



**AGENDA  
GREER CITY COUNCIL**

August 25, 2020

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

**6:30 PM**

**COUNCIL REGULAR MEETING**

---

**I. PUBLIC HEARING**

**A. Consideration of the Closure of a Portion of a City Owned Road**

**NOTICE IS HEREBY GIVEN** that the City of Greer, a municipal corporation organized and existing under the laws of the State of South Carolina, will hold a public hearing for consideration of an ordinance to close a portion of the city-owned road known as Biblebrooke Drive pursuant to Resolution 6-2020 on August 25, 2020 at 6:30 pm at Greer City Hall. The portion of Biblebrooke Drive to be abandoned and closed is identified as “17,752 square feet/0.408 acre” and more particularly described on a survey dated July 8, 2020 prepared by Upstate Surveying Associates, LLC for the City of Greer. The portion of the road to be closed is bordered on all sides by properties owned by AHOP 143 Properties, LLC, Timberlake Properties, LLC, Kenneth Darron Wilson, and Morris Kenneth Howard, Sr. and Barbara W. Howard, as Trustees of the Ken and Barbara Howard Family Living Trust dated January 14, 2020 and identified by Spartanburg County Tax Map Nos. 5-18-00-001.00; 5-18-00-002.00; 5-18-00-010.00; and 5-18-00-009.03.

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

**III. PLEDGE OF ALLEGIANCE**

**IV. INVOCATION**

**A. Councilmember Wryley Bettis**

**V. PUBLIC FORUM**

**VI. MINUTES OF COUNCIL MEETING**

**A. August 11, 2020**

**(Action Required)**

## **VII. DEPARTMENTAL REPORTS**

- A. Building and Development Standards Activity Report - July 2020**
- B. Financial Activity Report - July 2020**  
**Link to Detail Financial Reports**
- C. Fire Department Activity Report - July 2020**
- D. Municipal Court Activity Report - July 2020**
- E. Parks and Recreation Activity Report - July 2020**
- F. Police Department Activity Report - July 2020**
- G. Public Services Activity Report - July 2020**
- H. Website Activity Report - July 2020**

## **VIII. ADMINISTRATOR'S REPORT**

- A. Andy Merriman, City Administrator**

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

- A. Construction Board of Adjustments and Appeals**  
**David Greer has resigned his term expires 12/31/2024. This is a professional appointment for an Architect. (Action Required)**

## **X. OLD BUSINESS**

- A. Second and Final Reading of Ordinance Number 41-2020**  
**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CJN, LLC LOCATED AT 220 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)**
- B. Second and Final Reading of Ordinance Number 42-2020**  
**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CROWN PROPERTIES, LLC LOCATED AT 210 AND 200 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)**
- C. Second and Final Reading of Ordinance Number 43-2020**



**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTIES OWNED BY HONEYWELL INTERNATIONAL LLC LOCATED AT 85 AND 87 BEECO ROAD AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)**

## **XI. NEW BUSINESS**

### **A. Lemon Creek Drive Speed Bumps**

Lemon Creek Drive in the River Dale subdivision previously had four rubber speed bumps that were in poor condition. These speed bumps were removed during paving operations and not replaced. Property owners have petitioned to replace the speed bumps. (Action Required)

City Engineering Staff recommends waiving requirement number 5. Have a volume greater than 300 vehicles per day (average of weekdays) but not greater than 4,000 vpd, with limited case-by-case exception. The road previously had speed bumps, and is serving as a cut through for traffic from Gap Creek Rd. to E. Wade Hampton. Should Council approve the waiving of this requirement, the next steps would be defining the impact areas of the proposed speed bumps and getting a petition of approval with 65% of the property owners in these areas.

“Per City of Greer Traffic Calming Policy Resolution Number 7-2013, the following criteria must be met to be considered for the program:

1. Have a functional classification of residential street
2. Have a posted speed of 35 mph or less
3. Be two-lanes wide
4. Have an 85th percentile speed of 5 mph over the posted limits
5. Have a volume greater than 300 vehicles per day (average of weekdays) but not greater than 4,000 vpd, with limited case-by-case exception.”

Presented by Robert Roux, Assistant City Engineer

### **B. First and Final Reading of Resolution Number 23-2020**

**A RESOLUTION TO ADOPT THE GREENVILLE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN (Action Required)**

Presented by Fire Chief Dorian Flowers

### **C. Fiscal Year 2019 Assistance to Firefighters Grant**

The purpose of the Assistance to Firefighters Grant program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the

**Assistance to Firefighters Grant Program's purpose and was worthy of award.**

**Presented by Dorian Flowers, Fire Chief**

**D. First Reading of Ordinance Number 45-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY VICTORY PROFESSIONAL LLC LOCATED AT 811 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)**

**Ordinance 45-2020 is a rezoning request for a parcel located at 811 W. Poinsett St. The owner is requesting to rezone the property from C-2, Commercial District to R-7.5, Single-family Residential. This corridor currently has a mix of light commercial/office and residential uses. The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.**

**Ashley Kaade, Planner**

**E. First Reading of Ordinance Number 46-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY APRIL BAUR LOCATED AT 305 BUNCOMBE STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)**

**Ordinance 46-2020 is a rezoning request for a parcel located at 305 Buncombe St. The owner is requesting to rezone the property from R-12, Single-family Residential to RM-2, Residential Multi-family. There is an existing duplex on the property, which is considered a legal non-conforming use. The property needs to be rezoned in order to complete a small addition to the rear of the house. The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.**

**Ashley Kaade, Planner**

**F. First Reading of Ordinance Number 47-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOSHUA TYNER LOCATED AT 228 DAVID ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)**

**Ordinance 47-2020 is a rezoning request for a parcel located at 228 David Rd. The owner is requesting to rezone the property from C-3, Highway Commercial to R-12, Single-family Residential with the intent to build one single-family residence. This property was annexed in 1995 with a large**

group of other parcels which were all zoned C-3; however this parcel is located within an existing residential subdivision within Spartanburg County and can only be accessed via the residential road in the neighborhood. The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Ashley Kaade, Planner

**G. First Reading of Ordinance Number 48-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK LLC LOCATED AT 220 AND 240 J STREET FROM DRD (DESIGN REVIEW DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)**

Ordinance 48-2020 is a rezoning request for portions of two parcels located at 240 J Street and 220 J Street. The owner is requesting to rezone the properties from DRD, Design Review District to R-7.5, Single-family Residential. These properties are currently part of the approved River Reserve at Pelham subdivision and would be removed from the project and instead face J street to create better continuity within the existing neighborhood. The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Ashley Kaade, Planner

**H. First Reading of Ordinance Number 49-2020**

**AN ORDINANCE AUTHORIZING A ROAD CLOSURE (Action Required)**

Presented by Daniel Hughes, City Attorney

**XII. EXECUTIVE SESSION**

Council may take action on matters discussed in executive session.

**A. Economic Development Matter**

**Request: Motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project Orange; as allowed by State Statute Section 30-4-70(a)(5).**

**XIII. ADJOURNMENT**

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

**Category Number: IV.**  
**Item Number: A.**



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Councilmember Wryley Bettis**

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Invocation Schedule	7/30/2020	Backup Material



**Greer City Council  
2020 Invocation Schedule**

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

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



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**August 11, 2020**

**Summary:**

(Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ August 11, 2020 Council Meeting Minutes	8/19/2020	Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

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

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

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

Mayor Rick Danner – 6:33 P.M.

The following members of Council were in attendance:  
Jay Arrowood, Mark Hopper, Lee Dumas, Wryley Bettis  
and Judy Albert.

Councilmember Wayne Griffin was absent.

Others present: Andrew Merriman, 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 Lee Dumas

### **III. INVOCATION**

Councilmember Lee Dumas

Mayor Danner welcomed the new City Administrator, Andy Merriman to the City.

### **IV. PUBLIC FORUM**

No one signed up to speak

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

July 28, 2020

**ACTION** – Councilmember Lee Dumas made a motion that the minutes of July 28, 2020  
be received as written. Councilmember Mark Hopper seconded the motion.

**VOTE** - Motion carried unanimously.

### **VI. ADMINISTRATOR'S REPORT**

Andrew Merriman, City Administrator stated he has had the opportunity over the last week and a half to work with some of the department heads on a very specific and pointed approach to what it is they do for me to learn the ins and outs of the departments. They've been tremendously helpful. I think I've hit everybody, I have Mrs. Helms tomorrow and Mr. Grant on Thursday and that will round out the department heads. You have a very professional staff and a very dedicated staff

and certainly a group I'm very proud to be a part of. I'm looking forward to continuing to learn. I want to thank Mike Sell he's been fantastic to work with and Reno has lead me through some economic development project going on. It's a great group so far and I want to thank you for the opportunity.

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

### **A. Construction Board of Adjustments and Appeals**

**David Greer has resigned his term expires 12/31/2024.**

No Action was taken.

## **VIII. OLD BUSINESS**

### **A. Second and Final Reading of Ordinance Number 11-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JAMES BURNS LOCATED AT 286 NATURE TRAIL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-20 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY.**

Brandon McMahan, Planner presented the request. He stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval. A representative was present and spoke briefly.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 11-2020. Councilmember Jay Arrowood seconded the motion.

Discussion held.

**VOTE** – Motion carried 5-1 with Councilmember Albert voting in opposition.

### **B. Second and Final Reading of Ordinance Number 12-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY JAMES BENJAMIN AND EVELYN BURNS LOCATED AT 282 NATURE TRAIL ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-20 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR SAID PROPERTY.**

Brandon McMahan, Planner presented the request. He stated the Planning Commission held a Public Hearing April 20, 2020 and recommended approval. A representative was present and spoke briefly.



**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 12-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried 5-1 with Councilmember Albert voting in opposition.

**C. Second and Final 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. He stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 31-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried 5-1 with Councilmember Albert voting in opposition.

**D. Second and Final 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. He stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 32-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried 5-1 with Councilmember Albert voting in opposition.

**E. Second and Final 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. He stated the Planning Commission held a Public Hearing July 20, 2020 and recommended approval.

**ACTION** – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 34-2020. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

**F. Second and Final 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).**

Brandon McMahan, Planner presented the request. He stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 37-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**G. Second and Final 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).**

Brandon McMahan, Planner presented the request. He stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 39-2020. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**H. Second and Final 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**

Brandon McMahan, Planner presented the request. He stated there was no new information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 40-2020. Councilmember Lee Dumas seconded the motion.

Brief discussion held.

**VOTE** – Motion carried 5-1 with Councilmember Arrowood voting in opposition.

## **IX. NEW BUSINESS**

### **A. Bid Summary – Fire Department Extrication Equipment**

Josh Holtzheimer, Deputy Fire Chief presented the following: The Fire Department has worked to evaluate our current extrication equipment and what the department's needs are moving forward. Staff invited various vendors to a local salvage yard, where equipment could be evaluated against the department's needs. Based on the results staff recommends the project be awarded to Spartan Fire and Emergency Apparatus, whom is the sole source vendor for Holmatro Rescue Tools. The quoted price of \$74,994.17 is within the approved 2020/2021 budget of \$75,000.00. Staff recommends the project be awarded to Spartan Fire and Emergency Apparatus in the amount of \$74,994.17

**ACTION** – Councilmember Jay Arrowood made a motion to approve Staff's recommendation of Spartan Fire and Emergency Apparatus in the amount of \$74,994.17. Councilmember Mark Hopper seconded the motion.

Discussion held.

**VOTE** – Motion carried unanimously.

### **B. Bid Summary – Fire Department Medical Equipment**

Josh Holtzheimer, Deputy Fire Chief presented the following: The Fire Department has worked to continuously improve the level of medical care provided to our community. We have worked hard to increase the number of paramedics on staff over the past three years, and are now ready to move forward with providing Advanced Life Support to the citizens of Greer. Having paramedics on our apparatus with this equipment will allow our staff to provide advanced cardiac life support to our citizens in an efficient and timely manner. As well as, allow us to monitor the effects structure fires have on our firefighters, by giving us the ability to monitor carbon monoxide gases in the blood and provide advanced care that was previously available only if EMS was on scene.

Based on the results staff recommends the project be awarded to Stryker Medical, whom is the sole source vendor for LifePak 15 Monitor/Defibrillators. The quoted price of \$153,039.89 is within the approved 2020/2021 budget of \$154,000.00. Staff recommends the project be awarded to Stryker Medical in the amount of \$153,039.89

**ACTION** – Councilmember Mark Hopper made a motion to approve Staff's recommendation of Stryker Medical in the amount of \$153,039.89. Councilmember Jay Arrowood seconded the motion.

Brief discussion.

**VOTE** – Motion carried unanimously.

**C. First Reading of Ordinance Number 41-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CJN, LLC LOCATED AT 220 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY.**

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

**ACTION** – Councilmember Jay Arrowood made a motion to receive First Reading of Ordinance Number 41-2020. Councilmember Judy Albert seconded the motion.

Discussion held.

**VOTE** – Motion carried unanimously.

**D. First Reading of Ordinance Number 42-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CROWN PROPERTIES, LLC LOCATED AT 210 AND 200 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY.**

Brandon McMahan, Planner presented the request. The Planning Commission will hold a Public Hearing August 17, 2020.

**ACTION** – Councilmember Jay Arrowood made a motion to receive First Reading of Ordinance Number 42-2020. Councilmember Wryley Bettis seconded the motion.

Brief Discussion held.

**VOTE** – Motion carried unanimously.

**E. First Reading of Ordinance Number 43-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTIES OWNED BY HONEYWELL INTERNATIONAL LLC LOCATED AT 85 AND 87 BEECO ROAD AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.**

Brandon McMahan, Planner presented the request. The Planning Commission will hold a Public Hearing August 17, 2020. A representative was present.

**ACTION** – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 43-2020. Councilmember Judy Albert seconded the motion.

Discussion held.

**VOTE** – Motion carried unanimously.

**F. First Reading of Ordinance Number 44-2020  
AN ORDINANCE AUTHORIZING THE EXECUTION OF A MEMORANDUM OF  
UNDERSTANDING REGARDING THE CONVEYANCE OF AN EASEMENT IN  
CERTAIN REAL PROPERTY IN THE CITY OF GREER**

Andy Merriman, City Administrator stated the applicant had withdrawn the request. No action was taken.

**G. First and Final Reading of Resolution Number 24-2020  
A RESOLUTION CERTIFYING CERTAIN REAL PROPERTIES IN THE CITY OF  
GREER AS AN ABANDONED BUILDING SITE**

Reno Deaton, Executive Director of Greer Development Corporation presented the request. (Attachment) Mr. Keith Eades, the developer spoke briefly. Mr. Hill spoke briefly.

**ACTION** – Councilmember Judy Albert made a motion to receive First and Final Reading of Resolution Number 24-2020. Councilmember Mark Hopper seconded the motion.

Lengthy discussion held.

**VOTE** – Motion carried unanimously.

**X. EXECUTIVE SESSION**

**XI. ADJOURNMENT**

7:26 P.M.

---

Richard W. Danner, Mayor

---

Tammela Duncan, Municipal Clerk

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



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

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

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Building and Development Standards Activity Report - July 2020	8/19/2020	Backup Material

# Building and Development Standards

---

MONTHLY REPORT: JULY 2020

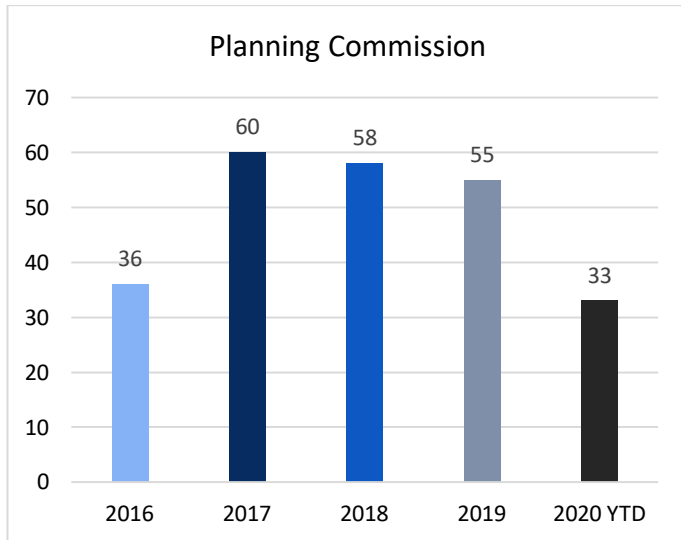


This is the monthly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about each of these divisions is located on the City of Greer's website at [www.cityofgreer.org](http://www.cityofgreer.org).

# Planning & Zoning

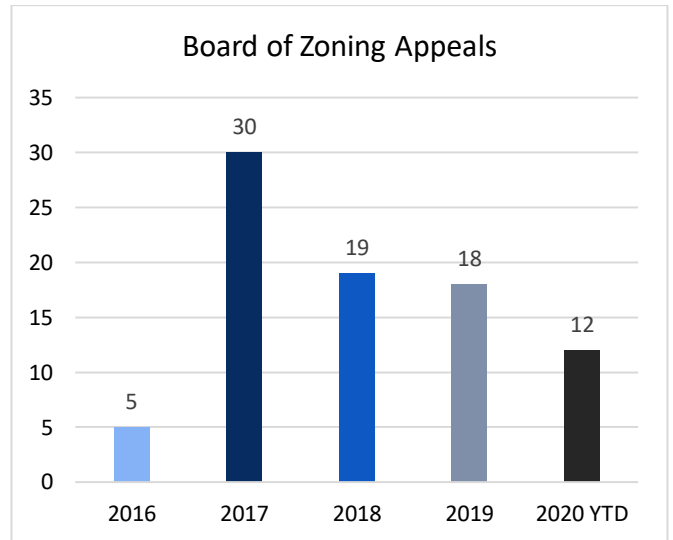
## Planning Commission

The Planning Commission reviewed **five** cases in July.



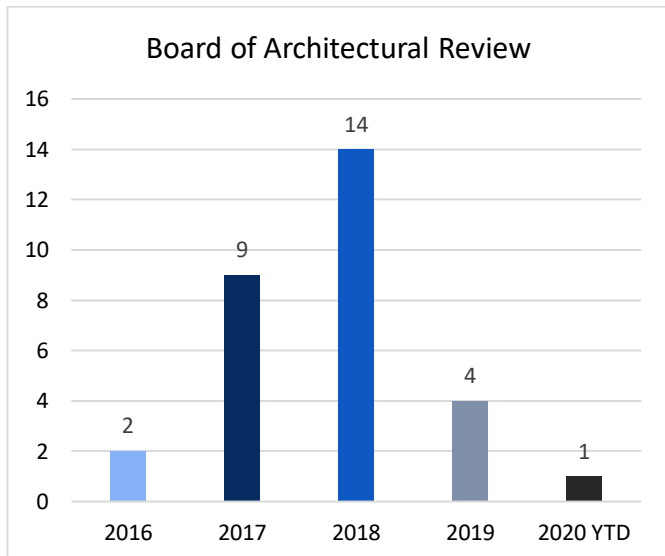
## Board of Zoning Appeals

The Board of Zoning Appeals reviewed **one** case in July.



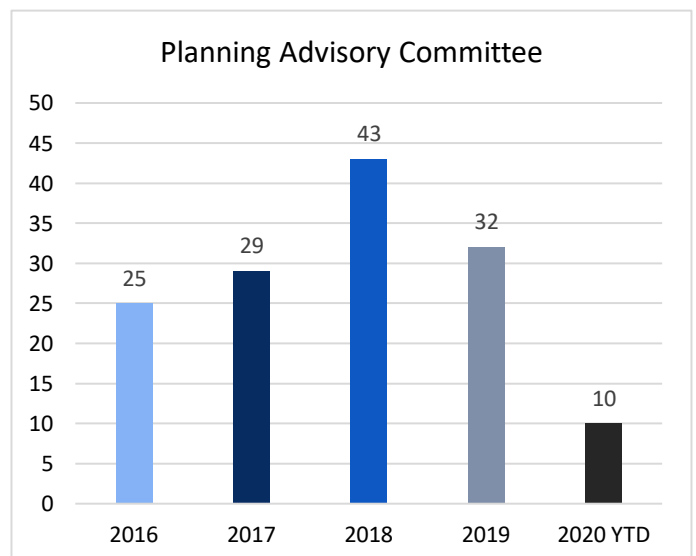
## Board of Architectural Review

The Board of Architectural Review reviewed **zero** cases in July.



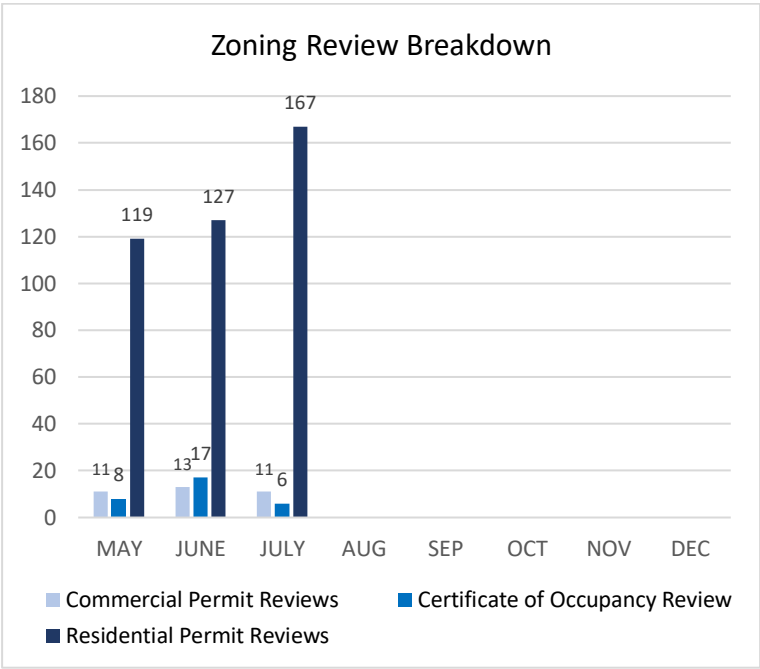
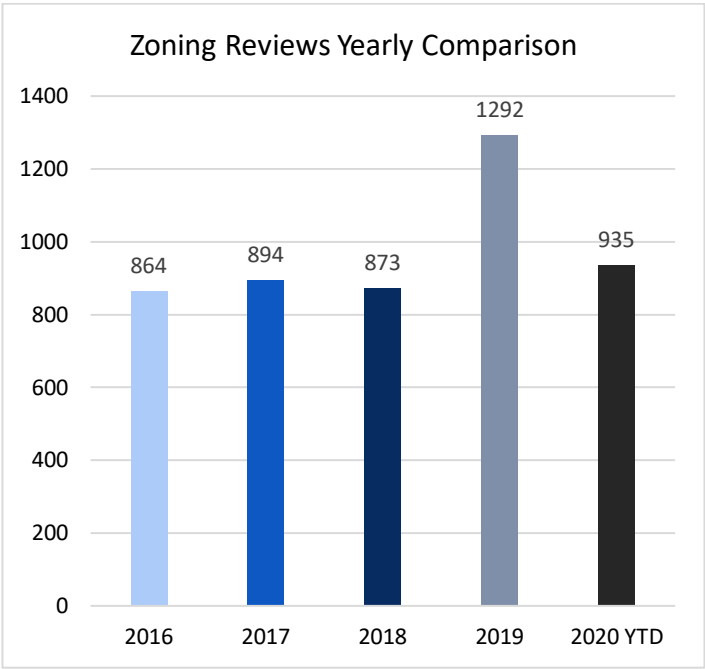
## Planning Advisory Committee

The Planning Advisory Committee reviewed **zero** cases in July.

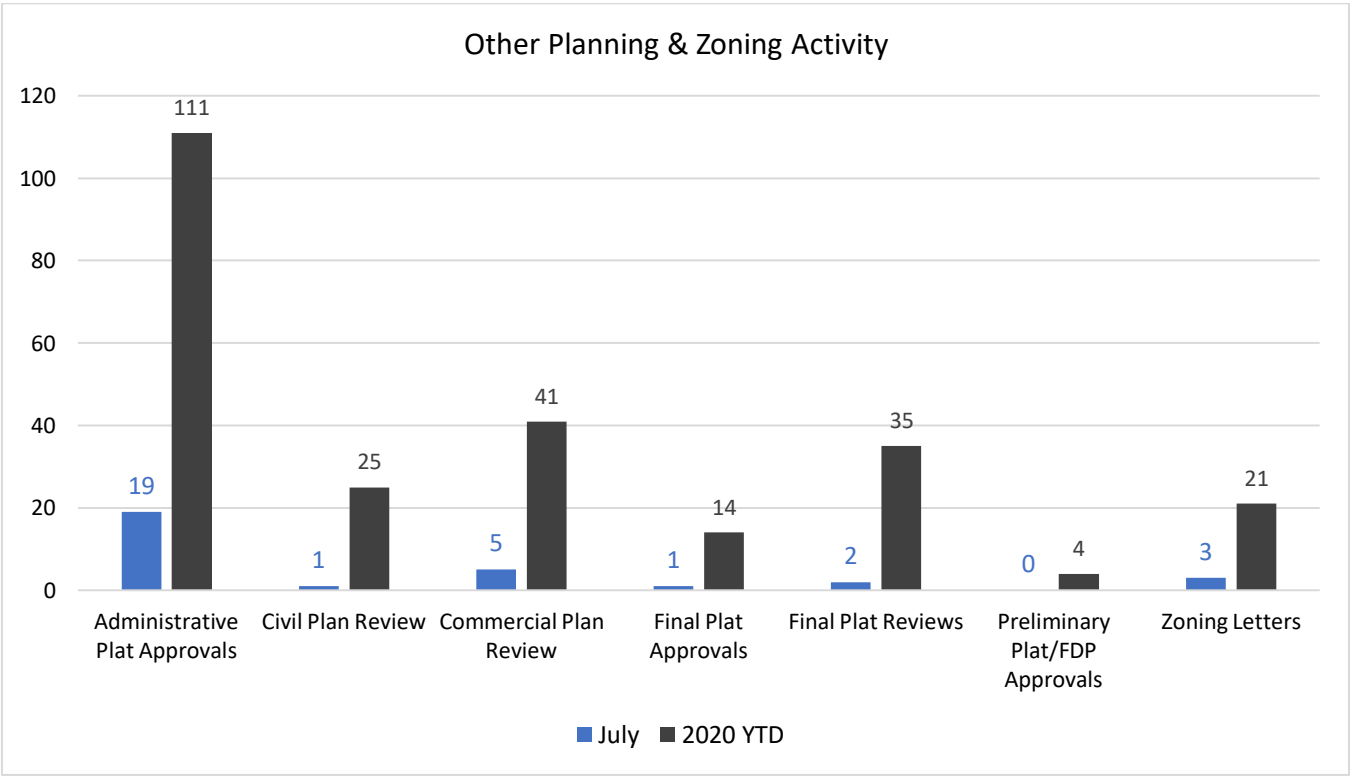


For more information about these cases, please visit the Planning and Zoning division's webpage at: <http://www.cityofgreer.org> or visit the GIS division's webpage to see an interactive Development Dashboard.



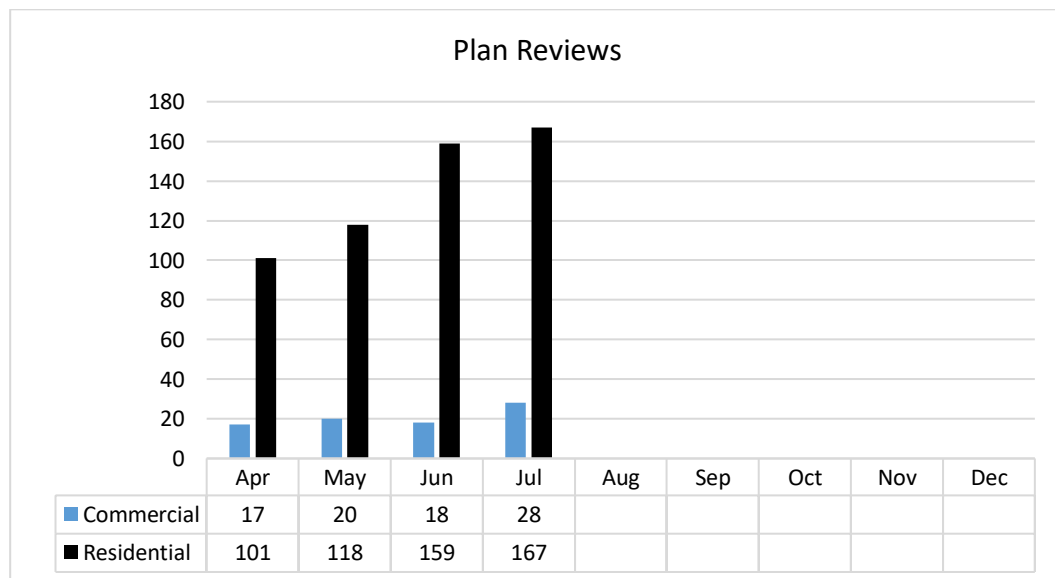


	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	97	119	123	117	138	157	184	0	0	0	0	0

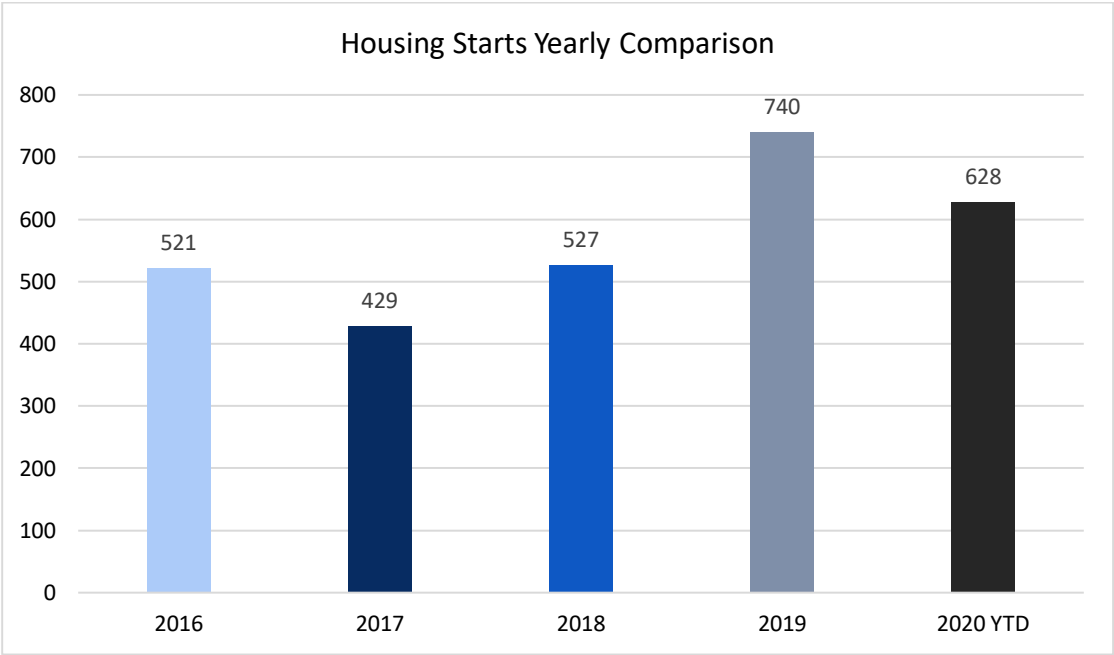


# **Building Inspections & Code Enforcement**

<b>Commercial Plan Review</b>	<b>Address</b>
Chin Presbyterian	306 Bennett Center Drive
Refresco Addition	1980 Hood Road
Wal-mart Neighborhood Market	805 B W Wade Hampton Blvd
The Pines Pool	136 Allepo Lane
101 Trade Street Revisions	101 Trade Street
30, 32, 34, 36 Grey Oak Trail	Grey Oak Trail
Namaste Yoga Addition	122 Cannon Street
Chin Presbyterian Revisions	306 Bennett Center Drive
Hampton Inn Pool	112 N Main Street
101 Trade Street Revisions	101 Trade Street
Greer First Baptist Revisions	201 W Poinsett
AT & T Antena replacement	740 Brockman McClimon Road
Mezzanine Electrical	450 Global Commerce
Holiday Inn Express Remodel	1315 Wade Hampton
Brushy Creek Townes	447,449,451,453,455 Sea Grit Court
Rockbridge Townes	209, 211, 213, 215 Wrightwood Lane
Echo Ridge	416, 418, 420, 422, 424, 426 Windsinger Lane
Walgreens	1232 W Wade Hampton Blvd
Mayfair Station	226,228,230,232 Waverton Drive
South Main Townes	310,312,314,316,318 Hunt Glen Court
McDonalds	6125 W Wade Hampton Blvd
Shine on 29 Revisions	14011 E Wade Hampton Blvd
Carolina Commerce Revisions	1605 Poplar Drive
Carolina Commerce Revisions	1601 Poplar Drive
Brushy Creek Townes	439,441,443,445 Sea Grit
Blackledge Foundation Repair	539 E Poinsett Street
Jones Avenue Office Trailer	605 S Buncombe Road

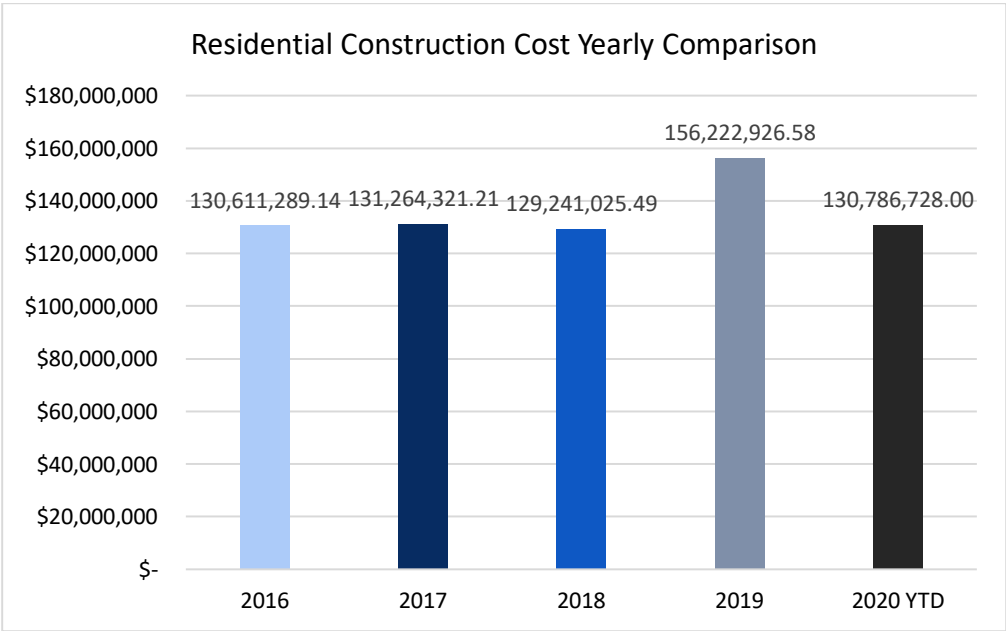


Housing Starts



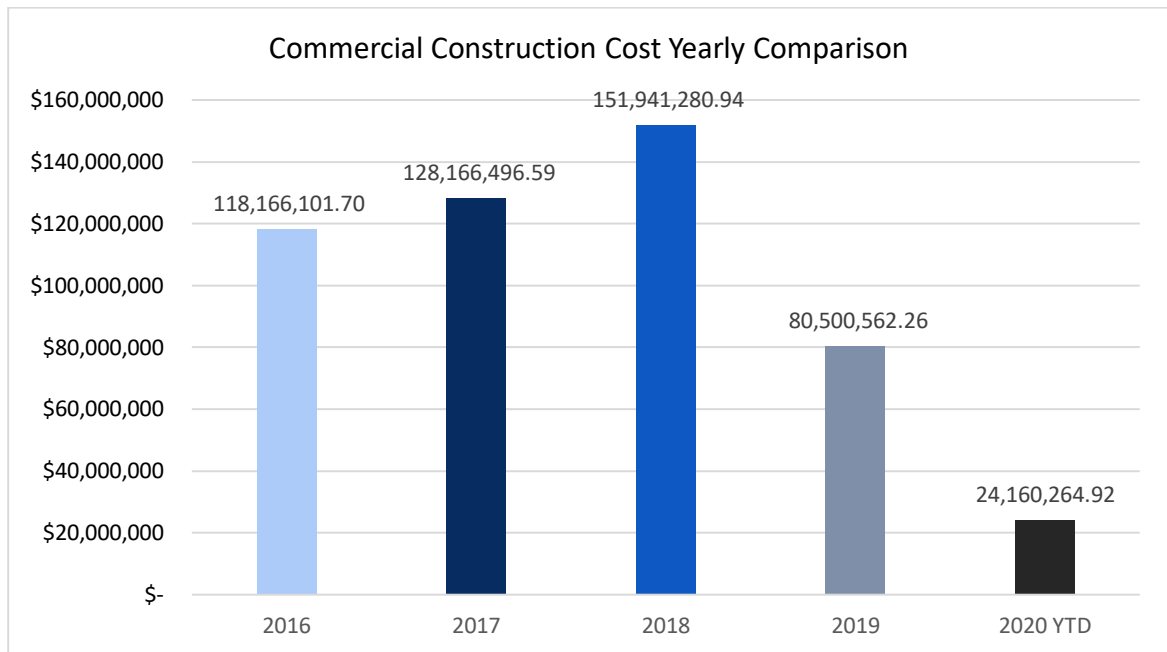
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	66	80	108	86	90	73	124	0	0	0	0	0

Residential Construction Costs



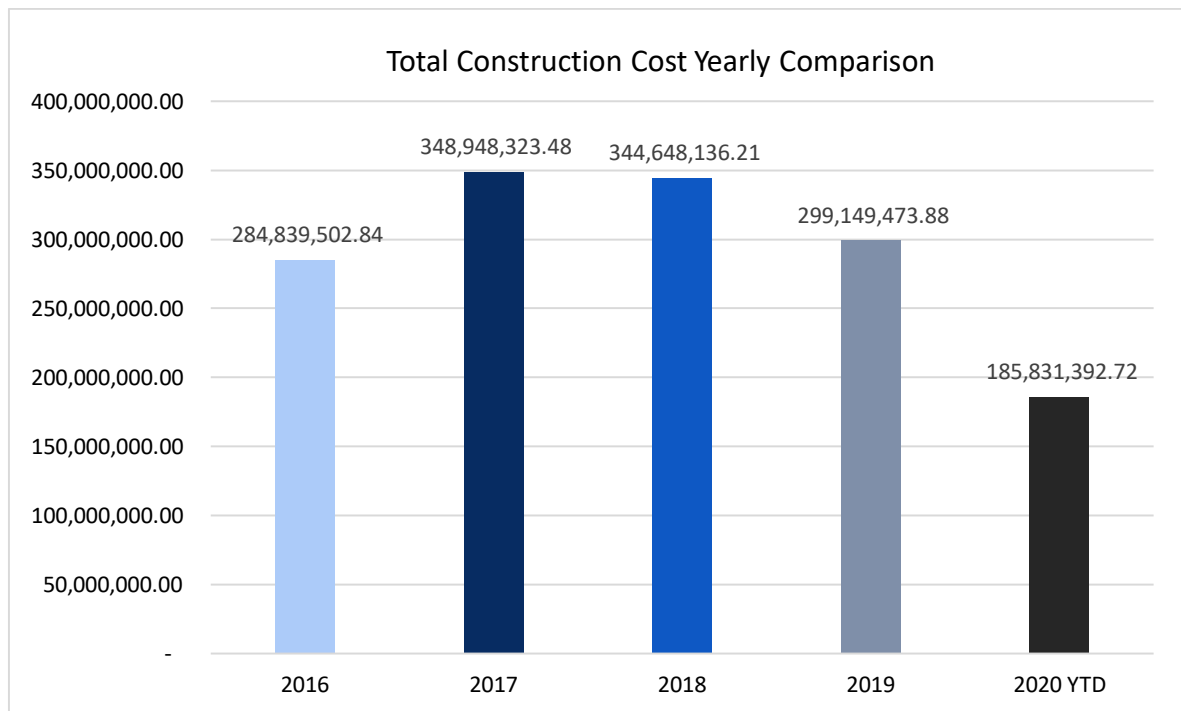
	JAN	FEB	MARCH	APRIL	MAY	JUNE
2020 YTD	14,955,266.04	17,955,746.53	22,210,966.00	15,257,825.80	16,660,852.48	16,957,398.00
	JULY	AUG	SEPT	OCT	NOV	DEC
	26,788,673.15	0	0	0	0	0

## Commercial Construction Costs



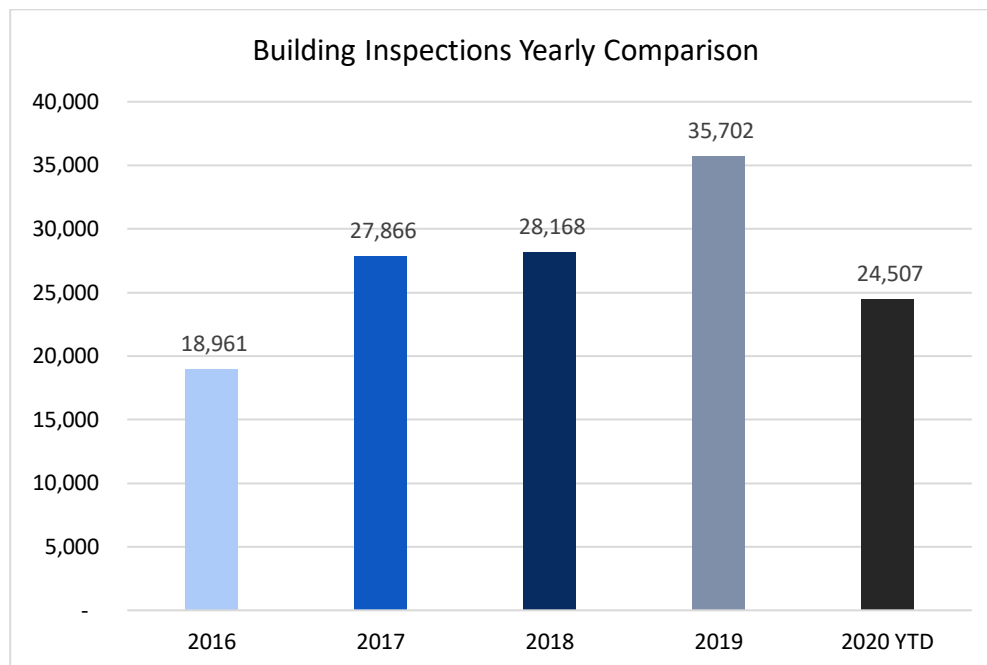
	JAN	FEB	MARCH	APRIL	MAY	JUNE
2020 YTD	3,327,804.00	149,738.30	13,767,393.00	1,558,201.32	1,631,463.30	3,022,622.00
	JULY	AUG	SEPT	OCT	NOV	DEC
	703,043.00	0	0	0	0	0

