



**AGENDA  
GREER CITY COUNCIL**

**July 28, 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. Councilmember Mark Hopper**

**IV. PUBLIC FORUM**

**V. MINUTES OF COUNCIL MEETING**

**A. July 14, 2020  
(Action Required)**

**VI. DEPARTMENTAL REPORTS**

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

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

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

**D. Municipal Court Monthly Report - June 2020**

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

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

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

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

**VII. PETITIONER**

**A. Justin Hughes**

**Mr. Hughes would like to speak with Council regarding the Zoning Code as it relates to Tattoo Parlors.**

**VIIIPRESENTATION**

**A. 2020 Municipal Association of South Carolina Achievement Award**

**Presented by Steve Owens, Communications Manager**

**IX. ADMINISTRATOR'S REPORT**

**A. Deputy City Administrator Mike Sell**

**X. OLD BUSINESS**

**A. Second and Final Reading of Ordinance Number 29-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARK III PROPERTIES LOCATED ON NORTH HOWELL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY. (Action Required)**

**B. Second and Final Reading of Ordinance Number 30-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY MICHAEL BRUCE AND A PORTION OF PROPERTY OWNED BY GAP CREEK LLC LOCATED ON NORTH HOWELL ROAD AND GAP CREEK ROAD FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)**

**C. Second and Final Reading of Ordinance Number 33-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEANNA ROGERS LOCATED AT 2924 BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)**

**D. Second and Final Reading of Ordinance Number 35-2020**

**AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES 2020, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$2,057,103 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE**



## **AGREEMENT; AND OTHER RELATED MATTERS (Action Required)**

### **XI. NEW BUSINESS**

#### **A. First Reading of Ordinance Number 37-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARGARITA HEWITT LOCATED AT 2920 BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)**

Ordinance 37-2020 is a request to rezone a parcel located at 2920 Brushy Creek Rd. The owner is requesting a rezoning from DRD, Design Review District, to R-12, Residential District for the purpose of building a single-family home. The previous DRD zoning included two neighboring parcels and was intended to be a townhome community. One parcel has an existing single-family home and the other requested a similar rezoning. The Planning Commission conducted a public hearing on June 22, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request. Ashley Kaade, Planner

#### **B. First Reading of Ordinance Number 38-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY BONITA TAYLOR MCCALL LOCATED AT 1040 POPLAR DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT). (Action Required)**

Ordinance 38-2020 is a request to rezone a portion of a parcel located at the corner of Poplar Dr and S Line St Ext. The owner is requesting a rezoning from C-2, Commercial District to C-3, Highway Commercial. The Planning Commission conducted a public hearing on July 20, 2020 for the rezoning of this parcel. The Planning Commission recommended to deny this request. Ashley Kaade, Planner

#### **C. First Reading of Ordinance Number 39-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY OZF LLC LOCATED ON SOUTH BEVERLY LANE FROM R-12 (RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)**

Ordinance 39-2020 is a request to rezone a portion of a parcel located on S Beverly Ln. The owner is requesting a rezoning from R-12, Residential District to RM-2, Multi-family Residential for the purpose of building a duplex. The Planning Commission conducted a public hearing on July 20, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

**Ashley Kaade, Planner**

**D. First Reading of Ordinance Number 40-2020**

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

Ordinance 40-2020 is a DRD Major Change request for the South Main Townes subdivision. South Main Townes is a townhome community with up to 95 approved units located along S Highway 14, which is currently under construction. The applicant is requesting to add a new building type without a garage. Staff worked with the developer to incorporate the following conditions into an updated Statement of Intent to ensure compatibility within the existing community, as well as encourage dispersal of the new building type throughout the development.

Elevations (Exhibit G) will incorporate similar architectural design as existing buildings within the development and include a large bay window. No more than 50 percent of remaining units for build-out will incorporate the new building type option, or a maximum of 30 units/six building sets.

For rows of townhomes, there may not be two sets of townhomes without a garage next to each other.

The Planning Commission conducted a public hearing on July 20, 2020 for the DRD Major Change request and made a recommendation of approval.  
**Ashley Kaade, Planner**

**E. First and Final Reading of Resolution Number 21-2020**

**TO RENAME THE CITY OF GREER CENTER FOR THE ARTS BUILDING “THE EDWARD R. DRIGGERS CITY OF GREER CENTER FOR THE ARTS BUILDING” (Action Required)**

**F. First and Final Reading of Resolution Number 22-2020**

**A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS A TEXTILE MILL SITE (Action Required)**

**Presented by Reno Deaton, Executive Director of Greer Development Corporation**

**XII. EXECUTIVE SESSION**

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

**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.





**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**  
**7/28/2020**

**July 14, 2020**

**Summary:**

(Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ July 14, 2020 Council Meeting Minutes	7/22/2020	Backup Material

# CITY OF GREER, SOUTH CAROLINA

## MINUTES of the FORMAL MEETING of GREER CITY COUNCIL July 14, 2020

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

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

Mayor Rick Danner – 6:35 P.M.

The following members of Council were in attendance:  
Jay Arrowood, Wayne Griffin, 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

Councilmember Wayne Griffin

### III. INVOCATION

Councilmember Wayne Griffin

### IV. PUBLIC FORUM

**1) John Weston**, 302 Becky Gibson Rd spoke in opposition to Ordinance Number 20-2020 and Ordinance Number 30-2020.

**2) Dr. Jack Davis**, 111 W. Wade Hampton Blvd spoke in opposition to Ordinance Number 36-2020.

**3) Stan Coster**, 202 Pine Street spoke in opposition to Ordinance Number 36-2020.

**4) TJ Swift**, 104 Westmoreland Rd spoke in opposition to Ordinance Number 36-2020.

**5) Benjamin Montgomery**, 400 W. Arlington Ave spoke in favor of Ordinance Number 36-2020.

**6) William Forsythe**, 117 Woodvale Cir spoke in opposition to Ordinance Number 36-2020.

**7) Denise Vandenberghe**, 103 Depot Street spoke in opposition to Ordinance Number 36-2020.

**8) Dr. Quentin Thomas**, 1203 W. Poinsett Street spoke in opposition to Ordinance Number 36-2020.

**9) Vaughn Bragg**, 302 Trade Street spoke in opposition to Ordinance Number 36-2020.

**10) Adam Clark**, 112 Trade Street spoke in opposition to Ordinance Number 36-2020.

**11) Brian Lohmeyer**, 132 Circle Dr. spoke in opposition to Ordinance Number 36-2020.

## V. MINUTES OF THE COUNCIL MEETING

June 23, 2020

**ACTION** – Councilmember Jay Arrowood made a motion that the minutes of June 23, 2020 be received as written. Councilmember Wryley Betis seconded the motion.

**VOTE** - Motion carried unanimously.

## VI. SPECIAL RECOGNITION

### A. Ed Driggers in recognition of his retirement

Ed Driggers was recognized upon his retirement for twenty years of dedicated service to the City of Greer from June 1, 2000 until August 1, 2020.

## VII. PETITIONER

- A. Dr. Norma Nesbitt Givens, 103 Stokes Street shared her concerns regarding the Sunnyside Community related to insufficient infrastructure, limited recreational activities for the youth and limited services of Animal Control. (attached)

## VIII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

**Commemorative Pen** – Council was provided with a pen made from trees removed from the downtown area during the streetscape project known as CenterG.

**Transitioning** – I am in the process of transitioning as you are aware. I will officially finish up with the State Retirement System August 2<sup>nd</sup> and the new city administrator will start the following day. I will conclude my responsibilities next Friday, July 24<sup>th</sup> but will be available that following week should you need me.

**Mr. Andrew Merriman** – I had an opportunity to meet with Mr. Merriman today, it was a wonderful opportunity. The two of us got to know each other a bit and I am confident you've made a very good selection and I think you know that as well. We had a wonderful conversation about what he will be doing when he comes onboard.

**Employees** - We continue to have discussions about meeting the needs of our employees relative to social distancing, the use of masks, and how we are continue to provide employees the ability to work in a safe environment. I wanted to make you aware we are continuing to do some alternate scheduling, we continue to allow some employees to come and go at different times. We are finding if there is a request from one of our staff we are able to accommodate that request. With nearly 300 employees we take seriously our responsibility that 1) they are protected in the workplace and 2) we at the best of our ability accommodate their needs to be able to do that as well.

**Ribbon Cutting and Dedication of CenterG Project** – We wrapped up with the ribbon cutting and dedication last Sunday of our CenterG Project. There are still punch list items out there that we are working on, some landscaping and an intersection that needs to be completed. The crews will be on board with us for several more weeks as we work through that you will see the crosswalks will be lighted and way finding sign will be installed.

**CenterG Phase II** – we are moving forward with Phase II of the Streetscape project. That will allow us to move down Main Street, Cannon Street from Poinsett Street and down to Arlington and Jason Street. We will be making improvements to that area relative to storm drainage, curb, gutter and decorative light fixtures, brick banning and new sidewalks and new pavement in those areas as well. We will continue with Sossamon Construction as we work through that project.

**Press Conference with Greer Development Corporation** – We partnered earlier today with Greer Development Corporation and had the opportunity to share information relative to the hotel project. The owners and managers were with us today to share additional information on that new project that we have been referring to as Project Homecoming. You will be receiving information later in the agenda relative to the development agreement for that project.

**Kids Planet** – we continue to work on Kid Planet. Rain slowed us down and we had some bad soil issues but we are moving forward on that project. We have scheduled installation of the playground equipment, it has arrived onsite.

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

### **A. Board of Zoning Appeals**

**District 3 Thomas McAbee's term expires 6/30/2020.**

**ACTION** – Councilmember Mark Hopper nominated Christi Poole for appointment to the District 3 seat on the Board of Zoning Appeals. Councilmember Jay Arrowood second the motion.

**VOTE** – Motion carried unanimously.

## **X. OLD BUSINESS**

### **A. Second and Final Reading of Ordinance Number 22-2020**

**AN ORDINANCE TO AMEND THE CITY OF GREER ZONING ORDINANCE BY AMENDING ARTICLE 5 ZONING DISTRICT REGULATIONS, SECTION 18 DT DOWNTOWN GREER OVERLAY DISTRICT.**

Brandon McMahan, Planner presented the requested changes.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 22-2020. Councilmember Jay Arrowood seconded the motion.



Lengthy discussion held.

**VOTE** – Motion carried unanimously.

- B. Second and Final Reading of Ordinance Number 28-2020  
APPROVING A PROJECT AGREEMENT WITH PROJECT HOMECOMING;  
AUTHORIZING THE EXECUTION AND DELIVERY OF ADDITIONAL  
DOCUMENTS; AND RELATED MATTERS.**

Mayor Danner requested Council hold this matter over until after Executive Session.

## **XI. NEW BUSINESS**

- A. First and Final Reading of Resolution Number 17-2020  
A RESOLUTION CERTIFYING 9 INGLESBY STREET AS AN ABANDONED  
TEXTILE MILL SITE IN CITY OF GREER, SOUTH CAROLINA**

Reno Deaton, Executive Director of Greer Development Corporation presented the request. Mr. Richard Few attorney for the applicant was present but did not speak.

**ACTION** – Councilmember Judy Albert made a motion to approve First and Final Reading of Resolution Number 17-2020. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

- B. First and Final Reading of Resolution Number 19-2020  
SOUTH CAROLINA LOCAL GOVERNMENT INVESTMENT POOL CONSENT  
FORM**

David Seifert, Chief Financial Officer presented the request.

**ACTION** – Councilmember Wayne Griffin made a motion to approve First and Final Reading of Resolution Number 19-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

- C. First Reading of Ordinance Number 35-2020  
AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES 2020, IN THE  
PRINCIPAL AMOUNT OF NOT EXCEEDING \$2,057,103 RELATING TO THE  
FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING  
THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE  
AGREEMENT; AND OTHER RELATED MATTERS**

David Seifert, Chief Financial Officer presented the request.

**ACTION** – Councilmember Jay Arrowood made a motion to receive First Reading of Ordinance Number 35-2020. Councilmember Judy Albert seconded the motion.

Discussion held.

**VOTE** – Motion carried unanimously.

**D. First and Final Reading of Ordinance Number 36-2020**  
**AN EMERGENCY ORDINANCE REQUIRING INDIVIDUALS TO WEAR FACE COVERINGS IN CERTAIN CIRCUMSTANCES AND MATTERS RELATED THERETO**

Mayor Rick Danner presented the request.

**ACTION** – Councilmember Wayne Griffin made a motion to receive First and Final Reading of Ordinance Number 36-2020. Councilmember Jay Arrowood seconded the motion.

Each councilmember spoke regarding the ordinance.

**VOTE** – Motion failed 2-5 with Councilmembers Arrowood, Hopper, Dumas, Bettis and Albert voting in opposition.

**E. First and Final Reading of Resolution Number 20-2020**  
**A RESOLUTION ENCOURAGING INDIVIDUALS TO WEAR FACE COVERINGS IN CERTAIN CIRCUMSTANCES AND MATTERS RELATED THERETO**

Councilmember Wryley Bettis presented the request.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 20-2020. Councilmember Jay Arrowood seconded the motion.

Discussion held.

**VOTE** – Motion carried 4-3 with Councilmembers Griffin, Hopper and Danner voting in opposition.

**Council Recessed at 9:14 pm.**  
**Council Called to Order at 9:23 pm.**

**F. First Reading of Ordinance Number 29-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARK III PROPERTIES LOCATED ON NORTH HOWELL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY.**

Brandon McMahan, Planner presented the request. The Planning Advisory Committee (PAC) met May 28, 2020 to consider the request. The Planning Commission held a Public Hearing June 22, 2020 and recommended approval. Paul Garrison with Blue Water Civil Design was present and spoke.

**ACTION** – Councilmember Judy Albert made a motion to receive First Reading of Ordinance Number 29-2020. Councilmember Lee Dumas seconded the motion.

Lengthy discussion held.

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

**G. First Reading of Ordinance Number 30-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY MICHAEL BRUCE AND A PORTION OF PROPERTY OWNED BY GAP CREEK LLC LOCATED ON NORTH HOWELL ROAD AND GAP CREEK ROAD FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

Brandon McMahan, Planner presented the request. The Planning Commission held a Public Hearing June 22, 2020 and recommended approval.

**ACTION** – Councilmember Jay Arrowood made a motion to receive First Reading of Ordinance Number 30-2020. Councilmember Wayne Griffin seconded the motion.

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

**H. First Reading of Ordinance Number 31-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARY GREEN LOCATED AT 551 ABNER CREEK ROAD FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT).**

Brandon McMahan, Planner presented the request. The Planning Commission held a Public Hearing June 22, 2020 and recommended approval.

Discussion held.

**ACTION** – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 31-2020. Councilmember Jay Arrowood seconded the motion.

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

**I. First Reading of Ordinance Number 32-2020  
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY BEN DILLARD LOCATED AT 531 ABNER CREEK ROAD FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT).**

Brandon McMahan, Planner presented the request. The Planning Commission held a Public Hearing June 22, 2020 and recommended approval.

**ACTION** – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 32-2020. Councilmember Wayne Griffin seconded the motion.

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

**J. First Reading of Ordinance Number 33-2020  
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEANNA ROGERS LOCATED AT 2924 BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

Brandon McMahan, Planner presented the request. The Planning Commission held a Public Hearing June 22, 2020 and recommended approval. A representative of the owner was present but did not speak.

**ACTION** – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 33-2020. Councilmember Jay Arrowood seconded the motion.

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

**K. First Reading of Ordinance Number 34-2020  
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY RED DRAGONFLY LLC LOCATED AT 1111 POPLAR DRIVE EXTENSION BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT) FOR SAID PROPERTY**

Brandon McMahan, Planner presented the request. The Planning Commission will hold a Public Hearing July 20, 2020. A representative was present but did not speak.

**ACTION** – Councilmember Wayne Griffin made a motion to receive First Reading of Ordinance Number 34-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**XII. EXECUTIVE SESSION**

**ACTION** – In (10:02 p.m.)

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

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss one (1) Economic Development Matters pertaining the 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 (10:29 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Judy Albert seconded the motion. Motion carried unanimously.

**ACTION TAKEN AFTER EXECUTIVE SESSION**

**OLD BUSINESS**

**B. Second and Final Reading of Ordinance Number 28-2020  
APPROVING A PROJECT AGREEMENT WITH PROJECT HOMECOMING;  
AUTHORIZING THE EXECUTION AND DELIVERY OF ADDITIONAL  
DOCUMENTS; AND RELATED MATTERS.**

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 28-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**XIII. ADJOURNMENT**

10:30 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, July 10, 2020.

Category Number: VI.  
Item Number: A.



**AGENDA**  
**GREER CITY COUNCIL**  
7/28/2020

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

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Building and Development Standards Activity Report - June 2020	7/22/2020	Backup Material

# Building and Development Standards

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MONTHLY REPORT: JUNE 2020

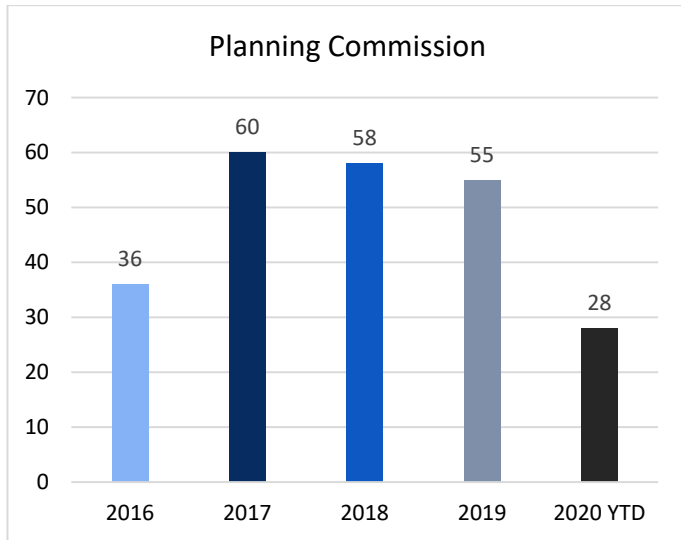


This is the monthly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about each of these divisions is located on the City of Greer's website at [www.cityofgreer.org](http://www.cityofgreer.org).

# Planning & Zoning

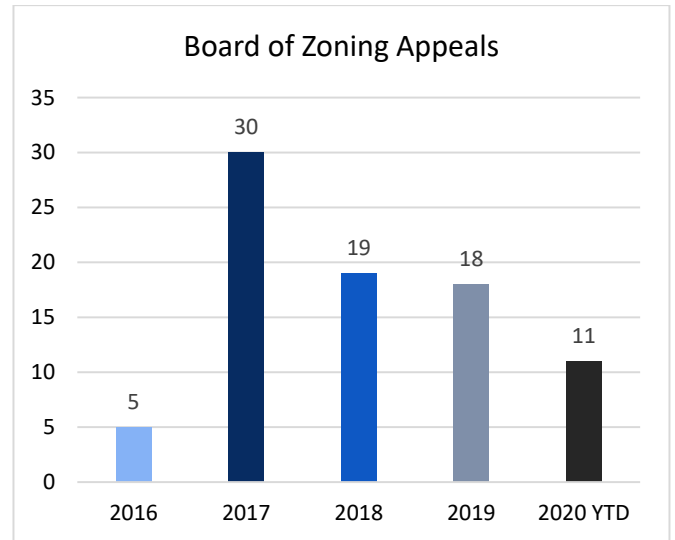
## Planning Commission

The Planning Commission reviewed seven cases in June.



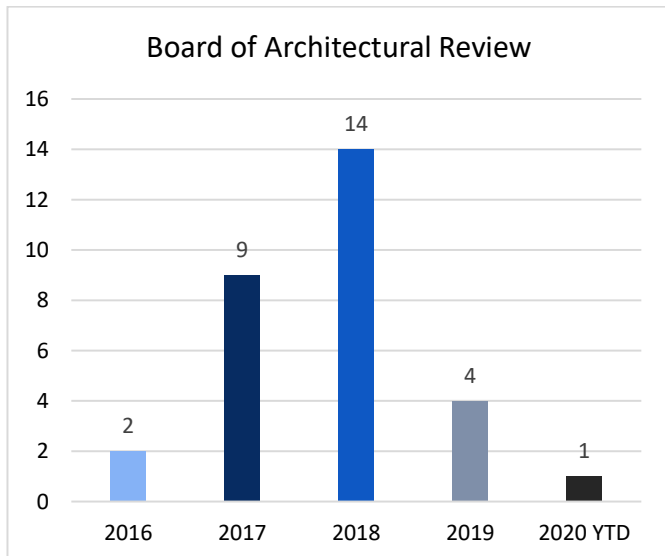
## Board of Zoning Appeals

The Board of Zoning Appeals reviewed three cases in June.



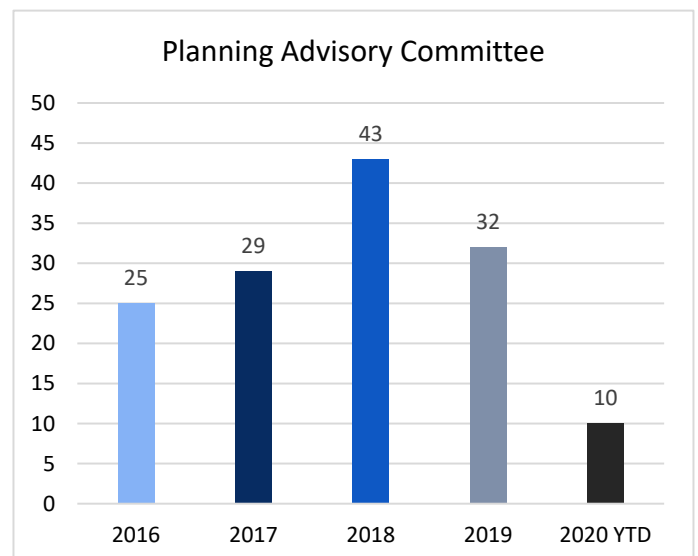
## Board of Architectural Review

The Board of Architectural Review reviewed zero cases in June.



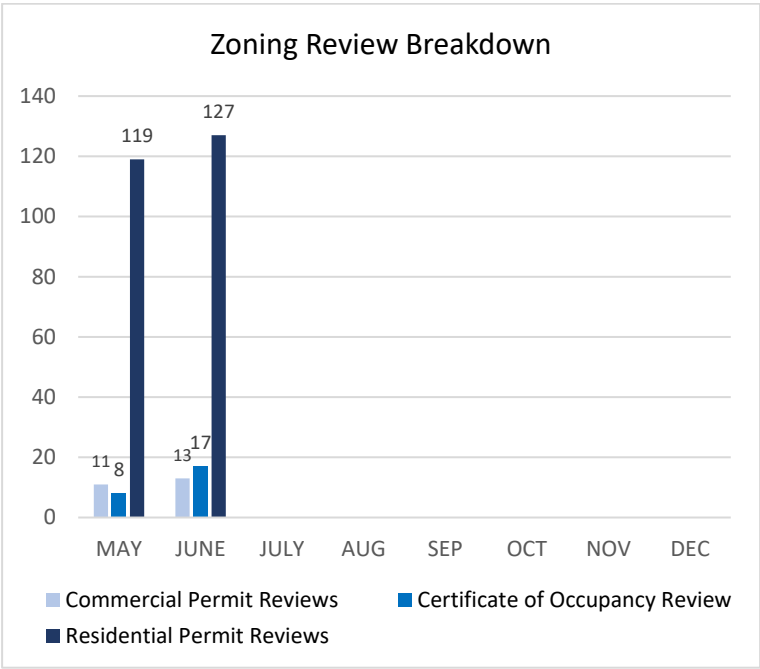
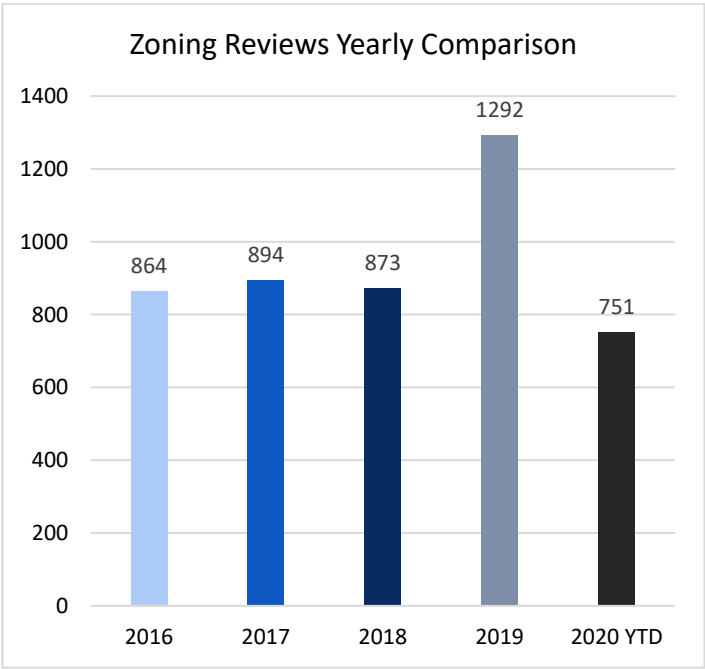
## Planning Advisory Committee

The Planning Advisory Committee reviewed one case in June.

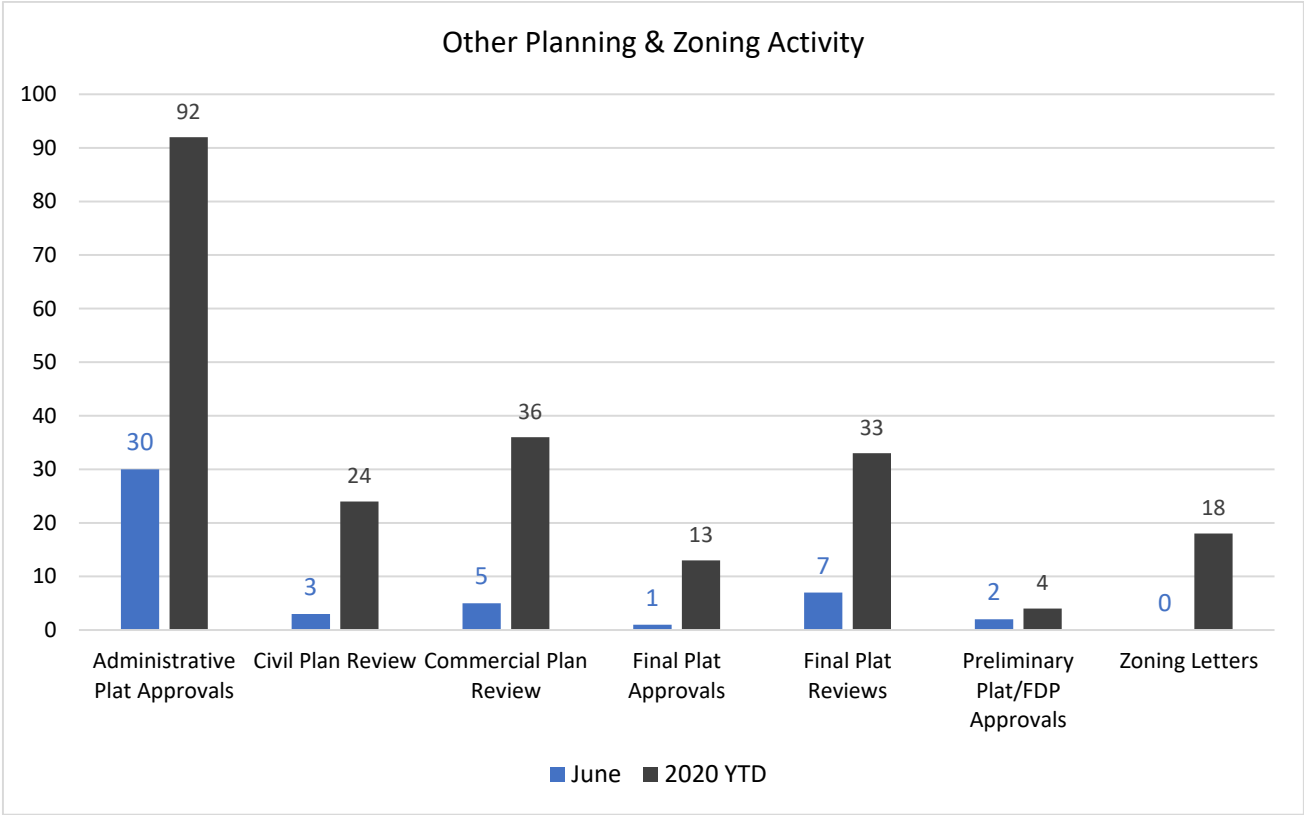


For more information about these cases, please visit the Planning and Zoning division's webpage at: <http://www.cityofgreer.org> or visit the GIS division's webpage to see an interactive Development Dashboard.



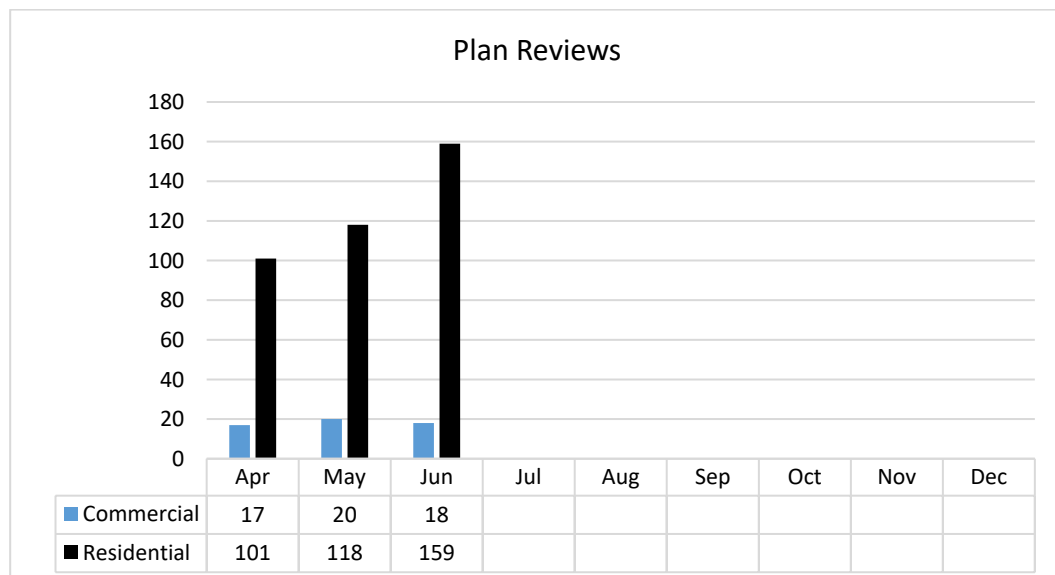


	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	97	119	123	117	138	157	0	0	0	0	0	0

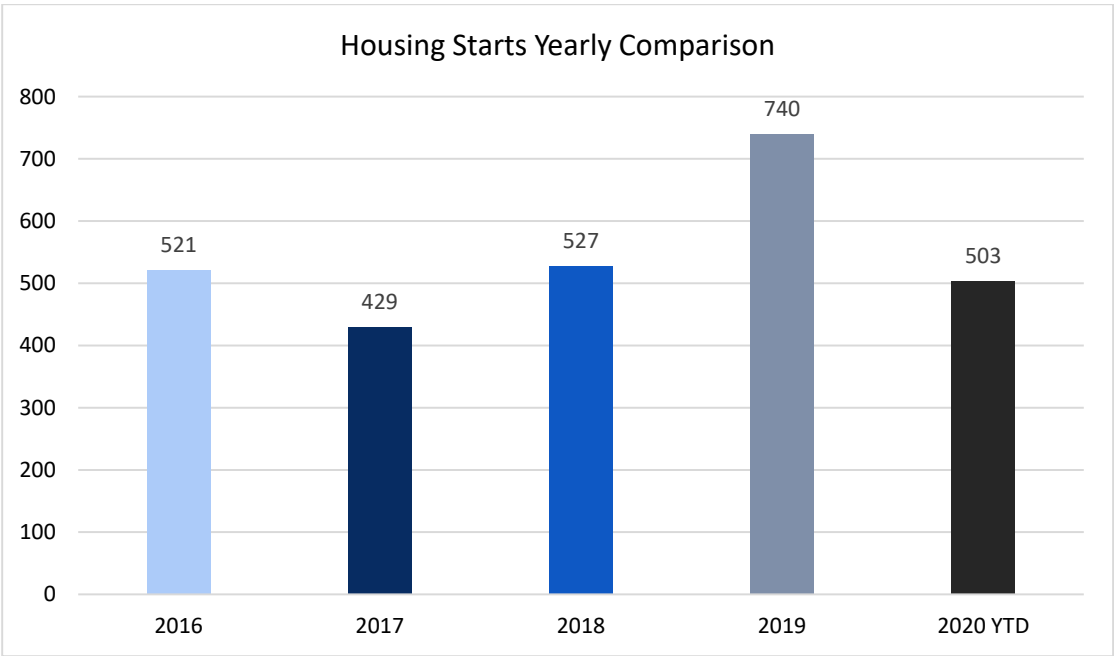


## Building Inspections & Code Enforcement

Commercial Plan Review	Address
Wild Ace Mechanical	103 Depot Street
Mayfair Station	208,210,212,214 Waverton
D-Fitness	107 N Main Street
Cornerstone Medical	206 S Main Street
Victor Apartments	250 Victor Avenue
Ice Rink	211 School Street
Plastic Omnium	310 Genoble Road
Pilot Freight	120-121 Caliber Ridge
Quarter Master Properties	500 W Poinsett Street
South Main Townes	300, 302, 304, 306, 308 Huntglen Court
Park Avenue Townes	130, 132, 134, 136 Park Avenue
Greer Depot Event Space	300 C Randall Street
Municipal Parking Garage Revisions	112 N Main Street
River of Life Church	104 New Woodruff Road
Tribe 513 Revisions	215 Trade Street
Greer First Baptist	201 W Poinsett Street
Shine on 29	14011 E Wade Hampton
Model Home Mayfield Crossing	201 Braselton
Retaining Wall	722 Kings Hill
Retaining Wall	Oakton Subdivison
Retaining Wall	313 Farmers Market
Retaining Wall	415 Yellowbird Street

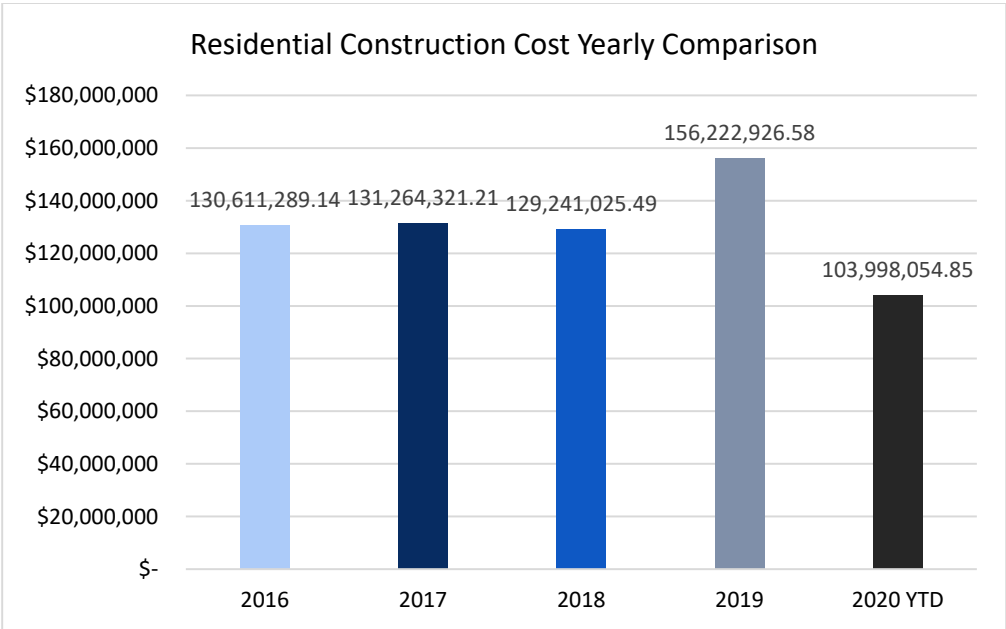


Housing Starts



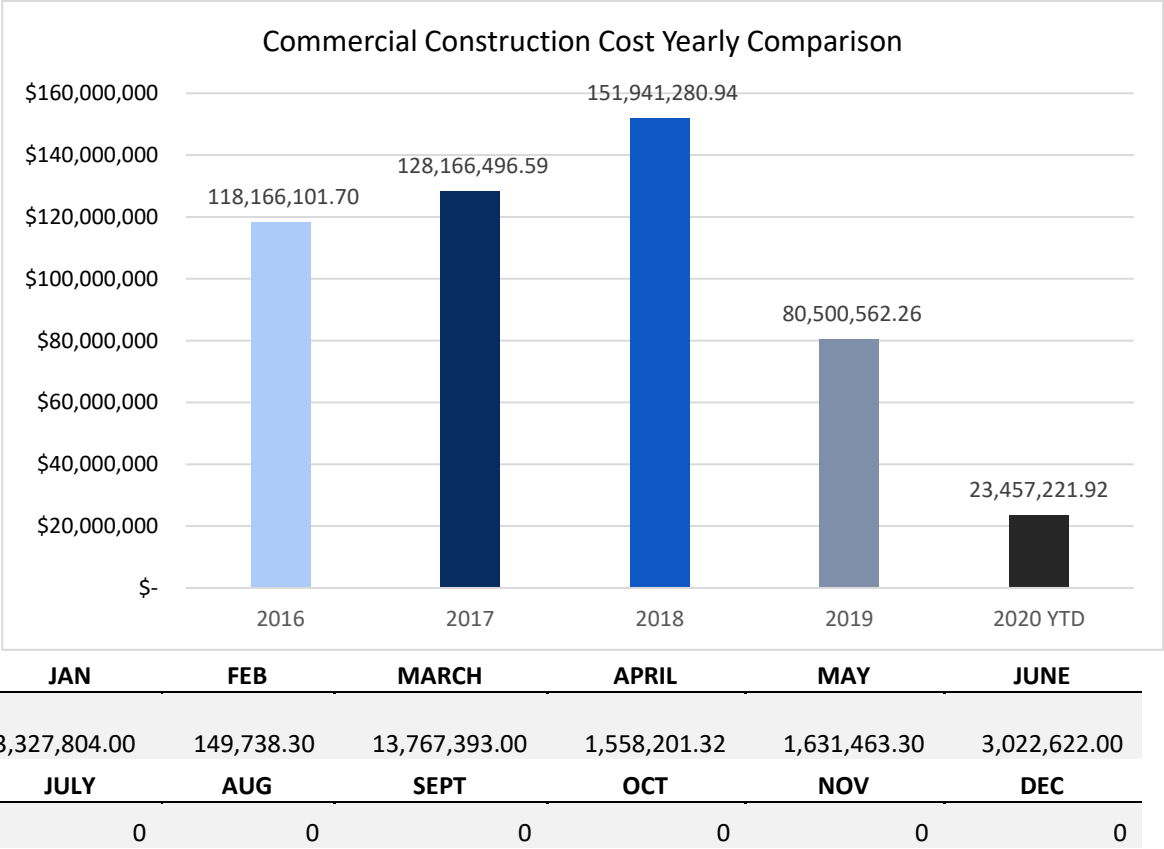
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	66	80	108	86	90	73	0	0	0	0	0	0

Residential Construction Costs

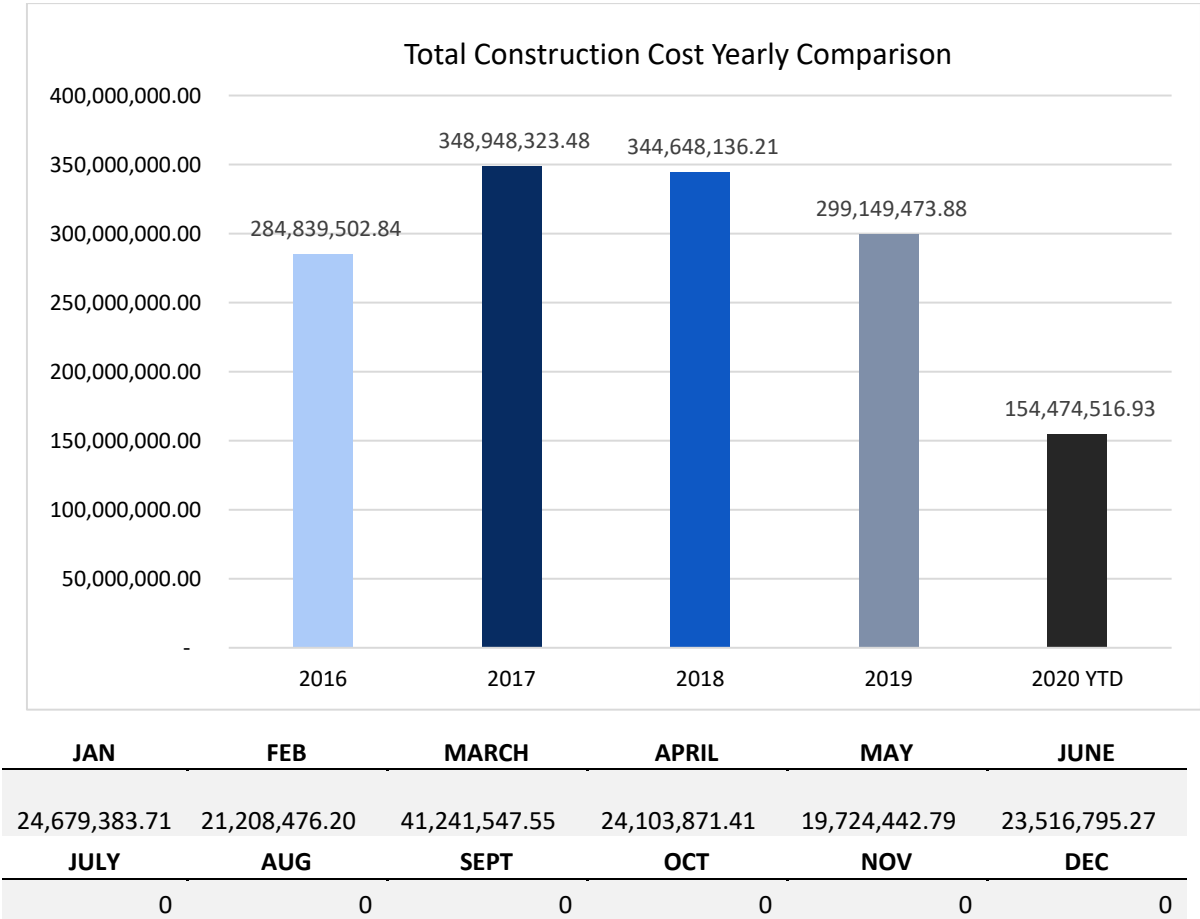


	JAN	FEB	MARCH	APRIL	MAY	JUNE
2020 YTD	14,955,266.04	17,955,746.53	22,210,966.00	15,257,825.80	16,660,852.48	16,957,398.00
	JULY	AUG	SEPT	OCT	NOV	DEC
	0	0	0	0	0	0

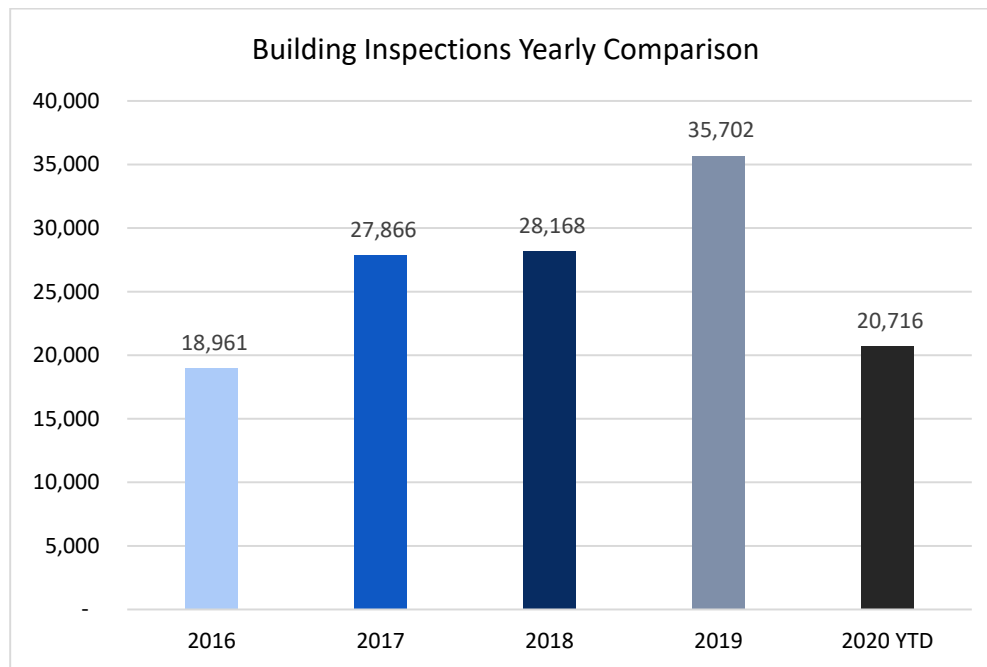
Commercial Construction Costs



Total Construction Costs

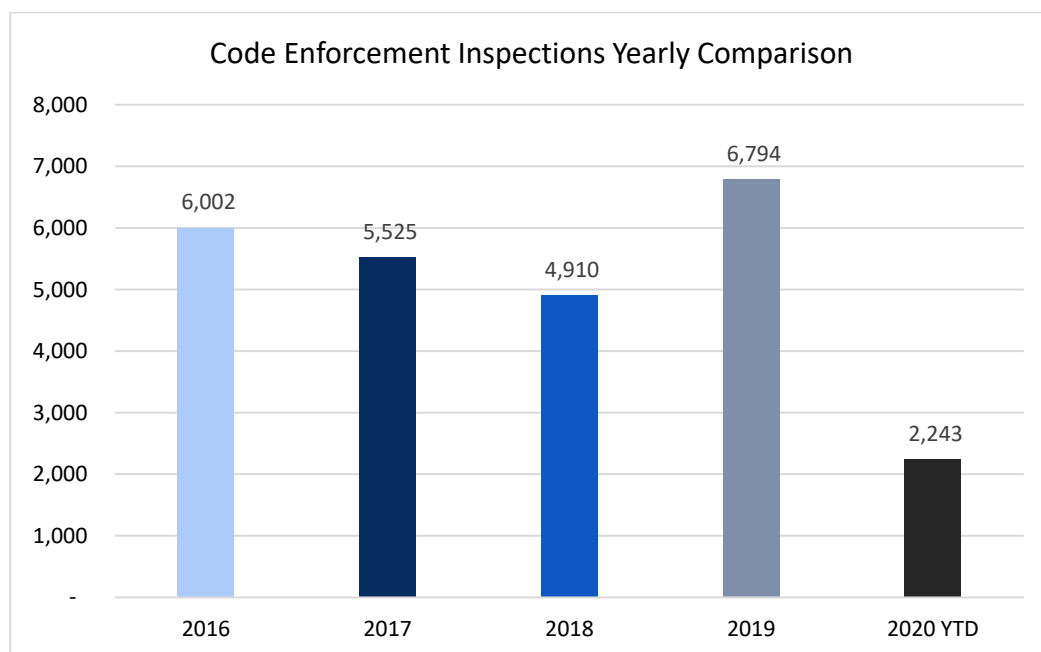


## Building Inspections



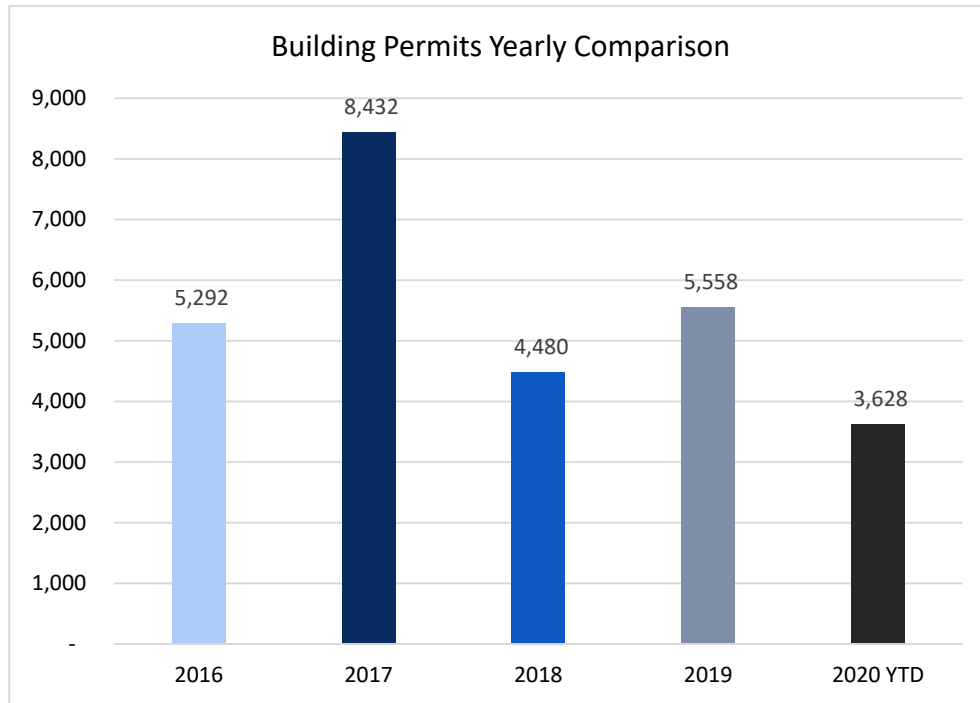
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	3,757	2,956	3,639	3,595	2,892	3,877	0	0	0	0	0	0

