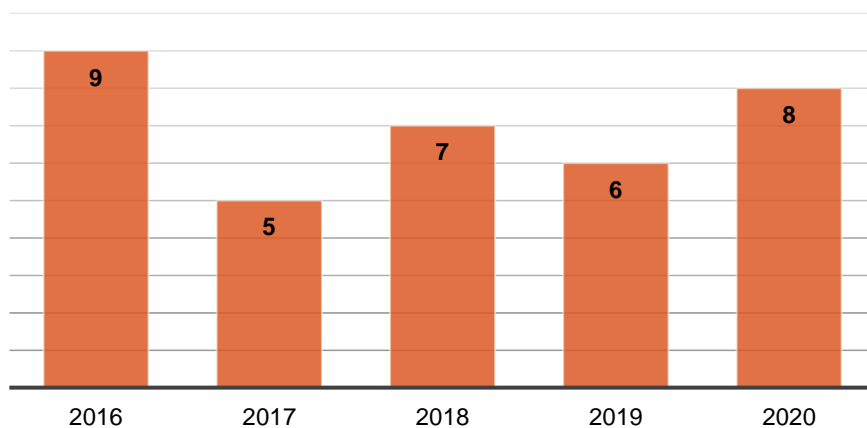
### Cases Assigned YTD

There were a total of 30 new cases assigned to CID in January 2020. Larceny crimes were the most assigned cases with white collar crime closely following. CSC and assault cases were higher than normal within a monthly period.

### CID Assigned Cases 2020 Total YTD



### White Collar Cases 2020 Total



### White Collar Crimes

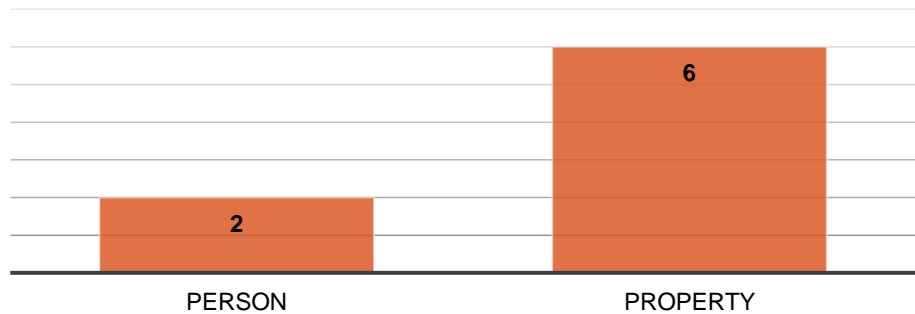
This year is starting out with an increase in white collar cases versus last year. This case type is the most time consuming and assigned than any other case type within the past year.

## Lt. Varner- Investigations Division

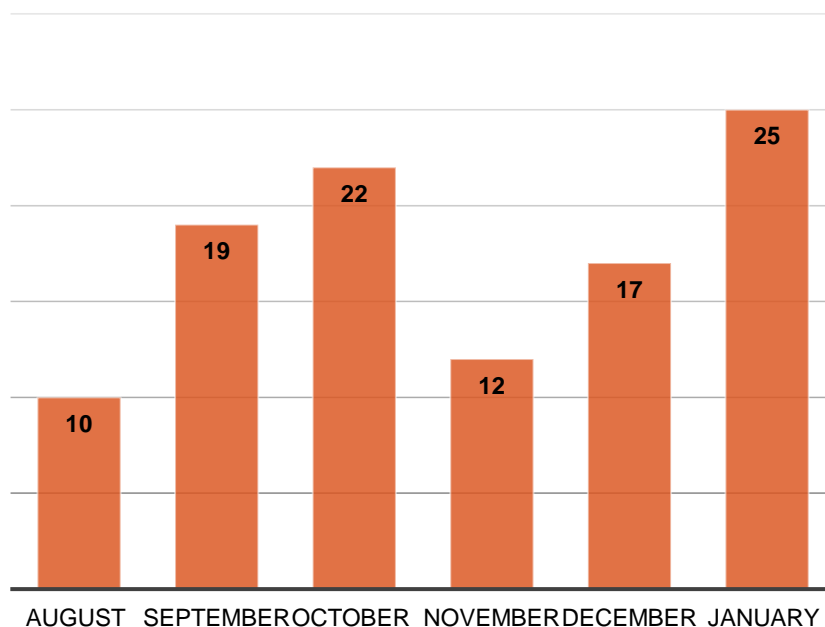
### CID Closed Cases

The chart represents the total number of closed CID cases thru January 2020; broken down by crimes against persons and property crimes.

### CID Closed Cases - 2020 Total (Admin, Ex-Clear, No Status, Unfounded, Arrest)



### Crime Analysis - Cases Worked January 2020



### Crime Analyst Cases Worked

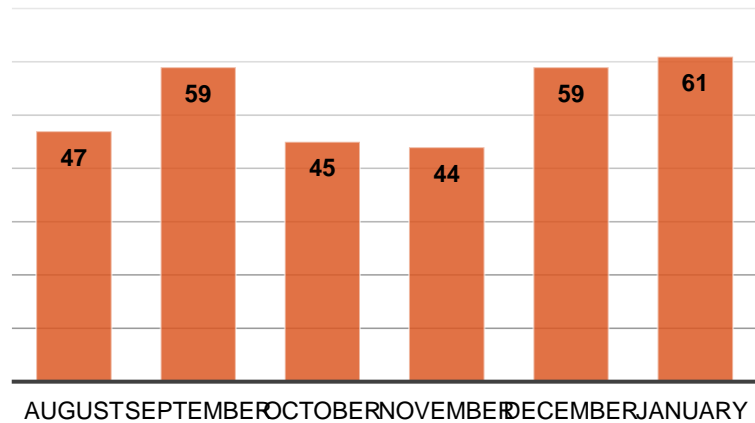
Crime Analyst Ellis worked 25 cases during the month of January, along with assisting officers with 5 analysis requests, and 4 bulletins created. Ellis participated in the initial meetings at the Spartanburg Solicitor's office for the Tampa Initiative and worked on the department's VIP list for Project Safe Neighborhoods and the Tampa Initiative.

## Lt. Varner- Investigations Division

### New Victim Advocate Cases

There were 61 new cases assigned in January 2020. The average number of cases in the last six months are 53 cases a month. The assistance of a second victim advocate is working well and has allowed more time to be spent with victims and distribution of victims' cases.

### New VA Cases January 2020



### CID TRAINING/OTHER

- Crime Analyst Ellis and Sgt. Forrester attended two Tampa Initiative meetings at the Spartanburg Solicitor's office during January.
- Det. Arterburn attended Negotiator's training.
- Lt. Varner made significant arrests in an email scam of which the victim was scammed for \$915,000. The suspects were found to be Nigerian and Ghanaian citizens. The Secret Service is assisting with the case and the U.S. District Attorney's Office is looking to adopt the case.
- Numerous DSS referrals have been forwarded to the department during January for follow up of elder and child abuse cases.

Category Number: VI.  
Item Number: G.



**AGENDA**  
**GREER CITY COUNCIL**  
2/25/2020

**Public Services Activity Report - January 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Public Services Activity Report - January 2020	2/13/2020	Backup Material



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

**FROM:** PUBLIC SERVICES DEPARTMENT

**SUBJECT:** ACTIVITY REPORT FOR January, 2020

**DATE:** February 20, 2020

### **PUBLIC SERVICE CREW**

- Ran 2 leaf trucks throughout the month
- Took down Christmas trees at City Hall
- Painted Cannon Centre parking lot lines and handicap parking spaces
- Cleared ditch line on Hunt St
- Cotton Rd was prepped for asphalt by digging out crusher run
- Took off leaf machines and leaf boxes from truck #4 and #31
- Hauled 3 loads of e-waste to landfill
- 4 loads of construction waste was taken to the landfill

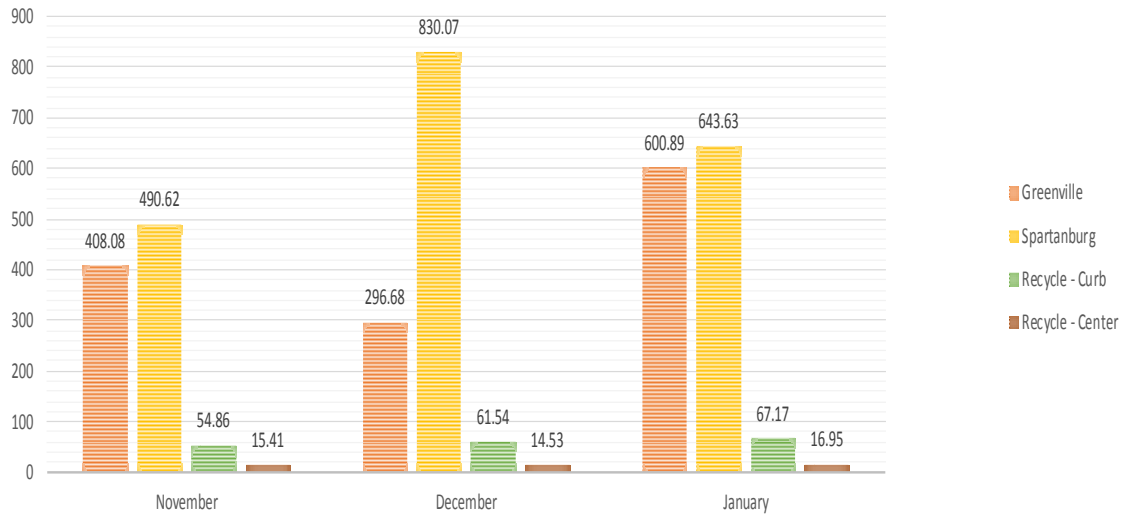
### **CARTS DELIVERED**

NEW HOME CARTS: 53      REPLACEMENT CARTS: 17

RECYCLE BINS: 82      CARTS REPAIRED: 24

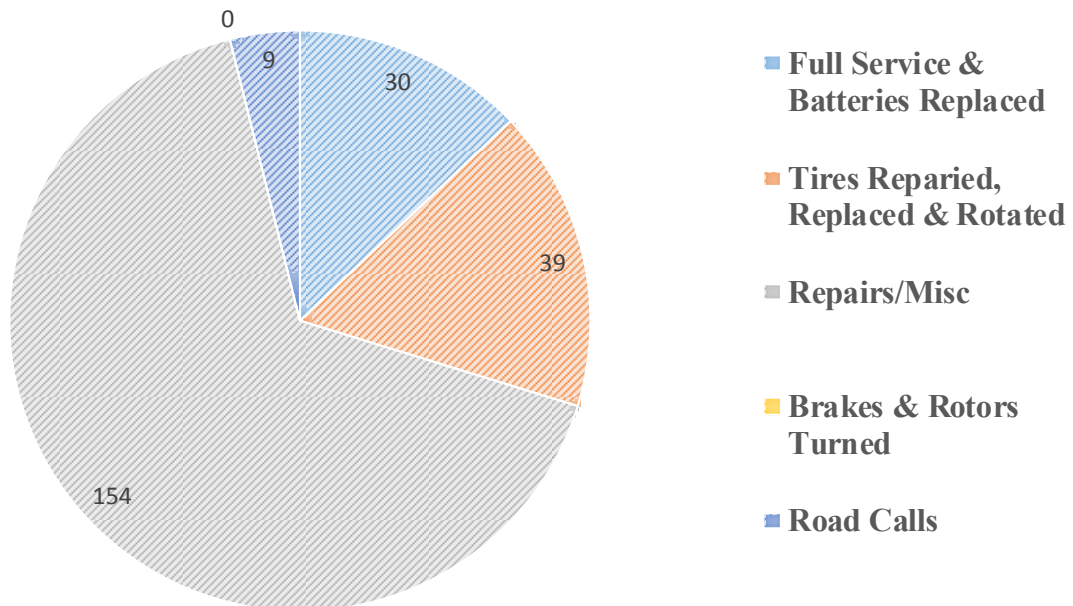
YARD WASTE CARTS: 1

## GARBAGE/RECYCLING COLLECTION



YTD Fiscal Year Totals: Greenville 4631.28 + Spartanburg 2826.57 = **7,457.85 Tons**

## VEHICLE MAINTENANCE





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

- Crews were sent out to clean storm drain grates and inlets due to leaves and large amounts of rain
- Ran jet truck on Bobo St to unclog drainline
- Jet truck was run on Sunnydale Ln to unclog driveway pipes
- Ran jet truck on Lanford St to unclog stormdrain line and took backhoe to clean out the outfall
- Ran jet truck and camera on clogged line on River Rd.

### **STREET SWEEPER**

- Street sweeper was down for the month and leaf truck was used to clean curbs

### **POTHOLES**

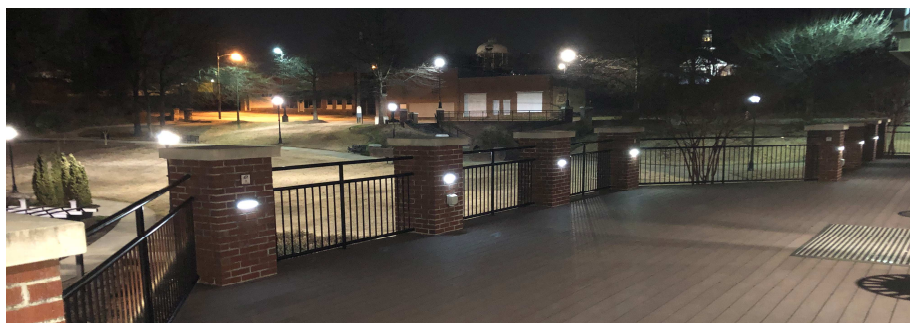
- Patched/repaired potholes on Westmoreland, Gary Armstrong, Arlington, and Middleton Way

### **SIGNS REPAIRED/REPLACED**

- Repaired/replaced 3 street signs on Gilbert and Paul St.
- Street sign on Morgan and Paul St, as well as Bobo, Haynes and James
- No Dumping sign installed on Oakland
- Street signs were also repaired/replaced on Albert, Cannon, Depot St., Connecticut, and James.

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

- New front door installed at Hood Rd. Fire Department →
- Installed new water fountain at Needmoore Center
- Located and repaired bad wiring on exterior lights at Police & Courts
- Roof Repairs at Greer Relief, Victor Gym and Operation Center
- Replaced HVAC system at Hood Rd. Fire Department
- Timing chain cover was repaired on generator at City Hall
- Connected all HVAC condensation lines to downspout drains
- HVAC repair at Greer Relief
- Meetings at golf course to discuss repairs needed
- Repaired and replaced lighting around deck area at Cannon Center





## **CITY ENGINEER**

### **CITY ENGINEER –**

#### **Ongoing Engineering Projects:**

#### **Blackwell Rd bridge**

- Blackwell Rd bridge – Coordinating inspections
- Pavement Evaluation for 2020-finalizing proposal
- CSX Railroad bridge at Biblebrook road/bridge closure –planning and prelim design
- Mt. Vernon Rd @ Poinsett right turn lane – getting cost est.
- Faye Court drainage issue – waiting on cost est.
- Road Improvement Program – Consultant starting work
- Downtown Streetscape project – Site visits, inspections and coordination
- Trakit Project Management Software – On site training, testing (3-5 hrs/wk)
- US 29 Accel/Decel lanes – Coordinating with DOT
- 2019 Paving Program – Complete
- Recycle Center Upgrade Phase 2 – on hold
- Lemon Creek speed humps – planning (on hold)



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

- Met with fuel system supplier
- Spring Cleaning Day – start planning
- Solid Waste program review – Met consultant
- Recycle Center monthly inspection completed for January

**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:**

- The Pines – met on site for drainage problems
- Hotel/Parking Garage – Enc permit meeting

#### **Other:**

- PAC site reviews (2)
- Road/drainage complaints checked (2)
- Interviews for Mechanic position
- Interviews for Custodian position
- Review dept structure and job titles with HR
- Attended Spartanburg CTC meeting – 2020 paving

- Sinkhole report at Franklin Pointe
- Trakit consultants testing on site 13<sup>th</sup>-17<sup>th</sup>
- Oneal Village pavement issue
- Springwood Park ADA meeting with AC and RH
- Attend APC meeting
- Attended GPATS meeting
- Annual Performance Review – SB
- International Festival planning meeting
- Prep for State of Dept report

## **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) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt to maintain pre-development runoff conditions are required by our SMS4 permit.*

Pre-submittal Meetings		
Development Type	Project Name	# Lots/Units
Commercial	Inland Port Additional Tracks	NA
Commercial	Duke Energy BMW 100kW Recondutor	NA
Commercial	Greer High Fire Lane	NA
Commercial	Spinx 161 Major Modification	NA