## Total Construction Costs



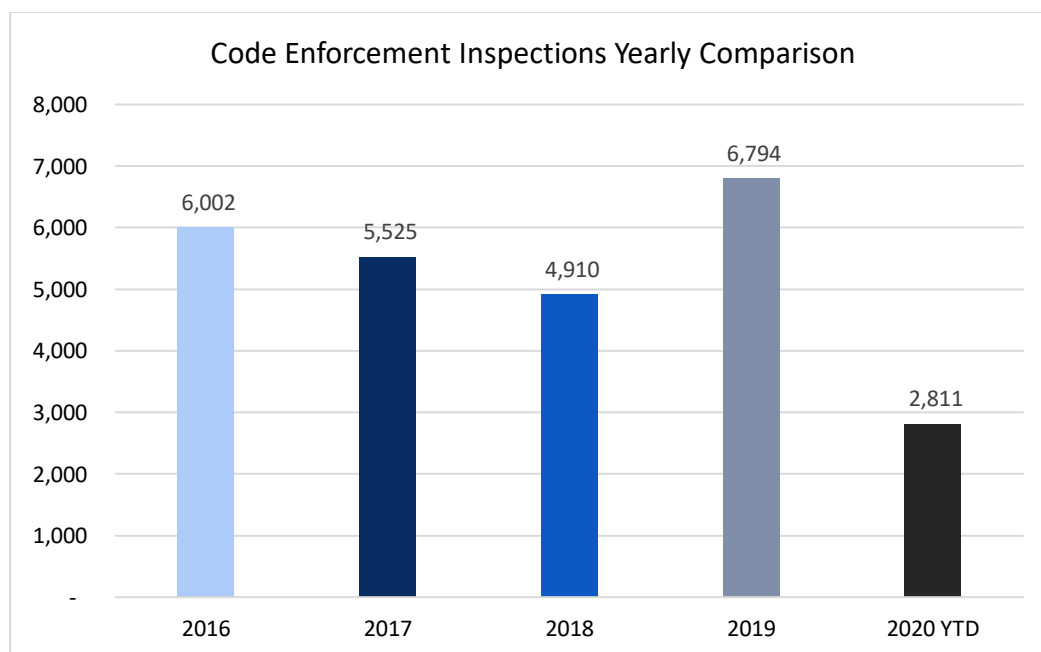
	JAN	FEB	MARCH	APRIL	MAY	JUNE
2020 YTD	24,679,383.71	21,208,476.20	41,241,547.55	24,103,871.41	19,724,442.79	23,516,795.27
	JULY	AUG	SEPT	OCT	NOV	DEC
	31,356,875.79	0	0	0	0	0

## Building Inspections



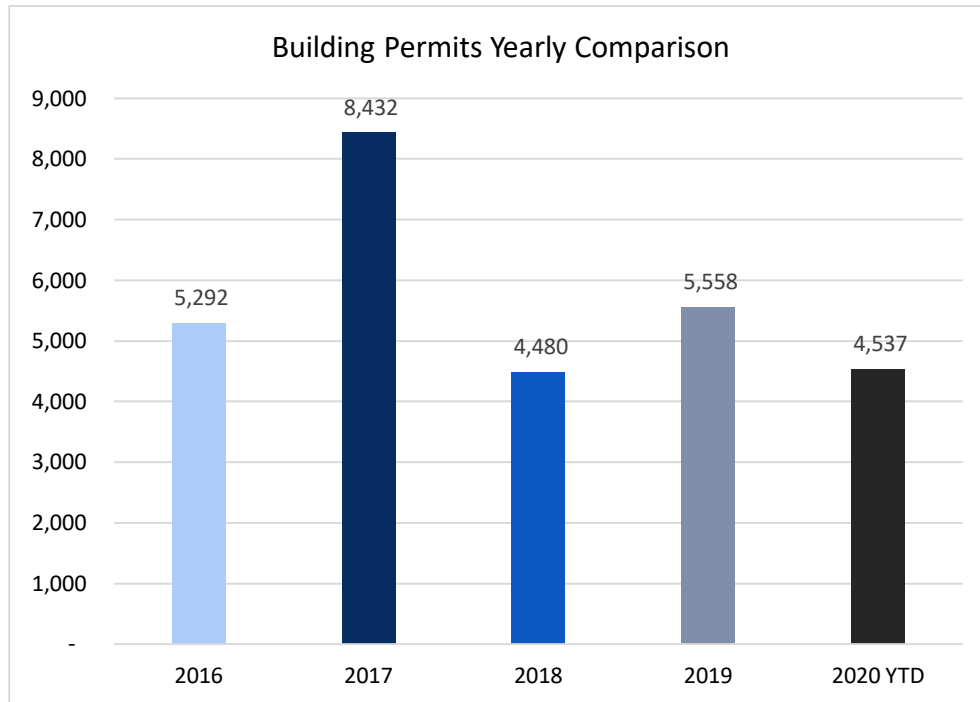
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	3,757	2,956	3,639	3,595	2,892	3,877	3,791	0	0	0	0	0

## Code Enforcement Inspections



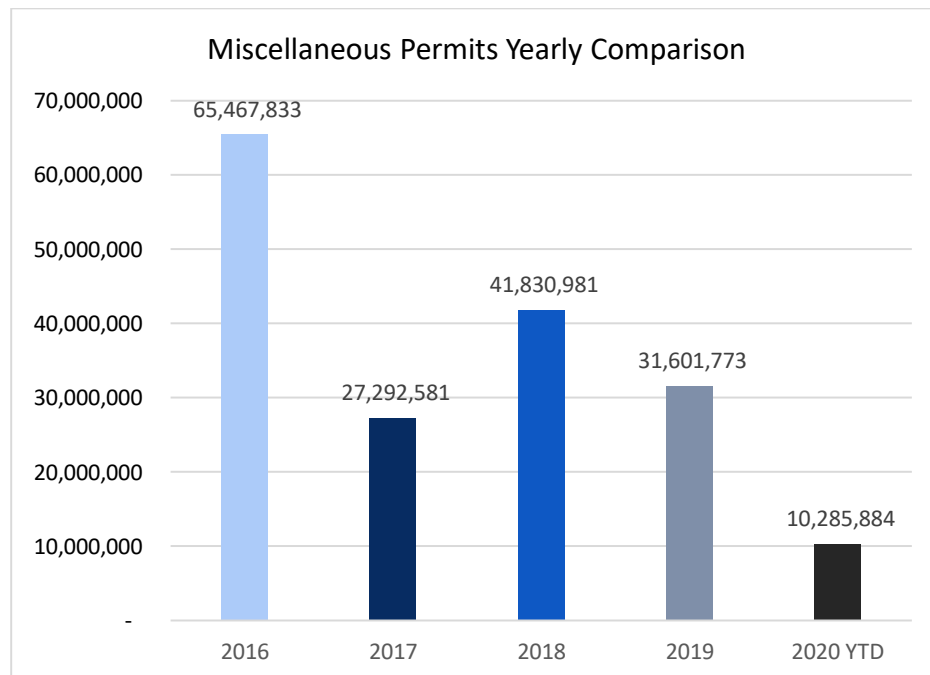
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	304	246	387	387	412	507	568	0	0	0	0	0

## Building Permits



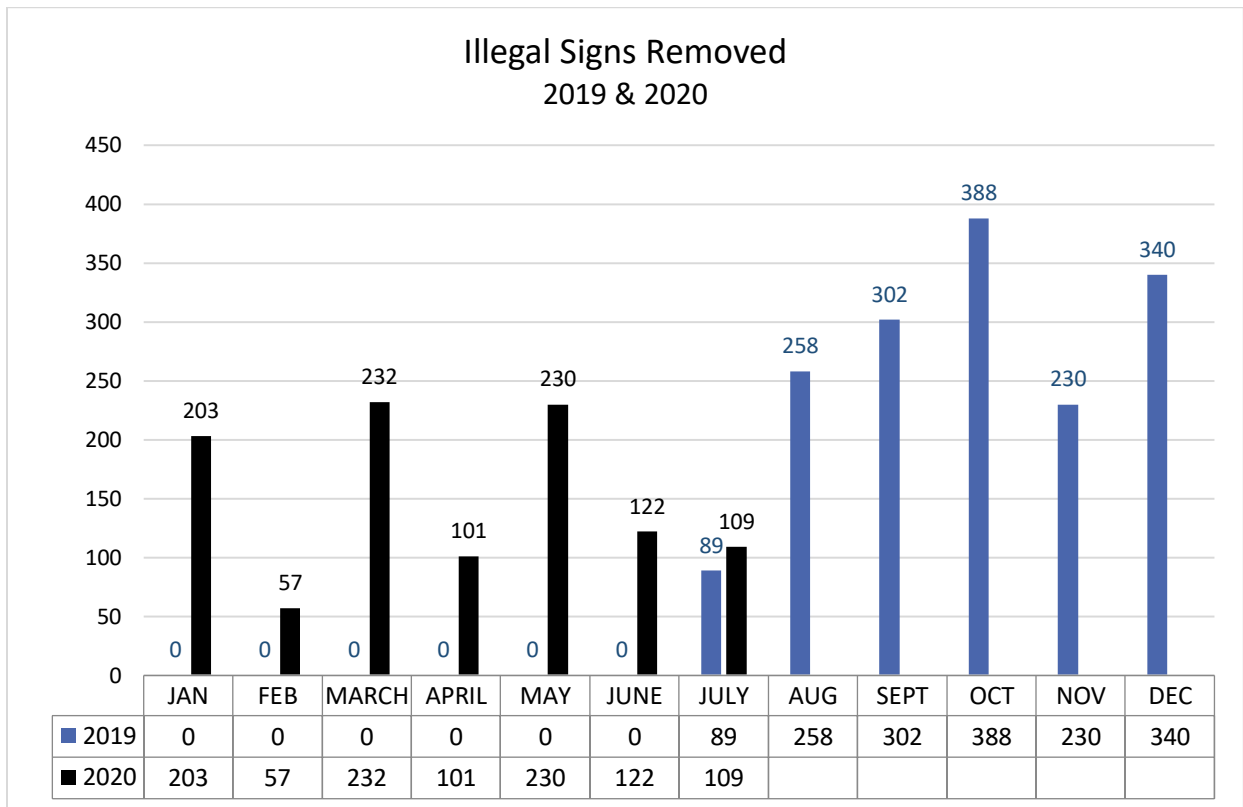
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 YTD	436	519	571	709	587	806	909	0	0	0	0	0

## 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
	501,466.00	0	0	0	0	0

## Illegal Signs



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



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Financial Activity Report - July 2020**

**Summary:**

[Link to Detail Financial Reports](#)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ July 2020 Summary Financial Report	8/20/2020	Backup Material





July 2020 Summary Financial Report



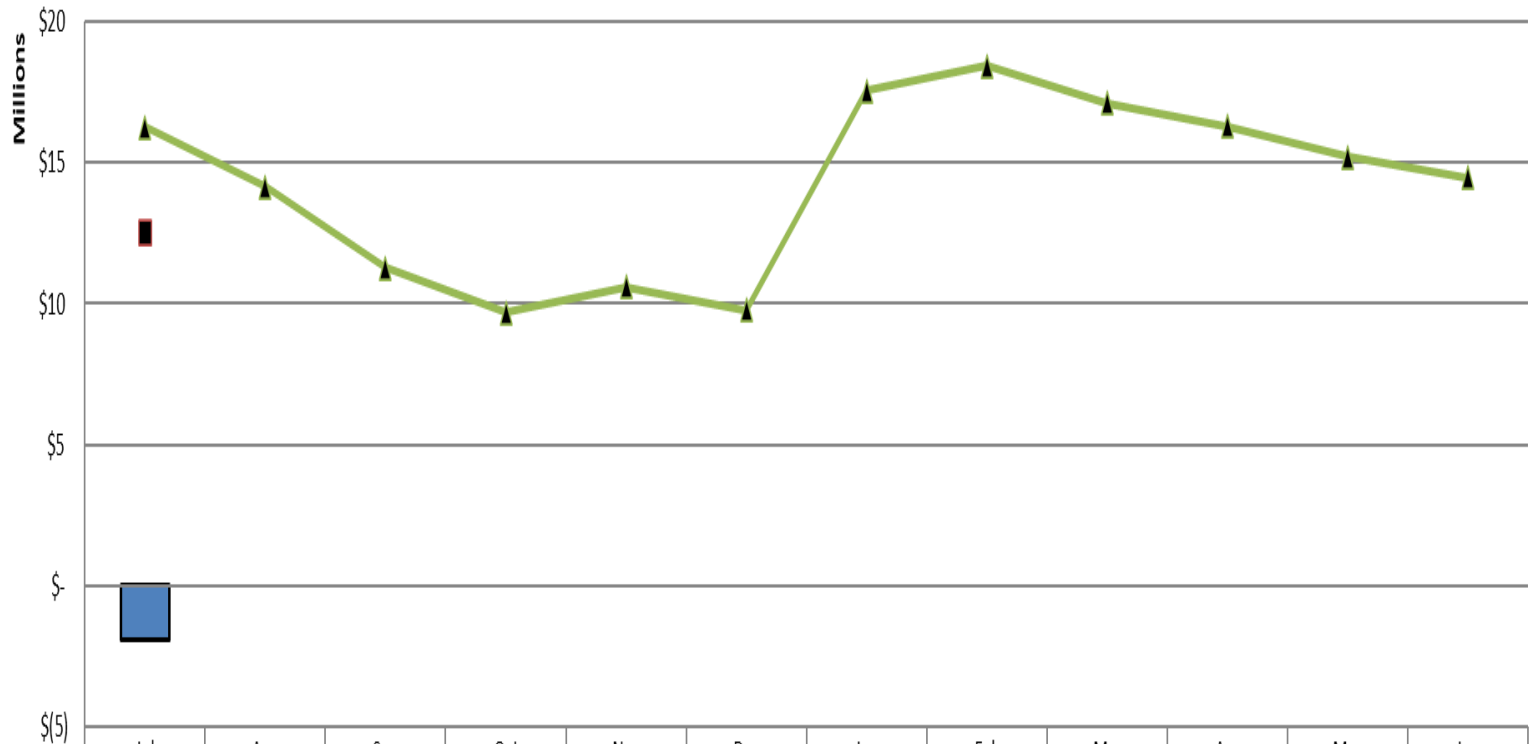
# Financial Performance Summary

As of Month End July, 2020

<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
General Fund Cash Balance	↓	↓	\$ 12,540,339
General Fund Revenue	↓	↑	\$ 590,576
General Fund Operational Expenditures	↓	↓	\$ 1,387,903
Budget Percentage (Over) / Under	↓	↑	3%
Revenue Benchmark Variance	↓	↑	\$ 64,907
Expenditure Benchmark Variance	↓	↑	\$ 14,802
Overall Benchmark Variance	↓	↑	\$ 79,709
Hospitality Fund Cash Balance	↑	↓	\$ 1,348,413
Hospitality Fund Revenue	↓	↓	\$ 199,470
Hospitality Fund Expenditures	↓	↓	\$ 1,875
Storm Water Fund Cash Balance	↑	↑	\$ 2,402,334
Storm Water Fund Revenue	↓	↓	\$ 55
Storm Water Fund Expenditures	↓	↓	\$ 965

## Cash Balance - General Fund

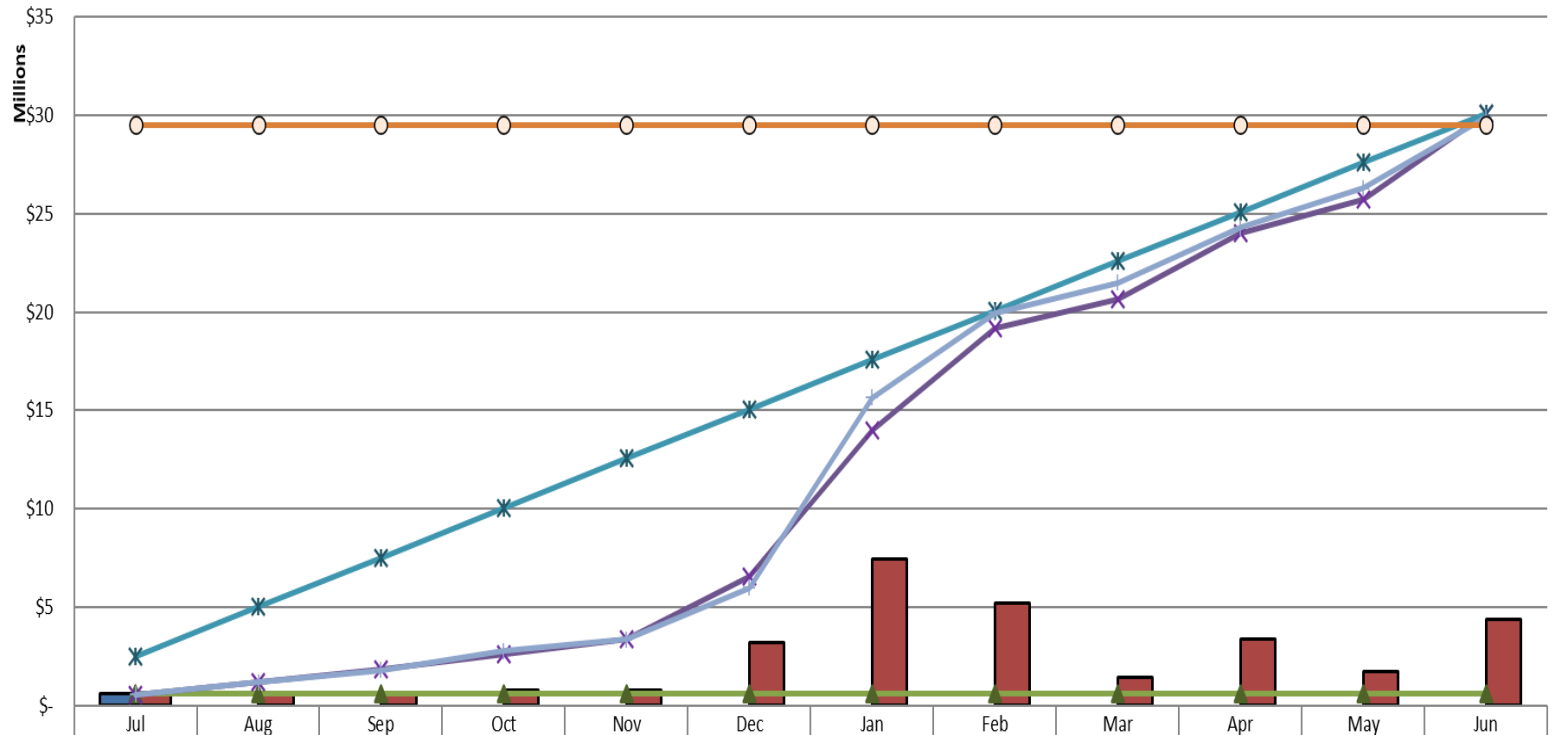
Fiscal Year 2020/21



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(1,912,223)	-	-	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	12,540,339											
Prior 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

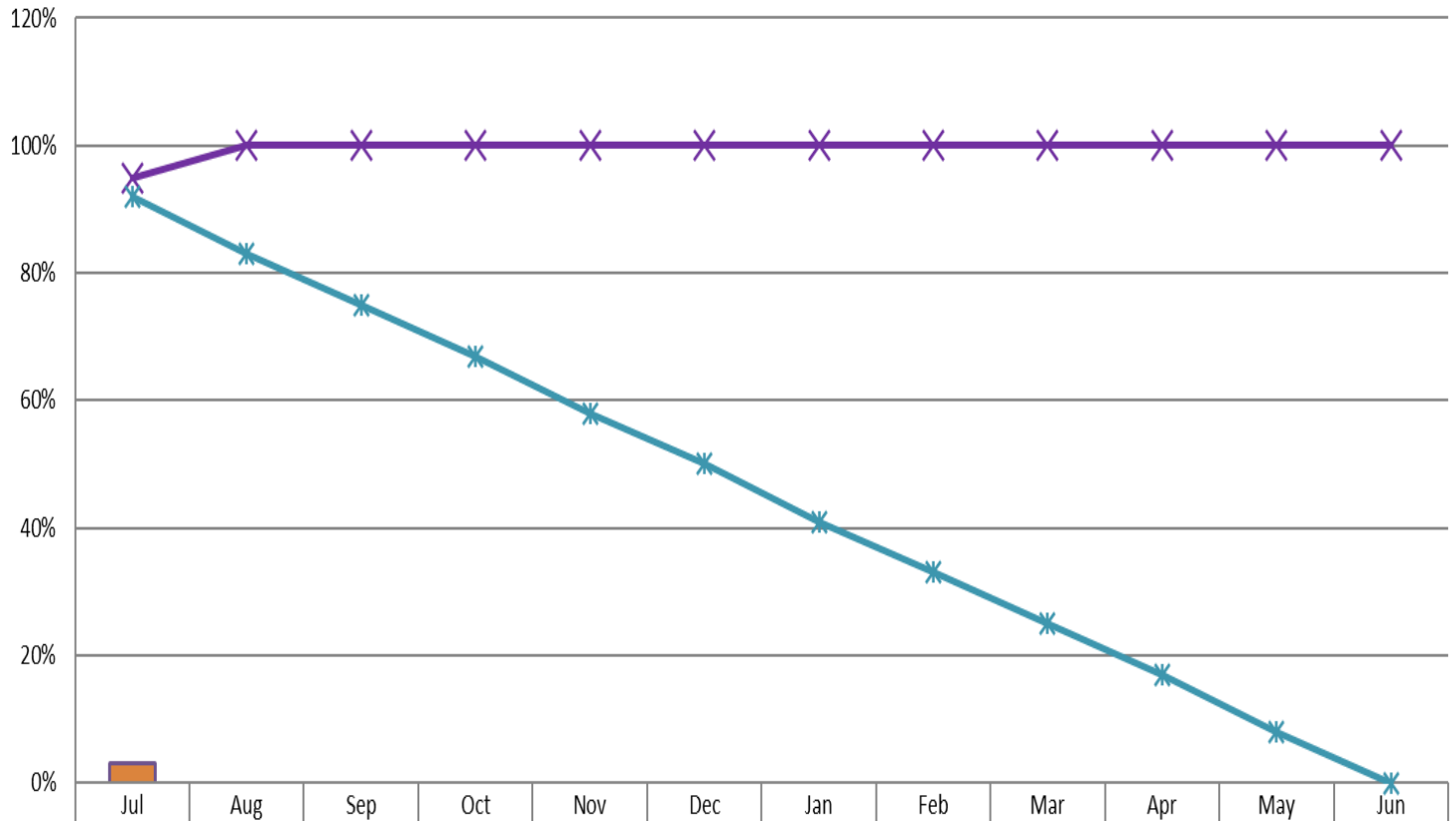
## Revenue - General Fund

### Fiscal Year 2020/21

[illegible]

[illegible][illegible]

## Budget Percent Remaining - General Fund Fiscal Year 2020/21



(Over) Under Budget	3											
Actual Percent Remaining	95	100	100	100	100	100	100	100	100	100	100	100
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

# 2020-21 Financials

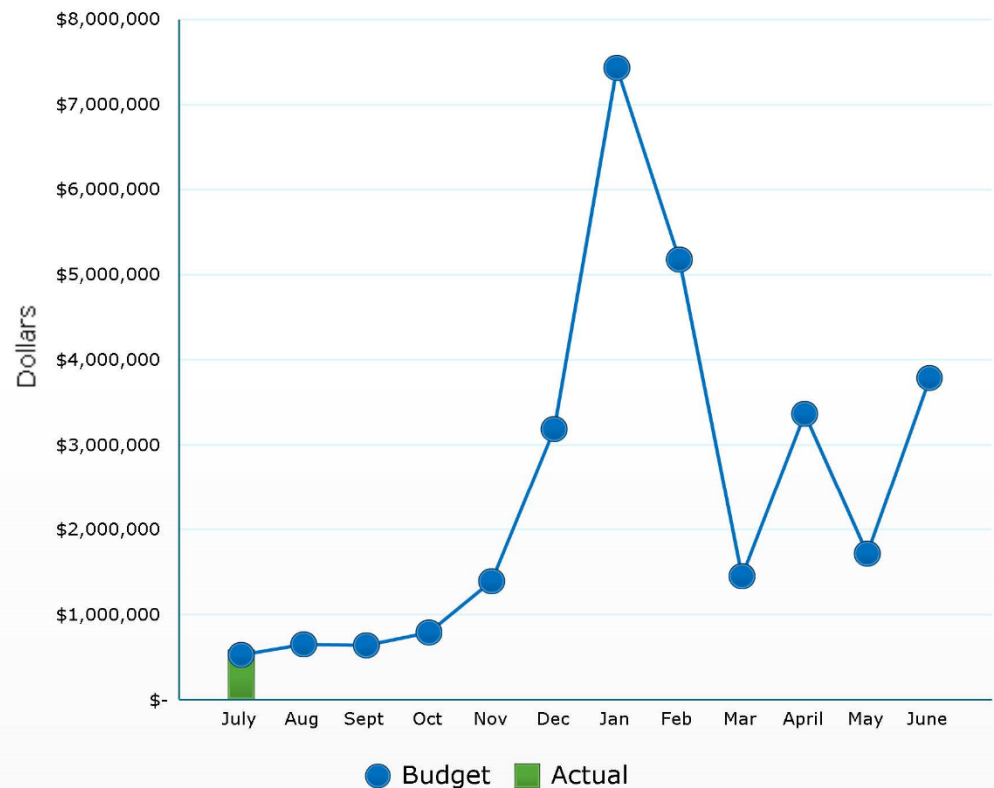
☒ Revenues
 ☐ Expenditures



YTD Actual	YTD Budget	Difference
<b>\$590,576</b>	<b>\$525,669</b>	<b>\$64,907</b>

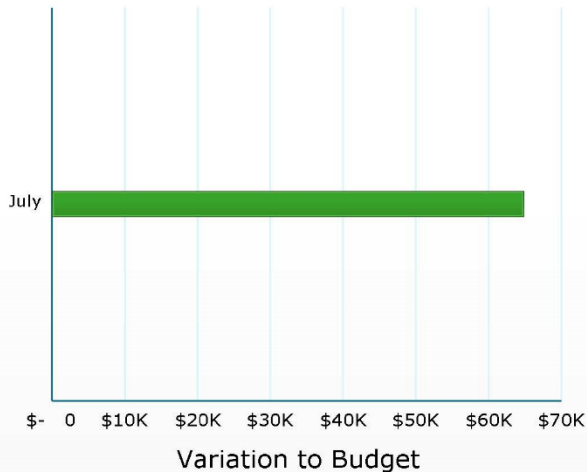
## City of Greer Revenues

Fiscal Year 2020-21



## Actual vs Budget

Fiscal Year 2020-21



## Expenditures

Total Expenditures

Total City Expenditures

YTD Personnel

YTD Operations

Mayor & Council

Administration

Municipal Court

General Government

Fire

Police

Public Services

Recreation

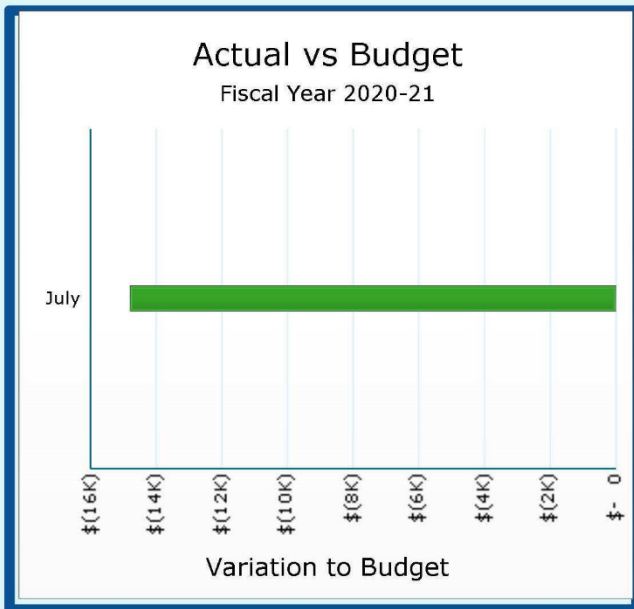
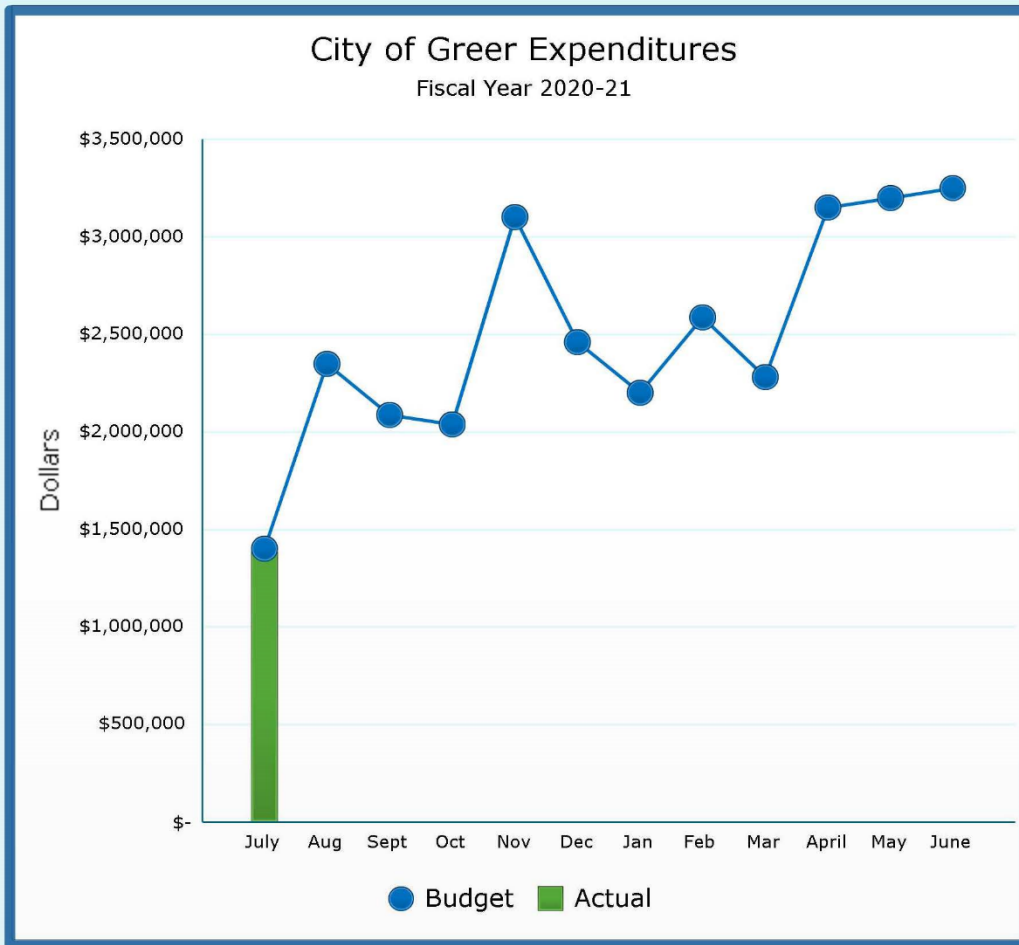
Building Standards

# 2020-21 Financials

☐ Revenues
 ☒ Expenditures



YTD Actual	YTD Budget	Difference
\$1,387,903	\$1,402,705	\$14,802







Hospitality Taxes Fund

## Cash Balance - Hospitality Taxes Fund

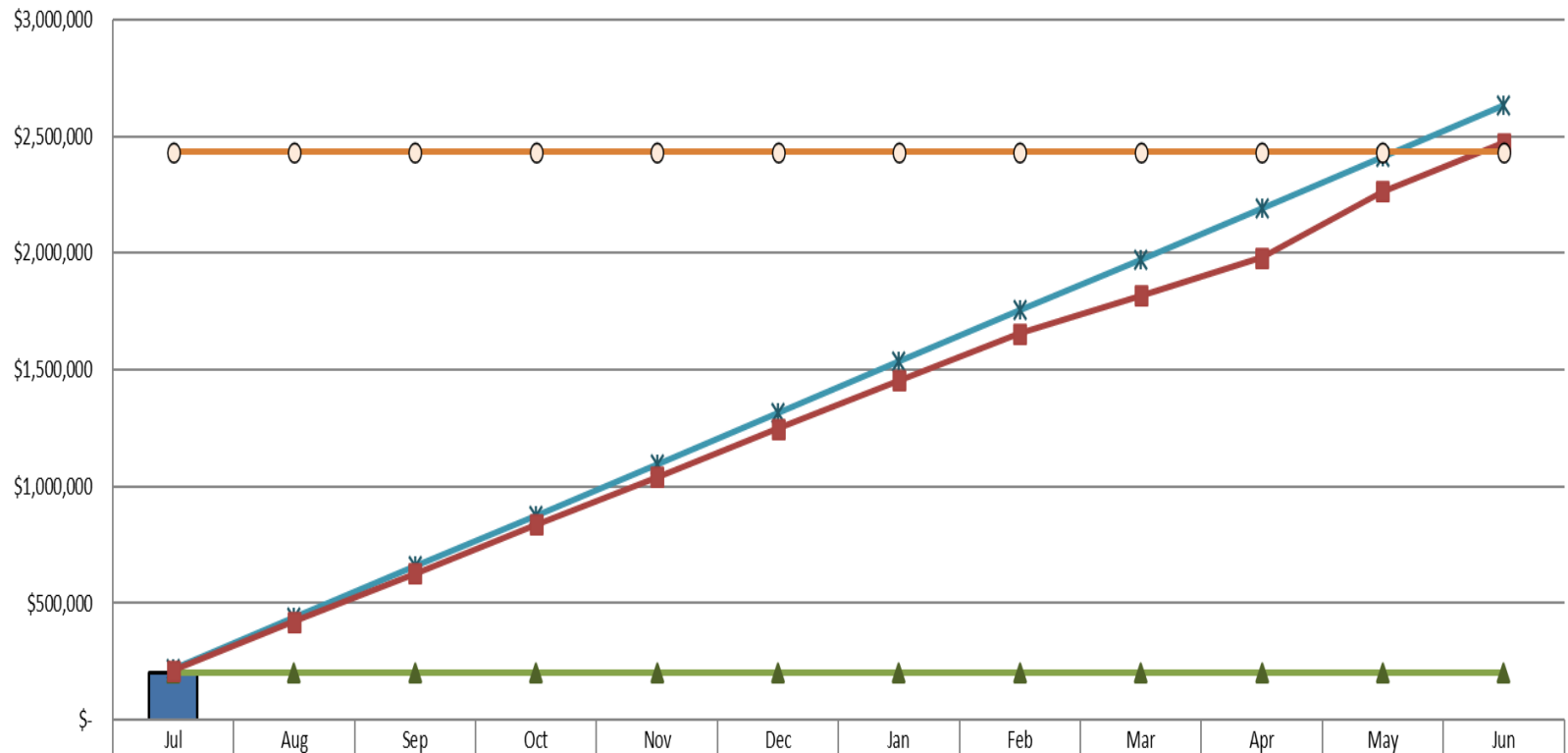
Fiscal Year 2020/21



Net Monthly Cash	196,455	-	-	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	1,348,413											
Prior 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

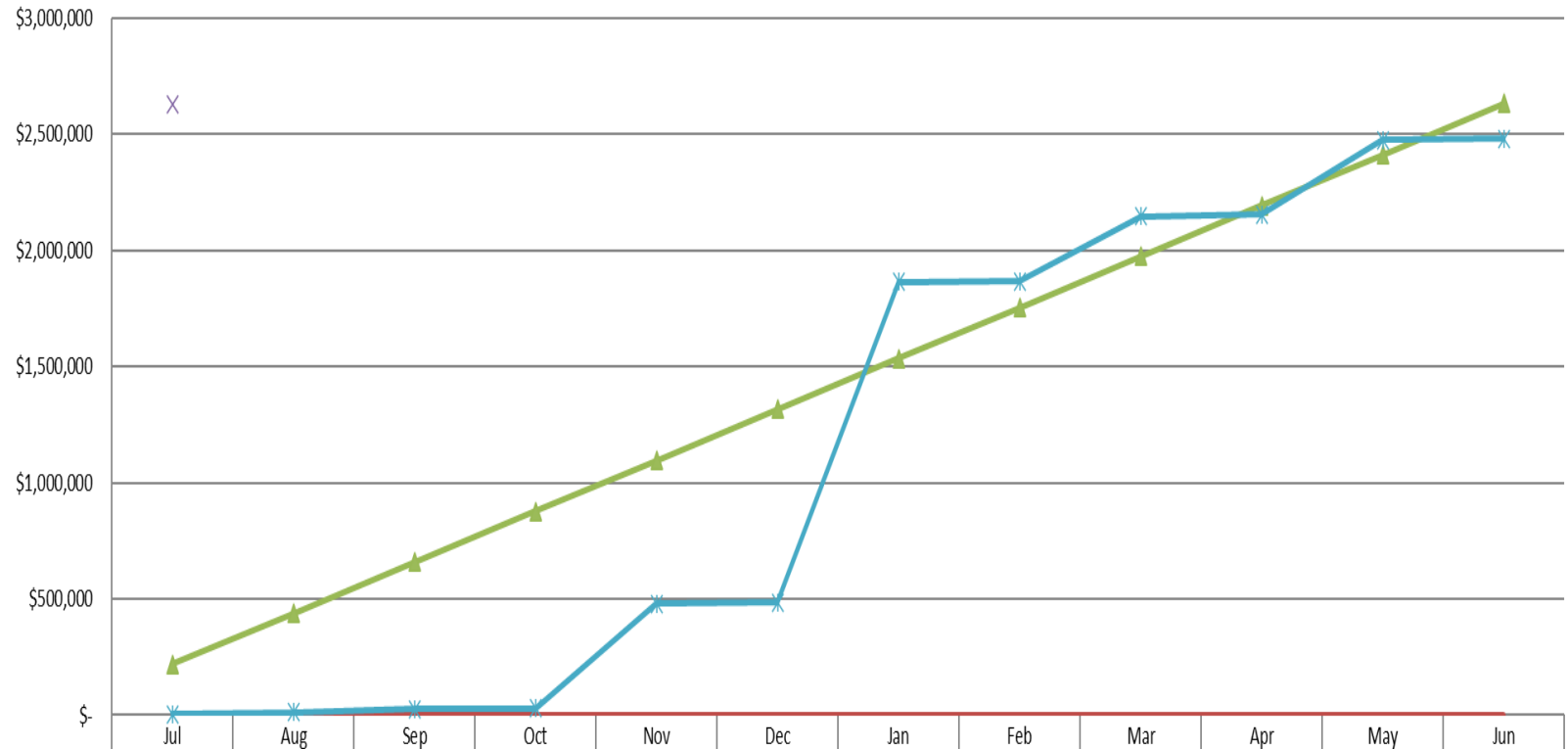
## Revenue - Hospitality Taxes Fund

### Fiscal Year 2020/21

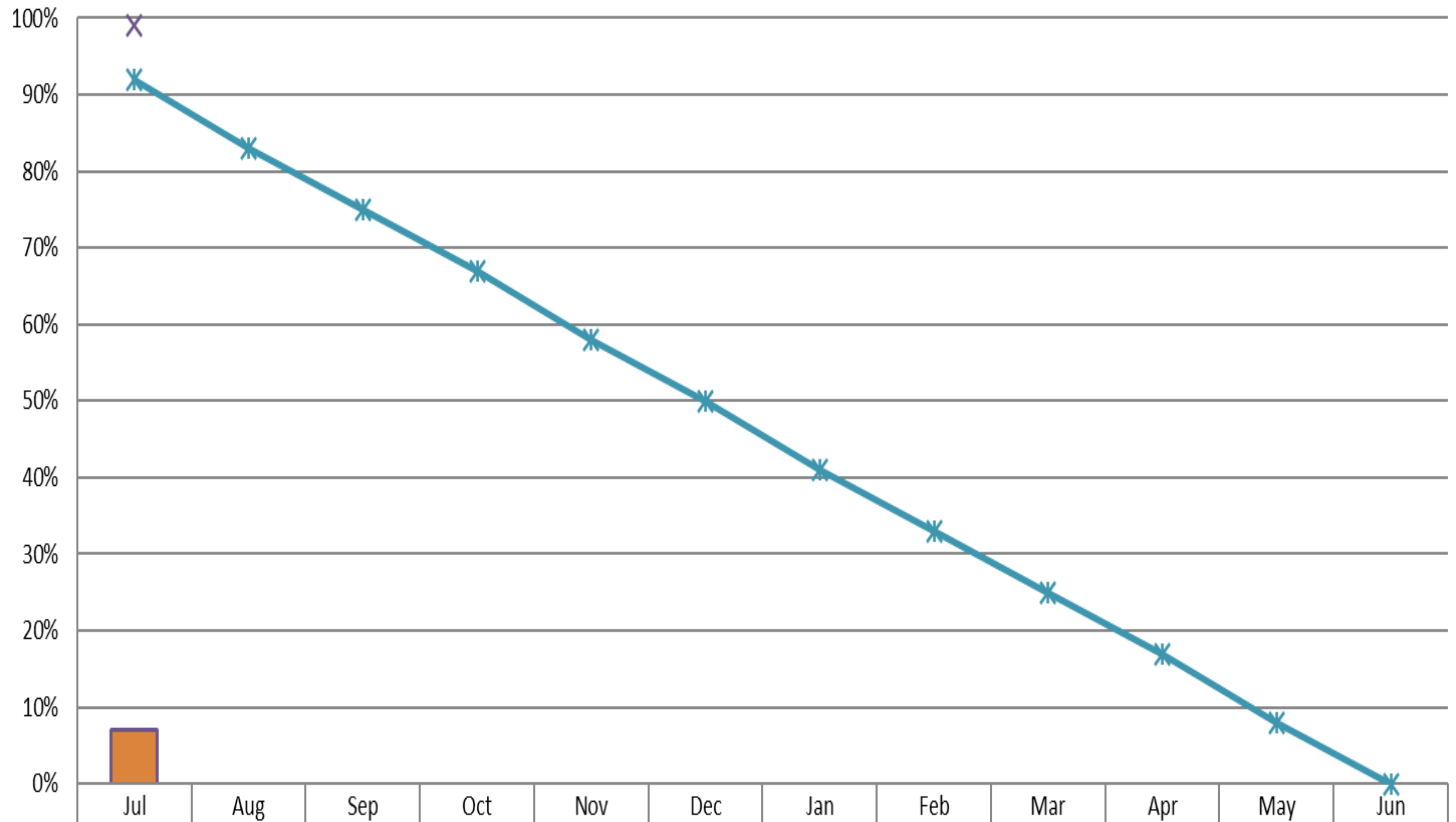
[illegible]