## Code Enforcement Inspections



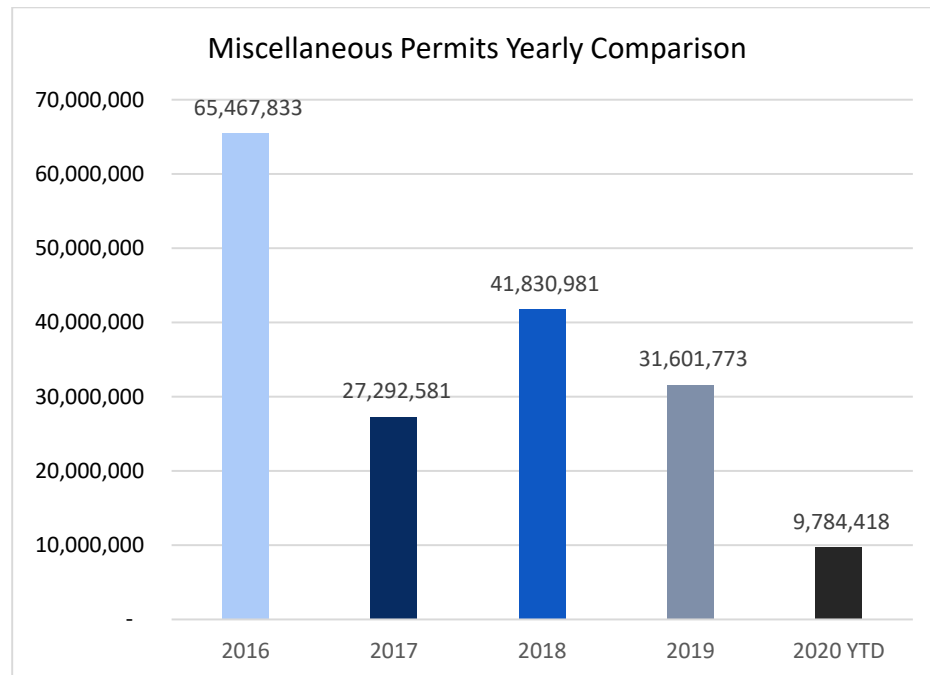
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	304	246	387	387	412	507	0	0	0	0	0	0

## Building Permits



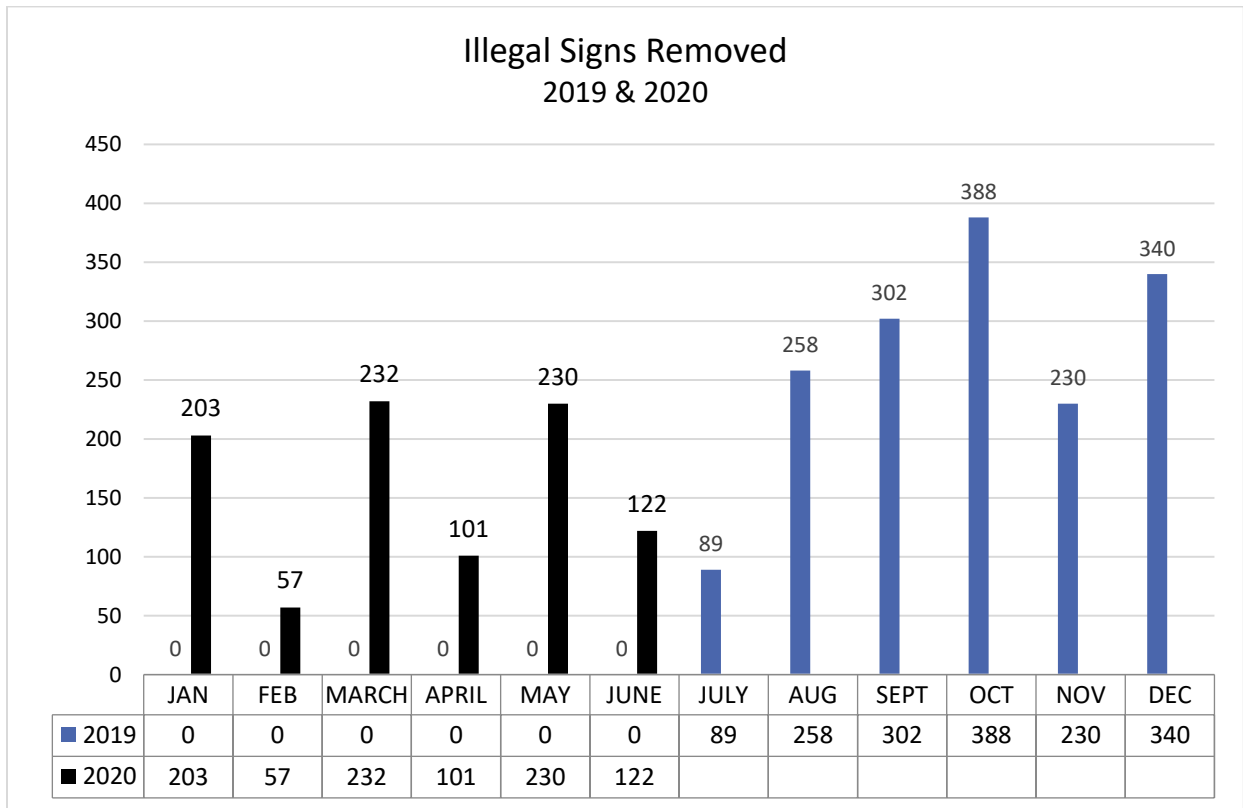
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	436	519	571	709	587	806	0	0	0	0	0	0

## Miscellaneous Permits



	JAN	FEB	MARCH	APRIL	MAY	JUNE
2020 YTD	3,181,381.91	828,449.00	1,147,266.22	3,708,303.50	187,666.00	731,351.22
	JULY	AUG	SEPT	OCT	NOV	DEC
	0	0	0	0	0	0

## Illegal Signs



**Category Number: VI.**  
**Item Number: B.**



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**Financial Activity Report - June 2020**

**Summary:**

[Link to Detail Financial Reports](#)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ June 2020 Summary Financial Report	7/22/2020	Backup Material





June 2020 Summary Financial Report



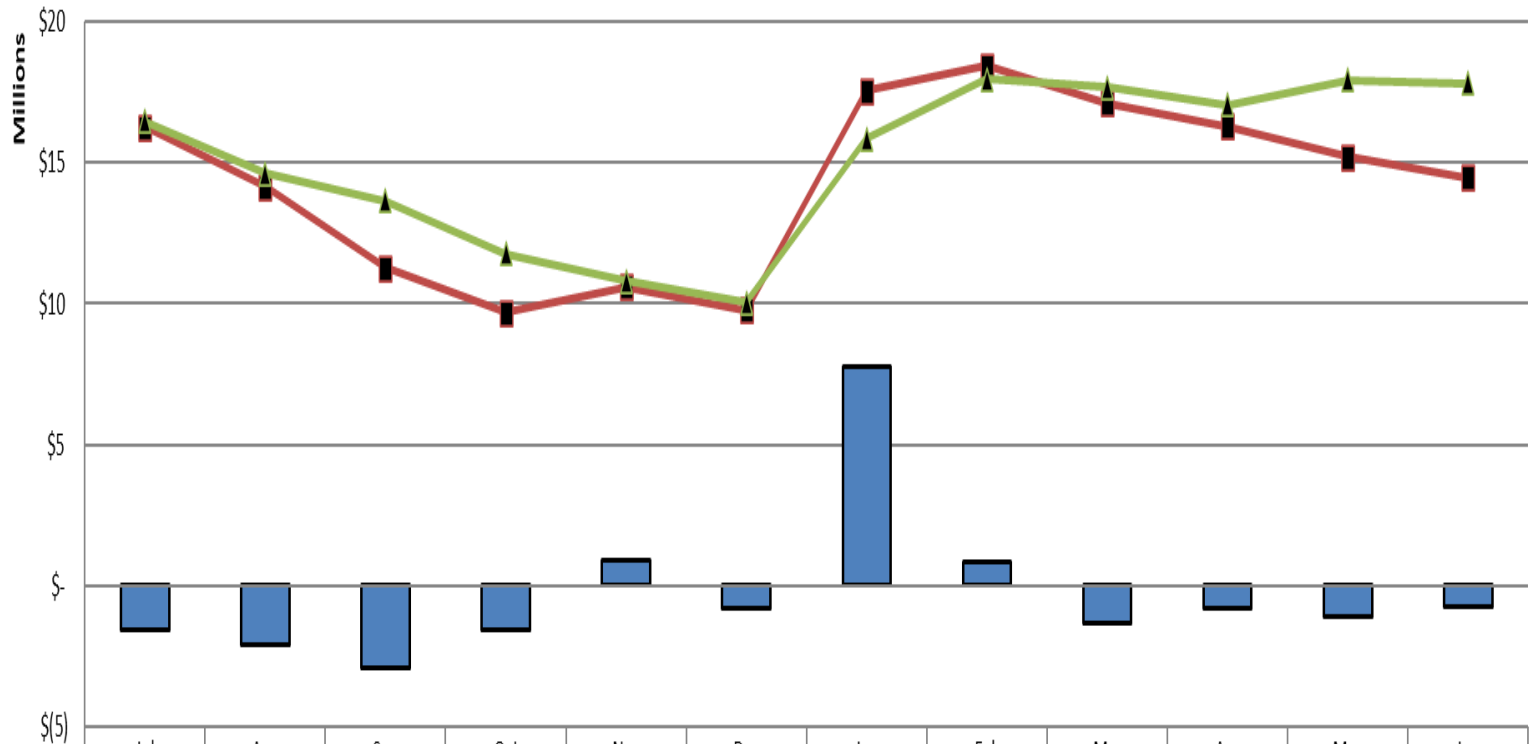
# Financial Performance Summary

As of Month End June, 2020

<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
General Fund Cash Balance	↓	↓	\$ 14,452,562
General Fund Revenue	↑	↑	\$ 29,904,426
General Fund Operational Expenditures	↑	↑	\$ 26,579,572
Budget Percentage (Over) / Under	↓	↑	7%
Revenue Benchmark Variance	↓	↓	\$ 905,787
Expenditure Benchmark Variance	↑	↑	\$ 2,419,066
Overall Benchmark Variance	↑	↓	\$ 3,324,853
Hospitality Fund Cash Balance	↓	↓	\$ 244,585
Hospitality Fund Revenue	↓	↑	\$ 2,472,013
Hospitality Fund Expenditures	↓	↑	\$ 2,479,978
Storm Water Fund Cash Balance	↓	↓	\$ 898,489
Storm Water Fund Revenue	↑	↑	\$ 1,070,034
Storm Water Fund Expenditures	↓	↑	\$ 1,337,264

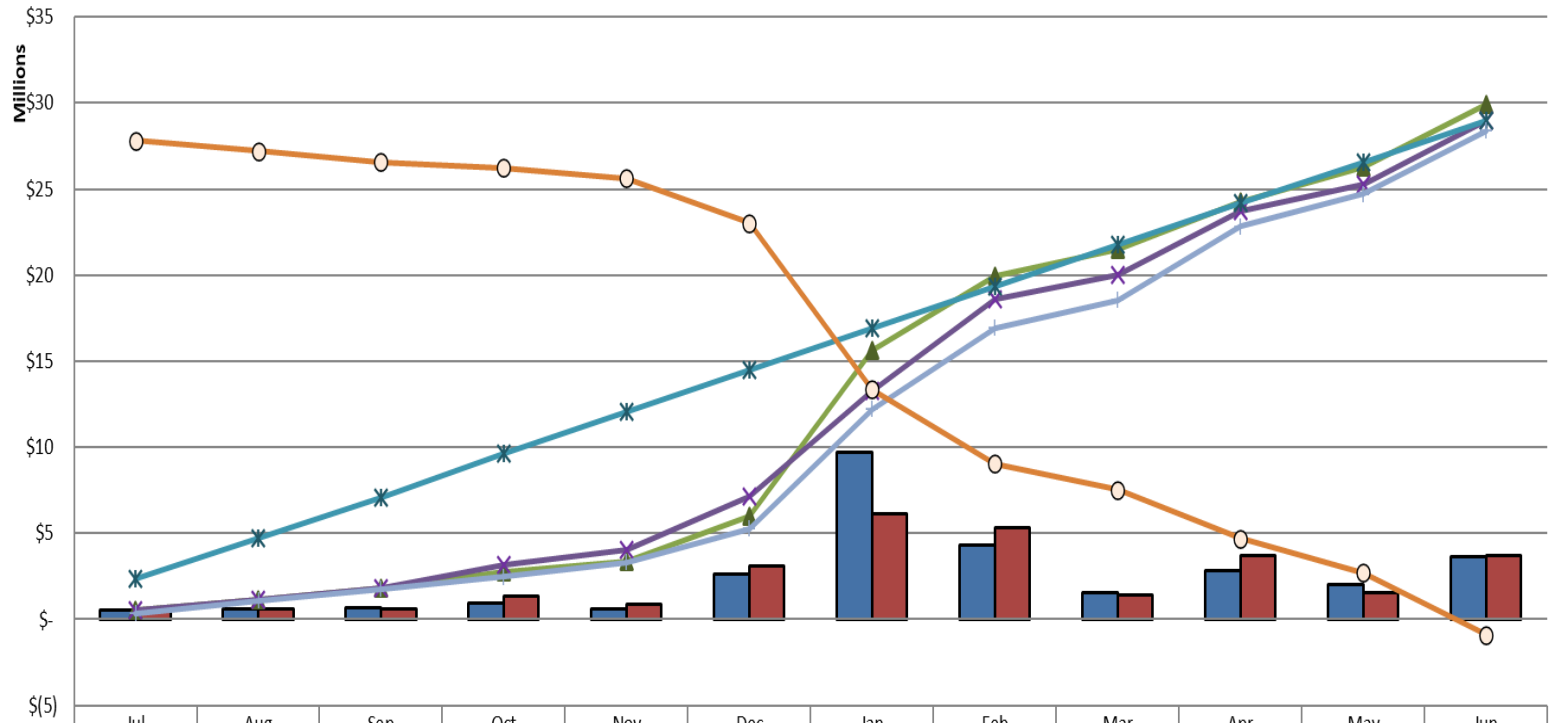
## Cash Balance - General Fund

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	871,241	(1,312,225)	(804,125)	(1,086,146)	(757,983)
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	18,413,040	17,100,816	16,296,691	15,210,545	14,452,562
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

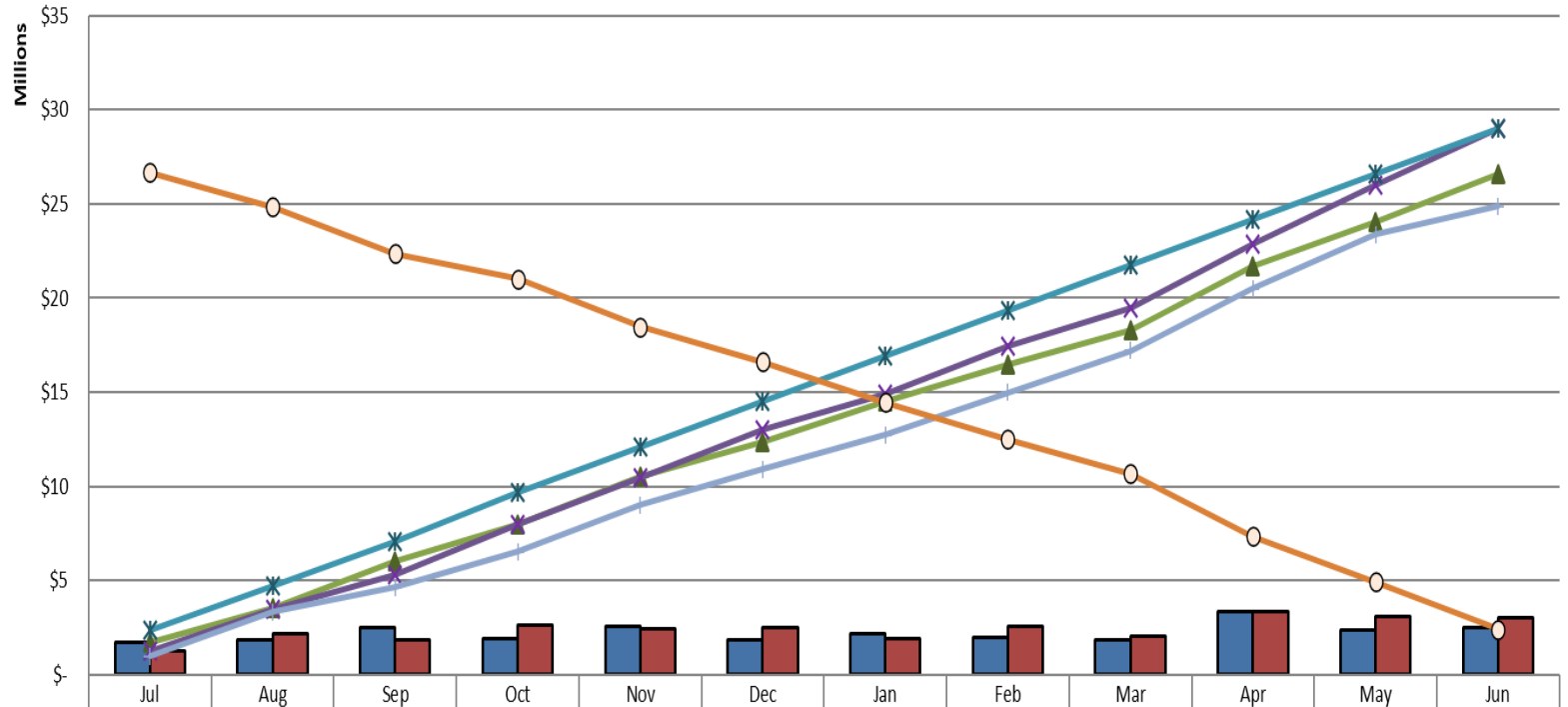
## Revenue - General Fund Fiscal Year 2019/20



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	552,078	609,281	644,999	952,397	603,664	2,605,610	9,682,052	4,301,423	1,526,537	2,809,067	2,005,141	3,612,177
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	19,951,503	21,478,041	24,287,108	26,292,249	29,904,426
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	9,047,136	7,520,598	4,711,531	2,706,390	(905,787)

## Operational Expenditures - General Fund

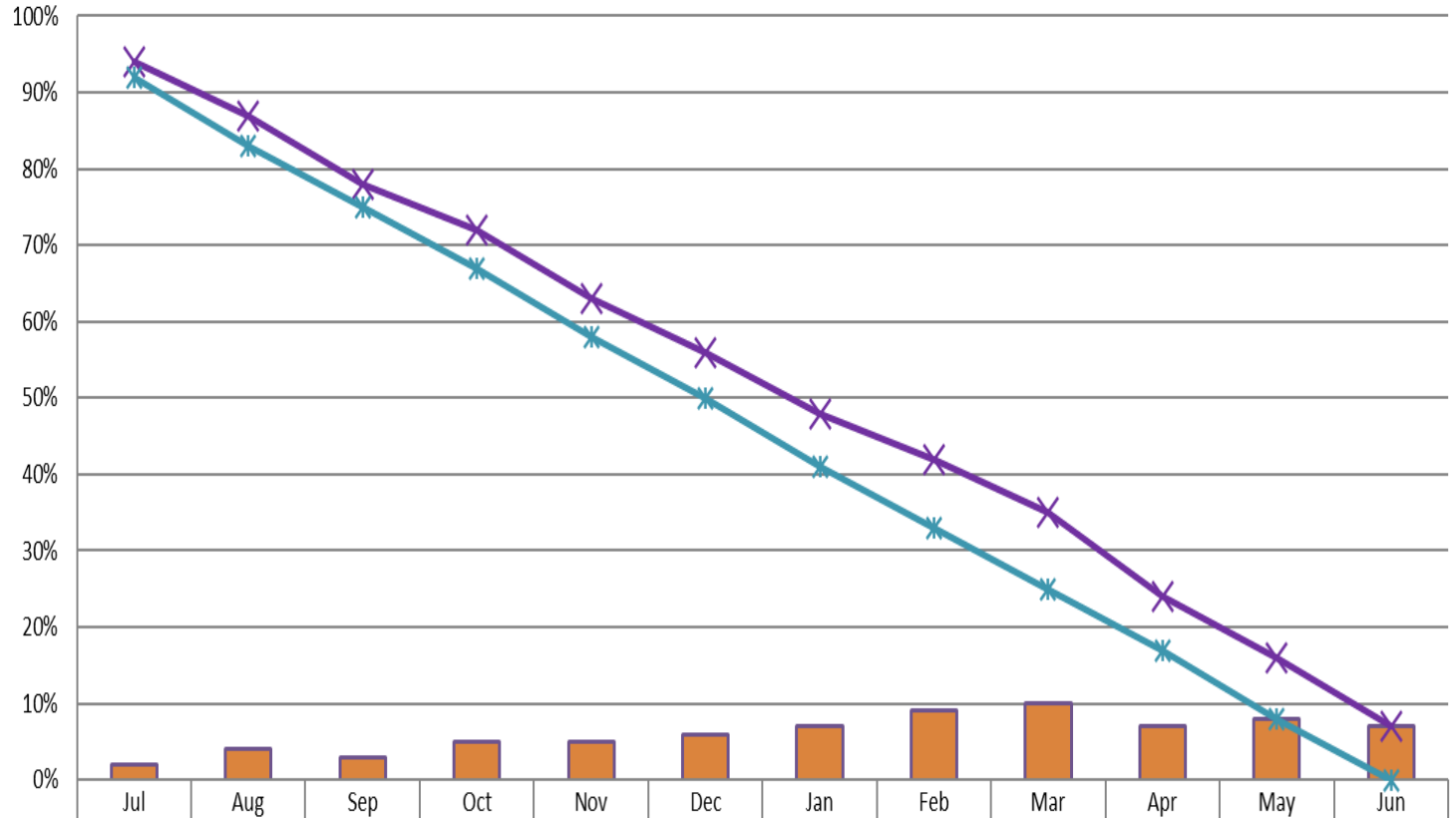
### Fiscal Year 2019/20



Monthly Actual	1,699,634	1,852,442	2,481,102	1,934,964	2,544,595	1,861,223	2,155,401	1,969,531	1,827,447	3,335,434	2,400,633	2,517,166
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	1,699,634	3,552,076	6,033,179	7,968,142	10,512,737	12,373,960	14,529,362	16,498,893	18,326,339	21,661,774	24,062,407	26,579,572
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	26,679,793	24,827,351	22,346,248	21,030,497	18,485,902	16,624,679	14,469,277	12,499,746	10,672,300	7,336,865	4,936,232	2,419,067

## Budget Percent Remaining - General Fund

### Fiscal Year 2019/20



(Over) Under Budget	2	4	3	5	5	6	7	9	10	7	8	7
Actual Percent Remaining	94	87	78	72	63	56	48	42	35	24	16	7
Prorated Percent Remaining	92	83	75	67	58	50	41	33	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**

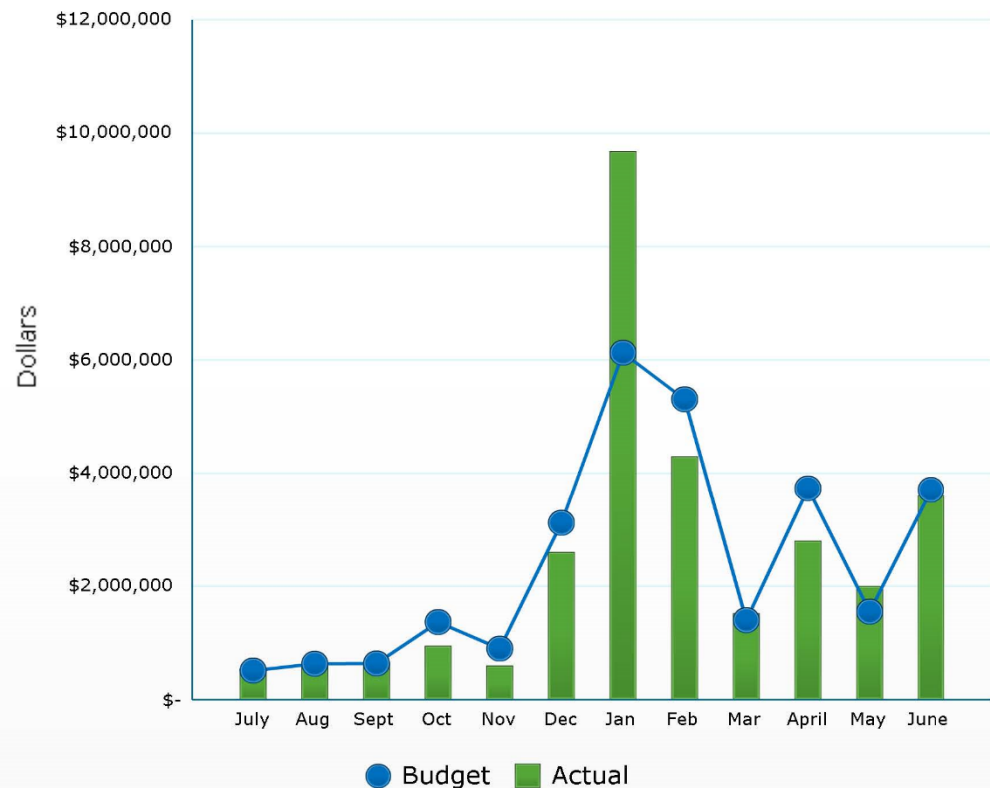
**\$29,904,426**

**\$28,998,639**

**\$905,787**

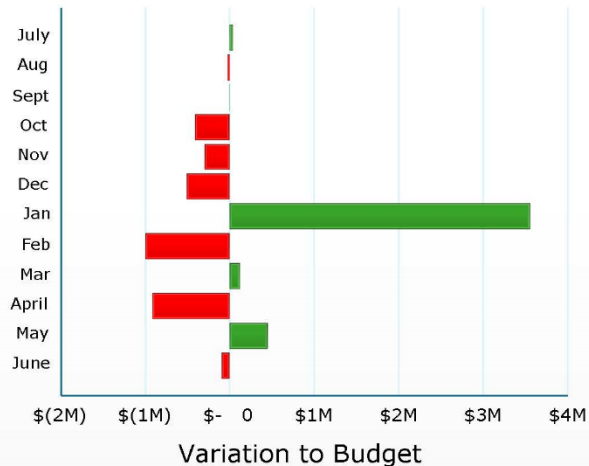
## City of Greer Revenues

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

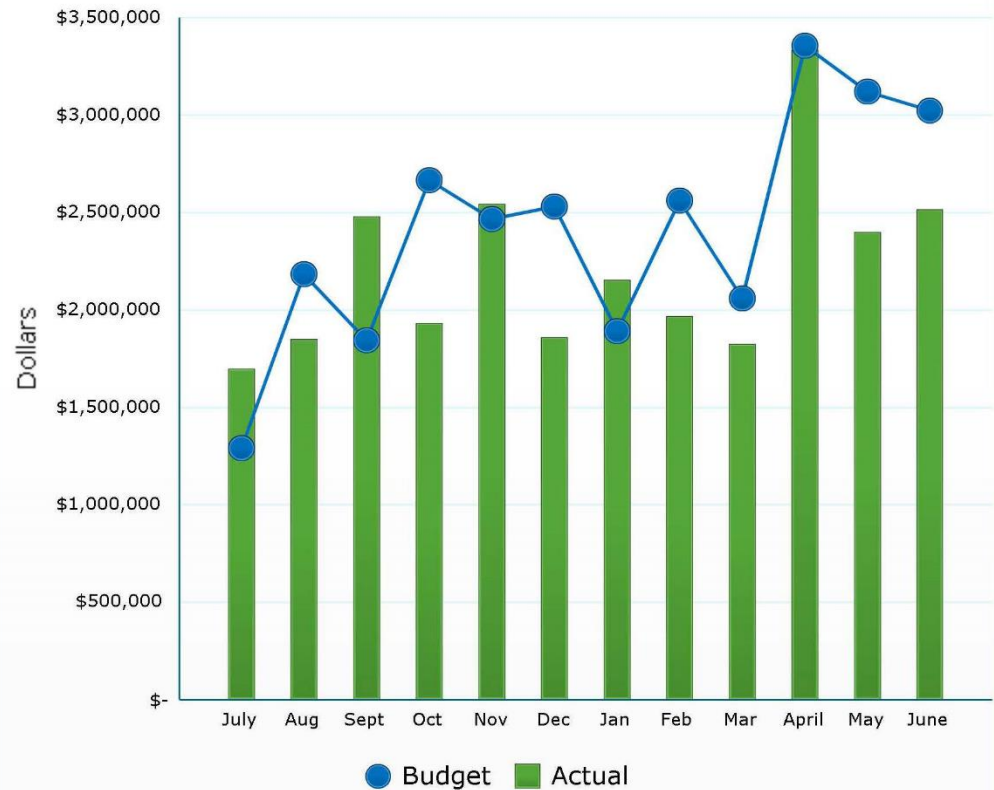
☐ Revenues
 ☒ Expenditures



YTD Actual	YTD Budget	Difference
<b>\$26,579,572</b>	<b>\$28,998,638</b>	<b>\$2,419,066</b>

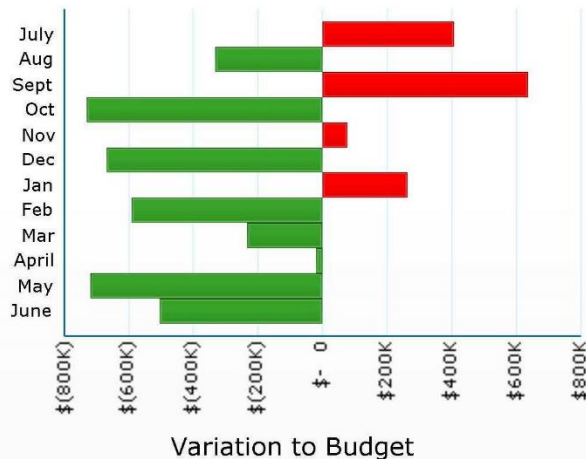
## City of Greer Expenditures

Fiscal Year 2019-20



## Actual vs Budget

Fiscal Year 2019-20



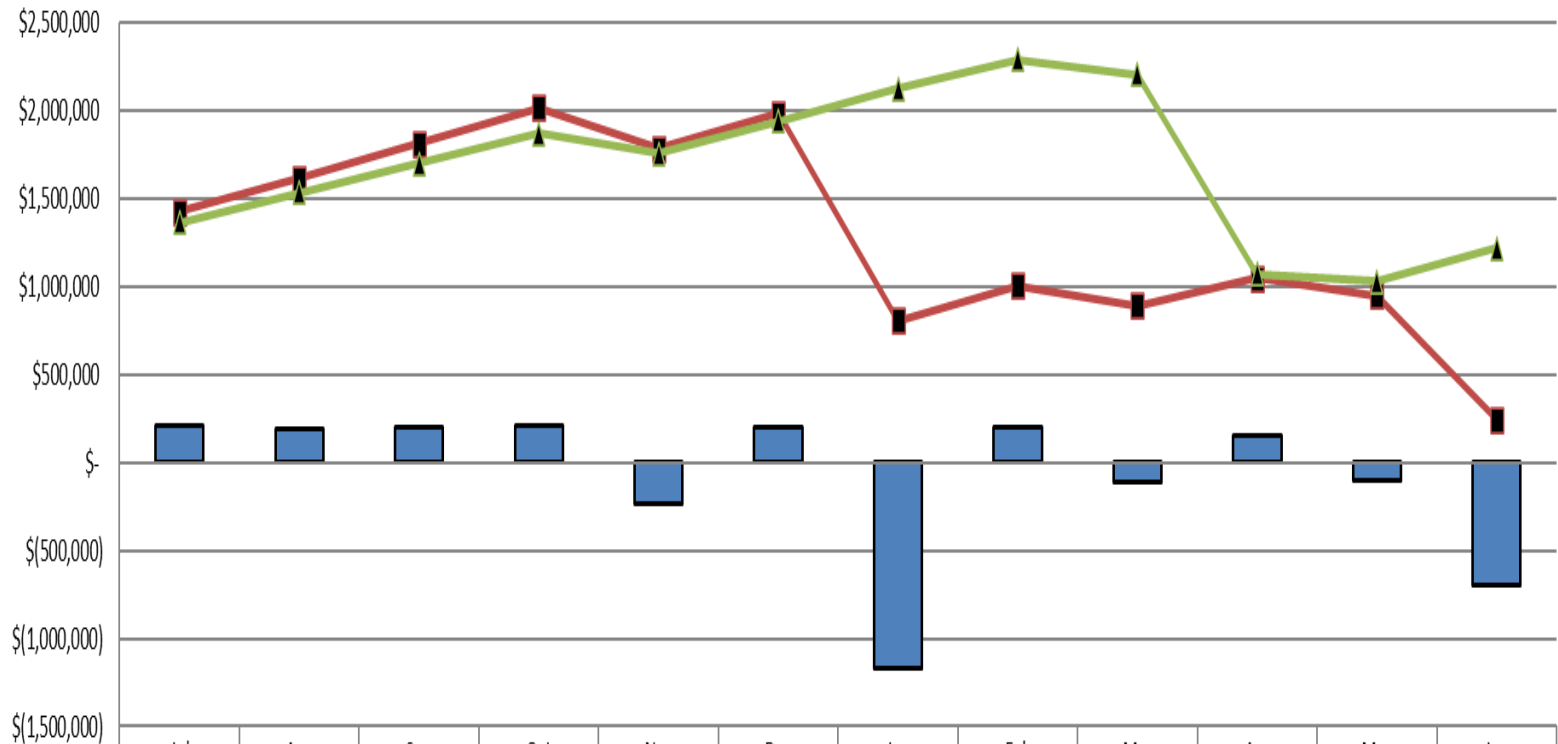




Hospitality Taxes Fund

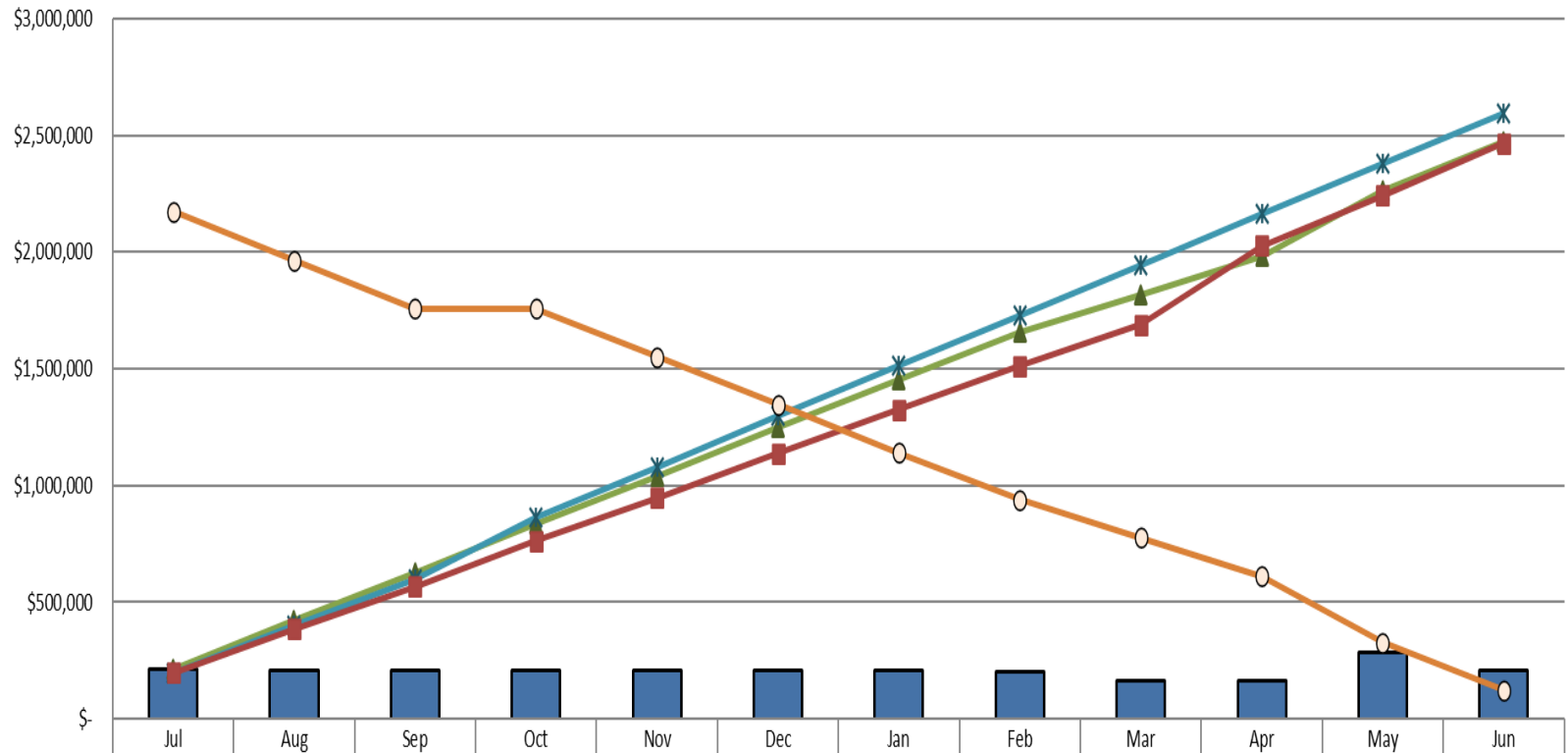
## Cash Balance - Hospitality Taxes Fund

### Fiscal Year 2019/20



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	205,554	189,490	195,526	205,390	(233,835)	199,500	(1,172,308)	196,971	(115,595)	156,616	(100,413)	(701,562)
Current Fiscal YTD Balance	1,424,805	1,614,295	1,809,821	2,015,211	1,781,376	1,980,877	808,568	1,005,540	889,944	1,046,560	946,147	244,585
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

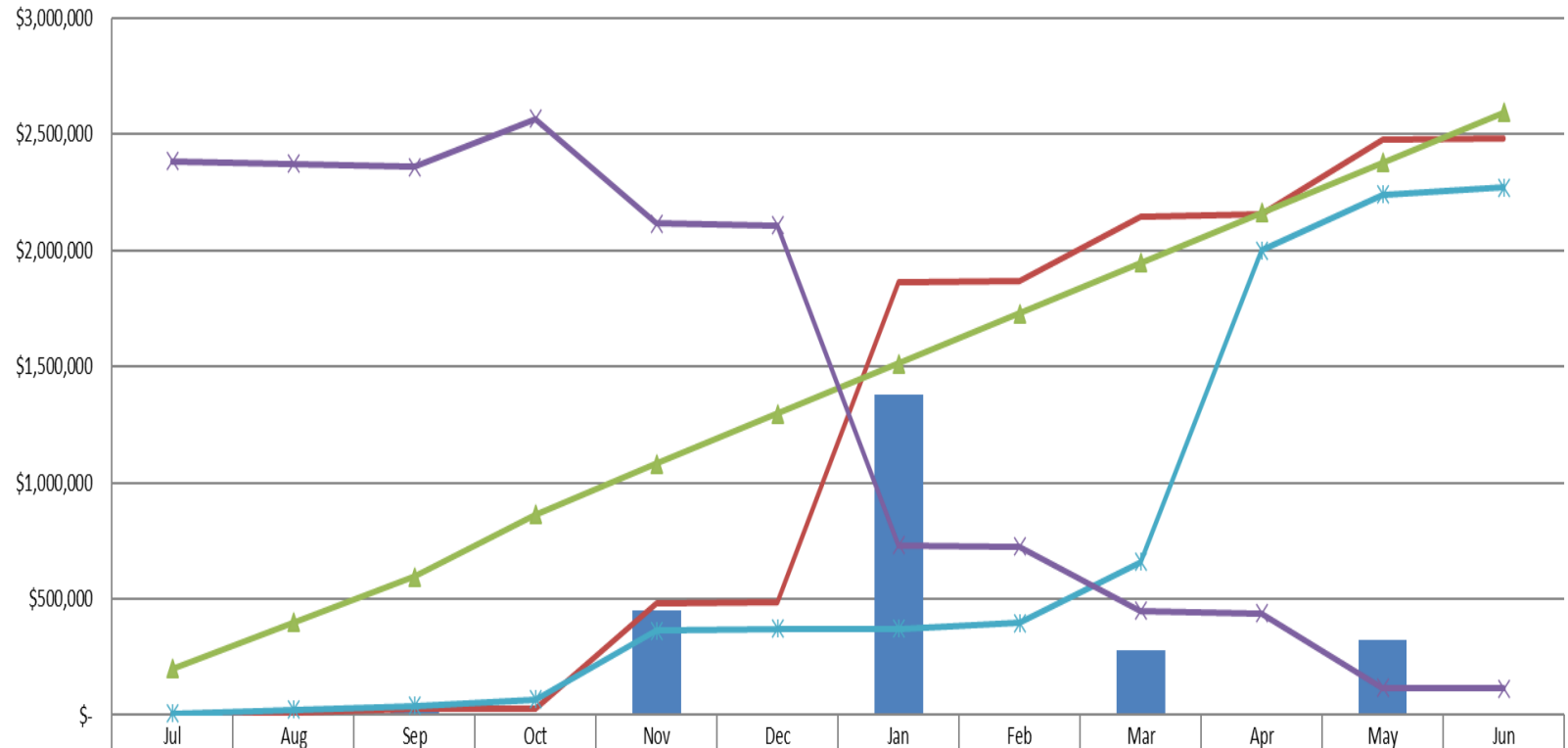
## Revenue - Hospitality Taxes Fund Fiscal Year 2019/20



Monthly Actual	212,168	208,710	207,320	207,728	206,309	205,675	206,564	200,331	162,736	164,555	283,550	206,369
YTD Actual	212,168	420,878	628,198	835,926	1,042,235	1,247,910	1,454,473	1,654,804	1,817,540	1,982,095	2,265,644	2,472,013
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	939,382	776,646	612,091	328,542	122,173

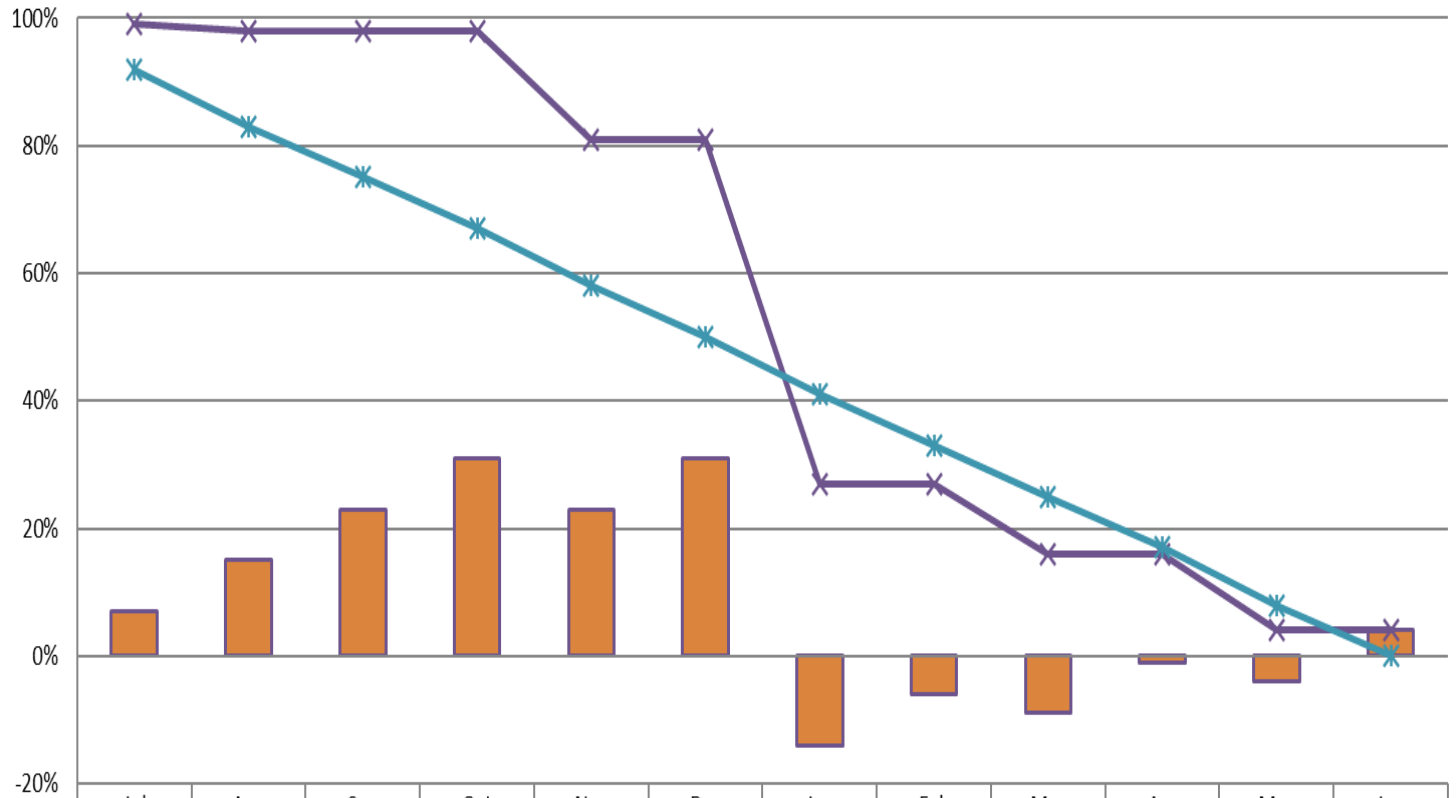
## Expenditures - Hospitality Taxes Fund