Plan Reviews			
Development Type		Review Type	# Lots/Units
Commercial	ALDI Expansion	Follow up	NA
Commercial	Oakton Subdivision	Follow up	91
Commercial	Waffle House	Follow up	NA
Commercial	BMW Via Road	Follow up	NA
Residential	Walnut Hill Townes	Initial	113
Commercial	Inland Port Additional Tracks	Follow up	NA
Commercial	Duke Energy BMW 100kW Recondutor	Initial	NA
Commercial	Greer High Fire Lane	Initial	NA

Pre-Construction Meetings		
Development Type	Project Name	# Lots/Units
Residential	Overton Park	57
Commercial	Palms at Brushy Creek	NA
Commercial	Bent Creek Sewer Extension Phase 3	NA
Commercial	Chick-fil-a	NA

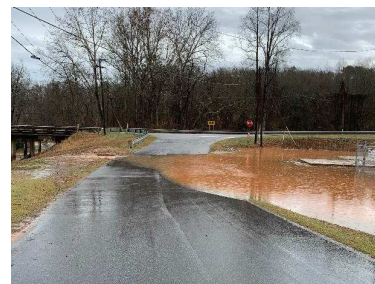
2020 Stormwater Summary January 1 <sup>st</sup> through January 31 <sup>st</sup> , 2020		
Projects Submitted	Plan Reviews	Preconstruction Meetings
4	8	4

Historical Project Submittals	
Year	Projects Submitted
2020	4
2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

As-Built Reviews		
Development Type	Project Name	Review Type
Commercial	API Box Expansion	Follow up
Commercial	RV & Boat Storage	Follow up
Commercial	The Southern Growl	Initial
Commercial	The Southern Growl	Follow up
Commercial	GHS Greer Pediatrics	Initial

### **Miscellaneous – Stormwater and Engineering**

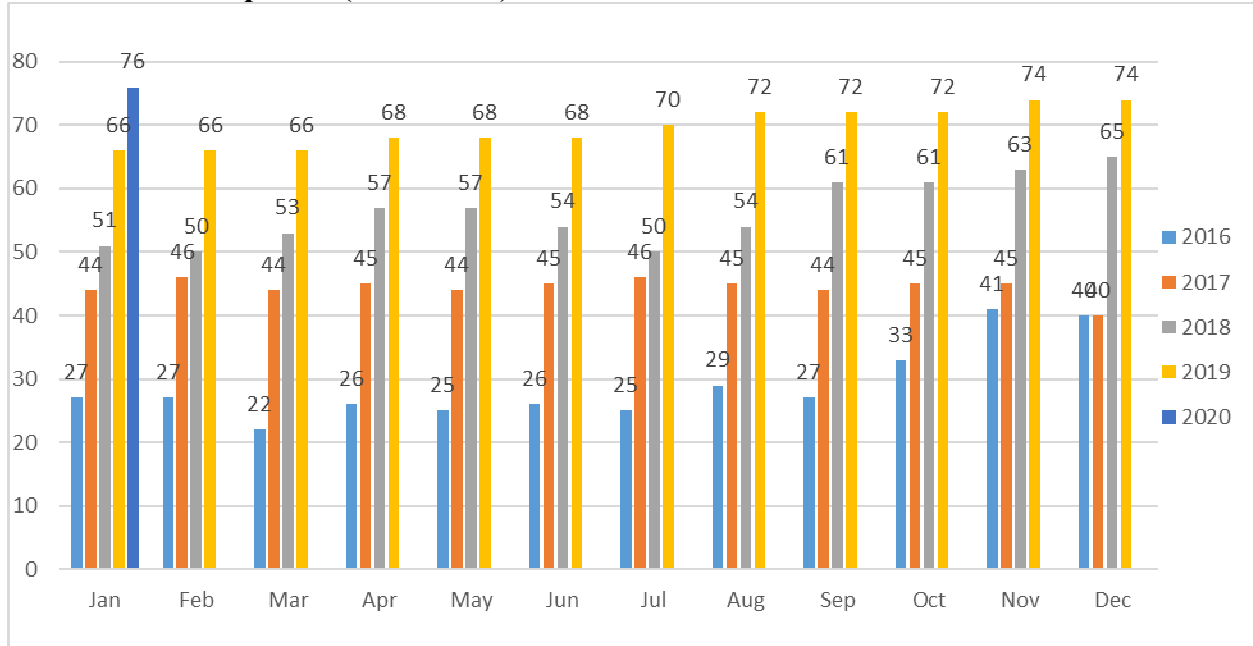
- Attended Trakit meetings, discussions, and correspondence with City and Central Square staff.
- Investigated sinkhole between McDonald's and Pizza Hut →
- Coordinated with Greenville County staff on drainage issue at the Pines.
- Final Plat Reviews for Mayfair Station, Brushy Creek Townes Ph 2, and South Main Townes Ph 2.
- Conducted the Roadway Dedication Inspections of Redcroft Phase, Crosswinds, Orchard Crest, and Katherine's Garden.
- Completed the site plan Engineering Reviews for the Walnut Hill Townes, Inland Port Additional Track, Duke Energy Reconductor, and Greer High Fire Lane projects.
- Significant rain events led to numerous drainage complaints, calls, and questions from citizens and contractors. Public Services staff coordinated and worked together to address these issues. (Clogged pipe and catch basin next to GPW Water Treatment Plant in City Right-of-Way).



## STORMWATER INSPECTION

### STORMWATER INSPECTION: Anthony Copeland/Brian Hunter

#### 76 Active Site Inspected (Per Month)

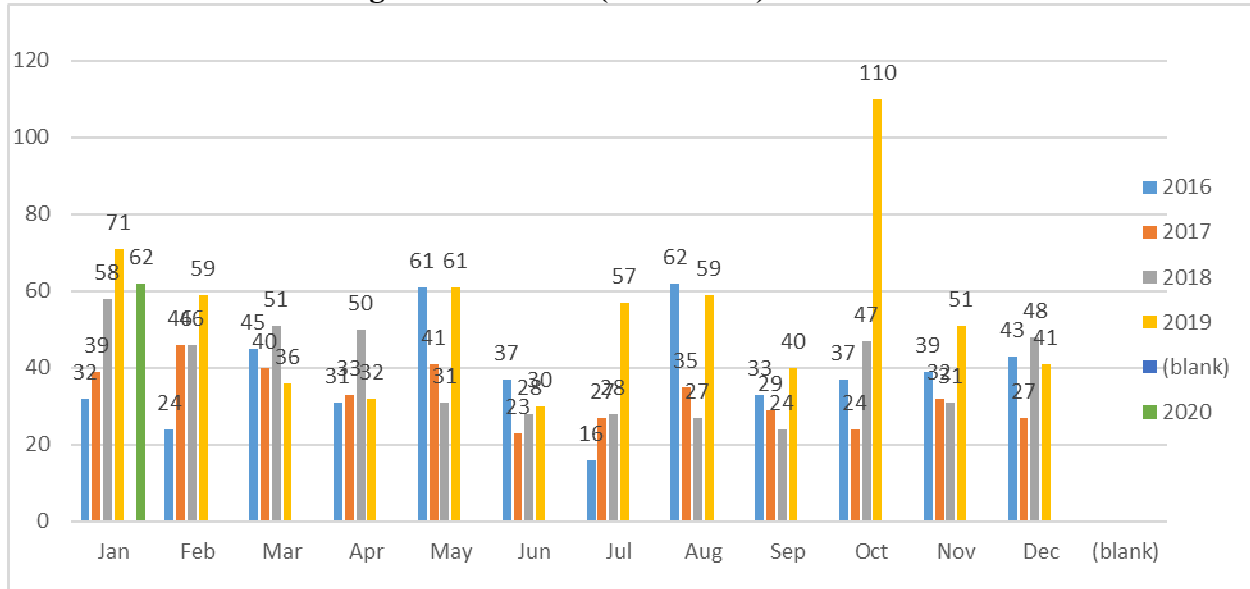


1. Jones Creek Gardens	2. Le Jardin Subd.	3. Crosswinds Subd.
4. Belshires Subd. Ph-2	5. Old Woodruff Rd. Ind. WH	6. API Box
7. Cranky Yankey Ph-2 WH	8. POM Storage	9. Cypress Landing Subd.
10. Franklin Point Subd.	11. Riverside Crossx OutParcel 3	12. Freeman Farms Subd.
13. Heatherfield Subd.	14. RV 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 Dr. Subd.	21. Pelham Glen Subd.
22. Oneal Village Subd. Ph-1	23. Global Commerce Park Ph-II	24. Reserves At Richglen Subd.
25. Oneal Village Subd. Ph-2	26. Darrien Properties Lot 3	27. New Hope Baptist Church
28. Oneal Village Subd. Ph-3	29. Briar Ridge	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. Reserves at Redcroft
40. Views At Mt. Vernon	41. Hammett Bridge Town	42. Town City Retail
43. The Ledges	44. Hammett Bridge Res. Subd.	45. Creekside Manor
46. Brushy Creek Towns	47. Hartwood Lake Subd.	48. STI Phase II
49. Ozellas Ridge	50. Netzero	51. Pavilion Development
52. Piedmont Point Apt.	53. GHS GME Residence	54. O'Hare Project
55. O'Hare Project Utilities	56. Carolina Commerce	57. Magnolia Greens
58. Lear Corporation Addit.	59. Benson CDRJ	60. Whata A Wash Carwash
61. Brockman McClimon Rd.	62. Katherine's Garden	63. Branchwood Subd.
64. Sudduth Farms	65. Global Commerce	66. Greer High School Addition
67. NTB	68. Greer Express Carwash	69. Crescent Park Commons

70. Hampton Inn	71. Short Street	72. Nifty Lift
73. Affordable Suites	74. Abner Creek Elem. Addit.	75. Overton Park
76. Chick-fil-a		

## STORMWATER INSPECTION: Anthony Copeland

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



## Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Receiving Stormwater Runoff	1-3-2020	Holiday Dam Rd.	Met with Greenville County Rep, and determine that ditch required clean-out which cause Stormwater to bypass the ditch and encroach onto the property.	1-8-2020

**Addressed Citizen Complaints: Anthony Copeland**

<b>Issue</b>	<b>Complaint Date</b>	<b>Address</b>	<b>Resolution</b>	<b>Completed</b>
Receiving Stormwater Runoff	1-3-2020	106 John St	Stormwater from property downspouts are contributing standing water the yard / All Stormwater from street is be contained the ditch and is not entering onto property.	1-3-2020
Receiving Stormwater Runoff	1-14-2020	220 Summerlea	Home was built at the lowest point of the property and all water flows into that direction. Homeowner could install a French drain to convey water to the front of the property.	1-14-2020

**Asphalt Activities Inspection: Anthony Copeland / Brian Hunter**

<b>Subd. / Project Name</b>	<b>Date</b>	<b>Operation</b>
Sudduth Farms	1/29/2019	Proof-roll Stone-base
Sudduth Farms		

Category Number: VI.  
Item Number: H.



**AGENDA**  
**GREER CITY COUNCIL**  
2/25/2020

**Website Activity Report - January 2020**

**ATTACHMENTS:**

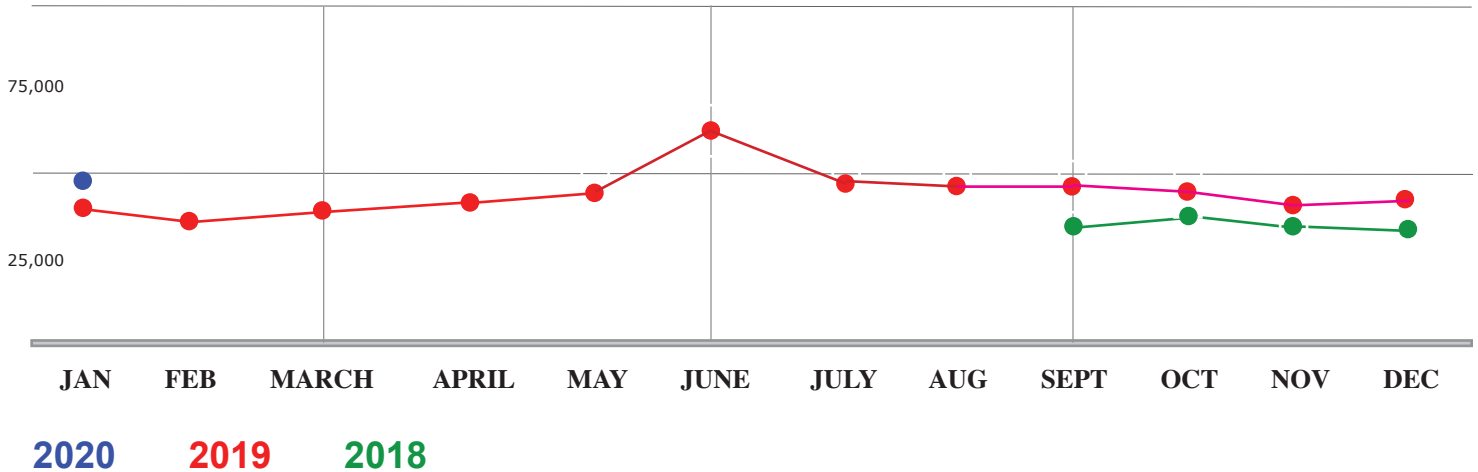
<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Website Activity Report - January 2020	2/13/2020	Backup Material



# City of Greer Website

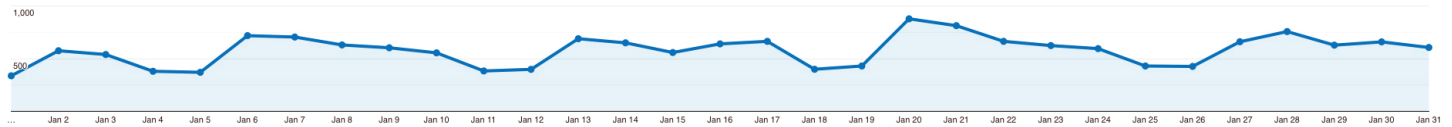
## January 2020 Monthly Report

### Total Page Views by Month



### Daily sessions at www.cityofgreer.org

January 1-31, 2020



### Visitors to www.cityofgreer.org

Total Users: 15,258 from 69 countries  
Desktop: 46.2 %  
Mobile: 50.6 %  
Tablet: 3.2 %

### Retention

Monthly Page Views: 48,673  
Avg Pages per Session: 2.41  
Average Time per Session: 2 minutes

### Traffic Sources

Search Engines 64.0 %  
Direct Traffic: 29.4 %  
Social/Other: 6.6 %

### Most Viewed Pages

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





**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**Planning Commission**

**Summary:**

District 3 Mark Hopper has resigned his term expires 6/30/2021. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Planning Commission Members	2/13/2020	Backup Material
☐ Hopper resignation	2/13/2020	Backup Material



## CITY OF GREER PLANNING COMMISSION

### Four Year Terms

			TERM EXPIRES	CERTIFICATION DATE
<b>DISTRICT 1</b>	<b>John Holland</b> 405 Oakwind Circle, Greer 29651 Cell 864-420-7175 E-mail <a href="mailto:jcholland79@gmail.com">jcholland79@gmail.com</a>	3/13/18	<b>June 30, 2020</b>	
<b>DISTRICT 2</b>	<b>Judy O. Jones</b> 305 Canteen Avenue, 29650 Residence 877-0440 Business 234-6310 E-mail <a href="mailto:jojones@mindspring.com">jojones@mindspring.com</a>	7/11/2017 6/25/13 7/14/09 7/12/05	<b>June 30, 2021</b> June 30, 2017 June 30, 2013 June 30, 2009	03/06/06 & 10/26/06(6 Hrs) 10/8/07 (3 Hours) 10/27/08 (3 Hours) 7/20/09 (1 Hour)
<b>DISTRICT 3</b>	<b>Mark Hopper</b> 172 Lemon Creek Drive Lyman 29365 Phone 901-0453 E-Mail <a href="mailto:mark.a.hopper@hotmail.com">mark.a.hopper@hotmail.com</a>	7/11/17 10/14/14	<b>June 30, 2021</b> June 30, 2017	
<b>DISTRICT 4</b>	<b>Walden Jones</b> 132 Burlwood Drive, Greer SC Home 864-360-1889 Office 864-582-0585 Email waldn_jones@hotmail.com	5/14/19 8/14/18	<b>June 30, 2023</b> June 30, 2019	
<b>DISTRICT 5</b>	<b>Michael Wright</b> 305 N. Miller Street, 29650 Res/Bus 866-751-5767 Mobile 864-630-1216 E-mail <a href="mailto:mike@flipwright.com">mike@flipwright.com</a>	6/11/19	<b>June 30, 2023</b>	
<b>DISTRICT 6</b>	<b>Brian Martin</b> 3 Meadow Breeze Ct. Greer, SC 29650 Residence 848-3385 Business 334-1986 Fax 334-1987 E-mail <a href="mailto:Brian@MartinandDavis.com">Brian@MartinandDavis.com</a>	6/27/17 6/25/13 6/9/09	<b>June 30, 2021</b> June 30, 2017 June 30, 2013	7/20/09 (1 Hour)
<b>AT LARGE</b>	<b>William Lavender</b> 102 Park Hill Drive Greer, SC 29651 Home 864-848-3262 Cell 864-723-1043 Business 864-334-6104 E-mail <a href="mailto:will@upstatesurveying.com">will@upstatesurveying.com</a>	11/28/17	<b>June 30, 2021</b>	

## Tammela Duncan

---

**From:** Brandon McMahan  
**Sent:** Wednesday, November 13, 2019 12:23 PM  
**To:** Tammela Duncan  
**Subject:** FW: Greer Planning Commission resignation

fyi

---

**From:** Mark Hopper <mark.a.hopper@hotmail.com>  
**Sent:** Wednesday, November 13, 2019 12:12 PM  
**To:** Brandon McMahan <bmcman@cityofgreer.org>  
**Subject:** Greer Planning Commission resignation

Brandon,

Please consider this email as my official resignation from the City of Greer Planning Commission, effective December 31, 2019. I've greatly enjoyed this opportunity and learned a lot over the past 5 years. While it's bittersweet to resign from the Planning Commission, I look forward to the opportunity to continue to work together and to serve Greer as I move to council.