## Expenditures - Hospitality Taxes Fund

### Fiscal Year 2020/21

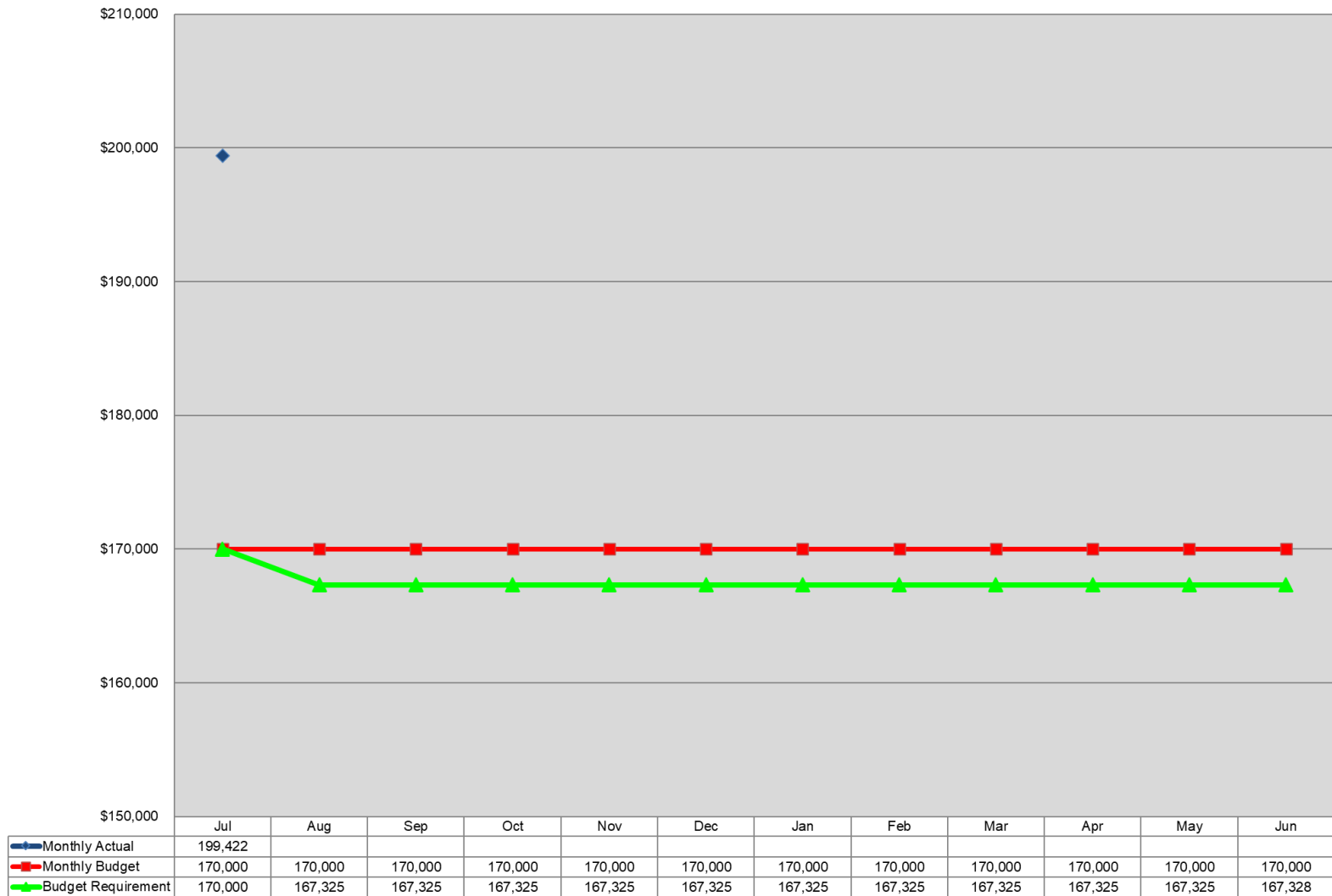
[illegible]

## Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2020/21



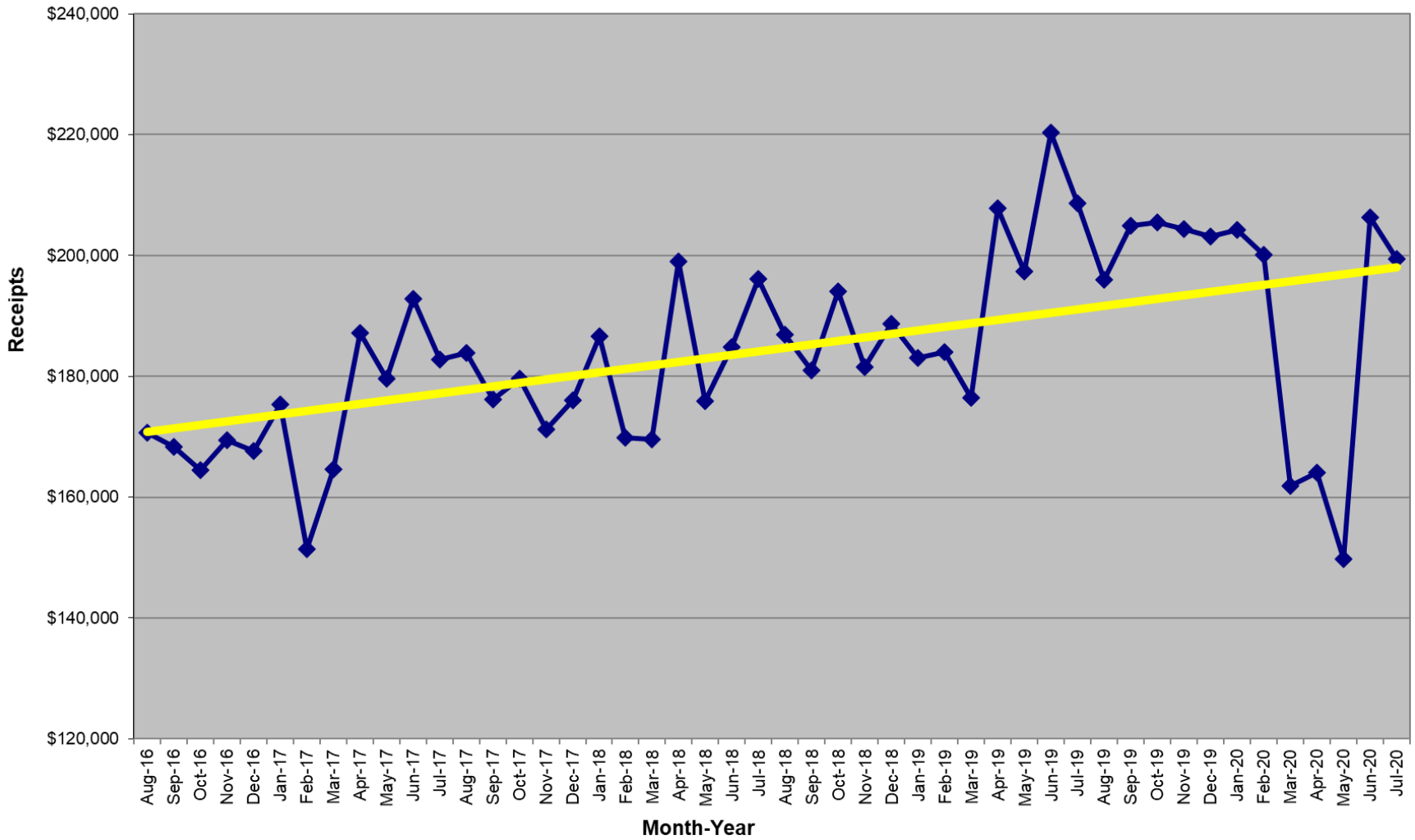
(Over) Under Budget	7											
Actual Percent Remaining	99											
Prorated Percent Remaining	92	83	75	67	58	50	41	33	25	17	8	0

## Hospitality Taxes Fiscal Year 2020/21



# Hospitality Tax

4 - Year Trending



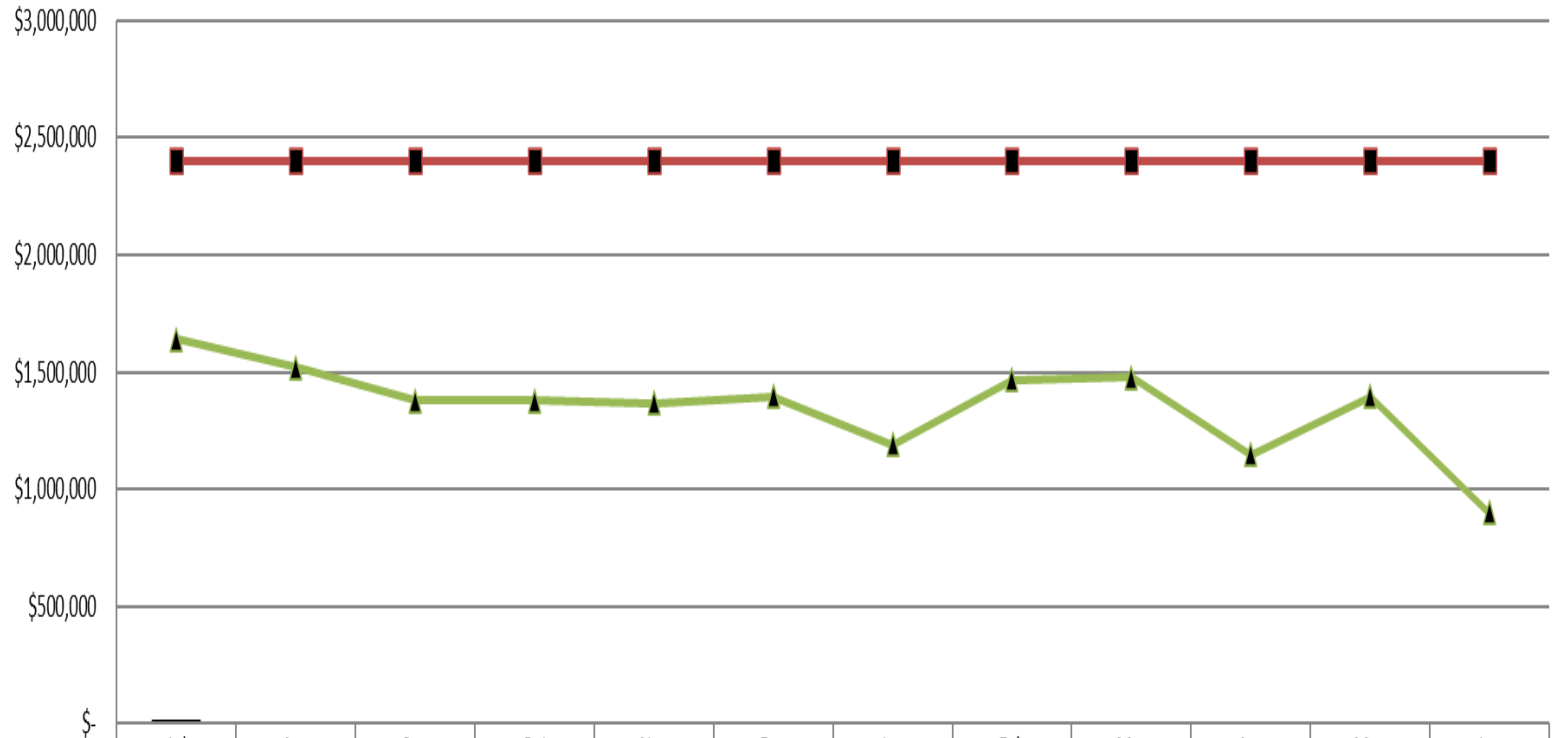


Storm Water Fund



## Cash Balance - Storm Water Fund

Fiscal Year 2020/21

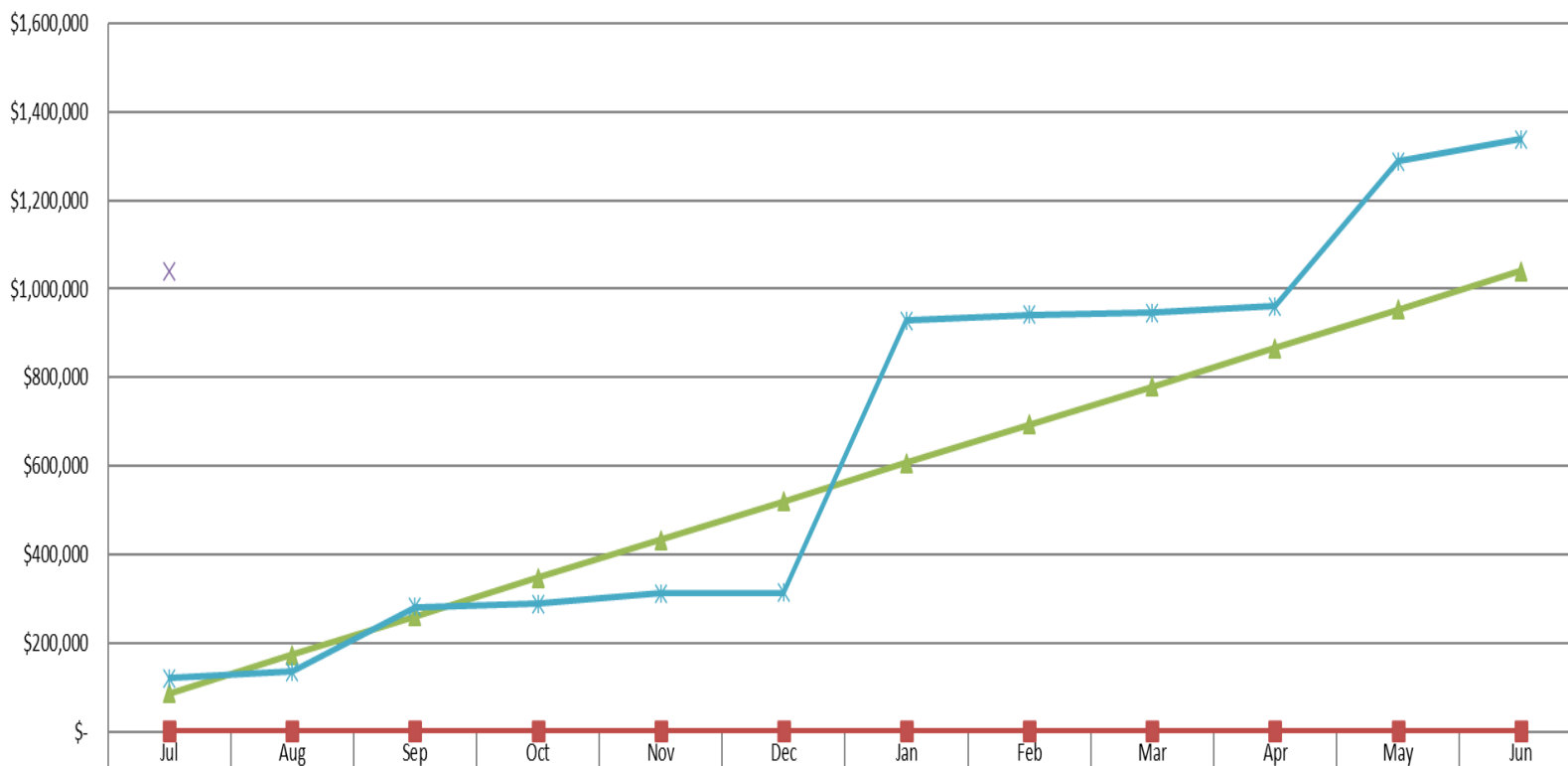


Net Monthly Cash	1,573	-	-	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	2,402,334	2,402,334	2,402,334	2,402,334	2,402,334	2,402,334	2,402,334	2,402,334	2,402,334	2,402,334	2,402,334	2,402,334
Prior Fiscal YTD Balance	1,639,474	1,518,829	1,378,396	1,377,601	1,368,554	1,394,148	1,189,538	1,466,341	1,478,384	1,146,191	1,396,399	898,489



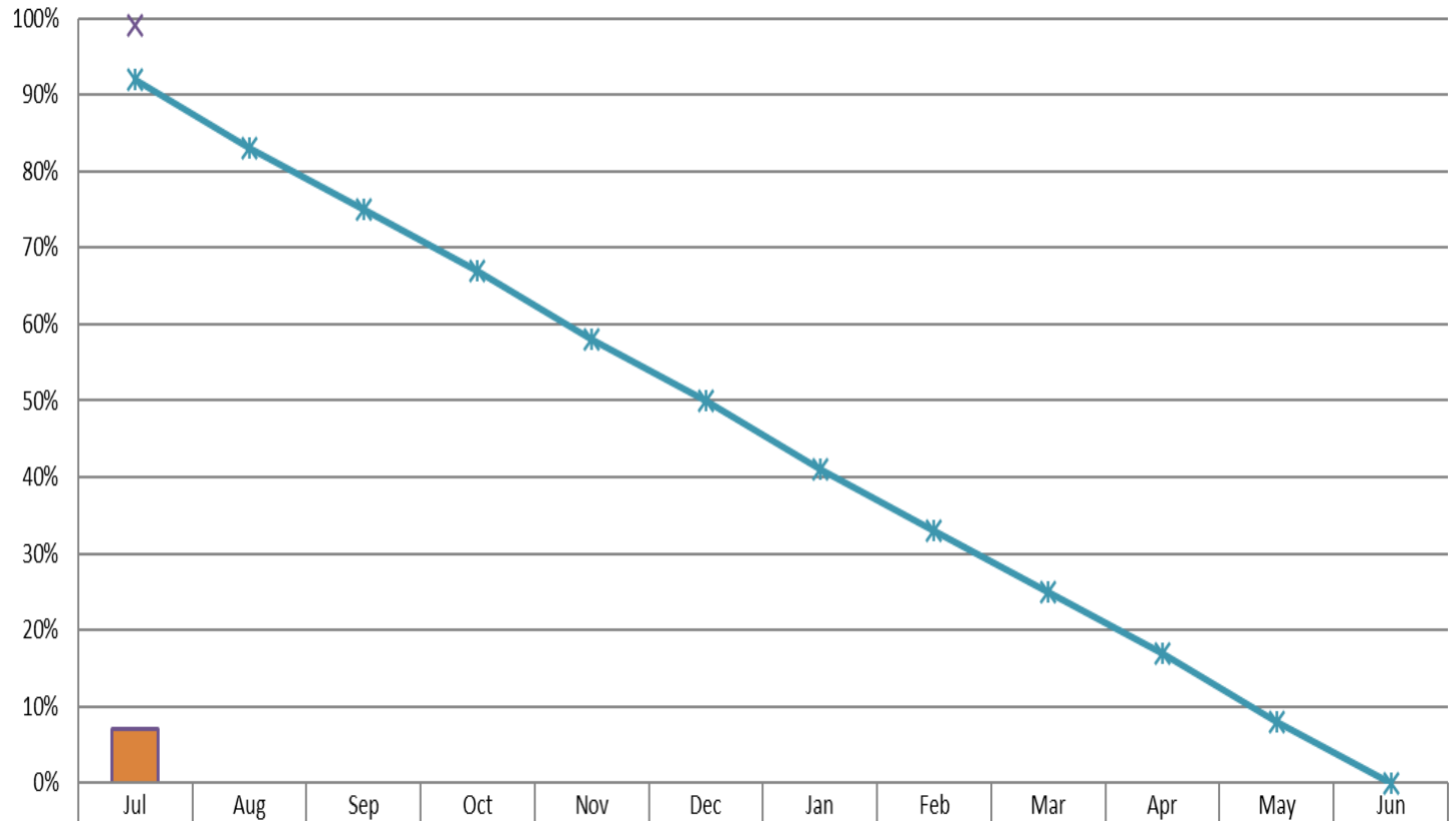
### Expenditures - Storm Water Fund

#### Fiscal Year 2020/21

[illegible]

## Budget Percent Remaining - Storm Water Fund

### Fiscal Year 2020/21



(Over) Under Budget	7											
Actual Percent Remaining	99											
Prorated Percent Remaining	92	83	75	67	58	50	41	33	25	17	8	0



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Fire Department Activity Report - July 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Fire Department Activity Report - July 2020	8/19/2020	Backup Material

# CITY OF GREER



## FIRE DEPARTMENT

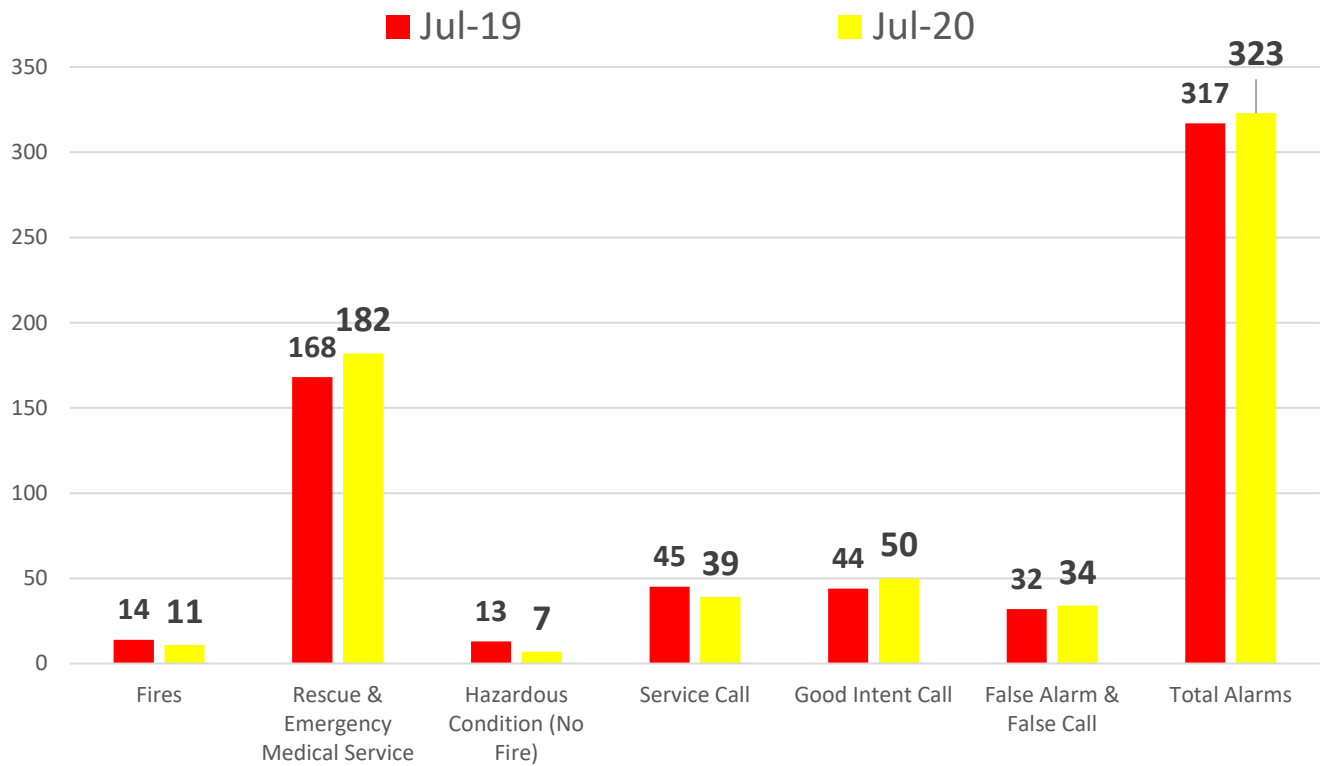
MONTHLY REPORT

JULY 2020



# City of Greer Fire Department Monthly Report July 2020

## MAJOR INCIDENT TYPES

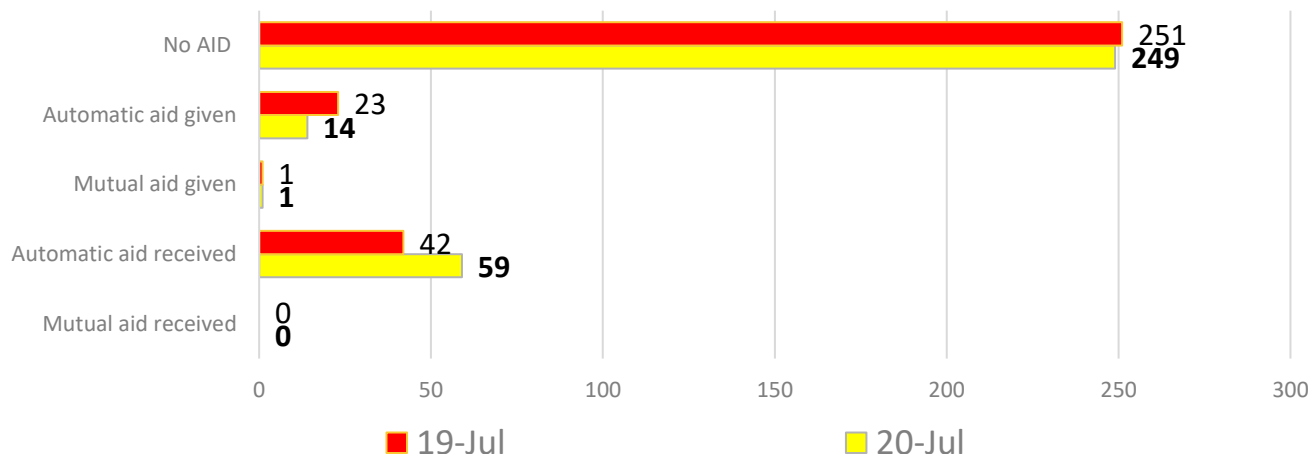


Engine 41 and Battalion 41 assisted Tyger River and numerous other departments with a structure fire on Hampton Rd in Lyman.

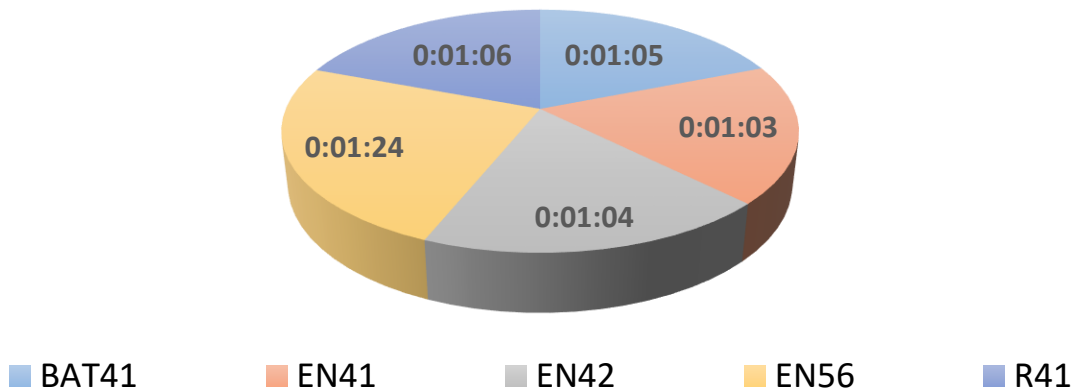


# City of Greer Fire Department Monthly Report July 2020

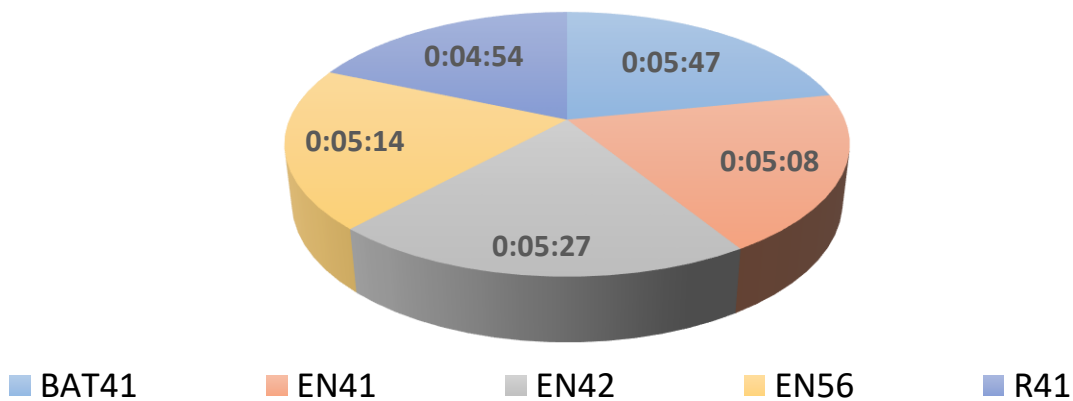
## AID GIVEN AND RECEIVED



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



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



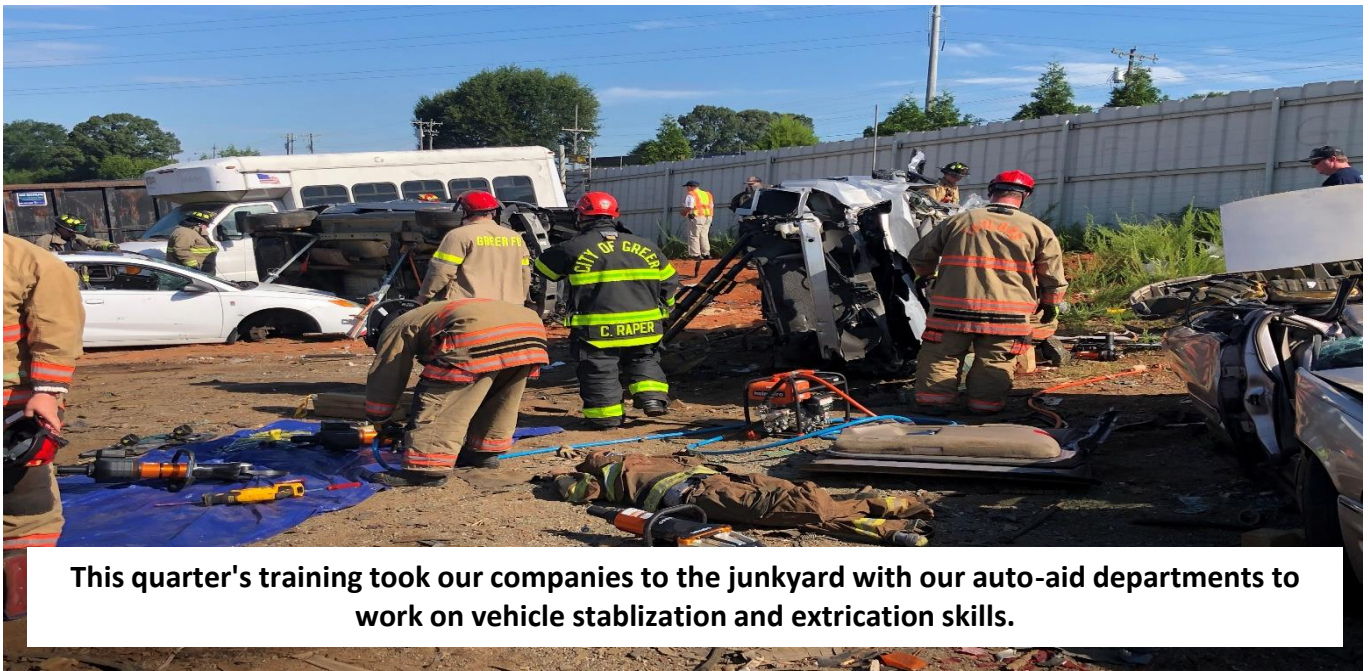
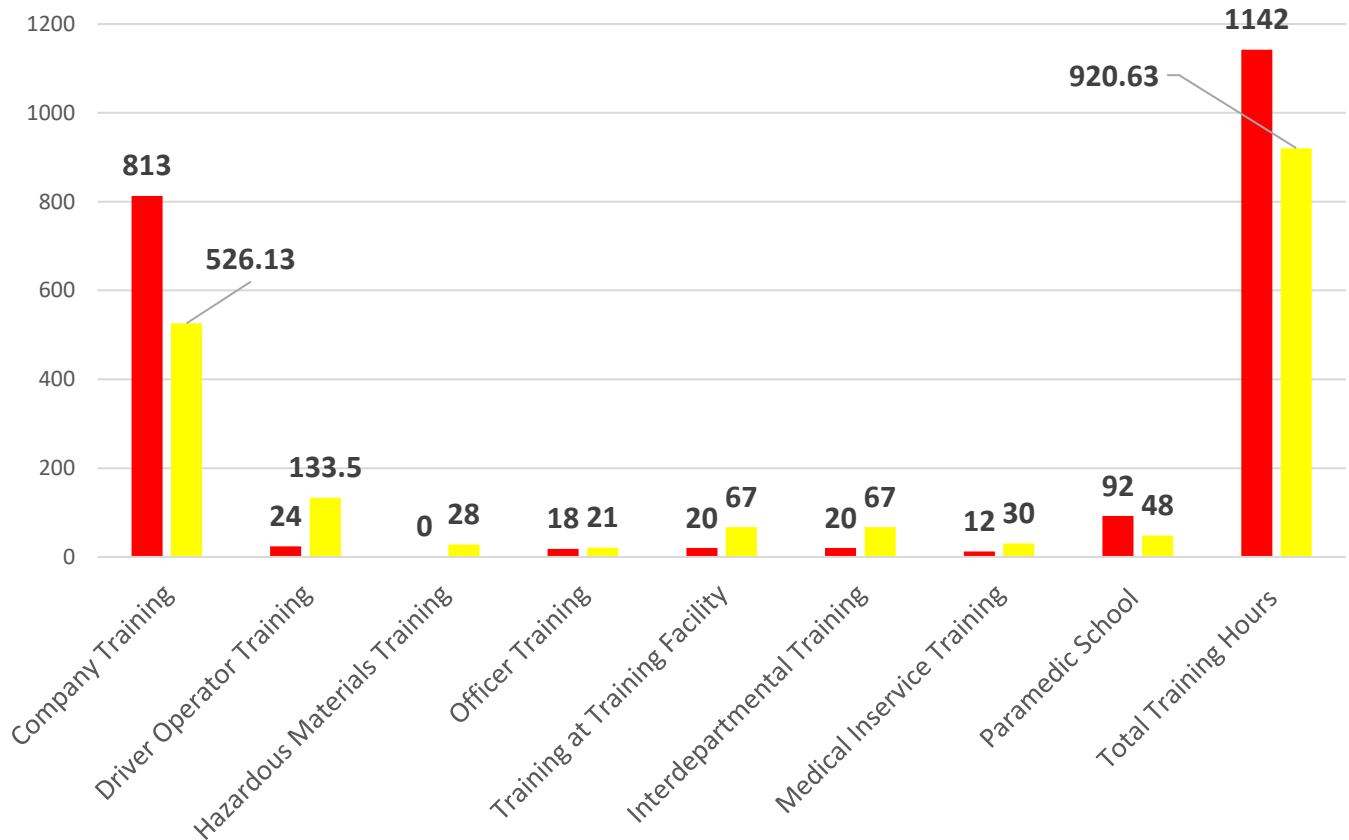




# City of Greer Fire Department Monthly Report July 2020

## DEPARTMENT TRAINING

■ 19-Jul ■ 20-Jul

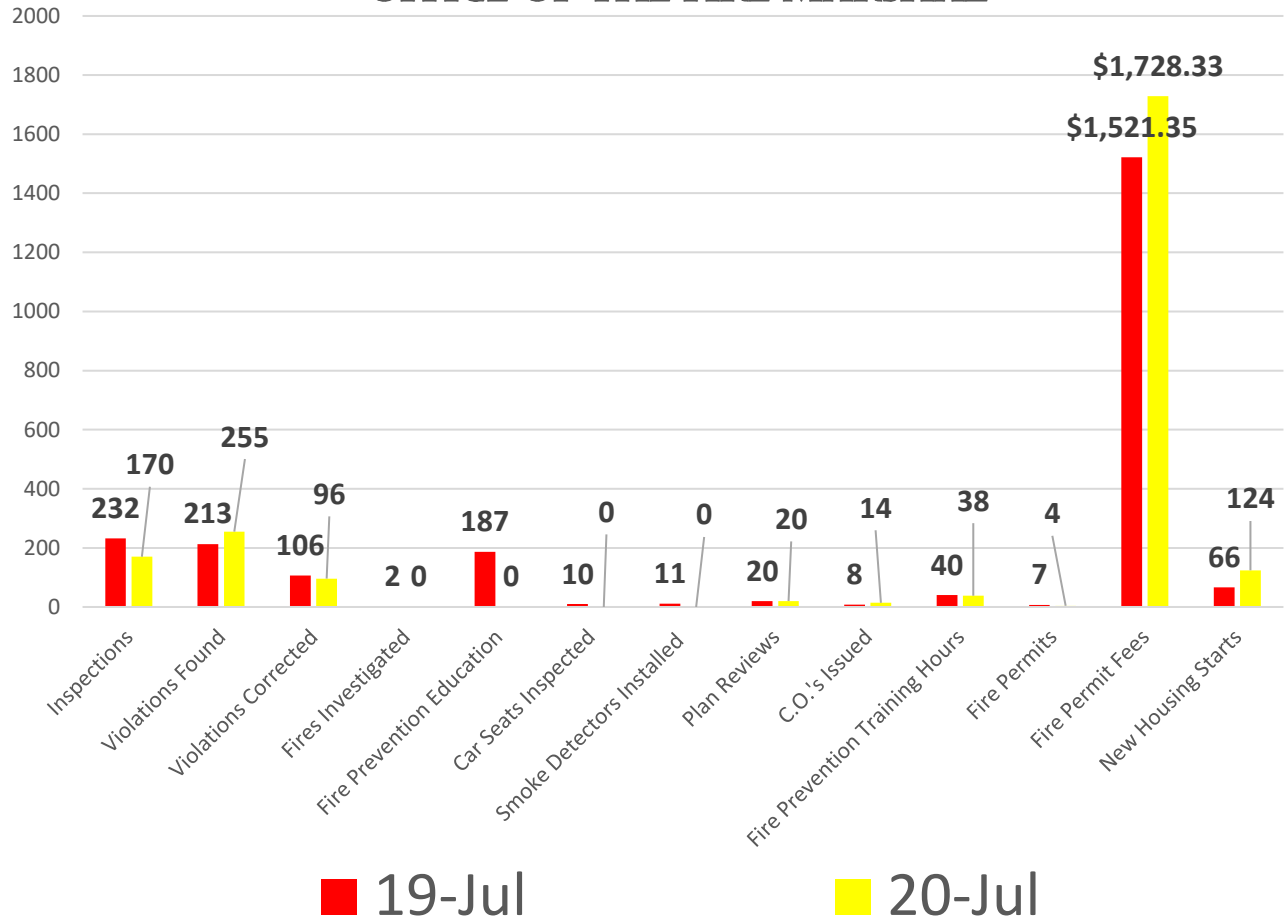


This quarter's training took our companies to the junkyard with our auto-aid departments to work on vehicle stabilization and extrication skills.



# City of Greer Fire Department Monthly Report July 2020

## OFFICE OF THE FIRE MARSHAL





# City of Greer Fire Department

## Monthly Report

### July 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)	3	0	0	\$3,000.00
11	Storage in Structures (barns, vehicle storage garages, general storage, etc.) (FPU 800-899)	2	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)	20	0	1	\$86,040.00
14a	Fires in Highway Vehicles (autos, trucks, buses, etc.) (IT 131-132, 136-137)	13	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)	3	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)	3	0	0	\$0.00
18	All Other Fires (IT 100, 160, 163)	5	0	0	\$0.00
19	TOTAL FOR FIRES (Sum of lines 13 through 18)	46	0	0	\$138,665.00
20	Rescue, Emergency Medical Responses (ambulances, EMS, rescue) (IT 300-381)	1009	0	0	\$50,000.00
21	False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares) (IT 700-746)	192	0	0	\$0.00
22	Mutual Aid Responses Given	4	0	0	\$0.00
23a	Hazards Materials Responses (spills, leaks, etc.) (IT 410-431)	20	0	0	\$0.00
23b	Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.) (IT 440-482, 400)	32	0	0	\$0.00
24	All Other Responses (smoke scares, lock-outs, animal rescues, etc.) (IT 200-251, 500-699, 800-911)	695	0	0	\$35,000.00
25	TOTAL FOR ALL INCIDENTS (Sum of lines 19 through 24)	1998	0	1	\$223,665.00



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Municipal Court Activity Report - July 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Municipal Court Monthly Report July 2020	8/20/2020	Backup Material

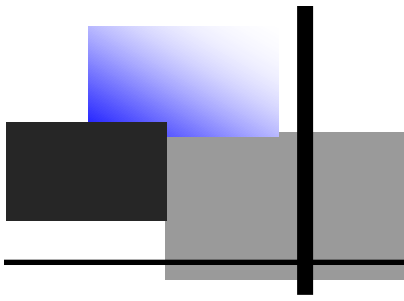


# GREER MUNICIPAL COURT

---

MONTHLY REPORT JULY 2020



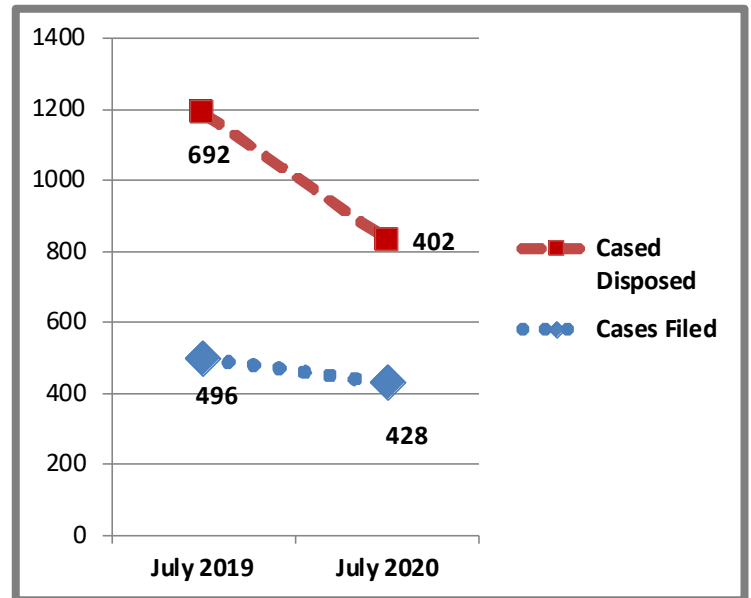
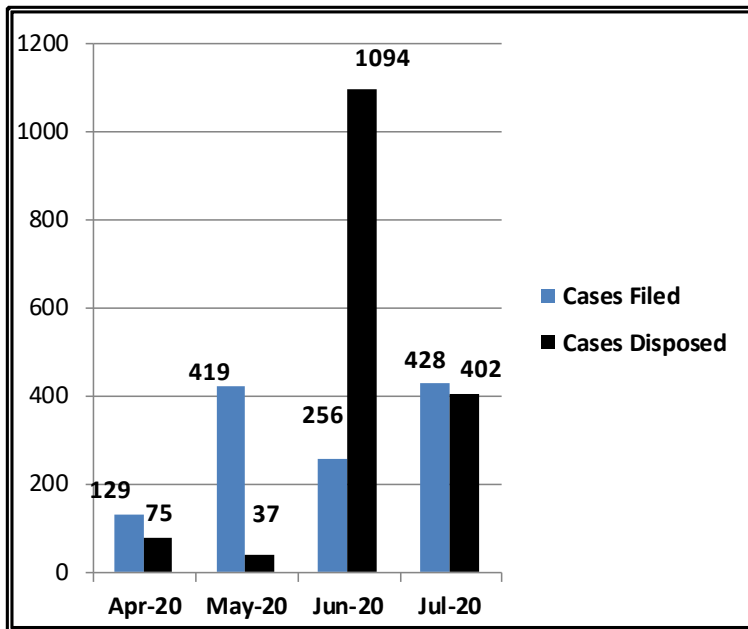


# CASE LOAD

## *Traffic, Criminal and City Ordinances*

*Total Cases disposed/processed: 402*

*Total cases filed by officers: 428*



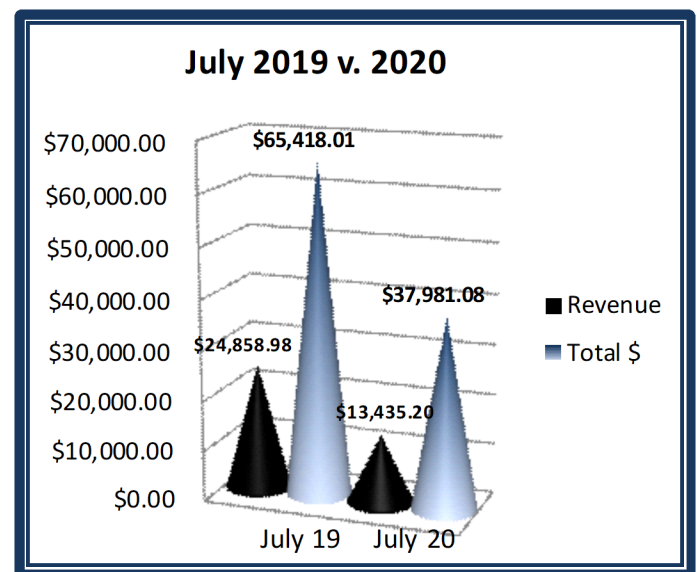
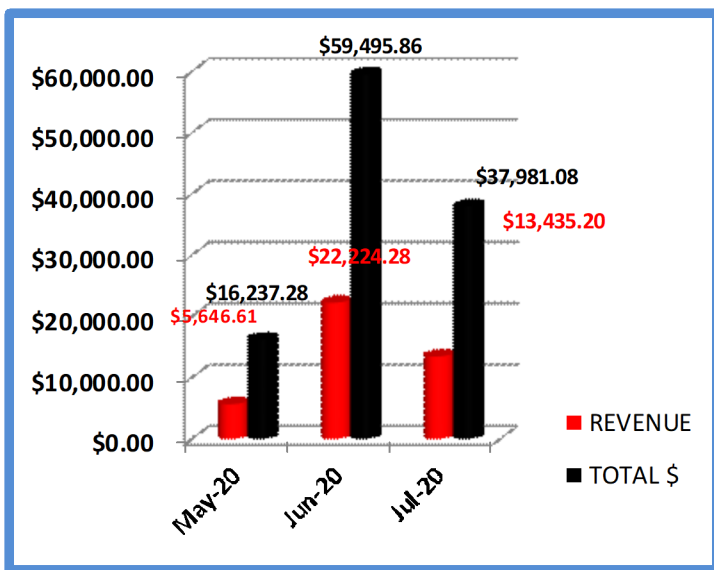
## *Arrest Warrants, Bench Warrants & Search Warrants*

Arrest Warrants issued	127
Arraignments — # of defendants	103
Arraignments — # of charges	162
Bench Warrants issued	16
Bench Warrants served/processed	13
Search Warrants issued	11

# FINANCIALS

## Revenue

Total Revenue	\$13,435.20
Sent to State Treasurer	\$17,748.06
Victim Assistance Funds	\$ 2,753.43
Total \$ Collected	\$37,981.08



# ACTIVITY

- ♦ Traffic Court was held on July 1, 8, 15, 22 and 29.
- ♦ General Sessions Preliminary Hearings were held on July 10.
- ♦ Domestic Violence Court was held on July 9.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

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

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Parks and Recreation Activity Report - July 2020	8/21/2020	Backup Material



# City of Greer Parks & Recreation Department

## *Monthly Report for July 2020*



*Center for the Arts Living Sculpture*

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

### Department Projects

- ♦ Administration:
  - Applications for the Administrative Clerk position were received. Staff evaluated the applications and sent questionnaires to candidates.
- ♦ Greer Golf Club:
  - Benson Construction Company arrived Monday, July 6 and started tee-box laser leveling and grading. Sprigging of fairways began later that week and concluded on July 16. Staff continued irrigating and monitored the sprigs for two weeks. The fairways will be rolled/flattened, fertilized and irrigated for the remaining nine weeks. The back nine will be completely re-opened for play in October.
  - A RFP for the operation of the restaurant closed on July 7 with no new applications. The committee will revisit the three original applicants and make a selection.
  - Agreements have been signed with ClupProphet for the new Point of Sale (POS) system. Full implementation is expected to be delivered in approximately 4-6 weeks.
  - Wi-Fi has been installed and now functional. GPS control for golf carts is now being fully implemented.
  - As usual, play has slowed down due to heat. We expect to see play pick back up in September.
  - We have two tournaments scheduled for October, Greer Community Ministries and the Lions Club.
  - We currently have 190 members consisting of 59 pool memberships (will expire September 8) and 131 golf memberships. The golf memberships consist of 106 single, 21 family, 2 junior, 1 corporate and 1 out of state.
- ♦ Kids Planet:
  - A majority of the sidewalks were poured throughout the site with the exception of the sections providing access to the playgrounds for the playground installers.
  - UPA, subcontracted through CPW, began installing conduit on site for the electrical and fiber.
  - JLS Electrical completed the installation of the decorative light pole concrete bases throughout the park. The parking lot bases will be installed in early August.
  - The installation of the playground has begun. This will continue for an estimated 8 to 10 weeks, depending on weather and any unforeseen obstacles such as unsuitable soils.
  - The Parks and Recreation Department staff are updating the restroom facilities in Kids Planet. We are upgrading the faucets and toilet hardware, replacing exterior doors, painting walls, refinishing the floors,

adding soffits, etc. We are also reviewing the landscaping plans, designing the entrance and replacing the exterior water fountain.