### Fiscal Year 2019/20



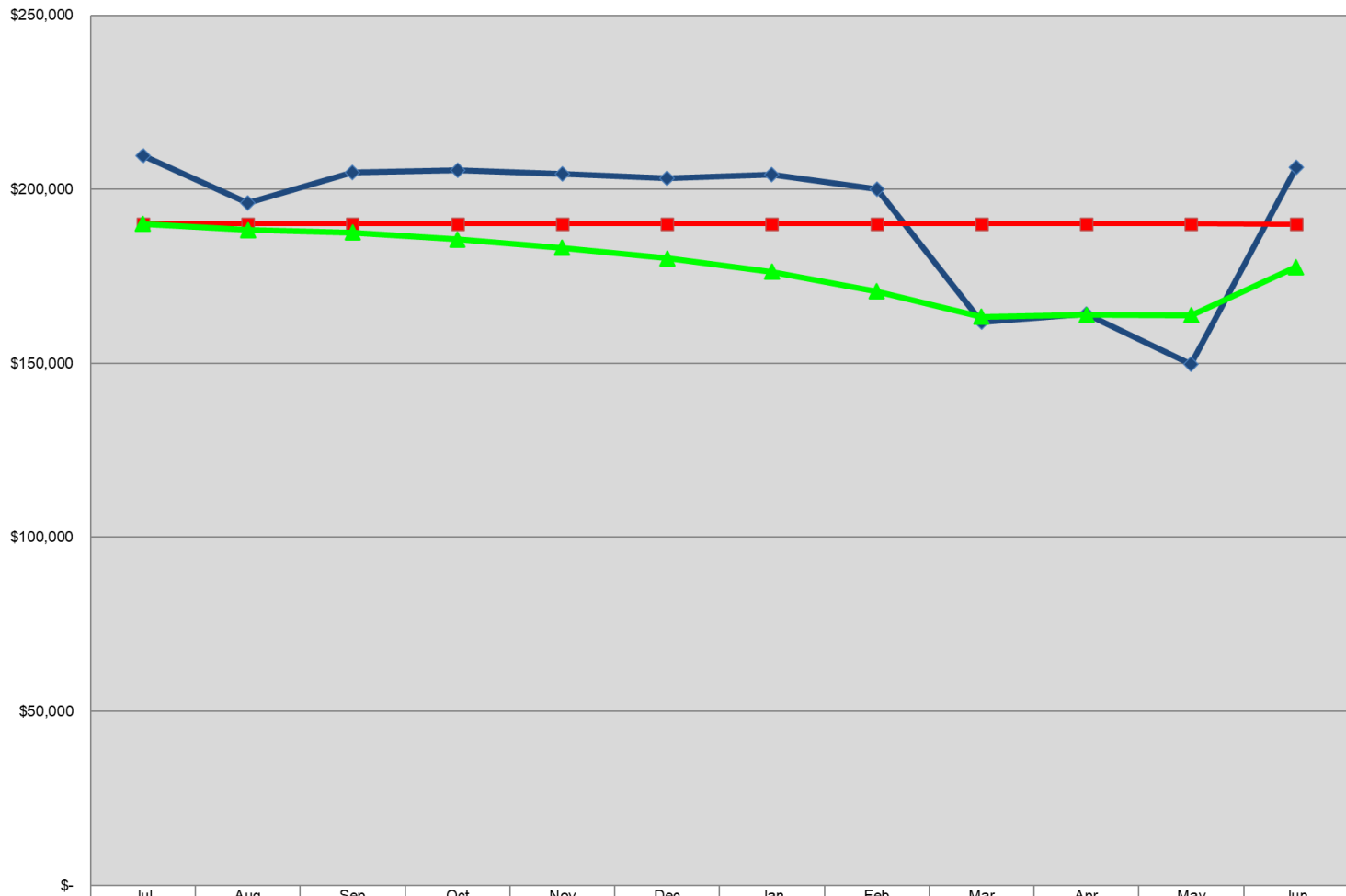
Monthly Actual	3,725	9,025	14,423	2,329	450,569	5,820	1,378,872	3,275	278,344	8,939	320,572	4,085
YTD Actual	3,725	12,750	27,173	29,502	480,071	485,892	1,864,764	1,868,039	2,146,382	2,155,321	2,475,893	2,479,978
YTD Prorated Budget	198,830	397,660	596,490	864,729	1,080,911	1,297,093	1,513,275	1,729,457	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	726,147	447,804	438,865	118,293	114,208

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



(Over) Under Budget	7	15	23	31	23	31	-14	-6	-9	-1	-4	4
Actual Percent Remaining	99	98	98	98	81	81	27	27	16	16	4	4
Prorated Percent Remaining	92	83	75	67	58	50	41	33	25	17	8	0

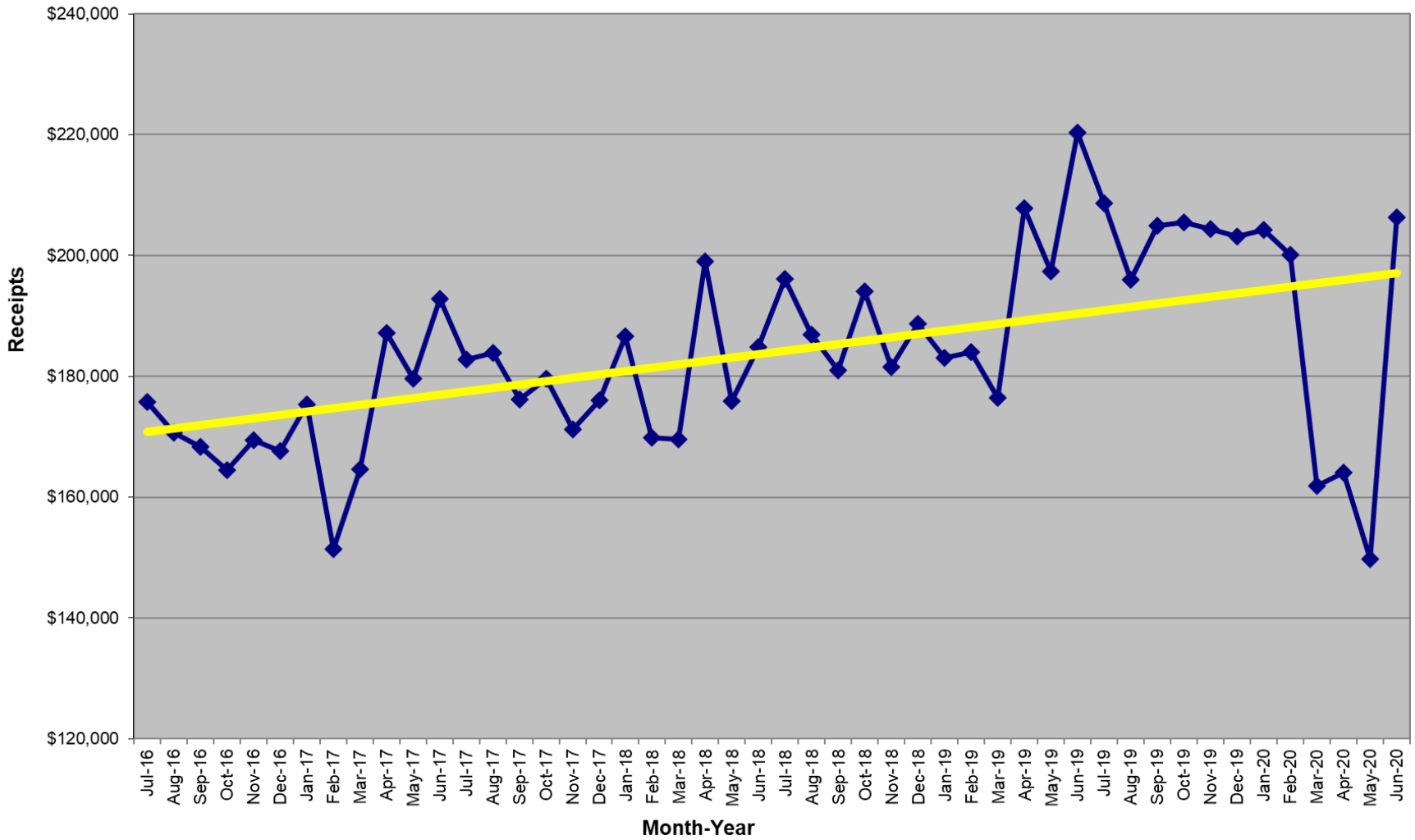
## Hospitality Taxes Fiscal Year 2019/20



Monthly Actual	209,551	196,167	204,941	205,411	204,389	203,089	204,206	200,103	161,816	164,082	149,818	206,327
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	163,356	163,870	163,763	177,708

# Hospitality Tax

4 - Year Trending



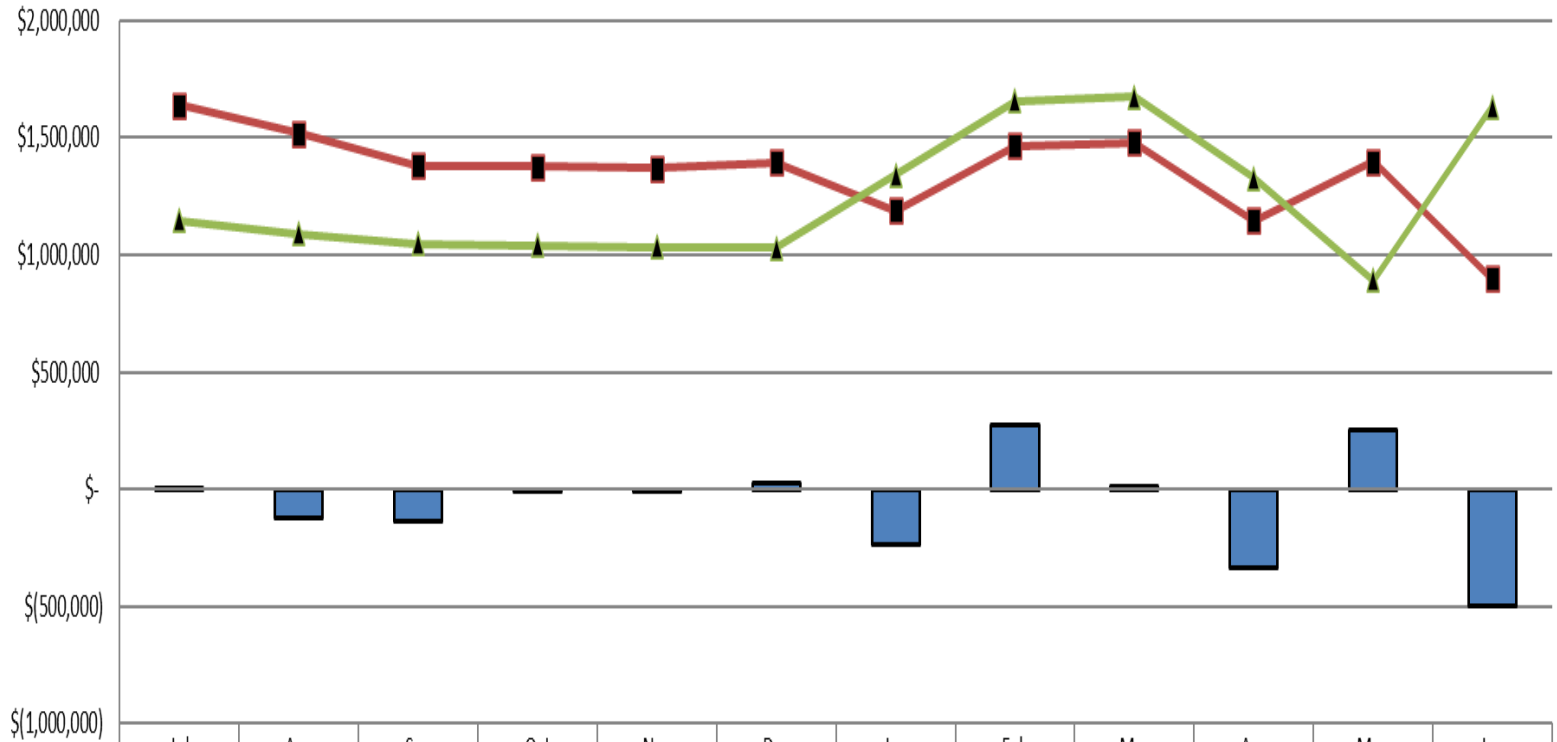


Storm Water Fund



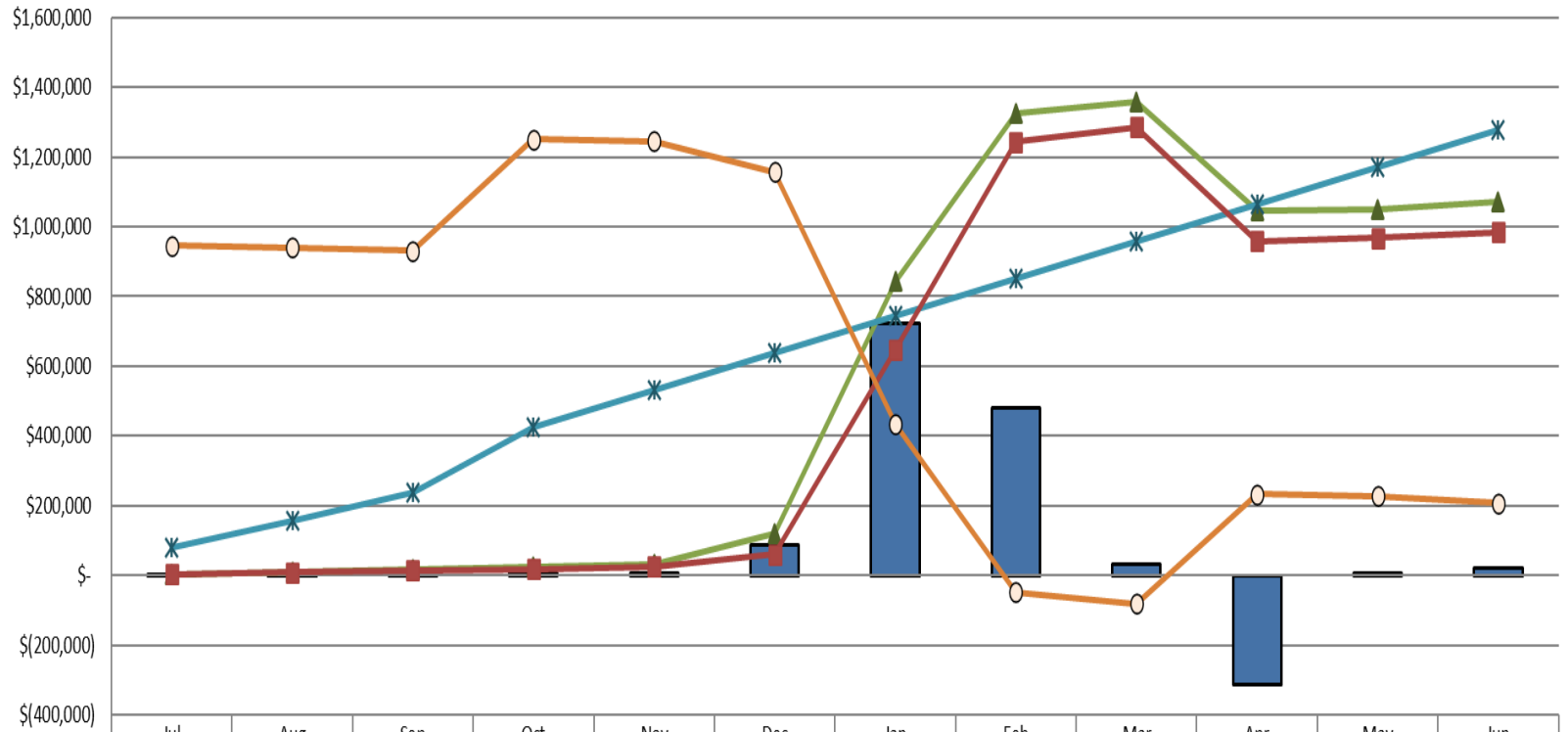
## Cash Balance - Storm Water Fund

Fiscal Year 2019/20



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	7,390	(120,644)	(140,433)	(796)	(9,046)	25,594	(235,382)	276,802	12,044	(332,194)	250,208	(497,910)
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	1,466,341	1,478,384	1,146,191	1,396,399	898,489
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

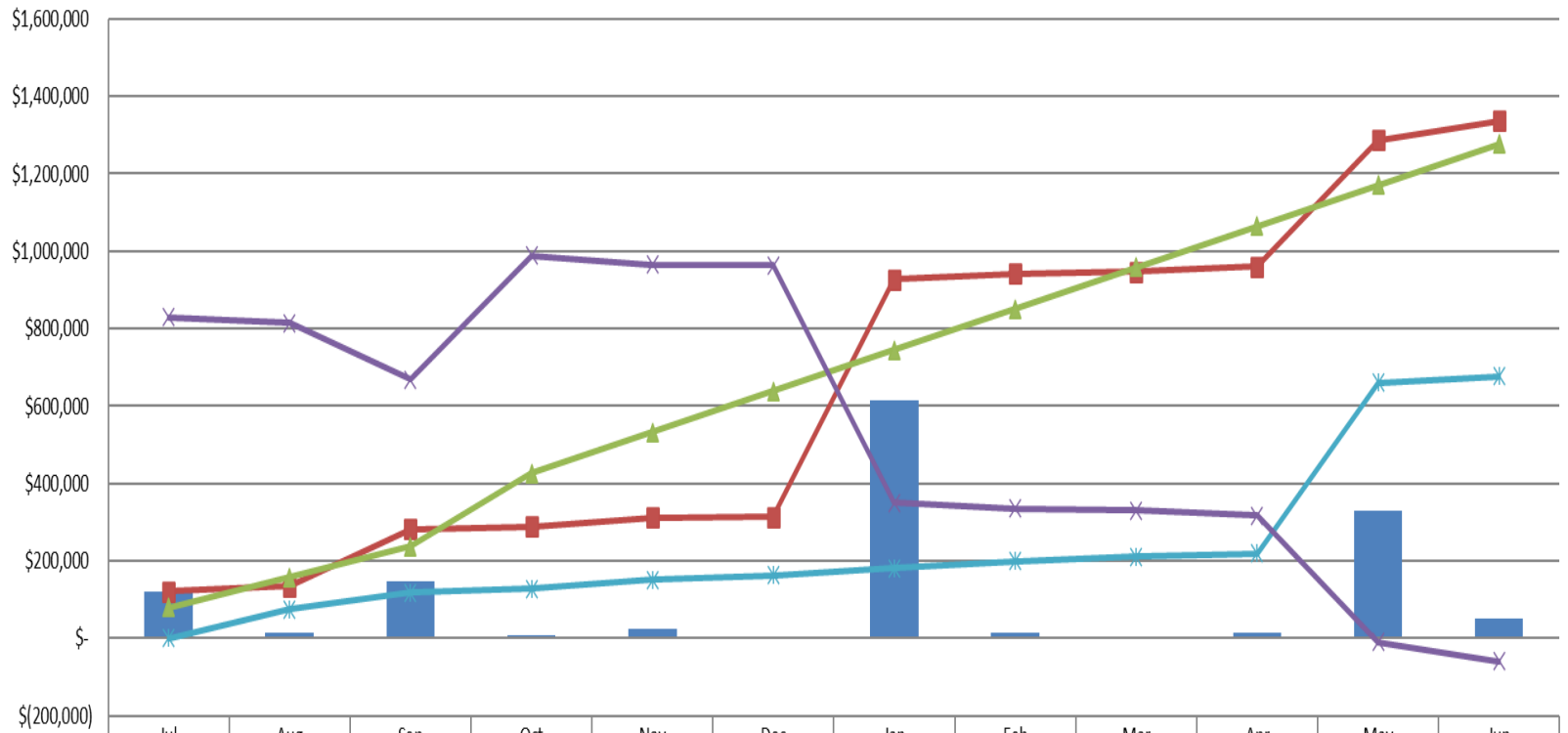
## Revenue - Storm Water Taxes Fund Fiscal Year 2019/20



	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	481,049	32,863	(313,750)	4,573	20,854
YTD Actual	3,916	9,233	18,330	25,967	32,654	120,587	844,444	1,325,493	1,358,357	1,044,607	1,049,180	1,070,034
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	(48,418)	(81,282)	232,468	227,895	207,041

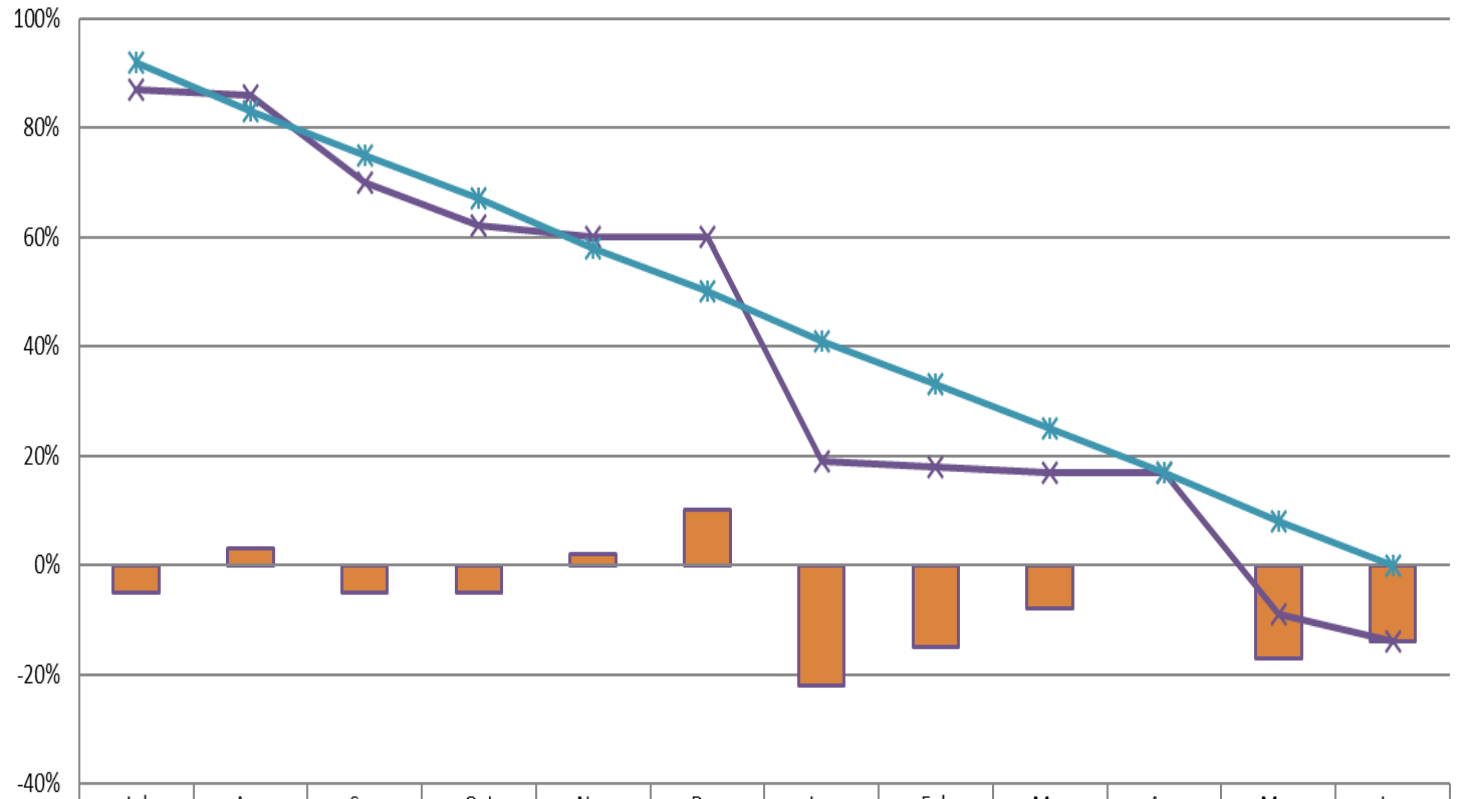
## Expenditures - Storm Water Fund

### 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	14,071	4,495	13,679	327,648	49,699
YTD Actual	120,599	135,148	281,301	288,860	312,297	313,102	927,673	941,744	946,238	959,918	1,287,565	1,337,264
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	335,331	330,837	317,157	(10,490)	(60,189)

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



(Over) Under Budget	-5	3	-5	-5	2	10	-22	-15	-8	0	-17	-14
Actual Percent Remaining	87	86	70	62	60	60	19	18	17	17	-9	-14
Prorated Percent Remaining	92	83	75	67	58	50	41	33	25	17	8	0

Category Number: VI.  
Item Number: C.



**AGENDA**  
**GREER CITY COUNCIL**  
7/28/2020

**Fire Department Activity Report - June 2020**

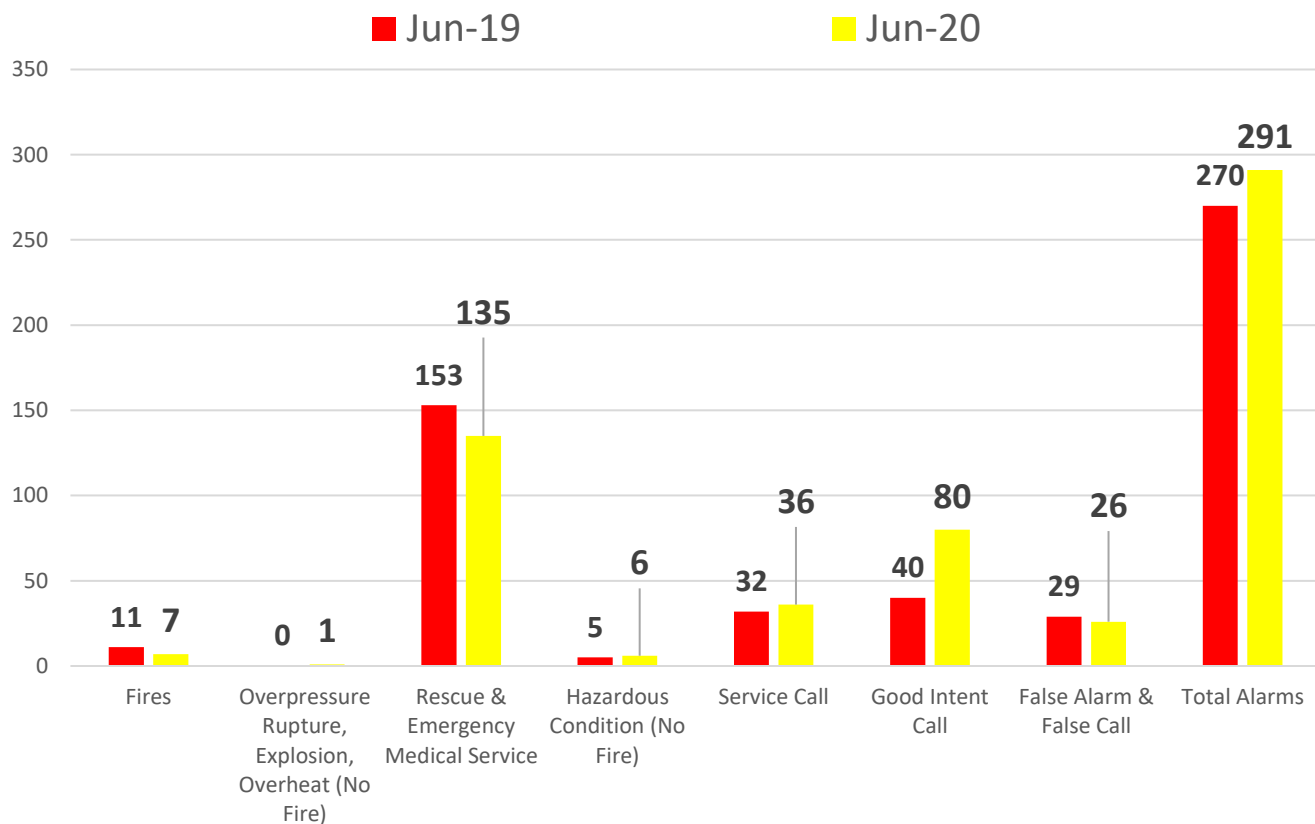
**ATTACHMENTS:**

Description	Upload Date	Type
📎 Fire Department Activity Report - June 2020	7/22/2020	Backup Material



# City of Greer Fire Department Monthly Report June 2020

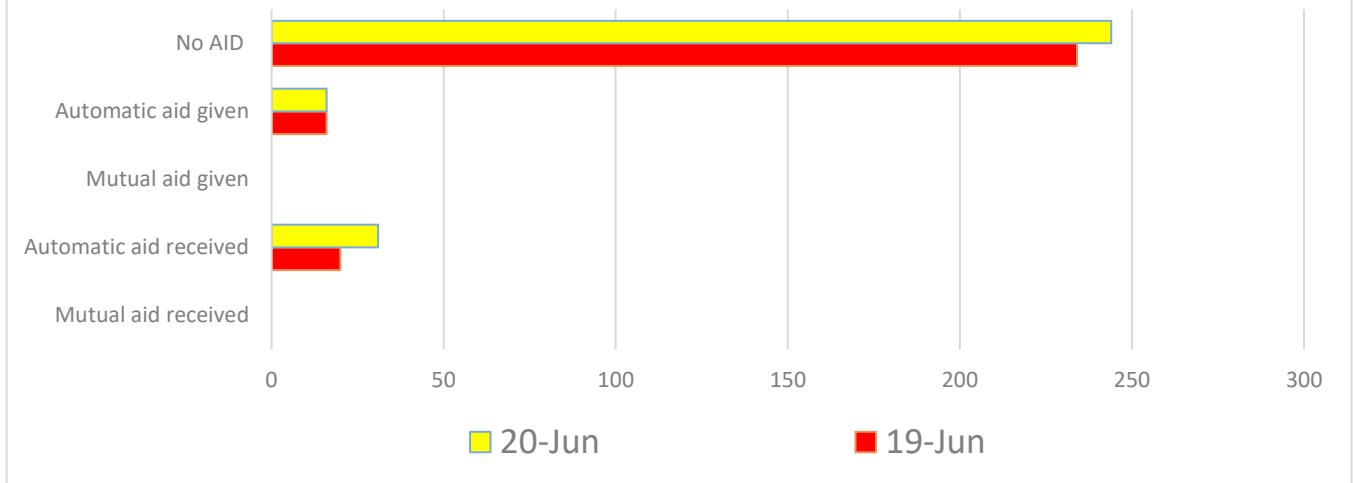
## MAJOR INCIDENT TYPES



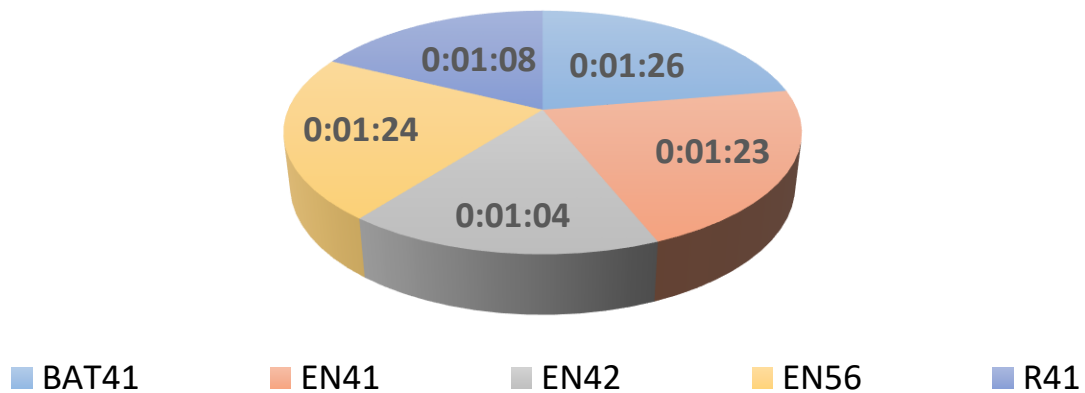


# City of Greer Fire Department Monthly Report June 2020

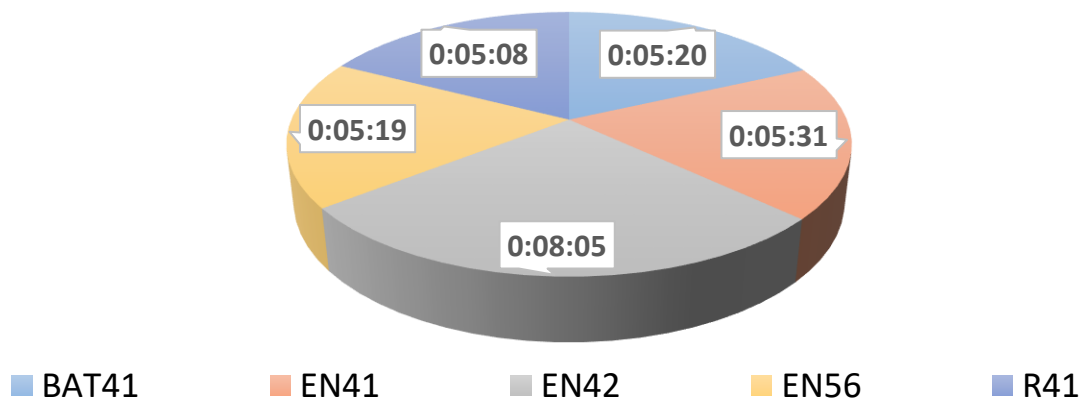
## AID GIVEN AND RECEIVED



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



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



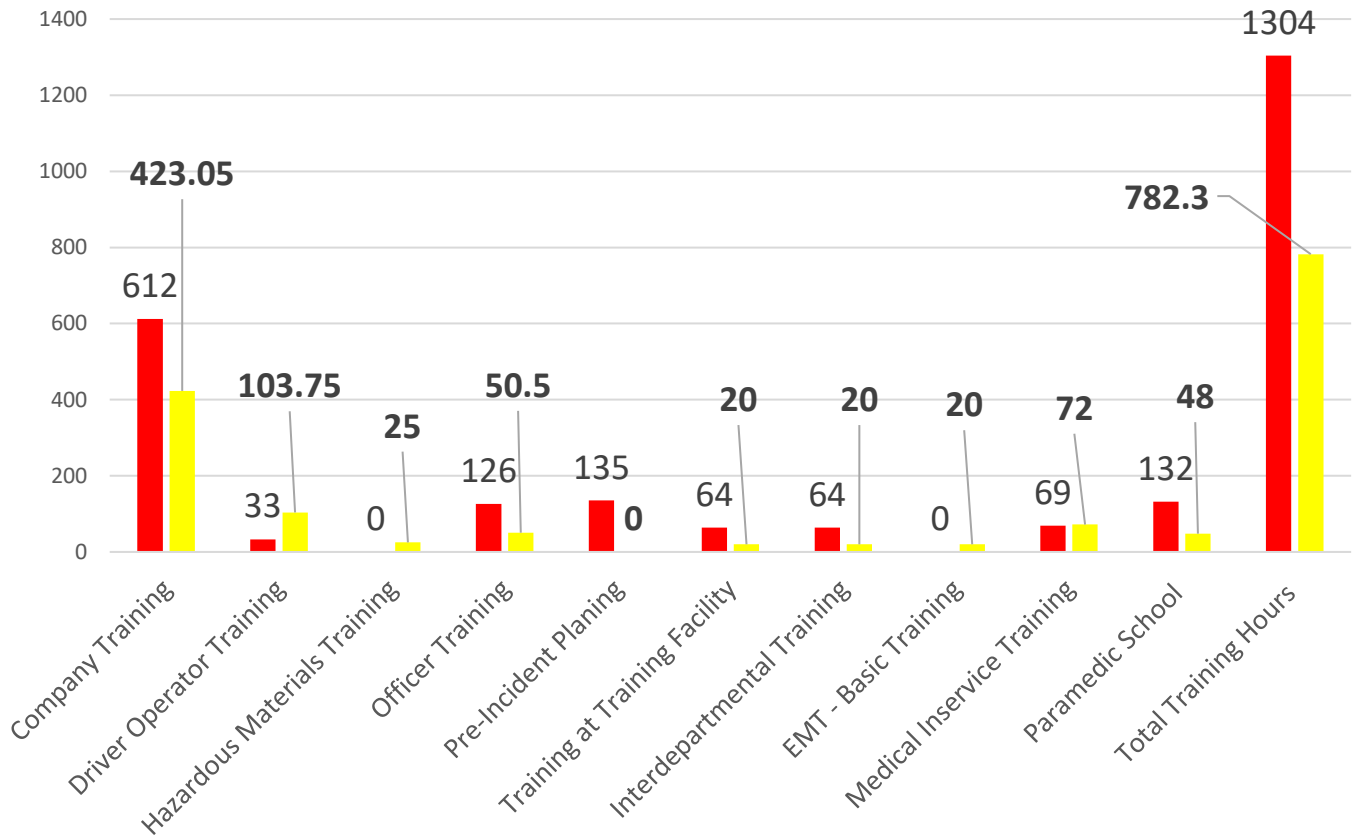




# City of Greer Fire Department Monthly Report June 2020

## DEPARTMENT TRAINING

■ 19-Jun      ■ 20-Jun



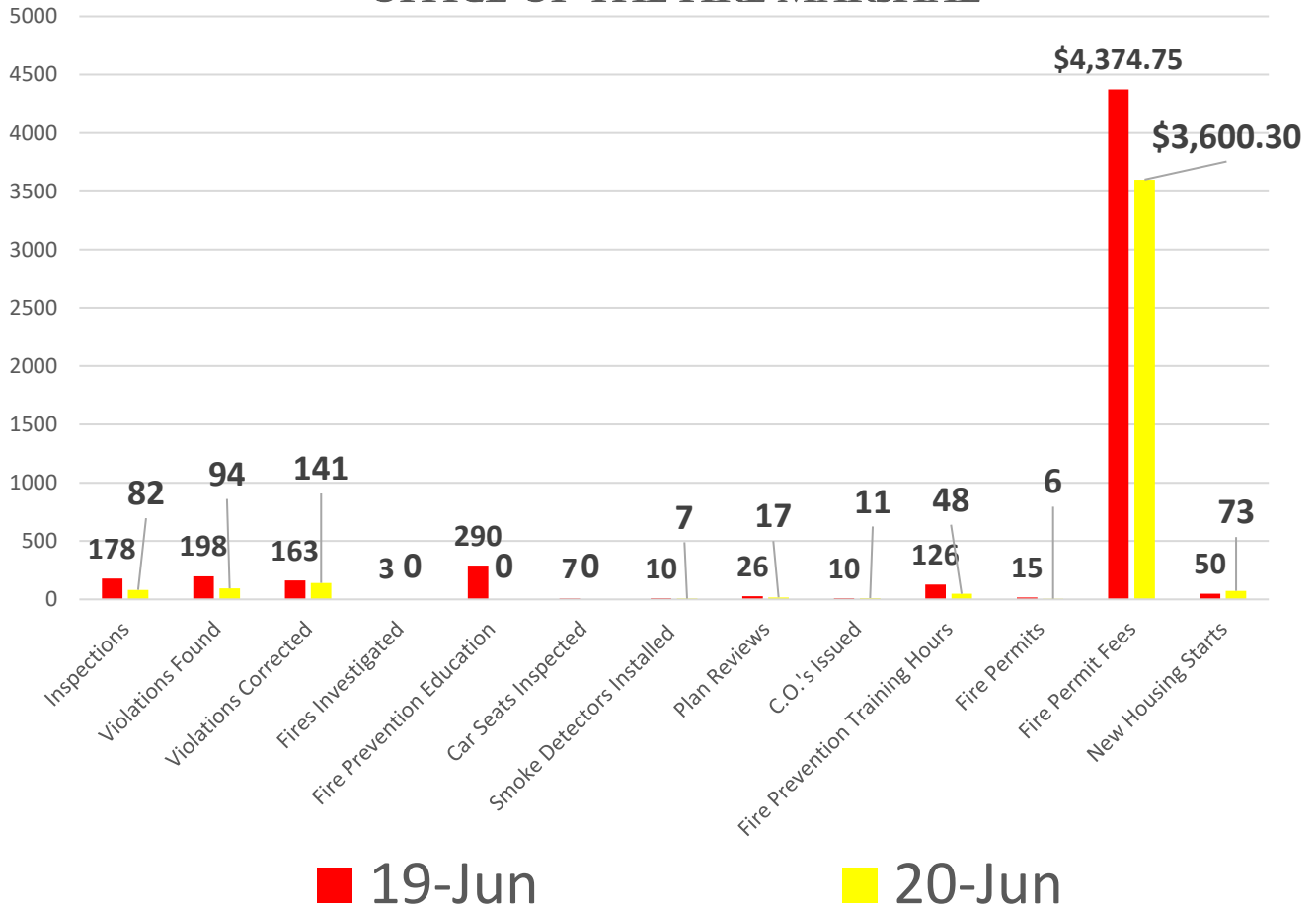
Deputy Chief Josh Holzheimer was sworn in as the 2nd Vice President of the South Carolina State Firefighters' Association on Friday, June 26, 2020.





# City of Greer Fire Department Monthly Report June 2020

## OFFICE OF THE FIRE MARSHAL



**Congratulations to Deputy Fire Marshal Randall Hipp on passing his ICC Fire Inspector II certification. Lieutenant Hipp is 1 of approximately 100 people in the state to carry this certification.**



# City of Greer Fire Department

## Monthly Report

### June 2020

NFPA REPORT FIRES IN STRUCTURES BY FIXED PROPERTY USE (OCCUPANCY)		NUMBER OF INCIDENTS	DEATHS	INJURIES	EST. PROP. DAMAGE
1	Private Dwellings (1 or 2 family), including mobile homes (FPU 419)	9	0	1	\$4,500.00
2	Apartments (3 or more families) (FPU 429)	2	0	0	\$40.00
3	Hotels and Motels (FPU 449)	1	0	0	\$0.00
4	All Other Residential (dormitories, boarding houses, tents, etc.) (FPU 400, 439, 459-499)	1	0	0	\$3,500.00
5	TOTAL RESIDENTIAL FIRES (Sum of lines 1 through 4)	13	0	0	\$8,040.00
6	Public Assembly (church, restaurant, clubs, etc.) (FPU 100-199)	1	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)	1	0	0	\$75,000.00
12	Other Structures (outbuildings, bridges, etc.) (FPU 900-999)	1	0	0	\$0.00
13	TOTAL FOR STRUCTURE FIRES (Sum of lines 5 through 12)	17	0	1	\$83,040.00
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	11	0	0	\$50,500.00
14b	Fires in Other Vehicles (planes, trains, ships, construction or farm vehicles, etc.) (IT 130, 133-135, 138)	1	0	0	\$2,000.00
15	Fires outside of Structures with Value Involved, but Not Vehicles (outside storage, crops, timber, etc.) (IT 140, 141, 161, 162, 164, 170-173)	2	0	0	\$125.00
16	Fires in Brush, Grass, Wildland (excluding crops and timber), with no value involved (IT 142-143)	1	0	0	\$0.00
17	Fires in Rubbish, Including Dumpsters (outside of structures), with no value involved (IT 150-155)	1	0	0	\$0.00
18	All Other Fires (IT 100, 160, 163)	4	0	0	\$0.00
19	TOTAL FOR FIRES (Sum of lines 13 through 18)	37	0	0	\$135,665.00
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	827	0	0	\$50,000.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	158	0	0	\$0.00
22	Mutual Aid Responses Given	3	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	18	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	27	0	0	\$0.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	606	0	0	\$35,000.00
25	TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)	1676	0	1	\$220,665.00

Category Number: VI.  
Item Number: D.



**AGENDA**  
**GREER CITY COUNCIL**  
7/28/2020

**Municipal Court Monthly Report - June 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Municipal Court Monthly Report	7/20/2020	Backup Material

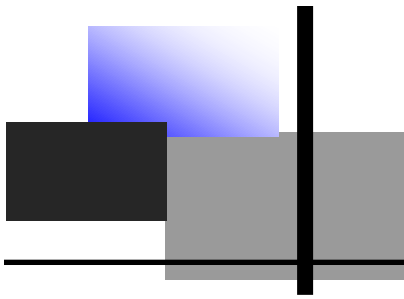


# GREER MUNICIPAL COURT

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MONTHLY REPORT JUNE 2020



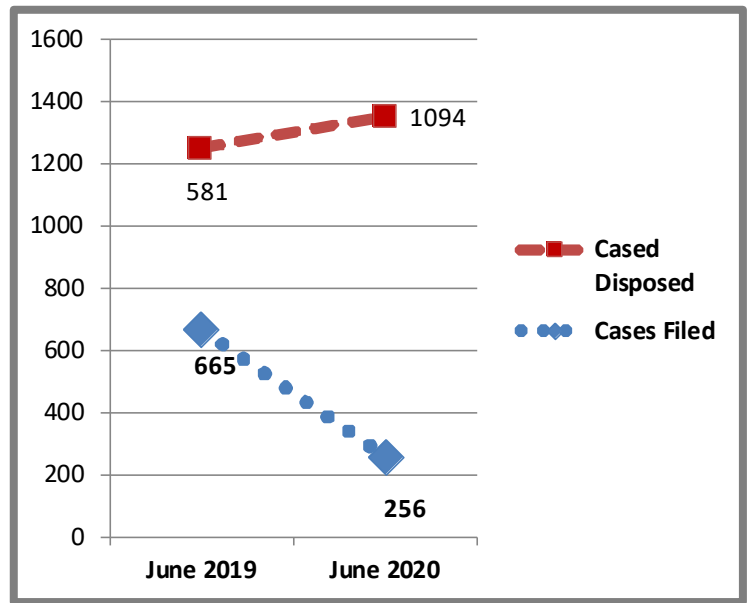
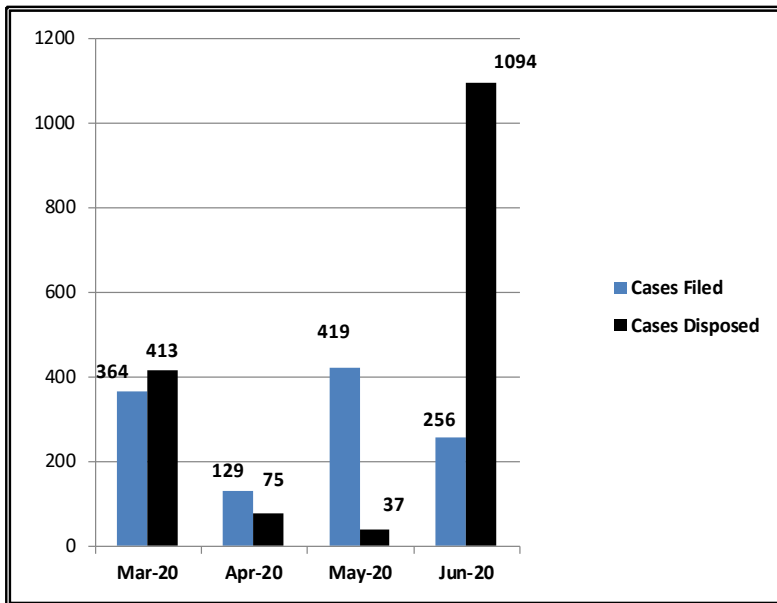


# CASE LOAD

## *Traffic, Criminal and City Ordinances*

*Total Cases disposed/processed: 1,094*

*Total cases filed by officers: 256*



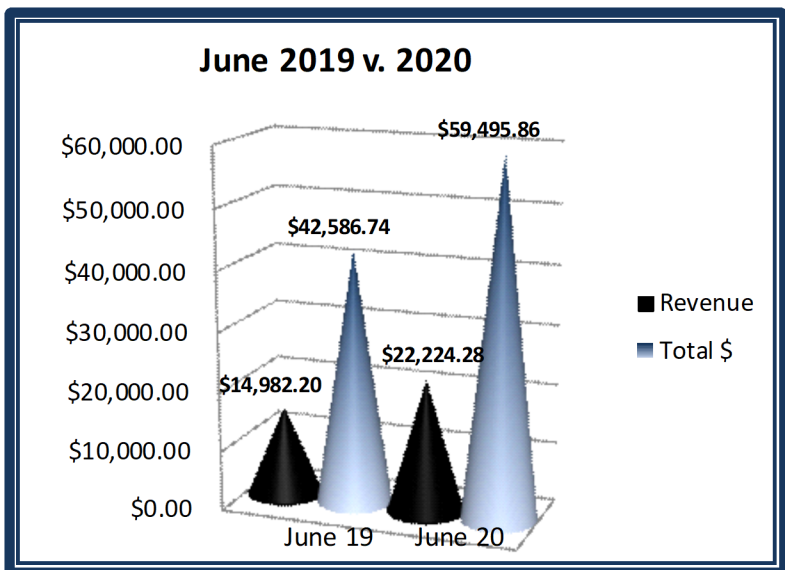
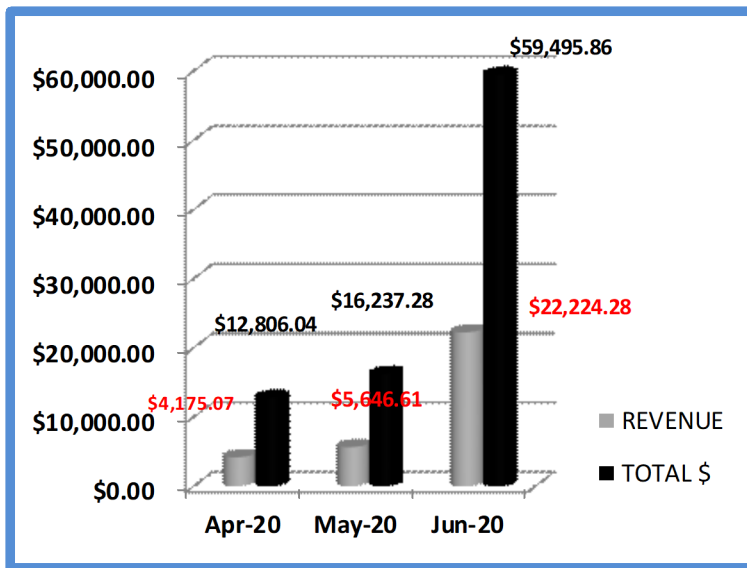
## *Arrest Warrants, Bench Warrants & Search Warrants*

Arrest Warrants issued	80
Arraignments — # of defendants	104
Arraignments — # of charges	180
Bench Warrants issued	6
Bench Warrants served/processed	9
Search Warrants issued	20

# FINANCIALS

## Revenue

Total Revenue	\$22,224.28
Sent to State Treasurer	\$29,638.68
Victim Assistance Funds	\$ 3,891.68
Total \$ Collected	\$59,495.86



# ACTIVITY

- ♦ Traffic Court was held on June 9, 10, 16, 17, 23, 24 and 30.
- ♦ General Sessions Preliminary Hearings were held on June 5th.
- ♦ Domestic Violence Court was held on June 11th.