I'll look forward to seeing you soon.

Sincerely,

Mark Hopper  
864-901-0453



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**Recreation Association, Inc. Board of Trustees**

**Summary:**

District 4 Wayne Yount has resigned his term expires 12/31/2021. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Recreation Association, Inc. Board of Trustees	2/13/2020	Backup Material
▣ Yount - Resignation	2/13/2020	Backup Material



**CITY OF GREER RECREATION ASSOCIATION, INC.  
BOARD OF TRUSTEES**

**Three Year Terms**

		<b>APPOINTMENT DATE</b>	<b>TERM EXPIRATION</b>
<b>DISTRICT 1</b>	<b>John Bohannon</b> 203 Pelham Street Greer, SC 29650 Cell 864-364-9495      Business 864-214-7722 Email <a href="mailto:jsbohann@gmail.com">jsbohann@gmail.com</a>	January 9, 2018	<b>December 31, 2020</b>
<b>DISTRICT 2</b>	<b>Travis Ware</b> 104 Oakland Ave., Apt. 4 Greer, SC 29650 Cell 864-346-7617 Email	December 11, 2018 January 26, 2016	<b>December 31, 2021</b> December 31, 2018
<b>DISTRICT 3</b>	<b>Amanda Hopper</b> 172 Lemon Creek Drive Lyman, SC 29365 Cell 864-590-4503 Email <a href="mailto:amanda@hopper-financial.com">amanda@hopper-financial.com</a>	December 12, 2017	<b>December 31, 2020</b>
<b>DISTRICT 4</b>	<b>Wayne Yount</b> 705 Austin Woods Court Greer, SC 29651 Residence 801-1164      Cell 275-3306 Email <a href="mailto:wayneyount@hotmail.com">wayneyount@hotmail.com</a>	November 27, 2018 November 24, 2015 November 27, 2012	<b>December 31, 2021</b> December 31, 2018 December 31, 2015
<b>DISTRICT 5</b>	<b>Pamela G. Taylor</b> 209 Pine Street Greer, SC 29650 Cell 804-317-0657 Email <a href="mailto:pgtaylor@vcu.edu">pgtaylor@vcu.edu</a>	December 12, 2017	<b>December 31, 2020</b>
<b>DISTRICT 6</b>	<b>Jason Bridwell</b> 108 Burlwood Drive Greer, SC 29651 Cell 864-915-9134      Business 864-895-3977 Email <a href="mailto:jasonbridwell@charter.net">jasonbridwell@charter.net</a>	January 8, 2019	<b>December 31, 2021</b>
<b>AT LARGE</b>	<b>Marc Metcalf</b> 207 North Miller Street Greer, SC 29650 Cell 864-423-2216      Business 864-283-2312 Email <a href="mailto:mmecalf@upstatealliance.com">mmecalf@upstatealliance.com</a>	November 15, 2017 November 24, 2015	<b>December 31, 2020</b> December 31, 2017

Wayne Yount  
705 Austin Woods Ct.  
Greer, SC 29651  
January 30, 2020

Ann Cunningham  
Director of Parks and Recreation  
City of Greer  
446 Pennsylvania Ave  
Greer, SC 29650

Dear Ann:

It is with regret that I tender my resignation from the Parks and Recreation board of Trustees effective January 31, 2020.

I am grateful for having had the opportunity to serve on the board of this fine organization for the past years. It has been an honor to serve the City of Greer and the people that make use of the great resources of our city. It has been a pleasure to work with the dedicated employees of the Parks and Recreation division over the years and I wish all of you and the City of Greer the best.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wayne Yount', with a long horizontal flourish extending to the right.

Wayne Yount  
Chairman, Board of Trustees

Category Number: X.  
Item Number: A.



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**Second and Final Reading of Ordinance Number 1-2020**

**Summary:**

A SECOND SUPPLEMENTAL BOND ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING \$2,800,000 CITY OF GREER, SOUTH CAROLINA, ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND, SERIES 2020; AND OTHER RELATED MATTERS. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Ordinance Number 1-2020	2/21/2020	Ordinance

## ORDINANCE NUMBER 1-2020

### A SECOND SUPPLEMENTAL BOND ORDINANCE

#### PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING \$2,800,000 CITY OF GREER, SOUTH CAROLINA, ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND, SERIES 2020; AND OTHER RELATED MATTERS.

**BE IT ORDAINED** by the City Council of the City of Greer (“**Council**”) as the governing body of the City of Greer, South Carolina (“**City**”):

**Section 1. Findings of Fact.** As an incident to the enactment of this Ordinance, and the issuance of the bond provided for in this Ordinance, the Council finds the facts set forth in this Section 1:

(a) On March 27, 2012, the Council enacted a General Bond Ordinance (“**General Bond Ordinance**”) providing for the issuance of Accommodations Tax and Hospitality Tax Revenue Bonds.

(b) The Council has determined that it is in the best interest of the City to issue a Series of Bonds for the purposes of (i) financing the designing, planning, acquiring, constructing, installing, and equipping a public golf course and related recreation structures, facilities, and equipment (collectively, “**Project**”); and (ii) paying the related Costs of Issuance.

**Section 2. Definitions.** The terms defined above and in this Section 2 and all terms defined in the General Bond Ordinance (General Bond Ordinance, as from time to time amended or supplemented by Supplemental Ordinances, collectively, “**Ordinance**”) (except as otherwise expressly provided in this Supplemental Bond Ordinance or unless the context otherwise requires), shall for all purposes of this Supplemental Bond Ordinance have the respective meanings given to them in the Ordinance and in this Section 2.

“**Interest Payment Date**” shall mean, with respect to the Series 2020 Bond, October 1, 2020, and each April 1 or October 1 thereafter until the principal of the Series 2020 Bond has been paid in full.

“**Purchaser**” shall mean Sterling National Bank, its successors or assigns.

“**Series 2020 Bond**” shall mean the City’s Accommodations Tax and Hospitality Tax Revenue Bond, Series 2020, in the aggregate principal amount of not exceeding \$2,800,000 authorized to be issued hereunder taxable or tax-exempt, in one or more series.

“**Term Sheet**” shall mean the term sheet of the Purchaser dated February 20, 2020, addressed to the City relating to the purchase by the Purchaser of the Series 2020 Bond.

#### **Section 3. Authorization of Series 2020 Bond, Maturities, Interest Rate, and Mandatory Redemption Provisions.**

(a) There is hereby authorized to be issued a Series of Bonds designated “Accommodations Tax and Hospitality Tax Revenue Bond, Series 2020” (“**Series 2020 Bond**”) in the total principal amount of not exceeding \$2,800,000 for the purpose of set forth in Section 1(b).

(b) The Series 2020 Bond shall be issued as a single, fully registered Bond in the denomination of \$2,800,000 or whatever lesser amount as is actually issued. The Series 2020 Bond shall be dated as of its date of delivery, shall mature on each April 1 in the years and in the principal amounts as set forth in the Term Sheet of the Purchaser. The Series 2020 Bond shall bear interest at the rate of 2.480% per annum with an



approximately twenty-year amortization as set forth in the Term Sheet of the Purchaser. The Series 2020 Bond shall be numbered R-1.

(c) Principal of and premium, if any, on the Series 2020 Bond when due, shall be payable at the City's office. Interest on the Series 2020 Bond shall be payable from the date of initial issuance of the Series 2020 Bond. No accrued interest shall be due. Interest on the Series 2020 Bond (calculated on the basis of a 360-day year of twelve 30-day months) shall be payable on each Interest Payment Date, in each case to the Holders as of the immediately preceding Record Date, interest to be paid by the City by check or draft mailed to each Registered Holder at the Registered Holder's address as it appears on the Books of Registry, which is to be initially maintained by the City.

(d) The Series 2020 Bond shall be in substantially the form attached as **Exhibit B** to this Supplemental Bond Ordinance, with any necessary or appropriate variations, omissions, and insertions as are incidental to the series, numbers, denominations, maturities, interest rate or rates, redemption provisions, the purpose of issuance, and other details thereof or as are otherwise permitted or required by law or by the Ordinance.

**Section 4. Optional Redemption of Series 2020 Bond.** The Series 2020 Bond shall be subject to redemption prior to maturity, in whole, on any payment date, with 30 days prior written notice at the applicable percentage of the outstanding (as of the date of redemption) par amount of the Series 2020 Bond plus accrued interest to redemption as set forth in the table below:

<u>Anniversary of Bond Issuance</u>	<u>Percentage</u>
1-4	Non-Callable
5-8	101%
Thereafter	100%

**Section 5. Use and Disposition of Series 2020 Bond Proceeds.** Upon the delivery of the Series 2020 Bond and receipt of the proceeds thereof, such proceeds and other available funds shall be disposed of as follows:

(a) ~~Except as provided in subsection (b) and (c), below, 100%~~One hundred percent of ~~the~~ Series 2020 Bond proceeds shall be deposited in a Construction Fund, as maintained by the Purchaser, according to Article VI of the General Bond Ordinance and the Terms Sheet;

(b) ~~Purchaser~~The City shall ~~deposit those amounts necessary, as determined by the City, to~~ pay the Costs of ~~Issuances in an account~~Issuance from the available fund balance in the Hospitality and Accommodation Tax fund maintained by the City ~~to be utilized to pay Costs of Issuance~~as of the ~~Series 2020 Bond~~date of closing; and

(c) any proceeds remaining after paying the Project Costs of the Project ~~and paying Costs of Issuance~~ of the Series 2020 Bond may be transferred to and held by the City for payment of principal of and interest on the Series 2020 Bond.

**Section 6. Certain Findings and Determinations.** The City finds and determines:

(a) This Supplemental Ordinance supplements the Ordinance, constitutes and is a "Supplemental Ordinance" within the meaning of that term as contained in the General Bond Ordinance, and is enacted under and pursuant to the Ordinance.

(b) The Series 2020 Bond constitutes and is a "Bond" within the meaning of that term as contained in the Ordinance.

(c) The Pledged Fee Revenues pledged under the Ordinance are not encumbered by any lien or charge thereon or pledge thereof, other than the lien and charge thereon and pledge thereof created by the General Bond Ordinance, as amended and supplemented, providing for payment and security of the Bonds.

(d) There does not exist an Event of Default, nor does there exist any condition which, after the passage of time or the giving of notice, or both, would constitute an Event of Default under the Ordinance.

(e) The Series 2020 Bond is being issued for the purpose of set forth in Section 1(b).

(f) There shall not be a Debt Service Reserve Fund related to the Series 2020 Bond.

(g) The Pledged Fee Revenues deposited into the Pledged Fee Revenue Fund for the most recent fiscal year (ending June 30, 2019) immediately preceding the anticipated issuance date of the Series 2020 Bond are not less than 125% of the average annual Principal and Interest Requirements for (a) all Series of Bonds Outstanding as of the enactment of this Ordinance and (b) the Series 2020 Bond proposed to be issued according to this Supplemental Bond Ordinance.

**Section 7. Continuing Disclosure.** Pursuant to South Carolina Code Annotated section 11-1-85, the City covenants, to the extent required, to file with a central repository for availability in the secondary bond market, when requested, an annual independent audit, within 30 days of the City's receipt of the audit; and event specific information within 30 days of an event adversely affecting more than 5% of the City's revenue or tax base. The only remedy for failure by the City to comply with the covenant in this Section 7 is an action for specific performance of this covenant. The City reserves the right to amend, without the consent of any purchaser or bondholder, this covenant to reflect any change in or repeal of section 11-1-85.

**Section 8. Award of Series 2020 Bond.**

(a) The Series 2020 Bond is authorized to be sold to the Purchaser pursuant to the Term Sheet, the form of which is presented at this meeting and attached as **Exhibit C** to this Supplemental Bond Ordinance. The City Administrator, on behalf of the City, is hereby authorized to execute the Term Sheet of the Purchaser, which terms thereof are consistent with Section 3 of this Supplemental Bond Ordinance.

(b) A copy of this Supplemental Bond Ordinance shall be filed with the minutes of this meeting.

(c) The Council hereby authorizes and directs all of the officers and employees of the City to carry out or cause to be carried out all obligations of the City under the Ordinance and to perform all other actions as they shall consider necessary or advisable in connection with the issuance, sale, and delivery of the Series 2020 Bond.

**Section 9. Tax Status of Series 2020 Bond.**

(a) The Series 2020 Bond and the interest thereon shall be exempt from all state, county, municipal, school district, and all other taxes or assessments in the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, or transfer taxes.

(b) If the Series 2020 Bond is issued as a federally tax-exempt obligation, then the City shall not take, or permit or suffer to be taken, any action with respect to the gross proceeds of the Series 2020 Bond which would cause the Series 2020 Bond to be an "arbitrage bond" within the meaning of Section 148(a) of the Code.

**Section 10. Interested Parties.** To the extent that the Ordinance confers upon or gives or grants to any Person any right, remedy or claim under or by reason of the Ordinance, such Person is hereby explicitly recognized as being a third-party beneficiary hereunder and may enforce any such right, remedy or claim conferred, given or granted hereunder.

Nothing in the Ordinance expressed or implied is intended or shall be construed to confer upon, or to give or grant to, any person or entity, other than the City and the Registered Holders of the Series 2020 Bond, any right, remedy or claim under or by reason of the Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in the Ordinance contained by and on behalf of the

City shall be for the sole and exclusive benefit of the City and the Registered Holders of the Series 2020 Bond.

**Section 11. Additional Provisions.** As supplemented herein, the General Bond Ordinance remains in full force and effect and shall govern the issuance of the Series 2020 Bond, and is amended as follows:

(a) Section 1.01 is amended to reflect that the City exists in Greenville County, South Carolina, and Spartanburg County, South Carolina; and

(b) Section 7.01 is amended, in the third full paragraph, by striking “Five Hundred Million Dollars (\$500,000,000)” and replacing it with “\$50,000,000 or trust assets under management of not less than \$500,000,000.”

The preceding amendments are effective with respect any Series of Bonds issued on or after this Supplemental Bond Ordinance’s enactment.

**Section 12. Additional Documents.** The Mayor and the City Administrator, acting jointly or individually, are each fully authorized and empowered to take any further action and to execute and deliver any closing documents as may be necessary and proper to effect the delivery of the Series 2020 Bond in accordance with the terms and conditions hereinabove set forth, and the action of the officers or any one or more of them in executing and delivering any documents, in the form as he, she, or they shall approve, is hereby fully authorized.

**Section 13. Section Headings.** The headings and titles of the several sections hereof are solely for convenience of reference and shall not affect the meaning, construction, interpretation, or effect of this Supplemental Bond Ordinance.

**Section 14. Notices.**

(a) All notices, certificates, or other communications hereunder or under the Ordinance shall be sufficiently given and shall be deemed given when mailed by registered mail, postage prepaid, or given when dispatched by telegram addressed as follows:

If to the City:

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

If to the Purchaser:

Sterling National Bank  
~~Attention: Mark A. Cargo~~  
~~9667 Ravenscroft Lane NW~~  
~~Concord, North Carolina 28027~~

500 Seventh Avenue, 3rd Floor  
New York, NY 10018

(b) The City and the Purchaser may, by written notice given to the other party, designate any further or different addresses to which subsequent notice, certificates, or other communications shall be sent.