- The former Cannon's Concession Stand has been purchased by the City of Greer. We are currently assessing the condition of the equipment, cleaning the facility and preparing it for occupancy. We plan to advertise for a RFP for potential vendors to operate the concession daily.

◆ Additional Department Projects:

- Continued planning logistics for the installation of the fitness equipment and shade structure at Victor Park.
- Installed lower park basketball goal at the Needmore Recreation Center funded by Greenville County Redevelopment Association (GCRA) grant.
- Planning for the construction/installation of two (2) restroom facilities at Victor and Turner Parks.

## Department Trainings

- ◆ Summer Staff was hired by HR on July 1 and Justin Miller and Meredith Anzur held orientation to discuss plans for summer camp activities (online content and mobile recreation dates).
- ◆ On July 28 and 30, the Events Division participated in South Carolina Festival and Event Association's summer seminar via zoom. Topics of the seminar included COVID-19 safety practices, event insurance, sponsorships and marketing.
- ◆ The programming divisions continued entering rental and registration information into the CivicRec software in readiness for the September 1 date to go live.
- ◆ Robin Byouk continued light board training for the Center for the Arts.
- ◆ Robin Byouk participated in online trainings via Zoom; AACT Roundtable Volunteer Theatre fundraising, engaging your audience during and after Covid-19, Conversations with Broadway Producers, SCTA bi-weekly call, AACT webinar – Board Engagement and Retention during Covid-19.
- ◆ Robin Byouk and Sara Odom attended soundboard training at Productions Unlimited on July 27.

## Department Participation

- ◆ The Parks and Recreation Department continued to facilitate Senior Action serving drive-thru lunch at the Needmore Recreation Center on Mondays, Wednesdays and Fridays
- ◆ The Athletic Division assisted with Trees Upstate tree giveaway at Stevens Park on July 17-18. This non-profit organization has events to market their organizations mission "To plant, promote, and protect trees in the Upstate". People were able to learn about the organization and receive a free tree as well.
- ◆ With the opening on June 1, signs were replaced at all facilities reflecting the new social distancing guidelines.
- ◆ 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 SCDHEC and CDC.

## Division Highlights

### Athletics:

- ◆ Completed participant registration for tackle football, flag football, cheerleading, baseball, girls softball, and soccer.
- ◆ Facilitated academy baseball practices at Country Club Road Park on Monday, Tuesday, and Thursday night. Academy teams participate in tournament play across the upstate on Saturdays and Sundays.
- ◆ Academy soccer summer workouts were held at Country Club Road Park on Monday, Tuesday and Thursday nights. Hand sanitizer was provided for all players/coaches before and after 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 South Carolina Youth Soccer Association (SCYSA).
- ◆ American Legion Junior and Senior games were facilitated at Stevens Park. Spectators were instructed to follow social distance guidelines while at the park. Junior Legion team was eliminated from play this past week. Senior Legion team was eliminated in the state tournament game at Segra Park in Columbia, SC.
- ◆ Youth flag football drafts for the Termites (4-6 years), Junior Varsity (7-9 years) and Varsity (10-12 years) were held at the Operations center on July 29. Teams are now practicing at Country Club Road Park every Tuesday and Thursday evening under guidelines for COVID-19.
- ◆ Met with all youth football head coaches to discuss COVID-19 guidelines for practice and games. Head coaches will conduct a temperature check for participants prior to hitting the field each night. Teams from Mauldin Parks and Recreation, Fountain Inn Parks and Recreation, Greer Parks and Recreation and Greenwood County Parks and

Recreation will participate together this season. Each department hosted multiple guideline meetings prior to the start of camps.

- ◆ Facilitated youth girls softball practices at Victor Field every Monday, Tuesday, Wednesday, Thursday, and Sunday.
- ◆ Youth recreation soccer practices we held at South Suber Road Park. Practices are scheduled for every Monday and Thursday.
- ◆ Cheer For Greer Camp was conducted at Victor Gym on July 21-24. Due to our current circumstances, with this event being held indoors, we restricted the number of participants enrolled as well as restricted parents from entering the gym until our final "family night" on Friday, July 24. The girls enrolled in the Cheer for Greer program learned basic tumbling, cheers, and dances.

#### Recreation:

- ◆ The Recreation Division continued to facilitate the following programs:
  - Some instructor-based programming continued in facilities. These programs with participant numbers included Archery (160), Artifacts Club (20), Cutlery Club (25), Pickleball Clinics (69), and Never Alone (30).
  - A Magic Camp with Upstate Magic Academy was held on July 27-July 31 at Victor Gym with seven students.
  - Hosted ten Mobile Recreation Playdates with summer staff at different parks with 61 kids in attendance.
  - Several online activities with our summer staff were hosted: <https://www.cityofgreer.org/914/At-Home-Activities>.
  - A Greer Relief Mobile Food Pantry was conducted on July 29 at Needmore Recreation Center.
  - Continued working on transitioning funding and getting approved for GCRA grants derailed by Covid-19.
- ◆ SOAR (Seniors Out and ARound)
  - SOAR was unable to meet in July due to COVID-19, but we have continued to make phone calls and send emails to stay in touch with our seniors. We are currently planning many exciting, safe activities for the fall.
- ◆ Recreation Rentals for the month of July:
  - Rentals were allowed to continue at a reduced capacity.
  - Recreation Centers - 6
  - Wards Creek Park - 1
  - BP Edwards Park - 1
  - Greentown Park - 1
- ◆ Activities canceled due to Covid-19 in July:
  - Archery: 3 sessions
  - Artifacts Club: 1 session
  - Basketball Free play: 8 sessions
  - Camp Greer Summer Camp
  - Camp Needmore Summer Camp
  - Cutlery Club: 1 session
  - Never Alone: 2 sessions
  - Pickleball Free play: 9 sessions
  - Recreation Center rentals: 1 canceled
  - Senior Action: 9 sessions (modified lunch pickup on 13 days)

#### Cultural Arts:

- ◆ Tall Tale Tuesdays was filmed at the Center for the Arts and released on YouTube and Facebook on Tuesdays at 6:30pm.
  - The storytellers were:
  - Children's author Fred Baus, July 7
  - Fourteen (14) Magical stories with JJ Pearson, July 14
  - Internationally renowned poet Glenis Redmond, July 21
  - Amber Sherer, Glenis' daughter and poet, July 28
  - Each video consisted of the storyteller and crafts by Robin Byouk. Steve Owens and Taylor Crouch recorded and edited the videos.
- ◆ Greer Idol Jr went online this summer. The competition began on July 9. Each session was recorded at the Center for the Arts with the judges on a Zoom call. We had seven contestants. The contestant with the lowest scores does not move forward. The final will be August 20 with the winners being announced on Facebook Live on August 24.

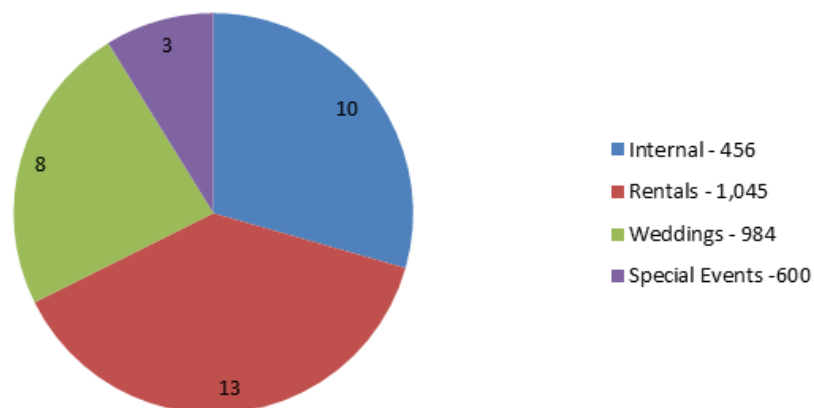
- ♦ The “Wall Gallery” at City Hall was changed to Christina Laurel’s mixed media collages the first week in July. The artwork from the 2020 City of Greer Juried Art Show was taken down and the artists picked up their work that week. The Jose Romero art show at the Center for the Arts was taken down. A new show will be hung in August.
- ♦ Edwin Hutchison began carving the “Living Tree” sculpture at the Center for the Arts on July 23. This is made possible in part by a grant from the Partnership for Tomorrow. The sculpture should be completed by September 3. A “first cut” photo shoot was held at 11am on July 23.
- ♦ Greer Cultural Arts Council (GCAC) held two Theatre Workshops at the Center for the Arts, one on July 20-22 and one on July 27-29. Each session was three days, three hours each day, with the same teacher. Center for Disease Control guidelines were followed; only ten students per session, masks were worn, temperatures were checked and the students were spaced 6 -8 feet apart.
- ♦ The Center for the Arts gallery and studios were open to the public on Tuesday nights and Saturdays from 11am-4pm with the exception of Saturday, July 4.
- ♦ Robin Byouk and Sara Odom met with Public art artists (sculptors) James Nick Ring and his wife on July 28. They are the owners of Nick Ring Studios in Travelers Rest, SC and are interested in participating in the events at the Center for the Arts.

#### Grounds Maintenance:

- ♦ Division Staff:
  - Moved murals at the Tryon Recreation Center to allow the Cultural Arts Division to paint them for an interactive public arts installation.
  - Relocated picnic tables from Operations Center to Century Park Kids Planet. Tables were brought to the Operations Center for refurbishing before the renovations got underway.
  - Prepared BP Edwards Park for a rental.
  - Pruned shrubs at Operations Center.
  - Applied fertilizer to City Stadium, Country Club Road Park baseball fields and Victor Field.
  - Applied plant growth regulator to City Stadium, South Suber Road Park fields 1 & 2 and Victor Field
  - Continued to prepare Stevens Field for American Legion games.
  - Continued to maintain athletic complexes and fields, neighborhood parks, recreational facilities City Park, Center for the Arts and the downtown area.
  - City Park fountains were pressure washed.
  - All landscape beds were sprayed for weeds, and undesired growth was removed from plants and trees in the beds, as well as 2-4-D Spot sprayed in turf grass.
  - A park bench was relocated to the promenade from another location in the park due to a vehicle accident during the Farmers Market.
  - Pruning around Cannon Centre and parking lot shrubs.
  - Hollies were removed from City Hall outdoor lighting and boxwood shrubs were removed from flagpole lighting.

#### Events:

### Rentals



- ◆ The Events Division hosted 39 events, at which nearly 3,085 guests visited the City of Greer Events Center.
- ◆ On July 12, the Events Division assisted with the CenterG Dedication Ceremony. We set up and operated a short dedication video on the movie screen.
- ◆ The Events Division has been working with Greer Station Association/Greer Development Corporation providing information and input in the creation of a “Wedding Festival” to provide brides with information regarding wedding vendors in the Downtown Greer area.
- ◆ On July 21, the Event Halls carpet was deep cleaned. We have done this service once a quarter. In addition, the Event Halls kitchen tile was re-waxed to help extend the life of the tile.

### Google Review

★★★★★ 14 hours ago - 

Very nice scenery, plenty of walkways around area. Great place for photos and other special events.  
First time but I will be back!!



### Ambassador

The Greer Station Shuttle Ambassadors picked up 558 passengers in July. This is an average of 18 passengers per day.

## Upcoming Events

- ◆ Kids Planet Dedication/Opening – (Date TBD)
- ◆ 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
- ◆ H. R. Turner Field and Victor Park Restroom Facilities
- ◆ Springwood Park ADA Renovation
- ◆ Victor Park Fitness Equipment Project

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



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Police Department Activity Report - July 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Police Department Activity Report - July 2020	8/19/2020	Backup Material



# GREER POLICE DEPARTMENT

July 2020 Monthly Report



## GREER POLICE DEPARTMENT

July 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



A few of our officers  
enjoying popsicles  
with the community.

## Lt. Fortenberry- Administrative Division

### Staffing Report

2020 Greer Police Department Staffing Report				
Department	Total Allocated Positions	Current Staffing Level	Individuals on Light Duty, FMLA, or Military Leave	Positions to Fill
Sworn Officers	62 FT / 1 PT	59 FT / 0 PT	3	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
<b>Total</b>	<b>89 FT / 2 PT</b>	<b>81 FT / 0 PT</b>	<b>3</b>	<b>8 FT / 2 PT</b>

### 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	39	361.5
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	16	141	41	355
Aug. 2020				
Sept. 2020				
Oct. 2020				
Nov. 2020				
Dec. 2020				
<b>Total YTD</b>	<b>79</b>	<b>1,026</b>	<b>346</b>	<b>4,636</b>



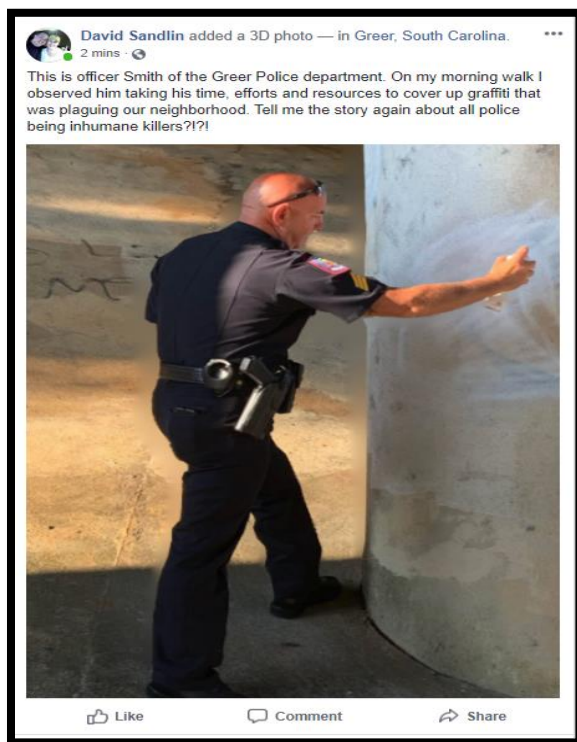
## Lt. Fortenberry- Administrative Division

Records & Data Entry - July 2020	
Reports Coded	361
Traffic citations entered into Database	1
Record Requests / FOIA	266
Incident & Supplemental Reports Entered/ Copied Over	486
Expungements Received	23
Expungements Researched/ Completed/ Sealed	6
Total Expungements Remaining (Started with 306)	166
Criminal History Checks	12
SLED Submittal	1

School Resource Officers - July 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. Assisted CID in locating some Spanish speaking subjects. Attended several school reopening meetings.</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. They also patrolled car dealerships along Wade Hampton Blvd. as well as Cookout due to multiple calls for service at this location involving juveniles.</li><li>SRO Galli has conducted additional patrols in the neighborhoods under construction due to thefts in those areas. He spoke with many contractors that were working late or juveniles that were found wandering in the area.</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. During the evening hours, she assisted other SRO's in extra patrol in City Park, subdivisions, and car dealerships.</li></ul>

## Lt. Fortenberry- Administrative Division

### Community Outreach



**Sgt. Smith recognized by a community member for cleaning up graffiti.**

## Lt. Blackwell- Operations Division

### Communications Center

Dispatch and Call Frequency	Jun-20	Jul-20	% Change From Previous Month	Year to Date 2019	Year to Date 2020	% Change from previous year
Number of 911 Calls	1,335	1,365	2.2%	9,427	8,850	-6.1%
Incoming 7-Digit Line Calls	5,114	5,292	3.5%	37,281	34,776	-6.7%
Police Calls for Service	2,940	3,234	10.0%	19,499	21,023	7.8%
Fire Calls for Service	813	869	6.9%	5,445	5,438	-0.1%
Total Dispatched Calls	3,753	4,103	9.3%	25,571	26,461	3.5%

### Detention Center

Inmate and Process Total	Jun-20	Jul-20	% Change From Previous Month	Year to Date 2019	Year to Date 2020	% Change from previous year
Number of Adults Processed	103	103	0.0%	809	696	-14.0%
Transported to Greenville	22	30	36.4%	299	174	-41.8%
Transported to Spartanburg	23	17	-26.1%	216	143	-33.8%
Inmates Transported by Det. Off.	23	17	-26.1%		121	
Number of trips made by Det. Off.	16	9	-43.8%		27	
Inmates Transport by Patrol	22	31	40.9%		149	
Number of trips made by patrol	17	22	29.4%		43	
Juveniles Processed	1	8	700.0%	13	18	38.5%
Hours Covered by Patrol	24	0	-100.0%	12	48	300.0%

Det. Off. transported 35.4% of the inmates in July.

Det. Off. transported 38% of inmates year to date 2020.

## Lt. Blackwell- Operations Division

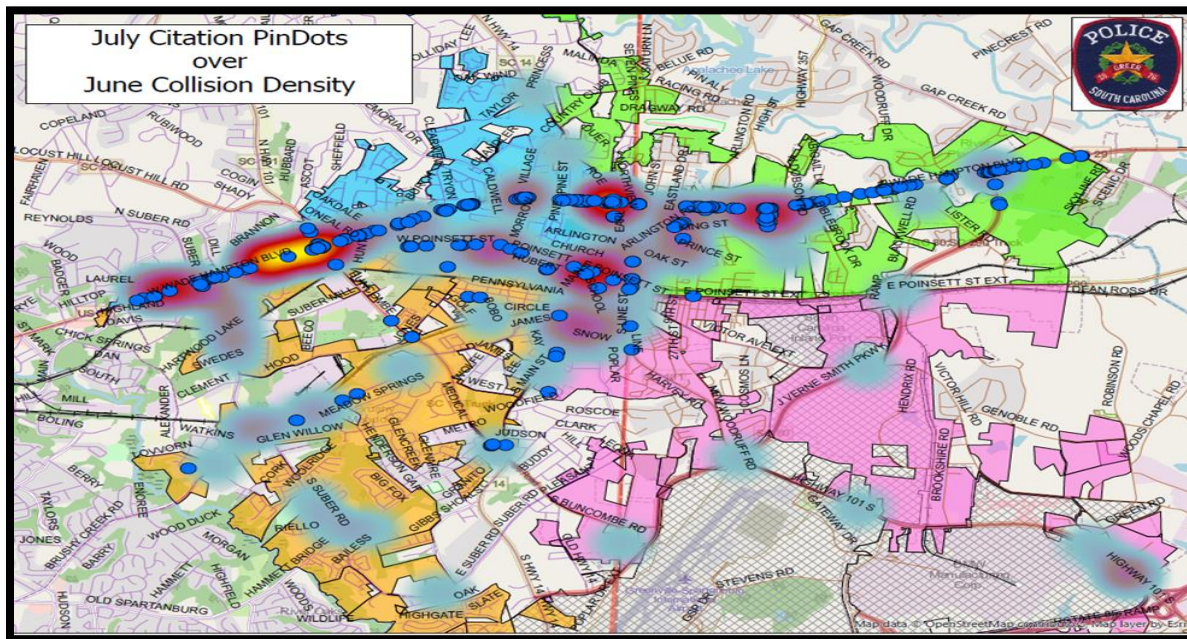
### Animal Control Services

Animal Control Activity	Jun-20	Jul-20	% Change from Previous Month	Year to Date 2019	Year to Date 2020	% Change from Previous Year
Calls for Service	159	112	-30%	849	784	-8%
Live Dogs Picked Up	7	5	-29%	59	37	-37%
Live Cats Picked Up	5	5	0%	30	21	-30%
Traps Delivered	6	6	0%	31	24	-23%
Follow Up Calls	12	4	-67%	78	49	-37%
Citations Issued	0	0	#DIV/0!	7	1	-86%

## Lt. Richardson- Patrol Division

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

## July 2020 Traffic Collision And Enforcement Efforts



### Downtown Parking Enforcement

Now that the first phase of the Center G project is complete, officers 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 July, a total of **21** warnings were issued in the downtown corridor.

## Lt. Richardson- Patrol Division

### Proactive Efforts

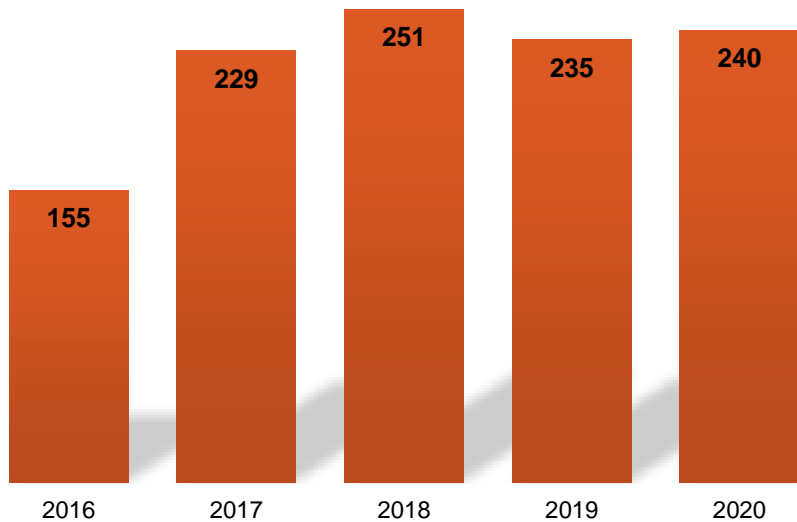
<i>Patrol Proactive Policing for July</i>				
DUI Arrests	Drug Charges	Driving Under Suspension	General Session Charges	Warrants Obtained
5	18	50	56	61
<i>Drugs Seized</i>	Weight			
Marijuana	127.22 grams			
Meth	6.96 grams			
Heroin	.4 grams			
Cocaine	0 grams			

## Lt. Varner- Investigations Division

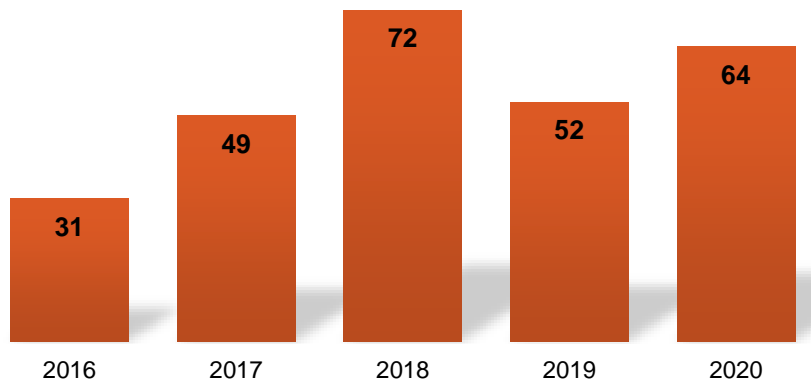
### Cases Assigned YTD

There were a total of 33 new cases assigned to CID in July 2020. Property crimes were the most assigned cases for this month, although, white collar crimes were significant in this month's assigned cases as well. Firearm related incidents have increased significantly in the past few months and this is the second consecutive month with one or more Attempted Murder cases involving a firearm.

### CID Assigned Cases 2020 Total YTD



### White Collar Cases 2020 Total



### White Collar Crimes

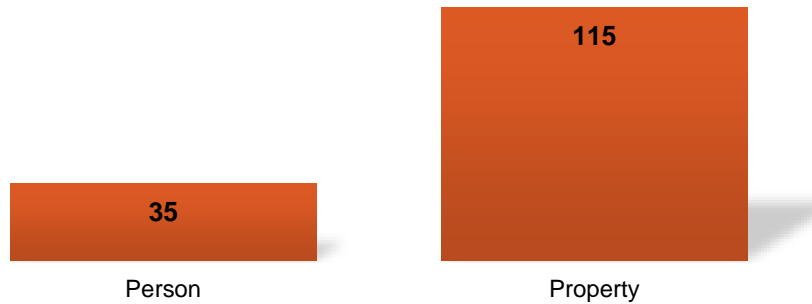
Detective Bash was assigned 8 white collar cases this month. White collar crimes continue to increase in the YTD numbers from last year, and are not far from exceeding all previous years.

## Lt. Varner- Investigations Division

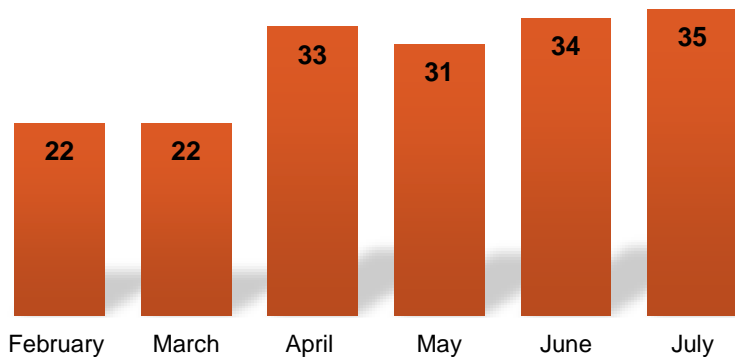
### CID Closed Cases

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



### Crime Analyst Cases Worked

Crime Analyst Ellis worked 35 cases during the month of July. Ellis has begun to work on the Compstat presentation for August.

Numerous cases being investigated in CID and on patrol have required her in-depth investigative abilities for leads in these cases.



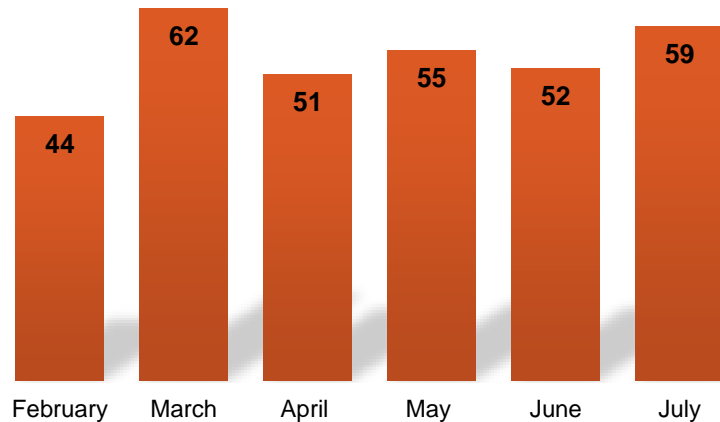
## Lt. Varner- Investigations Division

### New Victim Advocate Cases

There were 59 new victims in July 2020. The average number of cases in the last six months are 54 cases a month.

Victim Advocates have responded after hours this past month for bond hearings and to assist with active cases investigated by patrol of CID.

### New VA Cases July 2020



### CID TRAINING/OTHER

- Det. Arterburn attended a 3-day Criminal Behavior Analysis training in Charleston.
- Sgt. Forrester and Det. Hemric attended Taser Instructor Training in Pickens on July 20th.
- Detectives attended Greenville and Spartanburg Grand Jury for July.
- CID attended Preliminary Hearings for Greenville in July.
- Det. Arterburn cleared the case of damage to swings at Greer City Park.
- CID responded to assist in locating a missing juvenile, which consisted of searching during numerous nighttime hours.

**Category Number: VII.**  
**Item Number: G.**



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Public Services Activity Report - July 2020**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Public Services Activity Report - July 2020	8/19/2020	Backup Material



**TO:** ANDY MERRIMAN, CITY ADMINISTRATOR  
TAMMY DUNCAN, CITY CLERK

**FROM:** PUBLIC SERVICES DEPARTMENT

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

**DATE:** August 20, 2020

### **PUBLIC SERVICE CREW**

- Extra dirt hauled from hotel construction site to the old shop for surplus
- Driveway pipe was jetted on Old Woodruff Rd
- Pulled and re-poured curb line on Faye Ct.
- Paint parking lots at Police and Fire Department, City Hall, Vern Smith Building and Ira's Chicken
- Cleaned up around city owned house on W Line St
- Constructed turn around on Biblebrook Dr.; graded the lot and installed 70' of pipe and gravel
- Six loads of construction waste hauled to landfill
- Two loads of e-waste taken to landfill
- Repaired sinkhole on Poplar Dr and S. Main Ext. Found bad pipe joints
- Street sweeper was operated 16 days in July

### **CARTS DELIVERED**

NEW HOME CARTS: 92

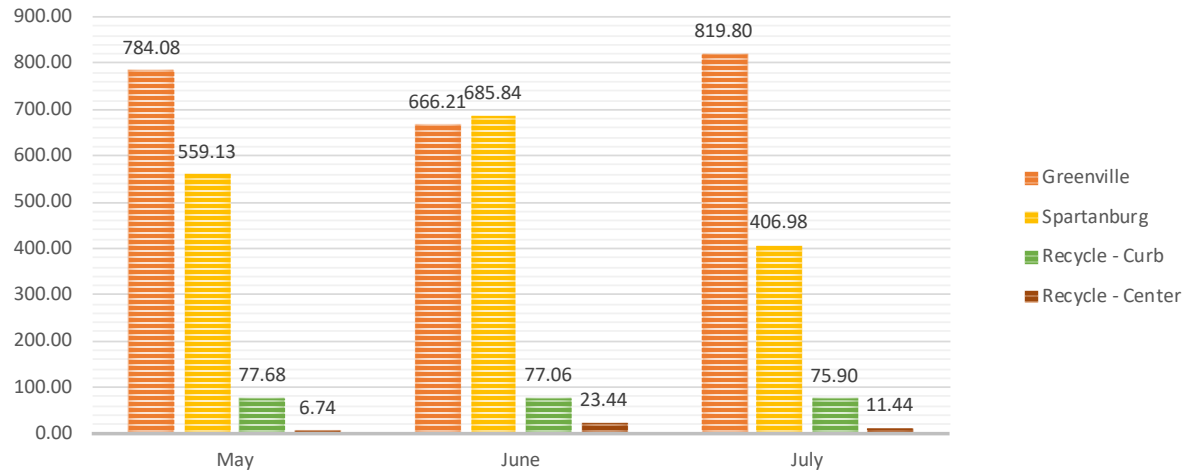
REPLACEMENT CARTS: 39

RECYCLE BINS: 131

CARTS REPAIRED: 24

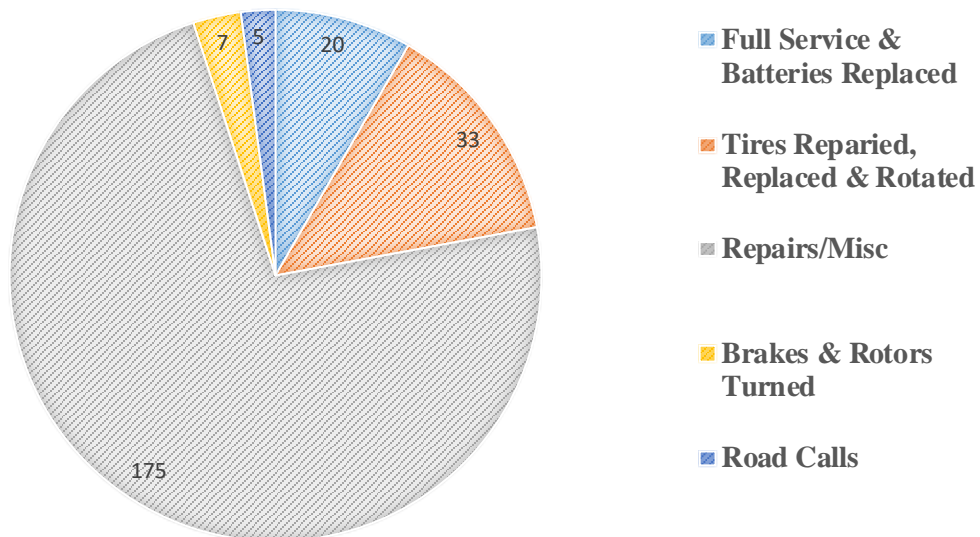
YARD WASTE CARTS: 5

## GARBAGE/RECYCLING COLLECTION



YTD Fiscal Year Totals: Greenville 819.8 + Spartanburg 406.98 = **1,226.78 Total**

## VEHICLE MAINTENANCE



### *RIGHT OF WAY CUTBACKS & GRASS CUTTING*

- Cut grass at high bridge, old shop, Operations Center, uptown, triangles and Moore St.
- Cut hill on Able St.
- Cemetery grass cut twice in July
- Operated bush hog 15 days in July
- Sprayed for weeds in Blue Ride Plantation, Country Meadows, Chestnut Hill, Panorama Farms, guard rail at Greer Country Club, Hampton Ridge, Starcrest, Tryon St. Ext., cemetery, Connecticut parking lot, back side of the Operations Center

### *POTHOLES*

- Patched/repaired potholes on Westmoreland Ave, Gary Armstrong, and Chartwell Dr.

### *SIGNS REPAIRED/REPLACED*

- Repaired/replaced street sign at Beeco St, Brookwood, and Green St.
- Stop signs repaired/replaced at Bennett Center Dr and Burgess St
- Installed Stop Ahead sign at Victor Hill Rd.
- Street signs repaired/replaced at Brookshire and Hendrix; Twin Magnolias and W Phillips

### *CITY BUILDING, AND CUSTODIAL MAINTENANCE*

- Cleaned carpets on the 2<sup>nd</sup> floor of City Hall
- Replaced Exit sign on 2<sup>nd</sup> floor of City Hall
- Painted City Administrator's office
- Prep work for downtown dedication
- 20 Stand-up hand sanitizer stations ordered and assembled
- Replaced grout in kitchen and men's restroom at the golf course

- Repaired HVAC at Operations Center
- 4 new first aid cabinets installed at the golf course
- Interviewed for new maintenance position
- Repaired mini split HVAC unit at police department
- New roof for Museum (rear flat areas)
- HVAC repair at Hood Rd. (outdoor training room)
- Cleaned Carpets on the 3<sup>rd</sup> floor of City Hall
- Roof repair at Greer Relief →



## **CITY ENGINEER**

### **CITY ENGINEER –**

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

- Randall Street study- waiting on traffic counts
- Davenport St repairs – completed
- Blackwell Rd bridge – Consultant in design
- CSX Railroad bridge at Biblebrook road/bridge closure – constructed turn-around
- Mt. Vernon Rd @ Poinsett right turn lane – under const
- Faye Court drainage issue – Completed
- Executive Drive SD repair – Under Const
- Road Improvement Program – Consultant working
- Downtown Streetscape project – punch list
- Fire Dept driveway – waiting on DOT
- US 29 Accel/Decel lanes – on hold
- Recycle Center Upgrade Phase 2 – on hold
- Lemon Creek speed humps – to Council in Aug

**Faye Ct drainage**



**Mt. Vernon turn lane**



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

- Sidewalk repair at Shelburne Farms – Scope finalized, contractor start in September
- Leesburg Peak waste site – coordinating with DHEC
- Asset Management study – review prelim reports
- Transfer Station DHEC permit Modification-coord. w/ consultant
- Drainage issue at 103 Woodland – finalizing scope
- Drainage issue at Burwood Dr – finalizing scope
- Recycle Center monthly inspection completed for July
- City Internal Shred Day - coordination

**Shred Day**





**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:**

- Reserve at Redcroft – paving issue
- Overton Park – met site engineer about sight distance problems
- Minghua – plan review
- Chestnut Oaks – turn lane issue review
- Bobo St Sewer Rehab – plan review
- Blue Ridge Plantation – infrastructure inspection (street, curbs, detention ponds)
- Preliminary meeting for proposed project on Freeman Farm Rd

**Other:**

- PAC site reviews (1)
- Class & Comp meetings
- Transfer Station course on-line
- Interviews for Mechanic
- Century Park parking issue with Parks/Rec
- R/W clearing issue near Blue Ridge Plantation
- SCSPE Board Meeting
- Webinar for Muscle Wall – flood prevention
- Interviews for PSW2-Mtce

**STORMWATER MANAGER**

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

**Miscellaneous Tasks – Engineering & Stormwater**

- 1) Attended South Carolina Society of Professional Engineers Annual Meeting (virtual).
- 2) Conducted drone training with Engineering & Stormwater staff.
- 3) Biblebrook Drive Turnaround installation completed by Public Services Crews. →
- 4) Faye Ct. Street repairs completed by contractor.
- 5) Executive Drive storm drain repair project is ongoing (pictured left below).
- 6) Parking Garage construction ongoing (pictured right below).