Category Number: VI.  
Item Number: E.



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

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

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Parks and Recreation Activity Report June 2020	7/23/2020	Cover Memo
▣ Freedom Blast	7/23/2020	Cover Memo

# City of Greer Parks & Recreation Department

## *Monthly Report for June 2020*



*City of Greer Operations Center*

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

### Department Projects

- ◆ Staff reviewed and updated budgets for the upcoming fiscal year, and worked to finalize purchases, receipts and purchase orders for the current fiscal year.
- ◆ Greer Golf Club:
  - Installation of irrigation pump and motor was completed by Paramount Pump.
  - The City of Greer took full ownership and operations of Greer Country Club on June 1.
  - A new fleet of 60 golf carts arrived June 5. The new carts have GPS cart control, which allows staff to designate where carts can and cannot go.
  - The swimming pool opened June 12 and membership is at capacity.
  - Staff attended demonstrations of different versions of golf course software that will provide point of sale services, membership dues collection, merchandise inventory and financial reporting.
  - Staff presented to Greer City Council an overall update on the golf course on June 23.
  - Carpet installation in the bottom floor rooms will begin July 2.
  - Benson Construction Company from Georgia was awarded the Fairway and Tee Box Sprigging and Sodding project and will begin on July 6. Staff will prep the project areas beforehand by bleccavating and tilling.
- ◆ Kids Planet:
  - Pouring of concrete sidewalks started.
  - Staff worked with the playground installer to coordinate a start date. All playground equipment was transported to the site.
  - The unsuitable soil issue in the lower parking has been addressed by applying a stone base and allowing the parking lot to thoroughly dry before paving begins.
  - JLS Electrical began preparation on the decorative light pole bases.
  - Staff met with Greer CPW and UPA to obtain pricing on park and parking lot lighting, on June 17.
- ◆ Recreation Division Projects;
  - Planning Fitness equipment and shade structure installation at Victor Park.
  - Bocce Ball court installation at Victor Gym.
  - Fence installation in upper park at the Needmore Recreation Center was completed.

### Department Trainings

- ◆ Robin Byouk continued light board training for the Center for the Arts.
- ◆ Robin Byouk, Robbie Davis, Lindsay Schaffer, and Emma Hagg attended Civic Rec two day trainings at the Center for the Arts on June 3 and 4.
- ◆ On June 18, Robin Byouk participated in a webinar, Online Marketing in the Time of Covid 19. Staff completed on-line training courses through the Municipal Association of South Carolina.



## Department Participation

- ◆ With the opening on June 1, signs were replaced at all facilities reflecting the new social distancing guidelines.
- ◆ Justin Miller met with the Park Hop Committee on June 6 for the upcoming program and to discuss the status of parks opening, new deadlines and information on the program.
- ◆ Ann Cunningham met with Stan Coster, on June 10, regarding the Sunset property entrance at Century Park.
- ◆ On June 18, Ann Cunningham met with Gabe Turner to discuss cleaning up Kids Planet picnic tables for his Eagle Scout project.
- ◆ Staff attended Mr. Driggers' annual department meeting on June 24 at the Center for the Arts.
- ◆ Red Watson, Travis Durham, Dan Fowler, Brian Wilson, Robin Byouk and Sara Odom completed the one-year walk through of the Center for the Arts on June 24.
- ◆ On June 24, Robin also met with Scott Stevens regarding the recording the video and tabulating votes for the Online Greer Idol Jr for this summer.
- ◆ The Greer Cultural Arts Council Board continued meeting bi-monthly via Zoom to discuss events and Covid 19 restrictions.
- ◆ Robin Byouk participated in weekly South Carolina Theatre Association Zoom meetings.
- ◆ The Parks and Recreation Department continued to facilitate Senior Action serving outside lunch at the Needmore Recreation Center on Mondays, Wednesdays and Fridays.
- ◆ We continue to monitor updates provided by the South Carolina Recreation and Parks Association (SCRPA) and the State of South Carolina Governor's website regarding Covid-19. The recommended "phase-in" plan for venues has to remain fluid to ensure we are following the Governor's Executive Orders as well as the SCDEC and CDC.

## Division Highlights

### Athletics:

- ◆ Registration for tackle football, flag football, cheerleading, baseball, girls softball, and soccer began on June 1 for city residents and June 8 for non-residents. Registration will continue until mid-July. Athletics division will continue to evaluate our registration period over the months of June and July and determine a best possible start date and plan for activities. All activities will phase in with social distancing mandates for all parents/spectators.
- ◆ Facilitated academy baseball practices at Country Club Road Park on Monday, Tuesday, and Thursday nights. All of the participants and coaches completed City of Greer Parks and Recreation waivers and extra precautions were taken at this facility. Hand sanitizer was provided for all players/coaches before and after practices/workouts. Parents were required to social distance, players had to place their bags at least 6 feet apart and use of dugouts were prohibited at this time.
- ◆ Facilitated academy soccer fall tryouts at City Stadium on June 15-22. All participants and coaches completed City of Greer Parks and Recreation and South Carolina Youth Soccer Association (SCYSA) waivers prior to tryouts. Hand sanitizer was provided for all players/coaches before and after tryouts. A separate entrance/exit for the field was used during tryouts. Parents were required to social distance and players were required to place their bags at least 6 feet apart. Additional guidelines were followed through SCYSA.
- ◆ Facilitated American Legion Junior and Senior team practices at Stevens Park. All players/coaches completed City of Greer Parks and Recreation waivers and spectators must follow social distance guidelines while at the park. Teams will conclude their summer league seasons following a tournament in mid-August. This particular league was our first league back after restrictions lifted for outdoor activities.
- ◆ Continued recruiting for Fall 2020 volunteers for all youth sports and adult baseball programs. The fall season alone requires a concentrated effort to fill all volunteer spots in light of the Covid 19 circumstances.
- ◆ Prepped for our upcoming Cheer For Greer Camp. Volunteers and staff worked together to provide a safe plan for all of our 2020 Fall participants attending camp at Victor Gym. With the current restrictions and with this event being held indoors, we will be restricting the number of participants enrolled as well as restricting parents from entering the gym. Parents will be allowed to view their children periodically from our side entrance if needed.

### Recreation:

- ◆ Instructor based programming returned to:
  - Victor Gym – Archery
  - Tryon Recreation Center – Artifacts Club, Cutlery Club and Never Alone. Social distancing remained in effect for these programs.
- ◆ On June 9, Mayor Danner hosted a workshop at the Victor Gym with local pastors in the community.
- ◆ Tennis/pickleball continued play at the Tryon Recreation Center.

- ♦ SOAR (Seniors Out and ARound)
  - All activities were cancelled due to COVID-19.
- ♦ One rental at the Needmore Recreation Center was canceled due to COVID-19 and one rental was held at Wards Creek Park.
- ♦ Recreation Division activities canceled due to COVID 19:
  - Basketball free play (Victor Gym) – 8 sessions
  - Creative Advancement Afterschool (Victor Gym) – 20 sessions
  - Needmore After School (Needmore Recreation Center) – 20 sessions
  - Ham Radio (Victor Gym) – 4 sessions
  - Pickleball Free Play (Victor Gym) – 9 sessions
  - Camp Greer Summer Camp
  - Camp Needmore Summer Camp

#### Cultural Arts:

- ♦ The Gallery at the Center for the Arts reopened on June 2.
- ♦ Steve Owens and Taylor Crouch assisted Robin Byouk in recording three storytellers, Mayor Danner, Norma Givens, and Fred Baus, as well as craft session for the Virtual Tall Tale Tuesdays.
- ♦ On June 12, Robin Byouk met with Edwin Hutchison, tree carver, to discuss ideas for the tree in the Center for the Arts Park. Several staff members met on June 16 regarding the logistics for the tree carving.
- ♦ An art reception was held, on June 25, in the Wall Gallery at City Hall for the 2020 Juried Art Show winners and their families.
- ♦ On June 30, Robin Byouk and Sara Odom met with Sharon Self, Greer Development Corporation Marketing & Research Director, to discuss placing artwork in the downtown restaurants.
- ♦ A new soundboard and wireless microphone system was purchased by the Greer Cultural Arts Council. Robin Byouk and Sara Odom attended soundboard training at Productions Unlimited in Roebuck, SC on June 30.
- ♦ The Juried Art Show pieces were replaced at The Wall Gallery at City Hall with a series of mixed media pieces by artist Christina Laurel.

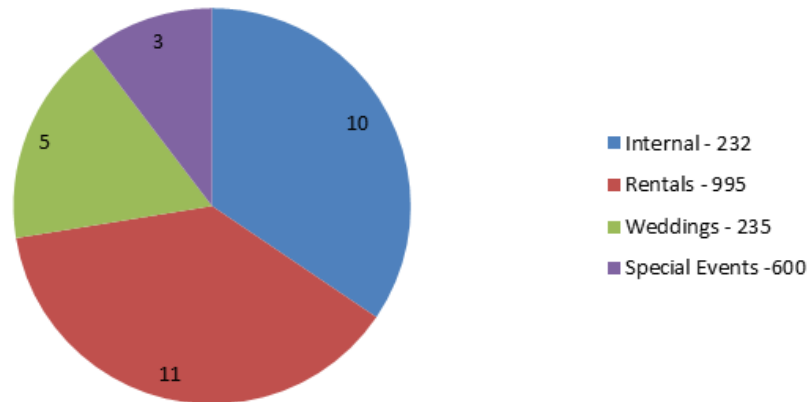
#### Grounds Maintenance:

- ♦ Division Staff:
  - Installed new basketball backboards and rims at Needmore Recreation Center and Greentown Park.
  - Reopened basketball courts at Victor Gym, Needmore Recreation Center, Greentown Park, Wards Creek and BP Edwards Parks.
  - Installed 41 outdoor hand sanitizer dispensers between City Park, Center for the Arts, neighborhood parks and facilities, and disc golf.
  - Opened playgrounds at City Park, Center for the Arts and neighborhood parks. These playgrounds are cleaned and sanitized one per day by Precision Pro Wash
  - Began preparing Country Club Road Park and Stevens Field for the start of summer practice that will begin the week of June 8.
  - Fertilizer was applied to Center for the Arts, Victor Field, City Stadium, Country Club Road Park baseball fields, and Little Turner and the sod along Brushy Creek Road at Kids Planet.
  - Planted summer annuals in Barnett Bridge planter box.
  - Prepared City Stadium for academy soccer try-outs and Wards Creek Park for a rental.
  - Repaired subflooring in the Kids Planet concession stand.
  - Continued to prepare Stevens Field for American Legion teams and Country Club Road Park baseball field's practices on Mondays, Tuesdays, and Thursdays.
  - Delivered the mobile pool lift to Greer Golf Club pool and the JLG lift to the Cannon Centre for repair work on the building.
  - Assisted the Game Time with the Kids Planet with loading the new playground equipment onto their trailers at the Operations Center
  - Continues to mow and trim City Park, Center for the Arts, neighborhood parks, recreational facilities, and athletic fields.

Events:

- ♦ The Events Division adjusted to Governor Henry McMaster’s amended Executive Order to allow rentals of facilities to operate at 50% of their maximum capacity to assistance in reducing the spread of Covid-19.

**Rentals**



- ♦ The shuttle service began operating with full service again on June 3. The ambassadors picked up 361 passengers.

**Google Review**

★★★★★ a week ago

I love Greer City Park. The walking paths are all clean and wide. The pond is beautiful and full of life. Second away from shopping and food. Loved the outdoor events before the Pandemic.

👍 Like

★★★★★ a week ago - 🇺🇸

Very nice large park. Very clean and well keep. Dog friendly except during special events

👍 Like

★★★★★ a month ago

**Survey Monkey Response**

**Q14**

Is there anything that you’d like to share with us about your experience?

Everything was great

**Q12**

Overall, do you feel like you received a great value?

Yes

Comment:

I am very thankful that the City allowed me to offer a space to host an end of year showcase for my dancers.

## Upcoming Events

- ◆ Kids Planet Dedication/Opening – (Date TBD)
- ◆ Tall Tales Tuesday – Virtually – June and July
- ◆ Camp ARK – Virtually – July (Center for the Arts)
- ◆ Greer Idol Jr – Virtually - TBD
- ◆ Saturday Music (Center for the Arts) – TBD
- ◆ Moonlight Movies (City Park) – Cancelled
- ◆ Freedom Blast – Postponed
- ◆ Open Hours (Center for the Arts) – Tuesday nights 6pm-9pm & Saturdays 11am-4pm
- ◆ School House Rock Live! - Postponed until 2021
- ◆ Food Truck Rollout – August 21 (City Park)
- ◆ Spotlight on the Arts Gala – Cancelled
- ◆ 1<sup>st</sup> Anniversary Arts Festival – September 19 (Center for the Arts)
- ◆ Railfest – September 26 (City Park)
- ◆ Food Truck Rollout – October 16 (City Park)
- ◆ Artisan Makers Market – October 17 (City Park)
- ◆ GCAC Production “The Descendants” (Cannon Centre) November 6-8 and 13-15
- ◆ Giving Thanks Art Show – November 10 (City Hall)
- ◆ Gingerbread Jamboree – December 3 (Center for the Arts)
- ◆ Greer Children’s Theater Christmas Show – December 11-13 (Center for the Arts)
- ◆ 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
- ◆ 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.*

With Freedom Blast being canceled this year the Events Division celebrated virtually on social media starting on Tuesday, June 23 – Saturday, June 27.

Tuesday, June 23 – We shared fun facts about the festival.



Wednesday, June 24 – We encouraged sharing of local heroes with our Hero Spotlight.



Thursday, June 25 – We asked for favorite Freedom Blast memories



Friday, June 26 – We highlighted our sponsor, Texas Roadhouse. We also shared a video of one of our rib eating contests with over 200 views.





Category Number: VI.  
Item Number: F.



**AGENDA**  
**GREER CITY COUNCIL**  
7/28/2020

**Police Department Activity Report - June 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Police Department Activity Report - June 2020	7/22/2020	Backup Material

# GREER POLICE DEPARTMENT

June 2020 Monthly Report



## GREER POLICE DEPARTMENT

June 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



Community Prayer  
Walk on June 20,  
2020



## 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	4	3 FT / 1 PT
Communications	12 FT	9 FT	0	3 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	81 FT / 0 PT	4	8 FT / 2 PT

### Volunteer Hours

Citizen's Academy Volunteer Hours 2020		
Month	Monthly Total	Total YTD
January	151.5	151.5
February	91	242.5
March	44.5	287
April	15.5	302.5
May	13.5	316
June	6.5	322.5
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	11	194	112	1,282
Mar. 2020	7	141	21.5	560
Apr. 2020	3	62	8	192
May 2020	6	39	18	126
June 2020	25	258	69.5	677
July 2020				
Aug. 2020				
Sept. 2020				
Oct. 2020				
Nov. 2020				
Dec. 2020				
Total YTD	63	885	305	4,281

## Lt. Fortenberry- Administrative Division

Records & Data Entry - June 2020	
Reports Coded	440
Traffic citations entered into Database	4
Record Requests / FOIA	403
Incident & Supplemental Reports Entered/ Copied Over	466
Expungements Received	0
Expungements Researched/ Completed/ Sealed	0
Total Expungements Remaining (Started with 306)	149
Criminal History Checks	9
SLED Submittal	1

School Resource Officers - June 2020
<ul style="list-style-type: none"><li>SRO Ruiz- Is still actively working at Abner Creek Elementary during the summer and will be assisting with summer school that will be held there.</li><li>SRO Anderson, SRO Bowens and SRO Galli are conducting extra patrols in the late afternoon/evening hours at the Greer City Park. They are mostly working Wednesday thru Saturday in an effort to curtail any issues with juveniles that may frequent the park during the summer.</li><li>SRO Galli has conducted additional patrols in the neighborhoods located south of I-85. This has been noticed by several residents who live in the subdivisions in the area and are happy to see the extra police presence.</li><li>SRO Godfrey has been assisting the Operational Support Division with court security due to the need for additional personnel with the current Covid-19 restrictions. SRO Godfrey has also been assisting the Property and Evidence Section with some of their duties as well as patrolling neighborhoods.</li></ul>

## **Lt. Fortenberry- Administrative Division**

### **Community Outreach**



**Community meeting with city  
leaders and members of the faith  
community**



**Sgt. Smith working on derelict property  
located at 316 Arlington Road**

## Lt. Blackwell- Operations Division

### Communications Center

Dispatch and Call Frequency	May-20	Jun-20	% Change From Previous Month	Year to Date 2019	Year to Date 2020	% Change from previous year
Number of 911 Calls	1,374	1,335	-2.8%	8,047	7,485	-7.0%
Incoming 7-Digit Line Calls	5,303	5,114	-3.6%	32,050	29,484	-8.0%
Police Calls for Service	3,257	2,940	-9.7%	16,716	17,789	6.4%
Fire Calls for Service	824	813	-1.3%	4,615	4,569	-1.0%
Total Dispatched Calls	4,081	3,753	-8.0%	21,958	22,358	1.8%

### Detention Center

Inmate and Process Total	May-20	Jun-20	% Change From Previous Month	Year to Date 2019	Year to Date 2020	% Change from previous year
Number of Adults Processed	82	103	25.6%	723	593	-18.0%
Transported to Greenville	10	22	120.0%	264	144	-45.5%
Transported to Spartanburg	9	23	155.6%	181	126	-30.4%
Inmates Transported by Det. Off.	7	23	228.6%		121	
Number of trips made by Det. Off.	5	16	220.0%		27	
Inmates Transport by Patrol	12	22	83.3%		149	
Number of trips made by patrol	10	17	70.0%		43	
Juveniles Processed	1	1	0.0%	12	10	-16.7%
Hours Covered by Patrol	0	24	#DIV/0!	12	48	300.0%

Det. Off. transported 51.1% of the inmates in June; Det. Off. transported 45% of inmates year to date 2020. \***Notable**: COVID-19 continues to affect/reduce arrests.

## Lt. Blackwell- Operations Division

### Animal Control Services

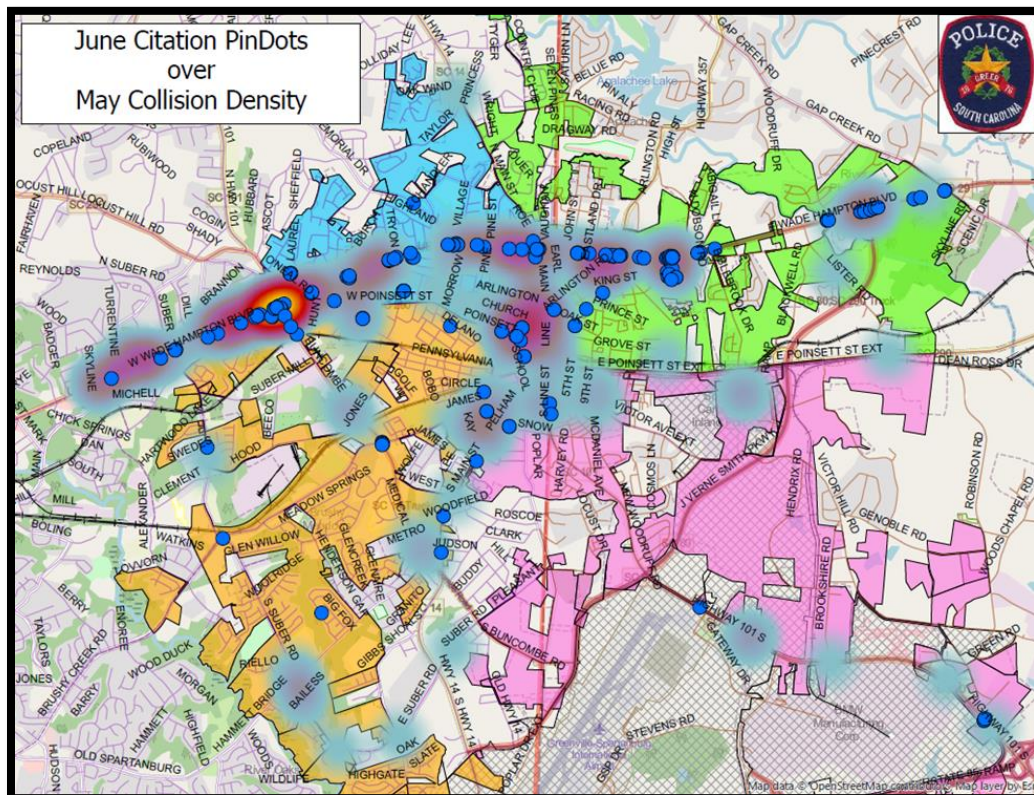
Animal Control Activity	May-20	Jun-20	% Change from Previous Month	Year to Date 2019	Year to Date 2020	% Change from Previous Year
Calls for Service	74	159	115%	849	672	-21%
Live Dogs Picked Up	2	7	250%	59	32	-46%
Live Cats Picked Up	0	5	#DIV/0!	30	16	-47%
Traps Delivered	0	6	#DIV/0!	31	18	-42%
Follow Up Calls	5	12	140%	78	45	-42%
Citations Issued	0	0	#DIV/0!	7	1	-86%



## Lt. Richardson- Patrol Division

Police Patrol Activity	June-19	June-20	% Change	Last YTD	YTD	% Change
Citations issued	564	197	-65.07%	2,330	2,170	-6.87%
Arrests	133	91	-31.58%	862	631	-26.80%
Incident Reports	333	335	0.60%	1,758	1,918	9.10%
Collision Reports	110	114	3.64%	818	688	-15.89%
Warning Citations	445	254	-42.92%	1,858	1,937	4.25%
Patrol Miles	28,469	34,578	21.46%	171,493	224,606	30.97%
Warrants Served	100	58	-42.00%	609	416	-31.69%

## June 2020 Traffic Collision And Enforcement Efforts



### Downtown Parking Enforcement

Now that the first phase of the Center G project is complete efforts have started to educate drivers in the area on the proper way to park. The first phase is to give a warning to drivers and provide information on the correct way to park in the area. During the month of June a total of **44** warnings were issued in the downtown corridor.

## Lt. Richardson- Patrol Division

### Proactive Efforts

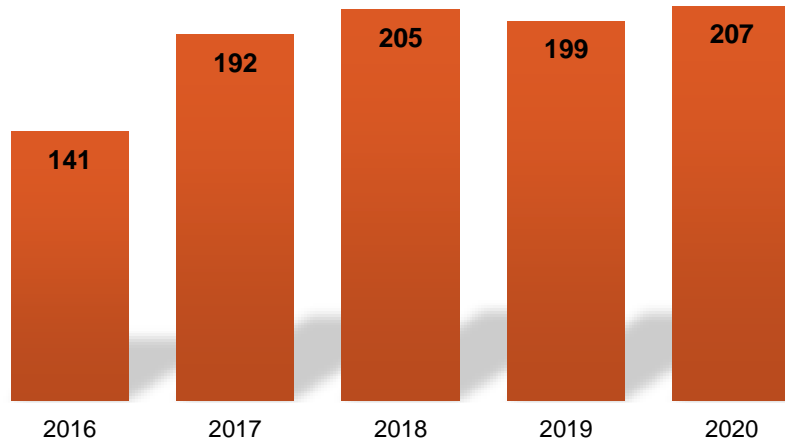
<i>Patrol Proactive Policing for June</i>				
DUI Arrests	Drug Charges	Driving Under Suspension	General Session Charges	Warrants Obtained
9	17	20	41	49
<i>Drugs Seized</i>	Weight			
Marijuana	29.10 grams			
Meth	21.95 grams			
Heroin	.38 grams			
Cocaine	0 grams			

## Lt. Varner- Investigations Division

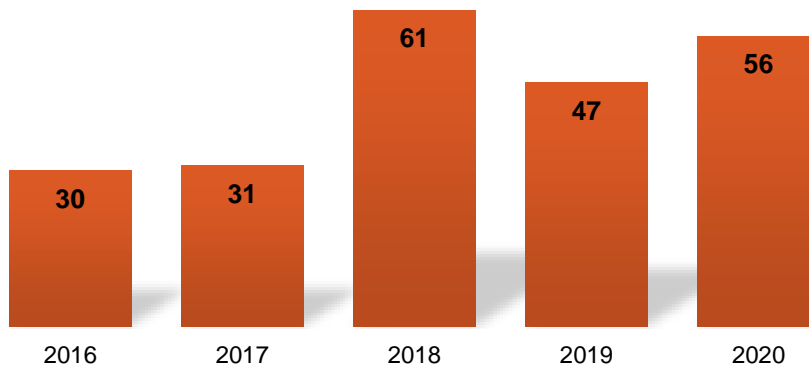
### Cases Assigned YTD

There were a total of 39 new cases assigned to CID in June 2020. Property crimes were the most significant case types assigned this month. There were several firearm related crimes against persons including two ABWIK cases and a homicide.

### CID Assigned Cases 2020 Total YTD



### White Collar Cases 2020 Total



### White Collar Crimes

Detective Bash was assigned 8 white collar cases this month. White collar crimes continue to increase in the YTD numbers from last year, and are not far from exceeding all previous years.

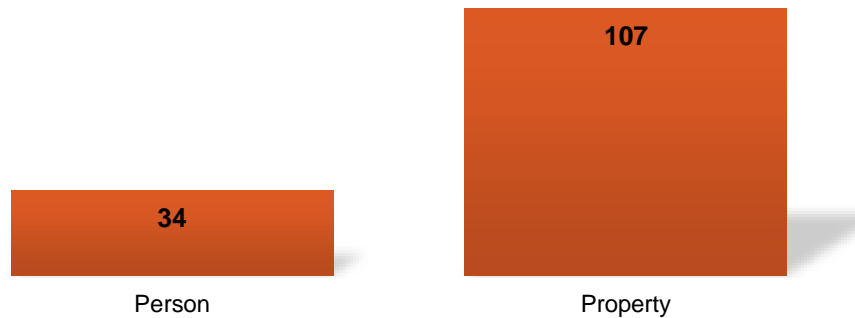


## Lt. Varner- Investigations Division

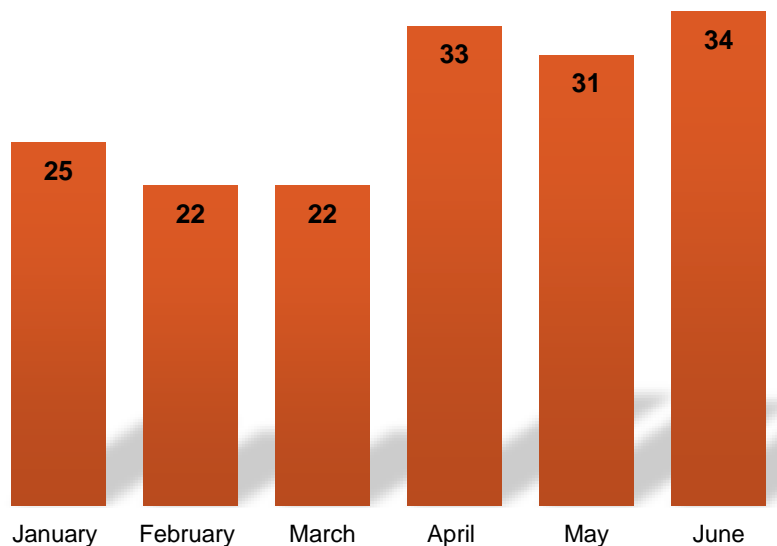
### CID Closed Cases

The chart represents the total number of closed CID cases thru June 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 June 2020



### Crime Analyst Cases Worked

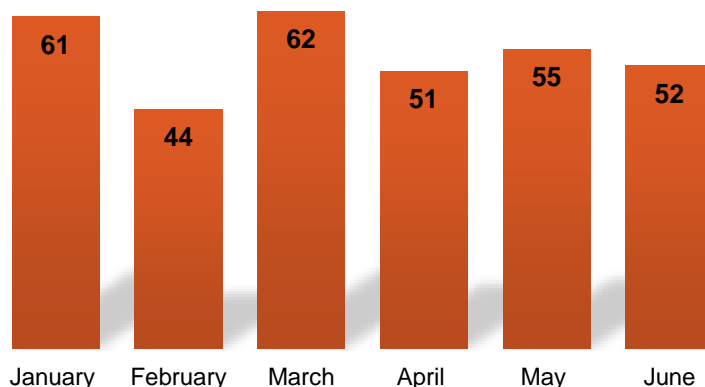
Crime Analyst Ellis worked 34 cases during the month of June and created 6 bulletins. Ellis returned to work in the office on June 10th. Crime Analyst Ellis has been very instrumental in tracking local protesting over the course of this past month and has provided the department, and officers with valuable information as to how other agencies are responding and the issues in other cities.

## Lt. Varner- Investigations Division

### New Victim Advocate Cases

There were 52 new victims in June 2020. The average number of cases in the last six months are 54 cases a month.

### New VA Cases June 2020



### CID TRAINING/OTHER

- CID attended quarterly firearms qualifications.
- CID was called out to several significant incidents during this month, including a Homicide by firearm, two shooting incidents, and three death investigations.
- Det. Hemric and Det. Montgomery have been on light-duty for the month of June.
- CID personnel assisted with the Prayer Walk.
- Victim services has spent numerous hours in court this month with two-day weekly court occurring since re-opening post COVID-19.

**Category Number: VI.**  
**Item Number: G.**



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**Public Services Activity Report - June 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Public Services Activity Report - June 2020	7/22/2020	Backup Material



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

**FROM:** PUBLIC SERVICES DEPARTMENT

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

**DATE:** July 22, 2020

### **PUBLIC SERVICE CREW**

- Replaced 30' of curb line on Leesburg Peak
- Replaced 25' of curb line at Bellamy Close
- Repaired stormdrain box in Bent Creek Subdivision; mortared box; backfilled with dirt; planted grass seed
- Construct an asphalt berm on driveway on Leesburg Peak
- Ran camera in stormdrain line on Virginia St.
- Rebuilt storm drain box at the corner of Peachtree Dr and Mt Vernon Dr
- Replace 16' of stormdrain pipe and rocked each end of Mt. Vernon Dr.
- Patched pipe and backfilled sinkhole on Cannon Ave.
- Hauled 5 loads of construction waste to the landfill
- Ran street sweeper for 18 days in June

### **CARTS DELIVERED**

NEW HOME CARTS: 94

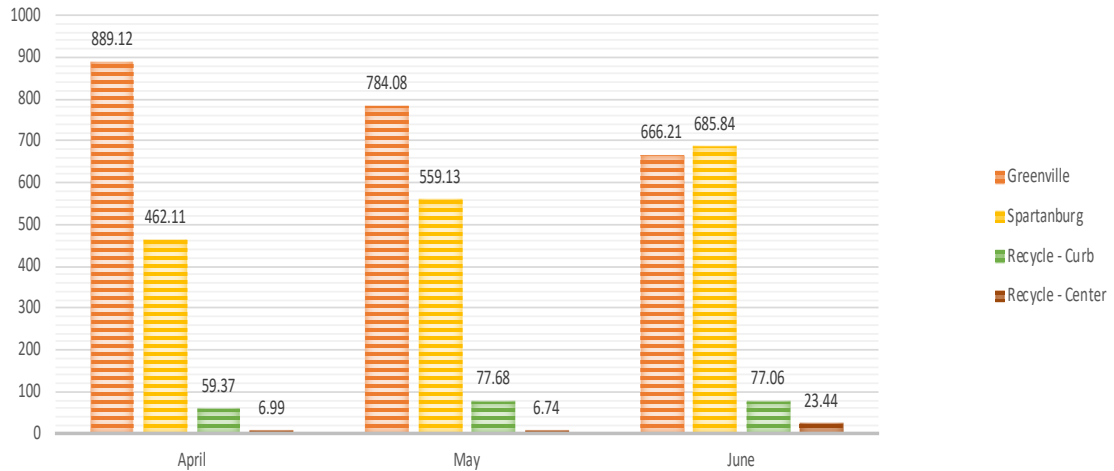
REPLACEMENT CARTS: 12

RECYCLE BINS: 105

CARTS REPAIRED: 28

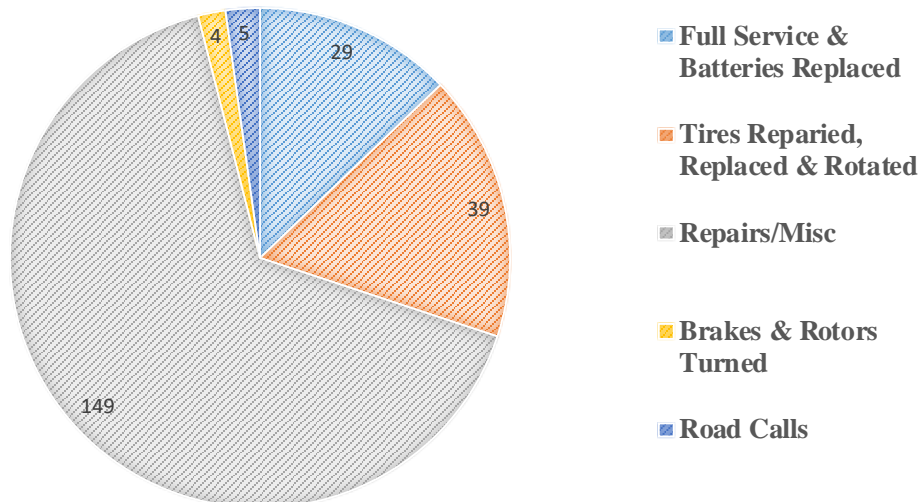
YARD WASTE CARTS: 3

## GARBAGE/RECYCLING COLLECTION



YTD Fiscal Year Totals: Greenville 8024.96 + Spartanburg 5496.04 = **13,521 Total**

## VEHICLE MAINTENANCE



## *RIGHT OF WAY CUTBACKS & GRASS CUTTING*

- Grass was cut twice this month at the cemetery
- Cut back on Kelly Ave.
- Cut grass at High bridge, old shop, OC, uptown, triangles and Moore St.
- Shut down Gary Armstrong Rd. for 3 hours and cut the road right of way on both sides
- Ran the bush hog 19 days this month
- Sprayed for weeds on Connecticut Ave, Snow St, Maplewood Subdivision, Chestnut Hill Plantation, Country Meadows, Heather Hill, Westfield, Hunters Place, Starcrest, County Club Crossing, and Riverdale

## *POTHOLES*

- Patched/repared potholes on 27<sup>th</sup> St, Hampton Rd., W Phillips, Gary Armstrong, Westmoreland, Lindal, Cannon and Moore St.

## *SIGNS REPAIRED/REPLACED*

- Repaired/replaced street sign at Ashmore & Wade Hampton
- Stop signs repaired/replaced at Highland & Caldwell; 5<sup>th</sup> & Moore St.
- Loading Zone sign was placed on Trade St.

## *CITY BUILDING, AND CUSTODIAL MAINTENANCE*

- Installed shower/eyewash station in pool chemical room at Golf Course.
- Converted lights to LED in stairwells at City Hall.
- Roof repair at Museum
- Roof repair at Golf Course Club House
- Reinstalled downtown clock after refurbishing.
- Cleaned carpets on 1<sup>ST</sup> floor of City Hall
- Replaced 15HP motor on roof of City Hall in HVAC System
- Installed new hand rails at pool stairs at Golf Course
- Replaced bad fan motor on chiller at City Hall
- HVAC repairs at Fire Department and OC rear offices.
- Flagpole repair completed at City Hall
- Interviews for part time custodian



## **CITY ENGINEER**

### **CITY ENGINEER –**

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

- Randall Street study- met consultant
- Davenport St repairs – Under Const.
- Blackwell Rd bridge – Consultant starting design
- CSX Railroad bridge at Biblebrook road/bridge closure – Layout of project.
- Mt. Vernon Rd @ Poinsett right turn lane – finalized scope and cost estimate
- Faye Court drainage issue – Requested proposals from Contractors
- Executive Drive SD repair – coordination meetings
- Road Improvement Program – Consultant working
- Downtown Streetscape project – Site visits, inspections and coordination
- Fire Dept. driveway – waiting on DOT
- US 29 Accel/Decel lanes – on hold
- Recycle Center Upgrade Phase 2 – on hold
- Lemon Creek speed humps – on hold

**Davenport repair**



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

- Sidewalk repair at Shelburne Farms – met contractor
- Leesburg Peak waste site – coord with DHEC
- Recycle Center monthly inspection completed for June
- Asset Management study – review prelim reports
- Transfer Station DHEC permit Modification-coord. w/ consultant

**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:**

- Inontime parking expansion – plan review
- Reserve at Redcroft – drainage meeting on site
- Lively Victor Park – plan review
- Views at Mt. Vernon – met developer on site – drainage
- CPW sewer line replacement on Bobo St – plan review

#### **Other:**

- PAC site reviews (1)
- Sinkhole at Benson dealership



- Performance Review RB
- Interviews for PSW1
- Line Street property clean up
- Fleet mileage updates
- Interviews for part time Custodian
- Took CEPSCI renewal class online
- Pub Svc tour with Kate K.

### STORMWATER MANAGER

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

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

- 1) Ordered and acquired Adopt-a-Stream kits for stream testing. Testing kits are available to certified volunteers for stream testing within the City. This program is being utilized to meet the Public Education and Outreach and Public Participation requirements of our Stormwater Program. Pictured right is stream testing at Century Park. →
- 2) Met with contractors for street repair project at Faye Ct.
- 3) Coordinated with contractor for street repair project on Davenport St.
- 4) Coordinated with contractor for proposal for Executive Drive storm drain repair project.
- 5) Attended Wade Hampton Road Safety Audit meeting with consultants and SCDOT.
- 6) Completed the SCDOT Railroad Crossing Inspections of 10 at-grade crossings in the City.



**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.*

Projects Submitted	
Development Type	Project Name
LINEAR	Bobo Street Wastewater Line Replacement for Greer CPW

Plan Reviews- Site Development, Stormwater, As-Built	
Review Type	Project Name
COMMERCIAL	InOnTime Trucking Expansion (gravel parking lot for storage)
COMMERCIAL	Lively Victor Park
COMMERCIAL	Lear Corporation Building Expansion



LINEAR	Bobo Street Wastewater Line Replacement for Greer CPW
AS BUILT REVIEW	Katherine's Garden
AS BUILT REVIEW	Pleasant Meadows - Pleasant Dr. Subdivision
AS BUILT REVIEW	POM Storage
AS BUILT REVIEW	Cypress Landing
AS BUILT REVIEW	Hampton Inn Site Prep
FINAL PLAT	Creekside Manor Phase 3
FINAL PLAT	Creekside Manor Phase 3
FINAL PLAT	Creekside Manor Phase 3
FINAL PLAT	Lismore Village Ph 2
FINAL PLAT	Saddlebrook
FINAL PLAT	Saddlebrook
FINAL PLAT	Sudduth Farms Amenity Center
FINAL PLAT	Sudduth Farms Phase 1C
FINAL PLAT	Sudduth Farms Phase 1C

Permits Issued	
Permit Type	Project Name
ENCROACHMENT	Application for pothole of Heatherwood Ln
ENCROACHMENT	Directional bore within the ROW on Westmoreland Road
ENCROACHMENT	Directional bore within the ROW parallel to Hampton Road
ENCROACHMENT	STREET CUT

Engineering and Stormwater Issues	
Issue Type	Issue Type
STORM WATER	STORM WATER
STREET REPAIR AND POTHOLES	STREET REPAIR AND POTHOLES

Engineering & Stormwater Inspections	
Inspection Type	
CEPSCI INSPECTION	64
CLOSEOUT INSPECTION	3
ENCROACHMENT	6

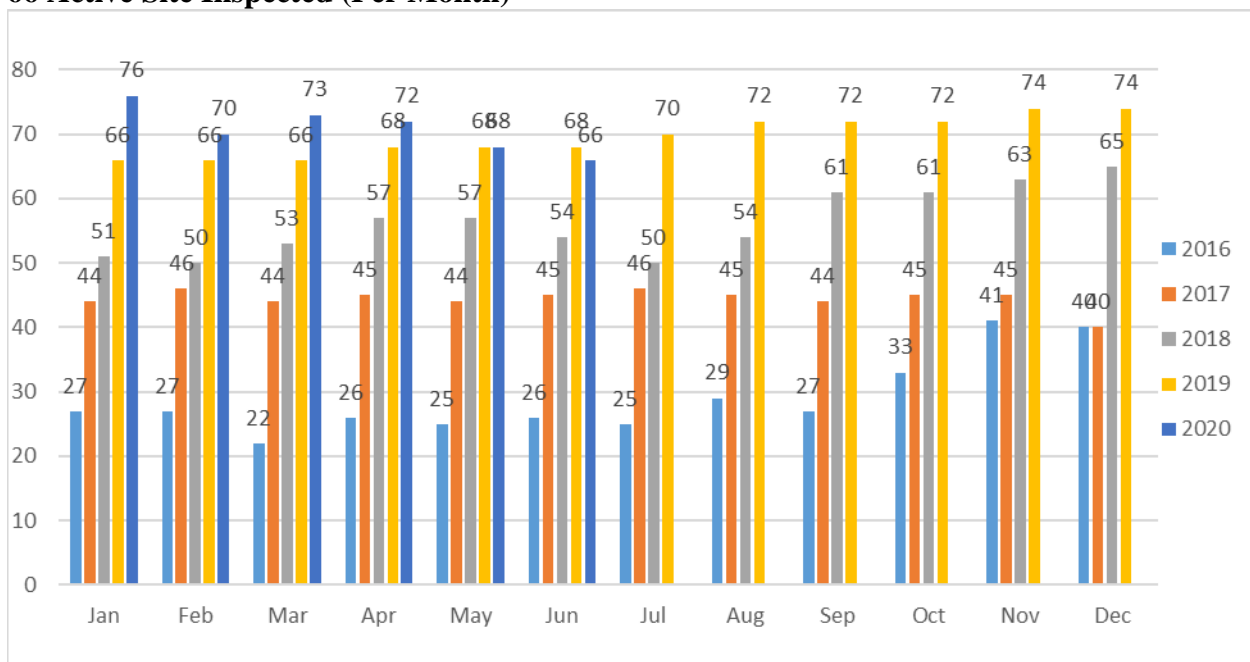
2020 Stormwater Summary January 1 <sup>st</sup> through June 30th, 2020		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
13	46	13

Historical Project Submittals	
Year	Projects Submitted
2020	13
2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

### STORMWATER INSPECTIONS

#### **STORMWATER INSPECTION: Anthony Copeland/Brian Hunter**

##### **66 Active Site Inspected (Per Month)**

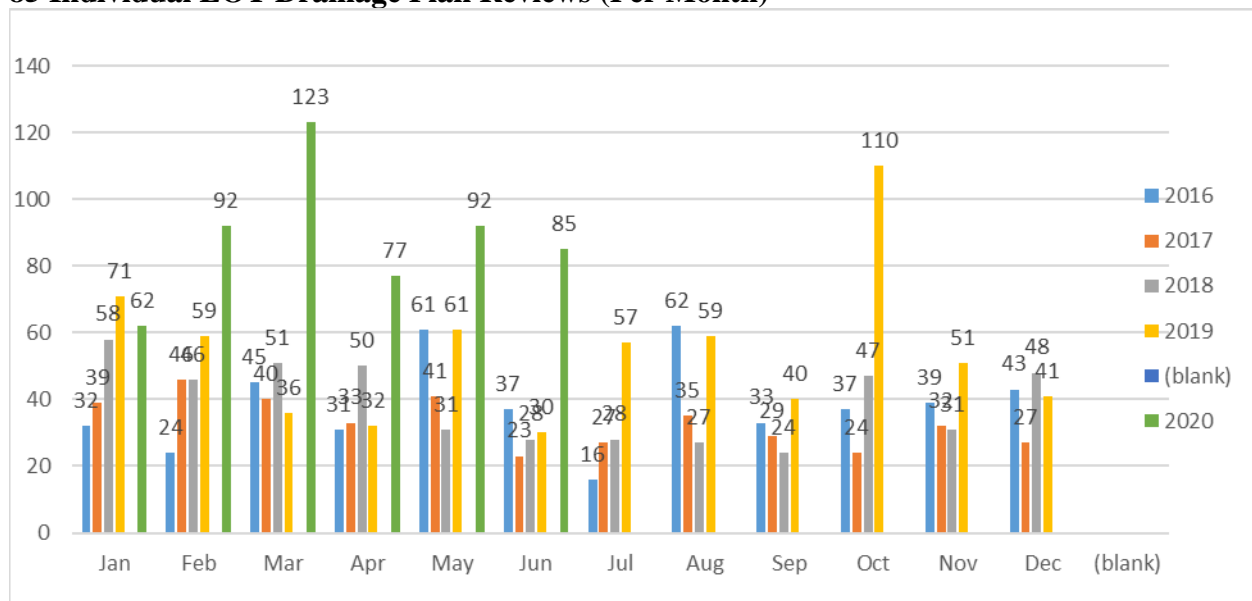


1. Turner St. (4) New Houses	2. New Hope Baptist Church	3. Greer Parking Garage
4. Greer High School Addition	5. Old Woodruff Rd. Ind. WH	6. API Box
7. Cranky Yankey Ph-2 WH	8. POM Storage	9. Cypress Landing Subd.
10. Abner Creek Elem. Addit.	11. Riverside Crossx OutParcel 3	12. Freeman Farms Subd.
13. Katherine's Garden	14. Shine on Two-9	15. Greer Express Carwash
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. Foundations Early Learn Ctr.
25. Oneal Village Subd. Ph-2	26. Darrien Properties Lot 3	27. Overton Park
28. Oneal Village Subd. Ph-3	29. Briar Ridge	30. Echo Ridge
31. Oneal Village Subd. Ph-4	32. Praise Cathedral	33. Mayfair Station
34. Orchard Crest Subd. Ph-1	35. Redcroft Subd. Ph-2	36. South Main Towns
37. Town Pines	38. Century Park Kids Planet	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. Nifty Lift
49. Ozellas Ridge	50. Netzero	51. Hampton Inn
52. STI Trucking Ph2	53. GHS GME Residence	54. O'Hare Project
55. Freeman Farms Industrial	56. Carolina Commerce	57. Magnolia Greens
58. Lear Corporation Addit.	59. Global Commerce	60. Affordable Suites
61. Brockman McClimon Rd.	62. Sudduth Farms	63. Branchwood Subd.
64. Crescent Park Commons	65. Bent Creek Sewer Ext. Ph 3	66. Suber Branch Towns

## STORMWATER INSPECTION: Anthony Copeland

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



## Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Stormwater entering driveway during severe storms.	6-2-2020	William Ballew, 115 Sherwood Ave.	Curb height is ok. Stormwater hops driveway edge flows	6-3-2020

			down the driveway.	
Stormwater from road /Views at Mt.Vernon	6-2-2020	Ken Howard, 516 Mt.Vernon	COG visited site, determine that easement has always carried the water.	6-3-2020
Stormwater Washout at Catch Basin	6-2-2020	926 Bent Creek Run Dr.	COG visited site and COG Maintenance to fill area in	6-12-2020
Stormwater Runoff	6-1-2020	110 Harris St.	COG spoke with homeowner and determine no abnormal drainage pattern	6/5/2020
Stormwater Runoff	6/1/2020	J.B. Burch 211 Virginia Ave.	COG visited and spoke w/ Mr. Burch and determine that storm were heavy but alley in rear of his property should be maintained by COG and have standing water released.	In Queue with COG Maintenance
Sink Hole at rear of Catch Basin	6/2/2020	Kelly Good 726 Waterbrook Ln.	COG visited the property and Notified maintenance	6/12/2020

## Asphalt Activities Inspection: Anthony Copeland

Subd. / Project Name	Date	Operation
Sudduth Farms	6/5/2020	Stone Base Proof Roll
Reserves at Redcroft	6/6/2020	Asphalt Binder Placement @ Apsley Ct Sta: 0+00 to 3+00 Starvodale Sta: 0+00 to 5+45
Reserves at Redcroft	6/9/2020	Proof Roll / Asphalt Binder Placement @ Wesley Ln. Sta:0+00 to 2+50 Ditton Ct. Sta: 0+00 to 2+00 Merlett Ct. Sta: 0+00 to 4+30
Subd. / Project Name	Date	Operation
Creekside Manor	6/19/2020	Proof Roll / Asphalt Binder Placement @ Foxbank Sta: 12+00 to 31+30 Merkel St. Sta: 5+00 to 8+52

Category Number: VI.  
Item Number: H.