**Section 15. Effective Date.** This Ordinance is effective after second reading.

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

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**[SEAL]**  
**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wayne Griffin

First Reading: February 11, 2020

Second Reading / Final Approval: February 25, 2020

APPROVED AS TO FORM:

---

Michael E. Kozlarek, Esq.  
Kozlarek Law LLC

**EXHIBIT A**  
**TERM SHEET**



Mark A. Cargo  
Managing Director  
Sterling National Bank  
9667 Ravenscroft LN NW  
Concord, NC 28027  
704-287-4493  
Email: [mcargo@snb.com](mailto:mcargo@snb.com)  
Website: [www.snb.com](http://www.snb.com)

February 20, 2020

City of Greer, SC  
301 East Poinsett Street  
Greer, SC 29651

**Project: Accommodations Tax and Hospitality Revenue Bond, Series 2020**

Sterling National Bank ("SNB") is pleased to present this financing proposal (the "Term Sheet") for the Greer, South Carolina subject to final credit approval, in connection with the above-referenced project. Working with SNB has several major advantages, including:

- **Experience and Expertise:** Each member of the SNB Public Finance team has significant experience regarding the financing of essential governmental equipment and projects, and can help you document your financing in a manner that complies with applicable local laws.
- **Financial Capability:** The SNB Public Finance team is part of Sterling National Bank, a publicly traded commercial bank, which has the capability of funding tax-exempt financings on a nationwide basis.
- **Reliability:** The SNB Public Finance team prides itself on excellent customer service and the prompt closing of awarded transactions.
- **Simplified Financing Structure:** SNB is proposing to finance 100% of the Project via a tax exempt Revenue Bond.

We look forward to working with you and your team on this assignment, and please do not hesitate to contact us with any questions, comments or concerns. We are positive that you'll enjoy working with SNB.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark A. Cargo', written over a horizontal line.

Mark A. Cargo  
Managing Director  
[mcargo@snb.com](mailto:mcargo@snb.com)  
[www.snb.com](http://www.snb.com)



Mark A. Cargo  
Managing Director  
Sterling National Bank  
9667 Ravenscroft LN NW  
Concord, NC 28027  
704-287-4493  
Email: [mcargo@snb.com](mailto:mcargo@snb.com)  
Website: [www.snb.com](http://www.snb.com)

#### **TERM SHEET**

<b>TYPE OF FINANCING:</b>	A tax exempt Accommodations Tax and Hospitality Tax Revenue Bond, Series 2020 (the "Bond"), with repayment from all legally available Pledged Fee Revenues to fund the payments as referred to in the RFP. Lender will fund the Bond on a private-placement basis.
<b>BORROWER/LESSEE:</b>	City of Greer, SC (the "City")
<b>LENDER/LESSOR:</b>	Sterling National Bank, or its designee or assignee
<b>ESCROW OPTION:</b>	The "Bond" proceeds shall be funded into an escrow account (the "Escrow Fund"), with disbursements made as purchases are delivered and installation takes place. The Escrow shall be set up with Sterling National Bank and will be collateralized as required by the State of South Carolina.
<b>AMOUNT FINANCED:</b>	\$2,800,000.00
<b>PROJECT/USE:</b>	Proceeds of the Bond will be used to finance the designing, planning, acquiring, constructing, installing, and equipping of a public golf course and related recreation structures, facilities, and equipment (collectively, "Project") and pay costs of issuance.
<b>TERM:</b>	Approximately Fifteen (15) or Twenty (20) years, (Exhibits A & B).
<b>PAYMENT STRUCTURE:</b>	Borrower shall make principal and interest Bond payments as set forth in the RFP and in Exhibits A & B.
<b>ANTICIPATED CLOSING DATE:</b>	On or before March 13, 2020
<b>INTEREST RATE:</b>	A. 2.28% (15 years) B. 2.48% (20 years)





Mark A. Cargo  
Managing Director  
Sterling National Bank  
9667 Ravenscroft LN NW  
Concord, NC 28027  
704-287-4493  
Email: [mcargo@snb.com](mailto:mcargo@snb.com)  
Website: [www.snb.com](http://www.snb.com)

February 20, 2020

City of Greer, SC  
301 East Poinsett Street  
Greer, SC 29651

**Project: Accommodations Tax and Hospitality Revenue Bond, Series 2020**

Sterling National Bank ("SNB") is pleased to present this financing proposal (the "Term Sheet") for the Greer, South Carolina subject to final credit approval, in connection with the above-referenced project. Working with SNB has several major advantages, including:

- **Experience and Expertise:** Each member of the SNB Public Finance team has significant experience regarding the financing of essential governmental equipment and projects, and can help you document your financing in a manner that complies with applicable local laws.
- **Financial Capability:** The SNB Public Finance team is part of Sterling National Bank, a publicly traded commercial bank, which has the capability of funding tax-exempt financings on a nationwide basis.
- **Reliability:** The SNB Public Finance team prides itself on excellent customer service and the prompt closing of awarded transactions.
- **Simplified Financing Structure:** SNB is proposing to finance 100% of the Project via a tax exempt Revenue Bond.

We look forward to working with you and your team on this assignment, and please do not hesitate to contact us with any questions, comments or concerns. We are positive that you'll enjoy working with SNB.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Mark A. Cargo', written over a light blue horizontal line.

Mark A. Cargo  
Managing Director  
[mcargo@snb.com](mailto:mcargo@snb.com)  
[www.snb.com](http://www.snb.com)



Mark A. Cargo  
Managing Director  
Sterling National Bank  
9667 Ravenscroft LN NW  
Concord, NC 28027  
704-287-4493  
Email: [mcargo@snb.com](mailto:mcargo@snb.com)  
Website: [www.snb.com](http://www.snb.com)

#### **TERM SHEET**

<b>TYPE OF FINANCING:</b>	A tax exempt Accommodations Tax and Hospitality Tax Revenue Bond, Series 2020 (the "Bond"), with repayment from all legally available Pledged Fee Revenues to fund the payments as referred to in the RFP. Lender will fund the Bond on a private-placement basis.
<b>BORROWER/LESSEE:</b>	City of Greer, SC (the "City")
<b>LENDER/LESSOR:</b>	Sterling National Bank, or its designee or assignee
<b>ESCROW OPTION:</b>	The "Bond" proceeds shall be funded into an escrow account (the "Escrow Fund"), with disbursements made as purchases are delivered and installation takes place. The Escrow shall be set up with Sterling National Bank and will be collateralized as required by the State of South Carolina.
<b>AMOUNT FINANCED:</b>	\$2,800,000.00
<b>PROJECT/USE:</b>	Proceeds of the Bond will be used to finance the designing, planning, acquiring, constructing, installing, and equipping of a public golf course and related recreation structures, facilities, and equipment (collectively, "Project") and pay costs of issuance.
<b>TERM:</b>	Approximately Fifteen (15) or Twenty (20) years, (Exhibits A & B).
<b>PAYMENT STRUCTURE:</b>	Borrower shall make principal and interest Bond payments as set forth in the RFP and in Exhibits A & B.
<b>ANTICIPATED CLOSING DATE:</b>	On or before March 13, 2020
<b>INTEREST RATE:</b>	A. 2.28% (15 years) B. 2.48% (20 years)



**INTEREST RATE LOCK:**

The Interest Rates quoted above are valid through the Anticipated Closing Date.

**SECURITY:**

The Bond shall be secured by the "Pledged Fee Revenues", which consist of Accommodations Taxes and Hospitality Taxes collected by the City, on parity with the City's Accommodations and Hospitality Tax Revenue Refunding Bonds, Series 2012 (the "Series 2012 Bonds") outstanding in the amount of \$860,000. The Series 2012 Bonds mature on April 1, 2022.

**MAINTENANCE & INSURANCE:**

All maintenance and insurance are the responsibility of Borrower. Borrower shall bear all risk of loss or damage and shall be responsible for keeping insurance with companies satisfactory to and for such amounts as required by Lender. Lender and its affiliates, successors and assigns must be named as loss payee and additional insured as applicable on all insurance policies. Evidence of such insurance must be satisfactory to Lender.

**PREPAYMENT:**

Borrower shall have the right to pre-pay the Bond in full on any payment date by paying the Redemption Price, provided that Borrower gives Lender at least thirty (30) days prior written notice of its intent to do so. The Redemption Price, as a percentage of the then-outstanding Bond balance, shall be equal to:

Exhibits A & B:

Year:	Percentage:
1-4	No Call
5-8	101%
Thereafter	100%

**FEES OF LENDER:**

**None.** The costs of issuance incurred by Borrower, such as loan counsel fees, are payable by Borrower and may be capitalized into the Bond upon request.

**DOCUMENTATION:**

Borrower shall provide the documentation for the Bond, subject to review & approval by Lender. Borrower shall provide an opinion of legal counsel attesting to the legal, valid, binding and enforceable nature of the Bond. The Lender will use Gilmore & Bell as counsel to review the documents. The School District will be required to send the Lender financial statements on an annual basis by agreed upon dates.

**INTEREST RATE LOCK:**

The Interest Rates quoted above are valid through the Anticipated Closing Date.

**SECURITY:**

The Bond shall be secured by the "Pledged Fee Revenues", which consist of Accommodations Taxes and Hospitality Taxes collected by the City, on parity with the City's Accommodations and Hospitality Tax Revenue Refunding Bonds, Series 2012 (the "Series 2012 Bonds") outstanding in the amount of \$860,000. The Series 2012 Bonds mature on April 1, 2022.

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**ASSIGNMENT:**

Sterling National Bank (the "Purchaser/Lender") is purchasing the Loan Obligation as a vehicle for making a commercial loan for its own account with the present intent to hold the Loan Obligation to maturity or earlier prepayment, and without any present intent to distribute or sell any interest therein or portion, provided, however, the Purchaser/Lender reserves the right – without the consent of (but with notice to) the Borrower - to assign, transfer or convey the Loan or any interest therein or portion thereof, but no such assignment, transfer or conveyance shall be effective as against the Borrower, unless and until the Purchaser/Lender has delivered to the Borrower written notice thereof that discloses the name and address of the assignee and such assignment, transfer or conveyance shall be made only to (i) an affiliate of the registered owner of the Loan or (ii) banks, insurance companies or other financial institutions or their affiliates. Nothing in the Loan shall limit the right of the Purchaser/Lender or its assignees to sell or assign participation interests in the Loan to one or more entities listed in (i) or (ii). Sterling National Bank will sign an Investment Letter and a sample copy has been included with this Term Sheet.

**IRS CIRCULAR 230 DISCLOSURE:**

Lender and its affiliates do not provide tax advice. Accordingly, any discussion of U.S. tax matters contained herein (including any attachments) is not written or intended to be used, and cannot be used, in connection with the promotion, marketing or recommendation by anyone unaffiliated with Lender of any of the matters addressed herein or for the purpose of avoiding U.S. tax-related penalties.

**ADVISORY DISCLOSURE:**

SNB is not a registered municipal advisor as defined under the Dodd-Frank Wall Street Reform and Consumer Protection Act and its related rules and regulations. In providing this Term Sheet, SNB is not providing any advice, advisory services, or recommendations with respect to the structure, timing, terms, or similar matters concerning an issuance of municipal securities. This Term Sheet is a commercial, arms-length proposal that does not create a fiduciary duty by SNB to the Borrower. The Borrower may engage, separately and at its own cost, an advisor to review this Term Sheet and the proposed transaction on the Borrower's behalf.

**CREDIT APPROVAL:**

Although favorably prescreened, the Bond is subject to formal credit approval by SNB and the negotiation of mutually acceptable documentation. For due diligence, Lender will require Borrower's three (3) most recent audited financial statements, its most recently adopted budget, and any other information that Lender may reasonably require.

**ASSIGNMENT:**

Sterling National Bank (the "Purchaser/Lender") is purchasing the Loan Obligation as a vehicle for making a commercial loan for its own account with the present intent to hold the Loan Obligation to maturity or earlier prepayment, and without any present intent to distribute or sell any interest therein or portion, provided, however, the Purchaser/Lender reserves the right – without the consent of (but with notice to) the Borrower - to assign, transfer or convey the Loan or any interest therein or portion thereof, but no such assignment, transfer or conveyance shall be effective as against the Borrower, unless and until the Purchaser/Lender has delivered to the Borrower written notice thereof that discloses the name and address of the assignee and such assignment, transfer or conveyance shall be made only to (i) an affiliate of the registered owner of the Loan or (ii) banks, insurance companies or other financial institutions or their affiliates. Nothing in the Loan shall limit the right of the Purchaser/Lender or its assignees to sell or assign participation interests in the Loan to one or more entities listed in (i) or (ii). Sterling National Bank will sign an Investment Letter and a sample copy has been included with this Term Sheet.

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**PROPOSAL EXPIRATION:**

Unless accepted by the Borrower or extended in writing by SNB at its sole discretion, this Term Sheet shall expire on February 26, 2020.

Upon receipt of the signed Term Sheet, we will endeavor to provide you with a timely commitment and we will use good faith efforts to negotiate and finance the Bond based on the terms herein. It is a pleasure to offer this financing proposal and we look forward to your favorable review.

Very truly yours,



Mark A. Cargo  
Managing Director  
[mcargo@snb.com](mailto:mcargo@snb.com)  
[www.snb.com](http://www.snb.com)

**Agreed to and Accepted by:**  
City of Greer, SC

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Title)

\_\_\_\_\_ (Date)

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City of Greer, SC

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Title)

\_\_\_\_\_ (Date)



<u>Exhibit A—Tax-Exempt Sample Amortization Schedule</u>						
Funding Amount:		\$2,800,000.00			Interest Rate:	2.280%
Down Payment:		\$0.00			Closing Date:	3/12/2020
Capitalized Interest:		\$0.00			Term (years):	15
Cost of Issuance:		<u>\$0.00</u>				
Amount Financed:		\$2,800,000.00				
Payment	Payment	Payment	Interest	Principal	Outstanding	Redemption
<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Component</u>	<u>Component</u>	<u>Balance</u>	<u>Price</u>
Principal:	3/12/2020				\$2,800,000.00	No Call
1	10/1/2020	\$35,457.96	\$35,457.96	\$0.00	\$2,800,000.00	No Call
2	4/1/2021	\$181,920.00	\$31,920.00	\$150,000.00	\$2,650,000.00	No Call
3	10/1/2021	\$30,210.00	\$30,210.00	\$0.00	\$2,650,000.00	No Call
4	4/1/2022	\$188,210.00	\$30,210.00	\$158,000.00	\$2,492,000.00	No Call
5	10/1/2022	\$28,408.80	\$28,408.80	\$0.00	\$2,492,000.00	No Call
6	4/1/2023	\$190,408.80	\$28,408.80	\$162,000.00	\$2,330,000.00	No Call
7	10/1/2023	\$26,562.00	\$26,562.00	\$0.00	\$2,330,000.00	No Call
8	4/1/2024	\$192,562.00	\$26,562.00	\$166,000.00	\$2,164,000.00	\$2,185,640.00
9	10/1/2024	\$24,669.60	\$24,669.60	\$0.00	\$2,164,000.00	\$2,185,640.00
10	4/1/2025	\$195,669.60	\$24,669.60	\$171,000.00	\$1,993,000.00	\$2,012,930.00
11	10/1/2025	\$22,720.20	\$22,720.20	\$0.00	\$1,993,000.00	\$2,012,930.00
12	4/1/2026	\$198,720.20	\$22,720.20	\$176,000.00	\$1,817,000.00	\$1,835,170.00
13	10/1/2026	\$20,713.80	\$20,713.80	\$0.00	\$1,817,000.00	\$1,835,170.00
14	4/1/2027	\$201,713.80	\$20,713.80	\$181,000.00	\$1,636,000.00	\$1,652,360.00
15	10/1/2027	\$18,650.40	\$18,650.40	\$0.00	\$1,636,000.00	\$1,652,360.00
16	4/1/2028	\$204,650.40	\$18,650.40	\$186,000.00	\$1,450,000.00	\$1,450,000.00
17	10/1/2028	\$16,530.00	\$16,530.00	\$0.00	\$1,450,000.00	\$1,450,000.00
18	4/1/2029	\$207,530.00	\$16,530.00	\$191,000.00	\$1,259,000.00	\$1,259,000.00
19	10/1/2029	\$14,352.60	\$14,352.60	\$0.00	\$1,259,000.00	\$1,259,000.00
20	4/1/2030	\$210,352.60	\$14,352.60	\$196,000.00	\$1,063,000.00	\$1,063,000.00
21	10/1/2030	\$12,118.20	\$12,118.20	\$0.00	\$1,063,000.00	\$1,063,000.00
22	4/1/2031	\$213,118.20	\$12,118.20	\$201,000.00	\$862,000.00	\$862,000.00
23	10/1/2031	\$9,826.80	\$9,826.80	\$0.00	\$862,000.00	\$862,000.00
24	4/1/2032	\$216,826.80	\$9,826.80	\$207,000.00	\$655,000.00	\$655,000.00
25	10/1/2032	\$7,467.00	\$7,467.00	\$0.00	\$655,000.00	\$655,000.00
26	4/1/2033	\$220,467.00	\$7,467.00	\$213,000.00	\$442,000.00	\$442,000.00
27	10/1/2033	\$5,038.80	\$5,038.80	\$0.00	\$442,000.00	\$442,000.00
28	4/1/2034	\$223,038.80	\$5,038.80	\$218,000.00	\$224,000.00	\$224,000.00
29	10/1/2034	\$2,553.60	\$2,553.60	\$0.00	\$224,000.00	\$224,000.00
30	4/1/2035	<u>\$226,553.60</u>	<u>\$2,553.60</u>	<u>\$224,000.00</u>		
Total:		\$3,347,021.56	\$547,021.56	\$2,800,000.00		