**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
COMMERCIAL	Manufacturing Facility on Parcel 7 at the Velocity Park
LINEAR	City of Greer Streetscape Phase 2
LINEAR	Oakton Subdivision Utilities
MAJOR MODIFICATION	Overton Park Subdivision - Major Mod. Additional Lots

Plan Reviews- Site Development, Stormwater, As-Built	
Review Type	Project Name
COMMERCIAL	Lively Victor Park
COMMERCIAL	Lively Victor Park
COMMERCIAL	Manufacturing Facility on Parcel 7 at the Velocity Park
FINAL PLAT MAJOR REVISION	Suber Branch Townhomes
LINEAR	Bobo Street Wastewater Line Replacement for Greer CPW
LINEAR	Oakton Subdivision Utilities
MAJOR MODIFICATION	Overton Park Subdivision - Major Mod. Additional Lots
NOT APPLICABLE	Sudduth Farms Phase 2A
AS BUILT REVIEW	Katherine's Garden
AS BUILT REVIEW	Cypress Landing
FINAL PLAT	Suber Branch Townhomes
FINAL PLAT	Suber Branch Townhomes
FINAL PLAT	Sudduth Farms Phase 2A
FINAL PLAT	Sudduth Farms Phase 2A



Permits Issued	
Permit Type	Project Name
ENCROACHMENT	ENCROACHMENT PERMIT FOR SEWER LINE
ENCROACHMENT	Install Sewer Tap
ENCROACHMENT	Install Sewer Tap
ENCROACHMENT	Install Sewer Tap
ENCROACHMENT	water tap with road cut

Engineering and Stormwater Issues	
Issue Type	
DRAINAGE PROBLEMS	3
STORM WATER	3
STREET LIGHT OUT	1
STREET REPAIR AND POTHOLES	1

Engineering & Stormwater Inspections	
Inspection Type	
CEPSCI INSPECTION	63
CLOSEOUT INSPECTION	6
ENCROACHMENT	6
PAVING	1

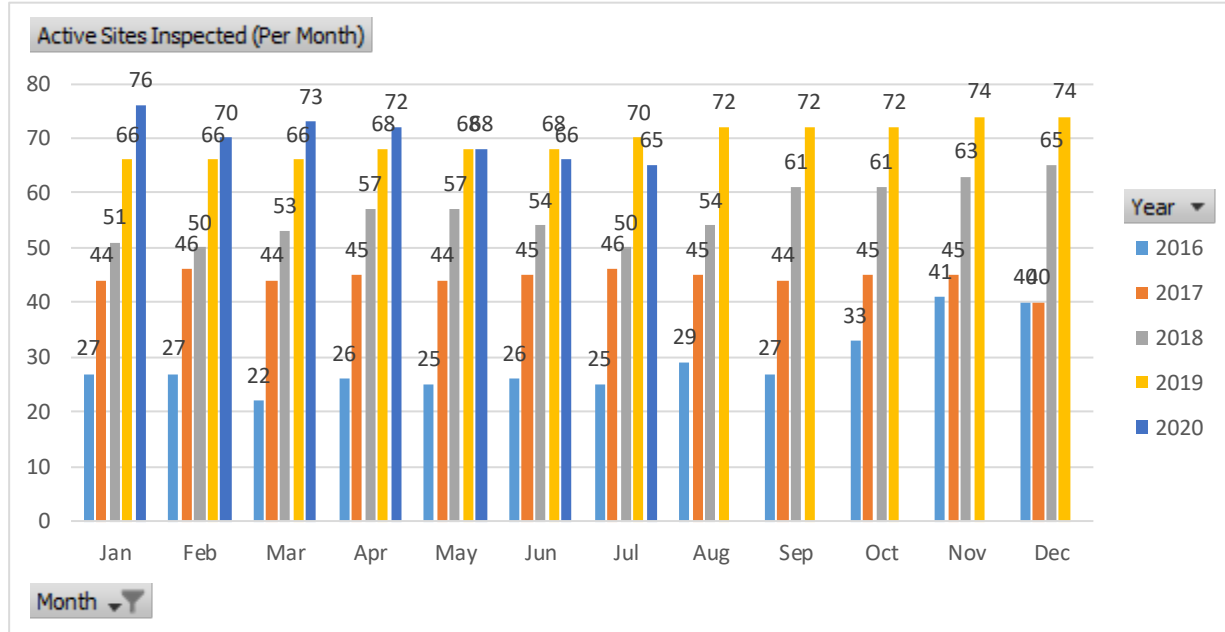
2020 Stormwater Summary January 1 <sup>st</sup> through June 30th, 2020		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
17	52	13

Historical Project Submittals	
Year	Projects Submitted
2020	17
2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

## STORMWATER INSPECTIONS

### STORMWATER INSPECTION: Anthony Copeland/Brian Hunter

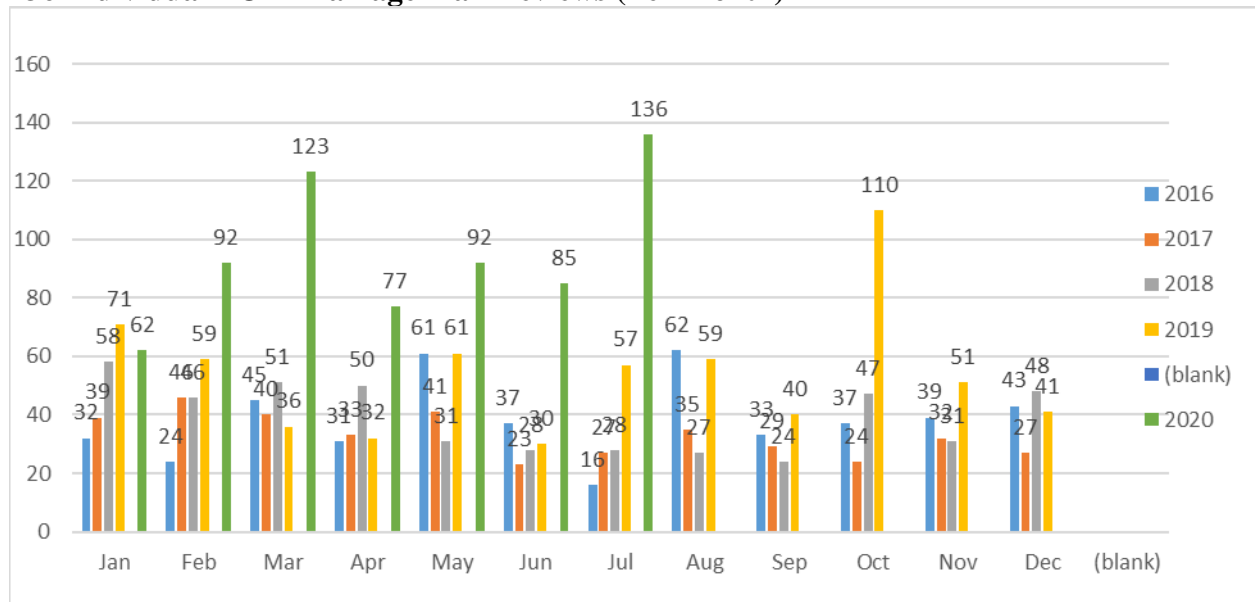
#### 65 Active Site Inspected (Per Month)



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. Suber Branch Towns	9. Cypress Landing Subd.
10. Abner Creek Elem. Addition	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 Addition	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	

## STORMWATER INSPECTION: Anthony Copeland

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



## Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Existing tree within swale possible causing culvert pipe damage	7-29-2020	Landi Millicent, 9 Coulter Ct. Greer, SC	COG visit site could not determine land is being eroded , so COG will return during storm event.	In-Progress
Culvert pipe has fallen off into creek cause of erosion creek bank	7-16-2020	Brent Powers, 103 Woodland Dr.	COG maintenance to perform work once Hold Harmless Agreement is signed.	In-Progress
Stormwater erosion of property	7-21-2020	Roger Bond 252 Byars St.	COG visited site must return during storm event.	In-Progress

Stormwater erosion of property	7-21-2020	Roger Bond 252 Byars St.	COG visited site must return during storm event.	In-Progress
Stormwater Runoff	7-1-2020	Dan Benham. Riverwood Farms	COG spoke with homeowner and determine that runoff from emergency spillway is going into stream.	7-14-2020
		.		

### **Asphalt Activities Inspection: Anthony Copeland**

<b>Subd. / Project Name</b>	<b>Date</b>	<b>Operation</b>
Saddlebrook Farms	7/14/2020	Subgrade Base Proof Roll: Road: Road A: Sta: 2+00 to 8+00, Road B: 0+00 to 2+30 Road C: 0+00 to 5+90
Saddlebrook Farms	7/14/2020	Asphalt Binder Placement @ Road A: Sta: 2+00 to 8+00, Road B: 0+00 to 2+30 Road C: 0+00 to 5+90



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Website Activity Report - July 2020**

**ATTACHMENTS:**

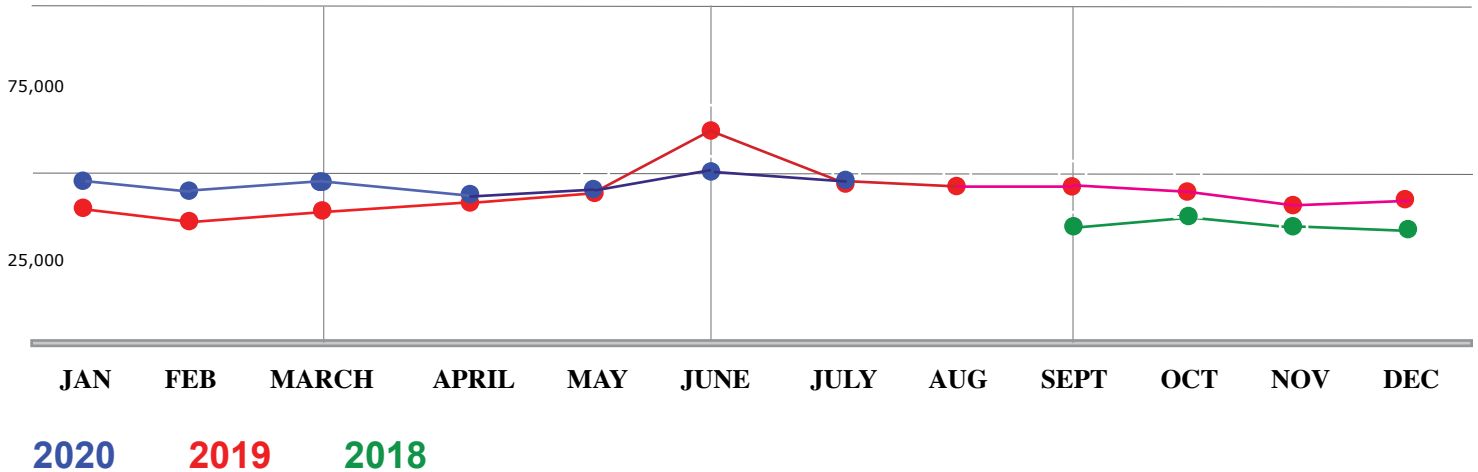
<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❏ Website Activity Report - July 2020	8/21/2020	Backup Material



# City of Greer Website

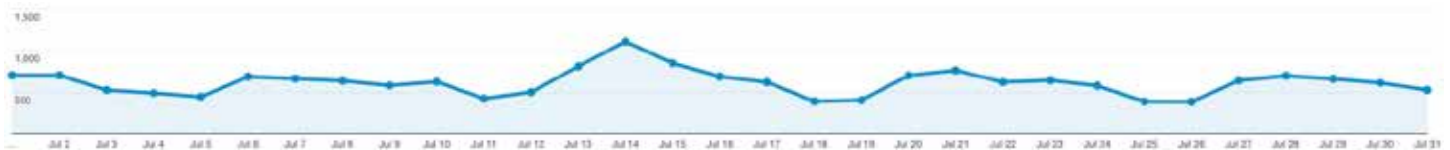
## July 2020 Monthly Report

### Total Page Views by Month



### Daily sessions at www.cityofgreer.org

July 1-31, 2020



### Visitors to www.cityofgreer.org

Total Users:	16,593 from 71 countries
Desktop:	40.4 %
Mobile:	54.0 %
Tablet:	5.6 %

### Retention

Monthly Page Views:	47,772
Avg Pages per Session:	2.23
Average Time per Session:	1 minute 48 seconds

### Traffic Sources

Search Engines	64.8 %
Direct Traffic:	30.0 %
Social/Other:	5.2 %

### Most Viewed Pages

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



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Construction Board of Adjustments and Appeals**

**Summary:**

David Greer has resigned his term expires 12/31/2024. This is a professional appointment for an Architect.  
(Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Greer Resignation	8/19/2020	Backup Material
☐ Construction Board of Adjustments and Appeals Members	8/19/2020	Backup Material

August 3, 2020

Ms. Ruthie Helms  
Director of Building & Development Standards - City of Greer, SC  
301 E Poinsett Street  
Greer, SC 29651

**RE: City of Greer Construction Board of Appeals**

Ms. Helms,

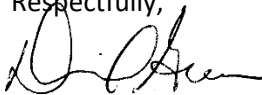
After more than 20 years as project architect at Langley & Associates, I have decided to move in a different direction at this stage in my career. I have accepted a full-time faculty position at Anderson University effective August 10, 2020.

Since I will no longer be employed as an Architect with a firm within the city limits of Greer, SC and my new job will not afford me flexibility to attend hearings in Greer, SC during daytime weekday hours, I must submit my resignation from the City of Greer Construction Board of Appeals, effective August 7, 2020.

A large majority of my students at Anderson University are female, and I am always looking for good role models to be guest lecturers in my classes. I teach a class on Building Systems, Materials, Details and Codes, and would like to keep you in mind as a resource on codes for that class. Please let me know if you would be available to talk to my class in person or if you would be available for a ZOOM presentation to discuss codes with my class of 3<sup>rd</sup> year students. If you are interested, I can give you more detailed information to help you narrow the scope of potential topics.

I have enjoyed working with you over the years, both as an architect and as one of your board members. I wish you the best in the years to come.

Respectfully,

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

David K. Greer





## CITY OF GREER CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS

### Five Year Terms

	Date of Appointment	Term Expiration
David Greer, AIA 913 Wembley Road Greenville, SC 29607 Phone 286-9734	November 12, 2019 November 25, 2014 November 10, 2009 January 8, 2008	December 31, 2024 December 31, 2019 December 31, 2014 December 31, 2009
Bill Rettew 3616 Brushy Creek Road Greer, SC 29650 Phone 877-9435	November 22, 2016 November 28, 2011 August 8, 2006	December 31, 2021 December 31, 2016 December 31, 2011
Greg Crusco, PE PMB 218 8595 Pelham Suite 400 Greenville, SC 29615 Phone 380-4375	November 24, 2015 November 23, 2010 August 23, 2005	December 31, 2020 December 31, 2015 December 31, 2010
George H. McCall, PE., F.NSPE, FSFPE Nine Stratton Place Greenville, SC 29615 Phone (864)908-9999	November 28, 2017 November 13, 2012 November 13, 2007 May 11, 2004	December 31, 2022 December 31, 2017 December 31, 2012
Ralph Johnson 4222 Ridge Road Greer, SC 29651 Phone 877-5101	November 12, 2019 November 25, 2014 November 10, 2009 May 11, 2004	December 31, 2024 December 31, 2019 December 31, 2014 December 31, 2009
Buddy Waters PO Box 447 Greer, SC 29652 Phone 877-3326	November 22, 2016 November 22, 2011 August 8, 2006	December 31, 2021 December 31, 2016 December 31, 2011
Keith Smith 316 C Trade Street Greer, SC 29651 Home Phone – 864-292-0466 Work Phone – 864-801-8701 Email: keith@keithsmithbuilders.com	November 22, 2016 January 24, 2012	December 31, 2021 December 31, 2016



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Second and Final Reading of Ordinance Number 41-2020**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CJN, LLC LOCATED AT 220 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 41-2020	8/19/2020	Ordinance
▣ Ord 41-2020 Exhibit A Title	8/19/2020	Exhibit
▣ Ord 41-2020 Exhibit B Plat	8/19/2020	Exhibit
▣ Ord 41-2020 Exhibit C Map	8/19/2020	Exhibit
▣ Ord 41-2020 Exhibit D Flood Map	8/19/2020	Exhibit
▣ Ord 41-2020 Petition for Annexation	8/19/2020	Backup Material
▣ Ord 41-2020 Planning Commission Minutes	8/19/2020	Backup Material

**ORDINANCE NUMBER 41-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CJN, LLC LOCATED AT 220 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY.**

**WHEREAS**, CJN, LLC is the sole owner of property located at 220 B Street 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 Spartanburg County Parcel Number 9-07-09-092.00 containing approximately 0.37 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0326D attached hereto marked as Exhibit D; and,

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

**WHEREAS**, CJN, LLC 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 R-7.5 (Single Family Residential District); and,

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

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

1. ANNEXATION: The 0.37 acres +/- property shown in red on the attached map owned by the CJN, LLC located at 220 B Street as described on the attached City of Greer Map as Spartanburg County Parcel Number 9-07-09-092.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned R-7.5 (Single Family Residential District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0326D.

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

This ordinance shall be effective upon second reading approval thereof.

## **CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

### **ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: August 11, 2020

Second and  
Final Reading: August 25, 2020

**APPROVED AS TO FORM:**

---

John B. Duggan, Esquire  
City Attorney

**EXHIBIT A****EXHIBIT****A**

Mail to: **C.J.N., LLC**  
**4113 E. North Street**  
**Greenville, SC 29615**

STATE OF SOUTH CAROLINA     )  
COUNTY OF SPARTANBURG     )

**COURT OF COMMON PLEAS**  
**TITLE TO REAL ESTATE**

TO ALL TO WHOM THESE PRESENTS SHALL COME:

Gordon G. Cooper, Master in Equity for the County of Spartanburg, SEND GREETINGS:

WHEREAS THE OWNER OF RECORD: **Stephen Thomas Smith and Sara Frances Smith**

**THIS IS A FORECLOSURE.**

WHEREAS,

**Vanderbilt Mortgage and Finance, Inc.**..... **Plaintiff (s)**

on or about the **13th** day of **June** in the year of our Lord Two Thousand **Seventeen** exhibited its complaint in the Court of Common Pleas for the county aforesaid, against

**The Personal Representative, if any, whose name is unknown, of the Estate of Sara Frances Smith a/k/a Sara F. Smith, Stephen Thomas Smith a/k/a Stephen T. Smith, and any other Heirs-at-Law or Devisees of Sara Frances Smith a/k/a Sara F. Smith, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe**..... **Defendant(s)**

demanding judgment in relation to the premises hereinafter mentioned and described: and the cause being at issue, came on to be heard on the **16th** day of **October, 2017** and such proceedings were had therein as resulted in a decree of said Court, whereby it was adjudged and decreed that in default of payment prior to the date and time of the sale, the said premises hereinafter mentioned and described be sold by the Master in Equity in and for the County aforesaid on the terms and for the purposes mentioned in the said decree as by reference hereto on file in said Court will appear; and the said Master, after having duly advertised the said premises for sale by public outcry on sale day, the **4th** day of **December** in the year of our Lord Two Thousand Seventeen and did openly and publicly, and according to the custom of auctions, sell and dispose of the same unto the **C.J.N., LLC, Its Successors and Assigns,**

for the sum of **Forty Nine Thousand Five Hundred and no/100 (\$49,500.00)**..... **Dollars**

It being at that price the highest bidder, NOW THEREFORE, Know All Men by these Presents that I, Gordon G. Cooper, Master in Equity for the County of Spartanburg, in consideration of the sum of **Forty Nine Thousand Five Hundred and no/100 Dollars**, to me paid by the said **C.J.N., LLC**, the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold and released, and by these Presents, DO GRANT, bargain, sell and release unto the said **C.J.N., LLC, Its Successors and Assigns, forever,**

DEE-2017-57124



DEE BK 117-X PG 699-700

Recorded 2 Pages on 12/08/2017 01:48:14 PM  
Recording Fee: \$10.00 County Taxes: \$54.45 State Taxes: \$128.70  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Dorothy Earle, Register Of Deeds

*[Handwritten signature]*



All that parcel of lot of land with improvements thereon, in Reidville Township of Spartanburg County, South Carolina, shown as Lot No. 18 on a plat of Pelham Mills Village as prepared by Dalton & Neves, Engineers, October, 1939 and recorded November 11, 1942 in Book M at Pages 58 and 59 having the following courses and distances:

Beginning on an iron pin on the west side of "J" Street at the corner of "J" and "B" Streets and running thence N. 62-00 W. 95 feet to an iron pin at the corner of Lot No. 19; thence S 28-00 W. 152.4 feet to an iron pin on line of Lot No. 22; thence with line of Lot No. 22, S. 62-00 E. 122.2 feet to an iron pin on the west side of "J" Street; thence N. 17-35 E. 154.4 feet to the beginning corner.

Also includes a mobile/manufactured home, a 2000 Clayton Mobile Home Vin # CAP009672TNAB.

This being the same property conveyed to Stephen Thomas Smith and Sara Frances Smith by deed of Jason Derrick Smith and Sonya Pauline Smith dated March 21, 2000 and filed March 23, 2000 in Deed Book 71-S at Page 457, in the RMC Office for Spartanburg County, SC. Thereafter, Sara Frances Smith died on or about November 20, 2002 leaving the subject property to her heirs at law or devisees.

TMS: 9-07-09-092.00

Property Address: 220 B Street, Greer, SC 29651

Together with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining, and all the estate, right, title, claim and interest whatsoever, of the parties to the cause aforesaid, and of each of them, in and to the same; and of all other persons rightfully claiming, from, under or by these or any of them.

**TO HAVE AND TO HOLD**, all and singular, the premises before mentioned, unto the said **C.J.N., LLC, Its Successors and Assigns**, forever.

**IN WITNESS WHEREOF**, I, the said Master in Equity for the County of Spartanburg, under and by virtue of the aforesaid Decree, have set my hand and seal this **7th day of December, 2017**.

Signed, Sealed and Delivered  
In the Presence of

Sharon H. Winstead

Jennifer H. Gibson

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF SPARTANBURG     )

GORDON G. COOPER  
Master In Equity for Spartanburg County

**ACKNOWLEDGMENT**

S.C. Code §30-5-30

(Effective January 1, 1995)

I, Jennifer H. Gibson, a Notary Public for the State of South Carolina, do hereby certify that Gordon G. Cooper, Master In Equity for Spartanburg County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS our hands and seal on this **7th day of December, 2017**.

Jennifer H. Gibson

Notary Public for South Carolina

My Commission expires: January 2, 2025

*[Handwritten signature]*





Historical Plat Recordation  
This is a copy of an original, historical plat and does not exempt the owner from complying with the regulations of Spartanburg County.

Joan E. Halliday SC

THIS DOCUMENT  
MARGINAL  
FOR IMAGING

See Map No. 2

WAREHOUSE

MAIN

GREENVILLE CO.  
SPARTANBURG CO.

J. M. DAVIS,

J. M. DAVIS

Filed This 11 day of Nov 1944  
And Recorded in Vol. M Page 58459 M.  
Ollie Farnsworth  
Register Messrs Conveyance Greenville County, S.C.  
44561

MAP OF  
PELHAM MILLS VILLAGE  
PELHAM S. C.

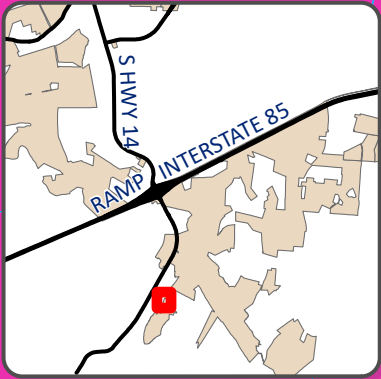
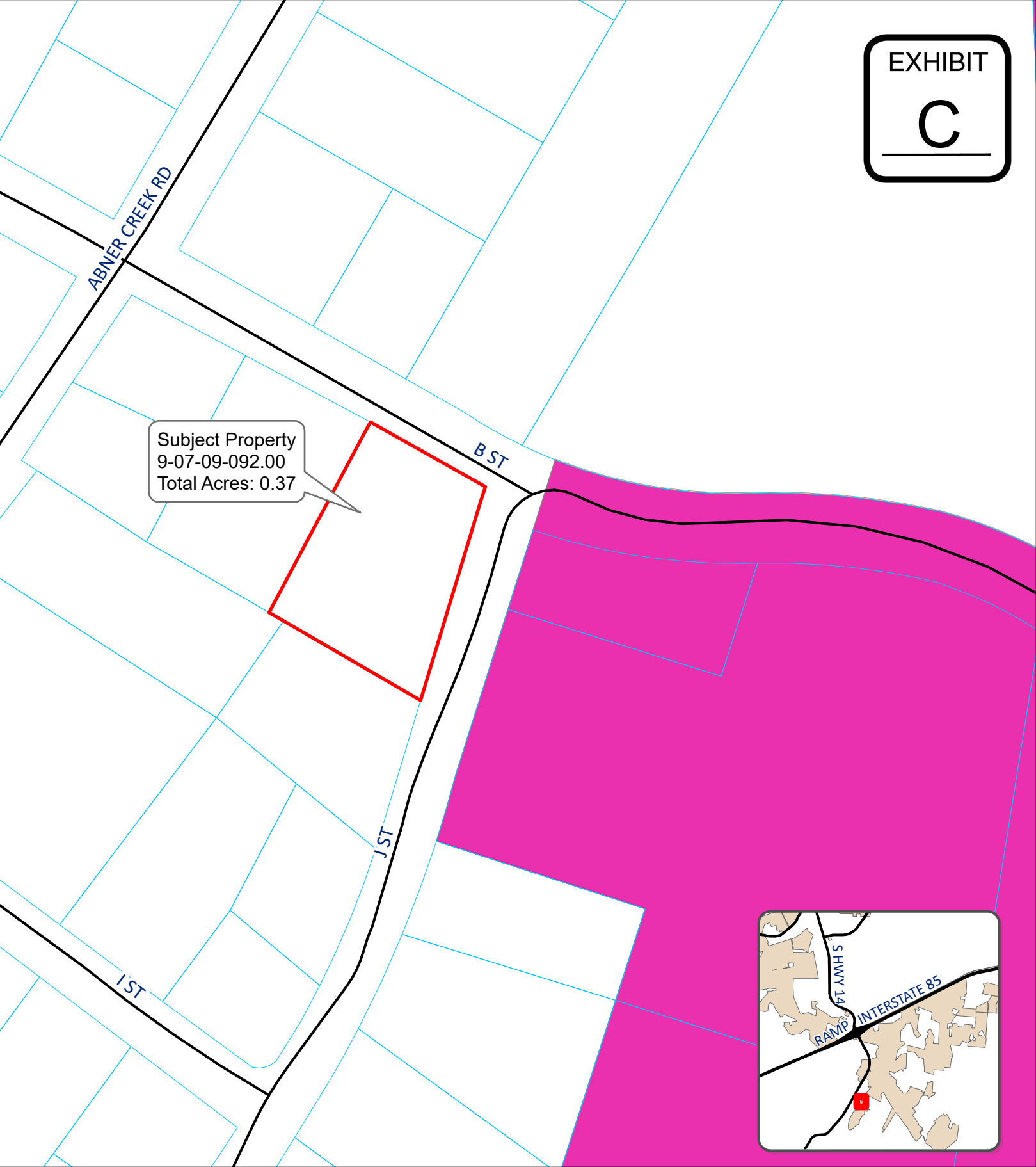
SCALE OF FEET

100 200 300 400 500

OCT 1939

DALTON & NEVES  
GREENVILLE, SC

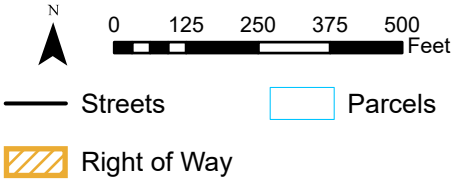




# Ordinance 41-2020

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

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



**EXHIBIT**

**D**

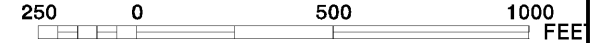
City of Greer  
Area Not Included

JOINS PANEL 0327

Flood insurance is available in this area through the National Flood Insurance Program.



MAP SCALE 1" = 500'



**NFIP**

**PANEL 0326D**

**FIRM  
FLOOD INSURANCE RATE MAP**

SPARTANBURG COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

**PANEL 326 OF 555**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0326	D

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

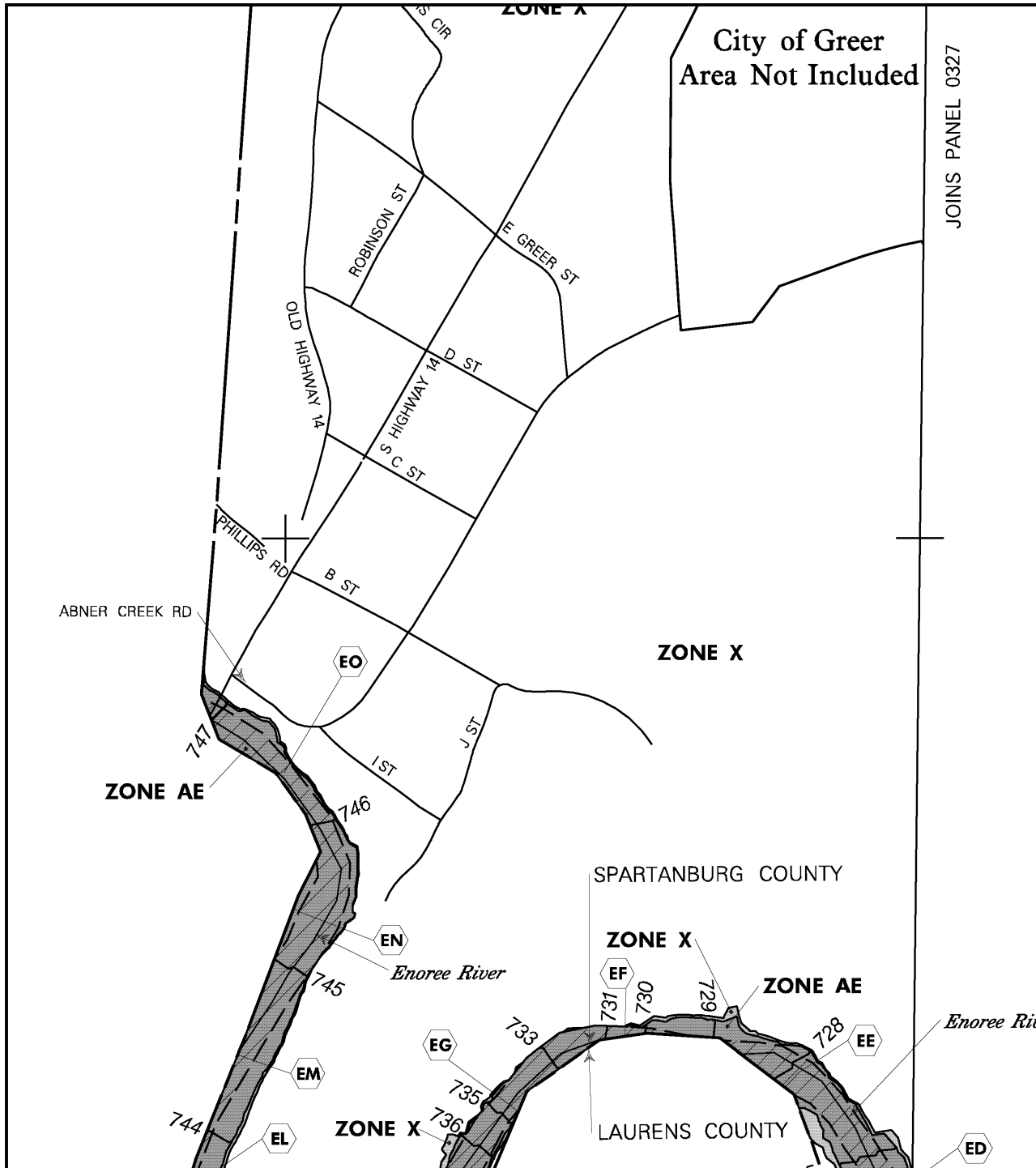


**MAP NUMBER  
45083C0326D**

**EFFECTIVE DATE  
JANUARY 6, 2011**

Federal Emergency Management Agency

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





### 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 220 B Street 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 9-07-09-092.00 attached hereto marked as Exhibit C containing approximately 0.37 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 24<sup>TH</sup> day of JULY, 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 R7.5.

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: Nicholas Franchina - CJN LLC  
Signature: [Signature]  
Address: 4113 E. North Street  
Witness: [Signature]  
Date: 7-24-2020  
Parcel Address: 220 B Street  
Tax Map Number: 9-07-09-092.00

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

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, AUGUST 17, 2020**

---

**DOCKET:** AN 20-89

**APPLICANT:** Nicholas Franchina

**PROPERTY LOCATION:** 220 B Street

**TAX MAP NUMBER:** 9-07-09-092.00

**EXISTING ZONING:** Unzoned Spartanburg County

**REQUEST:** Zone to R-7.5, Single Family Residential

**SIZE:** 0.36 acres

**COMPREHENSIVE PLAN:** Near Residential Land Use 2 Community and a Regional Corridor

**ANALYSIS:** AN 20-89

---

AN 20-89 is a zoning request for a parcel located at 220 B Street that are currently unzoned in Spartanburg County. The request is to zone the properties to R-7.5, Single Family Residential for future single family residences.

Surrounding land uses and zoning include:

North: Unzoned Spartanburg County – Occupied Residences  
East: Requested R-7.5 and DRD, Design Review District – River Reserve at Pelham  
South: Unzoned Spartanburg County – Occupied Residences  
West: Unzoned Spartanburg County – Occupied Residences

The land use map in the Comprehensive Plan defines the area near these parcels as Residential Land Use 2 Community, which is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. The density range of these areas is between 2.6 to 4.5 units per acre. The property is also near a Regional Corridor, which are primarily nonresidential in use. Intensity of traffic, speed, and use is usually the highest in the community. Normally, these corridors have a minimum of four lanes. The corridor width is about 300 feet from the street centerline, 600 foot width in total. Land uses identified within the regional corridor are equivalent to the higher density residential zoning classifications, O-D, C-2, C-3, and S-1. The land use balance is about 20% residential and 80% nonresidential. These lots are a part of the Pelham Mill Village that was platted back in 1942, the lots within this community vary from 7,000 sqft to almost an acre therefor the requested R-7.5 zoning is not out of character for the area.

In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the requested R-7.5, Single Family Residential zoning.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Martin made a motion to approve AN 20-89. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Second and Final Reading of Ordinance Number 42-2020**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CROWN PROPERTIES, LLC LOCATED AT 210 AND 200 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 42-2020	8/19/2020	Ordinance
▣ Ord 42-2020 Exhibit A Title	8/19/2020	Exhibit
▣ Ord 42-2020 Exhibit B Plat	8/19/2020	Exhibit
▣ Ord 42-2020 Exhibit C Map	8/19/2020	Exhibit
▣ Ord 42-2020 Exhibit D Flood Map	8/19/2020	Exhibit
▣ Ord 42-2020 Petition for Annexation	8/19/2020	Backup Material
▣ Ord 42-2020 Planning Commission Minutes	8/19/2020	Backup Material

**ORDINANCE NUMBER 42-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CROWN PROPERTIES, LLC LOCATED AT 210 AND 200 B STREET BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-7.5 (SINGLE FAMILY RESIDENTIAL) FOR SAID PROPERTY.**

**WHEREAS**, Crown Properties, LLC is the sole owner of property located at 210 and 200 B Street 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 Spartanburg County Parcel Numbers 9-07-09-091.00 and 9-07-09-090.00 containing approximately 0.5 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0326D attached hereto marked as Exhibit D; and,

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

**WHEREAS**, Crown Properties, LLC 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 R-7.5 (Single Family Residential District); and,

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

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

1. ANNEXATION: The 0.5 acres +/- property shown in red on the attached map owned by the Crown Properties, LLC located at 210 and 200 B Street as described on the attached City of Greer Map as Spartanburg County Parcel Number 9-07-09-091.00 and 9-07-09-090.00 is hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced property shall be zoned R-7.5 (Single Family Residential District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. LAND USE MAP: The above reference property shall be designated as Residential Land Use 2 on the Land Use Map contained within the 2010 Comprehensive Plan for the City of Greer.
4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0326D.
5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: August 11, 2020

Second and  
Final Reading: August 25, 2020

**APPROVED AS TO FORM:**

---

John B. Duggan, Esquire  
City Attorney



**EXHIBIT A****EXHIBIT****A**

Prepared by:  
Keable & Brown, PA  
109 Laurens Road, Bld. 2, Suite A  
Greenville, SC 29607

2018004539  
Recorded 2 on 02/01/2018 02:22:28 PM  
Recording Fee: \$10.00 County Taxes: \$49.50 State Taxes: \$117.00  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
DOROTHY EARLE REGISTER OF DEEDS  
BK:DEE 118-M PG:366-367

GRANTEE ADDRESS: 4113 E. North Street, Greenville, SC 29615

STATE OF SOUTH CAROLINA	)	
	)	TITLE TO REAL ESTATE
COUNTY OF SPARTANBURG	)	

KNOW ALL MEN BY THESE PRESENTS, that **GREENVILLE OFFICE PARK, LLC**, in consideration of Forty Five Thousand and 00/100 Dollars (\$45,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **CROWN PROPERTIES, LLC**, its successors and assigns, forever, Grantor's Entire Right, Title and Interest in and to the following described property:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Lot 19, containing 0.35 acres, more or less, and a portion of Lot 20, containing 0.16 acres, more or less, on "B" Street of Pelham Mill Village Subdivision on a plat entitled "Retracement Plat for Rick A. Setzer and Sue Lynn Setzer," dated August 6, 2012 and recorded in Plat Book 166 at Page 951 in the Office of the Register of Deeds for Spartanburg County, SC. Reference to said plat is hereby made for a more complete metes and bounds description.

This being a portion of the same property conveyed to Greenville Office Park, LLC by deed from Rick A. Setzer and Sue Lynn Setzer dated November 21, 2016, and recorded November 22, 2016, in Book 113-Z at Page 976 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

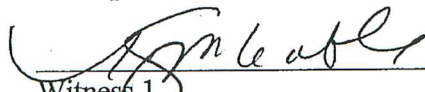
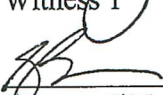
For informational purposes only: TMS# 9-07-09-091.00 & TMS# 9-07-09-090.00

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of way, if any, affecting the above-described property.


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

WITNESS the grantor's hand and seal this 31<sup>st</sup> day of January, 2018.

SIGNED, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Witness 1  
  
\_\_\_\_\_  
Witness 2/Notary

Greenville Office Park, LLC

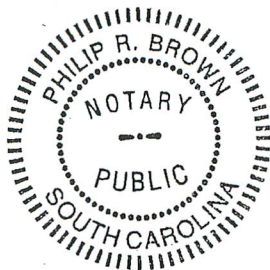
BY:   
\_\_\_\_\_  
Nicholas M. Franchina, Manager


STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF SPARTANBURG    )

**ACKNOWLEDGMENT**

I, the undersigned notary public, hereby certify that Greenville Office Park, LLC by and through Nicholas M. Franchina as its Manager personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal, this 31<sup>st</sup> day of January, 2018.

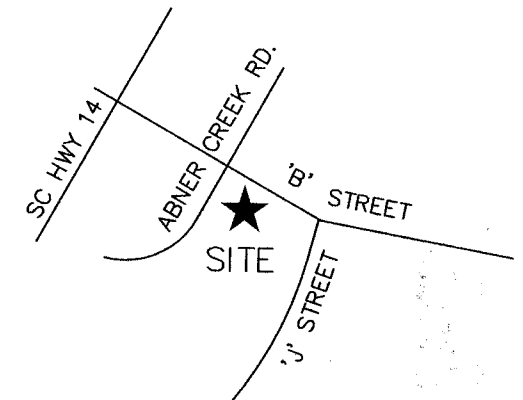


  
\_\_\_\_\_  
NOTARY PUBLIC for South Carolina  
My Commission Expires: 11.21.21



PLAT-166PG951

PLT-2012-37044  
Recorded 1 Pages on 8/23/2012 12:36:21 PM  
Recording Fee: \$10.00 Documentary Stamps: \$0.00  
Office of Register of Deeds, Spartanburg, S.C.  
Dorothy Earle, Register



LOCATION MAP (NOT-TO-SCALE)

Abner Creek Road  
(46' R/W)

'B' Street  
(41.5' R/W)

TMS 9-07-09-090.00

PORTION

(20)

REMAINDER

(20)

TMS # 9-07-09-099.00  
N/F  
HAROLD M. JACKSON  
DONNA L. JACKSON  
DB 69Y-347  
PB M-58 & 59

TMS 9-07-09-091.00

(19)

TMS # 9-07-09-092.00  
N/F  
STEPHEN T. SMITH  
SARA FRANCES SMITH  
DB 71S-457  
PB M-58 & 59

LOT 21 &  
PT. LOT 22

TMS # 9-07-09-098.00  
N/F  
TALMADGE COX  
DB 50T-582  
DB 67W-328  
PB M-58 & 59

## NOTES:

1. ALL IPS ARE 5/8" REBAR WITH CAP  
UNLESS OTHERWISE NOTED.

LEGEND  
IPF = Iron pin Found, IPS = Iron Pin Set, RR = Railroad Spike,  
N/C = Nail & Cap, P/K = P/K or Mag. Nail, OT = Open Top Pipe,  
Crimp = Crimped Top Pipe, UP = Utility Pole, LP = Light Pole, WM  
= Water Meter, MH = Manhole, SD = Storm Drain, RCP = Reinforced  
Concrete Pipe, CMP = Corrugated Metal Pipe, GV = Gas Valve, WV =  
Water Valve, CO = Sanitary Sewer Cleanout

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,  
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN  
ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS  
MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH  
CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A  
CLASS "B" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY DOES  
NOT ENCR OACH ON ADJOINING PROPERTY AND ADJOINING PROPERTY  
DOES NOT ENCR OACH ON THIS PROPERTY (EXCEPT AS SHOWN) AND  
THIS PARCEL IS NOT LOCATED IN A CURRENT DESIGNATED FLOOD  
HAZARD AREA. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS &  
RESTRICTIONS ON RECORD.

THOMAS P. DOWLING

S.C. PLS # 14808

PELHAM MILLS VILLAGE SUBD.

LOT 19  
0.35 AC. (GROSS INCL. ALL R/W's)

PORTION LOT 20  
0.16 AC. (GROSS INCL. ALL R/W's)

RETRACEMENT SURVEY FOR

RICK A. SETZER  
SUE LYNN SETZER

NEAR PELHAM  
SPARTANBURG COUNTY, SOUTH CAROLINA

THOMAS P. DOWLING  
210 E. PARK AVENUE  
GREENVILLE, SC 29601  
(864) 370-1556

PB REF M-58 & 59  
(G'VILLE COUNTY)

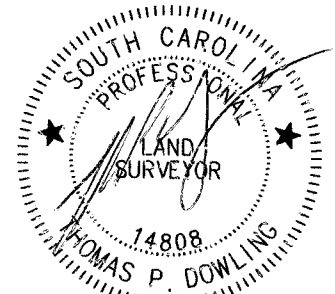
DB REF 95X-498

TMS # 9-07-09-090.00  
9-07-09-091.00

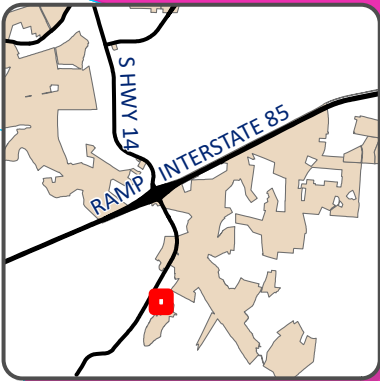
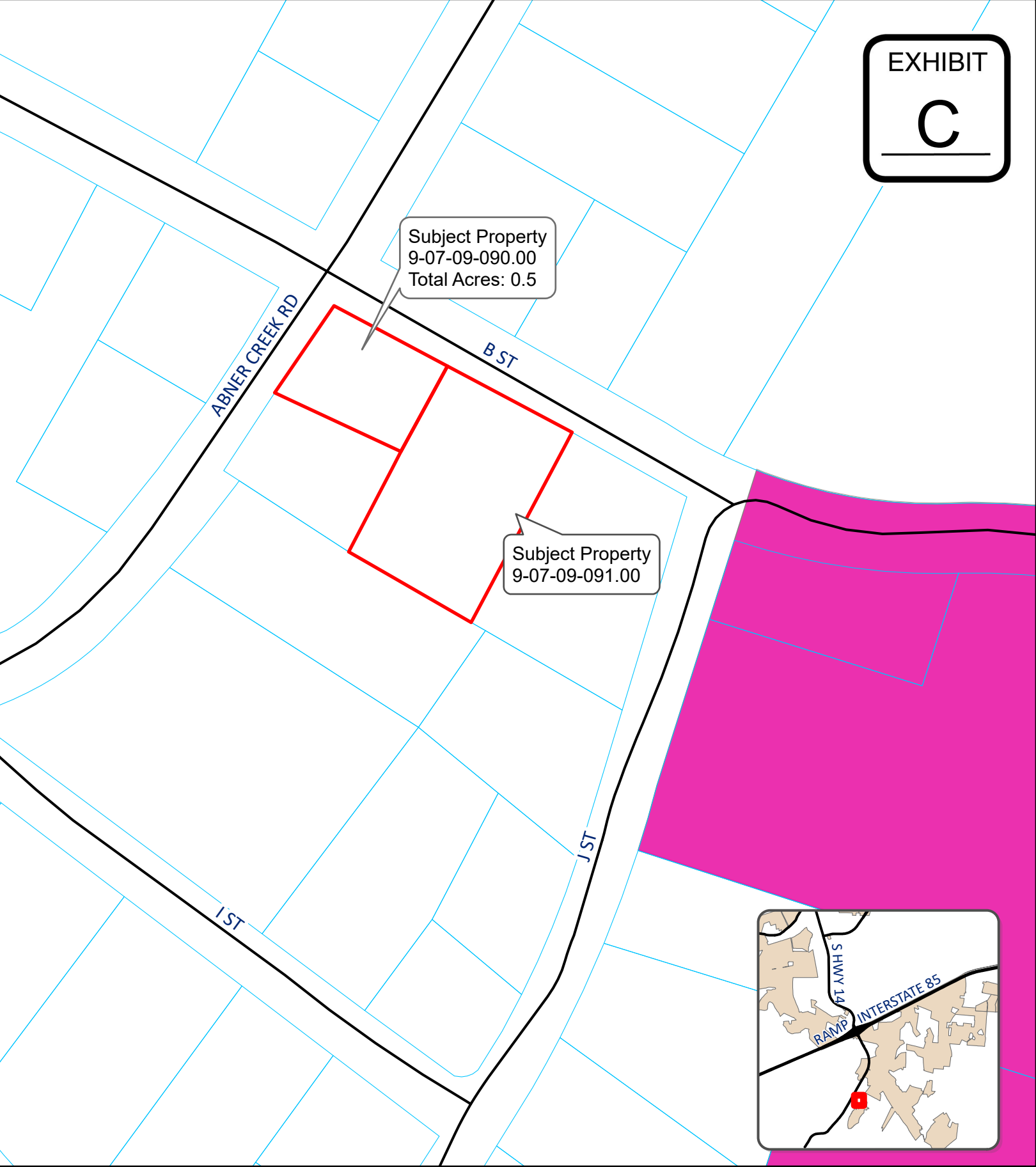
DATED 8-6-2012

DRAWN BY SDK

DWG. # 118-T9921



1 inch = 20 ft.