**AGENDA**  
**GREER CITY COUNCIL**  
7/28/2020

**Website Activity Report - June 2020**

**ATTACHMENTS:**

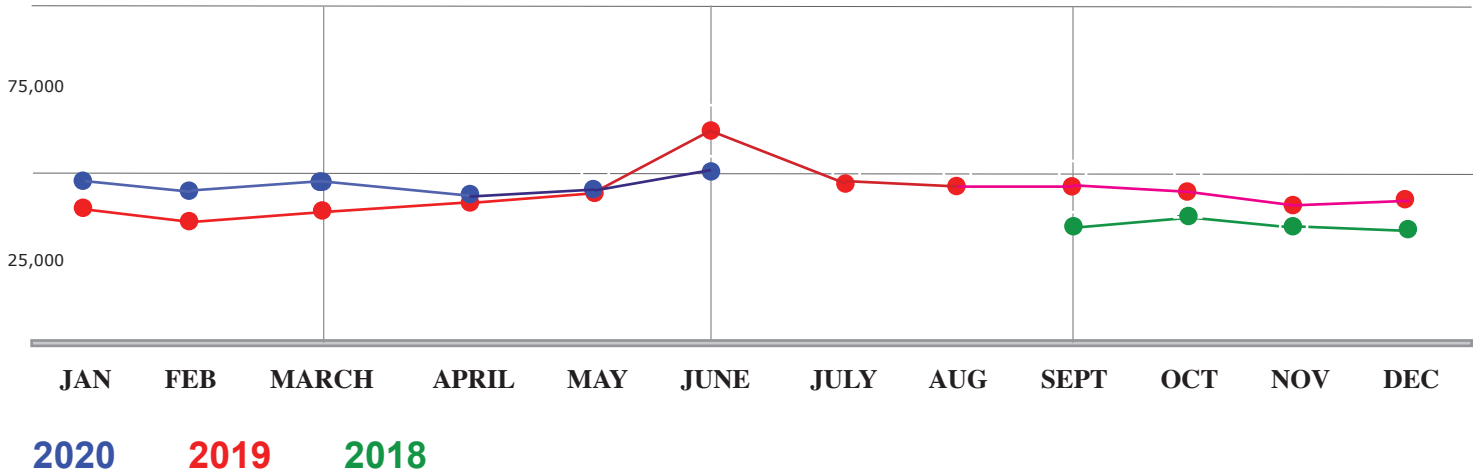
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☐ Website Activity Report - June 2020	7/23/2020	Backup Material



# City of Greer Website

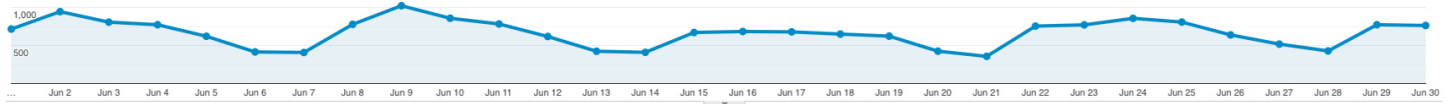
## June 2020 Monthly Report

### Total Page Views by Month



### Daily sessions at www.cityofgreer.org

June 1-30, 2020



### Visitors to www.cityofgreer.org

Total Users:	17,215 from 76 countries
Desktop:	41.2 %
Mobile:	56.0 %
Tablet:	2.8 %

### Retention

Monthly Page Views:	50,543
Avg Pages per Session:	2.25
Average Time per Session:	1 minute 42 seconds

### Traffic Sources

Search Engines	65.9 %
Direct Traffic:	26.7 %
Social/Other:	7.4 %

### Most Viewed Pages

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



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**Second and Final Reading of Ordinance Number 29-2020**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARK III PROPERTIES LOCATED ON NORTH HOWELL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Ordinance Number 29-2020	7/22/2020	Ordinance
❑ Ord 29-2020 Exhibit A Deed	7/22/2020	Exhibit
❑ Ord 29-2020 Exhibit B Plat	7/22/2020	Exhibit
❑ Ord 29-2020 Exhibit C Map	7/22/2020	Exhibit
❑ Ord 29-2020 Exhibit D Flood Map	7/22/2020	Exhibit
❑ Ord 29-2020 Exhibit E Statement of Intent	7/22/2020	Exhibit
❑ Ord 29-2020 Exhibit F Site Plan	7/22/2020	Exhibit
❑ Ord 29-2020 Petition for Annexation	7/22/2020	Backup Material



**ORDINANCE NUMBER 29-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY MARK III PROPERTIES LOCATED ON NORTH HOWELL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY.**

**WHEREAS**, Mark III Properties is the sole owner of property located on North Howell Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Number 0618010100600 and Spartanburg County Parcel Number 0618010100600 containing approximately 15.4 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0351E attached hereto marked as Exhibit D; and,

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

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

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

**WHEREAS**, the property owners have requested that the subject property be zoned DRD (Design Review 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 15.4 acres +/- property shown in red on the attached map owned by the Mark III Properties located on North Howell Road as described on the attached City of Greer Map as Greenville County Parcel Number 0618010100600 and Spartanburg County Parcel Number 0618010100600 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 1280 FEET OF NORTH HOWELL ROAD: 1280 feet of North Howell Road roadway along the edge of the annexed property owned by Mark III Properties as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

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

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

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0351E.

6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #4.

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 Judy Albert

First Reading: July 14, 2020

Second and  
Final Reading: July 28, 2020

**APPROVED AS TO FORM:**

---

John B. Duggan, Esquire  
City Attorney

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1643 PAGE 137 ✓

KNOW ALL MEN BY THESE PRESENTS, that

Epworth Children's Home

in consideration of Two Hundred Eighty Thousand and No/100 (\$280,000.00)

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

S. Michael Bruce

See Exhibit A

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, etc. 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.

WITNESSE the grantor's(s') hand(s) and seal(s) this 3 day of June, 19 96  
Epworth Children's Home

SIGNED, sealed and delivered in the presence of:

BY:

Kepma Huddings  
[Signature]

Robert R. Armstrong (SEAL)  
Chairman - Board of Trustees (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

3 day of

June

19 96

(SEAL)

Notary Public for South Carolina.

My commission expires 10-11-98

EXHIBIT A

ALL that piece, parcel or lot of land located three miles north from Greer, O'Neal Township, State of South Carolina, County of Greenville, lying on both sides of Beaver Dam Creek as shown on Plat No. 4 of the property of C. M. Ponder Estate made by H. S. Brockman, Surveyor, dated November 12, 1954, and having the following courses and distances to-wit:

BEGINNING at an iron pin on the bank of country road and property of A. D. Turner and running thence S 7-15 W. 36 feet to iron pin corner of A. D. Turner and Cooper Howell Property; thence along Copper Howell Property S. 82-00 E. 767 feet to a point; thence N. 68-30 E. 590 feet to an iron pin; thence S 78-35 E. 541 feet to old stone corner of Cooper Howell and LeRoy Tapp Property; thence along LeRoy Tapp Line N. 15-51 E. 722.5 feet to old stone; thence N. 45-40 E. 437 feet to old stone corner of LeRoy Tapp and W. J. Griffin property, thence along W. J. Griffin line N. 66-42 W. 1808 feet to iron pin; thence N. 84 W. 150 feet to point; thence S. 77 W. 185 feet to point; thence S 68-26 W. 208 feet to point; thence N. 77-49 W. 191 feet to iron pin bank of County road corner of property of W. J. Griffin and Leether G. Ponder; thence along the line of Leether G. Ponder Property S. 5-00 W. 1350.5 feet to iron pin; thence S. 61-30 W. 229 feet to iron pin; thence S. 2-00 E. 44 feet to iron pin; thence S. 75-30 370 feet to iron pin the beginning corner, containing 74.02 acres, more or less, being tracts one and two of the above described plat. -316-619.1-1-6

This is the same property conveyed to Grantor by deed of T. MILTON PONDER recorded in the ~~RMC~~ <sup>will</sup> Office for Greenville County on 9-18-85 in ~~Deed~~ <sup>will</sup> Book 854 at Page 1189 and subject to all restrictions, easements, rights-of-way and roadways of record, on the recorded plats or on the premises.

This Conveyance is made subject to all easements, conditions, covenants, rights-of-ways, if any, appearing of record on the premises or on the recorded plat which may affect the property hereinabove described.

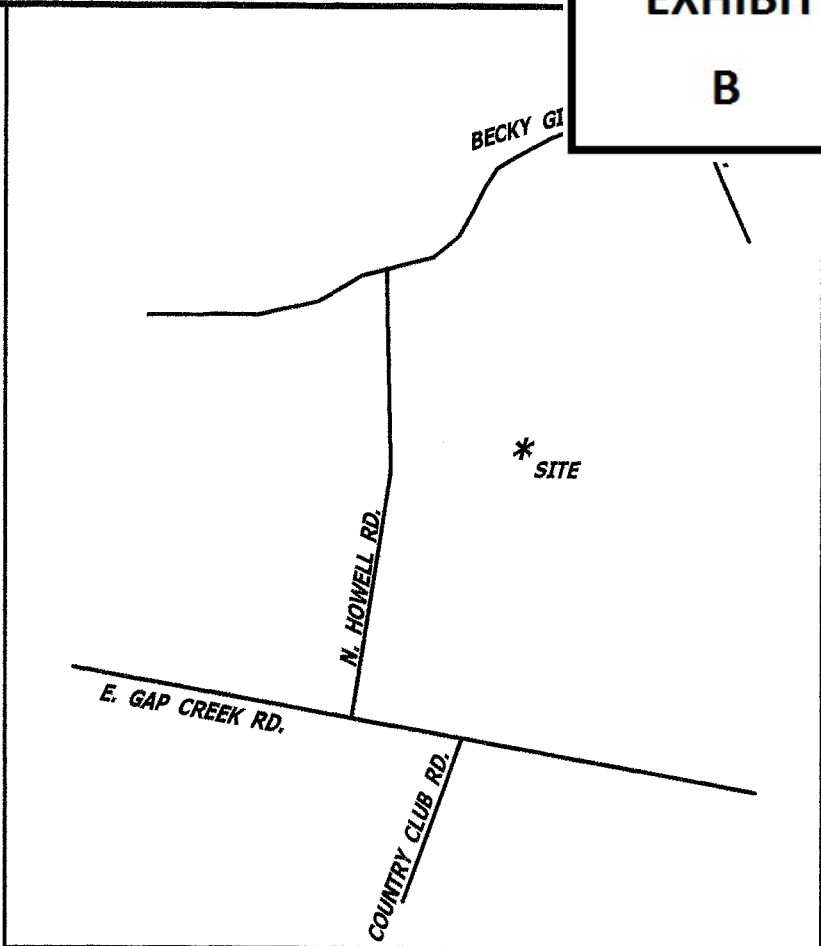
FILED FOR RECORD IN GREENVILLE  
COUNTY SC RMC OFFICE AT 11:27 AM  
06/04/96 RECORDED IN DEED  
BOOK 1643 PAGE 1137  
DCC # 96036902

36902

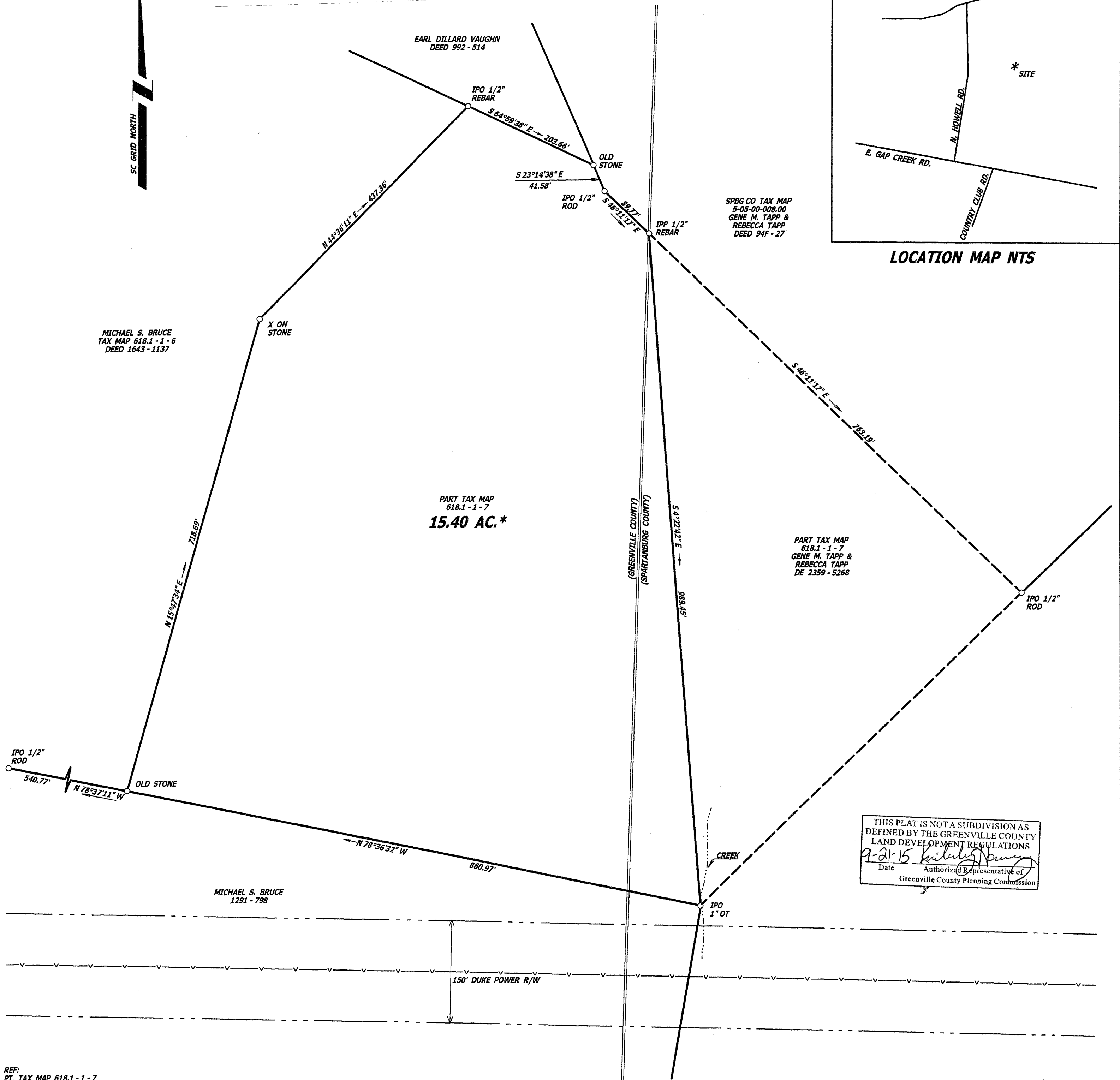
*Donna S. Tansey*

EXHIBIT  
B

2015073689  
1 Pgs  
PLAT/LG Book: PL 1219 Page: 0020 - 0020  
September 21, 2015 03:25:30 PM  
Rec: \$10.00  
FILED IN GREENVILLE COUNTY, SC *Timothy J. Manning*



LOCATION MAP NTS



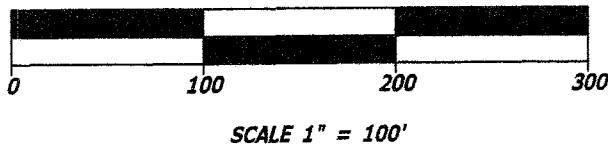
THIS PLAT IS NOT A SUBDIVISION AS  
DEFINED BY THE GREENVILLE COUNTY  
LAND DEVELOPMENT REGULATIONS  
9-21-15 *Timothy J. Manning*  
Date Authorized Representative of  
Greenville County Planning Commission

REF:  
PT, TAX MAP 618.1 - 1 - 7  
DEED 2359 - 5268  
PLAT 13W - 49  
PLAT II - 31  
PLAT NN - 89

**NOTE:**

THIS PARCEL IS TO BE COMBINED WITH AND MADE A  
PART OF TAX MAP 618.1 - 1 - 6

**SURVEY FOR  
MICHAEL S. BRUCE  
STATE OF SOUTH CAROLINA GREENVILLE COUNTY  
JULY 23, 2014**



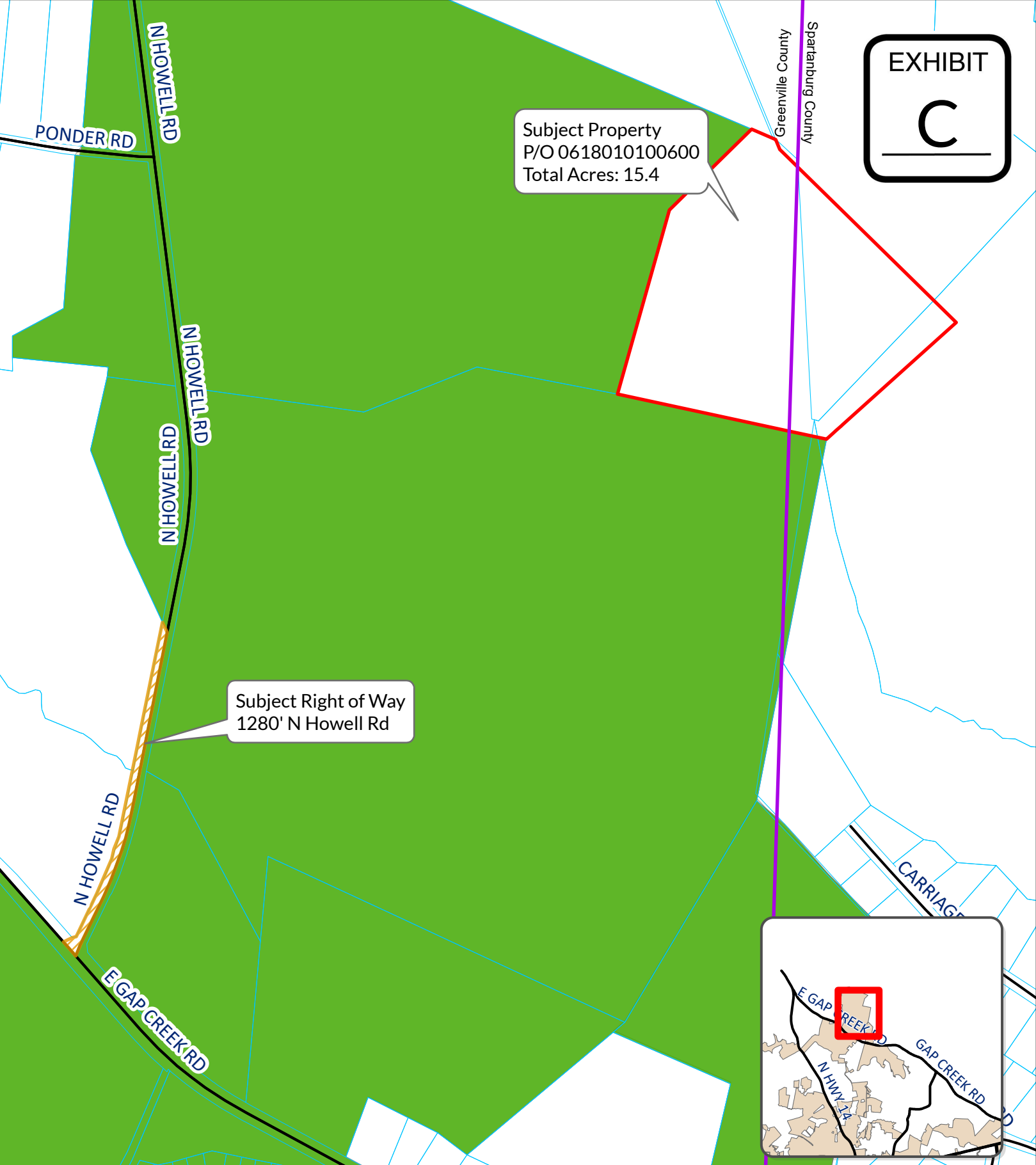
**CHAPMAN**  
Surveying Company, Inc.  
P.O. Box 104 Taylors S.C. 29687  
(864) 322-7610 fax: (864) 322-5259  
Est 1989

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL  
KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY  
SHOWN HEREON 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; ALSO THERE ARE NO VISIBLE  
ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Mack L. Chapman Jr.*  
MACK L. CHAPMAN JR. PLS 19034 JOB NO. 10053A

EXHIBIT

C



Ordinance 29-2020

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.

# EXHIBIT D



Program at 1-800-638-6620.



MAP SCALE 1" =

0 250 500

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0351E

## FIRM

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

PANEL 351 OF 625

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0351	E
GREER, CITY OF	450200	0351	E

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



MAP NUMBER  
45045C0351E

MAP REVISED  
AUGUST 18, 2014

Federal Emergency Management Agency

City of Greer  
450200

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)



# **Brookside Farms**

## **“Statement of Intent”**

**± 237.17-Acre Single Family Development  
(Design Review District “DRD” Zoning Request)  
Gap Creek Road & North Howell Road – Greer, SC**

**Date:**

June 11, 2020

**Applicant**

BlackStream Development, LLC  
1325 Miller Road, Suite S  
Greenville, SC 29615  
Ford Elliott  
(864) 901-4078  
[Ford.Elliott@svn.com](mailto:Ford.Elliott@svn.com)

**Civil Engineer**

Bluewater Civil Design, LLC  
718 Lowndes Hill Road  
Greenville, SC 29607  
Paul J. Harrison, P.E.  
(864) 326-4202  
[paul@bluewatercivil.com](mailto:paul@bluewatercivil.com)

**Property Description**

This property consists of ± 237.17 acres located at the intersection of Gap Creek Road and North Howell Road with TMS #0618010100600, 0536010104800, 0536010104900, 0536010105704. The property is located within the City of Greer and currently zoned C-2 (Commercial District) for parcel 053601014800 at the corner of Gap Creek Road and North Howell Road, and R-12 (Single-Family Residential District) for the remainder of the project area (parcels 0618010100600, 0536010104900, & 0536010105704). The developer is requesting rezoning all parcels in the development to a Design Review District (DRD) zoning classification.

**Community Development Overview**

The development planned for this ± 237.17-acre tract will utilize DRD zoning classification. The development will consist of (1) new access point off Gap Creek Road and (4) new access points off North Howell Road. The roads within the community will be public roads that will be owned and maintained by City of Greer. A Homeowner’s Association (HOA)

will be setup to maintain common grounds and items outside of the public right-of-way. A (5') wide concrete sidewalk will be provided on one side of all new roads to allow ease of walkability throughout the development and (5') sidewalks will be installed on the exterior of the property along Gap Creek Road and North Howell Road. For the single-family attached units (townhomes), a minimum of two off-street parking spaces will be provided for residents (one space in the garage & one space in the driveway). Additional parking will be provided in off-street parking lot(s) for overflow, guests, and the centralized mail center. For the single-family detached homes, a minimum of two off-street parking spaces will be provided for residents (one space in the garage & one space in the driveway). Additional parking may be provided in off-street parking lot(s) for amenities, guests, and mail centers.

Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be active and passive open space (disturbed and undisturbed), visitor parking, mail centers, amenity centers, and other community gathering areas. These common areas will be maintained by the HOA. The HOA will be responsible for entrance monuments, common areas, landscaping, site lighting, and all other improvements outside of the public right-of-way. Covenants and Restrictions for the Community will be drafted and recorded at the Greenville County Register of Deeds Office with the final plat(s).

### **Natural Resource Inventory**

The existing site is currently undeveloped land consisting mostly of grass pasture and scattered woods. There is an existing lake (Moon Lake) on the property that will be preserved for recreational use. Maintenance of the lake and dam will be the responsibility of the property owner's association. The existing topography slopes gradually away from a centralized high point located in parcel 0536010104900. The slopes range from 6% to the North, 9% to the East, 8% to the South, and 3% to the West.

There is approximately 1280 linear feet of property frontage along Gap Creek Road and approximately 3,785 linear feet of property frontage along North Howell Road. Gap Creek Road is a two-lane paved road with auxiliary turn lanes and a paved width of approximately (50) feet and is owned and maintained by SCDOT. North Howell Road is a two-lane paved road that is approximately (18) feet wide and is owned and maintained by SCDOT.

Public water mains adequate to serve our site are available along Gap Creek Road and are owned and maintained by Blue Ridge Rural Water District. Gravity sewer will flow to multiple pump stations onsite and then pump to nearby gravity sewer owned and maintained by Greer CPW.

### **Density & Phasing**

The overall density will not exceed 750 lots/units or roughly (3.16) units per acre. The project will be phased. Phase I will consist of approximately (94) townhome units and (196) single-family detached lots. Phase II will consist of approximately (75) townhome units and (145) single-family detached lots. Phase III will consist of approximately (52) townhome units and (76) single-family detached lots. The area on the western side of N. Howell road will be designated as future development with the potential to add approximately (100)

additional townhome units. If the development proceeds as expected, build-out of all residential lots/units is expected within 7-10 years.

### **Homes & Materials**

The single-family residences in the community will be a for sale product. The townhomes will consist of a (20') wide product. The townhomes will have a 1,100 SF minimum gross floor area. Units could range from 2-3 bedrooms. All units will have a minimum 1-car garage and provide (2) parking spaces (one space in the garage & one space in the driveway). Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone. Any vinyl siding shall be a higher quality material. Exteriors will contain a minimum of (2) material combinations. Roof-types will be architectural 20-year shingles. Building heights will not exceed typical height of a two-story home.

The single-family detached homes in the community will consist of a mix of 30'x70' and 40'x70' building footprints. The homes will have an average of 2000 SF gross floor area ranging from 3-4 bedrooms. All homes will have a 2-car garage providing (2) parking spaces. Exterior building materials may consist of shake siding, board and batten siding, Hardie Board, brick, and/or stone. Exterior will contain a minimum of (2) material combinations. Roof type will be architectural 20-year shingle. Building height will not exceed typical height of a two-story home.

Any single-family detached or attached homes added to the western side of N. Howell Road will be consistent in size, height, and materials with the Eastern side. Any attached (townhome) structures would have a maximum height of (45') which could allow for (3) stories.

### **Amenities, Landscaping, & Buffers**

The proposed development will include approximately (98) acres of common open area with maximum efforts to preserve existing vegetation/trees around the perimeter property line. A (25') setback has been established between the development and the surrounding properties. A (30') setback has been established along Gap Creek Road and North Howell Road. These setback areas may be used for screening/buffering. The common areas may consist of disturbed and non-disturbed open space, passive open space, and/or walking trails. Walking trails will be added providing pedestrian connectivity between the single-family attached sections and the single-family detached sections where site constraints allow. These walking trails will potentially be connected to a system of trails located on City of Greer property across Gap Creek Road. The developer will work with City of Greer and SCDOT to accommodate a pedestrian crosswalk to the High School on the southern side of Gap Creek Road. The area designated for amenities will contain a pool, cabana and associated parking. Areas may also contain volleyball courts, pickleball courts, fire pits, dog parks, and/or tot lots.

Entrance monuments will be installed at entrances along Gap Creek Road and North Howell Road. The monument design(s) shall be presented to the City of Greer Planning & Zoning Staff for approval prior to any installation. The proposed entrance(s) will be heavily

landscaped with shrubs and annual color. The proposed community areas (pools, cabanas, courts, etc.) will be landscaped with perennial canopy trees, evergreen shrubs, and/or evergreen bushes. The landscaping plans will be a part of the Final Development Plans submitted to the City of Greer Planning and Zoning Department for approval.

The stormwater management area(s) may be dry or wet storage depending on water sources once the project progresses to the Final Design Phase. The stormwater management areas may have a fence and/or landscaping around the dike which will comply with current regulations. All common areas, landscaping, monuments, street lighting, stormwater management areas, and mail centers will be maintained by the HOA.

### **Building Setbacks**

All the proposed setbacks for this project are as follows:

- 25' minimum perimeter setback along exterior property lines. (Setback is measured from the exterior property line.)
- 30' minimum setback along Gap Creek Road
- 30' minimum setback along North Howell Road
- 20' minimum front setback along interior residential roads
- 5' minimum side setback (only detached lots)
- 10' minimum rear setback (only detached lots)

### **Site Lighting**

It is the Developer's intent to use Greer CPW for all residential site lighting. Streetlights throughout the community will be consistent for all residential areas.

***Building Elevations***



**Elevation-A**



**Elevation-A**



**Elevation-B**



**Elevation-C**

**Maywood - 1429 SQ. FT.**

**Townhome Collection**





SITE DATA

TAX MAP NO.: 0618010100600, 0536010104800, -4900, & -5704

TOTAL AREA: ±237.17-ACRES

EXISTING ZONING: R-12 & C-2

PROPOSED ZONING: DRD

TOTAL LOTS/UNITS: 170 LOTS (42' X 150' TYP.)  
247 LOTS (52' X 150' TYP.)  
221 UNITS (20' X 100' TYP.)

PROPOSED ROADWAY: ±247.7 LF (66' R.O.W.)  
±559.7 LF (40' R.O.W.)  
±586.7 LF (42' R.O.W.)  
±16,429.9 LF (44' R.O.W.)

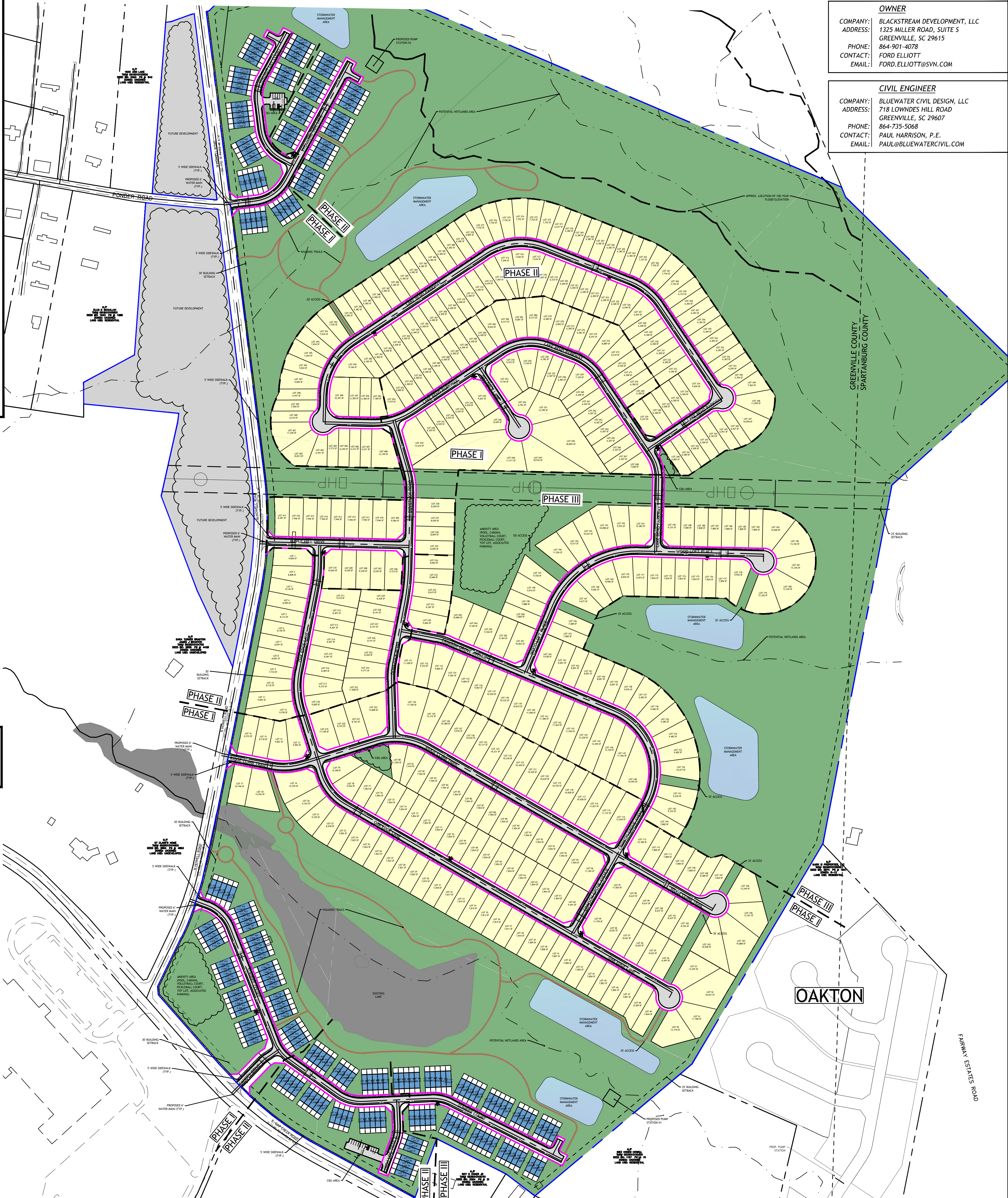
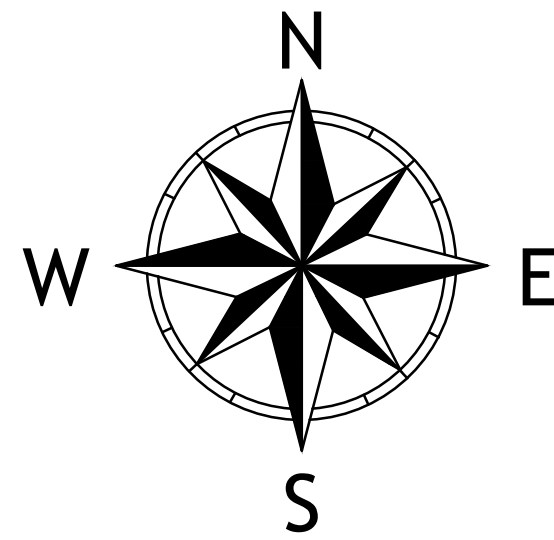
SETBACKS  
N HOWELL ROAD: 30'  
GAP CREEK ROAD: 30'  
FRONT: 20'  
SIDE: 5'  
REAR: 10' (DETACHED ONLY)  
EXTERIOR SETBACK: 25'

LAYOUT SUBJECT TO REZONING & P.C. APPROVAL

SITE LEGEND

- ASPHALT PAVEMENT SECTION
- SIDEWALK
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- PROPOSED WATER MAIN

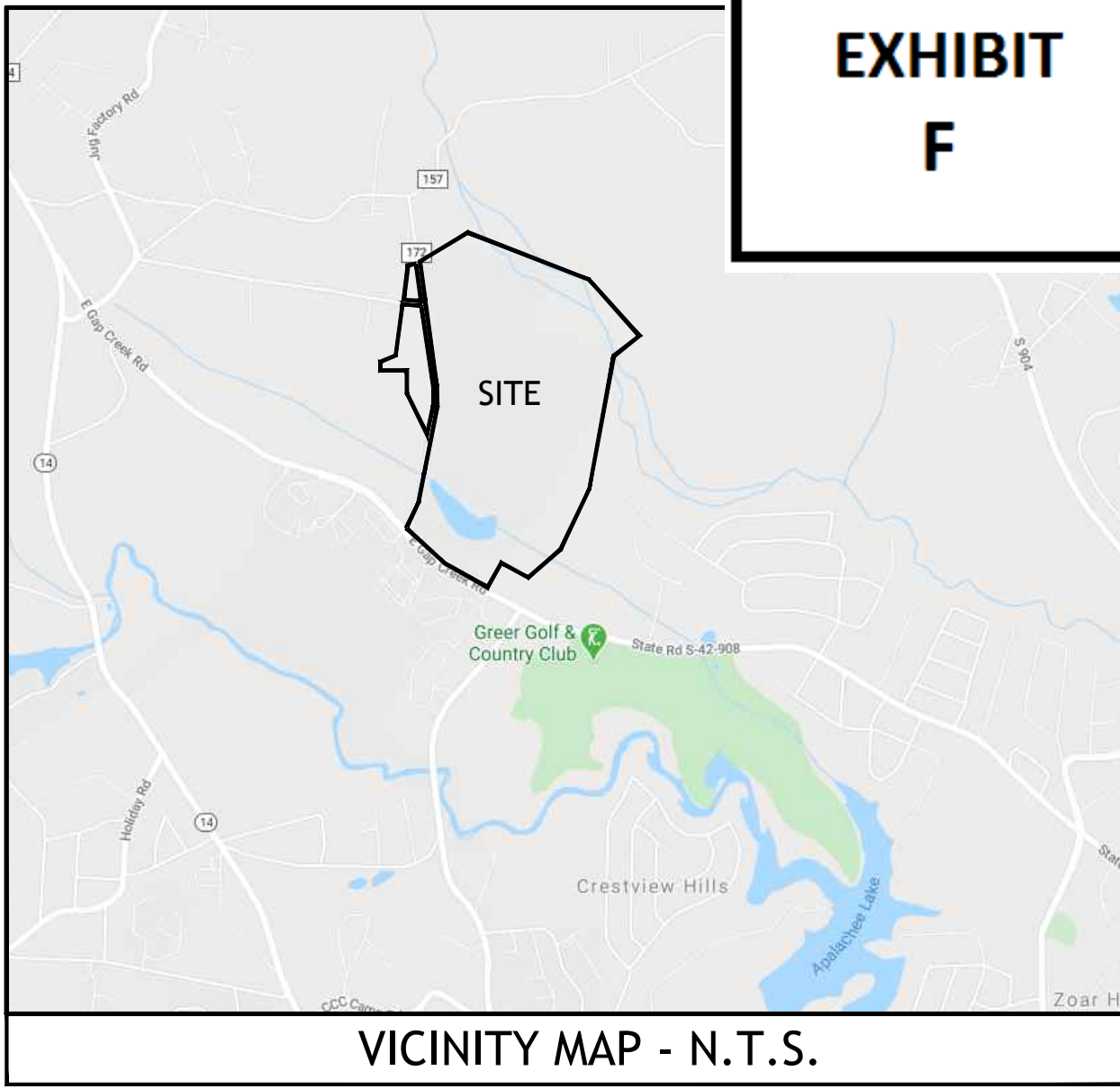
- NOTE:
- WATER PROVIDED BY BLUE RIDGE RURAL WATER DISTRICT.
  - SEWER PROVIDED BY GREER CPW.



**OWNER**  
COMPANY: BLACKSTREAM DEVELOPMENT, LLC  
ADDRESS: 1325 MILLER ROAD, SUITE S  
GREENVILLE, SC 29615  
PHONE: 864-901-4078  
CONTACT: FORD ELLIOTT  
EMAIL: FORD.ELLIOTT@SYN.COM

**CIVIL ENGINEER**  
COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWNDES HILL ROAD  
GREENVILLE, SC 29607  
PHONE: 864-735-5068  
CONTACT: PAUL HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM

EXHIBIT F

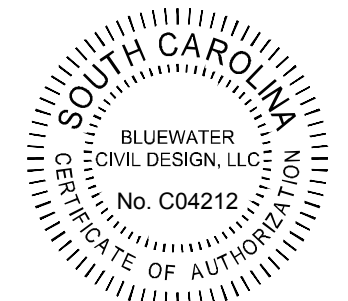


Project Number: 2020-043  
DWG Name: 2020-06-02 Brookside Farms  
PDP-1.dwg  
Drawing Scale: AS NOTED  
Date of Project: 06/2020  
Engineer of Record:  
Paul J. Harrison, P.E.  
South Carolina PEF 24224  
North Carolina PEP 038371

**bluewater civil design**  
bluewater civil design, llc  
718 Lowndes Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

**BROOKSIDE FARMS**  
(SFR Subdivision - PDP)  
Gap Creek Road & N Howell Road  
Greer, SC

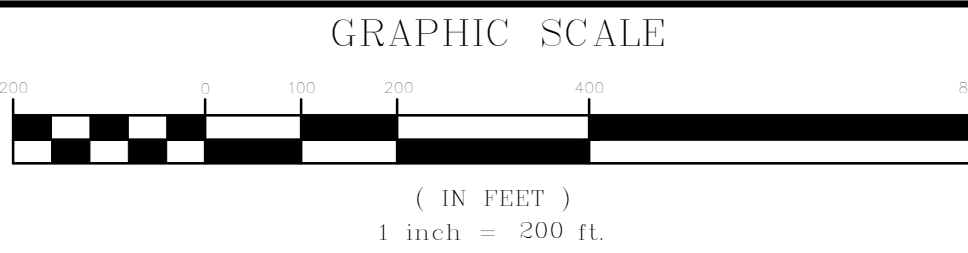


PRELIMINARY DEVELOPMENT PLAN

**BROOKSIDE FARMS**

Owner BlackStream Development, LLC Ford Elliot 1325 Miller Road, Suite S Greenville, SC 29615 864-901-4078	Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-735-5068
---	--

Total Acreage: 237.17 Ac.	Existing Zoning: R-12 & C-2
Number of Lots: 638 Lots	New Roadway: 17,823.7 LF



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	05/08/2020	Issued Preliminary Development Plan
B	06/08/2020	Issued Preliminary Development Plan

Preliminary Development Plan

PDP-OVR



SITE DATA

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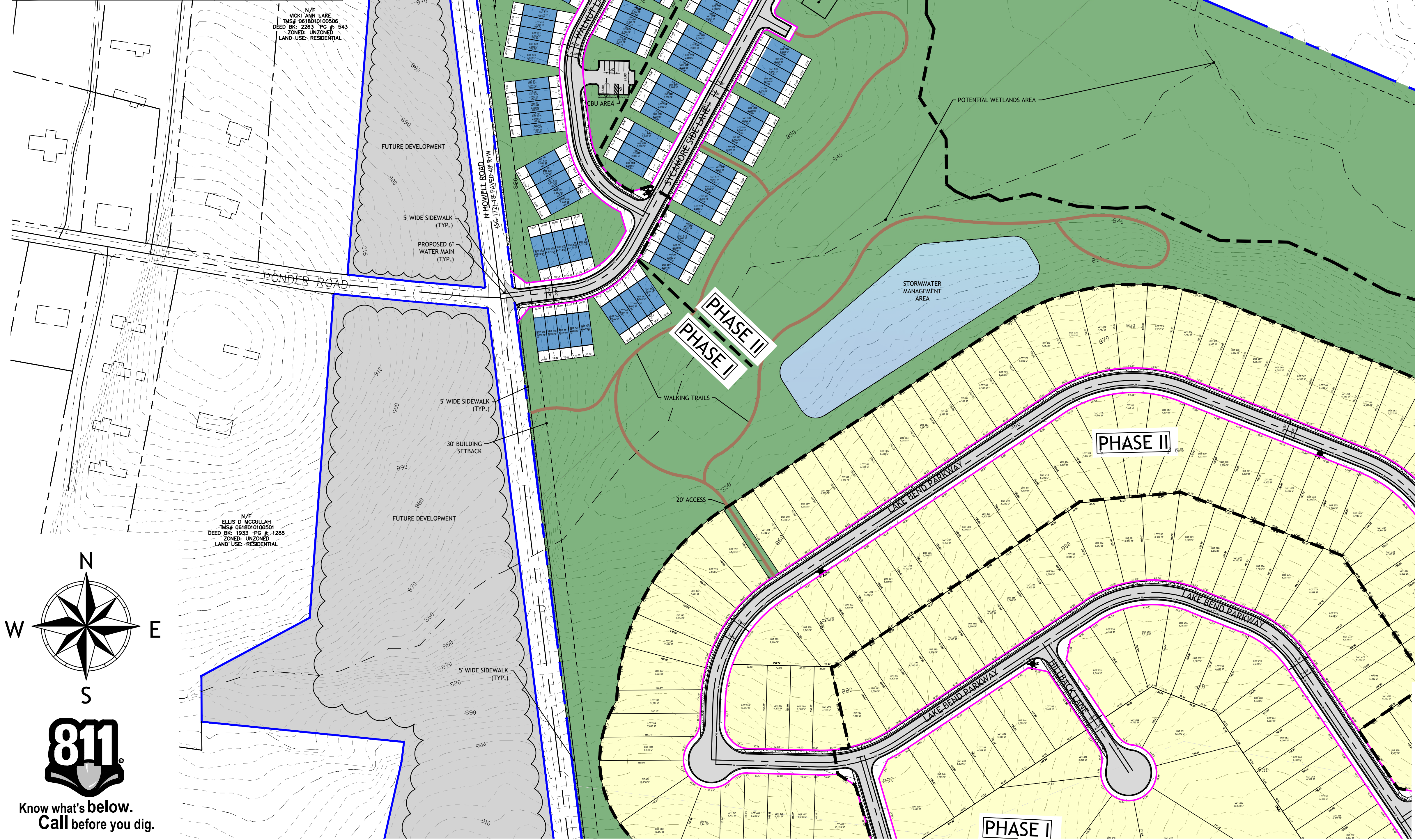
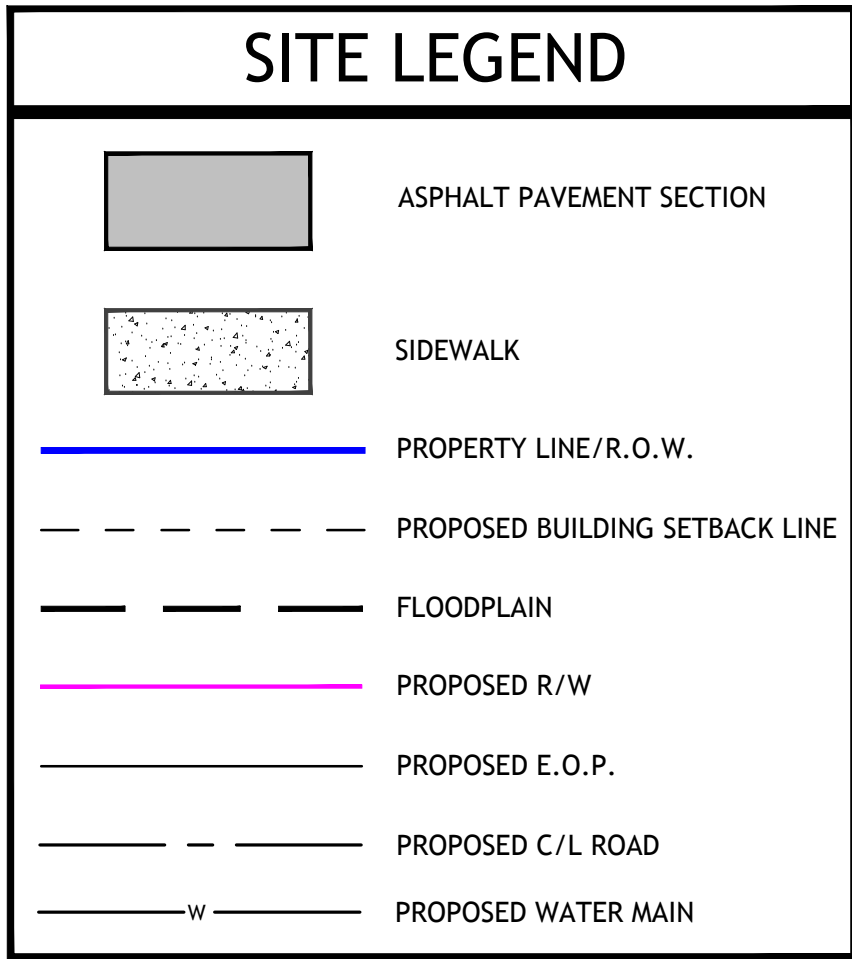
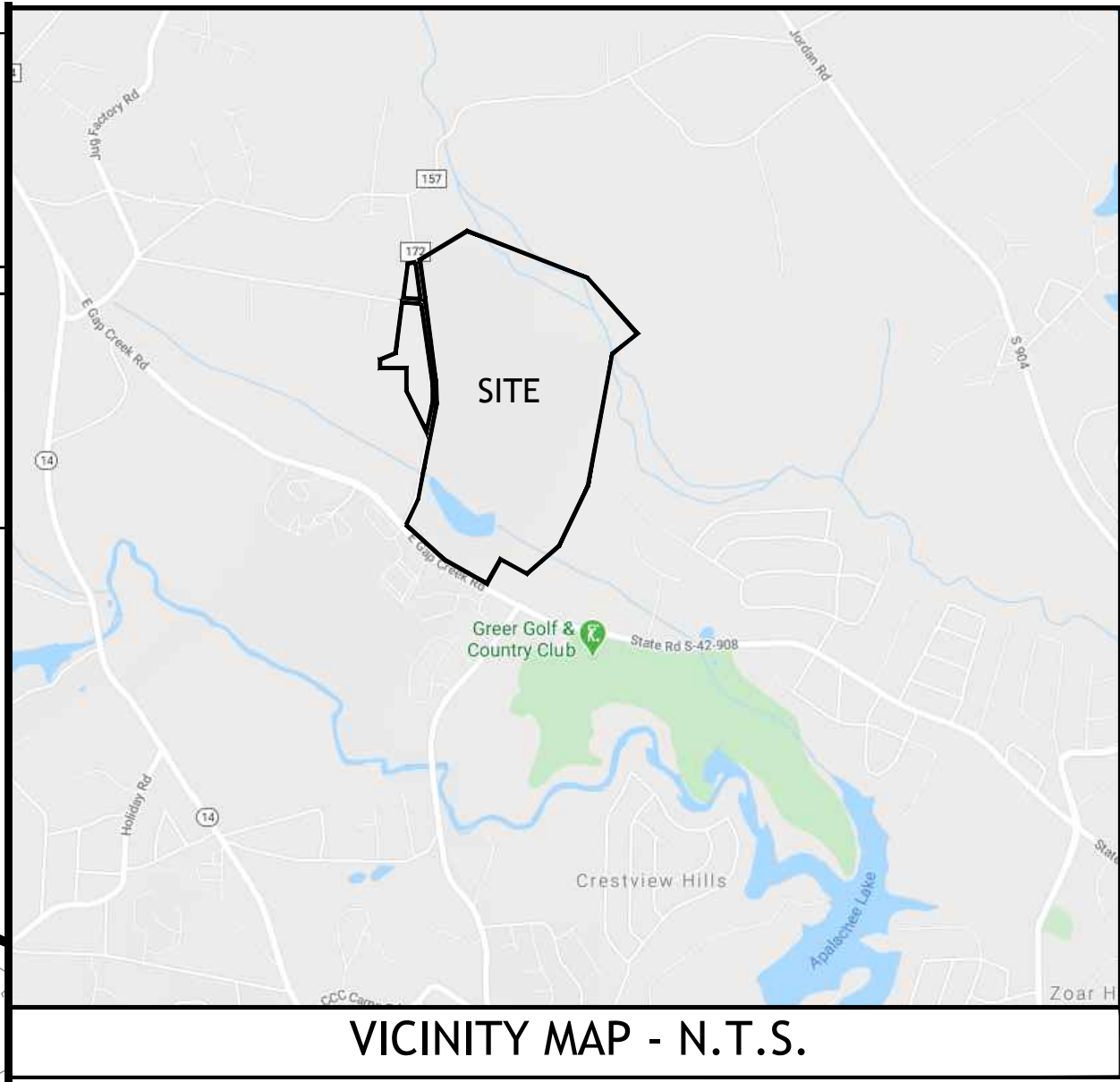
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NOTE:

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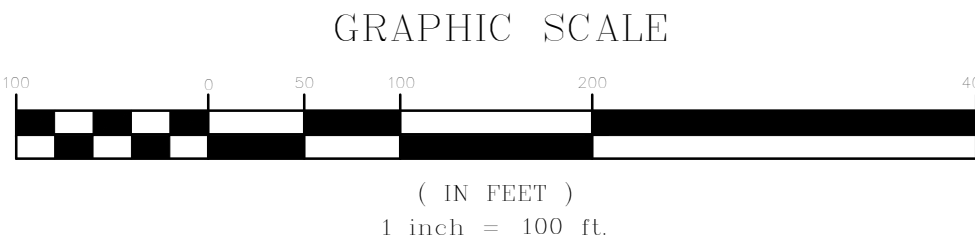
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COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWNDES HILL ROAD  
GREENVILLE, SC 29607  
PHONE: 864-735-5068  
CONTACT: PAUL HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM



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BlackStream Development, LLC		Bluewater Civil Design, LLC	
Ford Elliott		Paul J. Harrison, P.E.	
1325 Miller Road, Suite S		718 Lowndes Hill Road	
Greenville, SC 29615		Greenville, SC 29607	
864-901-4078		864-735-5068	
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Number of Lots:	638 Lots	New Roadway:	17,823.7 LF



Project Number: 2020-043  
DWG Name: 2020-06-02 Brookside Farms  
Drawing Scale: AS NOTED  
Date of Project: 06/2020  
Engineer of Record:  
Paul J. Harrison, P.E.  
South Carolina P.E. #24224  
North Carolina P.E. #03871  
bluewater civil design, llc  
bluewatercivil.com • info@bluewatercivil.com  
718 Lowndes Hill Road • Greenville, SC 29607

Certificates of Authorization:  
SC C04212 - GA PEF005865  
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**BROOKSIDE FARMS**  
(SFR Subdivision - PDP)  
Gap Creek Road & N Howell Road  
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PDP-1A





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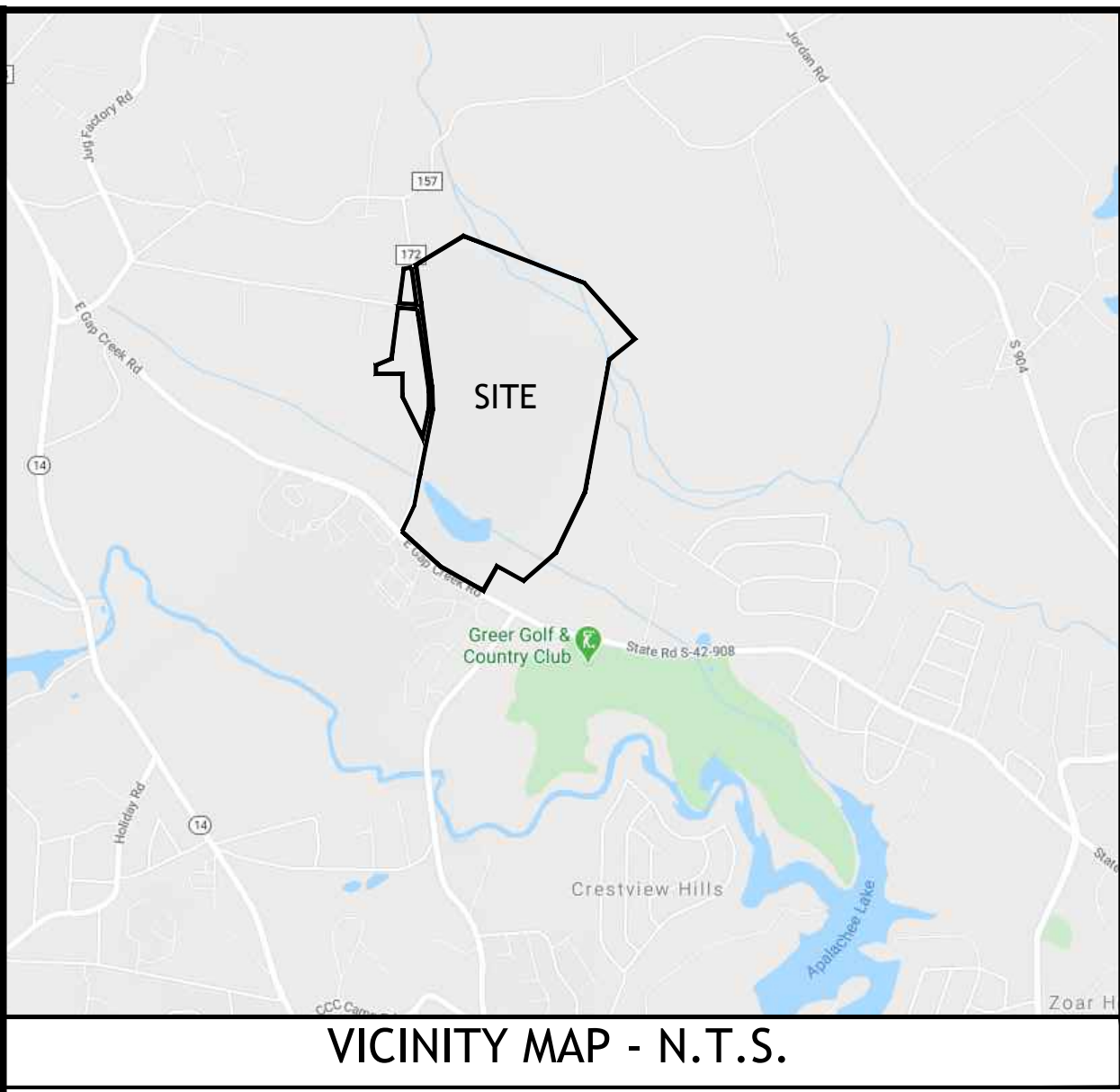
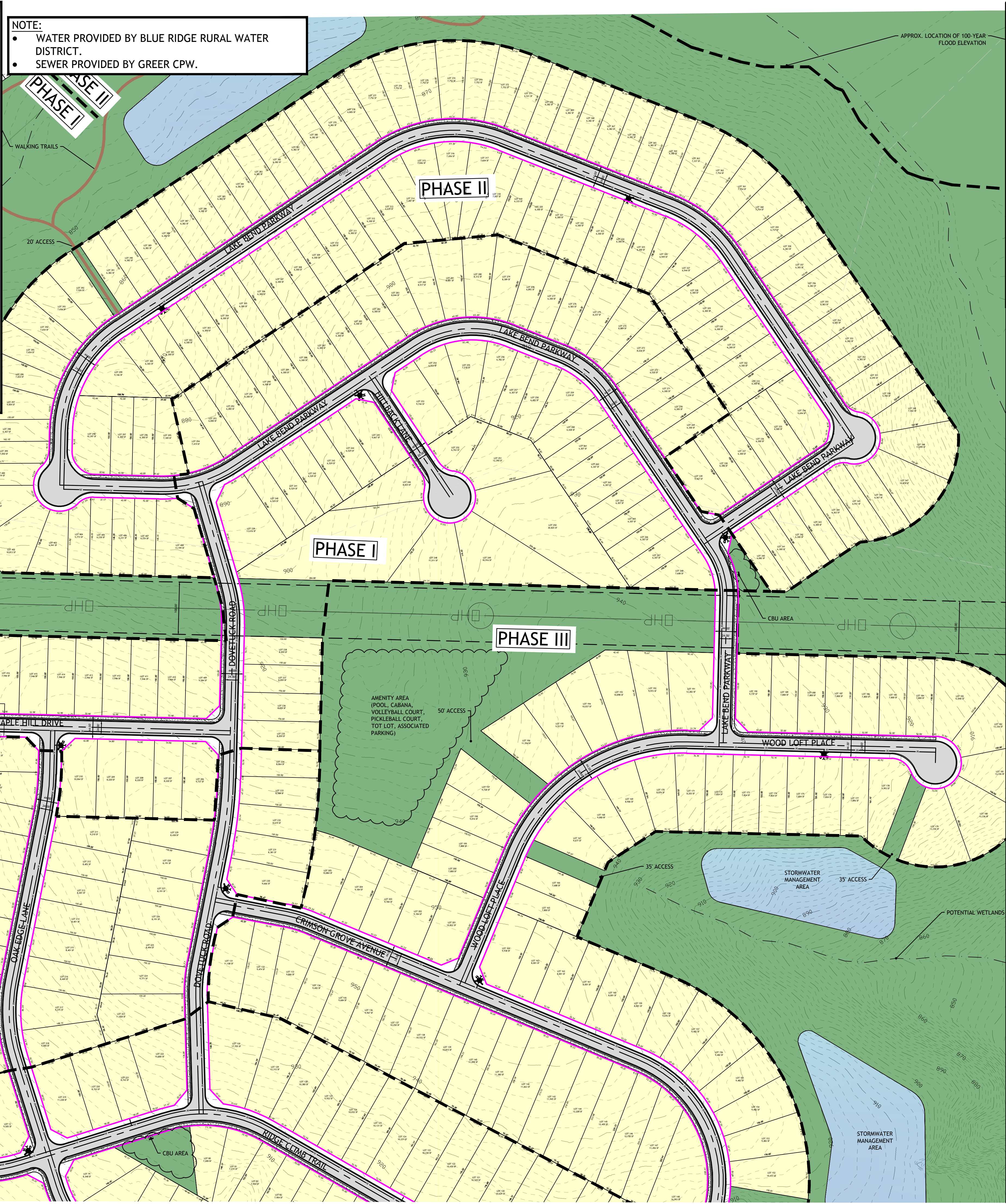
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SIDEWALK

PROPERTY LINE/R.O.W.

PROPOSED BUILDING SETBACK LINE

FLOODPLAIN

PROPOSED R/W

PROPOSED E.O.P.

PROPOSED C/L ROAD

PROPOSED WATER MAIN

OWNER

COMPANY:

BLACKSTREAM DEVELOPMENT, LLC

ADDRESS:

1325 MILLER ROAD, SUITE S  
GREENVILLE, SC 29615

PHONE:

864-901-4078

CONTACT:

FORD ELLIOTT

EMAIL:

FORD.ELLIOTT@SVN.COM

CIVIL ENGINEER

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PRELIMINARY DEVELOPMENT PLAN

BROOKSIDE FARMS

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864-901-4078

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GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

N

W

E

S

811

Know what's below.  
Call before you dig.

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blueWATER

civil design

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BROOKSIDE FARMS

(SFR Subdivision - PDP)

Gap Creek Road & N Howell Road

Greer, SC

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

STATE OF AUTHORIZATION

SOUTH CAROLINA

PAUL J. HARRISON

No. 24224

PROFESSIONAL ENGINEER

PLAN REVISION

ISSUE DATE

ISSUE COMMENT

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Preliminary Development Plan

PDP-1B



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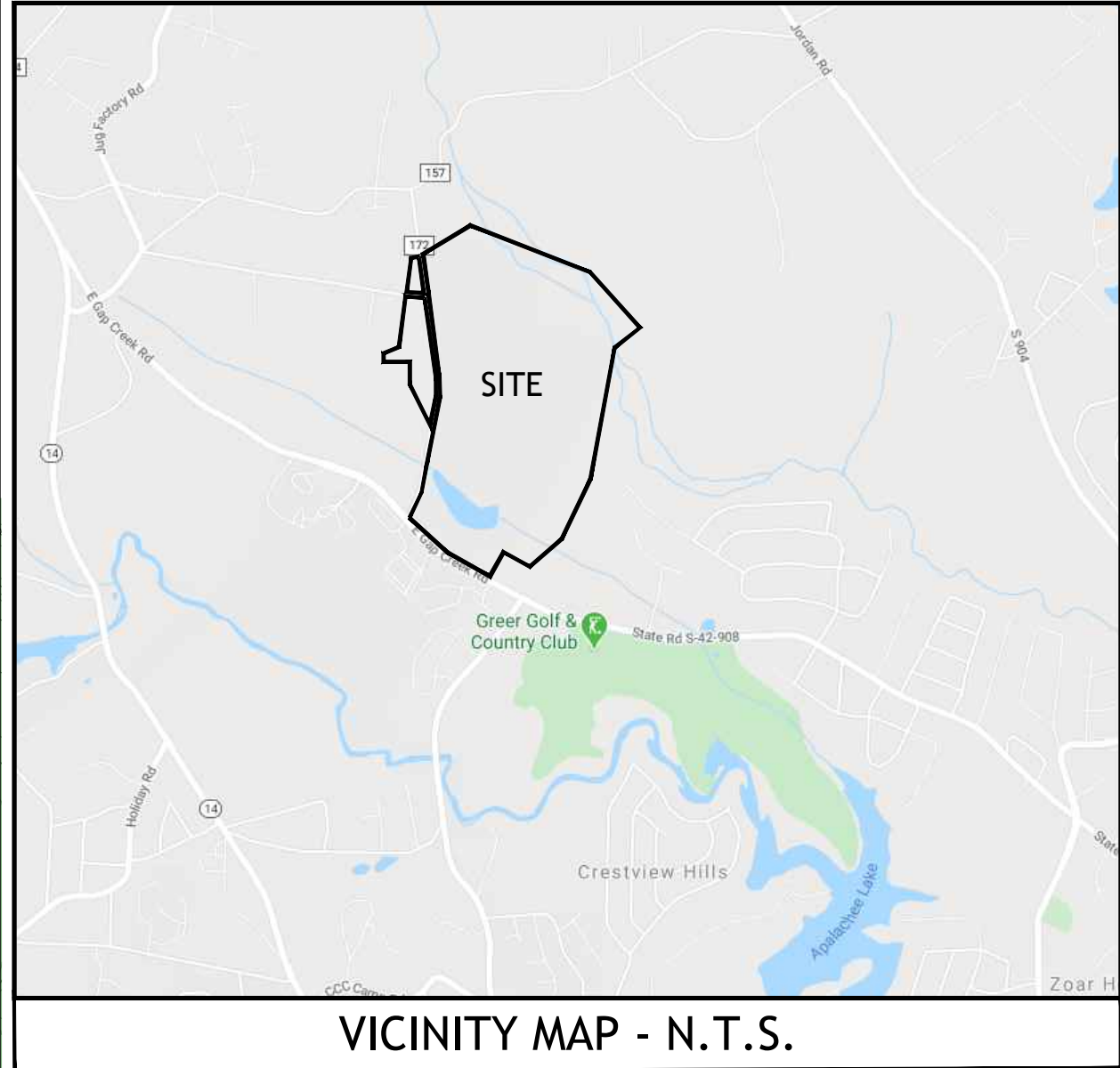
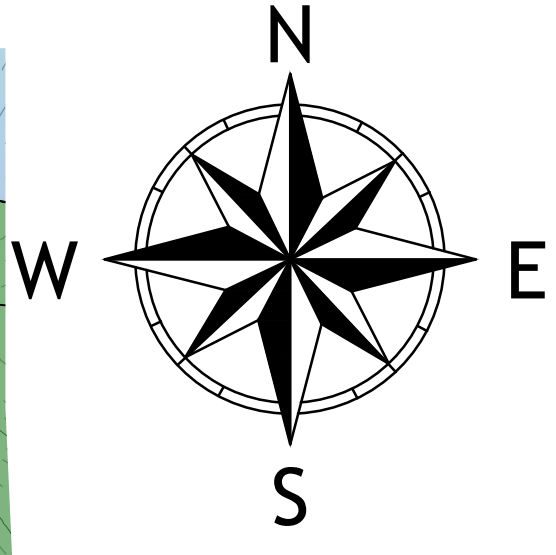
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NOTE:  
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• SEWER PROVIDED BY GREER CPW.



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- ASPHALT PAVEMENT SECTION
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- PROPERTY LINE/R.O.W.
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- PROPOSED E.O.P.
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- PROPOSED WATER MAIN

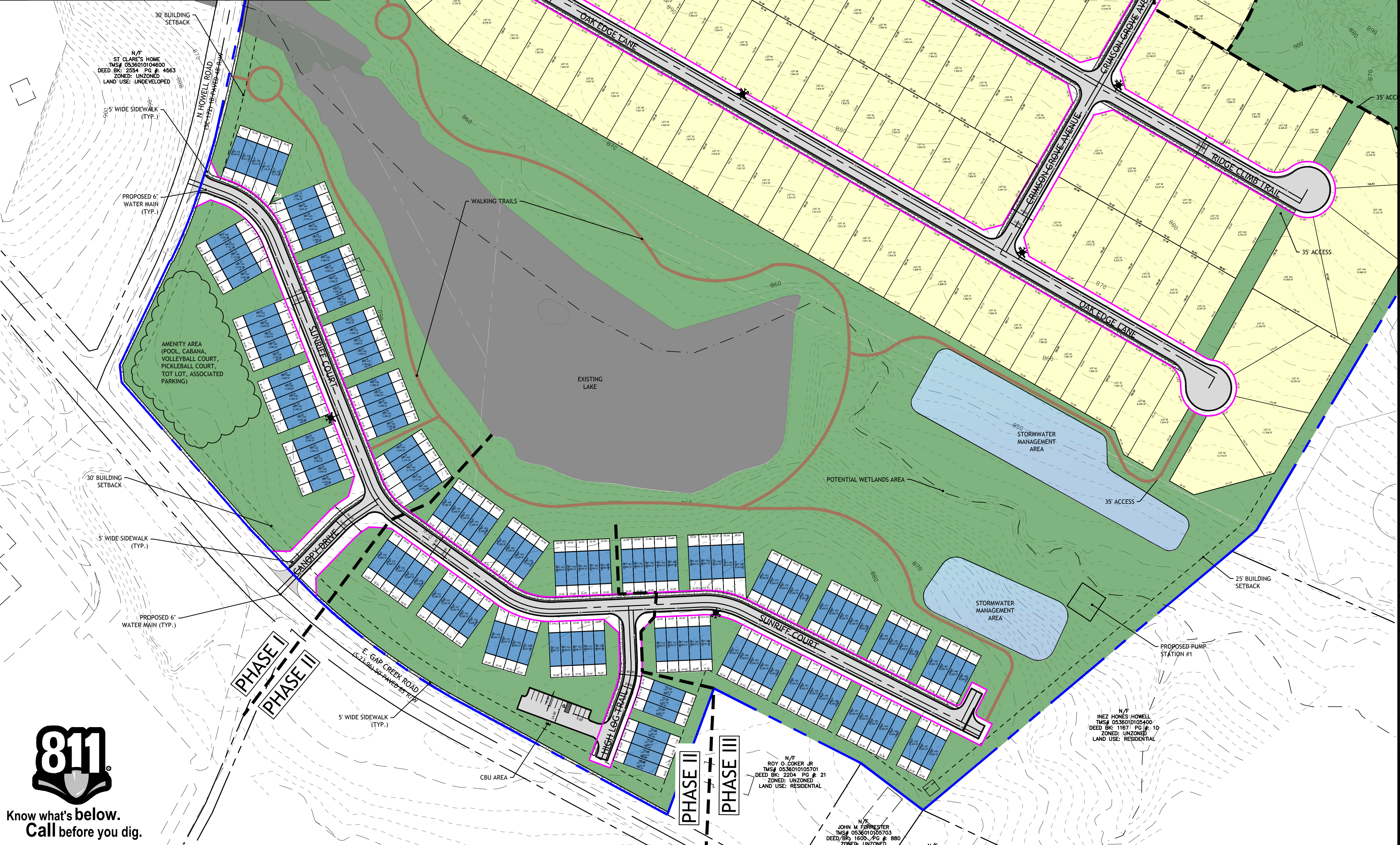
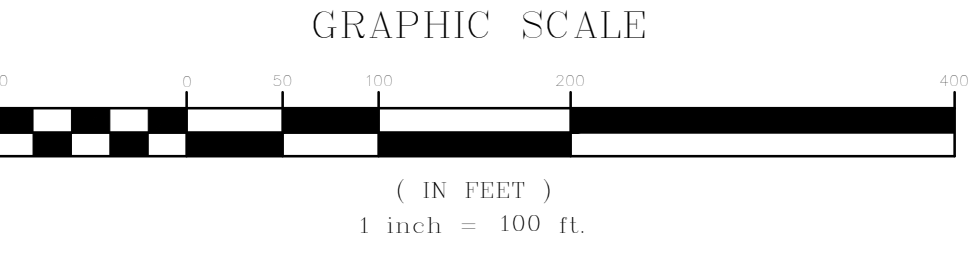
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## PRELIMINARY DEVELOPMENT PLAN

### BROOKSIDE FARMS

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Total Acreage: 237.17 Ac.	Existing Zoning: R-12 & C-2
Number of Lots: 638 Lots	New Roadway: 17,823.7 LF







### Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at N. Howell Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number P/O 0618010100600 attached hereto marked as Exhibit C containing approximately +/- 20 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 11th day of May, 2020 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to DRD.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant or restriction that is contrary to, conflicts with, or prohibits the activity described?

☐ Yes ☒ No

Print Name: S. Michael Bruce  
Signature: [Signature]  
Address: P.O. Box 1734, Greer, SC 29652  
Witness: Courtney Blanton  
Date: 5/11/20  
Parcel Address: N. Howell Road, Greer, SC  
Tax Map Number: P/O 0618010100600

Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
Witness: \_\_\_\_\_  
Date: \_\_\_\_\_  
Parcel Address: \_\_\_\_\_  
Tax Map Number: \_\_\_\_\_



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**Second and Final Reading of Ordinance Number 30-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY MICHAEL BRUCE AND A PORTION OF PROPERTY OWNED BY GAP CREEK LLC LOCATED ON NORTH HOWELL ROAD AND GAP CREEK ROAD FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 30-2020	7/22/2020	Ordinance
▣ Ord 30-2020 Exhibit A Map	7/22/2020	Exhibit
▣ Ord 30-2020 Exhibit B Statement of Intent	7/22/2020	Exhibit
▣ Ord 30-2020 Exhibit C Site Plan	7/22/2020	Exhibit
▣ Ord 30-2020 Rezoning Application	7/22/2020	Backup Material

## **ORDINANCE NUMBER 30-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY MICHAEL BRUCE AND A PORTION OF PROPERTY OWNED BY GAP CREEK LLC LOCATED ON NORTH HOWELL ROAD AND GAP CREEK ROAD FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a portion of certain properties owned by Michael Bruce and a portion of a certain property owned by Gap Creek LLC located on North Howell Road and Gap Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0618010100600, 0536010104800, 0536010104900 and 0536010105704 and Spartanburg County Parcel Numbers 0618010100600 and 0536010104800 containing approximately 221.6 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C.

1. The owners have requested that the zoning classification of (his, her, their, its) properties be changed from R-12 (Single Family Residential District) and C-2 (Commercial District) to DRD (Design Review District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on June 22, 2020 which has recommended to Council that the zoning change be approved;
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of a portion of properties located on North Howell Road and Gap Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0618010100600, 0536010104800, 0536010104900 and 0536010105704 and Spartanburg County Parcel Numbers 0618010100600 and 0536010104800 containing approximately 221.6 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Residential District) and C-2 (Commercial District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: July 14, 2020

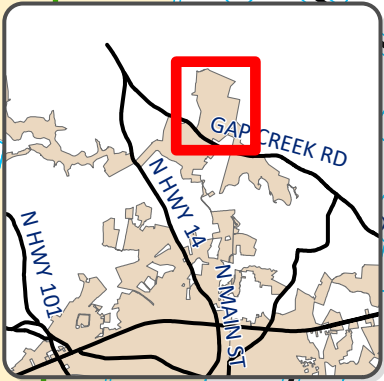
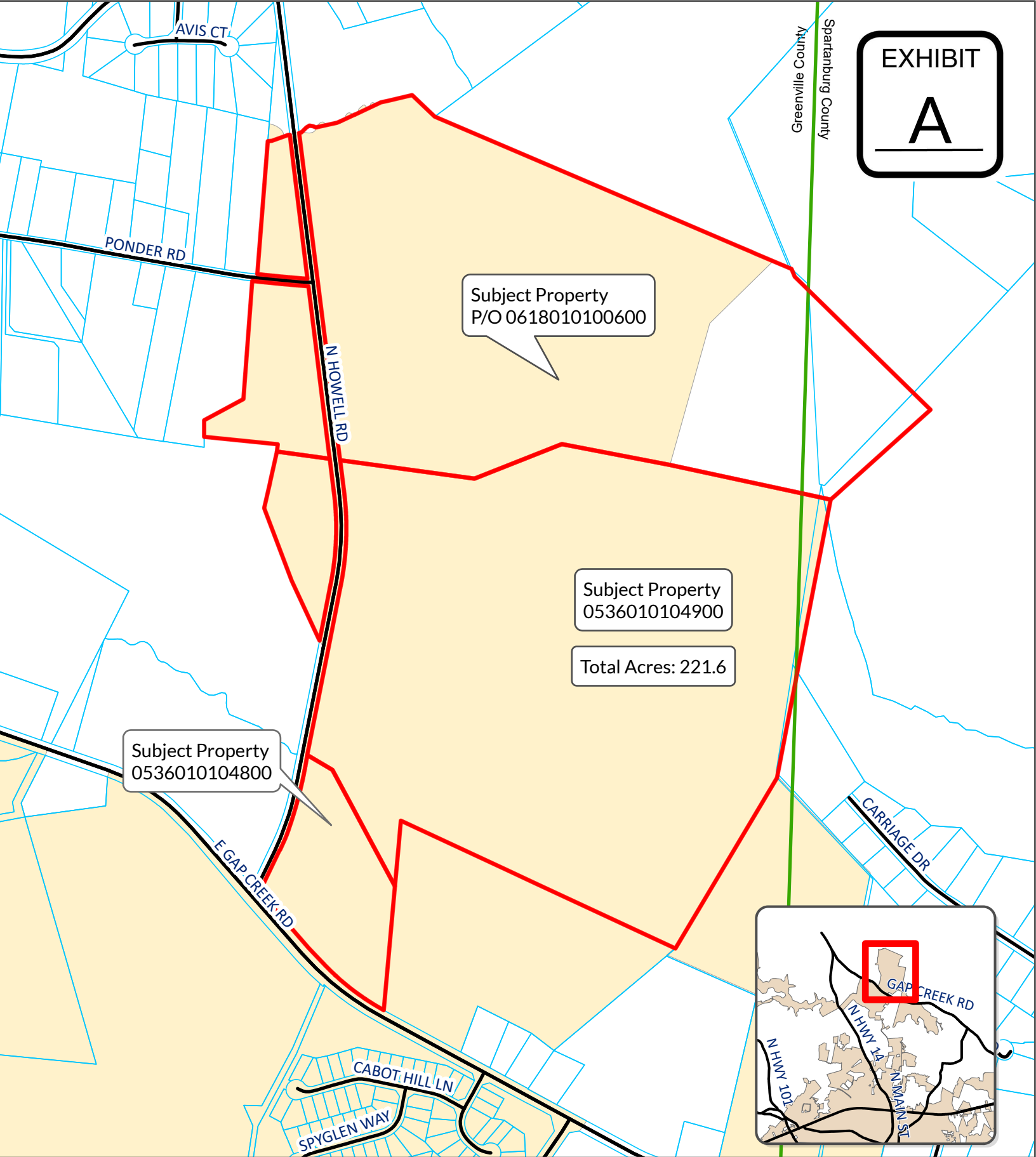
Second and  
Final Reading: July 28, 2020

Approved as to Form:

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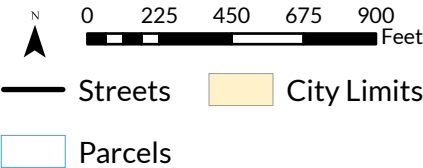
John B. Duggan, Esquire  
City Attorney

EXHIBIT  
**A**



# Ordinance 30-2020

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.



# **Brookside Farms**

## **“Statement of Intent”**

**± 237.17-Acre Single Family Development  
(Design Review District “DRD” Zoning Request)  
Gap Creek Road & North Howell Road – Greer, SC**

**Date:**

June 11, 2020

**Applicant**

BlackStream Development, LLC  
1325 Miller Road, Suite S  
Greenville, SC 29615  
Ford Elliott  
(864) 901-4078  
[Ford.Elliott@svn.com](mailto:Ford.Elliott@svn.com)

**Civil Engineer**

Bluewater Civil Design, LLC  
718 Lowndes Hill Road  
Greenville, SC 29607  
Paul J. Harrison, P.E.  
(864) 326-4202  
[paul@bluewatercivil.com](mailto:paul@bluewatercivil.com)

**Property Description**

This property consists of ± 237.17 acres located at the intersection of Gap Creek Road and North Howell Road with TMS #0618010100600, 0536010104800, 0536010104900, 0536010105704. The property is located within the City of Greer and currently zoned C-2 (Commercial District) for parcel 053601014800 at the corner of Gap Creek Road and North Howell Road, and R-12 (Single-Family Residential District) for the remainder of the project area (parcels 0618010100600, 0536010104900, & 0536010105704). The developer is requesting rezoning all parcels in the development to a Design Review District (DRD) zoning classification.

**Community Development Overview**

The development planned for this ± 237.17-acre tract will utilize DRD zoning classification. The development will consist of (1) new access point off Gap Creek Road and (4) new access points off North Howell Road. The roads within the community will be public roads that will be owned and maintained by City of Greer. A Homeowner's Association (HOA)

will be setup to maintain common grounds and items outside of the public right-of-way. A (5') wide concrete sidewalk will be provided on one side of all new roads to allow ease of walkability throughout the development and (5') sidewalks will be installed on the exterior of the property along Gap Creek Road and North Howell Road. For the single-family attached units (townhomes), a minimum of two off-street parking spaces will be provided for residents (one space in the garage & one space in the driveway). Additional parking will be provided in off-street parking lot(s) for overflow, guests, and the centralized mail center. For the single-family detached homes, a minimum of two off-street parking spaces will be provided for residents (one space in the garage & one space in the driveway). Additional parking may be provided in off-street parking lot(s) for amenities, guests, and mail centers.

Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be active and passive open space (disturbed and undisturbed), visitor parking, mail centers, amenity centers, and other community gathering areas. These common areas will be maintained by the HOA. The HOA will be responsible for entrance monuments, common areas, landscaping, site lighting, and all other improvements outside of the public right-of-way. Covenants and Restrictions for the Community will be drafted and recorded at the Greenville County Register of Deeds Office with the final plat(s).

### **Natural Resource Inventory**

The existing site is currently undeveloped land consisting mostly of grass pasture and scattered woods. There is an existing lake (Moon Lake) on the property that will be preserved for recreational use. Maintenance of the lake and dam will be the responsibility of the property owner's association. The existing topography slopes gradually away from a centralized high point located in parcel 0536010104900. The slopes range from 6% to the North, 9% to the East, 8% to the South, and 3% to the West.

There is approximately 1280 linear feet of property frontage along Gap Creek Road and approximately 3,785 linear feet of property frontage along North Howell Road. Gap Creek Road is a two-lane paved road with auxiliary turn lanes and a paved width of approximately (50) feet and is owned and maintained by SCDOT. North Howell Road is a two-lane paved road that is approximately (18) feet wide and is owned and maintained by SCDOT.

Public water mains adequate to serve our site are available along Gap Creek Road and are owned and maintained by Blue Ridge Rural Water District. Gravity sewer will flow to multiple pump stations onsite and then pump to nearby gravity sewer owned and maintained by Greer CPW.

### **Density & Phasing**

The overall density will not exceed 750 lots/units or roughly (3.16) units per acre. The project will be phased. Phase I will consist of approximately (94) townhome units and (196) single-family detached lots. Phase II will consist of approximately (75) townhome units and (145) single-family detached lots. Phase III will consist of approximately (52) townhome units and (76) single-family detached lots. The area on the western side of N. Howell road will be designated as future development with the potential to add approximately (100)



additional townhome units. If the development proceeds as expected, build-out of all residential lots/units is expected within 7-10 years.

### **Homes & Materials**

The single-family residences in the community will be a for sale product. The townhomes will consist of a (20') wide product. The townhomes will have a 1,100 SF minimum gross floor area. Units could range from 2-3 bedrooms. All units will have a minimum 1-car garage and provide (2) parking spaces (one space in the garage & one space in the driveway). Exterior building materials may consist of vinyl siding, shake siding, board and batten siding, Hardie Board, brick, and/or stone. Any vinyl siding shall be a higher quality material. Exteriors will contain a minimum of (2) material combinations. Roof-types will be architectural 20-year shingles. Building heights will not exceed typical height of a two-story home.

The single-family detached homes in the community will consist of a mix of 30'x70' and 40'x70' building footprints. The homes will have an average of 2000 SF gross floor area ranging from 3-4 bedrooms. All homes will have a 2-car garage providing (2) parking spaces. Exterior building materials may consist of shake siding, board and batten siding, Hardie Board, brick, and/or stone. Exterior will contain a minimum of (2) material combinations. Roof type will be architectural 20-year shingle. Building height will not exceed typical height of a two-story home.

Any single-family detached or attached homes added to the western side of N. Howell Road will be consistent in size, height, and materials with the Eastern side. Any attached (townhome) structures would have a maximum height of (45') which could allow for (3) stories.

### **Amenities, Landscaping, & Buffers**

The proposed development will include approximately (98) acres of common open area with maximum efforts to preserve existing vegetation/trees around the perimeter property line. A (25') setback has been established between the development and the surrounding properties. A (30') setback has been established along Gap Creek Road and North Howell Road. These setback areas may be used for screening/buffering. The common areas may consist of disturbed and non-disturbed open space, passive open space, and/or walking trails. Walking trails will be added providing pedestrian connectivity between the single-family attached sections and the single-family detached sections where site constraints allow. These walking trails will potentially be connected to a system of trails located on City of Greer property across Gap Creek Road. The developer will work with City of Greer and SCDOT to accommodate a pedestrian crosswalk to the High School on the southern side of Gap Creek Road. The area designated for amenities will contain a pool, cabana and associated parking. Areas may also contain volleyball courts, pickleball courts, fire pits, dog parks, and/or tot lots.

Entrance monuments will be installed at entrances along Gap Creek Road and North Howell Road. The monument design(s) shall be presented to the City of Greer Planning & Zoning Staff for approval prior to any installation. The proposed entrance(s) will be heavily

landscaped with shrubs and annual color. The proposed community areas (pools, cabanas, courts, etc.) will be landscaped with perennial canopy trees, evergreen shrubs, and/or evergreen bushes. The landscaping plans will be a part of the Final Development Plans submitted to the City of Greer Planning and Zoning Department for approval.

The stormwater management area(s) may be dry or wet storage depending on water sources once the project progresses to the Final Design Phase. The stormwater management areas may have a fence and/or landscaping around the dike which will comply with current regulations. All common areas, landscaping, monuments, street lighting, stormwater management areas, and mail centers will be maintained by the HOA.

### **Building Setbacks**

All the proposed setbacks for this project are as follows:

- 25' minimum perimeter setback along exterior property lines. (Setback is measured from the exterior property line.)
- 30' minimum setback along Gap Creek Road
- 30' minimum setback along North Howell Road
- 20' minimum front setback along interior residential roads
- 5' minimum side setback (only detached lots)
- 10' minimum rear setback (only detached lots)

### **Site Lighting**

It is the Developer's intent to use Greer CPW for all residential site lighting. Streetlights throughout the community will be consistent for all residential areas.

***Building Elevations***



**Elevation-A**



**Elevation-A**



**Elevation-B**



**Elevation-C**

**Maywood - 1429 SQ. FT.**

**Townhome Collection**





SITE DATA

TAX MAP NO.: 0618010100600, 0536010104800, -4900, & -5704

TOTAL AREA: ±237.17-ACRES

EXISTING ZONING: R-12 & C-2

PROPOSED ZONING: DRD

TOTAL LOTS/UNITS: 170 LOTS (42' X 150' TYP.)  
247 LOTS (52' X 150' TYP.)  
221 UNITS (20' X 100' TYP.)

PROPOSED ROADWAY: ±247.7 LF (66' R.O.W.)  
±559.7 LF (40' R.O.W.)  
±586.7 LF (42' R.O.W.)  
±16,429.9 LF (44' R.O.W.)

SETBACKS  
N HOWELL ROAD: 30'  
GAP CREEK ROAD: 30'  
FRONT: 20'  
SIDE: 5'  
REAR: 10' (DETACHED ONLY)  
EXTERIOR SETBACK: 25'

LAYOUT SUBJECT TO REZONING & P.C. APPROVAL

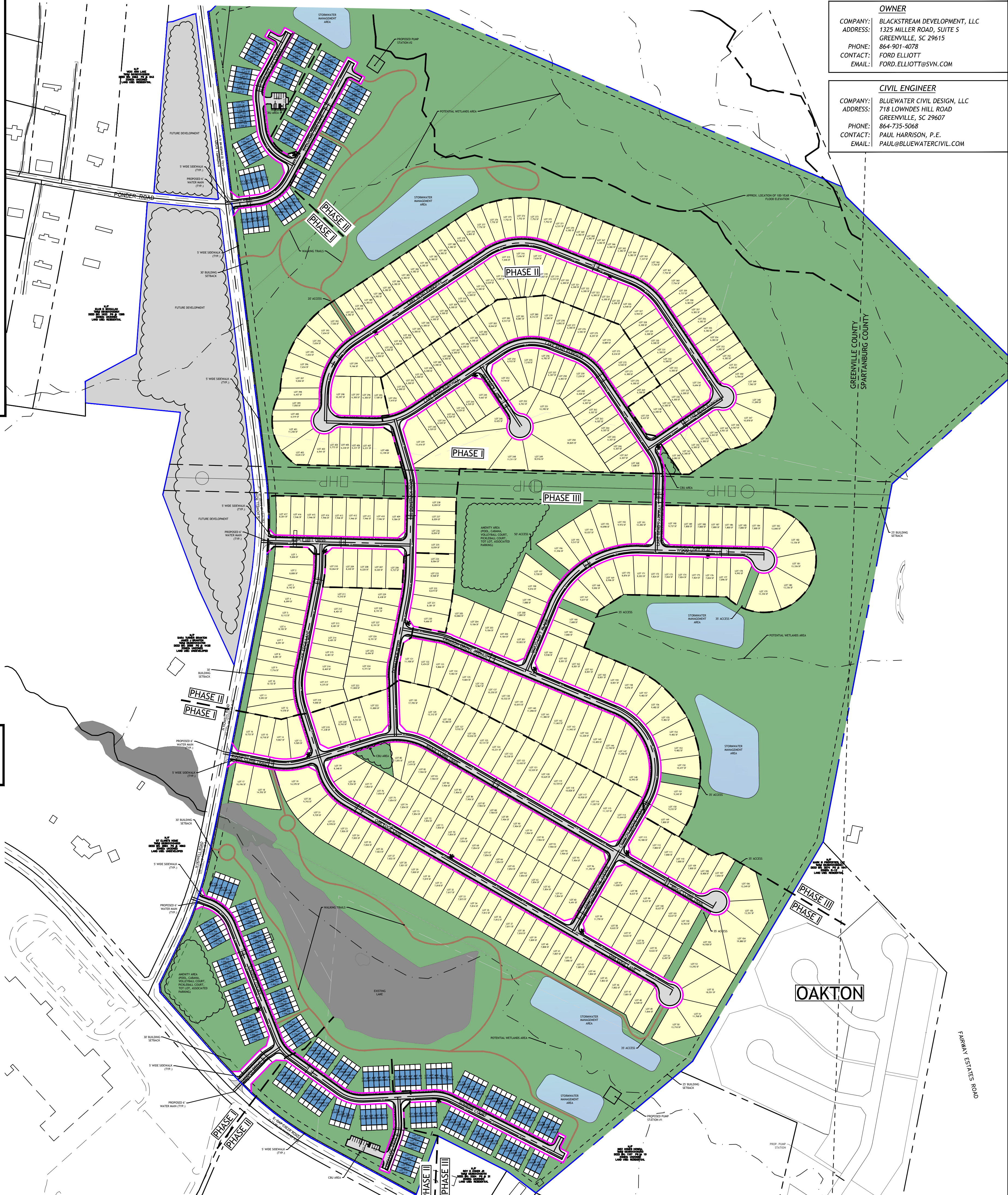
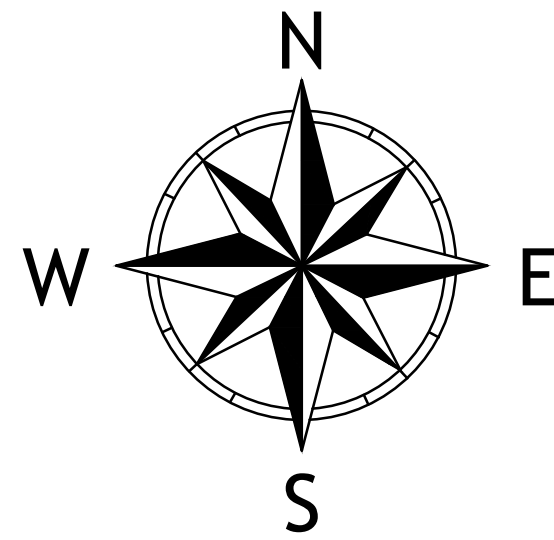
SITE LEGEND

- ASPHALT PAVEMENT SECTION
- SIDEWALK
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- PROPOSED WATER MAIN

- NOTE:
- WATER PROVIDED BY BLUE RIDGE RURAL WATER DISTRICT.
  - SEWER PROVIDED BY GREER CPW.



Know what's below.  
Call before you dig.