Exhibit A—Tax-Exempt Sample Amortization Schedule						
Funding Amount:		\$2,800,000.00			Interest Rate:	2.280%
Down Payment:		\$0.00			Closing Date:	3/12/2020
Capitalized Interest:		\$0.00			Term (years):	15
Cost of Issuance:		\$0.00				
Amount Financed:		\$2,800,000.00				
Payment	Payment	Payment	Interest	Principal	Outstanding	Redemption
Number	Date	Amount	Component	Component	Balance	Price
Principal:	3/12/2020				\$2,800,000.00	No Call
1	10/1/2020	\$35,457.96	\$35,457.96	\$0.00	\$2,800,000.00	No Call
2	4/1/2021	\$181,920.00	\$31,920.00	\$150,000.00	\$2,650,000.00	No Call
3	10/1/2021	\$30,210.00	\$30,210.00	\$0.00	\$2,650,000.00	No Call
4	4/1/2022	\$188,210.00	\$30,210.00	\$158,000.00	\$2,492,000.00	No Call
5	10/1/2022	\$28,408.80	\$28,408.80	\$0.00	\$2,492,000.00	No Call
6	4/1/2023	\$190,408.80	\$28,408.80	\$162,000.00	\$2,330,000.00	No Call
7	10/1/2023	\$26,562.00	\$26,562.00	\$0.00	\$2,330,000.00	No Call
8	4/1/2024	\$192,562.00	\$26,562.00	\$166,000.00	\$2,164,000.00	\$2,185,640.00
9	10/1/2024	\$24,669.60	\$24,669.60	\$0.00	\$2,164,000.00	\$2,185,640.00
10	4/1/2025	\$195,669.60	\$24,669.60	\$171,000.00	\$1,993,000.00	\$2,012,930.00
11	10/1/2025	\$22,720.20	\$22,720.20	\$0.00	\$1,993,000.00	\$2,012,930.00
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13	10/1/2026	\$20,713.80	\$20,713.80	\$0.00	\$1,817,000.00	\$1,835,170.00
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15	10/1/2027	\$18,650.40	\$18,650.40	\$0.00	\$1,636,000.00	\$1,652,360.00
16	4/1/2028	\$204,650.40	\$18,650.40	\$186,000.00	\$1,450,000.00	\$1,450,000.00
17	10/1/2028	\$16,530.00	\$16,530.00	\$0.00	\$1,450,000.00	\$1,450,000.00
18	4/1/2029	\$207,530.00	\$16,530.00	\$191,000.00	\$1,259,000.00	\$1,259,000.00
19	10/1/2029	\$14,352.60	\$14,352.60	\$0.00	\$1,259,000.00	\$1,259,000.00
20	4/1/2030	\$210,352.60	\$14,352.60	\$196,000.00	\$1,063,000.00	\$1,063,000.00
21	10/1/2030	\$12,118.20	\$12,118.20	\$0.00	\$1,063,000.00	\$1,063,000.00
22	4/1/2031	\$213,118.20	\$12,118.20	\$201,000.00	\$862,000.00	\$862,000.00
23	10/1/2031	\$9,826.80	\$9,826.80	\$0.00	\$862,000.00	\$862,000.00
24	4/1/2032	\$216,826.80	\$9,826.80	\$207,000.00	\$655,000.00	\$655,000.00
25	10/1/2032	\$7,467.00	\$7,467.00	\$0.00	\$655,000.00	\$655,000.00
26	4/1/2033	\$220,467.00	\$7,467.00	\$213,000.00	\$442,000.00	\$442,000.00
27	10/1/2033	\$5,038.80	\$5,038.80	\$0.00	\$442,000.00	\$442,000.00
28	4/1/2034	\$223,038.80	\$5,038.80	\$218,000.00	\$224,000.00	\$224,000.00
29	10/1/2034	\$2,553.60	\$2,553.60	\$0.00	\$224,000.00	\$224,000.00
30	4/1/2035	<u>\$226,553.60</u>	<u>\$2,553.60</u>	<u>\$224,000.00</u>		
Total:		\$3,347,021.56	\$547,021.56	\$2,800,000.00		





<b>Exhibit B—Tax Exempt Sample Amortization Schedule</b>						
Funding Amount:		\$2,800,000.00			Interest Rate:	2.48%
Down Payment:		\$0.00			Closing Date:	3/12/2020
Capitalized Interest:		\$0.00			Term (years):	20
Cost of Issuance:		\$0.00				
Amount Financed:		\$2,800,000.00				
Payment Number	Payment Date	Payment Amount	Interest Component	Principal Component	Outstanding Balance	Redemption Price
Principal:	3/12/2020				\$2,800,000.00	No Call
1	10/1/2020	\$38,572.11	\$38,572.11	\$0.00	\$2,800,000.00	No Call
2	4/1/2021	\$131,720.00	\$34,720.00	\$97,000.00	\$2,703,000.00	No Call
3	10/1/2021	\$33,517.20	\$33,517.20	\$0.00	\$2,703,000.00	No Call
4	4/1/2022	\$138,517.20	\$33,517.20	\$105,000.00	\$2,598,000.00	No Call
5	10/1/2022	\$32,215.20	\$32,215.20	\$0.00	\$2,598,000.00	No Call
6	4/1/2023	\$141,215.20	\$32,215.20	\$109,000.00	\$2,489,000.00	No Call
7	10/1/2023	\$30,863.60	\$30,863.60	\$0.00	\$2,489,000.00	No Call
8	4/1/2024	\$142,863.60	\$30,863.60	\$112,000.00	\$2,377,000.00	\$2,400,770.00
9	10/1/2024	\$29,474.80	\$29,474.80	\$0.00	\$2,377,000.00	\$2,400,770.00
10	4/1/2025	\$145,474.80	\$29,474.80	\$116,000.00	\$2,261,000.00	\$2,283,610.00
11	10/1/2025	\$28,036.40	\$28,036.40	\$0.00	\$2,261,000.00	\$2,283,610.00
12	4/1/2026	\$148,036.40	\$28,036.40	\$120,000.00	\$2,141,000.00	\$2,162,410.00
13	10/1/2026	\$26,548.40	\$26,548.40	\$0.00	\$2,141,000.00	\$2,162,410.00
14	4/1/2027	\$149,548.40	\$26,548.40	\$123,000.00	\$2,018,000.00	\$2,038,180.00
15	10/1/2027	\$25,023.20	\$25,023.20	\$0.00	\$2,018,000.00	\$2,038,180.00
16	4/1/2028	\$152,023.20	\$25,023.20	\$127,000.00	\$1,891,000.00	\$1,891,000.00
17	10/1/2028	\$23,448.40	\$23,448.40	\$0.00	\$1,891,000.00	\$1,891,000.00
18	4/1/2029	\$154,448.40	\$23,448.40	\$131,000.00	\$1,760,000.00	\$1,760,000.00
19	10/1/2029	\$21,824.00	\$21,824.00	\$0.00	\$1,760,000.00	\$1,760,000.00
20	4/1/2030	\$157,824.00	\$21,824.00	\$136,000.00	\$1,624,000.00	\$1,624,000.00
21	10/1/2030	\$20,137.60	\$20,137.60	\$0.00	\$1,624,000.00	\$1,624,000.00
22	4/1/2031	\$160,137.60	\$20,137.60	\$140,000.00	\$1,484,000.00	\$1,484,000.00
23	10/1/2031	\$18,401.60	\$18,401.60	\$0.00	\$1,484,000.00	\$1,484,000.00
24	4/1/2032	\$163,401.60	\$18,401.60	\$145,000.00	\$1,339,000.00	\$1,339,000.00
25	10/1/2032	\$16,603.60	\$16,603.60	\$0.00	\$1,339,000.00	\$1,339,000.00
26	4/1/2033	\$165,603.60	\$16,603.60	\$149,000.00	\$1,190,000.00	\$1,190,000.00
27	10/1/2033	\$14,756.00	\$14,756.00	\$0.00	\$1,190,000.00	\$1,190,000.00
28	4/1/2034	\$168,756.00	\$14,756.00	\$154,000.00	\$1,036,000.00	\$1,036,000.00
29	10/1/2034	\$12,846.40	\$12,846.40	\$0.00	\$1,036,000.00	\$1,036,000.00
30	4/1/2035	\$171,846.40	\$12,846.40	\$159,000.00	\$877,000.00	\$877,000.00
31	10/1/2035	\$10,874.80	\$10,874.80	\$0.00	\$877,000.00	\$877,000.00
32	4/1/2036	\$174,874.80	\$10,874.80	\$164,000.00	\$713,000.00	\$713,000.00
33	10/1/2036	\$8,841.20	\$8,841.20	\$0.00	\$713,000.00	\$713,000.00
34	4/1/2037	\$178,841.20	\$8,841.20	\$170,000.00	\$543,000.00	\$543,000.00
35	10/1/2037	\$6,733.20	\$6,733.20	\$0.00	\$543,000.00	\$543,000.00
36	4/1/2038	\$181,733.20	\$6,733.20	\$175,000.00	\$368,000.00	\$368,000.00
37	10/1/2038	\$4,563.20	\$4,563.20	\$0.00	\$368,000.00	\$368,000.00
38	4/1/2039	\$185,563.20	\$4,563.20	\$181,000.00	\$187,000.00	\$187,000.00
39	10/1/2039	\$2,318.80	\$2,318.80	\$0.00	\$187,000.00	\$187,000.00
40	4/1/2040	<u>\$189,318.80</u>	<u>\$2,318.80</u>	<u>\$187,000.00</u>		
Total:		\$3,607,347.31	\$807,347.31	\$2,800,000.00		



Exhibit B--Tax Exempt Sample Amortization Schedule						
Funding Amount:		\$2,800,000.00			Interest Rate:	2.48%
Down Payment:		\$0.00			Closing Date:	3/12/2020
Capitalized Interest:		\$0.00			Term (years):	20
Cost of Issuance:		\$0.00				
Amount Financed:		\$2,800,000.00				
Payment	Payment	Payment	Interest	Principal	Outstanding	Redemption
Number	Date	Amount	Component	Component	Balance	Price
Principal:	3/12/2020				\$2,800,000.00	No Call
1	10/1/2020	\$38,572.11	\$38,572.11	\$0.00	\$2,800,000.00	No Call
2	4/1/2021	\$131,720.00	\$34,720.00	\$97,000.00	\$2,703,000.00	No Call
3	10/1/2021	\$33,517.20	\$33,517.20	\$0.00	\$2,703,000.00	No Call
4	4/1/2022	\$138,517.20	\$33,517.20	\$105,000.00	\$2,598,000.00	No Call
5	10/1/2022	\$32,215.20	\$32,215.20	\$0.00	\$2,598,000.00	No Call
6	4/1/2023	\$141,215.20	\$32,215.20	\$109,000.00	\$2,489,000.00	No Call
7	10/1/2023	\$30,863.60	\$30,863.60	\$0.00	\$2,489,000.00	No Call
8	4/1/2024	\$142,863.60	\$30,863.60	\$112,000.00	\$2,377,000.00	\$2,400,770.00
9	10/1/2024	\$29,474.80	\$29,474.80	\$0.00	\$2,377,000.00	\$2,400,770.00
10	4/1/2025	\$145,474.80	\$29,474.80	\$116,000.00	\$2,261,000.00	\$2,283,610.00
11	10/1/2025	\$28,036.40	\$28,036.40	\$0.00	\$2,261,000.00	\$2,283,610.00
12	4/1/2026	\$148,036.40	\$28,036.40	\$120,000.00	\$2,141,000.00	\$2,162,410.00
13	10/1/2026	\$26,548.40	\$26,548.40	\$0.00	\$2,141,000.00	\$2,162,410.00
14	4/1/2027	\$149,548.40	\$26,548.40	\$123,000.00	\$2,018,000.00	\$2,038,180.00
15	10/1/2027	\$25,023.20	\$25,023.20	\$0.00	\$2,018,000.00	\$2,038,180.00
16	4/1/2028	\$152,023.20	\$25,023.20	\$127,000.00	\$1,891,000.00	\$1,891,000.00
17	10/1/2028	\$23,448.40	\$23,448.40	\$0.00	\$1,891,000.00	\$1,891,000.00
18	4/1/2029	\$154,448.40	\$23,448.40	\$131,000.00	\$1,760,000.00	\$1,760,000.00
19	10/1/2029	\$21,824.00	\$21,824.00	\$0.00	\$1,760,000.00	\$1,760,000.00
20	4/1/2030	\$157,824.00	\$21,824.00	\$136,000.00	\$1,624,000.00	\$1,624,000.00
21	10/1/2030	\$20,137.60	\$20,137.60	\$0.00	\$1,624,000.00	\$1,624,000.00
22	4/1/2031	\$160,137.60	\$20,137.60	\$140,000.00	\$1,484,000.00	\$1,484,000.00
23	10/1/2031	\$18,401.60	\$18,401.60	\$0.00	\$1,484,000.00	\$1,484,000.00
24	4/1/2032	\$163,401.60	\$18,401.60	\$145,000.00	\$1,339,000.00	\$1,339,000.00
25	10/1/2032	\$16,603.60	\$16,603.60	\$0.00	\$1,339,000.00	\$1,339,000.00
26	4/1/2033	\$165,603.60	\$16,603.60	\$149,000.00	\$1,190,000.00	\$1,190,000.00
27	10/1/2033	\$14,756.00	\$14,756.00	\$0.00	\$1,190,000.00	\$1,190,000.00
28	4/1/2034	\$168,756.00	\$14,756.00	\$154,000.00	\$1,036,000.00	\$1,036,000.00
29	10/1/2034	\$12,846.40	\$12,846.40	\$0.00	\$1,036,000.00	\$1,036,000.00
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40	4/1/2040	<u>\$189,318.80</u>	<u>\$2,318.80</u>	<u>\$187,000.00</u>		
Total:		\$3,607,347.31	\$807,347.31	\$2,800,000.00		





#### ABOUT – STERLING NATIONAL BANK

Sterling Bancorp, of which the principal subsidiary is Sterling National Bank, specializes in the delivery of service and solutions to business owners, their families, and consumers within the communities we serve through teams of dedicated and experienced relationship managers. Sterling National Bank offers a complete line of commercial, business, and consumer banking products and services. In a 2012 annual survey commissioned by Forbes and prepared by Governance Metrics International, a global leader in corporate governance, we were named one of America's 100 Most Trustworthy Companies. Sterling National Bank has origins dating to 1888, and Sterling Bancorp is traded on the New York Stock Exchange under the symbol "STL". For more information about Sterling Bancorp and Sterling National Bank, please visit [www.snb.com](http://www.snb.com).

The public finance group of Sterling National Bank provides tax-exempt and taxable financing solutions on a nationwide basis for state & local governments, non-profit corporations, and the federal government. Projects financed include virtually all types of essential capital items, including equipment, vehicles, energy efficiency & renewable energy equipment, and real property. Financing terms are tied to the useful life of the capital improvements, and range from 3 to 20 years. Each member of the public finance team has 25 or more years of lending experience, and is committed to the timely closing of awarded transactions.

#### CONTACT INFORMATION

For more information about this financing opportunity, please contact:

**Mark Cargo**  
Managing Director  
Sterling National Bank  
Phone: (704) 287-4493  
Email: [mcargo@snb.com](mailto:mcargo@snb.com)



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For more information about this financing opportunity, please contact:

**Mark Cargo**  
Managing Director  
Sterling National Bank  
Phone: (704) 287-4493  
Email: [mcargo@snb.com](mailto:mcargo@snb.com)





**EXHIBIT B**

**FORM OF BOND**

**UNITED STATES OF AMERICA  
STATE OF SOUTH CAROLINA  
CITY OF GREER  
ACCOMMODATIONS TAX AND HOSPITALITY TAX REVENUE BOND  
SERIES 2020**

**No.: R-1**

**\$[]**

**INTEREST RATE**  
[]%

**MATURITY DATE**  
April 1, 20[]

**ORIGINAL ISSUE DATE**  
March [], 2020

**REGISTERED HOLDER: []**

**PRINCIPAL SUM: [] and no/100 Dollars**

**LET IT BE KNOWN TO ALL BY THESE PRESENTS**, that the City of Greer, South Carolina (“**City**”), a body politic and corporate and a municipal corporation organized and existing under the laws of the State of South Carolina (“**State**”), is justly indebted, and, for value received, hereby promises to pay, but only from the Pledged Fee Revenues (defined below) pledged to the payment hereof, to the Registered Holder, or registered assigns, hereof on the Maturity Date set forth above, the Principal Sum set forth above pursuant to the principal payment schedule set forth below (unless this Bond be subject to redemption and shall have been duly called for previous redemption and payment of the redemption price made or provided for), and to pay interest on the Principal Sum from the date hereof or from the April 1 or October 1 next preceding the date of authentication to which interest shall have been paid, unless the date of authentication is an April or October 1 to which interest shall have been paid, in which case from that date, interest being payable to the maturity hereof on April 1 and October 1 of each year (those dates being hereinafter referred to as the Interest Payment Dates), commencing October 1, 2020, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months), until payment of the Principal Sum.