# Ordinance 42-2020

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

Council Districts

1

2

3

4

5

6

Streets

Right of Way

Parcels

N

0 125 250 375 500 Feet

**EXHIBIT**

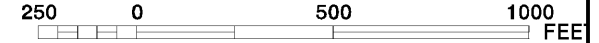
**D**

City of Greer  
Area Not Included

JOINS PANEL 0327



MAP SCALE 1" = 500'



**NFIP**

**PANEL 0326D**

**FIRM  
FLOOD INSURANCE RATE MAP**

SPARTANBURG COUNTY,  
SOUTH CAROLINA  
AND INCORPORATED AREAS

**PANEL 326 OF 555**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SPARTANBURG COUNTY	450176	0326	D

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



**MAP NUMBER  
45083C0326D**

**EFFECTIVE DATE  
JANUARY 6, 2011**

Federal Emergency Management Agency

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

ABNER CREEK RD

OLD HIGHWAY 14

ROBINSON ST  
S HIGHWAY 14  
C ST

E GREER ST  
D ST

PHILLIPS RD  
B ST

EO

**ZONE X**

**ZONE AE**

747

746

EN

Enoree River

EM

744

EL

**ZONE X**

EG

735

736

SPARTANBURG COUNTY

**ZONE X**

EF

731

730

**ZONE AE**

729

728

EE

Enoree River

ED

LAURENS COUNTY





### 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 200 S 210 B Street 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 9-07-09-090.00 & 9-07-09-091.00 attached hereto marked as Exhibit C containing approximately 0.5 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 24<sup>TH</sup> day of JULY, 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 R.7.5.

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: Nicholas Franchina Crown Properties  
Signature: [Signature]  
Address: 4113 E. North St. Greenville, SC 29615  
Witness: [Signature]  
Date: 7-24-2020  
Parcel Address: 200 S 210 B Street  
Tax Map Number: 9-07-09-090 & 9-07-09-091

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

## EXHIBIT B





**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, AUGUST 17, 2020**

---

**DOCKET:** AN 20-88

**APPLICANT:** Nicholas Franchina

**PROPERTY LOCATION:** 200 and 210 B Street

**TAX MAP NUMBER:** 9-07-09-090.00 and 9-07-09-091.00

**EXISTING ZONING:** Unzoned Spartanburg County

**REQUEST:** Zone to R-7.5, Single Family Residential

**SIZE:** 0.50 acres

**COMPREHENSIVE PLAN:** Near Residential Land Use 2 Community and a Regional Corridor

**ANALYSIS:** AN 20-88

---

AN 20-88 is a zoning request for two parcels located at 200 and 210 B Street that are currently unzoned in Spartanburg County. The request is to zone the properties to R-7.5, Single Family Residential for future single family residences.

Surrounding land uses and zoning include:

North: Unzoned Spartanburg County – Occupied Residences  
East: Requested R-7.5 and DRD, Design Review District – River Reserve at Pelham  
South: Unzoned Spartanburg County – Occupied Residences  
West: Unzoned Spartanburg County – Occupied Residences

The land use map in the Comprehensive Plan defines the area near these parcels as Residential Land Use 2 Community, which is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. The density range of these areas is between 2.6 to 4.5 units per acre. The property is also near a Regional Corridor, which are primarily nonresidential in use. Intensity of traffic, speed, and use is usually the highest in the community. Normally, these corridors have a minimum of four lanes. The corridor width is about 300 feet from the street centerline, 600 foot width in total. Land uses identified within the regional corridor are equivalent to the higher density residential zoning classifications, O-D, C-2, C-3, and S-1. The land use balance is about 20% residential and 80% nonresidential. These lots are a part of the Pelham Mill Village that was platted back in 1942, the lots within this community vary from 7,000 sqft to almost an acre therefor the requested R-7.5 zoning is not out of character for the area.

In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the requested R-7.5, Single Family Residential zoning.

**STAFF RECOMMENDATION: Approval**

**ACTION** – The commission requested to know how many potential lots could be built on the two requested annexations on B Street, staff informed them that a total of 5 lots could be built under the R-7.5 zoning. The developer stated they were unsure if they would build that many at his time. Mr. Martin made a motion to approve AN 20-88. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.





**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Second and Final Reading of Ordinance Number 43-2020**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTIES OWNED BY HONEYWELL INTERNATIONAL LLC LOCATED AT 85 AND 87 BEECO ROAD AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 43-2020	8/19/2020	Ordinance
▣ Ord 43-2020 Exhibit A Title	8/19/2020	Exhibit
▣ Ord 43-2020 Exhibit B Certificate of Ownership	8/19/2020	Exhibit
▣ Ord 43-2020 Exhibit C Plat and Map	8/19/2020	Exhibit
▣ Ord 43-2020 Exhibit D Flood Map	8/19/2020	Exhibit
▣ Ord 43-2020 Petition for Annexation	8/19/2020	Backup Material
▣ Ord 43-2020 Planning Commission Minutes	8/19/2020	Backup Material

**ORDINANCE NUMBER 43-2020**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTIES OWNED BY HONEYWELL INTERNATIONAL LLC LOCATED AT 85 AND 87 BEECO ROAD AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.**

**WHEREAS**, Honeywell International, LLC is the sole owner of properties located at 85 and 87 Beeco Road and South Buncombe Road more particularly described on the legal description attached hereto marked as Exhibit A, the certificate of ownership attached hereto marked as Exhibit B, the plat and City of Greer Map attached hereto marked as Greenville County Parcel Numbers G006000300610 (10 feet wide strip), G006000300200 (10 feet wide strip), G006000300604, and G006000300608 containing approximately 16.537 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E attached hereto marked as Exhibit D; and,

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

**WHEREAS**, Honeywell International LLC has petitioned the City of Greer to annex a portion of its properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

**WHEREAS**, the properties are now outside the city limits of Greer but adjoins the city limits; and,

**WHEREAS**, the property owner has requested that the subject properties be zoned I-1 (Industrial District); and,

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

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

1. ANNEXATION: The 16.537 acres +/- properties shown in red on the attached map owned by the Honeywell International LLC located at 85 and 87 Beeco Road and South Buncombe Road as described on the attached City of Greer Map as Greenville County Parcel Numbers G006000300610 (10 feet wide strip), G006000300200 (10 feet wide strip), G006000300604, and G006000300608 are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 234.38 FEET OF SOUTH BUNCOMBE ROAD: 234.38 feet of South Buncombe Road roadway along the edge of the annexed property owned by Honeywell International LLC as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

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

4. LAND USE MAP: The above reference properties shall be designated as Employment 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 45045C0342E.

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: August 11, 2020

Second and  
Final Reading: August 25, 2020

**APPROVED AS TO FORM:**

---

John B. Duggan, Esquire  
City Attorney

## **EXHIBIT A**

GRANTEES ADDRESS: Attn: Philip E. Hammel, Allied Signal  
2950 Red Hill Costa Mesa, CA 92626

STATE OF SOUTH CAROLINA )

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that **AVCO CORPORATION**, in consideration of Ten and no/100 (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **ALLIEDSIGNAL INC.**, its successors and assigns, forever:

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, bounded now or formerly as follows: Northwest by lands of Nall, T.O.W. Partnership, Cunningham and Brockman; Northeast by lands of Greenville County, LWT Realty Co., and Old Buncombe Road; Southwest by lands of W. P. Dillard; and Northwest by Beaco Road; said land being shown and designated as Tract 2 containing 37.596 acres according to plat of survey entitled "Avco Corporation" by Dalton and Neves Co., Engineers, dated June 1981 and having, according to said survey, the following metes and bounds, to-wit:

STATE 14730.20  
MAY 18 1998  
COUNTY 6235.70

BEGINNING at an iron pin on the southwestern side of Old Buncombe Road at the corner of lands now or formerly of W. P. Dillard and running thence with the line of said lands S. 34-53 W. 390.47 feet to an iron pin; thence S. 70-10 W. 672.15 feet to an iron pin; thence S. 69-20 W. 499.05 feet to an iron pin; thence S. 85-58 W. 1,080.21 feet to an iron pin on the northeastern side of Beaco Road; thence with the northeastern side of Beaco Road N. 5-57 E. 678.44 feet to an iron pin; thence leaving said Road and running with the line of lands now or formerly of Nall, T.O.W. Partnership, Cunningham and Brockman, the following courses and distances: N. 60-43 E. 512.93 feet to an iron pin; N. 61-55 E. 149.99 feet to an iron pin; N. 62-00 E. 249.68 feet to an iron pin; N. 28-31 W. 25.32 feet to an iron pin and N. 61-22 E. 340.85 feet to an iron pin in the line of lands designated on said plat as Tract 1; thence with the line of said lands S. 49-59 E. 843.06 feet to an iron pin in the line of lands now or formerly of LWT Realty Co.; thence with the line of said lands, S. 34-54 W. 80 feet to an iron pin, S. 53-29 E. 325.34

39766

244-46-3-6.4

feet to an iron pin, N. 70-07 E. 120.25 feet to an iron pin, and N. 34-51 E. 396.17 feet to an iron pin on the southwestern side of Old Buncombe Road; thence with the southwestern side of said Old Buncombe Road, S. 33-24 E. 75.32 feet to an iron pin, the point of beginning.

ALSO: All right, title and interest of the Grantor, if any, in and to the property lying between the southwestern right of way and the center line of Old Buncombe Road and between the southeastern right of way and the center line of Beaco Road where the above described property fronts on said roads.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the identical property conveyed to the grantor by Threatt Enterprises, Inc. by deed dated July 30, 1981, recorded July 31, 1981 in Deed Book 1152 at page 728 in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, assigns, 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 assigns against the grantor and its successors and assigns.

WITNESS the grantor's hand and seal this 28th day of October, 1994.

SIGNED, sealed and delivered  
in the presence of:

Bilchaj K. Manickji  
Nancy K. Cassidy

AVCO CORPORATION

(SEAL)

By: R. D. Smith

Its: Executive Vice President

STATE OF *Rhode Island* )  
COUNTY OF *Providence* )

## PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor sign, seal and as the grantor'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  
28 day of October, 1994.

*Nancy K. Cassidy*  
(WITNESS)

*Barbara Coughlan* (SEAL)  
Notary Public for

My Commission Expires: *August 17, 1995*



BOOK 1762 PAGE 874

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE AFFIDAVIT

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

I read the information on this affidavit and I understand such information.

The property was transferred by AVCO CORPORATION  
ALLIED SIGNAL INC.

Is one of the following: The deed is

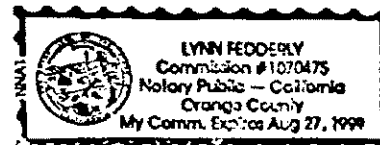
- (A) ☒ SUBJECT to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$5,667,000
- (B) ☐ SUBJECT to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary. The fee is computed on the fair market value of the realty which is \_\_\_\_\_
- (C) ☐ EXEMPT from the deed recording fee because (See Exemptions on back)

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: DIRECTOR, ALLIED SIGNAL REAL ESTATE DEPT.

I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than \_\_\_\_\_ dollars or imprisoned not more than one year, or both,

[Signature]  
Responsible Person Connected with the Transaction

Went to before me this 2ND  
day of April 1998  
[Signature]  
Notary Public for STATE OF CALIFORNIA  
My Commission Expires: 8/27/99



FILED FOR RECORD IN GREENVILLE  
COUNTY SC R.O.D. OFFICE AT 02:39 PM  
05/18/98 RECORDED IN DEED  
BOOK 1762 PAGE 0871  
DOC # 98039766

Judy A. Hiv



2020052051

6 Pgs

DEED Book: DE 2597 Page: 5371 - 5376

July 8, 2020 04:36:14 PM Cons: \$1.00

Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT

E-FILED IN GREENVILLE COUNTY, SC

*Timothy J. Hanney*

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE  
(LIMITED WARRANTY DEED)

KNOW ALL MEN BY THESE PRESENTS, that Greenville County, South Carolina, a body politic and corporate and a political subdivision of the State of South Carolina (hereinafter referred to as the "Grantor") in the State aforesaid, for and in consideration of One and No/100 Dollars (\$1.00) to the Grantor paid by Honeywell International Inc., a Delaware corporation, successor by merger and name change to AlliedSignal Inc., a Delaware corporation, whose mailing address is 300 South Tryon Street, Charlotte, NC 28202 (hereinafter referred to as the "Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, the real estate (the "Premises") described as follows:

SEE SCHEDULE A ATTACHED HERETO

AND INCORPORATED HEREIN

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining thereto, including but not limited to all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto the Grantee, its successors and assigns forever.

And the Grantor does hereby bind itself, its successors, executors, Administrators and

Lawful Representatives, to warrant and forever defend all and singular the Premises unto the Grantee, its successors and assigns, against the Grantor and against the Grantor's successors and assigns.

WITNESS the Grantor's hand and seal this 19<sup>th</sup> day of June, 2020.

Signed, sealed and delivered  
in the presence of:

Gg McLascel  
Camela S. Williams  
Gg McLascel  
Camela S. Williams

GREENVILLE COUNTY

Herman G. Kirven, Jr.  
Herman G. Kirven, Jr., Chairman  
Greenville County Council

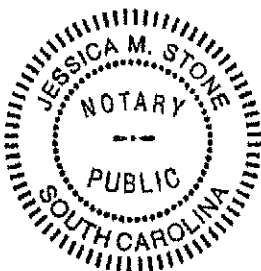
Joseph M. Kernell  
Joseph M. Kernell  
Greenville County Administrator

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

**ACNOWLEDGEMENT**

I, Notary Public for South Carolina, do hereby certify that Herman G. Kirven, Jr., as Chairman of Greenville County Council and Joseph M. Kernell, as Greenville County Administrator, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 19<sup>th</sup> day of JUNE, 2020.



Jessica M. Stone  
Notary Public for South Carolina

Print Name: JESSICA M. STONE

My commission expires: 02/13/2025

My Commission Expires  
February 13, 2025

Schedule A  
To  
Limited Warranty Deed

**ALL** that certain piece, parcel or lot of land situate, lying and being in the City of Greer, County of Greenville, South Carolina, and being shown on a site plan attached to the Schedule A, entitled "ALLIEDSIGNAL, 85 BEECO ROAD, GREER, SC PROPOSED NEW BUILDING/DRIVE", prepared by Roy Vaughan - Greenville SC; said property labeled on said site plan "New Building" - "New Parking" - "New Drive", and reference thereto is hereby made for a more complete and accurate description.

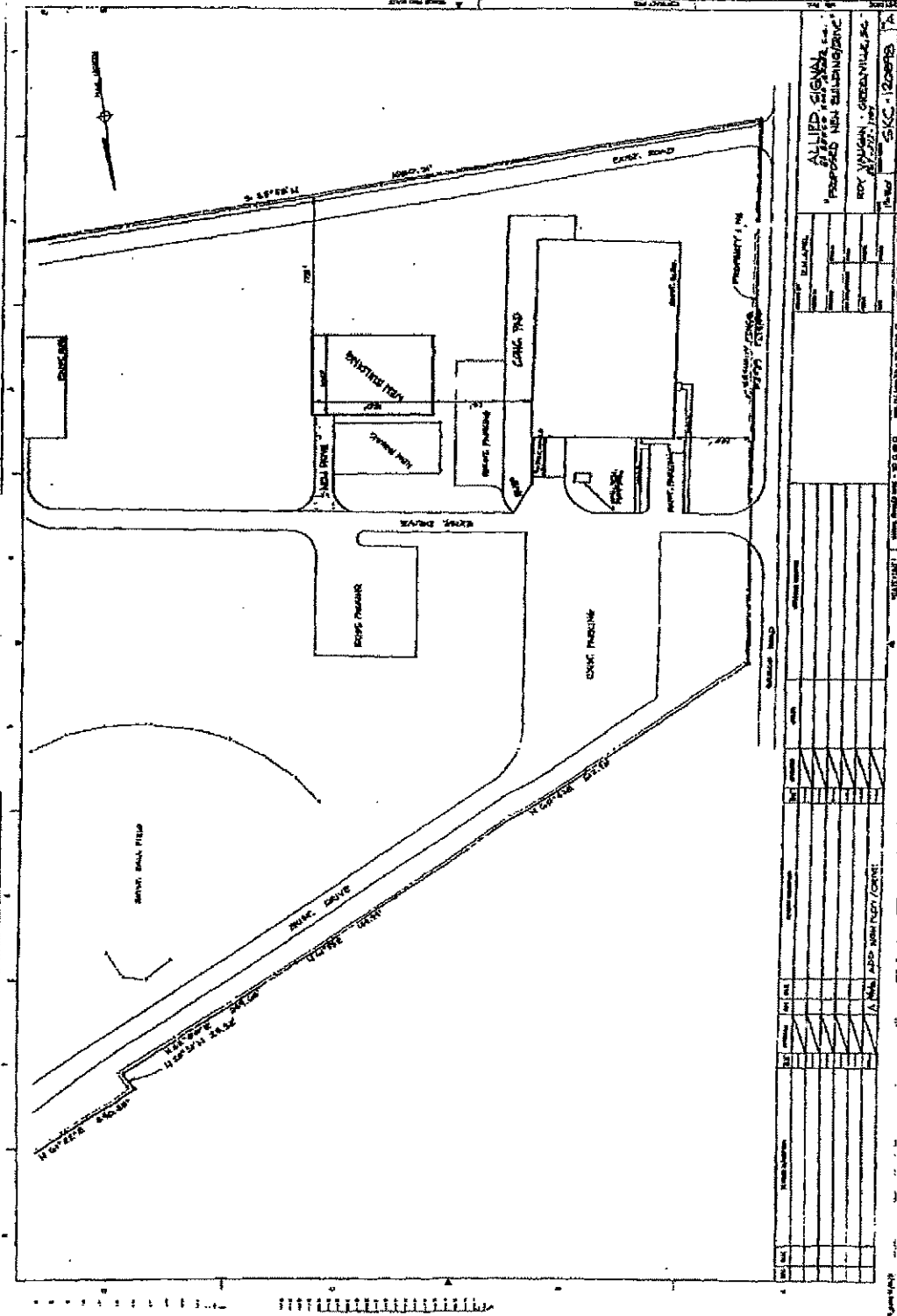
**BEING** the same property conveyed to Greenville County, South Carolina by Deed from AlliedSignal Inc., recorded March 2, 1999 in Book 1822, page 294, Greenville County, South Carolina Recorder's Office.

**FOR INFORMATIONAL PURPOSES ONLY:**

**Tax Map No. G006000300608**

Grantee's Address for Tax Statements:

Honeywell International Inc.  
c/o Altus Group  
PO Box 71850  
Phoenix, AZ 85050



ALLIED SIGNAL		PROPOSED NEW BUILDING	
NO.	DATE	NO.	DATE
1	1/1/77	1	1/1/77
2	1/1/77	2	1/1/77
3	1/1/77	3	1/1/77
4	1/1/77	4	1/1/77
5	1/1/77	5	1/1/77
6	1/1/77	6	1/1/77
7	1/1/77	7	1/1/77
8	1/1/77	8	1/1/77
9	1/1/77	9	1/1/77
10	1/1/77	10	1/1/77
11	1/1/77	11	1/1/77
12	1/1/77	12	1/1/77
13	1/1/77	13	1/1/77
14	1/1/77	14	1/1/77
15	1/1/77	15	1/1/77
16	1/1/77	16	1/1/77
17	1/1/77	17	1/1/77
18	1/1/77	18	1/1/77
19	1/1/77	19	1/1/77
20	1/1/77	20	1/1/77
21	1/1/77	21	1/1/77
22	1/1/77	22	1/1/77
23	1/1/77	23	1/1/77
24	1/1/77	24	1/1/77
25	1/1/77	25	1/1/77
26	1/1/77	26	1/1/77
27	1/1/77	27	1/1/77
28	1/1/77	28	1/1/77
29	1/1/77	29	1/1/77
30	1/1/77	30	1/1/77
31	1/1/77	31	1/1/77
32	1/1/77	32	1/1/77
33	1/1/77	33	1/1/77
34	1/1/77	34	1/1/77
35	1/1/77	35	1/1/77
36	1/1/77	36	1/1/77
37	1/1/77	37	1/1/77
38	1/1/77	38	1/1/77
39	1/1/77	39	1/1/77
40	1/1/77	40	1/1/77
41	1/1/77	41	1/1/77
42	1/1/77	42	1/1/77
43	1/1/77	43	1/1/77
44	1/1/77	44	1/1/77
45	1/1/77	45	1/1/77
46	1/1/77	46	1/1/77
47	1/1/77	47	1/1/77
48	1/1/77	48	1/1/77
49	1/1/77	49	1/1/77
50	1/1/77	50	1/1/77
51	1/1/77	51	1/1/77
52	1/1/77	52	1/1/77
53	1/1/77	53	1/1/77
54	1/1/77	54	1/1/77
55	1/1/77	55	1/1/77
56	1/1/77	56	1/1/77
57	1/1/77	57	1/1/77
58	1/1/77	58	1/1/77
59	1/1/77	59	1/1/77
60	1/1/77	60	1/1/77
61	1/1/77	61	1/1/77
62	1/1/77	62	1/1/77
63	1/1/77	63	1/1/77
64	1/1/77	64	1/1/77
65	1/1/77	65	1/1/77
66	1/1/77	66	1/1/77
67	1/1/77	67	1/1/77
68	1/1/77	68	1/1/77
69	1/1/77	69	1/1/77
70	1/1/77	70	1/1/77
71	1/1/77	71	1/1/77
72	1/1/77	72	1/1/77
73	1/1/77	73	1/1/77
74	1/1/77	74	1/1/77
75	1/1/77	75	1/1/77
76	1/1/77	76	1/1/77
77	1/1/77	77	1/1/77
78	1/1/77	78	1/1/77
79	1/1/77	79	1/1/77
80	1/1/77	80	1/1/77
81	1/1/77	81	1/1/77
82	1/1/77	82	1/1/77
83	1/1/77	83	1/1/77
84	1/1/77	84	1/1/77
85	1/1/77	85	1/1/77
86	1/1/77	86	1/1/77
87	1/1/77	87	1/1/77
88	1/1/77	88	1/1/77
89	1/1/77	89	1/1/77
90	1/1/77	90	1/1/77
91	1/1/77	91	1/1/77
92	1/1/77	92	1/1/77
93	1/1/77	93	1/1/77
94	1/1/77	94	1/1/77
95	1/1/77	95	1/1/77
96	1/1/77	96	1/1/77
97	1/1/77	97	1/1/77
98	1/1/77	98	1/1/77
99	1/1/77	99	1/1/77
100	1/1/77	100	1/1/77

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

**AFFIDAVIT**

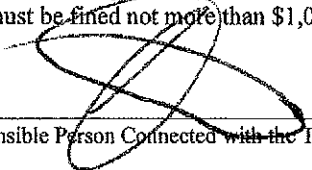
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- (1) I have read the information on this affidavit and I understand such information.
- (2) The property being transferred is located at 85 Beeco Rd, Greer, SC, bearing Greenville County Tax Map Number G006000300608 was transferred on July 8, 2020.
- (3) Check one of the following: The deed is
  - a. \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - b. \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - c. X exempt from the deed recording fee because (see Information section of affidavit): 1.  
(If exempt, please skip Items 4-7 and go to Item 8 of this affidavit.)
- (4) Check one of the following if either Item 3.a. or 3.b. above has been checked. (See Information section of this affidavit.)
  - a. \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$0.00.
  - b. \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - c. \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ \_\_\_\_\_.
- (5) Check Yes \_\_\_\_\_ or No \_\_\_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.
- (6) The deed recording fee is computed as follows:
  - a. Place the amount listed in Item 4 above here: \$ \_\_\_\_\_
  - b. Place the amount listed in Item 5 above here: \$ \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - c. Subtract Line 6.b. from Line 6.a. and place result here. \$ \_\_\_\_\_
- (7) The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_.
- (8) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.
- (9) I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than \$1,000.00 or imprisoned not more than one year, or both.

SWORN before me this 8th day of  
July, 2020.

Notary Public for State of S.C.  
My Commission Expires: 10/12/26

Thomas F. Puggs

  
Responsible Person Connected with the Transaction

Print or Type Name Here John Kehl

## INFORMATION

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

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than \$100.00;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



**EXHIBIT B**





2020052052

MERGER Book: DE 2597 Page: 5377 - 5381

5 Pgs

July 8, 2020 04:36:15 PM

Rec: \$10.00

E-FILED IN GREENVILLE COUNTY, SC

*Timothy J. Manning*

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF  
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT  
COPY OF THE CERTIFICATE OF OWNERSHIP, WHICH MERGES:

"HONEYWELL INTERNATIONAL INC.", A DELAWARE CORPORATION,  
WITH AND INTO "ALLIEDSIGNAL INC." UNDER THE NAME OF  
"HONEYWELL INTERNATIONAL INC.", A CORPORATION ORGANIZED AND  
EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED  
AND FILED IN THIS OFFICE ON THE FIRST DAY OF DECEMBER, A.D.  
1999, AT 4 O'CLOCK P.M.



2061772 8100M  
SR# 20206051725

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

*Jeffrey W. Bullock*  
Jeffrey W. Bullock, Secretary of State

Authentication: 203220468  
Date: 07-02-20

CERTIFICATE OF OWNERSHIP AND  
MERGER OF  
HONEYWELL INTERNATIONAL INC.  
WITH AND INTO  
ALLIEDSIGNAL INC.

Pursuant to Section 253 of the General Corporation Law of the State of Delaware (the "DGCL"), AlliedSignal Inc., a Delaware corporation (the "Company"), and Honeywell International Inc., a Delaware corporation (the "Name Change Subsidiary"), hereby certify the following with respect to a merger (the "Name Change Merger") of the Name Change Subsidiary with and into the Company:

FIRST: The Company is the record and beneficial owner of all of the outstanding shares of capital stock of the Name Change Subsidiary.

SECOND: In accordance with Section 253 of the DGCL, on June 4, 1999 the Board of Directors of the Company adopted a resolution authorizing a subsidiary of the Company to be merged with and into the Company. A copy of the Resolution (the "Resolution") is attached as Exhibit A hereto.

THIRD: Pursuant to Section 253 and the Resolution, the Name Change Subsidiary is hereby merged with and into the Company with the Company being the surviving corporation in the Name Change Merger.

FOURTH: Pursuant to the Name Change Merger, the corporate name of the Company shall be changed to:

"Honeywell International Inc."

FIFTH: This Certificate of Ownership and Merger shall be effective upon the filing thereof with the Secretary of State of the State of Delaware.

IN WITNESS WHEREOF, the undersigned has caused this Certificate of Ownership and Merger to be duly executed by its duly elected officer this 1st day of December, 1999.

ALLIEDSIGNAL INC.


By:   
Name: Peter M. Kreindler  
Title: Senior Vice President,  
General Counsel & Secretary

Exhibit A

Extract From Resolutions

Adopted by the Board of Directors of

AlliedSignal Inc.

June 4, 1999

After discussion, on motion duly made and seconded, the following resolutions were unanimously adopted:

WHEREAS, AlliedSignal Inc. (the "Company") proposes to enter into a business combination with Honeywell Inc., a Delaware corporation ("Honeywell"), pursuant to which a newly formed, wholly owned Delaware corporate subsidiary of the Company ("Merger Subsidiary") would be merged (the "Merger") with and into Honeywell and, among other things, each share of Honeywell's common stock, par value \$1.50 per share ("Honeywell Common Stock"), issued and outstanding at the effective time of the Merger (other than shares of Honeywell Common Stock held in treasury by Honeywell or held by the Company or any of the Company's or Honeywell's subsidiaries) would be converted into the right to receive 1.875 shares of the Company's common stock, par value \$1.00 per share ("Company Common Stock") (the "Exchange Ratio"), subject to the terms and conditions set forth in the Agreement and Plan of Merger proposed to be entered into by and among the Company, Merger Subsidiary and Honeywell (the "Merger Agreement");

WHEREAS, in connection with the Merger, the Company proposes to change its corporate name to "Honeywell International Inc." at the effective time of the Merger, by causing a newly formed, wholly owned Delaware corporate subsidiary of the Company ("Name Change Subsidiary") to be merged with and into the Company pursuant to a merger (the "Name Change Merger") the terms of which provide for such change to the Company's name (the "Name Change").

RESOLVED, that the Board of Directors has determined that the Name Change, the Name Change Merger and the transactions related thereto are advisable and in the best interests of the Company;

RESOLVED, that each of the Authorized Officers or their designees is hereby authorized and empowered, for and on behalf of the Company, to prepare and execute an agreement and plan of merger with respect to the Name Change Merger containing such terms and conditions as the Authorized Officers or their designees deem appropriate, and that the Board of Directors hereby declares such agreement to be advisable;

RESOLVED, that pursuant to the Merger Agreement and Section 253 of the DGCL, immediately prior to or as of the effective time of the Merger, the Company shall cause the Name Change Subsidiary to merge with and into the Company, with the Company being the surviving corporation (the "Surviving Corporation");

RESOLVED, that each of the Authorized Officers or their designees is hereby authorized and empowered, for and on behalf of the Company, to prepare, execute and file a Certificate of Ownership and Merger pursuant to Section 253 of the DGCL with the Secretary of State of the State of Delaware and to do all acts and things necessary or proper to effect such Name Change;

RESOLVED, that as of the effective date of the Name Change, the Certificate in effect immediately prior to such date, shall be revised to reflect the Name Change and such certificate shall be the Certificate of Incorporation of the Surviving Corporation;

RESOLVED, that each of the Authorized Officers or their designees is hereby authorized and empowered, for and on behalf of the Company, to take all such other actions (i) seeking all requisite consents and approvals, if any, and taking such actions, if any, as are necessary or advisable to comply with the requirements of federal, state, and foreign laws or regulations, (ii) retaining such advisors, consultants and agents (including, but not limited to, stock transfer agents) as any of said officers, may deem necessary or advisable, and (iii) executing and delivering all agreements, undertakings, obligations, financing arrangements, instruments and other documents and taking such action as such officers, or any of them, consider necessary or advisable, in each case in order to effectuate the foregoing resolutions and to carry out the intent and purposes thereof or otherwise to effectuate any of the transactions contemplated by the foregoing resolutions; and

RESOLVED, that any and all actions heretofore taken by any officer of the Company in connection with the Merger Agreements, Related Documents and the transactions contemplated thereby are hereby ratified and approved.

## **EXHIBIT A**

GRANTEES ADDRESS: Attn: Philip E. Hammel, Allied Signal  
2950 Red Hill Costa Mesa, CA 92626

STATE OF SOUTH CAROLINA )

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that AVCO CORPORATION, in consideration of Ten and no/100 (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ALLIEDSIGNAL INC., its successors and assigns, forever:

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, bounded now or formerly as follows: Northwest by lands of Nall, T.O.W. Partnership, Cunningham and Brockman; Northeast by lands of Greenville County, LWT Realty Co., and Old Buncombe Road; Southwest by lands of W. P. Dillard; and Northwest by Beaco Road; said land being shown and designated as Tract 2 containing 37.596 acres according to plat of survey entitled "Avco Corporation" by Dalton and Neves Co., Engineers, dated June 1981 and having, according to said survey, the following metes and bounds, to-wit:

STATE 14730.20  
MAY 18 1998  
COUNTY 6235.70

BEGINNING at an iron pin on the southwestern side of Old Buncombe Road at the corner of lands now or formerly of W. P. Dillard and running thence with the line of said lands S. 34-53 W. 390.47 feet to an iron pin; thence S. 70-10 W. 672.15 feet to an iron pin; thence S. 69-20 W. 499.05 feet to an iron pin; thence S. 85-58 W. 1,080.21 feet to an iron pin on the northeastern side of Beaco Road; thence with the northeastern side of Beaco Road N. 5-57 E. 678.44 feet to an iron pin; thence leaving said Road and running with the line of lands now or formerly of Nall, T.O.W. Partnership, Cunningham and Brockman, the following courses and distances: N. 60-43 E. 512.93 feet to an iron pin; N. 61-55 E. 149.99 feet to an iron pin; N. 62-00 E. 249.68 feet to an iron pin; N. 28-31 W. 25.32 feet to an iron pin and N. 61-22 E. 340.85 feet to an iron pin in the line of lands designated on said plat as Tract 1; thence with the line of said lands S. 49-59 E. 843.06 feet to an iron pin in the line of lands now or formerly of LWT Realty Co.; thence with the line of said lands, S. 34-54 W. 80 feet to an iron pin, S. 53-29 E. 325.34

39766

244-46-3-6.4

feet to an iron pin, N. 70-07 E. 120.25 feet to an iron pin, and N. 34-51 E. 396.17 feet to an iron pin on the southwestern side of Old Buncombe Road; thence with the southwestern side of said Old Buncombe Road, S. 33-24 E. 75.32 feet to an iron pin, the point of beginning.

ALSO: All right, title and interest of the Grantor, if any, in and to the property lying between the southwestern right of way and the center line of Old Buncombe Road and between the southeastern right of way and the center line of Beaco Road where the above described property fronts on said roads.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the identical property conveyed to the grantor by Threatt Enterprises, Inc. by deed dated July 30, 1981, recorded July 31, 1981 in Deed Book 1152 at page 728 in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, assigns, 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 assigns against the grantor and its successors and assigns.

WITNESS the grantor's hand and seal this 28th day of October, 1994.

SIGNED, sealed and delivered  
in the presence of:

Bailenai K. K. K. K.  
Nancy K. K. K. K.

AVCO CORPORATION (SEAL)

By: R. D. S. H.

Its: Executive Vice President



STATE OF *Rhode Island* )  
COUNTY OF *Providence* )

## PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor sign, seal and as the grantor'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  
28 day of October, 1994.

*Nancy K. Cassidy*  
(WITNESS)

*Barbara Coughlan* (SEAL)  
Notary Public for

My Commission Expires: *August 17, 1995*

BOOK 1762 PAGE 874

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE AFFIDAVIT

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

I read the information on this affidavit and I understand such information.

The property was transferred by AVCO CORPORATION  
ALLIED SIGNAL INC.

Is one of the following: The deed is

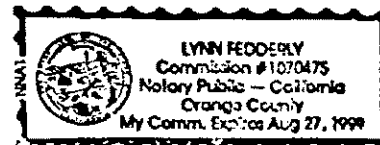
- (A) ☒ SUBJECT to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth in the amount of \$5,667,000
- (B) ☐ SUBJECT to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary. The fee is computed on the fair market value of the realty which is \_\_\_\_\_
- (C) ☐ EXEMPT from the deed recording fee because (See Exemptions on back)

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: DIRECTOR, ALLIED SIGNAL REAL ESTATE DEPT.

I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than \_\_\_\_\_ dollars or imprisoned not more than one year, or both,

[Signature]  
Responsible Person Connected with the Transaction

Went to before me this 2ND  
day of April 1998  
[Signature]  
Notary Public for STATE OF CALIFORNIA  
My Commission Expires: 8/27/99



FILED FOR RECORD IN GREENVILLE  
COUNTY SC R.O.D. OFFICE AT 02:39 PM  
05/18/98 RECORDED IN DEED  
BOOK 1762 PAGE 0871  
DOC # 98039766

Judy A. Hiv



2020052051

6 Pgs

DEED Book: DE 2597 Page: 5371 - 5376

July 8, 2020 04:36:14 PM Cons: \$1.00

Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT

E-FILED IN GREENVILLE COUNTY, SC

*Timothy J. Hanney*

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE  
(LIMITED WARRANTY DEED)

KNOW ALL MEN BY THESE PRESENTS, that Greenville County, South Carolina, a body politic and corporate and a political subdivision of the State of South Carolina (hereinafter referred to as the "Grantor") in the State aforesaid, for and in consideration of One and No/100 Dollars (\$1.00) to the Grantor paid by Honeywell International Inc., a Delaware corporation, successor by merger and name change to AlliedSignal Inc., a Delaware corporation, whose mailing address is 300 South Tryon Street, Charlotte, NC 28202 (hereinafter referred to as the "Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, the real estate (the "Premises") described as follows:

SEE SCHEDULE A ATTACHED HERETO

AND INCORPORATED HEREIN

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining thereto, including but not limited to all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto the Grantee, its successors and assigns forever.

And the Grantor does hereby bind itself, its successors, executors, Administrators and

Lawful Representatives, to warrant and forever defend all and singular the Premises unto the Grantee, its successors and assigns, against the Grantor and against the Grantor's successors and assigns.

WITNESS the Grantor's hand and seal this 19<sup>th</sup> day of June, 2020.

Signed, sealed and delivered  
in the presence of:

Gg McLascel  
Camela S. Williams  
Gg McLascel  
Camela S. Williams

GREENVILLE COUNTY

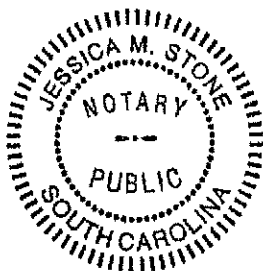
Herman G. Kirven, Jr.  
Herman G. Kirven, Jr., Chairman  
Greenville County Council  
Joseph M. Kernell  
Joseph M. Kernell  
Greenville County Administrator

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ACKNOWLEDGEMENT

I, Notary Public for South Carolina, do hereby certify that Herman G. Kirven, Jr., as Chairman of Greenville County Council and Joseph M. Kernell, as Greenville County Administrator, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 19<sup>th</sup> day of JUNE, 2020.



Jessica M. Stone  
Notary Public for South Carolina  
Print Name: JESSICA M. STONE  
My commission expires: 02/13/2025

My Commission Expires  
February 13, 2025

Schedule A  
To  
Limited Warranty Deed

**ALL** that certain piece, parcel or lot of land situate, lying and being in the City of Greer, County of Greenville, South Carolina, and being shown on a site plan attached to the Schedule A, entitled "ALLIEDSIGNAL, 85 BEECO ROAD, GREER, SC PROPOSED NEW BUILDING/DRIVE", prepared by Roy Vaughan - Greenville SC; said property labeled on said site plan "New Building" - "New Parking" - "New Drive", and reference thereto is hereby made for a more complete and accurate description.

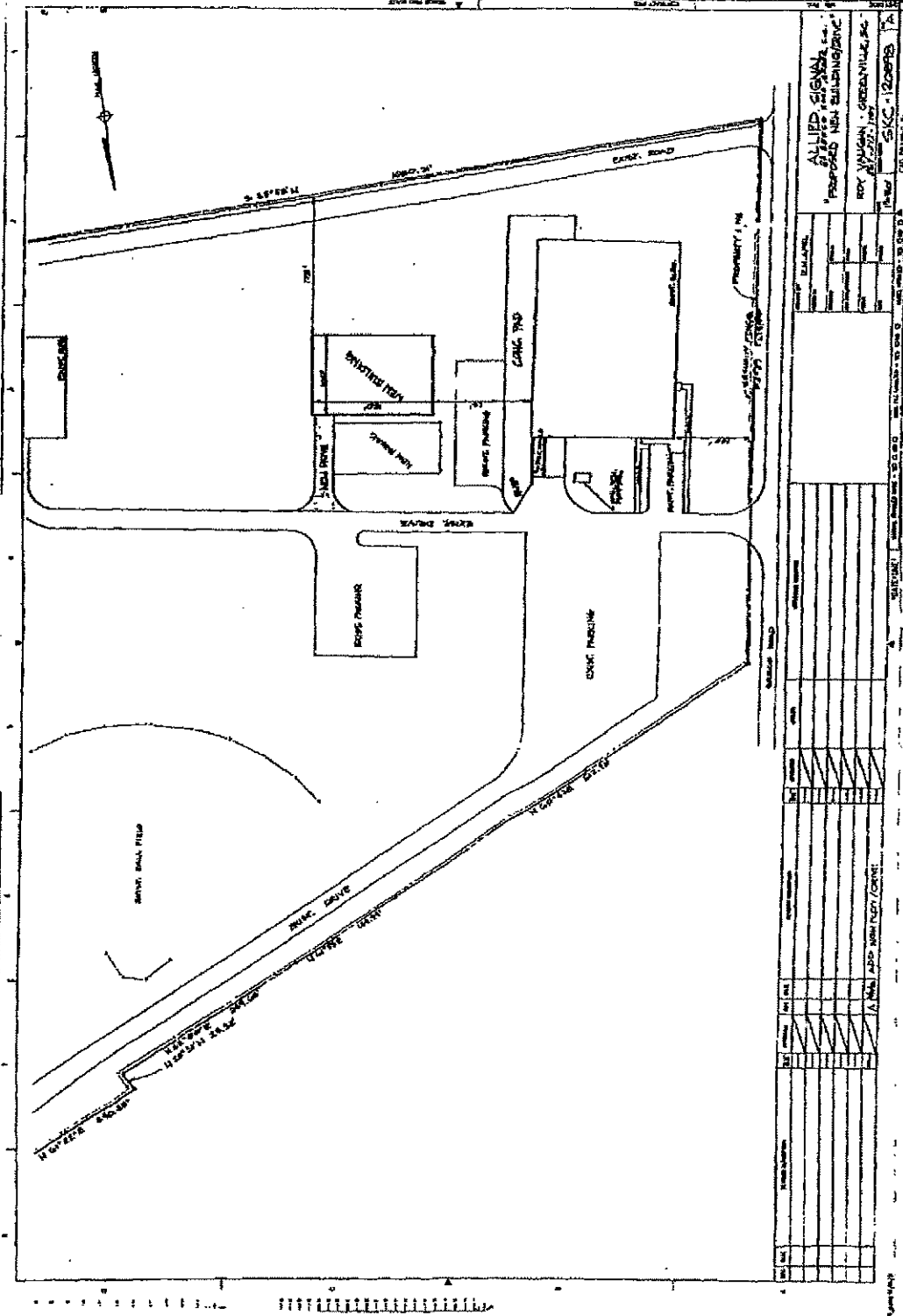
**BEING** the same property conveyed to Greenville County, South Carolina by Deed from AlliedSignal Inc., recorded March 2, 1999 in Book 1822, page 294, Greenville County, South Carolina Recorder's Office.