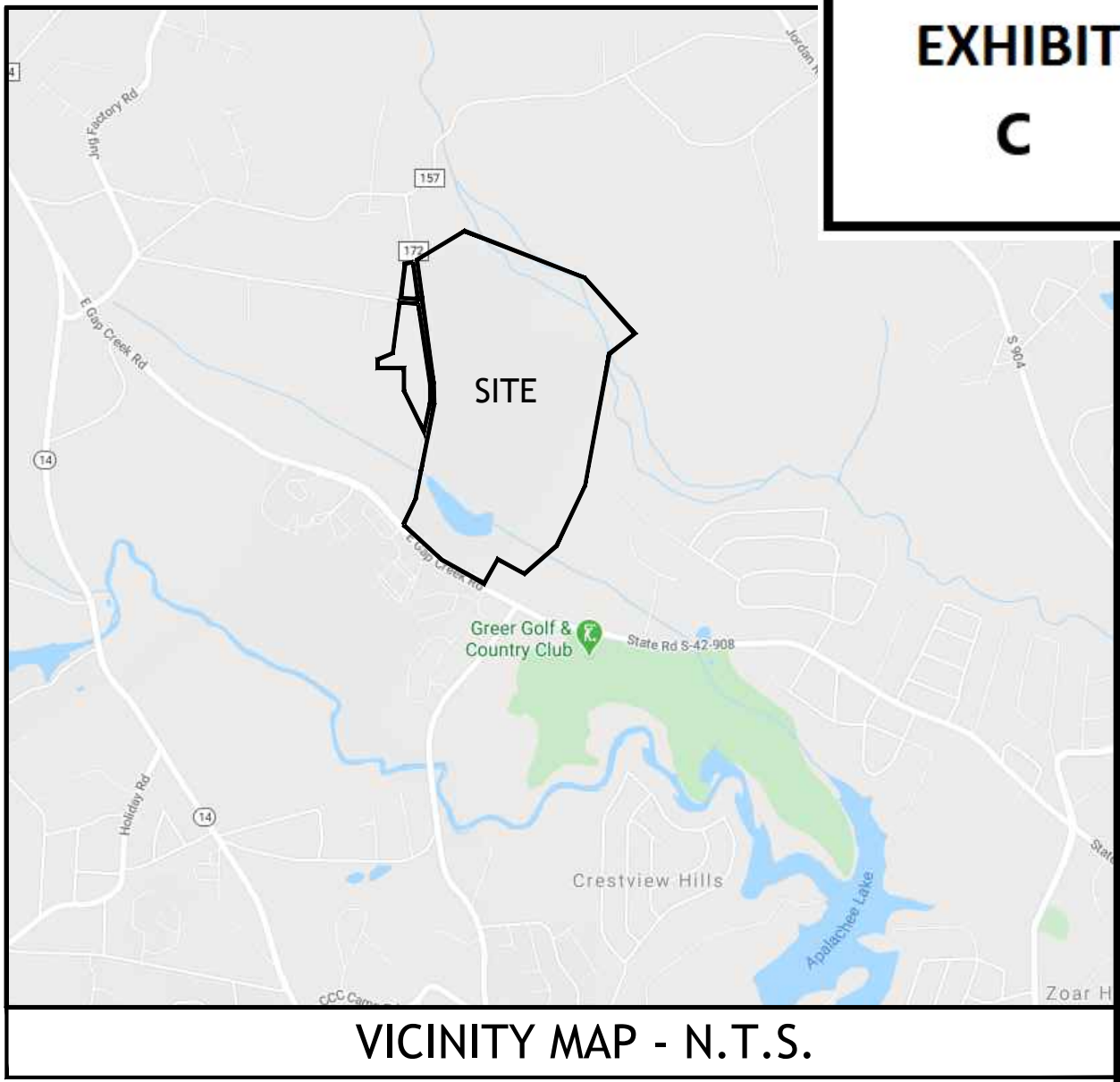


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**OWNER**  
COMPANY: BLACKSTREAM DEVELOPMENT, LLC  
ADDRESS: 1325 MILLER ROAD, SUITE S  
GREENVILLE, SC 29615  
PHONE: 864-901-4078  
CONTACT: FORD ELLIOTT  
EMAIL: FORD.ELLIOTT@SYN.COM

**CIVIL ENGINEER**  
COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWNDES HILL ROAD  
GREENVILLE, SC 29607  
PHONE: 864-735-5068  
CONTACT: PAUL HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM

EXHIBIT  
C



VICINITY MAP - N.T.S.

1 Number: 2020-043  
Name: 2020-06-02 Brookside Farms  
File: PDP-1.dwg  
Scale: AS NOTED  
Project: 06/2020  
Rev of Record:

Paul J. Harrison, P.E.  
South Carolina P.E.# 24224  
North Carolina P.E.# 038371

**bluewater**  
civil design  
bluewater civil design, llc  
718 Lowndes Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

**BROOKSIDE FARMS**  
(SFR Subdivision - PDP)  
Gap Creek Road & N Howell Road  
Greer, SC

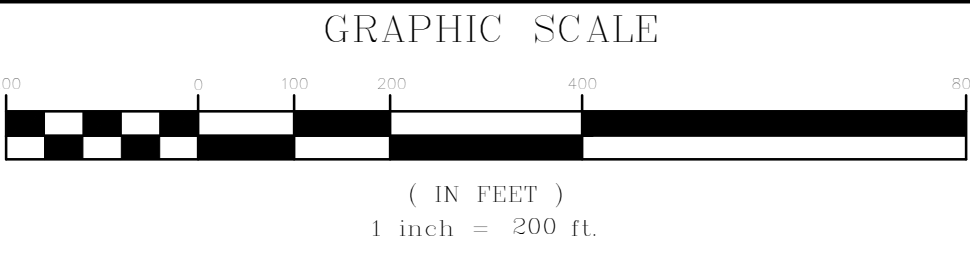


PRELIMINARY DEVELOPMENT PLAN

**BROOKSIDE FARMS**

Owner BlackStream Development, LLC Ford Elliot 1325 Miller Road, Suite S Greenville, SC 29615 864-901-4078	Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-735-5068
---	--

Total Acreage: 237.17 Ac.	Existing Zoning: R-12 & C-2
Number of Lots: 638 Lots	New Roadway: 17,823.7 LF



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	05/08/2020	Issued Preliminary Development Plan
B	06/08/2020	Issued Preliminary Development Plan

Preliminary  
Development Plan

PDP-OVR



SITE DATA

TAX MAP NO.: 0618010100600, 0536010104800, -4900, & -5704

TOTAL AREA: ±237.17-ACRES

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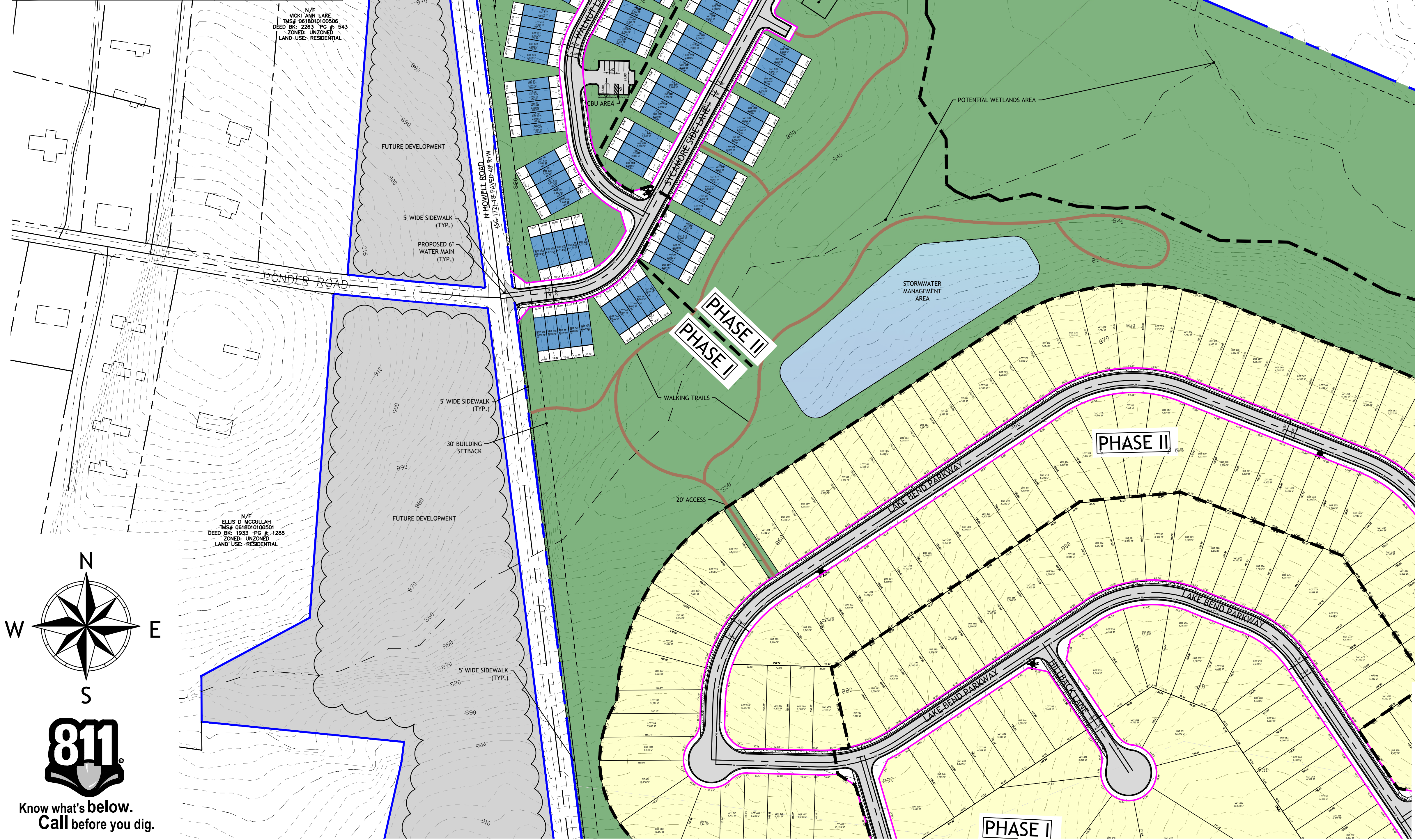
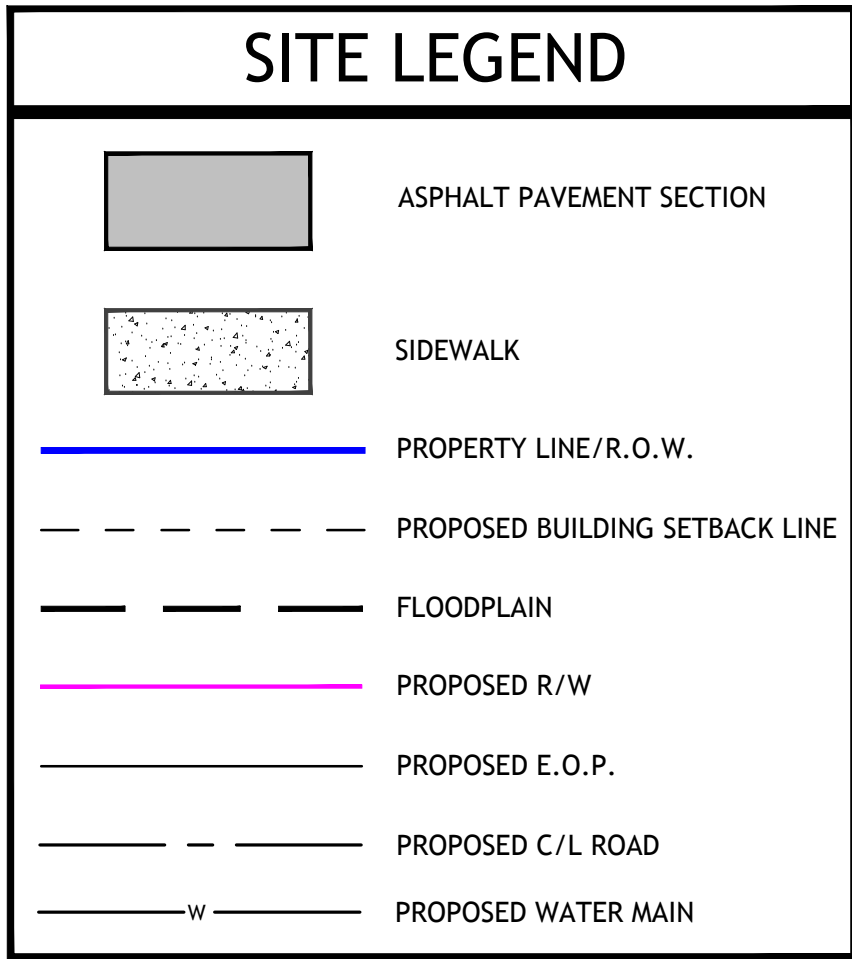
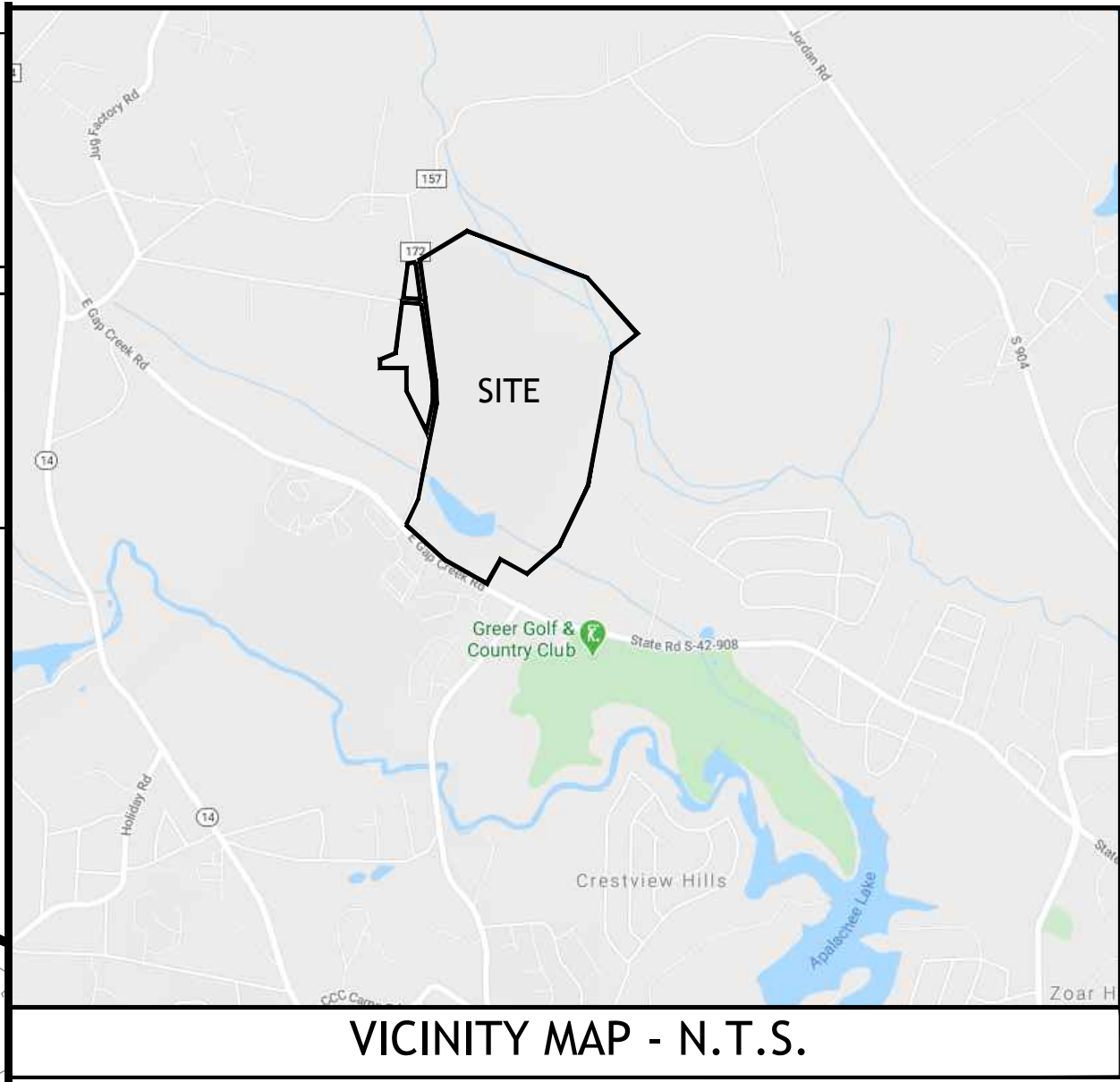
LAYOUT SUBJECT TO REZONING & P.C. APPROVAL

NOTE:

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**PRELIMINARY DEVELOPMENT PLAN**

**BROOKSIDE FARMS**

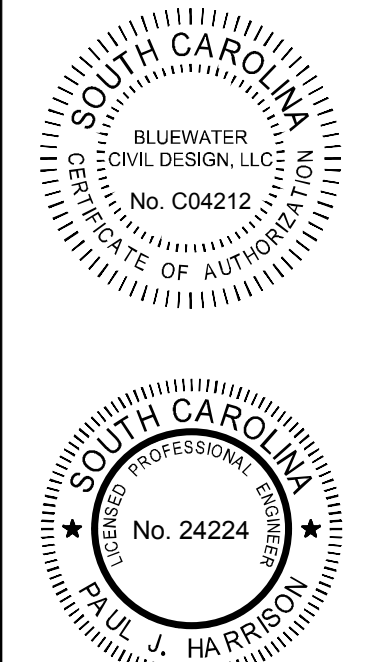
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--	--

Total Acreage:	237.17 Ac.	Existing Zoning:	R-12 & C-2
Number of Lots:	638 Lots	New Roadway:	17,823.7 LF

GRAPHIC SCALE  
1 inch = 100 ft.

Project Number: 2020-043  
DWG Name: 2020-06-02 Brookside Farms  
Drawing Scale: AS NOTED  
Date of Project: 06/2020  
Engineer of Record:  
Paul J. Harrison, P.E.  
South Carolina P.E. #24224  
North Carolina P.E. #03871  
bluewater civil design, llc  
bluewatercivil.com • info@bluewatercivil.com  
718 Lowndes Hill Road • Greenville, SC 29607

**BROOKSIDE FARMS**  
(SFR Subdivision - PDP)  
Gap Creek Road & N Howell Road  
Greer, SC



PLAN REVISION	DATE	ISSUE COMMENT
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Preliminary Development Plan

**PDP-1A**



SITE DATA

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0618010100600, 0536010104800, -4900, & -5704

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DRD

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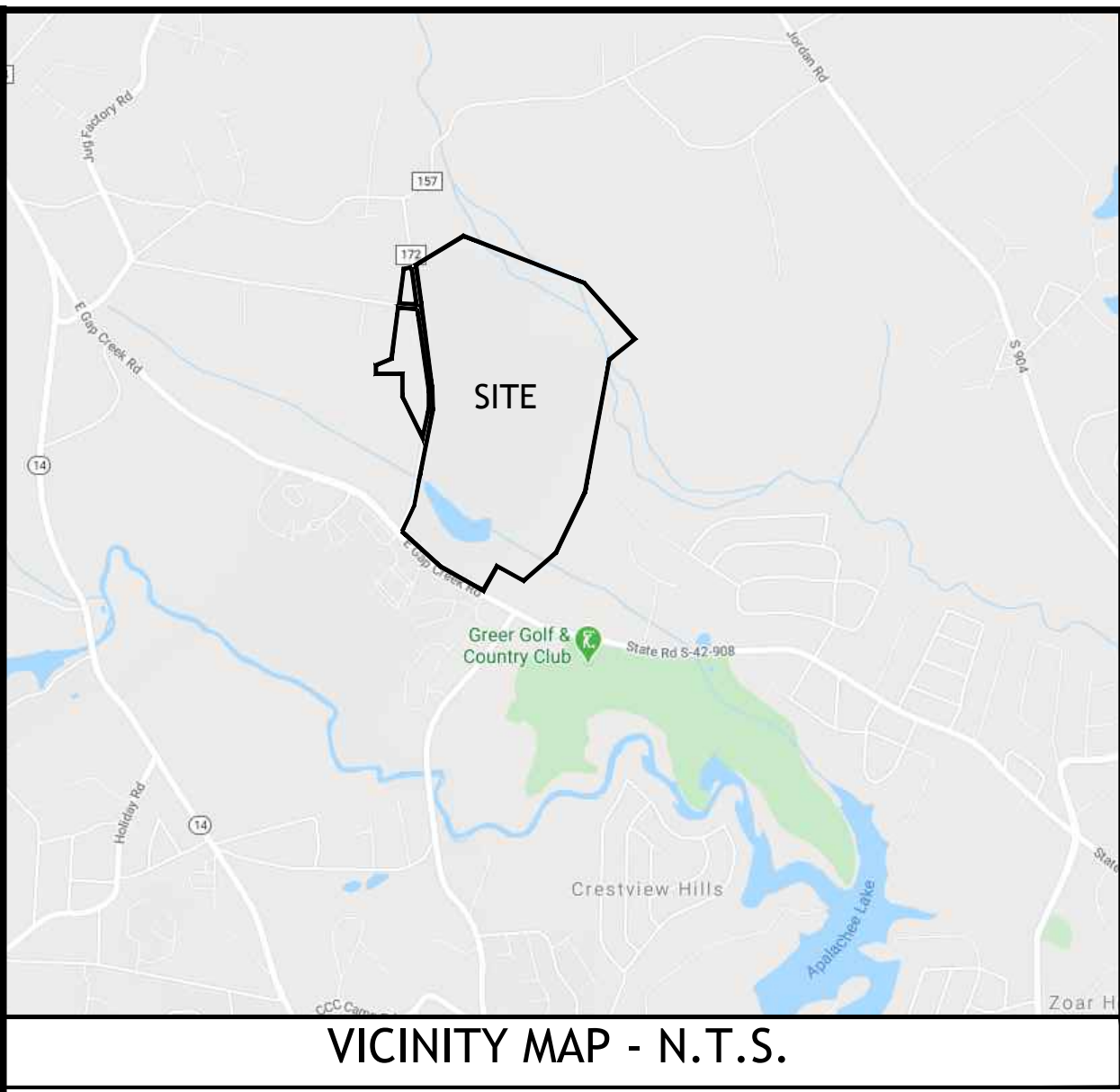
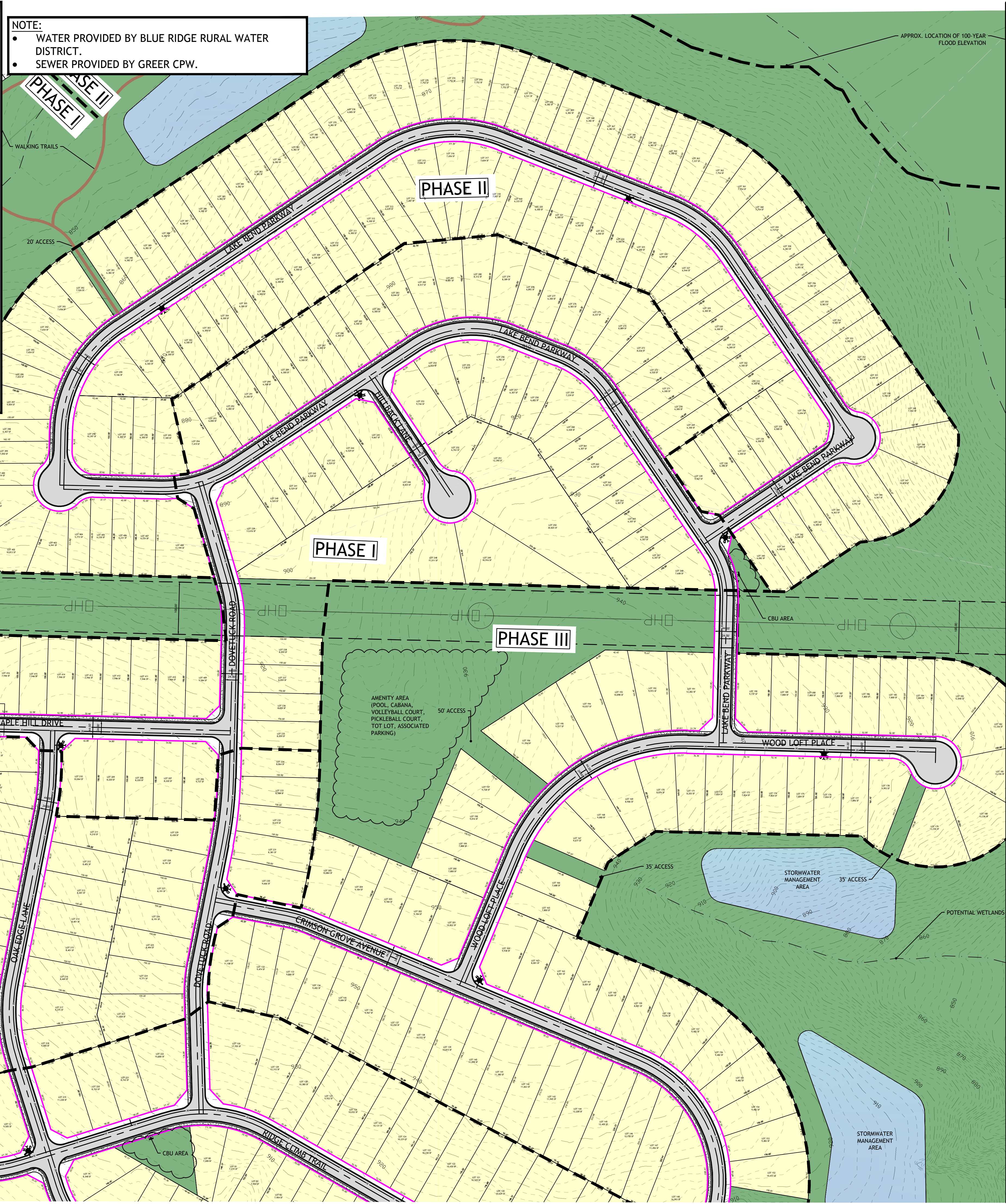
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REAR: 10' (DETACHED ONLY)  
EXTERIOR SETBACK: 25'

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SITE LEGEND

ASPHALT PAVEMENT SECTION

SIDEWALK

PROPERTY LINE/R.O.W.

PROPOSED BUILDING SETBACK LINE

FLOODPLAIN

PROPOSED R/W

PROPOSED E.O.P.

PROPOSED C/L ROAD

PROPOSED WATER MAIN

OWNER

COMPANY:

BLACKSTREAM DEVELOPMENT, LLC

ADDRESS:

1325 MILLER ROAD, SUITE S  
GREENVILLE, SC 29615

PHONE:

864-901-4078

CONTACT:

FORD ELLIOTT

EMAIL:

FORD.ELLIOTT@SVN.COM

CIVIL ENGINEER

COMPANY:

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ADDRESS:

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PHONE:

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PRELIMINARY DEVELOPMENT PLAN

BROOKSIDE FARMS

Owner  
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Ford Elliot  
1325 Miller Road, Suite S  
Greenville, SC 29615  
864-901-4078

Engineer  
Bluewater Civil Design, LLC  
Paul J. Harrison, P.E.  
718 Lowndes Hill Road  
Greenville, SC 29607  
864-735-5068

Total Acreage:

237.17 Ac.

Existing Zoning:

R-12 & C-2

Number of Lots:

638 Lots

New Roadway:

17,823.7 LF

GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

N

W

E

S

811

Know what's below.  
Call before you dig.

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DWG Name: 2020-06-02 Brookside Farms  
Drawing Scale: PDP-1.dwg  
Date of Project: AS NOTED  
Date of Project: 06/2020  
Engineer of Record:  
Paul J. Harrison, P.E.  
South Carolina PEF 24224  
North Carolina PEF 038371

blueWATER

civil design

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Certificates of Authorization:

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NC P0868 - AL CA4065E

BROOKSIDE FARMS

(SFR Subdivision - PDP)

Gap Creek Road & N Howell Road

Greer, SC

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

STATE OF AUTHORIZATION

SOUTH CAROLINA

PAUL J. HARRISON

No. 24224

PROFESSIONAL ENGINEER

PLAN REVISION

ISSUE DATE

ISSUE COMMENT

A 05/08/2020 Issued Preliminary Development Plan

B 06/08/2020 Issued Preliminary Development Plan

Preliminary Development Plan

PDP-1B



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PROPOSED ZONING: DRD

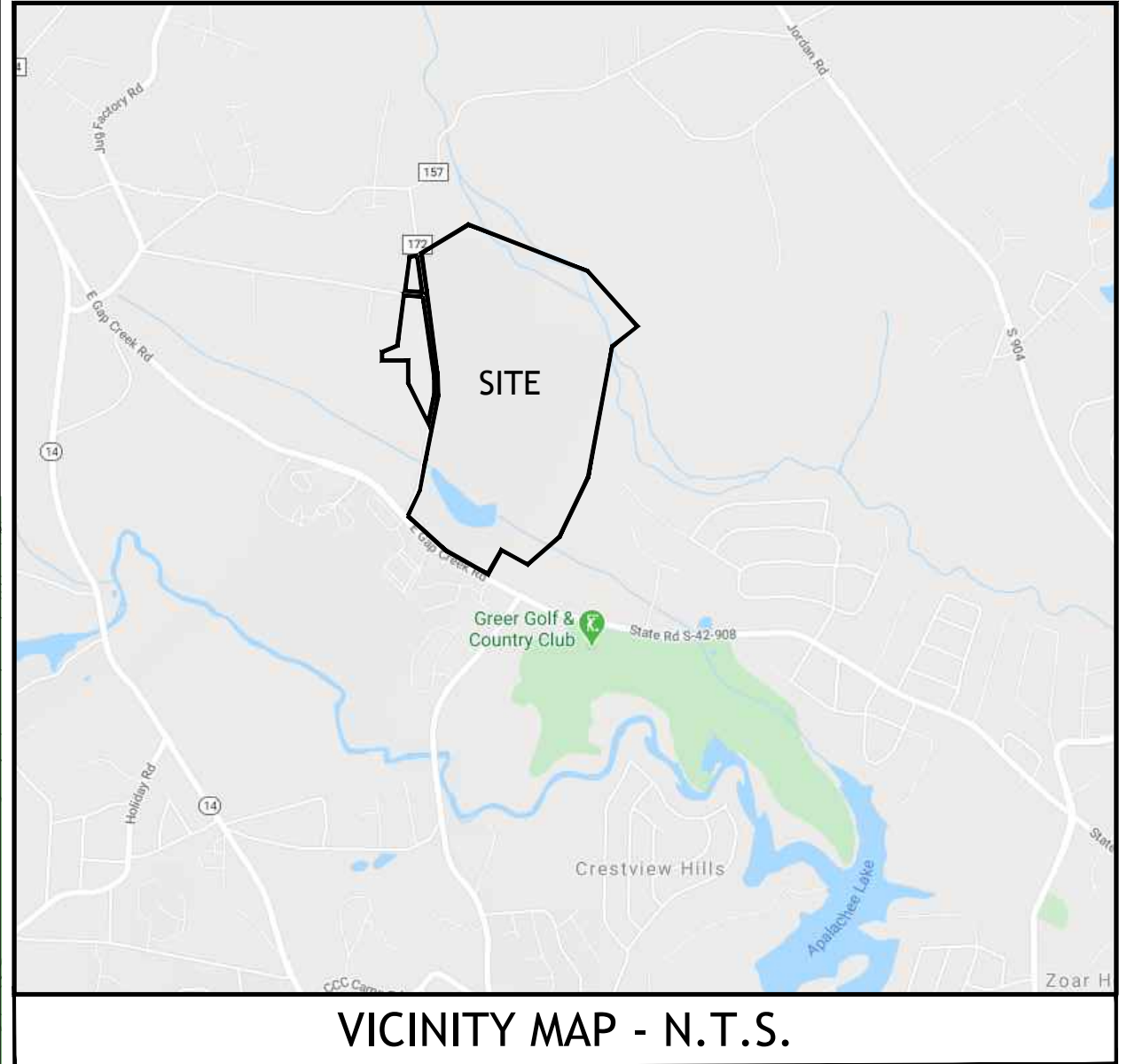
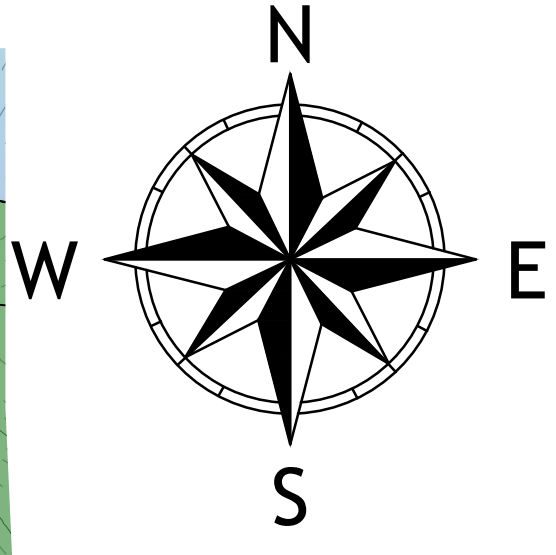
TOTAL LOTS/UNITS: 170 LOTS (42' X 150' TYP.)  
247 LOTS (52' X 150' TYP.)  
221 UNITS (20' X 100' TYP.)

PROPOSED ROADWAY: ±247.7 LF (66' R.O.W.)  
±559.7 LF (40' R.O.W.)  
±586.7 LF (42' R.O.W.)  
±16,429.6 LF (44' R.O.W.)

SETBACKS  
N HOWELL ROAD: 30'  
GAP CREEK ROAD: 30'  
FRONT: 20'  
SIDE: 5'  
REAR: 10' (DETACHED ONLY)  
EXTERIOR SETBACK: 25'

LAYOUT SUBJECT TO REZONING & P.C. APPROVAL

NOTE:  
• WATER PROVIDED BY BLUE RIDGE RURAL WATER DISTRICT.  
• SEWER PROVIDED BY GREER CPW.



## SITE LEGEND

- ASPHALT PAVEMENT SECTION
- SIDEWALK
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- FLOODPLAIN
- PROPOSED R/W
- PROPOSED E.O.P.
- PROPOSED C/L ROAD
- PROPOSED WATER MAIN

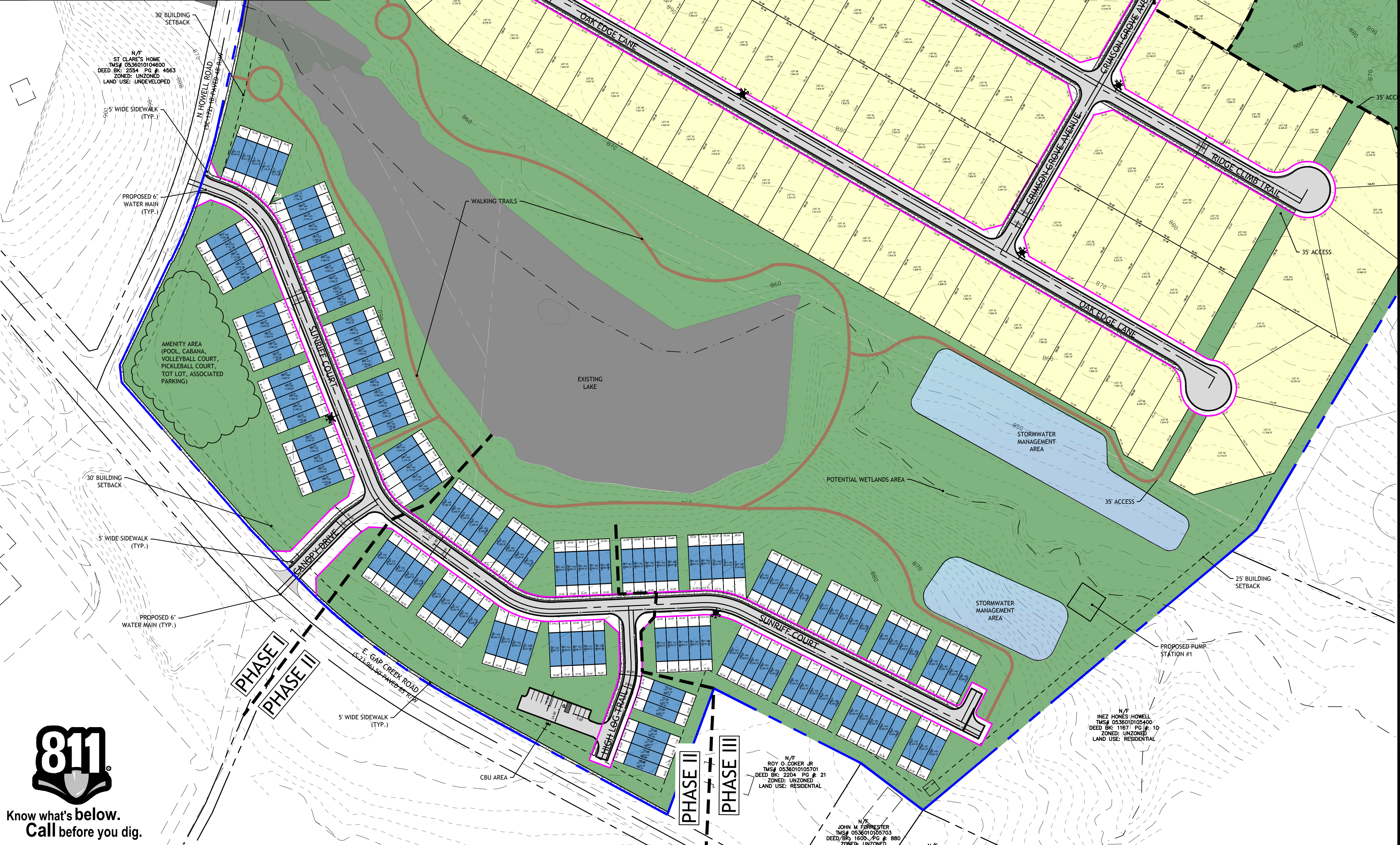
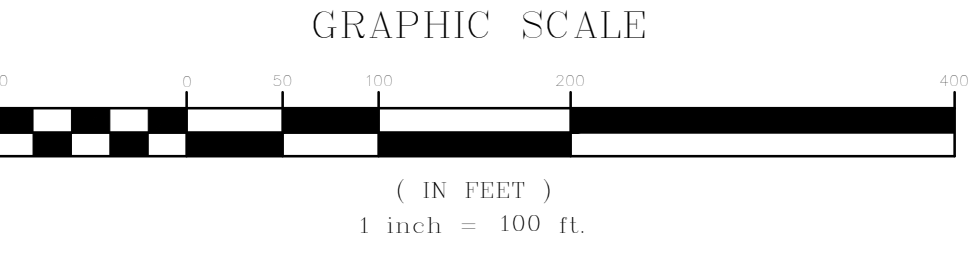
**OWNER**  
COMPANY: BLACKSTREAM DEVELOPMENT, LLC  
ADDRESS: 1325 MILLER ROAD, SUITE S  
GREENVILLE, SC 29615  
PHONE: 864-901-4078  
CONTACT: FORD ELLIOTT  
EMAIL: FORD.ELLIOTT@SYN.COM

**CIVIL ENGINEER**  
COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWNDES HILL ROAD  
GREENVILLE, SC 29607  
PHONE: 864-735-5068  
CONTACT: PAUL HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM

## PRELIMINARY DEVELOPMENT PLAN

### BROOKSIDE FARMS

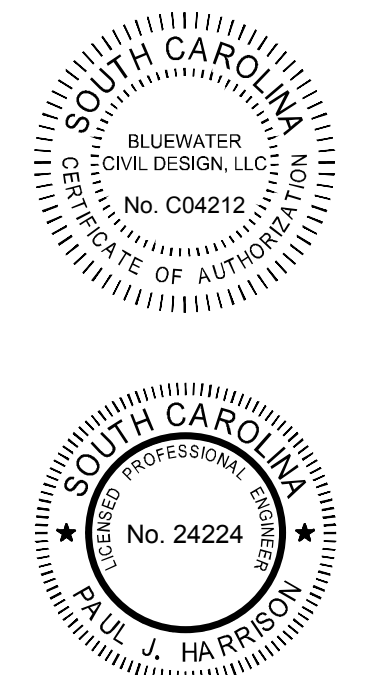
Owner BlackStream Development, LLC Ford Elliot 1325 Miller Road, Suite S Greenville, SC 29615 864-901-4078	Engineer Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-735-5068
Total Acreage: 237.17 Ac.	Existing Zoning: R-12 & C-2
Number of Lots: 638 Lots	New Roadway: 17,823.7 LF



Project Number: 2020-043  
DWG Name: 2020-06-02 Brookside Farms  
Drawing Scale: AS NOTED  
Date of Project: 06/2020  
Engineer of Record:  
Paul J. Harrison, P.E.  
South Carolina P.E.# 24224  
North Carolina P.E.# 038371  
bluewater civil design, llc  
bluewatercivil.com • info@bluewatercivil.com  
718 Lowndes Hill Road • Greenville, SC 29607

Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

BROOKSIDE FARMS  
(SFR Subdivision - PDP)  
Gap Creek Road & N Howell Road  
Greer, SC



PLAN REVISION	DATE	ISSUE	COMMENT
A	05/08/2020	Issued Preliminary Development Plan	
B	06/08/2020	Issued Preliminary Development Plan	

Preliminary Development Plan

PDP-1C





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

Date 4/20/2020

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

Tax Map Number(s) 0618010100600, 0536010104800, 0536010104900, 0536010105704

Property Address(s) Gap Creek Road at N Howell Road

Acreage of Properties +/- 237.17 acres County Greenville (City of Greer)

**Applicant Information**

Name BlackStream Development, LLC  
Address 1325 Miller Road, Suite S  
Greenville, SC 29615  
Contact Number 864-901-4078  
Email ford.elliott@svn.com or  
josh.howard@svn.com

**Property Owner Information**

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

Name Bruce S. Michael  
Address P.O. Box 1734, Greer,  
SC 29652  
Contact Number 864-583-2700  
Email bruceeq1@aol.com

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from R-12/C2 to DRD.

Existing Use: Agricultural Vacant

Proposed Use: Single-Family Residential Development

Signature(s)   
S. Michael / BRUCE

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

**OFFICE USE ONLY**

Date Filed                     

Case No.                     

Meeting Date                     

See Reverse

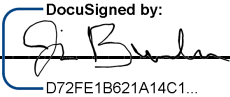


**Complete the section below if multiple property owners**

**Name** Gap Creek LLC

**Address** 34 Sovern Dr, Greenville, SC 29607

**Contact Number** 864-237-7646

**Signature** 

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Contact Number** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Contact Number** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Contact Number** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Contact Number** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Contact Number** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Contact Number** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**Contact Number** \_\_\_\_\_

**Signature** \_\_\_\_\_

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



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**Second and Final Reading of Ordinance Number 33-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEANNA ROGERS LOCATED AT 2924 BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Ordinance Number 33-2020	7/22/2020	Ordinance
❑ Ord 33-2020 Exhibit A Map	7/22/2020	Exhibit
❑ Ord 33-2020 Rezoning Application	7/22/2020	Backup Material

**ORDINANCE NUMBER 33-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY DEANNA ROGERS LOCATED AT 2924 BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Deanna Rogers located at 2924 Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000101314 containing approximately 2.01 +/- acres marked as Exhibit A, the Statement of Intent marked at Exhibit B, and the Site Plan marked at Exhibit C.

1. The owner has requested that the zoning classification of (his, her, their, its) property be changed from DRD (Design Review District) to R-12 (Single Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on June 22, 2020 which has recommended to Council that the zoning change be approved;

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to R-12 (Single Family Residential District).

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

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

The zoning classification of property located at 2924 Brushy Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000101314 containing approximately 2.01 +/- acres attached hereto marked as Exhibit A shall be changed from DRD (Design Review District) to R-12 (Single Family Residential 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: July 14, 2020

Second and  
Final Reading: July 28, 2020

Approved as to Form:

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John B. Duggan, Esquire  
City Attorney

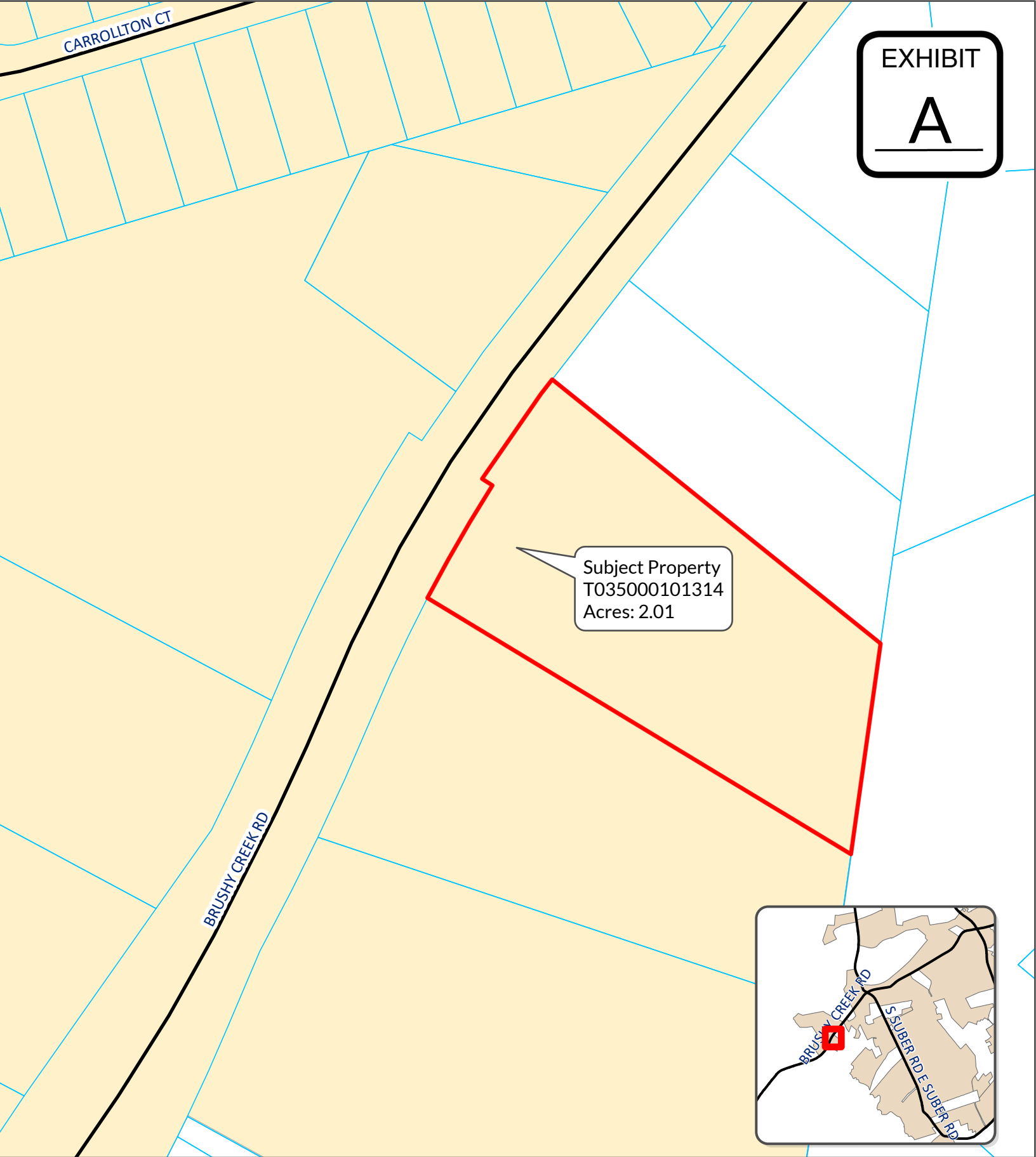
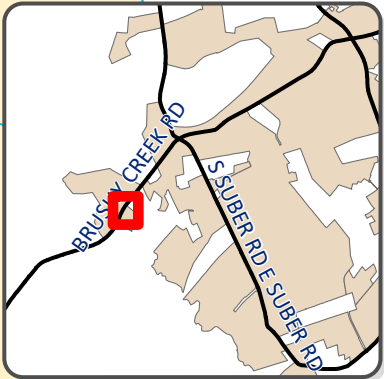


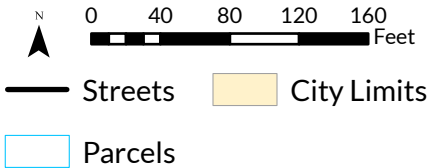
EXHIBIT  
A

Subject Property  
T035000101314  
Acres: 2.01



# Ordinance 33-2020

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Created 6/25/2020 by City of Greer GIS



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

Date 5/27/20

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

Tax Map Number(s) T0350001013.14  
Property Address(s) 2924 Brushy Creek Road  
Acreage of Properties 2.01 County Greenville

**Applicant Information**

Name Deanna Rogers  
Address 409 Beckworth Dr.  
Taylors SC 29687  
Contact Number 864-630-5497  
Email DRCLASSYKIDS@gmail.com

**Property Owner Information**

(If multiple owners, see back of sheet)

Name Deanna Rogers  
Address 409 Beckworth Dr  
Taylors S.C. 29687  
Contact Number 864-630-5497  
Email DRCLASSYKIDS@gmail.com

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

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

Existing Use: Vacant Land Proposed Use: Residential Home

Signature(s) [Signature]

If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.

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

Category Number: X.  
Item Number: D.



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**Second and Final Reading of Ordinance Number 35-2020**

**Summary:**

AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES 2020, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$2,057,103 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND OTHER RELATED MATTERS (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 35-2020	7/22/2020	Ordinance

**ORDINANCE NUMBER 35-2020**

**AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES 2020, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$2,057,103 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND OTHER RELATED MATTERS**

**THE CITY COUNCIL (“COUNCIL”) OF THE CITY OF GREER, SOUTH CAROLINA (“CITY”), ORDAINS:**

Section 1. The City of Greer, South Carolina, finds:

- (a) the City is a body politic and corporate and a municipal corporation and possesses all powers granted to municipal corporations by the Constitution and general laws of South Carolina;
- (b) the City desires to enter a lease-purchase arrangement (“Lease”) to finance the purchase of equipment (“Equipment”) as more fully described on *Exhibit A* and *Exhibit B*, a copy of each of which is attached to this Ordinance; and
- (c) the City’s payments under the Lease are subject to annual appropriation by the Council.