Principal of this Bond is payable on April 1 in each of the years and in the amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>
2021		<del>2029</del> <u>2031</u>	
2022		<del>2030</del> <u>2032</u>	
2023		<del>2031</del> <u>2033</u>	
2024		<del>2032</del> <u>2034</u>	
2025		<del>2033</del> <u>2035</u>	
2026		<del>2034</del> <u>2036</u>	
2027		<del>2035</del> <u>2037</u>	
2028		<u>2038</u>	
<u>2029</u>		<u>2039</u>	
<u>2030</u>		<u>2040</u>	

The interest so payable and to be punctually paid or duly provided for on any Interest Payment Date will be paid to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the calendar month next preceding the Interest Payment Date (the Regular Record Date), mailed to the Registered Holder hereof by the City at his address as it appears on the registration books (the Books of Registry) of the City or at any other address as is furnished in writing by the Registered Holder to the City; provided that payment to any Registered Holder of \$1,000,000 or more of the Series 2020 Bond (defined below) may be made by wire transfer to an account in the continental United States in accordance with written instructions filed thereto no later than the Record Date. The principal of and

premium, if any, of this Bond, when due, shall be payable without demand, presentation, or surrender of this Bond, provided, however, the principal of and premium, if any, of this Bond, when due, shall be payable at presentation and surrender of this Bond at the City's office. Both the principal of, premium, if any, and interest on this Bond are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for the payment of public and private debts.

THIS BOND HAS BEEN ISSUED UNDER THE PROVISIONS OF TITLE 6, CHAPTER 17 AND SECTION 6-1-760 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED (COLLECTIVELY, "**ENABLING STATUTE**," AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN ANY STATE CONSTITUTIONAL PROVISIONS (OTHER THAN ARTICLE X, SECTION 14, PARAGRAPH 10 OF THE CONSTITUTION OF THE STATE OF SOUTH CAROLINA, 1895, AS AMENDED, AUTHORIZING OBLIGATIONS PAYABLE SOLELY FROM SPECIAL SOURCES PERMITTED THEREIN) OR STATUTORY LIMITATION AND SHALL NEVER CONSTITUTE NOR GIVE RISE TO A PECUNIARY LIABILITY OF THE CITY OR A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWER. THE FULL FAITH, CREDIT, AND TAXING POWERS OF THE CITY ARE NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THIS BOND.

This Bond and the interest hereon are exempt from all State, county, municipal, school district, and all other taxes or assessments of the State, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except estate, transfer or certain franchise taxes.

It is hereby certified and recited that all acts, conditions, and things required by the Constitution and Laws of the State to exist, to happen, and to be performed precedent to or in the issuance of this Bond exist, have happened, and have been done and performed in regular and due time, form, and manner, and that the amount of this Bond does not exceed any constitutional or statutory limitation thereon.

This Bond shall not be entitled to any benefit under the Ordinance (as hereinafter defined) or become valid or obligatory for any purpose until it shall have been authenticated by the execution of the Certificate of Authentication which appears hereon by the manual signature of an authorized officer of the City as Bond Registrar.

This Bond is in the principal amount of \$[] ("**Series 2020 Bond**") and is issued pursuant to a General Bond Ordinance enacted by the City Council of the City on March 27, 2012, and a Second Supplemental Bond Ordinance enacted by the City Council of the City on February [], 2020 (collectively, "**Ordinance**"), and under and in full compliance with the Constitution and Statutes of the State, including particularly Section 14, Paragraph 10 of Article X of the Constitution of the State of South Carolina, 1895, as amended, and the Enabling Statute, to obtain funds to [] of the City and to pay related Costs of Issuance (all as more fully described in the Second Supplemental Bond Ordinance). The Series 2020 Bond is issuable only as a single fully registered bond in the principal amount of \$[].

[The Series 2020 Bond shall not be subject to redemption prior to maturity.]

All principal, interest, or other amounts due hereunder shall be payable only to the Registered Holder hereof. The City is the Bond Registrar and as such will maintain the Books of Registry for the registration or transfer of this Bond. This Bond may not be transferred except by the Registered Holder hereof in person or by his attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the City as Bond Registrar duly executed by the Registered Holder of this Bond or his duly authorized attorney. Any purported assignment in contravention of the foregoing requirements shall be, as to the City, absolutely null and void. The person in whose name this Bond shall be registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of the principal of and interest on this Bond shall be made only to or upon the order of the Registered Holder or his legal representative. All payments made in this manner shall be valid and effective to satisfy and discharge the liability of the City upon this Bond to the extent of the sum or sums paid. No person other than the Registered Holder shall have any right to receive payments, pursue remedies, enforce obligations, or exercise or enjoy

any other rights under this Bond against the City. Notwithstanding the foregoing, nothing herein shall limit the rights of a person having a beneficial interest in this Bond as against a person (including the Registered Holder) other than the City, as in the case where the Registered Holder is a trustee or nominee for two or more beneficial owners of an interest in this Bond.

The City shall not be required (a) to exchange or transfer the Series 2020 Bond from the Regular Record Date to the next succeeding Interest Payment Date or (b) to transfer the Series 2020 Bond called for redemption.

The principal of, premium, if any, and interest on the Series 2020 Bond are payable solely from the Pledged Fee Revenues (as defined in the Ordinance). The pledge of Pledged Fee Revenues made to secure the payment of the Series 2020 Bond has priority over all other pledges of Pledged Fee Revenues except the lien in favor of bonds issued or to be issued under the General Bond Ordinance and any series-specific supplemental bond ordinance on a parity with the Series 2020 Bond.

No recourse shall be had for the payment of the principal of, premium, if any, and interest on the Series 2020 Bond against the several funds of the City, except in the manner and to the extent provided in the Ordinance, nor shall the credit or taxing power of the City be deemed to be pledged to the payment of the Series 2020 Bond. The Series 2020 Bond shall not be a charge, lien, or encumbrance, legal or equitable, upon any property of the City or upon any income, receipts, or revenues of the City, other than the Pledged Fee Revenues that have been pledged to the payment thereof, and this Bond is payable solely from the Pledged Fee Revenues pledged to the payment thereof and the City is not obligated to pay the same except from the Pledged Fee Revenues.

Whenever the terms of this Bond require any action be taken on a Saturday, Sunday, or legal holiday or bank holiday in the State or in any state where the corporate trust office of the trustee or custodian, if then appointed, is located, the action shall be taken on the first business day occurring thereafter.

The Ordinance contains provisions defining terms; sets forth the terms and conditions upon which the covenants, agreements, and other obligations of the City made therein may be discharged at or prior to the maturity of this Bond with provisions for the payment thereof in the manner set forth in the Ordinance; and sets forth the terms and conditions under which the Ordinance may be amended or modified with or without the consent of the Registered Holder of this Bond. Reference is hereby made to the Ordinance, to all the provisions of which any Registered Holder of this Bond by the acceptance hereof thereby assents.

IN WITNESS WHEREOF, THE CITY OF GREER, SOUTH CAROLINA, has caused this Bond to be signed in its name by the Mayor and attested by the City Clerk.

**CITY OF GREER, SOUTH CAROLINA**

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

[SEAL]  
ATTEST:

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

**CERTIFICATE OF AUTHENTICATION**

This Bond is the Bond designated herein and issued under the provisions of the referenced Ordinance.

**Date of Authentication: March [], 2020**

**CITY OF GREER, SOUTH CAROLINA,**



**as bond registrar**

---

Ed Driggers, City Administrator

**[SEAL]**  
**ATTEST:**

---

Tammela Duncan, Municipal Clerk

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common TEN ENT - as tenants in entireties  
JT TEN - as joint tenants with right of survivorship and not as tenants in  
common

UNIF GIFT MIN ACT - \_\_\_\_\_  
(Cust)

Custodian \_\_\_\_\_  
(Minor)

under Uniform Gifts to Minors Act \_\_\_\_\_  
(State)

Additional abbreviations may also be used, though not in the above list.

#### ASSIGNMENT

FOR VALUE RECEIVED ~~he~~the undersigned hereby sells, assigns and transfers unto \_\_\_\_\_ (Social Security No. or other Identifying Number of Assignee \_\_\_\_\_) the within Bond of the CITY OF GREER, SOUTH CAROLINA, and does hereby irrevocably constitute and appoint transfer the within Bond on the books kept for registration thereof with full power of substitution in the premises.

DATED: \_\_\_\_\_

Signature Guaranteed: \_\_\_\_\_

NOTICE: Signature must be guaranteed by an institution who is a participant in the Securities Transfer Agent Medallion Program ("STAMP") or similar program.

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Document comparison by Workshare 10.0 on Friday, February 21, 2020 2:14:32 PM

Input:	
Document 1 ID	file:///C:/Users/ChristieSatter/Kozlarek Law LLC/Group Folder - Documents (1)/MEK Files/Greer, City of/City of Greer - 2020 Hospitality Tax Financing/2020.02.21 Greer Second Supplemental H-Tax Bond Ordinance.docx
Description	2020.02.21 Greer Second Supplemental H-Tax Bond Ordinance
Document 2 ID	file:///C:/Users/ChristieSatter/Kozlarek Law LLC/Group Folder - Documents (1)/MEK Files/Greer, City of/City of Greer - 2020 Hospitality Tax Financing/2020.02.21B Greer Second Supplemental H-Tax Bond Ordinance.docx
Description	2020.02.21B Greer Second Supplemental H-Tax Bond Ordinance
Rendering set	standard

Legend:	
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<u>Moved to</u>	
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Format change	
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Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

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Deletions	27
Moved from	0

Moved to	0
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Format changed	0
Total changes	57

**Category Number: X.**  
**Item Number: B.**



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**Second and Final Reading of Ordinance Number 2-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PROFESSIONAL PHARMACY OF GREER LOCATED ON SUNNYSIDE DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT). (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Ordinance Number 2-2020	2/13/2020	Ordinance
☐ Ord 2-2020 Exhibit A Map	2/13/2020	Exhibit
☐ Ord 2-2020 Exhibit B Plat	2/13/2020	Exhibit
☐ Ord 2-2020 Zoning Application	2/13/2020	Backup Material

## **ORDINANCE NUMBER 2-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PROFESSIONAL PHARMACY OF GREER LOCATED ON SUNNYSIDE DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Professional Pharmacy of Greer located on Sunnyside Drive and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-066.00 containing approximately 0.39 +/- acres marked as Exhibit A and the plat attached hereto marked as Exhibit B.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on January 27, 2020.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to RM-1 (Residential Multi-Family District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located on Sunnyside Drive more particularly identified by the attached City of Greer Map specifying Spartanburg

County Parcel Number 9-03-14-066.00 containing approximately 0.39 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to RM-1 (Residential Multi-Family 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: Councilmember Wayne Griffin

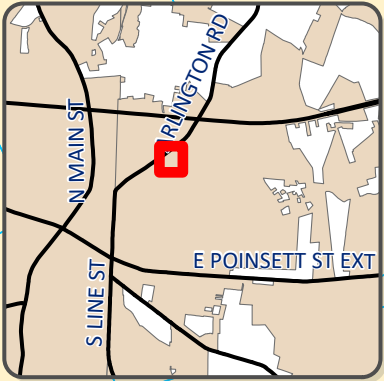
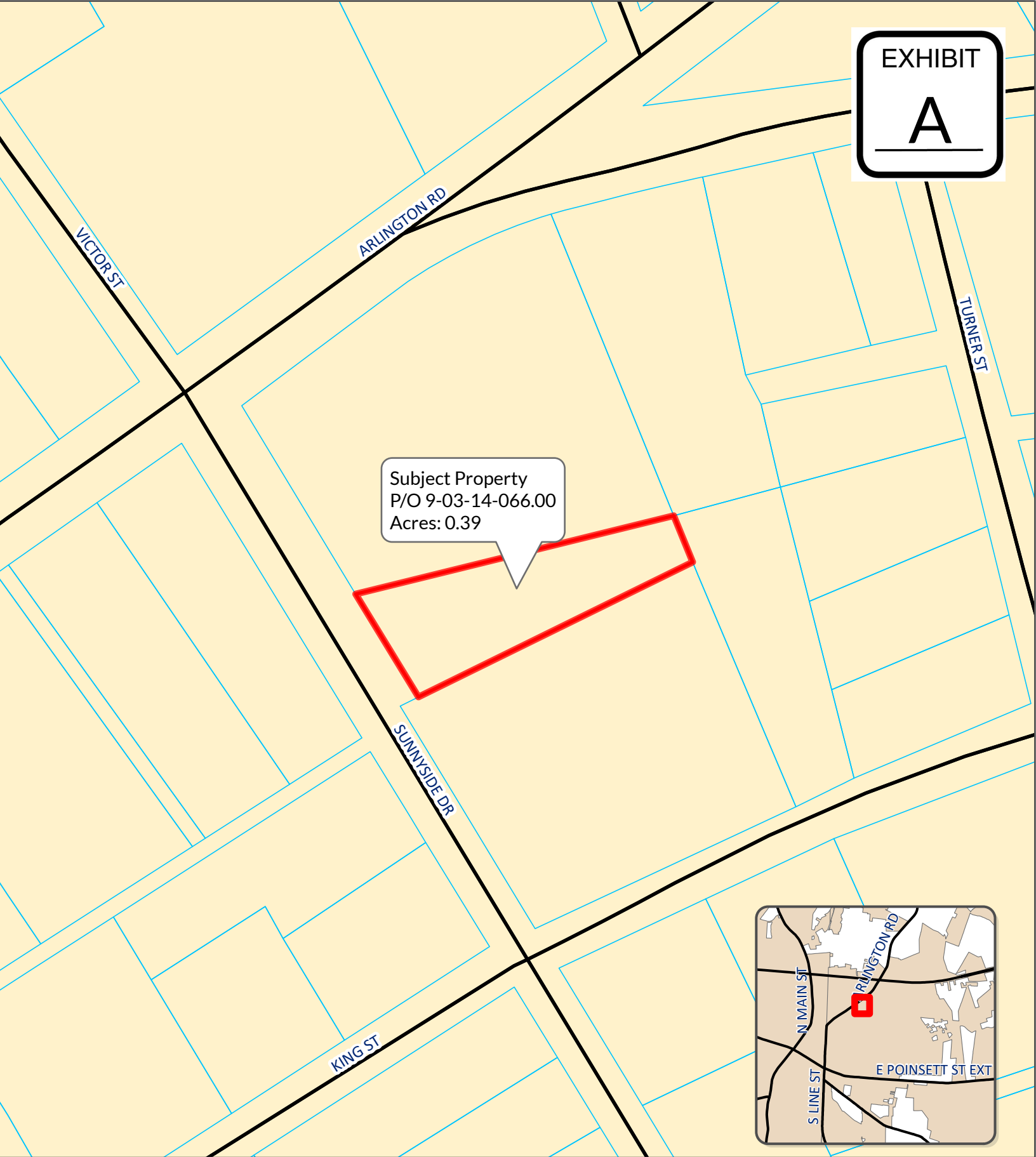
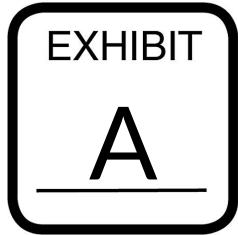
First Reading: February 11, 2020

Second and  
Final Reading: February 25, 2020

Approved as to Form:

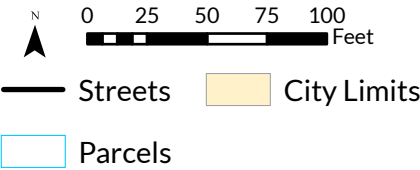
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John B. Duggan, Esquire  
City Attorney



# Ordinance 02-2020

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.