**FOR INFORMATIONAL PURPOSES ONLY:**

**Tax Map No. G006000300608**

Grantee's Address for Tax Statements:

Honeywell International Inc.  
c/o Altus Group  
PO Box 71850  
Phoenix, AZ 85050



ALLIED SIGNAL		PROPOSED NEW BUILDING	
OWNER	ALLIED SIGNAL	DATE	10/27/77
PROJECT	PROPOSED NEW BUILDING	DATE	10/27/77
REVISION	1	DATE	10/27/77
REVISION	2	DATE	10/27/77
REVISION	3	DATE	10/27/77
REVISION	4	DATE	10/27/77
REVISION	5	DATE	10/27/77
REVISION	6	DATE	10/27/77
REVISION	7	DATE	10/27/77
REVISION	8	DATE	10/27/77
REVISION	9	DATE	10/27/77
REVISION	10	DATE	10/27/77
REVISION	11	DATE	10/27/77
REVISION	12	DATE	10/27/77
REVISION	13	DATE	10/27/77
REVISION	14	DATE	10/27/77
REVISION	15	DATE	10/27/77
REVISION	16	DATE	10/27/77
REVISION	17	DATE	10/27/77
REVISION	18	DATE	10/27/77
REVISION	19	DATE	10/27/77
REVISION	20	DATE	10/27/77
REVISION	21	DATE	10/27/77
REVISION	22	DATE	10/27/77
REVISION	23	DATE	10/27/77
REVISION	24	DATE	10/27/77
REVISION	25	DATE	10/27/77
REVISION	26	DATE	10/27/77
REVISION	27	DATE	10/27/77
REVISION	28	DATE	10/27/77
REVISION	29	DATE	10/27/77
REVISION	30	DATE	10/27/77
REVISION	31	DATE	10/27/77
REVISION	32	DATE	10/27/77
REVISION	33	DATE	10/27/77
REVISION	34	DATE	10/27/77
REVISION	35	DATE	10/27/77
REVISION	36	DATE	10/27/77
REVISION	37	DATE	10/27/77
REVISION	38	DATE	10/27/77
REVISION	39	DATE	10/27/77
REVISION	40	DATE	10/27/77
REVISION	41	DATE	10/27/77
REVISION	42	DATE	10/27/77
REVISION	43	DATE	10/27/77
REVISION	44	DATE	10/27/77
REVISION	45	DATE	10/27/77
REVISION	46	DATE	10/27/77
REVISION	47	DATE	10/27/77
REVISION	48	DATE	10/27/77
REVISION	49	DATE	10/27/77
REVISION	50	DATE	10/27/77
REVISION	51	DATE	10/27/77
REVISION	52	DATE	10/27/77
REVISION	53	DATE	10/27/77
REVISION	54	DATE	10/27/77
REVISION	55	DATE	10/27/77
REVISION	56	DATE	10/27/77
REVISION	57	DATE	10/27/77
REVISION	58	DATE	10/27/77
REVISION	59	DATE	10/27/77
REVISION	60	DATE	10/27/77
REVISION	61	DATE	10/27/77
REVISION	62	DATE	10/27/77
REVISION	63	DATE	10/27/77
REVISION	64	DATE	10/27/77
REVISION	65	DATE	10/27/77
REVISION	66	DATE	10/27/77
REVISION	67	DATE	10/27/77
REVISION	68	DATE	10/27/77
REVISION	69	DATE	10/27/77
REVISION	70	DATE	10/27/77
REVISION	71	DATE	10/27/77
REVISION	72	DATE	10/27/77
REVISION	73	DATE	10/27/77
REVISION	74	DATE	10/27/77
REVISION	75	DATE	10/27/77
REVISION	76	DATE	10/27/77
REVISION	77	DATE	10/27/77
REVISION	78	DATE	10/27/77
REVISION	79	DATE	10/27/77
REVISION	80	DATE	10/27/77
REVISION	81	DATE	10/27/77
REVISION	82	DATE	10/27/77
REVISION	83	DATE	10/27/77
REVISION	84	DATE	10/27/77
REVISION	85	DATE	10/27/77
REVISION	86	DATE	10/27/77
REVISION	87	DATE	10/27/77
REVISION	88	DATE	10/27/77
REVISION	89	DATE	10/27/77
REVISION	90	DATE	10/27/77
REVISION	91	DATE	10/27/77
REVISION	92	DATE	10/27/77
REVISION	93	DATE	10/27/77
REVISION	94	DATE	10/27/77
REVISION	95	DATE	10/27/77
REVISION	96	DATE	10/27/77
REVISION	97	DATE	10/27/77
REVISION	98	DATE	10/27/77
REVISION	99	DATE	10/27/77
REVISION	100	DATE	10/27/77

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

**AFFIDAVIT**

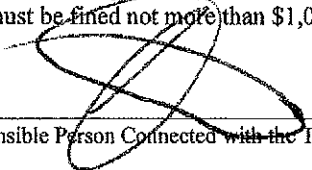
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- (1) I have read the information on this affidavit and I understand such information.
- (2) The property being transferred is located at 85 Beeco Rd, Greer, SC, bearing Greenville County Tax Map Number G006000300608 was transferred on July 8, 2020.
- (3) Check one of the following: The deed is
  - a. \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - b. \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - c.   X   exempt from the deed recording fee because (see Information section of affidavit):   1  .  
(If exempt, please skip Items 4-7 and go to Item 8 of this affidavit.)
- (4) Check one of the following if either Item 3.a. or 3.b. above has been checked. (See Information section of this affidavit.)
  - a. \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of   \$0.00  .
  - b. \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - c. \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ \_\_\_\_\_.
- (5) Check Yes \_\_\_\_\_ or No \_\_\_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.
- (6) The deed recording fee is computed as follows:
  - a. Place the amount listed in Item 4 above here: \$ \_\_\_\_\_
  - b. Place the amount listed in Item 5 above here: \$ \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - c. Subtract Line 6.b. from Line 6.a. and place result here. \$ \_\_\_\_\_
- (7) The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$ \_\_\_\_\_.
- (8) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.
- (9) I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than \$1,000.00 or imprisoned not more than one year, or both.

SWORN before me this 8th day of  
July, 2020.

Notary Public for State of S.C.  
My Commission Expires: 10/12/26

Thomas F. Puggs

  
Responsible Person Connected with the Transaction

Print or Type Name Here John Kehl

## INFORMATION

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

Exempted from the fee are deeds:

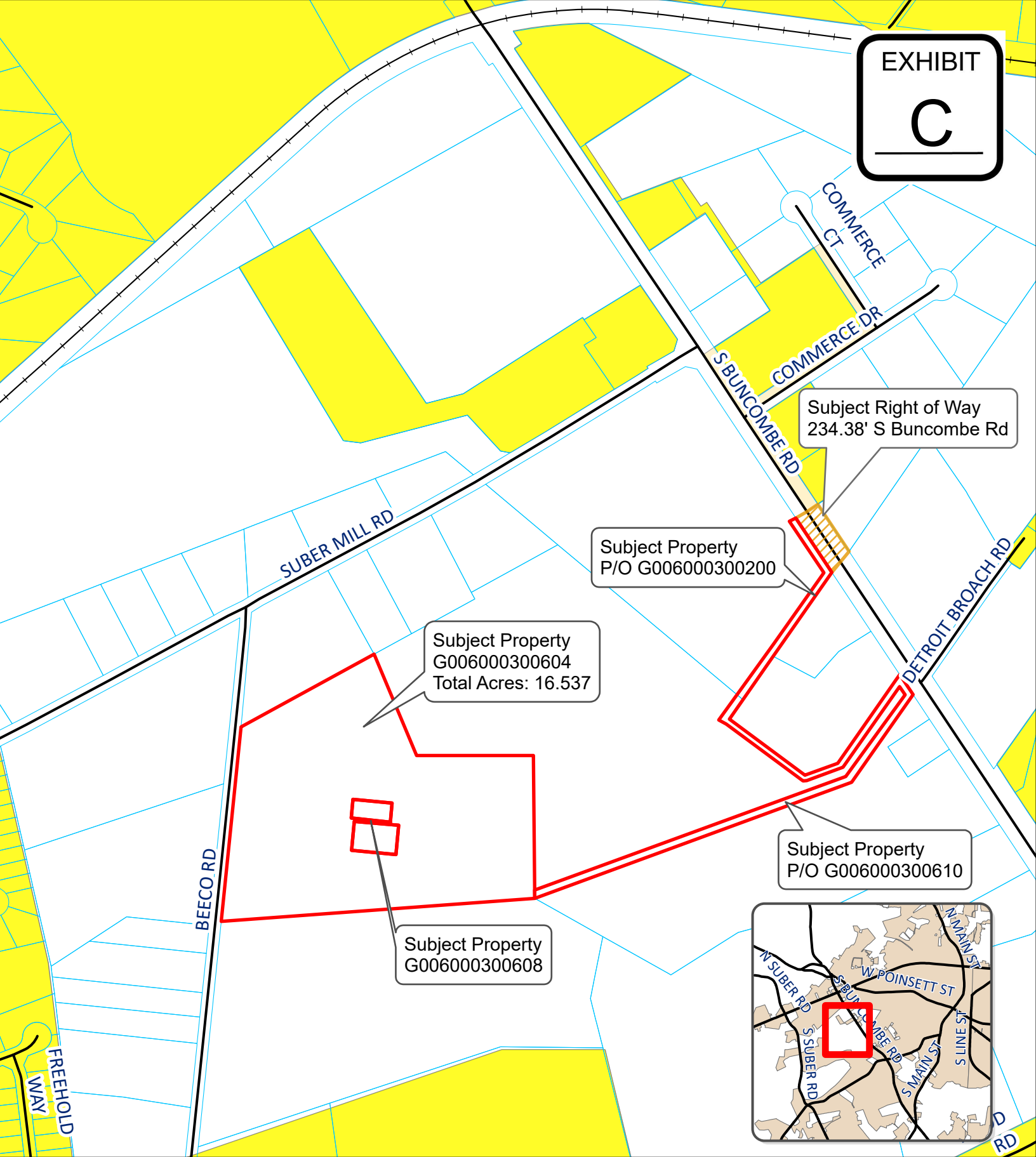
- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than \$100.00;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.





EXHIBIT

C



Ordinance 43-2020

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

Council Districts

1

2

3

4

5

6

Streets

Right of Way

Parcels

# EXHIBIT

## D

450200

**Greenville County  
Unincorporated Areas  
450089**

BEECH RD

COMMERCE DR

S BUNCOMBER RD

DETROIT  
BROACH RD

RAILROAD

Program at 1-800-638-6620.



MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342E

### FIRM

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

**PANEL 342 OF 625**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENVILLE COUNTY	450089	0342	E
GREER, CITY OF	450200	0342	E

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



**MAP NUMBER  
45045C0342E**

**MAP REVISED  
AUGUST 18, 2014**

**Federal Emergency Management Agency**

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



### 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 85-87 Beeco Rd. and South Buncombe Road, tms# G006000300604; G006000300608; G006000300610, G006000300200 and described on the deeds attached hereto marked as Exhibit A; a recorded copy of the Certificate evidencing the corporate name change of Petitioner/freeholder is attached hereto marked as Exhibit B; The plats and legal description attached hereto marked as Exhibit C, showing property containing approximately 16.537 acres (including right-of-way portion) being tms# G006000300604; G006000300608; p/o G006000300610 and G006000300200; identify that area the area to be annexed more particularly, and such area is incorporated by reference as a description of the area to be annexed. By their signatures, the freeholders petition the City Council to annex the entire area described and identified in Exhibit C.

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 9th day of July, 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 I-1.  
Yes ☐ No ☒

**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?**

Print Name: Honeywell International, Inc.  
Signature: James Reilly, VP Global Real Estate  
Address: 300 South Tryon Street, Charlotte, NC 28202  
Witness: May Shum  
Date: July 9, 2020  
Parcel Address: \_\_\_\_\_  
Tax Map Number: \_\_\_\_\_

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

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, AUGUST 17, 2020**

---

**DOCKET:** AN 20-87

**APPLICANT:** Honeywell International, Inc

**PROPERTY LOCATION:** Beeco Rd and S. Buncombe Rd

**TAX MAP NUMBER:** G006000300604, G006000300608,  
P/O G006000300610, P/O G006000300200

**EXISTING ZONING:** I-1, Industrial (Greenville County)

**REQUEST:** I-1, Industrial

**SIZE:** 16.537 Acres

**COMPREHENSIVE PLAN:** Along a Regional Corridor and near an  
Employment Center Community

**ANALYSIS:** AN 20-87

---

AN 20-87 is a request to annex and zone a 10' strip along a portion of two parcels to connect to two parcels located on Beeco Rd with a requested zoning of I-1, Industrial. These property are currently zoned I-1, Industrial in Greenville County. The two parcels that are being annexed along Beeco Rd are currently developed with an industrial building.

Surrounding land uses and zoning include:

North: I-1, Industrial (City of Greer) - WestRock  
East: C-3, C-2, Commercial and I-1 Industrial (Greenville County & City of Greer) – Various Businesses  
South: R-S, Residential Suburban and S-1, Service (Greenville County & City of Greer) - Refresco  
West: S-1, Services and R-S, Residential Suburban (Greenville County) – Various Businesses

The land use map in the Comprehensive Plan identifies the area near these properties are along a Regional Corridor, these corridors are primarily nonresidential in use. Intensity of traffic, speed, and use is usually the highest in the community. Normally, these corridors have a minimum of four lanes. Land uses identified within the regional corridor are equivalent to the higher density residential zoning classifications, O-D, C-2, C-3, and S-1. The property is also near an Employment Center, which serve as locations for employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted.

In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the proposed request.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Lavender made a motion to approve AN 20-87. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Lemon Creek Drive Speed Bumps**

**Summary:**

Lemon Creek Drive in the River Dale subdivision previously had four rubber speed bumps that were in poor condition. These speed bumps were removed during paving operations and not replaced. Property owners have petitioned to replace the speed bumps. (Action Required)

**Executive Summary:**

City Engineering Staff recommends waiving requirement number 5. Have a volume greater than 300 vehicles per day (average of weekdays) but not greater than 4,000 vpd, with limited case-by-case exception. The road previously had speed bumps, and is serving as a cut through for traffic from Gap Creek Rd. to E. Wade Hampton. Should Council approve the waiving of this requirement, the next steps would be defining the impact areas of the proposed speed bumps and getting a petition of approval with 65% of the property owners in these areas.

“Per City of Greer Traffic Calming Policy Resolution Number 7-2013, the following criteria must be met to be considered for the program:

1. Have a functional classification of residential street
2. Have a posted speed of 35 mph or less
3. Be two-lanes wide
4. Have an 85th percentile speed of 5 mph over the posted limits
5. Have a volume greater than 300 vehicles per day (average of weekdays) but not greater than 4,000 vpd, with limited case-by-case exception.”

Presented by Robert Roux, Assistant City Engineer

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Cover Memo	8/19/2020	Cover Memo
❑ Lemon Creek Drive Photos	8/19/2020	Backup Material
❑ City of Greer Traffic Calming Policy	8/19/2020	Backup Material



City of Greer Council Agenda Item for August 25, 2020

**Re: Lemon Creek Drive Speed Bumps**

Lemon Creek Drive in the River Dale subdivision previously had four rubber speed bumps that were in poor condition. These speed bumps were removed during paving operations and not replaced. Property owners have petitioned to replace the speed bumps.

Per City of Greer Traffic Calming Policy Resolution Number 7-2013, the following criteria must be met to be considered for the program:

1. Have a functional classification of residential street
2. Have a posted speed of 35 mph or less
3. Be two-lanes wide
4. Have an 85th percentile speed of 5 mph over the posted limits
5. Have a volume greater than 300 vehicles per day (average of weekdays) but not greater than 4,000 vpd, with limited case-by-case exception.

During analysis of the Lemon Creek Drive traffic, it was determined that the street meets 4 of the 5 eligibility criteria. The street did not meet the 300 vehicles per day volume criteria. However, the City Resolution states that this can be waived on a case-by-case basis.

City Engineering Staff recommends waiving this requirement since the road previously had speed bumps, and is serving as a cut through for traffic from Gap Creek Rd. to E. Wade Hampton. Should Council approve the waiving of this requirement, the next steps would be defining the impact areas of the proposed speed bumps and getting a petition of approval with 65% of the property owners in these areas.

Please feel free to contact me with any questions.

Thank you,

Robert Roux, PE, CFM  
Assistant City Engineer  
City of Greer



## Lemon Creek Drive - Cut-through Route





## Lemon Creek Drive Speed Bumps

Previous Speed  
Bump locations





# Lemon Creek Drive Speed Bumps

Previous Speed  
Bump locations

Google





Streetview February 2017







**RESOLUTION NUMBER 7-2013**

**A RESOLUTION ADOPTING THE CITY  
OF GREER TRAFFIC CALMING POLICY**

**WHEREAS**, Council finds it necessary to adopt Traffic Calming Policies to address speeding traffic and related safety concerns within neighborhoods; and

**WHEREAS**, Council is committed to being a supporting partner in helping neighbors devise creative and workable ways to restore and preserve safe and peaceful streets; and

**WHEREAS**, Council finds it beneficial to enhance neighborhood safety and livability by working closely with neighborhoods to implement effective and cost efficient solutions relating to vehicular traffic in our residential areas.

**NOW, THEREFORE, BE IT RESOLVED** the City Council of the City of Greer hereby:

1. Adopts the attached City of Greer Traffic Calming Policy.

This resolution shall be effective upon approval by the Council of the City of Greer.

**CITY OF GREER, SOUTH CAROLINA**

A handwritten signature in black ink, appearing to read "Richard W. Danner", written over a horizontal line.

Richard W. Danner, Mayor

**ATTEST:**

A handwritten signature in black ink, appearing to read "Tammela Duncan", written over a horizontal line.

Tammela Duncan, Municipal Clerk

A handwritten signature in black ink, appearing to read "Edward Driggers", written over a horizontal line.

Edward Driggers, City Administrator

Approval Date: May 14, 2013



# Traffic Calming Policy

## Introduction

In recent years, the City of Greer has received numerous requests to address speeding traffic and related safety concerns within neighborhoods. The City is committed to being a supporting partner in helping neighbors devise creative and workable ways to restore and preserve safe and peaceful streets. The City believes that this can be achieved through the use of devices or geometric features that have been labeled as “traffic calming” devices. The City, subject to the traffic calming policy, may install speed humps intended to mitigate and reduce excessive speeding within these residential areas.

## Eligibility Criteria

The City separates roadways into different types or classes, characterized by the nature and types of trips that take place, the length of the trip, and general traffic volume conditions.

Streets are placed in the following categories: Arterial Roadways, Collector Roadways, and Residential (Local) Streets. To be considered for the program, a roadway must:

1. Have a functional classification of residential street.
2. Have a posted speed of 35 MPH or less;
3. Be two-lanes wide;
4. Have an 85<sup>th</sup> percentile speed of 5 mph over the posted limit.
5. Have a volume greater than 300 vehicles per day (average of weekdays) but not greater than of 4,000 vehicles per day, with limited case by case exception.

## Neighborhood Application

Requests for applications can be made through the City of Greer’s Engineering Office by calling 848-2181 or visiting the City of Greer Web Site. The initial application must include the name, address, phone number, and signature of individuals representing 5 separate households supporting the request for traffic calming devices.

## **Field & Traffic Studies**

Once an application has been approved, appropriate traffic data collection will begin. Traffic volume and speed data will be collected for a period of five weekdays.

Average daily volume will be calculated using the total volume of vehicles counted over the five day period divided by 5.

The 85<sup>th</sup> percentile speed will be derived from the speed data collected along with the volume data.

The field data will be evaluated and if the eligibility criteria are met, then a meeting with neighborhood representatives will be scheduled.

## **Design and Location Standards**

Generally, road humps will be 7-14 feet in travel length with a maximum height of three (3) to four (4) inches.

The City will determine the final location of all road humps. Road humps will usually be placed 200 to 600 feet apart.

Road humps will not be installed at the following locations:

- In front of driveways;
- Over manholes, monitoring wells, or water valves;
- Adjacent to fire hydrants;
- Near drainage inlets, if they will hinder drainage;
- On a vertical grade greater than 5%;
- In horizontal or vertical curves nor on approaches to these curves where visibility of the road hump is limited;
- Within 500 feet of a traffic signal, 200 feet of a stop sign or yield sign, or 100 feet of an uncontrolled intersection;
- In front of a property if the occupant objects to its placement.

Each road hump will be identified with appropriate traffic control devices. These include pavement markings on each hump, warning signs at each hump, and warning signs for each street segment with humps.

## **Quarterly Ranking**

Data collected in the field will be tabulated in order to determine if the applications received meet the established criteria. For those that meet the criteria, a quarterly ranking of the applications will be performed based on the average daily traffic volume measured at each location. The rankings will determine the order in which the applications will be processed.

## **Neighborhood Petition**

City staff, with the assistance of the City Engineer, will identify the impact area, and a petition bearing signatures of 65% of the property owners in the initial impact area must be completed to initiate subsequent steps of the process.

Proposed speed hump locations will be determined with the neighborhood representatives. If a sufficient number of households object to locating the calming device at their residence to render the plan unattainable, then the project will be terminated.

A petition form will be provided to the neighborhood representatives.

This petition must be returned within 30 days and must contain signatures representing 65% of the eligible residences, with a sufficient number of location permissions, in order to move forward with construction.

## **Funding**

Funding for speed humps will be provided annually at the discretion of City Council. Approved locations will be installed as funds are available on a first come, first served basis. Approved locations may be funded by the neighborhood and will be installed upon receipt of necessary funds for the installation. Typical costs of these types of installation are \$1500-\$2100.

## **Petition Failure/Removal Policy**

Any application for consideration that is received and fails to meet the eligibility criteria will not be eligible for reconsideration for a period of one year.

Any petition that is offered to residents and fails to receive sufficient neighborhood support to proceed will not be eligible for reconsideration for a period of three years.



If after two years from the date of installation, residents of the neighborhood decide that they no longer want speed humps, they can request that the traffic calming devices be removed. A minimum of 65% of the eligible residences must submit a favorable vote to remove any device which has been installed. The entire cost of removal must be paid for by the residents. If speed humps are removed from a road, pursuant to this section, that road will not be eligible for new speed humps for a period of five (5) years from the date of removal.





\_\_\_\_\_

Street Name				OK to locate here		
Number	Name	Phone #	For	Against	Yes	No
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

**Category Number: XI.**  
**Item Number: B.**



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**First and Final Reading of Resolution Number 23-2020**

**Summary:**

A RESOLUTION TO ADOPT THE GREENVILLE COUNTY MULTI-JURISDICTIONAL  
HAZARD MITIGATION PLAN (Action Required)  
Presented by Fire Chief Dorian Flowers

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Resolution Number 23-2020	7/29/2020	Cover Memo

## **RESOLUTION NUMBER 23-2020**

### **A RESOLUTION TO ADOPT THE GREENVILLE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

WHEREAS, City of Greer is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the City of Greer desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the City of Greer to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the City of Greer to fulfill its obligation under Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the City of Greer; and

WHEREAS, City of Greer in coordination Greenville County has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the South Carolina Emergency Management Division and the Federal Emergency Management Agency have reviewed the Greenville County Multi-Jurisdictional Hazard Mitigation Plan for legislative compliance and have approved the plan pending the completion of local adoption procedures;

NOW, THEREFORE, BE IT RESOLVED that the Greer City Council hereby:

1. Adopts the Greenville County Multi-Jurisdictional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First and Final Reading: August 25, 2020

Approved as to Form:

---

Daniel R. Hughes, Esquire  
City Attorney



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**Fiscal Year 2019 Assistance to Firefighters Grant**

**Summary:**

The purpose of the Assistance to Firefighters Grant program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant Program's purpose and was worthy of award. Presented by Dorian Flowers, Fire Chief

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
☐ Award Letter and Documentation	8/19/2020	Backup Material

# Award Letter

U.S. Department of Homeland Security  
Washington, D.C. 20472

Scott Keeley  
GREER, CITY OF  
301 EAST POINSETT STREET  
GREER, SC 29651



EMW-2019-FG-06240

Dear Scott Keeley,

Congratulations on behalf of the Department of Homeland Security. Your application submitted for the Fiscal Year (FY) 2019 Assistance to Firefighters Grant (AFG) Grant funding opportunity has been approved in the amount of \$177,540.00 in Federal funding. As a condition of this grant, you are required to contribute non-Federal funds equal to or greater than 10.0% of the Federal funds awarded, or \$17,754.00 for a total approved budget of \$195,294.00. Please see the FY 2019 AFG Notice of Funding Opportunity for information on how to meet this cost share requirement.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- 2019 AFG Notice of Funding Opportunity (NOFO) - incorporated by reference

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,

A handwritten signature in black ink, appearing to read "C Logan", with a stylized flourish at the end.

Christopher Logan  
Acting Assistant Administrator  
Grant Programs Directorate

# Summary Award Memo

**Program:** Fiscal Year 2019 Assistance to Firefighters Grant

**Recipient:** GREER, CITY OF

**DUNS number:** 030101794

**Award number:** EMW-2019-FG-06240

## Summary description of award

The purpose of the Assistance to Firefighters Grant program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant Program's purpose and was worthy of award.

Except as otherwise approved as noted in this award, the information you provided in your application for FY2019 Assistance to Firefighters Grants funding is incorporated into the terms and conditions of this award. This includes any documents submitted as part of the application.

## Amount awarded

The amount of the award is detailed in the attached Obligating Document for Award.

The following are the budgeted estimates for object classes for this award (including Federal share plus your cost share, if applicable):

Object Class	Total
Personnel	\$0.00
Fringe benefits	\$0.00
Travel	\$0.00
Equipment	\$189,000.00
Supplies	\$6,294.00
Contractual	\$0.00
Construction	\$0.00
Other	\$0.00
Indirect charges	\$0.00
Federal	\$177,540.00
Non-federal	\$17,754.00
Total	\$195,294.00
Program Income	\$0.00

## Approved scope of work

After review of your application, FEMA has approved the below scope of work. Justifications are provided for any differences between the scope of work in the original application and the approved scope of work under this award. You must submit scope or budget revision requests for FEMA's prior approval, via an amendment request, as appropriate per 2 C.F.R. § 200.308 and the FY2019 AFG NOFO.

### Approved request details:

## Personal Protective Equipment (PPE)



### Additional funding

#### DESCRIPTION

SCBA battery charger bank. Amount requested includes taxes and shipping.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	3	\$583.00	\$1,749.00	Supplies

#### CHANGE FROM APPLICATION

**Budget class** from **Equipment** to **Supplies**

#### JUSTIFICATION

Funds in the Equipment category were moved to Supplies Category.

### Additional funding

#### DESCRIPTION

Spare rechargeable battery for SCBA, to be stored on apparatus. Amount requested includes taxes and shipping.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	15	\$303.00	\$4,545.00	Supplies

#### CHANGE FROM APPLICATION

**Budget class** from **Equipment** to **Supplies**

#### JUSTIFICATION

Funds in the Equipment category were moved to Supplies Category.

**SCBA: SCBA Unit includes: Harness/Backpack, Face Piece and 2 cylinders**

DESCRIPTION

NFPA 1981 2018 edition-compliant SCBA to include face piece and 2 cylinders. 4,500 PSI system, quick-connection feature and rechargeable battery. Amount requested includes taxes and shipping.

	QUANTITY	UNIT PRICE	TOTAL	BUDGET CLASS
Cost 1	27	\$7,000.00	\$189,000.00	Equipment

CHANGE FROM APPLICATION

Cost 1 **Price** from **\$10,605.00** to **\$7,000.00**

JUSTIFICATION

This reduction is because the cost you requested for SCBA exceeds the average price range calculated from market research and prior awards for the same item.

## **Agreement Articles**

**Program:** Fiscal Year 2019 Assistance to Firefighters Grant

**Recipient:** GREER, CITY OF

**DUNS number:** 030101794

**Award number:** EMW-2019-FG-06240

## **Table of contents**

Article 1	Assurances, Administrative Requirements, Cost Principles, Representations and Certifications
Article 2	DHS Specific Acknowledgements and Assurances
Article 3	Acknowledgement of Federal Funding from DHS
Article 4	Activities Conducted Abroad
Article 5	Age Discrimination Act of 1975
Article 6	Americans with Disabilities Act of 1990
Article 7	Best Practices for Collection and Use of Personally Identifiable Information (PII)
Article 8	Civil Rights Act of 1964 – Title VI
Article 9	Civil Rights Act of 1968
Article 10	Copyright
Article 11	Debarment and Suspension
Article 12	Drug-Free Workplace Regulations
Article 13	Duplication of Benefits
Article 14	Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX
Article 15	Energy Policy and Conservation Act
Article 16	False Claims Act and Program Fraud Civil Remedies
Article 17	Federal Debt Status
Article 18	Federal Leadership on Reducing Text Messaging while Driving
Article 19	Fly America Act of 1974
Article 20	Hotel and Motel Fire Safety Act of 1990
Article 21	Limited English Proficiency (Civil Rights Act of 1964, Title VI)
Article 22	Lobbying Prohibitions
Article 23	National Environmental Policy Act
Article 24	Nondiscrimination in Matters Pertaining to Faith-Based Organizations

Article	Non-supplanting Requirement
25	
Article	Notice of Funding Opportunity Requirements
26	
Article	Patents and Intellectual Property Rights
27	
Article	Procurement of Recovered Materials
28	
Article	Rehabilitation Act of 1973
29	
Article	Reporting of Matters Related to Recipient Integrity and Performance
30	
Article	Reporting Subawards and Executive Compensation
31	
Article	SAFECOM
32	
Article	Terrorist Financing
33	
Article	Trafficking Victims Protection Act of 2000 (TVPA)
34	
Article	Universal Identifier and System of Award Management (SAM)
35	
Article	USA Patriot Act of 2001
36	
Article	Use of DHS Seal, Logo and Flags
37	
Article	Whistleblower Protection Act
38	
Article	Acceptance of Post Award Changes
39	
Article	Prior Approval for Modification of Approved Budget
40	
Article	Disposition of Equipment Acquired Under the Federal Award
41	
Article	Environmental Planning and Historic Preservation
42	

**Article 1      Assurances, Administrative Requirements, Cost Principles, Representations and Certifications**

DHS financial assistance recipients must complete either the Office of Management and Budget (OMB) Standard Form 424B Assurances – Non-Construction Programs, or OMB Standard Form 424D Assurances – Construction Programs, as applicable. Certain assurances in these documents may not be applicable to your program, and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances applicable to their program as instructed by the awarding agency. Please contact the DHS FAO if you have any questions. DHS financial assistance recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at Title 2, Code of Federal Regulations (C.F.R.) Part 200, and adopted by DHS at 2 C.F.R. Part 3002.

**Article 2      DHS Specific Acknowledgements and Assurances**

All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff. 1. Recipients must cooperate with any compliance reviews or compliance investigations conducted by DHS. 2. Recipients must give DHS access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations and other applicable laws or program guidance. 3. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports. 4. Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance. 5. Recipients of federal financial assistance from DHS must complete the DHS Civil Rights Evaluation Tool within thirty (30) days of receipt of the Notice of Award or, for State Administering Agencies, thirty (30) days from receipt of the DHS Civil Rights Evaluation Tool from DHS or its awarding component agency. Recipients are required to provide this information once every two (2) years, not every time an award is made. After the initial submission for the first award under which this term applies, recipients are only required to submit updates every two years, not every time a grant is awarded. Recipients should submit the completed tool, including supporting materials to [CivilRightsEvaluation@hq.dhs.gov](mailto:CivilRightsEvaluation@hq.dhs.gov). This tool clarifies the civil rights obligations and related reporting requirements contained in the DHS Standard Terms and Conditions. Subrecipients are not required to complete and submit this tool to DHS. The evaluation tool can be found at <https://www.dhs.gov/publication/dhs-civil-rights-evaluation-tool>. 6. The DHS Office for Civil Rights and Civil Liberties will consider, in its discretion, granting an extension if the recipient identifies steps and a timeline for completing the tool. Recipients should request extensions by emailing the request to [CivilRightsEvaluation@hq.dhs.gov](mailto:CivilRightsEvaluation@hq.dhs.gov) prior to expiration of the 30-day deadline.

<b>Article 3</b>	<b>Acknowledgement of Federal Funding from DHS</b> Recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.
<b>Article 4</b>	<b>Activities Conducted Abroad</b> Recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.
<b>Article 5</b>	<b>Age Discrimination Act of 1975</b> Recipients must comply with the requirements of the Age Discrimination Act of 1975, Pub. L. No. 94-135 (1975) (codified as amended at Title 42, U.S. Code, § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.
<b>Article 6</b>	<b>Americans with Disabilities Act of 1990</b> Recipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, Pub. L. No. 101-336 (1990) (codified as amended at 42 U.S.C. §§ 12101–12213), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.
<b>Article 7</b>	<b>Best Practices for Collection and Use of Personally Identifiable Information (PII)</b> Recipients who collect PII are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy Template as useful resources respectively.
<b>Article 8</b>	<b>Civil Rights Act of 1964 – Title VI</b> Recipients must comply with the requirements of Title VI of the Civil Rights Act of 1964 (codified as amended at 42 U.S.C. § 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at 6 C.F.R. Part 21 and 44 C.F.R. Part 7.



**Article 9 Civil Rights Act of 1968**

Recipients must comply with Title VIII of the Civil Rights Act of 1968, Pub. L. No. 90-284, as amended through Pub. L. 113-4, which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (see 42 U.S.C. § 3601 et seq.), as implemented by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features. (See 24 C.F.R. Part 100, Subpart D.)

**Article 10 Copyright**

Recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

**Article 11 Debarment and Suspension**

Recipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) 12549 and 12689, which are at 2 C.F.R. Part 180 as adopted by DHS at 2 C.F.R. Part 3000. These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

**Article 12 Drug-Free Workplace Regulations**

Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of 2 C.F.R. Part 3001, which adopts the Government-wide implementation (2 C.F.R. Part 182) of Sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (41 U.S.C. §§ 8101-8106).

**Article 13 Duplication of Benefits**

Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies; to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions; or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

<b>Article 14</b>	<b>Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX</b> Recipients must comply with the requirements of Title IX of the Education Amendments of 1972, Pub. L. No. 92-318 (1972) (codified as amended at 20 U.S.C. § 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at 6 C.F.R. Part 17 and 44 C.F.R. Part 19.
<b>Article 15</b>	<b>Energy Policy and Conservation Act</b> Recipients must comply with the requirements of the Energy Policy and Conservation Act, Pub. L. No. 94- 163 (1975) (codified as amended at 42 U.S.C. § 6201 et seq.), which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.
<b>Article 16</b>	<b>False Claims Act and Program Fraud Civil Remedies</b> Recipients must comply with the requirements of the False Claims Act, 31 U.S.C. §§ 3729-3733, which prohibits the submission of false or fraudulent claims for payment to the federal government. (See 31 U.S.C. §§ 3801-3812, which details the administrative remedies for false claims and statements made.)
<b>Article 17</b>	<b>Federal Debt Status</b> All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See OMB Circular A-129.)
<b>Article 18</b>	<b>Federal Leadership on Reducing Text Messaging while Driving</b> Recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in E.O. 13513, including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the federal government.
<b>Article 19</b>	<b>Fly America Act of 1974</b> Recipients must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under 49 U.S.C. § 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974, 49 U.S.C. § 40118, and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.
<b>Article 20</b>	<b>Hotel and Motel Fire Safety Act of 1990</b> In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, 15 U.S.C. § 2225a, recipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, (codified as amended at 15 U.S.C. § 2225.)

**Article 21 Limited English Proficiency (Civil Rights Act of 1964, Title VI)**

Recipients must comply with Title VI of the Civil Rights Act of 1964, (42 U.S.C. § 2000d et seq.) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance: <https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited> and additional resources on <http://www.lep.gov>.

**Article 22 Lobbying Prohibitions**

Recipients must comply with 31 U.S.C. § 1352, which provides that none of the funds provided under a federal financial assistance award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification.

**Article 23 National Environmental Policy Act**

Recipients must comply with the requirements of the National Environmental Policy Act of 1969 (NEPA), Pub. L. No. 91-190 (1970) (codified as amended at 42 U.S.C. § 4321 et seq.) and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which require recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.

**Article 24 Nondiscrimination in Matters Pertaining to Faith-Based Organizations**

It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

**Article 25 Non-supplanting Requirement**

Recipients receiving federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

**Article 26 Notice of Funding Opportunity Requirements**

All the instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this program are incorporated here by reference in the award terms and conditions. All recipients must comply with any such requirements set forth in the program NOFO.

**Article 27 Patents and Intellectual Property Rights**

Recipients are subject to the Bayh-Dole Act, 35 U.S.C. § 200 et seq, unless otherwise provided by law. Recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from federal financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

**Article 28 Procurement of Recovered Materials**

States, political subdivisions of states, and their contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. No. 89-272 (1965), (codified as amended by the Resource Conservation and Recovery Act, 42 U.S.C. § 6962.) The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

**Article 29 Rehabilitation Act of 1973**

Recipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, Pub. L. No. 93-112 (1973), (codified as amended at 29 U.S.C. § 794,) which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

**Article 30 Reporting of Matters Related to Recipient Integrity and Performance**

If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this federal award, then the recipients must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

**Article 31 Reporting Subawards and Executive Compensation**

Recipients are required to comply with the requirements set forth in the government-wide award term on Reporting Subawards and Executive Compensation located at 2 C.F.R. Part 170, Appendix A, the full text of which is incorporated here by reference in the award terms and conditions.

**Article 32 SAFECOM**

Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

**Article 33 Terrorist Financing**

Recipients must comply with E.O. 13224 and U.S. laws that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

**Article 34 Trafficking Victims Protection Act of 2000 (TVPA)**

Recipients must comply with the requirements of the government-wide financial assistance award term which implements Section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), codified as amended at 22 U.S.C. § 7104. The award term is located at 2 C.F.R. § 175.15, the full text of which is incorporated here by reference.

**Article 35 Universal Identifier and System of Award Management (SAM)**

Recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A, the full text of which is incorporated here by reference.

**Article 36 USA Patriot Act of 2001**

Recipients must comply with requirements of Section 817 of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (USA PATRIOT Act), Pub. L. No. 107-56, which amends 18 U.S.C. §§ 175–175c.

**Article 37 Use of DHS Seal, Logo and Flags**

Recipients must obtain permission from their DHS FAO prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

**Article 38 Whistleblower Protection Act**

Recipients must comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. §§ 4304 and 4310.

**Article 39 Acceptance of Post Award Changes**

In the event FEMA determines that changes are necessary to the award document after an award has been made, including changes to period of performance or terms and conditions, recipients will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate recipient acceptance of the changes to the award. Please call the FEMA/GMD Call Center at (866) 927-5646 or via e-mail to [ASK-GMD@dhs.gov](mailto:ASK-GMD@dhs.gov) if you have any questions.

**Article 40 Prior Approval for Modification of Approved Budget**

Before making any change to the DHS/FEMA approved budget for this award, you must request prior written approval from DHS/FEMA where required by 2 C.F.R. § 200.308. DHS/FEMA is also utilizing its discretion to impose an additional restriction under 2 C.F.R. § 200.308(e) regarding the transfer of funds among direct cost categories, programs, functions, or activities. Therefore, for awards with an approved budget where the Federal share is greater than the simplified acquisition threshold (currently \$250,000), you may not transfer funds among direct cost categories, programs, functions, or activities without prior written approval from DHS/FEMA where the cumulative amount of such transfers exceeds or is expected to exceed ten percent (10%) of the total budget DHS/FEMA last approved. You must report any deviations from your DHS/FEMA approved budget in the first Federal Financial Report (SF-425) you submit following any budget deviation, regardless of whether the budget deviation requires prior written approval.

**Article 41 Disposition of Equipment Acquired Under the Federal Award**

When original or replacement equipment acquired under this award by the recipient or its subrecipients is no longer needed for the original project or program or for other activities currently or previously supported by DHS/FEMA, you must request instructions from DHS/FEMA to make proper disposition of the equipment pursuant to 2 C.F.R. § 200.313.

**Article 42 Environmental Planning and Historic Preservation**

DHS/FEMA funded activities that may require an EHP review are subject to FEMA's Environmental Planning and Historic Preservation (EHP) review process. This review does not address all Federal, state, and local requirements. Acceptance of Federal funding requires recipient to comply with all Federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize Federal funding. DHS/FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by DHS/FEMA grant funds, through its EHP Review process, as mandated by the National Environmental Policy Act; National Historic Preservation Act of 1966, as amended; National Flood Insurance Program regulations; and, any other applicable laws and Executive Orders. To access the FEMA's Environmental and Historic Preservation (EHP) screening form and instructions go to the DHS/FEMA website at: <https://www.fema.gov/media-library/assets/documents/90195>. In order to initiate EHP review of your project(s), you must complete all relevant sections of this form and submit it to the Grant Programs Directorate (GPD) along with all other pertinent project information. Failure to provide requisite information could result in delays in the release of grant funds. If ground disturbing activities occur during construction, applicant will monitor ground disturbance, and if any potential archeological resources are discovered, applicant will immediately cease work in that area and notify the pass-through entity, if applicable, and DHS/FEMA.