Section 2. The Council authorizes the City Administrator, and his designees, to distribute a request for proposals to various financial institutions, determine the final principal amount (subject to the limit established in the City’s Budget Ordinance for Fiscal Year 2020-2021), the interest rate, and maturity date of the Lease, and to select a financial institution based on a variety of factors, as the City Administrator deems appropriate, all without further action required of the Council.

Section 3. The City intends to reimburse itself for any expenditures under IRS regulations according to *Exhibit C* of this Ordinance.

Section 4. The Council authorizes the Mayor, the City Administrator, the Chief Financial Officer, the City Attorney, and the City Clerk, acting jointly or individually, to execute and deliver the Lease and whatever other documents as are necessary to effect the execution and delivery of the Lease.

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



**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

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

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: July 14, 2020

Second Reading / Final Approval: July 28, 2020

APPROVED AS TO FORM:

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Michael E. Kozlarek, Esq.  
Kozlarek Law LLC

# **EXHIBIT A** **FIVE-YEAR EQUIPMENT LIST**

City of Greer  
Capital Equipment Fund  
Equipment Listing  
Lease Purchase, FY 6/30/20

	Administration Dept. 411	Mun. Court Dept. 412	Gen. Govt. Dept. 419	Fire Dept. Dept. 422	Police Dept. Dept. 435	Public Services Dept. 445	Recreation Dept. 450	Codes Dept. Dept. 451	Total
Appliances					2,000				2,000
Aerial Drone					23,600				23,600
Banners / Christmas Decorations							31,500		31,500
Cameras					48,010	22,500		2,500	73,010
Computers, Equipment, and Software	10,000	700	27,200	10,000	14,153	55,400	9,150	3,000	129,603
Fencing & Lighting							28,950		28,950
Fire Hoses & Adapters				15,000					15,000
Furniture & Furnishings, Fixtures & Equipment		11,000		1,700	24,700	8,000	68,500		113,900
Gas Pumps						79,000			79,000
HVAC						5,000	8,500		13,500
In-Car Computers/Modems					27,200				27,200
Medical Equipment				154,000					154,000
Mowers / Maintenance Equipment							253,000		253,000
Network Equipment			131,000						131,000
Portable Radios / Radio Equipment					147,688				147,688
Rescue Equipment				75,000					75,000
Security System			31,000						31,000
Shop Equipment						16,500			16,500
Signage					3,522				3,522
Snow Removal Equipment						8,000			8,000
Sports Equipment							5,800		5,800
Tractor						31,000			31,000
Training Props & Materials				17,000					17,000
Utility Vehicle							3,500		3,500
Vehicles and Equipment					364,000	131,500	64,900		560,400
Video Recording System					75,430				75,430
Weapons and Weapons Upgrades					7,000				7,000
	10,000	11,700	189,200	272,700	711,703	356,900	473,800	5,500	2,057,103

<u>Vehicles and Equipment</u>			
Dept. 435	364,000	8	Ford Interceptors and lights/sirens/equipment
Dept. 445	131,500	2	Dump Truck, Sanitation Trailer
Dept. 450	64,900	2	Explorer, F150 4x4
	560,400	12	

**EXHIBIT B**  
**TEN-YEAR EQUIPMENT LIST**

**NONE**

**EXHIBIT C**  
**REIMBURSEMENT FOR PROJECT EXPENSES**

The Internal Revenue Service and U.S. Treasury Department have promulgated Treasury Regulation, Section 1.150-2 (“Regulation”) that authorizes a political subdivision to reimburse itself for expenditures made with respect to projects prior to the issuance of tax-exempt obligations for those projects;

The Regulation requires the governing body of the political subdivision declare its official intent to reimburse an expenditure prior to the incurrence of the expenditure;

The City anticipates incurring expenditures related to Project as described in the Ordinance to which this Exhibit C is attached prior to the consummation of a federally tax-exempt financing for that purpose.

By adopting the Ordinance, with this Exhibit C, the Council declares its official intent to reimburse itself for any Project-related expenditures, incurred and paid on and after the date occurring 60 days prior to the date of this Ordinance’s enactment, from the proceeds of federally tax-exempt obligations.

The City understands that expenditures, for which the City may reimburse itself, are limited to expenditures, which are (a) properly chargeable to a capital account (or would be so chargeable with a proper election or with the application of the definition of “placed in service” under the Regulation) under general federal income tax principles; and (b) certain *de minimis* or preliminary expenditures satisfying the Regulation’s requirements.

The City anticipates the source of funds for the pre-borrowing, Project-related expenditures to be the City’s general fund, the City’s hospitality fund and accommodation fund, or one or more designated capital project funds.

To be eligible for reimbursement of the expenditures, the reimbursement allocation must be made not later than 18 months after the later of (a) the date on which the expenditures were paid, or (b) the date the Project was placed in service, but in no event more than three years after the City made the original expenditures.



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**First Reading of Ordinance Number 37-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARGARITA HEWITT LOCATED AT 2920 BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 37-2020 is a request to rezone a parcel located at 2920 Brushy Creek Rd. The owner is requesting a rezoning from DRD, Design Review District, to R-12, Residential District for the purpose of building a single-family home. The previous DRD zoning included two neighboring parcels and was intended to be a townhome community. One parcel has an existing single-family home and the other requested a similar rezoning. The Planning Commission conducted a public hearing on June 22, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Ashley Kaade, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	7/22/2020	Cover Memo
❑ Ordinance Number 37-2020	7/22/2020	Ordinance
❑ Ord 37-2020 Exhibit A Map	7/22/2020	Exhibit
❑ Ord 37-2020 Rezoning Application	7/22/2020	Backup Material
❑ Ord 37-2020 Planning Commission Minutes	7/22/2020	Backup Material

# Memorandum

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

**From:** Ashley Kaade, AICP, Planner

**Subject:** Ordinance 37-2020

**Date:** July 21, 2020

**CC:** Tammy Duncan, City Clerk

---

Ordinance 37-2020 is a request to rezone a parcel located at 2920 Brushy Creek Rd. The owner is requesting a rezoning from DRD, Design Review District, to R-12, Residential District for the purpose of building a single-family home. The previous DRD zoning included two neighboring parcels and was intended to be a townhome community. One parcel has an existing single-family home and the other requested a similar rezoning.

The Planning Commission conducted a public hearing on June 22, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

**ORDINANCE NUMBER 37-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY MARGARITA HEWITT LOCATED AT 2920 BRUSHY CREEK ROAD FROM DRD (DESIGN REVIEW DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Margarita Hewitt located at 2920 Brushy Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T035000101315 containing approximately 2.01 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of (his, her, their, its) property be changed from DRD (Design Review District) to R-12 (Single Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on June 22, 2020 which has recommended to Council that the zoning change be approved;

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to R-12 (Single Family Residential District).

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

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

The zoning classification of property located at 2920 Brushy Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number T035000101315 containing approximately 2.01 +/- acres attached hereto marked as Exhibit A shall be changed from DRD (Design Review District) to R-12 (Single Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: July 28, 2020

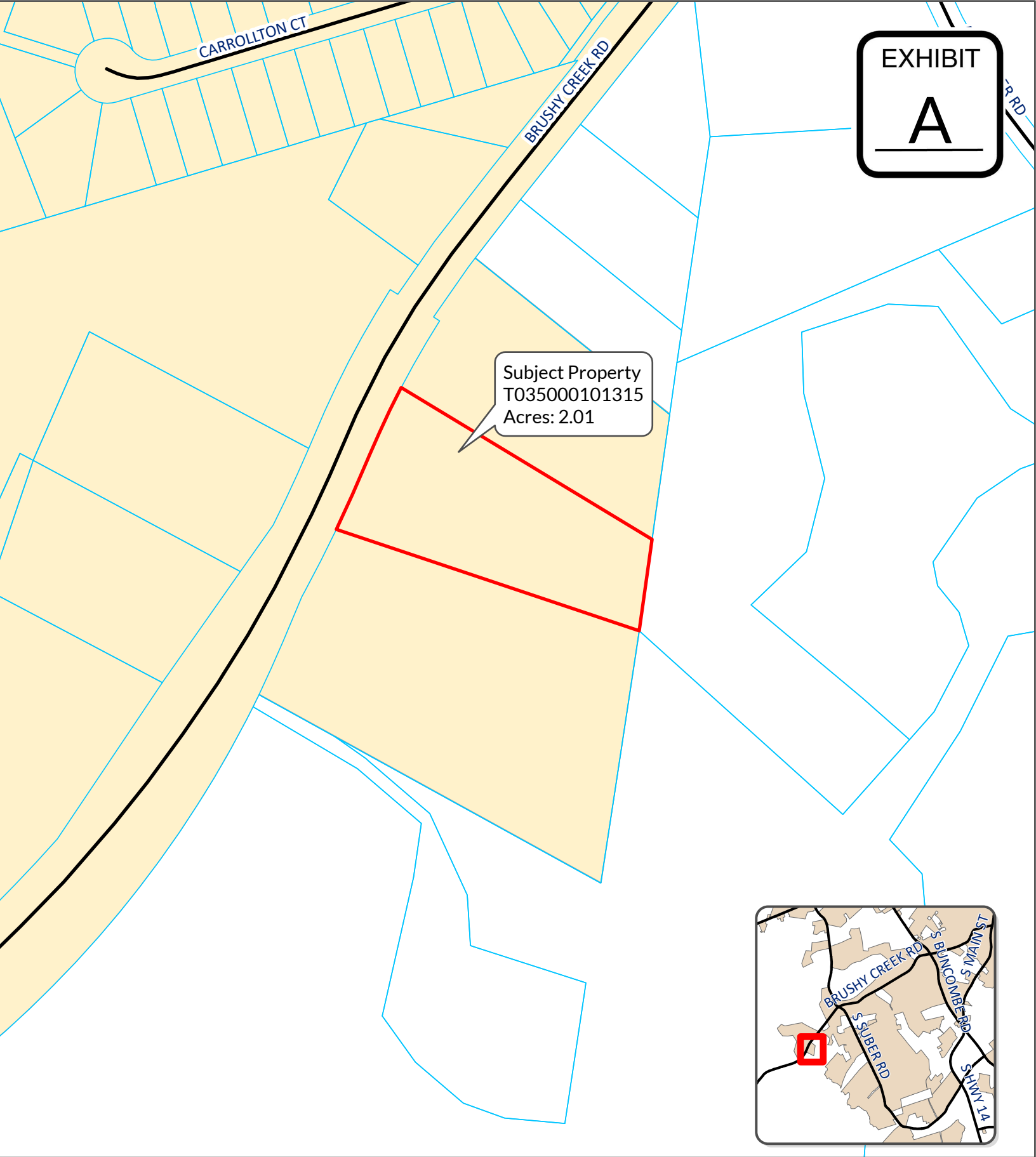
Second and  
Final Reading: August 11, 2020

Approved as to Form:

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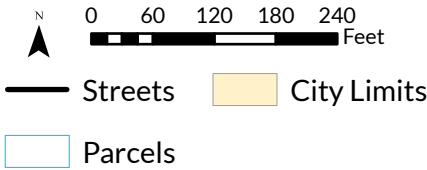
John B. Duggan, Esquire  
City Attorney





# Ordinance 37-2020

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 5/20/20

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

Tax Map Number(s) T0350001013, 15

Property Address(s) 2920 Brushy Creek Rd, Greer SC 29650

Acreage of Properties 2.01 County Greenville

**Applicant Information**

Name Margarita Hewitt  
Address 105 Wilder Ct  
Greer SC 29650  
Contact Number 864-344-6883  
Email upstatecustombuilders@gmail.com

**Property Owner Information**

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

Name Upstate Custom Builders, Inc.  
Address 105 Wilder Ct  
Greer SC 29650  
Contact Number 864-344-6883  
Email upstatecustombuilders@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 DRD to R-12.

Existing Use: Vacant Land Proposed Use: Residential Home

Signature(s) Margarita Hewitt

*If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.*

**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**

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, JUNE 22, 2020**

---

**DOCKET:** **RZ 20-41**

**APPLICANT:** Upstate Custom Builders – Margarita Hewitt

**PROPERTY LOCATION:** 2920 Brushy Creek Rd

**TAX MAP NUMBER:** T035000101315

**EXISTING ZONING:** DRD, Design Review District

**REQUEST:** Rezone to R-12, Single Family Residential

**SIZE:** 2.01 acres

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

**ANALYSIS:** **RZ 20-41**

---

**RZ 20-41** is a rezoning request for a parcel located at 2920 Brushy Creek Rd. The request is to rezone the parcel from DRD, Design Review District to R-12, Single Family Residential. The property was annexed and zoned to DRD, Design Review District back in 2016 for a subdivision development. The property has since been sold and the applicant is wishing to build a single-family residence on the property.

Surrounding land uses and zoning include:

North: DRD, Design Review District – Vacant (also requesting rezoning)  
East: R-S, Residential Suburban (Greenville County) - Vacant  
South: DRD, Design Review District – Single Family Residence (City of Greer),  
R-S, Residential Suburban (Greenville County) - Vacant  
West: R-12, Single Family Residence – (City of Greer) – Paxton Meadows Subdivision

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

In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Martin made a motion to approve RZ 20-41. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**First Reading of Ordinance Number 38-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY BONITA TAYLOR MCCALL LOCATED AT 1040 POPLAR DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT).  
(Action Required)

**Executive Summary:**

Ordinance 38-2020 is a request to rezone a portion of a parcel located at the corner of Poplar Dr and S Line St Ext. The owner is requesting a rezoning from C-2, Commercial District to C-3, Highway Commercial. The Planning Commission conducted a public hearing on July 20, 2020 for the rezoning of this parcel. The Planning Commission recommended to deny this request.  
Ashley Kaade, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	7/22/2020	Cover Memo
❑ Ordinance Number 38-2020	7/22/2020	Ordinance
❑ Ord 38-2020 Exhibit A Map	7/22/2020	Exhibit
❑ Ord 38-2020 Rezoning Application	7/22/2020	Backup Material
❑ Ord 38-2020 Planning Commission Minutes	7/22/2020	Backup Material

# Memorandum

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

**From:** Ashley Kaade, AICP, Planner

**Subject:** Ordinance 38-2020

**Date:** July 21, 2020

**CC:** Tammy Duncan, City Clerk

---

Ordinance 38-2020 is a request to rezone a portion of a parcel located at the corner of Poplar Dr and S Line St Ext. The owner is requesting a rezoning from C-2, Commercial District to C-3, Highway Commercial.

The Planning Commission conducted a public hearing on July 20, 2020 for the rezoning of this parcel. The Planning Commission recommended to deny this request.

## **ORDINANCE NUMBER 38-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY BONITA TAYLOR MCCALL LOCATED AT 1040 POPLAR DRIVE FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Bonita Taylor McCall located at 1040 Poplar Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000200301 containing approximately 1.18 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of a portion of (his, her, their, its) property be changed from C-2 (Commercial District) to C-3 (Highway Commercial District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on July 20, 2020 which has recommended to Council that the zoning change be denied;

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to C-3 (Highway 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 a portion of the property located at 1040 Poplar Drive more particularly identified by the attached City of Greer Map specifying Greenville

County Parcel Number G002000200301 containing approximately 1.18 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to C-3 (Highway Commercial District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

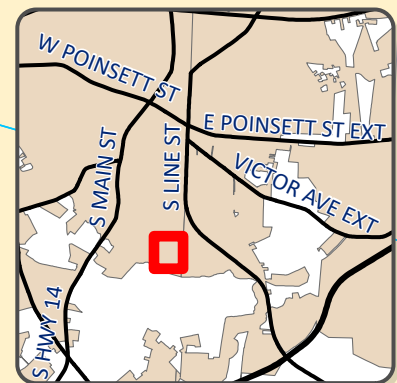
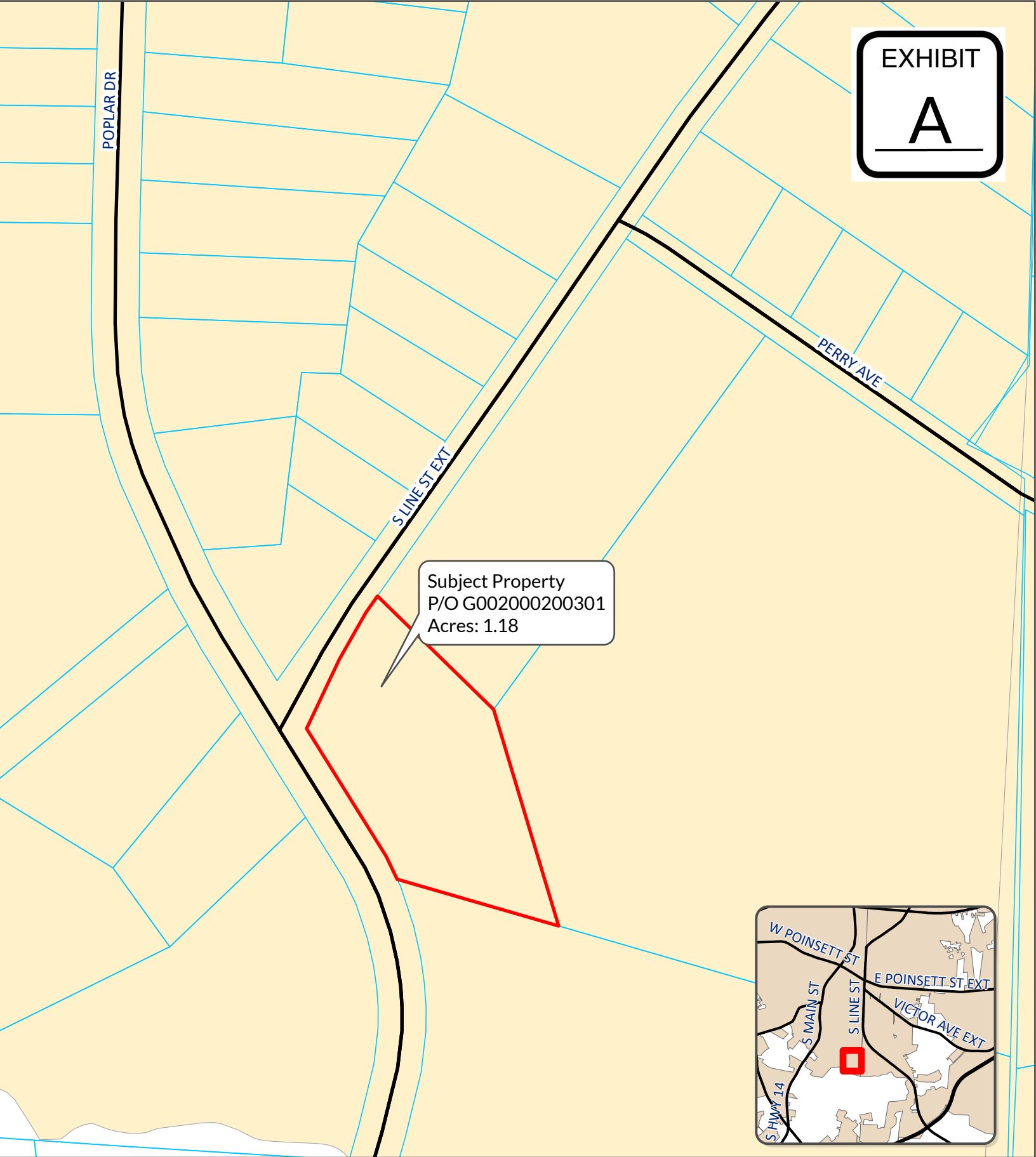
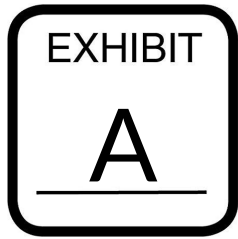
First Reading: July 28, 2020

Second and  
Final Reading: August 11, 2020

Approved as to Form:

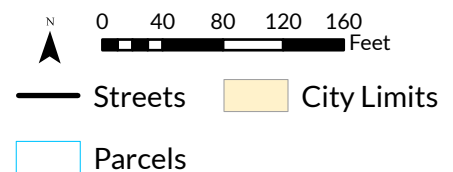
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John B. Duggan, Esquire  
City Attorney



# Ordinance 38-2020

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Created 7/20/2020 by City of Greer GIS





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

Date 0/3/20

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

Tax Map Number(s) G 002.00-02-003.01

Property Address(s) 1040 Poplar Dr. Greer, SC

Acreage of Properties 1 1/4 Acre County Greenville

**Applicant Information**

Name John Chisholm  
Address 202 Hill St  
Greer, SC 29651  
Contact Number 864 704 3015  
Email jbc4n2@yahoo.com

**Property Owner Information**

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

Name Bonita T. McCall  
Address P.O. Box 2167  
Greer SC 29652  
Contact Number 230-4302  
Email clanston@clanston-black.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C2 to C3.

Existing Use: Vacant Proposed Use: Heating & Air, Plumbing, Electrical Business

Signature(s) [Signature]  
Bonita T. McCall

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

RZ20-00043

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, JULY 20, 2020**

---

**DOCKET:** **RZ 20-43**

**APPLICANT:** John Chisholm

**PROPERTY LOCATION:** 1040 Poplar Dr

**TAX MAP NUMBER:** P/O G002000200301

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

**REQUEST:** Rezone to C-3, Commercial

**SIZE:** 1.00 acres

**COMPREHENSIVE PLAN:** Residential Land Use 3 Community adjacent to  
Residential Land Use 2 Community

**ANALYSIS:** **RZ 20-43**

---

**RZ 20-43** is a rezoning request for a portion of a parcel located at 1040 Poplar Dr. The request is to rezone the portion of the parcel that is zoned C-2, Commercial to C-3, Commercial. The property is currently split zoned with C-2, Commercial and R-7.5, Single Family Residential. The property is in the process of being subdivided, splitting the two zonings.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential - Occupied  
East: R-7.5, Single Family Residential and R-M1, Multi-Family – Single Family Occupied and Barrington Woods Mobile Home Park  
South: R-12, Single Family Residential and R-M1, Multi-Family – Poplar Place Apartments  
West: R-12, Single Family Residence – Occupied

The land use map in the Comprehensive Plan defines the property as a Residential Land Use 3 Community, which is the location of higher density residential development, primarily multifamily developments. Along the west side of the property the land use is defined as Residential Land Use 2 Community, which is generally where most residential subdivisions located across the city may be found. There may also be some of the lower density developments who were at one time considered the more rural parts of the community, included in this category. This property is not located along any Corridors or within any Centers. C-3, Commercial is appropriate if it is along Regional or Transit Corridors or within Regional Centers or Super-Regional Centers. Therefore the requested C-3, Commercial zoning is not a compatible zoning within the Comprehensive Plan.

In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can not support the requested C-3, Commercial zoning.

**STAFF RECOMMENDATION: Denial**

**ACTION** – Mr. Kriese made a motion to deny RZ 20-43. Mr. Martin seconded the motion. The motion carried with a vote of 4 to 1. The motion to deny passed.



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**First Reading of Ordinance Number 39-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY OZF LLC LOCATED ON SOUTH BEVERLY LANE FROM R-12 (RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 39-2020 is a request to rezone a portion of a parcel located on S Beverly Ln. The owner is requesting a rezoning from R-12, Residential District to RM-2, Multi-family Residential for the purpose of building a duplex. The Planning Commission conducted a public hearing on July 20, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Ashley Kaade, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	7/22/2020	Cover Memo
❑ Ordinance Number 39-2020	7/22/2020	Ordinance
❑ Ord 39-2020 Exhibit A Map	7/22/2020	Exhibit
❑ Ord 39-2020 Rezoning Application	7/22/2020	Backup Material
❑ Ord 39-2020 Planning Commission Minutes	7/22/2020	Backup Material

# Memorandum

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

**From:** Ashley Kaade, AICP, Planner

**Subject:** Ordinance 39-2020

**Date:** July 21, 2020

**CC:** Tammy Duncan, City Clerk

---

Ordinance 39-2020 is a request to rezone a portion of a parcel located on S Beverly Ln. The owner is requesting a rezoning from R-12, Residential District to RM-2, Multi-family Residential for the purpose of building a duplex.

The Planning Commission conducted a public hearing on July 20, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

## **ORDINANCE NUMBER 39-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY OZF LLC LOCATED ON SOUTH BEVERLY LANE FROM R-12 (RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by OZF LLC located on South Beverly Lane and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000101901 containing approximately .73 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of a portion of (his, her, their, its) property be changed from R-12 (Residential District) to RM-2 (Multi-Family Residential District) and has shown the need for such change in use to the Greer Planning Commission at a public hearing held on July 20, 2020 which has recommended to Council that the zoning change be approved;

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to RM-2 (Multi-Family Residential District).

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

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

The zoning classification of a portion of the property located on South Beverly Lane more particularly identified by the attached City of Greer Map specifying

Greenville County Parcel Number G009000101901 containing approximately .73 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Residential District) to RM-2 (Multi-Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

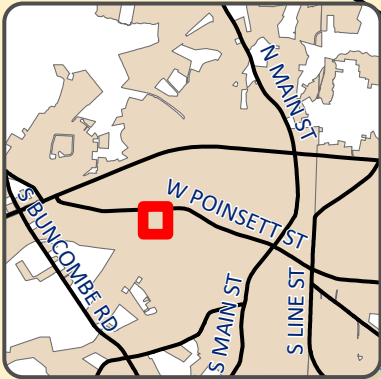
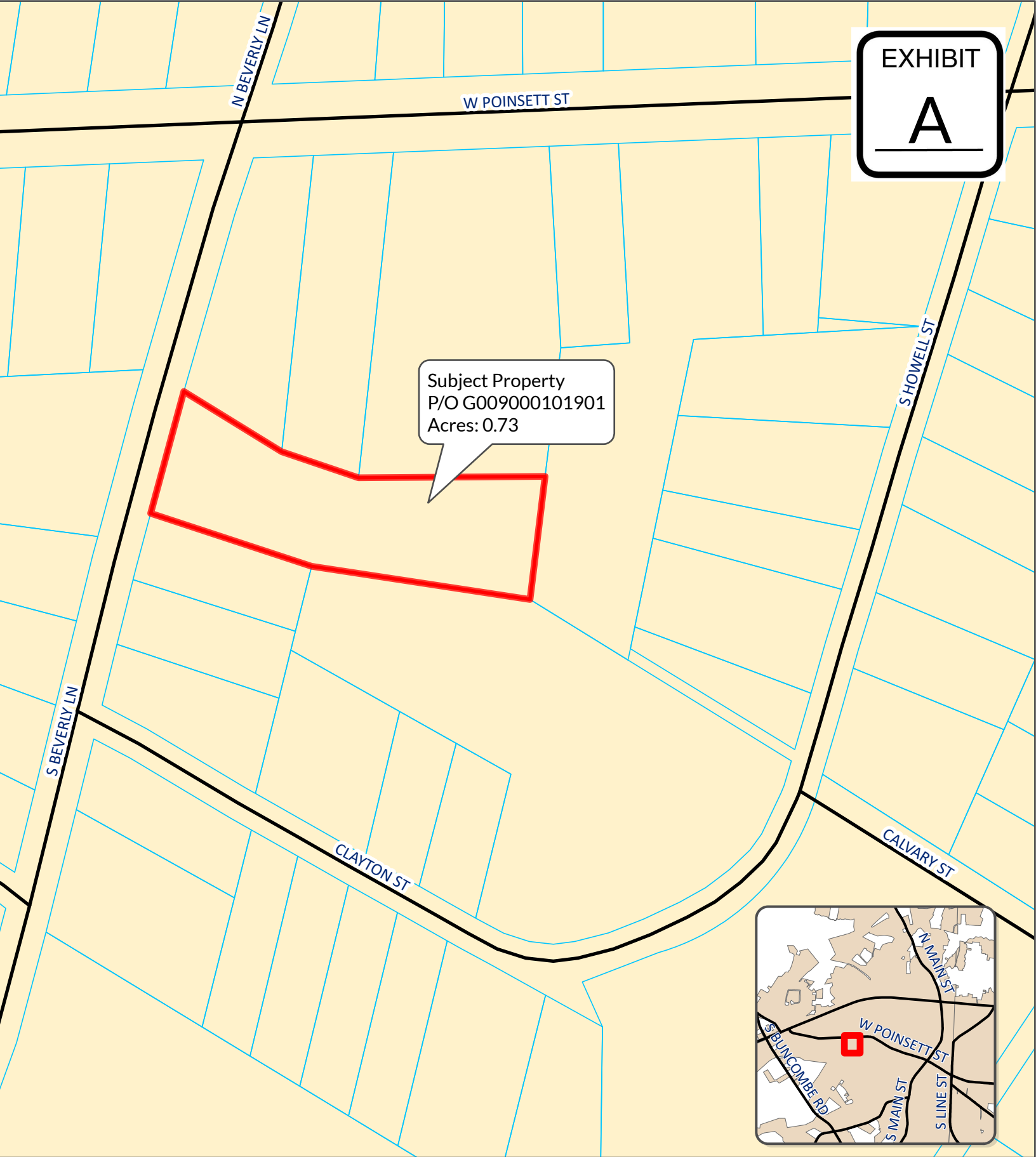
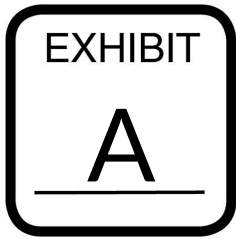
First Reading: July 28, 2020

Second and  
Final Reading: August 11, 2020

Approved as to Form:

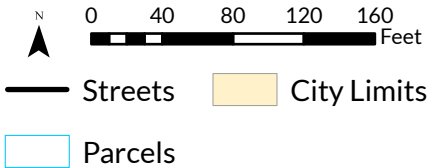
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John B. Duggan, Esquire  
City Attorney



# Ordinance 39-2020

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R220.0004

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

Date 6-23-2020

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

Tax Map Number(s) Portion of G009000101901

Property Address(s) S. Beverly Lane

Acreage of Properties 0.73 acres County Greenville

**Applicant Information**

Name Zach Roberts  
Address 4113 E. North Street  
Greenville, SC 29615  
Contact Number (864) 905-6026  
Email zroberts@accessrealtysc.com

**Property Owner Information**

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

Name OZF LLC  
Address 4113 E. North Street  
Greenville, SC 29615  
Contact Number (864) 630-0557  
Email nickfranchina@yahoo.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-12 to R-M2.

Existing Use: Vacant / Raw Land Proposed Use: Duplex

Signature(s)   
Zach Roberts

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



**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, JULY 20, 2020**

---

**DOCKET:** RZ 20-44

**APPLICANT:** Zach Roberts

**PROPERTY LOCATION:** S. Beverly Ln and Clayton St

**TAX MAP NUMBER:** P/O G009000101901

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

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

**SIZE:** 0.73 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community across the street is Residential Land Use 3 Community

**ANALYSIS:** RZ 20-44

---

**RZ 20-44** is a rezoning request for a portion of a parcel located on S. Beverly Ln. The request is to rezone the portion of the parcel that is zoned R-12, Single Family Residential to R-M2, Multi-Family Residential. The property is currently vacant but the owner's intent is to build a duplex on this portion of the property that faces S. Beverly Ln, with the remainder of the property remaining R-12, Single Family Residential.

Surrounding land uses and zoning include:

North: O-D, Office District – Various Businesses along W. Poinsett St  
East: R-12, Single Family Residential - Occupied  
South: R-12, Single Family Residential - Occupied  
West: O-D, Office District and R-M2, Multi-Family Residential – Joshua's Way and Occupied Duplexes

The land use map in the Comprehensive Plan defines the property as a Residential Land Use 2 Community, which is generally where most residential subdivisions located across the city may be found. There may also be some of the lower density developments who were at one time considered the more rural parts of the community, included in this category. While this property is located within a Residential Land Use 2 Community the center line of S. Beverly Ln transitions into Residential Land Use 3 Community. The property is located within 120 feet of a Neighborhood Corridor along Poinsett St which allows for medium and higher residential zoning classification. On the other end of S. Beverly Ln is Beverly Apartments along with Thrive Upstate which is a 12 bed community residential care facility. With the surrounding uses and zoning within this area, staff feels that R-M2, Multi-Family Residential is a compatible zoning with the area.

In accordance with the guidelines set forth in these plans and after a detailed study of the area, Staff can support the proposed rezoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Martin made a motion to approve RZ 20-44. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.



**AGENDA**  
**GREER CITY COUNCIL**  
**7/28/2020**

**First Reading of Ordinance Number 40-2020**

**Summary:**

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

**Executive Summary:**

Ordinance 40-2020 is a DRD Major Change request for the South Main Townes subdivision. South Main Townes is a townhome community with up to 95 approved units located along S Highway 14, which is currently under construction. The applicant is requesting to add a new building type without a garage. Staff worked with the developer to incorporate the following conditions into an updated Statement of Intent to ensure compatibility within the existing community, as well as encourage dispersal of the new building type throughout the development.

Elevations (Exhibit G) will incorporate similar architectural design as existing buildings within the development and include a large bay window.

No more than 50 percent of remaining units for build-out will incorporate the new building type option, or a maximum of 30 units/six building sets.

For rows of townhomes, there may not be two sets of townhomes without a garage next to each other.

The Planning Commission conducted a public hearing on July 20, 2020 for the DRD Major Change request and made a recommendation of approval.

Ashley Kaade, Planner

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
□ Ord 40-2020 Cover Memo	7/22/2020	Cover Memo
□ Ordinance Number 40-2020	7/23/2020	Ordinance
□ Ord 40-2020 Planning Commission Minutes	7/22/2020	Backup Material

# Memorandum

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

**From:** Ashley Kaade, AICP, Planner

**Subject:** Ordinance 40-2020

**Date:** July 21, 2020

**CC:** Tammy Duncan, City Clerk

---

Ordinance 40-2020 is a DRD Major Change request for the South Main Townes subdivision. South Main Townes is a townhome community with up to 95 approved units located along S Highway 14, which is currently under construction. The applicant is requesting to add a new building type without a garage.

Staff worked with the developer to incorporate the following conditions into an updated Statement of Intent to ensure compatibility within the existing community, as well as encourage dispersal of the new building type throughout the development.

- Elevations (Exhibit G) will incorporate similar architectural design as existing buildings within the development and include a large bay window.
- No more than 50 percent of remaining units for build-out will incorporate the new building type option, or a maximum of 30 units/six building sets.
- For rows of townhomes, there may not be two sets of townhomes without a garage next to each other.

The Planning Commission conducted a public hearing on July 20, 2020 for the DRD Major Change request and made a recommendation of approval.

**ORDINANCE NUMBER 40-2020**

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

**WHEREAS**, TCC Ventures are the owners of properties located on N Highway 14, including Greenville County Parcel Numbers G004000108100 and G004000100500 containing approximately 9.08 acres; and

**WHEREAS**, the properties are 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 N Highway 14, which was for the development of approximately eighty single-family attached townhomes. The Owners now desire to add a new building type with a smaller footprint and no garage, more particularly described in the Statement of Intent hereto marked as Exhibit E and 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; and

**WHEREAS**, on July 20, 2020, the Greer Planning Commission held a public hearing and made a recommendation to Greer City Council to approve 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 and Elevations from the original submitted DRD rezonings.

This ordinance shall be effective immediately upon second reading approval.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: July 28, 2020

Second and  
Final Reading: August 11, 2020

Approved as to form: 

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John B. Duggan, Esquire  
City Attorney

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JULY 20, 2020**

---

**DOCKET:** FDP 20-11

**APPLICANT:** TCC Venture, Eric Hedrick

**PROPERTY LOCATION:** South Main Townes, SC Hwy 14

**TAX MAP NUMBER:** G004000108100

**EXISTING ZONING:** DRD, Design Review District

**REQUEST:** DRD Major Change

**SIZE:** 9.09 Acres

**COMPREHENSIVE PLAN:** Residential Land Use 3

**ANALYSIS:** FDP 20-11

---

**FDP 20-11** is a request for a major change to a DRD, Design Review District for the South Main Townes subdivision. South Main Townes is a townhome community with up to 95 approved units located along S Highway 14, which is currently under construction. The applicant is requesting to add a new building type without a garage.

Staff worked with the developer on the following conditions to ensure compatibility within the existing community and the previously adopted Statement of Intent, as well as encourage dispersal of the new building type throughout the development.

- Elevations (attached) will incorporate similar architectural design as existing buildings within the development and include a large bay window.
- No more than 50 percent of remaining units for build-out will incorporate the new building type option, or a maximum of 30 units/six building sets.
- For rows of townhomes, there may not be two sets of townhomes without a garage next to each other.

These conditions have been incorporated into a revised Statement of Intent. In accordance with the guidelines set forth in the Zoning Ordinance and after a detailed study of the area, staff supports the proposed request.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Martin made a motion to approve FDP 20-11. Mr. Wright seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Category Number: XI.  
Item Number: E.



**AGENDA**  
**GREER CITY COUNCIL**  
7/28/2020

**First and Final Reading of Resolution Number 21-2020**

**Summary:**

TO RENAME THE CITY OF GREER CENTER FOR THE ARTS BUILDING “THE EDWARD R. DRIGGERS CITY OF GREER CENTER FOR THE ARTS BUILDING” (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
□ Resolution Number 21-2020	7/23/2020	Resolution

**RESOLUTION NUMBER 21-2020**

**TO RENAME THE CITY OF GREER CENTER FOR THE ARTS BUILDING “THE EDWARD R. DRIGGERS CITY OF GREER CENTER FOR THE ARTS BUILDING”**

WHEREAS, Edward R. Driggers has served as City Administrator for the City of Greer for twenty (20) years; and,

WHEREAS, Edward R. Driggers led the City of Greer through a period of unprecedented growth and success and demonstrated unwavering commitment and service to the City of Greer during his tenure; and,

WHEREAS, among his many contributions to the City of Greer, Edward R. Driggers played an influential role in major development and renovation projects for the City of Greer including Greer City Park, Greer City Hall, Cannon Centre, Kids Planet, the Downtown Streetscape Project, and the City of Greer Center for the Arts Building; and,

WHEREAS, in recognition of his services and contributions to the City of Greer, the Mayor and Council desire to rename the City of Greer Center for the Arts Building in honor of Edward R. Driggers.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, in Council assembled, that the City of Greer Center for the Arts Building be renamed **“The Edward R. Driggers City of Greer Center for the Arts Building.”**

DONE AND RATIFIED this 28<sup>th</sup> day, of July, 2020.

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

ATTEST:

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

Introduced by:

First and Final Reading:

Approved as to Form:

\_\_\_\_\_  
Daniel R. Hughes, City Attorney



Category Number: XI.  
Item Number: F.



**AGENDA**  
**GREER CITY COUNCIL**  
7/28/2020

**First and Final Reading of Resolution Number 22-2020**

**Summary:**

A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS A TEXTILE MILL SITE (Action Required)

**Executive Summary:**

Presented by Reno Deaton, Executive Director of Greer Development Corporation

**ATTACHMENTS:**

Description	Upload Date	Type
□ Resolution Number 22-2020	7/24/2020	Resolution

**RESOLUTION NUMBER 22-2020**

**A RESOLUTION CERTIFYING  
CERTAIN REAL PROPERTY IN THE CITY OF GREER  
AS A TEXTILE MILL SITE**

WHEREAS, the City of Greer, South Carolina (“City”), acting by and through its City Council (“Council”), is authorized and empowered to certify real property as an “abandoned” “textile mill” on a “textile mill site” according to the South Carolina Textiles Communities Revitalization Act, contained in South Carolina Code Annotated 12-65-10, *et seq.*, as amended (“Act”);

WHEREAS, Greer Mill, LLC (“GM”) has informed the City that GM has acquired the property described on Exhibit A to this Resolution (as improved, “Property”), on May 1, 2018;

WHEREAS, GM seeks to receive the income tax credit provided by the Act and has filed a Notice of Intent to Rehabilitate on or about July 22, 2020, as defined in section 12-65-20(9), a copy of the form of which is attached as Exhibit B to this Resolution (“Notice”), with the South Carolina Department of Revenue;

WHEREAS, GM has provided the City with the form of an unsigned affidavit (“Affidavit”) regarding the Property, a copy of which is attached as Exhibit C to this Resolution, on which GM intends the City to rely as if the Affidavit were executed and sworn as of the date of the City’s adoption of this Resolution;

WHEREAS, GM has provided the City with a letter from the Appalachian Council of Governments indicating the Property’s designation as being in a distressed area, a copy of which is attached as Exhibit D to this Resolution;

WHEREAS, Exhibit A and Exhibit B, collectively, identify the Property and the building, Exhibit C, provides substantive information regarding the type and timing of the Property’s prior use, and Exhibit D provides the Property’s designation as being in a distressed area; and

WHEREAS, according to section 12-65-30(C) of the Act, GM has requested the City to determine the eligibility of the building and building site for the income tax credit.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, in Council Assembled that:

Section 1. Based solely on the information provided by GM in Exhibit A, Exhibit B, Exhibit C, and Exhibit D:

- (a) The site located on the Property contains a “Textile Mill” as provided in section 12-65-20(3) of the Act;
- (b) The site located on the Property has been “Abandoned” as provided in section 12-65-20(1) of the Act; and
- (c) The site located on the Property is consistent with a “Textile Mill Site” as provided in section 12-65-20(4) of the Act.

Adopted: July 28, 2020.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

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

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Tammela Duncan, Municipal Clerk

APPROVED AS TO FORM:

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Michael E. Kozlarek, Esq.  
Kozlarek Law LLC

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

300 Connecticut Avenue, Greer, South Carolina with Greenville County TMS  
#G008001600100 [DOES NOT CONSTITUTE A LEGAL DESCRIPTION].

**EXHIBIT B**  
**FORM OF NOTICE OF INTENT**

Greer Mill LLC  
July 22<sup>nd</sup>, 2020

**Via U.S. Mail**

Textiles Credit Notice  
Research and Forms Development  
South Carolina Department of Revenue  
Columbia, SC 29214

Re: Greer Mill LLC – Notice of Intent to Rehabilitate  
300 Connecticut Avenue, Greer, South Carolina 29650

To Whom it May Concern:

Pursuant to Section 12-65-30(C)(2) of the South Carolina Code of Laws, 1976, as amended (the “Code”), this Notice of Intent to Rehabilitate (this “Notice”) is hereby submitted to the Department in order for Greer Mill LLC (the “Company”) to claim certain state income tax credits under Section 12-65-30(A)(2) of the Code for proposed rehabilitation expenses to be incurred in connection with the Company’s construction and redevelopment of the real property and improvements located at 300 Connecticut Avenue, Greer, South Carolina 29650 (the “Property”). As required by Section 12-65-20(9) of the Code, the Company hereby provides the following information in this Notice.

1. Location: The physical address of the Property is 300 Connecticut Avenue located in the City of Greer, within the County of Greenville South Carolina. The Property consists of two tax parcels bearing the following Greenville County, SC tax map number: G008001600100. This Property is a Textile Mill Site (Greer Manufacturing Company / Greer Mill), as defined in Section 12-65-20(4)(b)(iii).
2. Acreage and Textile Mill Site: The Property, in the aggregate, contains 8.451 acres. As indicated above, Greer Mill is a Textile Mill Site as defined in Section 12-65-20(4)(b)(iii). Therefore, the textile mill site means the textile mill structure, together with all land and improvements which were used directly for textile manufacturing operations or ancillary uses or were located on the same parcel or a contiguous parcel within one thousand feet of any textile mill structure or ancillary uses.
3. Estimated Expenses: The Company estimates that its rehabilitation expenses in connection with the construction and redevelopment Property will be \$40,000,000.
4. Construction: Certified Historic Rehabilitation of the textile mill site, in accordance with the Secretary of the Interior’s Standards of Rehabilitation. More specifically: sitework, environmental remediation, interior demolition, updates to electrical, plumbing, mechanical, and fire suppression systems, custom 14’ tall energy efficient replica metal windows, contemporary interior upfits, refinish and/or replace flooring, new roofing and insulation, restoration of historically defining features (smokestack, water tower, pond, etc.), additional repairs and improvements to the structural and architectural features of the structures on the textile mill site.

If you have any questions concerning the foregoing or need anything further, please contact the undersigned.

Sincerely,

Greer Mill LLC  
Lawrence P. Black, Managing Member

**EXHIBIT C**  
**FORM OF AFFIDAVIT**

SOUTH CAROLINA                                 )  
  )         Regarding TMS Number G00.80-016-001.00  
GREENVILLE COUNTY                         )

**AFFIDAVIT REGARDING TEXTILE MILL SITE STATUS**

APPEARED before me the undersigned, who being duly sworn, swears and states:

1. My name is Lawrence Black, and I am the Managing Member of Greer Mill LLC (“Greer Mill LLC”).
2. I (a) am (i) 18 years of age or older, (ii) of sound mind and body, (iii) personally aware of the information contained in this Affidavit, and (b) make this Affidavit regarding information described in the South Carolina Textiles Communities Revitalization Act, contained in South Carolina Code Annotated 12-65-10, *et seq.*, as amended (“Act”).
3. I swear and affirm:
  - A. Greer Mill LLC is the current owner of land and buildings located at the TMS Numbers referenced above, which includes land together with facilities and other improvements (“Property”);
  - B. The Property contains one or more facilities that were initially used for textile manufacturing, dying, or finishing operations and for ancillary uses to those operations.
  - C. On and before the date of this Affidavit, at least eighty percent of the facilities located on the Property have been closed continuously to business or otherwise nonoperational as a “textile mill” for a period of at least one year.
4. Attached is a true and correct copy of the Notice of Intent to Rehabilitate.
5. I intend for the City of Greer, South Carolina, to rely on this Affidavit in making a determination as provided in the Act.

Further Affiant sayeth not.

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Lawrence Black, Managing Member  
Greer Mill, LLC

July 22<sup>nd</sup>, 2020

SWORN to and subscribed before me  
July 22<sup>nd</sup>, 2020

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Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A TO AFFIDAVIT**  
**NOTICE OF INTENT TO REHABILITATE**

Greer Mill LLC  
July 22<sup>nd</sup>, 2020

**Via U.S. Mail**

Textiles Credit Notice  
Research and Forms Development  
South Carolina Department of Revenue  
Columbia, SC 29214

Re: Greer Mill LLC – Notice of Intent to Rehabilitate  
300 Connecticut Avenue, Greer, South Carolina 29650

To Whom it May Concern:

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4. Construction: Certified Historic Rehabilitation of the textile mill site, in accordance with the Secretary of the Interior’s Standards of Rehabilitation. More specifically: sitework, environmental remediation, interior demolition, updates to electrical, plumbing, mechanical, and fire suppression systems, custom 14’ tall energy efficient replica metal windows, contemporary interior upfits, refinish and/or replace flooring, new roofing and insulation, restoration of historically defining features (smokestack, water tower, pond, etc.), additional repairs and improvements to the structural and architectural features of the structures on the textile mill site.

If you have any questions concerning the foregoing or need anything further, please contact the undersigned.

Sincerely,

Greer Mill LLC  
Lawrence P. Black, Managing Member



**EXHIBIT D**  
**DISTRESSED AREA DESIGNATION**



Mr. Lawrence Black  
Greer Mill, LLC  
215 Mill Street  
Taylors, SC 29687

December 18, 2019

Dear Mr. Black,

Recent amendments to the South Carolina Textiles Communities Revitalization Act provide the opportunity for tax credits for certain activities pertaining to a property that is located in a distressed area, as designated by the applicable council of governments. At a meeting on October 26, 2018, the Appalachian Council of Governments Board of Directors made these designations for Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties.

Through this correspondence, I am certifying that the Greer Mill, located at 300 Connecticut Avenue (Greenville County tax map number G008001600100) in Greer, SC, is in a distressed area of the state, as designated by the Board of Directors of the Appalachian Council of Governments.

If we may provide further assistance with this effort, please do not hesitate to let me know.

With regards,



E. Brooke Ferguson  
Economic Development Director