B



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



0' 50' 100'

SCALE 1"= 50'

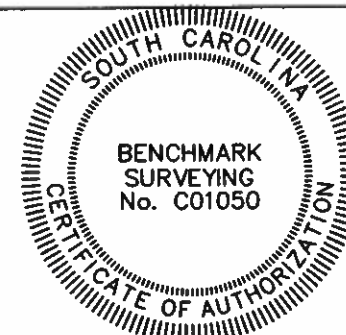
DATE:  
NOVEMBER 27, 2019

P.O. BOX 25455  
GREENVILLE, S.C. 29616

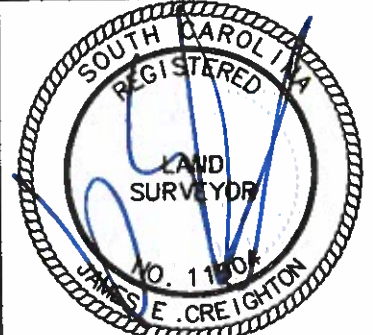
TEL. ( 864 ) 979-6401  
jcreighton@bellsouth.net

STATE OF SOUTH CAROLINA

SPARTANBURG COUNTY



SURVEY  
FOR  
PROFESSIONAL PHARMACY  
OF GREER



JAMES E. CREIGHTON, RLS # 11904

DWG. NO. # 1561-2



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

Date 12-9-19

\$300

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

Tax Map Number(s) P/09-03-14-66,  
Property Address(s) Sunnyside Dr  
Acreage of Properties .309 County \_\_\_\_\_

**Applicant Information**

Name CHARLES D. WALL  
Address 115 PEACHTREE DR  
GREER SC 29651  
Contact Number 864-423-1063  
Email clonwallrph@gmail

**Property Owner Information**

(If multiple owners, see back of sheet)

Name PROFESSIONAL PHARMACY OF GREER  
Address 320 MEMORIAL DRIVE  
GREER SC 29650  
Contact Number 864-877-3386  
Email clonwallrph@gmail

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 C-2 to Rm-1.

Existing Use: None Proposed Use: Pharmacy

Signature(s) Don Wall  
12-9-19

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

**OFFICE USE ONLY**

Date Filed 12-9-19  
Meeting Date 1-27-20

Case No. 22 2020-01

See Reverse

**Category Number: X.**  
**Item Number: C.**



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**Second and Final Reading of Ordinance Number 3-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES, LLC LOCATED ON BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO C-2 (COMMERCIAL DISTRICT). (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Ordinance Number 3-2020	2/13/2020	Ordinance
❑ Ord 3-2020 Exhibit A Map	2/13/2020	Exhibit
❑ Ord 3-2020 Zoning Application	2/13/2020	Backup Material

## **ORDINANCE NUMBER 3-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY PEARCE PROPERTIES, LLC LOCATED ON BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO C-2 (COMMERCIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Pearce Properties located on Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing approximately 2.086 +/- acres marked as Exhibit A.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on January 27, 2020.

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

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

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

The zoning classification of property located on Brushy Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000100109 containing approximately 2.086 +/- acres attached

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Wryley Bettis

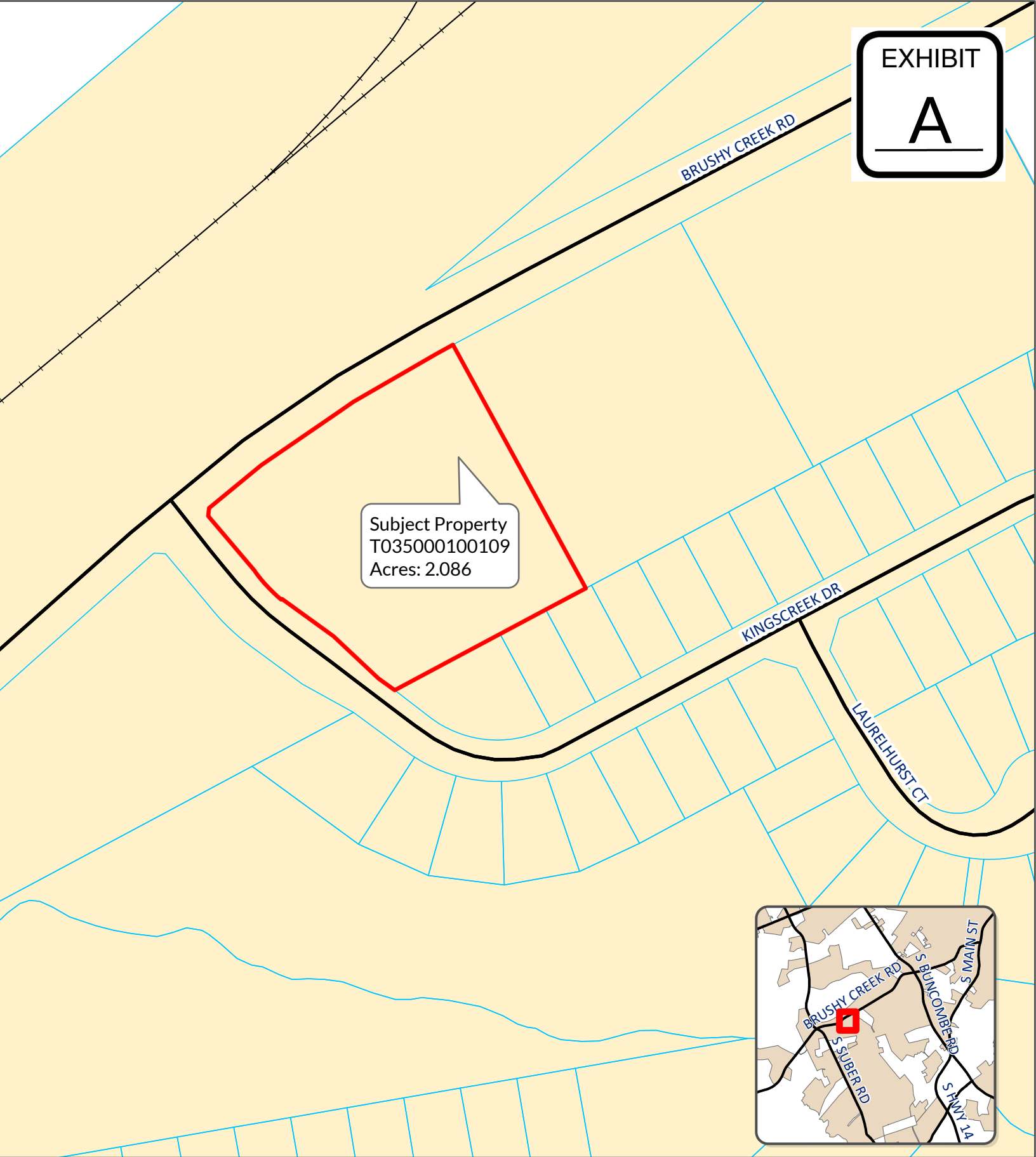
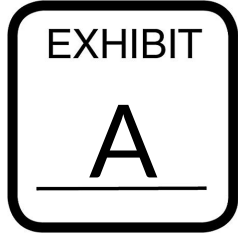
First Reading: February 11, 2020

Second and  
Final Reading: February 25, 2020

Approved as to Form:

---

John B. Duggan, Esquire  
City Attorney

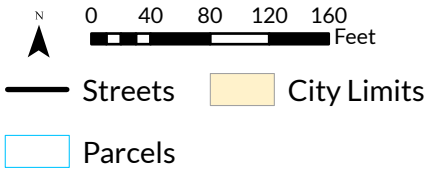


Subject Property  
T035000100109  
Acres: 2.086



# Ordinance 03-2020

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.





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

Date 12-13-19

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

Tax Map Number(s) T 035 000 100 109 ✓

Property Address(s) BRUSHY CREEK ✓

Acreage of Properties 2.086 ACRES County GREENVILLE

**Applicant Information**

Name HOPE TZ SCHMALZ  
Address BHHS JOYNER COMMERCIAL  
24 Vardry St GREENVILLE SC  
Contact Number 864 630 0352 29601  
Email HOPE TZ @ joyner commercial,  
com

**Property Owner Information**

(If multiple owners, see back of sheet)

Name PEARCE PROPERTIES LLC  
Address 125 ASH MORE ROAD  
GREER SC 29650  
Contact Number \_\_\_\_\_  
Email pearce - S @ Bell SOUTH.NET

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from ✓ DRO to C2.

Existing Use: VACANT LAND Proposed Use: OFFICE / RETAIL

Signature(s) Paul Pearce

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

**OFFICE USE ONLY**

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

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

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

See Reverse



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**First Reading of Ordinance Number 4-2020**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ROBERT BROWN LOCATED AT 948 OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY. (Action Required)

**Executive Summary:**

Ordinance #4-2020 is an annexation and zoning request for property located 948 Old Jones Rd in Spartanburg County. The parcels for annexation consist of 2.89 acres. The property is proposed for industrial development with an I-1, Industrial, zoning. The Planning Commission will conduct a public hearing on March 23, 2020 for the zoning of this parcel.

Brandon McMahan, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	2/20/2020	Cover Memo
❑ Ordinance Number 4-2020	2/20/2020	Ordinance
❑ Ord 4-2020 Exhibit A Deed	2/20/2020	Exhibit
❑ Ord 4-2020 Exhibit B Plat	2/20/2020	Exhibit
❑ Ord 4-2020 Exhibit C Map	2/20/2020	Exhibit
❑ Ord 4-2020 Exhibit D Flood Map	2/20/2020	Exhibit
❑ Ord 4-2020 Zoning Application	2/20/2020	Backup Material



# Memorandum

**To:** Mr. Ed Driggers, City Administrator

**From:** Brandon McMahan, Planner

**Subject:** Ordinance #4-2020

**Date:** February 20, 2020

**CC:** Tammy Duncan, Clerk to City Council

---

Ordinance #4-2020 is an annexation and zoning request for property located 948 Old Jones Rd in Spartanburg County. The parcels for annexation consist of 2.89 acres. The property is proposed for industrial development with an I-1, Industrial, zoning.

The Planning Commission will conduct a public hearing on March 23, 2020 for the zoning of this parcel.

**ORDINANCE NUMBER 4-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY ROBERT BROWN LOCATED AT 948 OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTY.**

**WHEREAS**, Robert Brown is the sole owner of property located at 948 Old Jones Road more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Number 5-29-00-041.00 containing approximately 2.89 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0218D attached hereto marked as Exhibit D; and,

**WHEREAS**, the property currently has two (2) occupants; and,

**WHEREAS**, Robert Brown 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 I-1 (Industrial District); and,

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

**NOW, THEREFORE**, be it ordained by the Mayor and Council of the City of Greer,

South Carolina, as follows:

1. ANNEXATION: The 2.89 acres +/- property shown in red on the attached map owned by Robert Brown located at 948 Old Jones Road as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-29-00-041.00 is hereby annexed into the corporate city limits of the City of Greer.

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

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0218D.

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

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: February 25, 2020

Second and  
Final Reading: April 14, 2020

**APPROVED AS TO FORM:**

---

John B. Duggan, Esquire  
City Attorney

EXHIBIT

A

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

GRANTEE ADDRESS: Route 5  
Greer, SC 29651

DEED 51.9 PAGE 27

KNOW ALL MEN BY THESE PRESENTS, that I, Sylvia I. Brown

in consideration of One and no/100 (\$1.00) Dollar----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ROBERT L. BROWN, his heirs and assigns forever, all my right, title and interest in and to the following property, to-wit:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina and the County of Sparanburg, Reidville Township about five miles South of Greer on the West side of the road leading from the Pelham-Duncan Road to the State Highway No. 101 and having the following courses and distances to-wit:

BEGINNING on an iron pin on the B. A. McClimon line and G. A. Hamby's Corner and runs thence with the Hamby Line S. 84-35 E. 262.5 feet to an iron pin in the above-mentioned road; thence with the road, N. 15-50 E. 300 feet to a bend thence N. 14-00 E. 200 feet to an iron pin in the center of said road thence N. 77-00 W. 410.6 feet to an iron pin on the McClimon Line; thence with the McClimon Line S. 0-26 W. 549 feet to the beginning corner, containing 4.00 acres more or less.

This is the same property conveyed to Robert L. Brown and Sylvia I. Brown by deed of Ernest Rogers and recorded August 31, 1972 in the R.M.C. Office for Spartanburg County in Deed Book 39-X at page 99.

Tax Map # 5-29-00 - 4/00

NO TITLE EXAMINATION!

RECORDED  
1985 SEP -5 AM 10:25  
R.M.C.  
SPARTANBURG, S.C.

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(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 23<sup>rd</sup> day of August, 19 85

SIGNED, sealed and delivered in the presence of:

Sylvia I. Brown (SEAL)  
Lillian M. Wilson (SEAL)  
John M. Collins (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

PROBATE

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

SWORN to before me this 23<sup>rd</sup> day of AUGUST 1985

Lillian M. Wilson (SEAL)  
Notary Public for South Carolina.

My commission expires 10/23/89

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina.

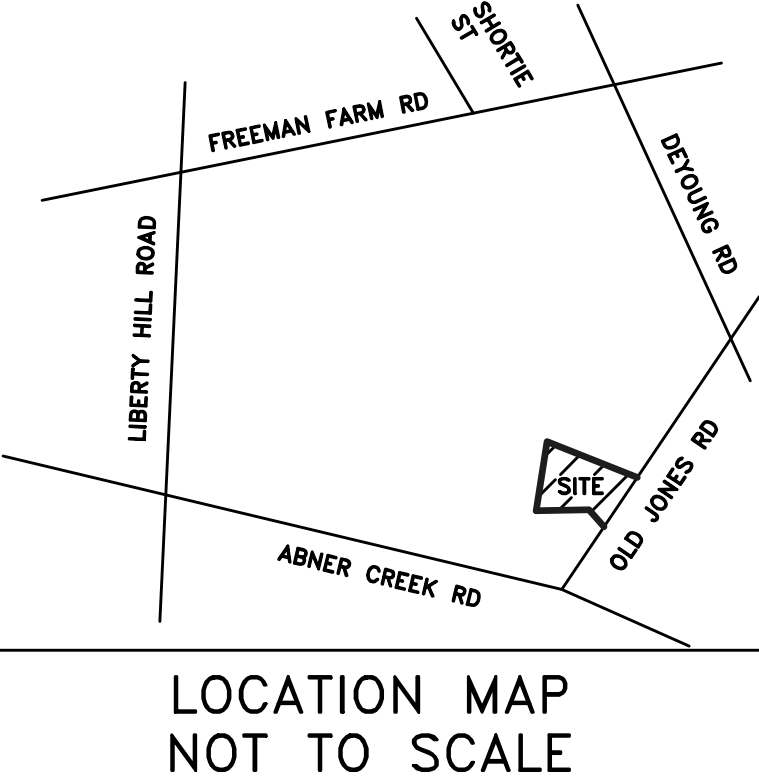
My commission expires PD 017 400Ca 20522

RECORDED this day of 19, at M., No.

1" PIPE FOUND  
1/2" REBAR SET  
NAIL FOUND  
WELL HOUSE  
UTILITY POLE  
BENCHMARK  
OVERHEAD ELECTRIC LINE

LANGFORD  
LAND SURVEYING, LLC  
PO BOX 697  
108 RIDGE ROAD  
LANDRUM, SC 29356  
OFF. 864-316-5782

EXHIBIT  
B



N/F  
GREER SOUTH CAROLINA  
BECKNELL INVESTORS, LLC  
D.B. 124F/839  
5-29-00-035.00

N/F  
GREER SOUTH CAROLINA  
BECKNELL INVESTORS, LLC  
D.B. 124F/839  
5-29-00-035.00

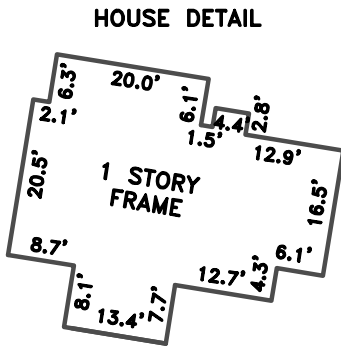
N/F  
ARVIL WILLIAMS III  
D.B. 105M/929  
5-29-00-051.02

N/F  
ARVIL WILLIAMS III  
D.B. 48U/842  
5-29-00-050.01

N/F  
DAVID YOUNG  
P.B. 103/153  
D.B. 94B/949  
5-29-00-041.01

NOTES:

- BEARING ARE BASED ON SOUTH CAROLINA GRID AND DISTANCES ARE HORIZONTAL UNLESS OTHERWISE SHOWN OR NOTED. COORDINATES ARE ON SOUTH CAROLINA GRID (NAD 83) AND THE VERTICAL DATUM IS (NAD 83) BASED ON SOUTH CAROLINA VRS SYSTEM.
- ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
- THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10000
- THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THE PROPERTY SHOWN IS UNZONED.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM UTILITY LOCATIONS MARKED ON THE GROUND. 811 WAS CONTACTED (TICKET NUMBER 18120502489) BUT NOT ALL UTILITIES WERE MARKED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE UNDERSIGNED DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AND INFORMATION AVAILABLE AND PROVIDED.
- THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.
- THE UNDERSIGNED DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY JURISDICTIONAL WETLANDS ON THE SURVEY SITE OTHER THAN THOSE SHOWN. IF ANY, WETLANDS SHOWN ARE SUBJECT TO FINAL APPROVAL BY THE U.S. CORPS. OF ENGINEERS.
- THIS PLAT WAS PREPARED AS A PROFESSIONAL SERVICE FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED WITHIN THE HEREON STATEMENT AND/OR TITLE. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED PERMISSION OF LANGFORD LAND SURVEYING, LLC, NAMING SAID PERSON, PERSONS OR ENTITY.
- ACREAGE COMPUTED BY DMD METHOD
- THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, ITC POLICY NUMBER 3-01808(R4)
- THE PROPERTY SHOWN IS LOCATED IN ZONE X OF THE FIRM FLOOD INSURANCE RATE MAP (MAP NUMBER 45083C0218D).
- THERE ARE NO GAPS OR GORES.
- THIS PARCEL HAS ACCESS TO ADJOINING ROAD RIGHT OF WAYS.



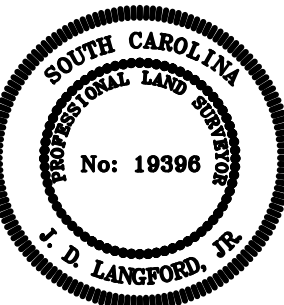
TOTAL AREA = 2.89 ACRES

ALTA/NSPS LAND TITLE SURVEY FOR:  
BECKNELL INDUSTRIAL, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

LOCATION: 951 OLD JONES RD, GREER, SC 29651  
SPARTANBURG COUNTY, SC  
TAX MAP NO.: 5-29-00-041.00  
DATE: 20 JAN 2020 JOB NO.: 348520

SCALE: 1" = 100'  
0 50 100 200 300

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



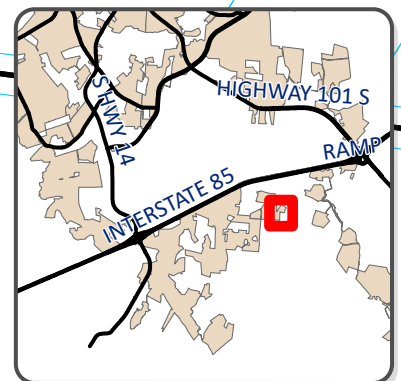
SC REGISTRATION NO.: 19396

EXHIBIT  
C

Subject Property  
5-29-00-041.00  
Acres: 2.89

OLD JONES RD

ABNER CREEK RD



# Ordinance 04-2020

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

Created 2/20/2020 by City of Greer GIS

# EXHIBIT

## D

flood insurance is available in this co  
National Flood Insurance Program at



MAP SCALE 1" = 500'

250 0 500 1000 FEET

ZONE X

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0218D

### FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

PANEL 218 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0218	D

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  
45083C0218D

EFFECTIVE DATE  
JANUARY 6, 2011

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](http://www.msc.fema.gov)





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

Date \_\_\_\_\_

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

Tax Map Number(s) 5-29-00-041.00

Property Address(s) 948 Old Jones Road, Greer, SC

Acreage of Properties 2.93 Acres County Spartanburg County

**Applicant Information**

Name Becknell Industrial, LLC  
Address 2750 East 146th Street, Suite 200  
Carmel, IN 46033  
Contact Number 708-221-9513  
Email jrepiscak@becknellindustrial.com

**Property Owner Information**

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

Name Robert L Brown  
Address 948 Old Jones Road, Greer, SC  
Contact Number 864-525-5974  
Email pbrownpam0516@gmail.com

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from \_\_\_\_\_ to Industrial District (I-1).

Existing Use: Residential Proposed Use: Industrial District (I-1)

Signature(s) Robert L Brown

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

**OFFICE USE ONLY**

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

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

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

*See Reverse*



## Planning Project Intake Sheet

### Tax Map No(s):

5-29-00-041.00

948 Old Jones Road, Greer, SC

### Contractor/Applicant Information

Name: Becknell Industrial, LLC

Address: 2750 East 146th St., Ste. 200, Carmel, IN 46033

Contact Number: 708-221-9513

Email: jrepiscak@becknellindustrial.com

\*All applications and submittals must be completed in their entirety, signed by the applicant and or land owner, and be accompanied by this document.

### ☒ Annexation Project

*Required documents for this submittal:*

Intake Sheet, Petition of Annexation, Zoning Map Amendment Application, current deeds for all parcels in request, and current surveys for all parcels in request

### ☒ Rezoning Project

*Required documents for this submittal:*

Intake Sheet and Zoning Map Amendment Application

Total Acreage: 2.93 Acres

Requested Zoning Classification: Industrial District (I-1)

### ☐ Board of Architectural Review Project

*Required documents for this submittal:*

Intake Sheet and BAR Application

### ☐ Board of Zoning Appeals Variance Project

*Required documents for this submittal:*

Intake Sheet and BZA Variance Application

Subtype (circle one): Residential or Commercial

### ☐ Board of Zoning Appeals Special Exception Project

*Required documents for this submittal:*

Intake Sheet and BZA SE Application

Subtype (circle one): Residential or Commercial

### ☐ Board of Zoning Appeals Appeal of Staff Decision Project

*Required documents for this submittal:*

Intake Sheet and BZA SE Application

Subtype (circle one): Residential or Commercial

### ☐ Preliminary Plat

*Required documents for this submittal:*

Intake Sheet and P&Z Development Project Application

Number of Lots in Phase/Section \_\_\_\_\_

### ☐ Final Plat

*Required documents for this submittal:*

Intake Sheet, P&Z Development Project Application, Final Plat Checklist, Two Year Warranty (public roads)

Number of Lots in Phase/Section \_\_\_\_\_

### ☐ Summary Plat

*Required documents for this submittal:*

Intake Sheet and P&Z Development Project Application

Number of Lots in Phase/Section \_\_\_\_\_

### ☐ Final Development Plan

*Required documents for this submittal:*

Intake Sheet and P&Z Development Project Application

### ☐ Commercial Site Plan

*Required documents for this submittal:*

Intake Sheet and P&Z Development Project Application



**AGENDA**  
**GREER CITY COUNCIL**  
**2/25/2020**

**First Reading of Ordinance Number 5-2020**

**Summary:**

AN ORDINANCE APPROVING A MAJOR CHANGE TO A DESIGN REVIEW DISTRICT (DRD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)

**Executive Summary:**

Ordinance 05-2020 is a Major Change request for three parcels along Victor Ave, which were originally approved for up to 250 Townhomes with up to 25,000 square feet of commercial space. The owners now desire to build up to 330 Apartment units and up to 40 townhomes. A new Statement of Intent, site plan and elevations are attached to the Major Change request. The Planning Commission conducted a public hearing on January 27, 2020 for the Major Change request and made a recommendation of denial.

Brandon McMahan, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	2/21/2020	Cover Memo
❑ Ordinance Number 5-2020	2/21/2020	Ordinance
❑ Ord 5-2020 Exhibit E Statement of Intent	2/21/2020	Exhibit
❑ Ord 5-2020 Exhibit F Site Plan	2/21/2020	Exhibit
❑ Ord 5-2020 Exhibit G Elevation	2/21/2020	Exhibit

# Memorandum

**To:** Mr. Driggers, City Administrator

**From:** Brandon McMahan, Planner

**Subject:** Ordinance 05-2020

**Date:** February 20, 2020

**CC:** Tammy Duncan, City Clerk

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Ordinance 05-2020 is a Major Change request for three parcels along Victor Ave, which were originally approved for up to 250 Townhomes with up to 25,000 square feet of commercial space. The owners now desire to build up to 330 Apartment units and up to 40 townhomes. A new Statement of Intent, site plan and elevations are attached to the Major Change request.

The Planning Commission conducted a public hearing on January 27, 2020 for the Major Change request and made a recommendation of denial.

**ORDINANCE NUMBER 5-2019**

**AN ORDINANCE APPROVING A MAJOR CHANGE TO A DESIGN REVIEW DISTRICT (DRD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER**

**WHEREAS**, Spartanburg County and Duke Power Company are the owners of properties located on Victor Avenue more particularly described on the legal description attached hereto marked as Exhibit A, the plat attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 9-04-05-003.00, 9-04-05-003.01 and 9-04-06-147.01 containing approximately 24.39 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45045C0362E and 45083C0211D attached hereto marked as Exhibit D1 and D2; and,

**WHEREAS**, the Property is within a design review district and governed by Article 5:19 of the City of Greer's Zoning Ordinance; and,

**WHEREAS**, the City of Greer previously approved the rezoning of the parcels along Victor Ave, which was for the development of up to 250 Townhome with up to 25,000 square feet of commercial space. The Owners now desire to build up to 330 Apartment units and up to 40 townhomes more particularly described in the Statement of Intent hereto marked as Exhibit E, the site plan attached hereto marked as Exhibit F, the building elevations hereto marked as Exhibit G; and,

**WHEREAS**, pursuant to Article 5:19.9(5), any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the DRD

district is a “Major Change” that must be approved according to the procedures set forth in Article 5:19.9.

**WHEREAS**, on January 27, 2020, the Greer Planning Commission held a public hearing and made a recommendation to Greer City Council to deny the major change request as sought by the Owners; and,

**WHEREAS**, the Mayor and City Council find that it is in the best interest of the City of Greer to approve the requested changes to the DRD zoning.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Greer, South Carolina, that the Design Review District Zoning Plan of the property is amended to amend the Statement of Intent, Site Plan and Elevations from the original submitted DRD zoning.

This ordinance shall be effective immediately upon second reading approval.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: February 25, 2020

Second and  
Final Reading: March 10, 2020

Approved as to form: 

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John B. Duggan, Esquire  
City Attorney

# *Lively Victor Park*

## **+/- 24.4 Acre Multifamily Development Design Review District Victor Ave., City of Greer, SC**

### ***Statement of Intent***

**December 9, 2019**

**Community Development.** The development planned for this 24.4-acre tract on Victor Ave. at the intersection of Victor Ave. and 5<sup>th</sup> Street will utilize the Design Review District (DRD) zoning classification. The community will consist of for rent attached Townhomes attached Multifamily buildings and Carriage buildings. All new road within the community will be private. The existing terrain and features of the property will be utilized to maximize open space and common grounds, that together will equal at least 30% of the development. This development will be for rent residences (Multi-Family and/or Townhomes) and include a +/-1.0-acre open space common area located in the northwest corner for the community. See preliminary drawing.

**Phasing & Density.** Total overall residential density for this project will not exceed 16 units per overall site acreage. The current plan calls for up to 40 Townhomes and 330 Apartment units for just slightly over 15 units per acre. The site is intended to be constructed in 1 phase.

**Residential Mix & Materials** The residential units will vary in size and consist of for rent attached Townhomes configured in between 4 and 6 units building pods, attached Multifamily buildings that may contain up to 90 units per building and detached Carriage buildings that include garage/storage with Units above. The Townhome unit sizes have not been fully determined yet, but it is anticipated they will be approximately 1200-1500 square feet. The Multifamily units will consist of a mix of studio, one bedroom, two bedroom and three-bedroom units, with sizes of approximately 600 square feet up to 1500 square feet. The Multifamily buildings and the Townhomes will utilize a mixture of upgraded materials such as Hardie Board or equal composite siding, together with stone and/or brick accents.

**Amenities and Landscaping.** The proposed development includes approximately 30% of Common area, and the developer will use maximum efforts to preserve existing vegetation along the creek. The Common areas of the community, including any natural areas, streams and buffers, landscaped buffers lawns, community amenity areas, required stormwater detention/retention and landscaping, shall be permanently protected by recorded covenants and restrictions, and continuing upkeep and proper maintenance shall be the responsibility of the Project Management company selected to operate and maintain the rental community. Sidewalks will be provided and constructed per the Americans with Disabilities Act for maintaining suitable travel paths and connectivity to the public right of ways. Exterior sidewalks will be added along Victor Ave, Old Woodruff Rd (up to the entrance) and around the new townhome section. Landscape screening or other type of screening will be provided for the HVAC

mechanical units along the building perimeter. A lighting plan will be presented and approved by the Greer Police Department CPTED officer prior to construction. Parking will be provided at a ratio of 1.7 spaces per unit.

**Sewer/Water.** The developer has determined that Public sewer is onsite and maintained by a Greer CPW. A gravity sewer line can be constructed to serve this site and no pump station will be required. Public water is available to serve the development and is maintained by Greer CPW. The developer will construct the water and sewer lines to public standards and all lines shall be turned over to Greer CPW when completed and approved

**Setbacks/Buffers.** Proposed setbacks for this project are as follows:

15' front setbacks

15' exterior setback around the development

**Public Improvements and Facility Impact.** Storm water management will be designed according to the specifications of the appropriate regulatory authority. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances. Power will be provided by the Greer Commission of Public Works.



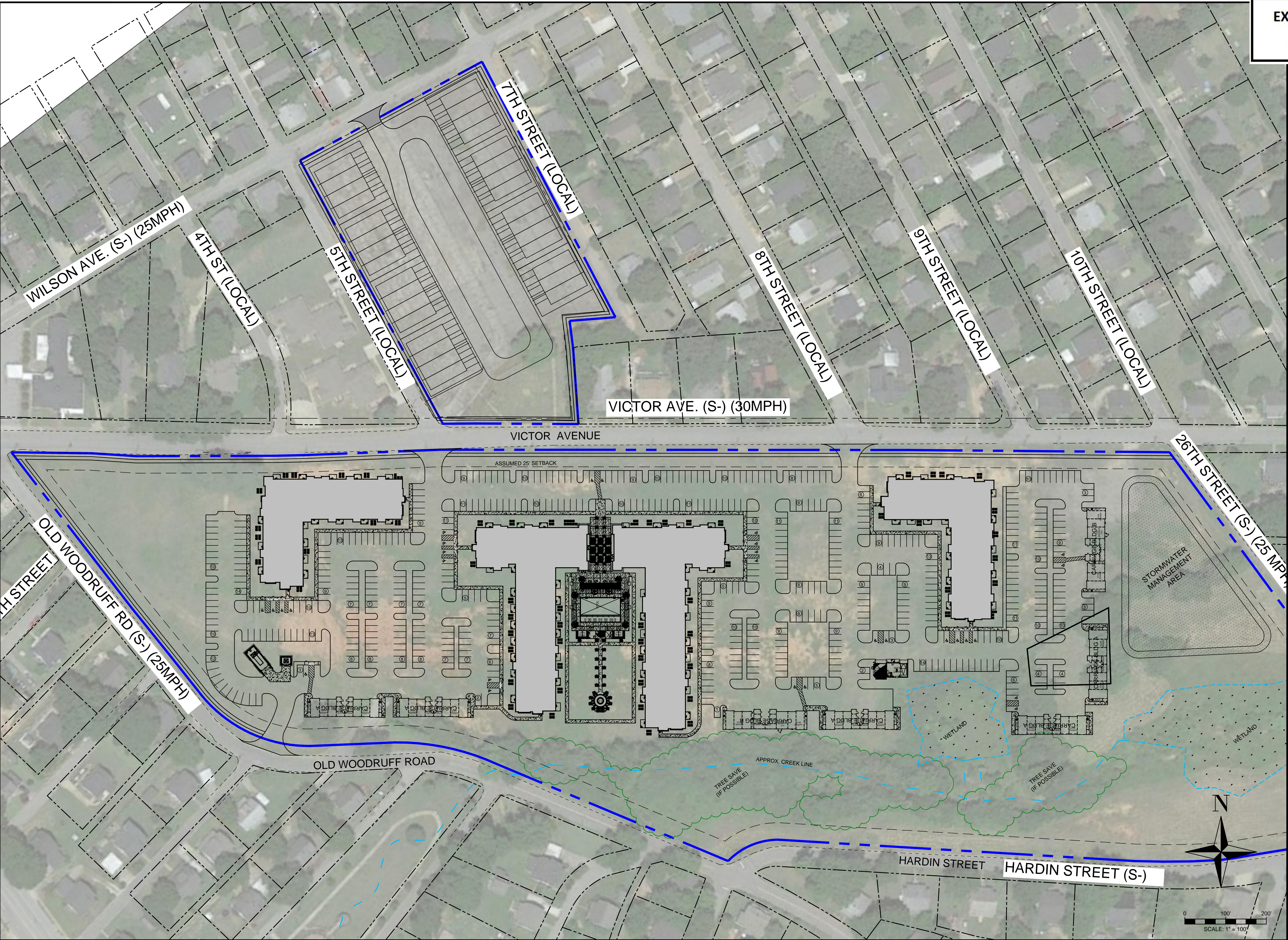


EXHIBIT  
F

**Gray**  
Engineering Consultants



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STAKEOUT PLAN

**VICTOR MILL  
DEVELOPMENT**

VICTOR AVE.  
GREER, SC

PROJECT MANAGER: REG  
DRAWN BY: CJR  
PROJECT DATE: 1/9/19  
SCALE: 1"=100'  
JOB No.: 2019017  
PLOT DATE: 1/20/20

SHEET  
**CV-1**

2019017-SK10.dwg



EXHIBIT

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