## Obligating document

<b>1. Agreement No.</b> EMW-2019-FG-06240	<b>2. Amendment No.</b> N/A	<b>3. Recipient No.</b> 576001042	<b>4. Type of Action</b> AWARD	<b>5. Control No.</b> WX02929N2020T		
<b>6. Recipient Name and Address</b> GREER, CITY OF 301 E POINSETT ST GREER, SC 29651		<b>7. Issuing FEMA Office and Address</b> Grant Programs Directorate 500 C Street, S.W. Washington DC, 20528-7000 1-866-927-5646		<b>8. Payment Office and Address</b> FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20742		
<b>9. Name of Recipient Project Officer</b> Scott Keeley		<b>9a. Phone No.</b> 8648482169	<b>10. Name of FEMA Project Coordinator</b> Assistance to Firefighters Grant Program		<b>10a. Phone No.</b> 1-866-274-0960	
<b>11. Effective Date of This Action</b>  08/07/2020	<b>12. Method of Payment</b>  OTHER - FEMA GO	<b>13. Assistance Arrangement</b>  COST SHARING		<b>14. Performance Period</b> 08/14/2020 to 08/13/2021 <b>Budget Period</b> 08/14/2020 to 08/13/2021		
<b>15. Description of Action a. (Indicate funding data for awards or financial changes)</b>						
<b>Program Name Abbreviation</b>	<b>Assistance Listings No.</b>	<b>Accounting Data(ACCS Code)</b>	<b>Prior Total Award</b>	<b>Amount Awarded This Action + or (-)</b>	<b>Current Total Award</b>	<b>Cumulative Non-Federal Commitment</b>
AFG	97.044	2020-F9-GB01 - P431-xxxx-4101-D	\$0.00	\$177,540.00	\$177,540.00	\$17,754.00
Totals			\$0.00	\$177,540.00	\$177,540.00	\$17,754.00
<b>b. To describe changes other than funding data or financial changes, attach schedule and check here:</b> N/A						
<b>16. FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA (See Block 7 for address)</b> This field is not applicable for digitally signed grant agreements						



<b>17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)</b>	<b>DATE</b>
<b>18. FEMA SIGNATORY OFFICIAL (Name and Title)</b>	<b>DATE</b>
Christopher Logan, Acting Assistant Administrator Grant Programs Directorate	08/07/2020



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**First Reading of Ordinance Number 45-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY VICTORY PROFESSIONAL LLC LOCATED AT 811 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 45-2020 is a rezoning request for a parcel located at 811 W. Poinsett St. The owner is requesting to rezone the property from C-2, Commercial District to R-7.5, Single-family Residential. This corridor currently has a mix of light commercial/office and residential uses. The Planning Commission conducted a public hearing on August 17, 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	8/20/2020	Cover Memo
❑ Ordinance Number 45-2020	8/24/2020	Ordinance
❑ Ord 45-2020 Exhibit A Map	8/20/2020	Exhibit
❑ Ord 45-2020 Zoning Application	8/20/2020	Backup Material
❑ Ord 45-2020 Planning Commission Minutes	8/20/2020	Backup Material

# Memorandum

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

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

**Subject:** Ordinance 45-2020

**Date:** August 19, 2020

**CC:** Tammy Duncan, City Clerk

---

Ordinance 45-2020 is a rezoning request for a parcel located at 811 W. Poinsett St. The owner is requesting to rezone the property from C-2, Commercial District to R-7.5, Single-family Residential. This corridor currently has a mix of light commercial/office and residential uses.

The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

## **ORDINANCE NUMBER 45-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY VICTORY PROFESSIONAL LLC LOCATED AT 811 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Victory Professional LLC located at 811 West Poinsett Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000300101 containing approximately .195 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of its property be changed from C-2 (Commercial District) to R 7.5 (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 August 17, 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 7.5 (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 811 West Poinsett Street more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G009000300101 containing approximately .195 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to R 7.5 (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:

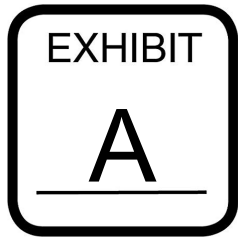
First Reading: August 25, 2020

Second and  
Final Reading: September 8, 2020

Approved as to Form:

---

John B. Duggan, Esquire  
City Attorney

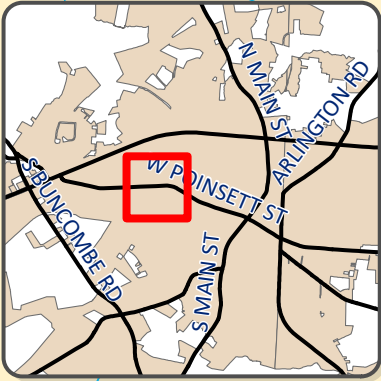
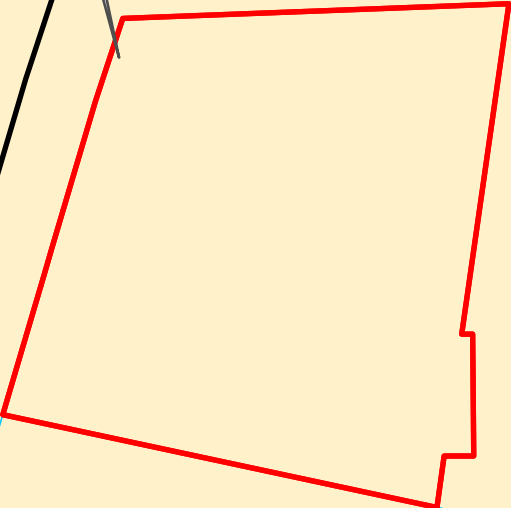


Subject Property  
G009000300101  
Acres: 0.195

N HOWELL ST


W POINSETT ST

S HOWELL ST





# Ordinance 45-2020


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.



0 10 20 30 40 Feet

 Streets

 City Limits

 Parcels



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

Date 07/06/2020

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

Tax Map Number(s) G009.00-03-001.01

Property Address(s) 811 W Poinsett Street, Greer, SC 29650

Acreage of Properties 0.195 or 8,508 S.F County Greenville

**Applicant Information**

Name Victor Naranjo / Victory Professional  
Address 811 W Poinsett Street, Greer, SC 29650  
Contact Number 864 325 6238  
Email vic-openhouse@hotmail.com

**Property Owner Information**

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

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Email \_\_\_\_\_

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from C-2 to R-7.5.

Existing Use: Vacant office Proposed Use: Single family residential

Signature(s) Victor Naranjo

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

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_ Case No. \_\_\_\_\_  
Meeting Date \_\_\_\_\_

**See Reverse**



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

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, AUGUST 17, 2020**

---

**DOCKET:** RZ 20-45

**APPLICANT:** Victor Naranjo

**PROPERTY LOCATION:** 811 W. Poinsett St

**TAX MAP NUMBER:** G009000300101

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

**REQUEST:** Rezone to R-7.5, Single Family Residential

**SIZE:** 0.195 acres

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

**ANALYSIS:** **RZ 20-45**

---

**RZ 20-45** is a rezoning request for a parcel located at 811 W. Poinsett St. The request is to rezone the parcel from C-2, Commercial to R-7.5, Single Family Residential.

Surrounding land uses and zoning include:

North: C-2, Commercial – Various Businesses  
East: C-2, Commercial – Various Businesses  
South: R-12, Single Family Residential - Occupied  
West: O-D, Office District and R-12, Single Family Residential – Occupied

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. Lavender made a motion to approve RZ 20-45. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 1. The motion passed.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**First Reading of Ordinance Number 46-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY APRIL BAUR LOCATED AT 305 BUNCOMBE STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 46-2020 is a rezoning request for a parcel located at 305 Buncombe St. The owner is requesting to rezone the property from R-12, Single-family Residential to RM-2, Residential Multi-family. There is an existing duplex on the property, which is considered a legal non-conforming use. The property needs to be rezoned in order to complete a small addition to the rear of the house. The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Ashley Kaade, Planner

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Cover Memo	8/20/2020	Cover Memo
❑ Ordinance Number 46-2020	8/21/2020	Ordinance
❑ Ord 46-2020 Exhibit A Map	8/20/2020	Exhibit
❑ Ord 46-2020 Zoning Application	8/20/2020	Backup Material
❑ Ord 46-2020 Planning Commission Minutes	8/20/2020	Backup Material

# Memorandum

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

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

**Subject:** Ordinance 46-2020

**Date:** August 19, 2020

**CC:** Tammy Duncan, City Clerk

---

Ordinance 46-2020 is a rezoning request for a parcel located at 305 Buncombe St. The owner is requesting to rezone the property from R-12, Single-family Residential to RM-2, Residential Multi-family. There is an existing duplex on the property, which is considered a legal non-conforming use. The property needs to be rezoned in order to complete a small addition to the rear of the house.

The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

**ORDINANCE NUMBER 46-2020**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY APRIL BAUR LOCATED AT 305 BUNCOMBE STREET FROM R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by April Baur located at 305 Buncombe Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G004000103100 containing approximately .25 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of her property be changed from R-12 (Single Family 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 August 17, 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 property located at 305 Buncombe Street more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G004000103100 containing approximately .25 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to RM-2 (Multi-Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

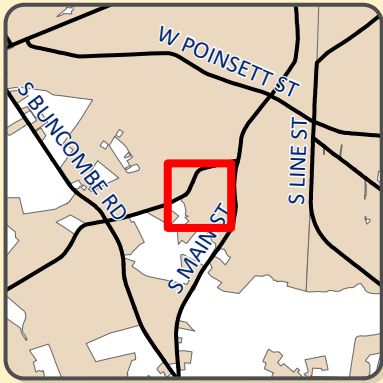
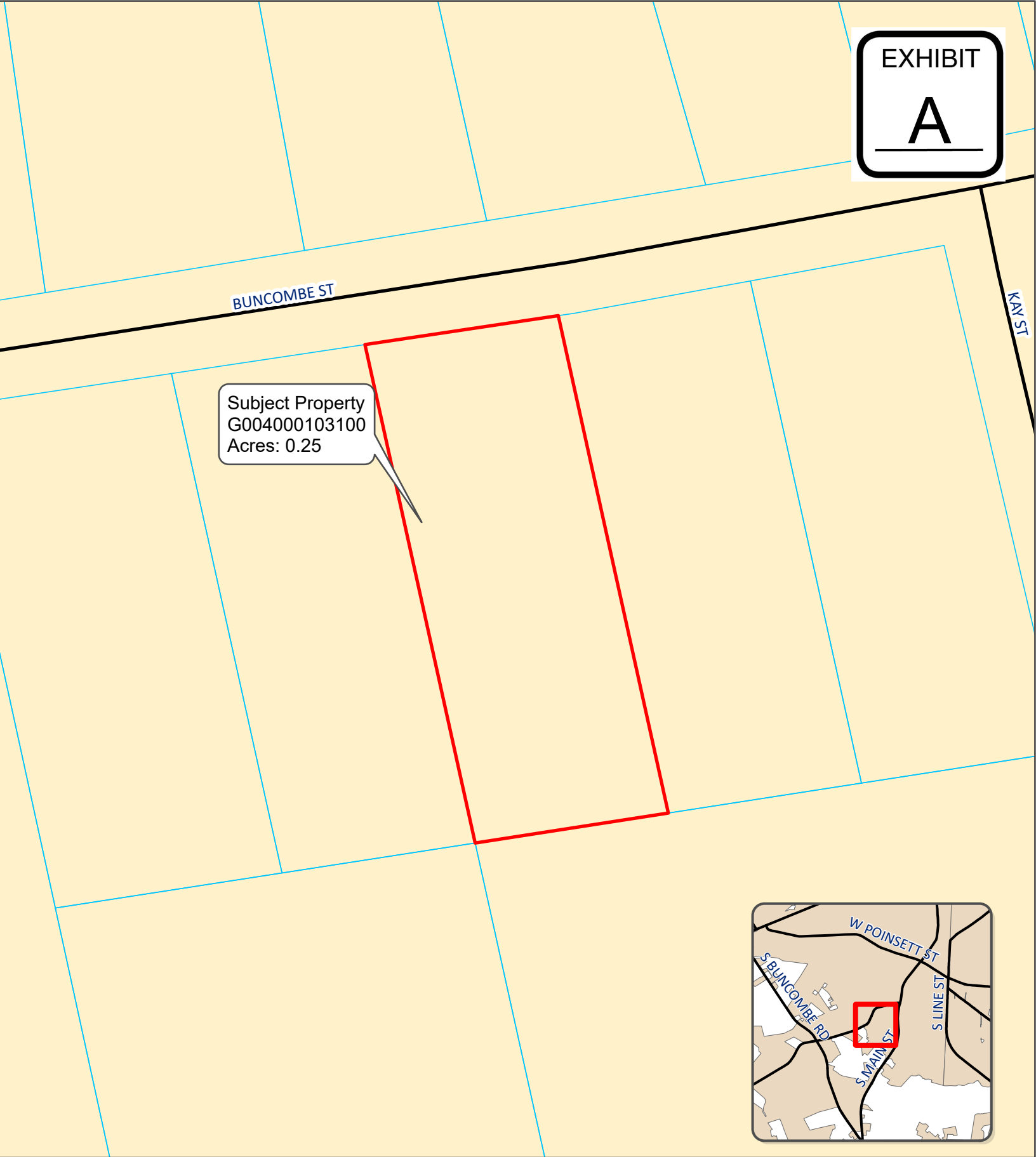
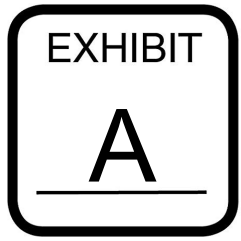
First Reading: August 25, 2020

Second and  
Final Reading: September 8, 2020

Approved as to Form:


---

John B. Duggan, Esquire  
City Attorney



# Ordinance 46-2020

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.



010203040

Feet

—

Streets

—

City Limits

—

Parcels





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

Date 7/10/2020

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

Tax Map Number(s) G004000103100  
Property Address(s) 305 Buncombe St. Greer, SC 29650  
Acreage of Properties .25 County Greenville

**Applicant Information**

Name April Baur  
Address 422 Circle Drive  
Greer, SC 29650  
Contact Number 864-266-2130  
Email baurag@wofford.edu

**Property Owner Information**

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

Name April Baur  
Address 422 Circle Drive  
Greer, SC 29650  
Contact Number 864-266-2130  
Email baurag@wofford.edu

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 RM-2.

Existing Use: Duplex, rental (1 bedroom) Proposed Use: Duplex, rental (2 bedrooms)

Signature(s) April Baur

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, AUGUST 17, 2020**

---

**DOCKET:** RZ 20-46

**APPLICANT:** April Baur

**PROPERTY LOCATION:** 305 Buncombe St

**TAX MAP NUMBER:** G004000103100

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

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

**SIZE:** 0.25 acres

**COMPREHENSIVE PLAN:** Residential Land Use 2 Community

**ANALYSIS:** RZ 20-46

---

**RZ 20-46** is a rezoning request for a parcel located at 305 Buncombe St. The request is to rezone the parcel from R-12, Single Family Residential to R-M2, Multi-Family Residential. The property currently has a duplex and is considered legal non-conforming. The owner is wishing to expand on the duplex but is unable to meet the required rear setback for R-12 zoning.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential and R-M2, Multi-Family Residential - Occupied  
East: R-12, Single Family Residential – Occupied (Duplexes)  
South: R-12, Single Family Residential - Occupied  
West: R-12, Single Family Residential – Occupied

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. While the Future Land Use map refers to this area as Residential Land Use 2, with its proximity to downtown and the surrounding lot sizes the requested R-M2, Multi-Family Residential zoning is appropriate for this area.

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 20-46. Ms. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**First Reading of Ordinance Number 47-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOSHUA TYNER LOCATED AT 228 DAVID ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO R-12 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 47-2020 is a rezoning request for a parcel located at 228 David Rd. The owner is requesting to rezone the property from C-3, Highway Commercial to R-12, Single-family Residential with the intent to build one single-family residence. This property was annexed in 1995 with a large group of other parcels which were all zoned C-3; however this parcel is located within an existing residential subdivision within Spartanburg County and can only be accessed via the residential road in the neighborhood. The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Ashley Kaade, Planner

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Cover Memo	8/20/2020	Cover Memo
❑ Ordinance Number 47-2020	8/21/2020	Ordinance
❑ Ord 47 Exhibit A Map	8/20/2020	Exhibit
❑ Ord 47-2020 Zoning Application	8/20/2020	Backup Material
❑ Ord 47-2020 Planning Commission Minutes	8/20/2020	Backup Material

# Memorandum

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

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

**Subject:** Ordinance 47-2020

**Date:** August 19, 2020

**CC:** Tammy Duncan, City Clerk

---

Ordinance 47-2020 is a rezoning request for a parcel located at 228 David Rd. The owner is requesting to rezone the property from C-3, Highway Commercial to R-12, Single-family Residential with the intent to build one single-family residence. This property was annexed in 1995 with a large group of other parcels which were all zoned C-3; however this parcel is located within an existing residential subdivision within Spartanburg County and can only be accessed via the residential road in the neighborhood.

The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

## **ORDINANCE NUMBER 47-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY JOSHUA TYNER LOCATED AT 228 DAVID ROAD FROM C-3 (HIGHWAY COMMERCIAL 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 Joshua Tyner located at 228 David Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-06-13-003.00 containing approximately 1.44 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of his property be changed from C-3 (Highway Commercial 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 August 17, 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 228 David Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel

Number 9-06-13-003.00 containing approximately 1.44 +/- acres attached hereto marked as Exhibit A shall be changed from C-3 (Highway Commercial 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:

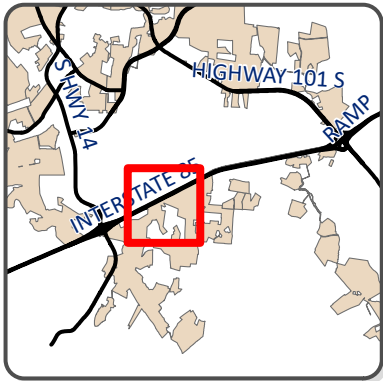
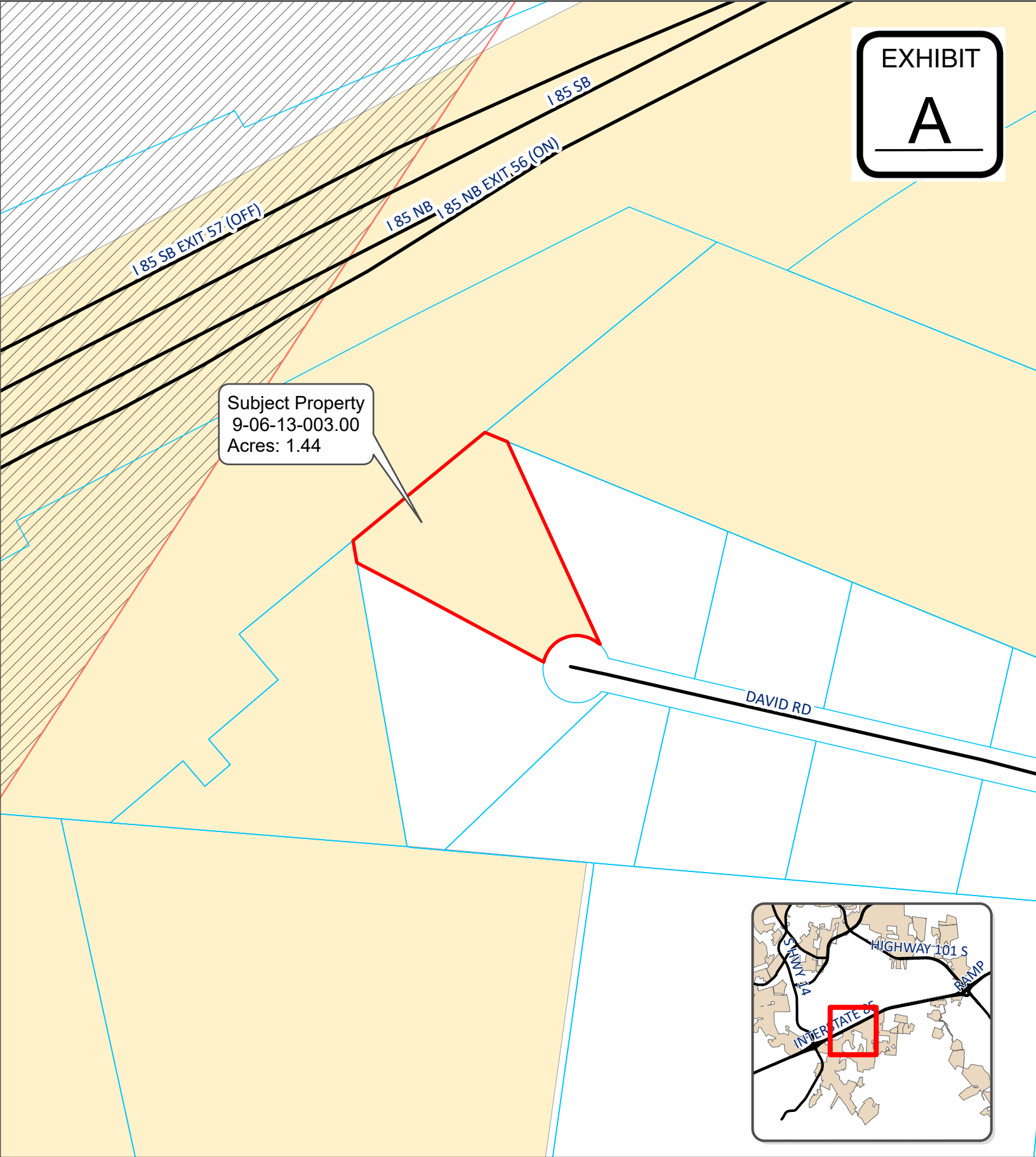
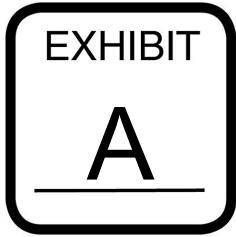
First Reading: August 25, 2020

Second and  
Final Reading: September 8, 2020

Approved as to Form:

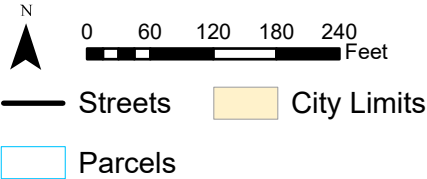
---

John B. Duggan, Esquire  
City Attorney



# Ordinance 47-2020

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 7/15/2020

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

Tax Map Number(s) 9-06-13-003.00

Property Address(s) 228 David road, Greer, SC 29651

Acreage of Properties 1.44 County Spartanburg

**Applicant Information**

Name Joshua Tyner  
Address 220 Woodmont School Road  
Piedmont, SC 29673  
Contact Number (864) 884-9218  
Email Tynerjos@aol.com

**Property Owner Information**

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

Name Joshua Tyner  
Address 220 Woodmont School Road  
Piedmont, SC 29673  
Contact Number (864) 884-9218  
Email Tynerjos@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 ✓

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from C-3 Commercial to Residential R-12.

Existing Use: Vacant Property Proposed Use: Single Family Dwelling

Signature(s) 

*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, AUGUST 17, 2020**

---

**DOCKET:** RZ 20-47

**APPLICANT:** Joshua Tyner

**PROPERTY LOCATION:** 228 David Rd

**TAX MAP NUMBER:** 9-06-13-003.00

**EXISTING ZONING:** C-3, Commercial

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

**SIZE:** 0.25 acres

**COMPREHENSIVE PLAN:** Employment Center Community

**ANALYSIS:** RZ 20-47

---

**RZ 20-47** is a rezoning request for a parcel located at 228 David Rd. The request is to rezone the parcel from C-3, Commercial to R-12, Single Family Residential. This property was annexed and zoned C-3 back in 1995 and was apart of the Fulton Acres Subdivision at that time.

Surrounding land uses and zoning include:

North: R-7.5, Single Family Residential and C-3, Commercial – Overton Park Sub  
East: R-7.5, Single Family Residential (City of Greer) – Overton Park and Unzoned  
Spartanburg County – Fulton Acres Subdivision  
South: Unzoned Spartanburg County – Fulton Acres Subdivision  
West: Unzoned Spartanburg County – Fulton Acres Subdivision and C-3, Commercial  
(City of Greer) - Vacant

The land use map in the Comprehensive Plan defines the area surrounding this property as an Employment Center, these centers serve as locations for employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple-building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential. This parcel was originally platted along with the rest of Fulton Acres back in 1976 as Lot 12 and only has access on David Rd which runs through the subdivision.

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. Lavender made a motion to approve RZ 20-47. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**First Reading of Ordinance Number 48-2020**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK LLC LOCATED AT 220 AND 240 J STREET FROM DRD (DESIGN REVIEW DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT). (Action Required)

**Executive Summary:**

Ordinance 48-2020 is a rezoning request for portions of two parcels located at 240 J Street and 220 J Street. The owner is requesting to rezone the properties from DRD, Design Review District to R-7.5, Single-family Residential. These properties are currently part of the approved River Reserve at Pelham subdivision and would be removed from the project and instead face J street to create better continuity within the existing neighborhood. The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

Ashley Kaade, Planner

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Cover Memo	8/20/2020	Cover Memo
❑ Ordinance Number 48-2020	8/21/2020	Ordinance
❑ Ord 48-2020 Exhibit A Map	8/20/2020	Exhibit
❑ Ord 48-2020 Zoning Application	8/20/2020	Backup Material
❑ Ord 48-2020 Planning Commission Minutes	8/20/2020	Backup Material

# Memorandum

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

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

**Subject:** Ordinance 48-2020

**Date:** August 19, 2020

**CC:** Tammy Duncan, City Clerk

---

Ordinance 48-2020 is a rezoning request for portions of two parcels located at 240 J Street and 220 J Street. The owner is requesting to rezone the properties from DRD, Design Review District to R-7.5, Single-family Residential. These properties are currently part of the approved River Reserve at Pelham subdivision and would be removed from the project and instead face J street to create better continuity within the existing neighborhood.

The Planning Commission conducted a public hearing on August 17, 2020 for the rezoning of this parcel. The Planning Commission recommended to approve this request.

## **ORDINANCE NUMBER 48-2020**

### **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTIES OWNED BY GREENVILLE OFFICE PARK LLC LOCATED AT 220 AND 240 J STREET FROM DRD (DESIGN REVIEW DISTRICT) TO R 7.5 (SINGLE FAMILY RESIDENTIAL DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Greenville Office Park LLC located at 220 and 240 J Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-07-09-100.00 and 9-07-09-102.00 containing approximately 0.7 +/- acres marked as Exhibit A.

1. The owner has requested that the zoning classification of a portion of its properties be changed from DRD (Design Review District) to R-7.5 (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 August 17, 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 7.5 (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 a portion of properties located at 220 and 240 J Street more particularly identified by the attached City of Greer Map specifying Spartanburg

County Parcel Numbers 9-07-09-100.00 and 9-07-09-102.00 containing approximately 0.7 +/- acres attached hereto marked as Exhibit A shall be changed from DRD (Design Review District) to R 7.5 (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:

First Reading: August 25, 2020

Second and  
Final Reading: September 8, 2020

Approved as to Form:

---

John B. Duggan, Esquire  
City Attorney

EXHIBIT

A

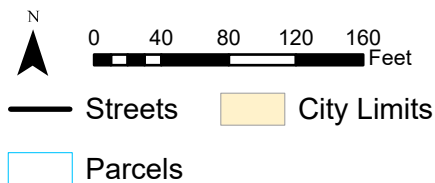
Subject Properties

P/O 9-07-09-102.00 and P/O 9-07-09-100.00

Acres: 0.7

# Ordinance 48-2020

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.



Created 8/20/2020 by City of Greer GIS



K7 20 00040



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

Date 7/24/2020

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

Tax Map Number(s) Portion of 9-07-09-102.00 & Portion of 9-07-09-100.00

Property Address(s) 240 J Street & 220 J Street

Acreage of Properties Roughly 0.7 acres County Spartanburg

**Applicant Information**

Name CJN LLC  
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 Greenville Office Park 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 DRD to R7.5.

Existing Use: For Future Home Development Proposed Use: Future Home Development

Signature(s) [Signature]

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, AUGUST 17, 2020**

---

<b>DOCKET:</b>	<b>RZ 20-48</b>
<b>APPLICANT:</b>	CJN, LLC – Zach Roberts
<b>PROPERTY LOCATION:</b>	220 and 240 J Street
<b>TAX MAP NUMBER:</b>	P/O 9-07-09-102.00 and P/O 9-07-09-100.00
<b>EXISTING ZONING:</b>	DRD, Design Review District
<b>REQUEST:</b>	Zone to R-7.5, Single Family Residential
<b>SIZE:</b>	0.70 acres
<b>COMPREHENSIVE PLAN:</b>	Near Residential Land Use 2 Community and a Regional Corridor
<b>ANALYSIS:</b>	<b>RZ 20-48</b>

---

**RZ 20-48** is a rezoning request for a portion of two parcels that are located at 220 and 240 J Street. The property is currently part of the approved subdivision River Reserve at Pelham, the applicant is wishing to create three lots that will face J Street and develop this properties with single family residences that are not a part of the River Reserve at Pelham.

Surrounding land uses and zoning include:

North:	Unzoned Spartanburg County – Occupied Residences
East:	DRD, Design Review District – River Reserve at Pelham
South:	Unzoned Spartanburg County – Occupied Residences
West:	Requested R-7.5 and Unzoned Spartanburg County

The land use map in the Comprehensive Plan defines the area near these parcels as Residential Land Use 2 Community, which is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. The density range of these areas is between 2.6 to 4.5 units per acre. The property is also near a Regional Corridor, which are primarily nonresidential in use. Intensity of traffic, speed, and use is usually the highest in the community. Normally, these corridors have a minimum of four lanes. The corridor width is about 300 feet from the street centerline, 600 foot width in total. Land uses identified within the regional corridor are equivalent to the higher density residential zoning classifications, O-D, C-2, C-3, and S-1. The land use balance is about 20% residential and 80% nonresidential. These lots are a part of the Pelham Mill Village that was platted back in 1942, the lots within this community vary from 7,000 sqft to almost an acre therefor the requested R-7.5 zoning is not out of character for the area.

In accordance with the guidelines set forth in this plan and after a detailed study of the area, Staff can support the requested R-7.5, Single Family Residential zoning.

**STAFF RECOMMENDATION: Approval**

**ACTION** – Mr. Lavender made a motion to approve RZ 20-48. Mr. Martin seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.



**AGENDA**  
**GREER CITY COUNCIL**  
**8/25/2020**

**First Reading of Ordinance Number 49-2020**

**Summary:**

AN ORDINANCE AUTHORIZING A ROAD CLOSURE (Action Required)

Presented by Daniel Hughes, City Attorney

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 49-2020	8/21/2020	Ordinance
▣ Ord 49-2020 Exhibit A Survey	8/20/2020	Exhibit
▣ Ord 49-2020 Resolution Number 6-2020	8/20/2020	Backup Material
▣ Ord 49-2020 Removal Offer Letter	8/20/2020	Backup Material
▣ Ord 49-2020 CSX Biblebrook Signed	8/20/2020	Backup Material
▣ Ord 49-2020 Photo 1	8/20/2020	Backup Material
▣ Ord 49-2020 Biblebrook Bridge Demo	8/20/2020	Backup Material
▣ Ord 49-2020 Photo 2	8/20/2020	Backup Material
▣ Ord 49-2020 Photo 3	8/20/2020	Backup Material
▣ Ord 49-2020 Photo 4	8/20/2020	Backup Material
▣ Ord 49-2020 Photo 5	8/20/2020	Backup Material
▣ Ord 49-2020 Photo 6	8/20/2020	Backup Material
▣ Ord 49-2020 Newspaper Publication	8/20/2020	Backup Material
▣ Ord 49-2020 Notice to Adjoining Property Owners	8/20/2020	Backup Material
▣ Ord 49-2020 Certified Mail Confirmations	8/20/2020	Backup Material

**ORDINANCE NUMBER 49-2020**

**AN ORDINANCE AUTHORIZING A ROAD CLOSURE**

**WHEREAS**, the City of Greer owns and maintains a public road known as Biblebrook Drive; and,

**WHEREAS**, on November 26, 2019, the City of Greer and CSX Transportation, Inc. entered into an Agreement whereby the City agreed to remove the bridge structure and permanently close a portion of the public road known as Biblebrook Drive pursuant to the terms of the Agreement; and,

**WHEREAS**, the survey attached hereto as Exhibit "A" recorded August 12, 2020 in Plat Book 177 at Page 879 identifies the portion of Biblebrook Drive to be closed; and,

**WHEREAS**, pursuant to Resolution Number 6-2020, the Mayor and Council resolved to forward this road closure to the city attorney and to set this matter for a public hearing; and,

**WHEREAS**, in accordance with the terms of Section 78-11, notice of the public hearing on August 25, 2020 was published once a week for three weeks in the Greer Citizen Newspaper on the following dates: July 29, 2020, August 5, 2020, and August 12, 2020; and,

**WHEREAS**, notice of the public hearing was posted at the site of the proposed road closure; and,

**WHEREAS**, in accordance with the terms of Section 78-11, notice of the proposed road closure was provided by certified mail to all property owners abutting the portion of Biblebrook Drive to be closed; and,

**WHEREAS**, after opportunity for public hearing and discussion by the Mayor and Council, the City has determined that it is in the best interests of the City of Greer to close the portion of Biblebrook Drive identified on Exhibit "A"; and,

**WHEREAS**, pursuant to S.C. Code § 5-7-40, a municipality may dispose of property it owns by Ordinance.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Greer, that the portion of Biblebrook Drive identified on Exhibit "A" be closed and that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver any other documents necessary to effectuate this closure.

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

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

ATTEST:

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

Introduced by: \_\_\_\_\_

First Reading: August 25, 2020

Second Reading: September 8, 2020

Approved as to form: \_\_\_\_\_  
Daniel R. Hughes, City Attorney

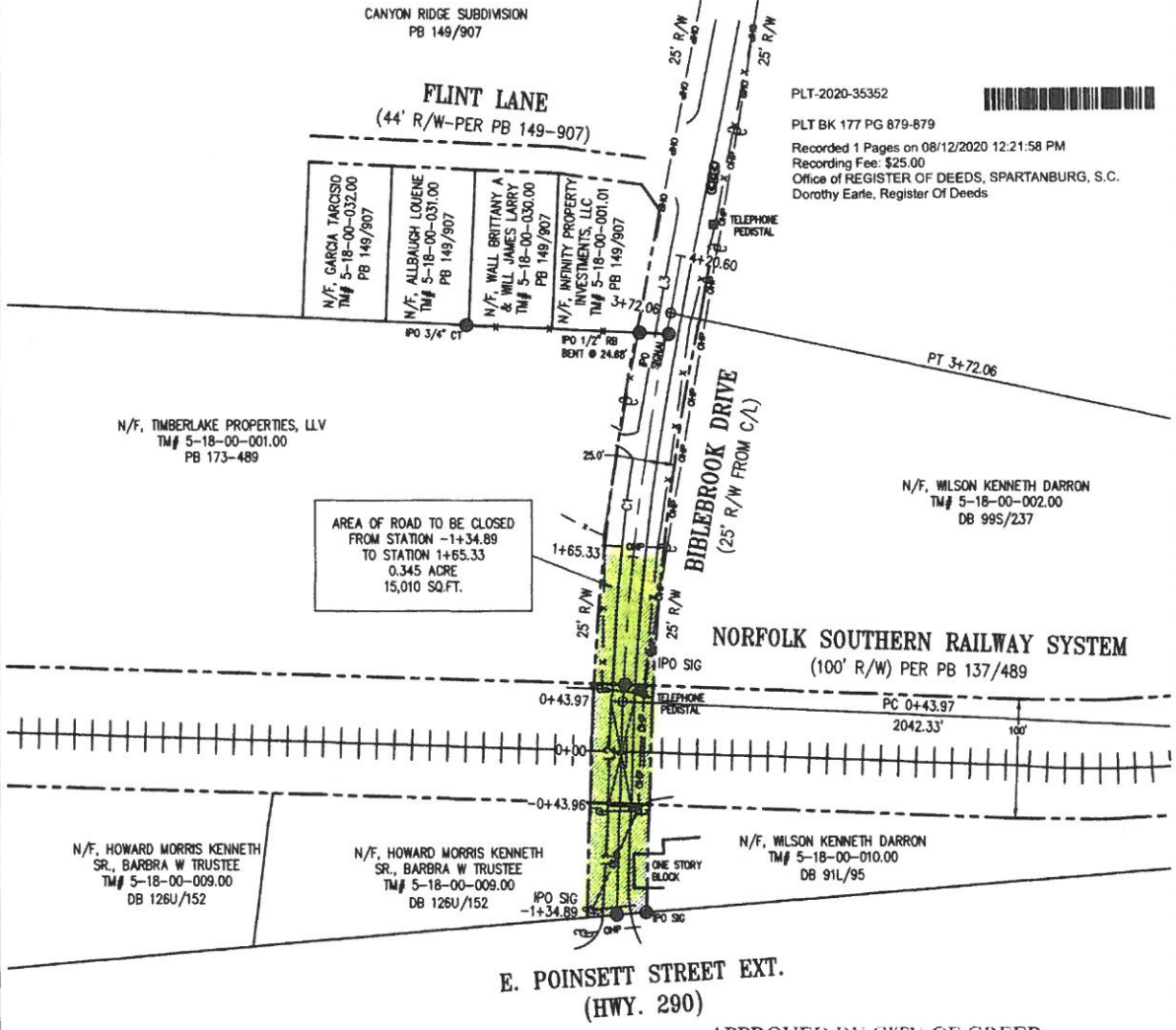
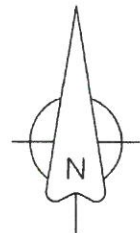
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES;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

LEGEND			
BL BUILDING LINE	DIP DUCTILE IRON	CB CATCH BASIN	
CT CRIMP TOP PIPE	VCP VITRIFIED CLAY	DI DROP INLET	
DE DRAINAGE EASEMENT	RCP REINFORCED CONCRETE	EL ELEC TRANS	
EP EDGE OF PAVEMENT	CMP CORRUGATED METAL	ELEV ELEVATION	
IPD IRON PIN OLD-0	HPDE H.D. POLY STORM	F FIRE HYDRANT	
IPS IRON PIN SET-0	CTV CABLE TV	G GAS METER	
N/C NAIL & CAP	X FENCE LINE	GV GAS VALVE	
OT OPEN TOP PIPE	FOC FIBER OPTIC CABLE	LP LIGHT POLE	
RB REBAR	GAS GAS LINE	PP POWER POLE	
R/W RIGHT OF WAY	OHP OVERHEAD POWER	GP GUY ANCHOR	
SD STORM DRAIN	OHT OVERHEAD TEL	TEL TEL PEDESTAL	
SS SANITARY SEWER	SD STORM DRAIN	C CLEAN OUT	
SSE SS EASEMENT	SS SANITARY SEWER	W WATER METER	
SM STORM MANHOLE	UGP UNDERGROUND POWER	WV WATER VALVE	
SEW SEWER MANHOLE	UGT UNDERGROUND TEL	E ELECTRIC METER	
TEL TEL MANHOLE	W WATER LINE		

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 07°06'00" E	327.74'	2042.33'	328.09'

LINE	BEARING	DISTANCE
L1	N 01°37'58" E	90.93'
L2	N 01°54'21" E	87.92'
L3	N 10°30'49" E	48.54'



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

*[Signature]*  
 KEVIN E. GUNES, PS#25433  
 WILLIAM T. LAVENDER, PS#28138

APPROVED BY CITY OF GREER  
 Approved for the recording in the office of the  
 County Register of Deeds  
*[Signature]*  
 Director, Building & Zoning, or  
 Planning & Zoning Coordinator  
 Date: 7-28-20

	PROJECT # 200097	RIGHT OF WAY SURVEY FOR	
		THE CITY OF GREER	
		CITY OF GREER SPARTANBURG COUNTY, SOUTH CAROLINA	
DATE 7/8/20	PROPERTY ADDRESS BIBLEBROOK DRIVE	TAX PIN N/A	
SCALE 1" = 100'	100 0 100 200	FIELD CREW CH/JO	DRAWN BY CH





## RESOLUTION NUMBER 6-2020

### CONSIDERATION OF PROPOSED ROAD CLOSURE

**WHEREAS**, pursuant to an agreement between the City of Greer, CSX Railroad, and AHOP 143, LLC and Timberlake Properties, LLC, property owners of the property located at 690 Biblebrook Drive, the City proposes to close a portion of Biblebrook Drive, a city owned street, to demolish the wooden bridge over the railroad track, and to install a turnaround on Biblebrook Drive as shown on the drawing attached hereto as Exhibit "A;" and,

**WHEREAS**, pursuant to Ordinance 78-11, the City Attorney notified the public utilities companies, AT&T, Greer Commission of Public Works, and Duke Energy, of the proposed road closure as shown by the letter attached hereto as Exhibit "B"; and,

**WHEREAS**, Greer Commission of Public Works and Duke Energy do not object to the road closure as shown by their responses attached hereto as Exhibit "C." AT&T acknowledged receipt of the request for closure, but did not provide a response; and,

**WHEREAS**, Mayor and City Council have determined that it is in the best interests of the City to move forward with a public hearing for the proposed road closure; and,

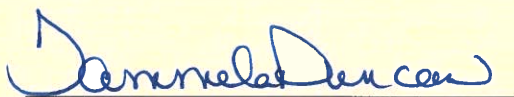
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Members of Council of the City of Greer, in Council assembled that:

Section 1. That the request for the closure and/or abandonment of a portion of Biblebrook Drive as shown in the survey attached hereto as Exhibit "A" shall be forwarded to the City Attorney and set for a public hearing pursuant to Ordinance 78-11.

DONE AND RATIFIED this 24<sup>th</sup> day, of March, 2020.

  
Richard W. Danner, Mayor

ATTEST:

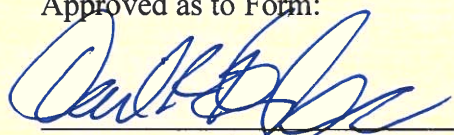
  
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Mark Hopper

First and Final Reading: March 24, 2020



Approved as to Form:

A handwritten signature in blue ink, appearing to read "Daniel R. Hughes", is written over a horizontal line.

Daniel R. Hughes  
City Attorney



Alternative to  
Hammerhead turnaround  
- 70' length, 20' width

Biblebrook Dr. Bridge to  
be demolished



**DUGGAN & HUGHES, LLC**  
ATTORNEYS AND COUNSELORS AT LAW



John B. Duggan  
Daniel R. Hughes  
Evan C. Bramhall

457-B Pennsylvania Avenue  
Greer, South Carolina 29650  
Telephone: (864) 879-0144 or (864) 334-2500  
Facsimile: (864) 879-0149

Mailing Address  
Post Office Box 449  
Greer, S.C. 29652

February 20, 2020

AT&T  
c/o C.T. Corporation System  
2 Office Park  
Columbia, SC 29223

Greer CPW  
301 McCall Street  
Greer, SC 29650

Duke Energy Carolinas, LLC  
c/o C.T. Corporation System  
2 Office Park  
Columbia, SC 29223

Re: Biblebrook Drive  
Our File No.: GR99.0456

**TO WHOM IT MAY CONCERN:**

This firm represents the City of Greer. Pursuant to Section 78-11 of the City of Greer Code of Ordinances, the City is working with CSX Railroad to close a Biblebrook Drive, a city owned street, and the wooden bridge structure over the railroad track identified as FRA Cross Number 640692H. Attached hereto is a drawing showing the location of the road closure property at or near the property located at 690 Biblebrook Drive and identified by Spartanburg County Tax Map No. 5-18-00-001-00. This area will become a turnaround for vehicles. Also attached is a letter from CSX that further identifies the Agreement between the City and CSX regarding this closure.

Pursuant to the requirements of Code Section 78-11, I am notifying all public utilities which may have an interest in this property to provide you an opportunity to respond to the request to close this portion of Biblebrook Drive. Pursuant to our ordinance, you have one week from the date of this letter to respond to this request. Please contact me directly at (864) 334-2501.

Sincerely,

DUGGAN & HUGHES, LLC

A handwritten signature in black ink, appearing to read "Daniel R. Hughes".

Daniel R. Hughes, Esquire

DRH/tab



Todd Allton  
Project Manager II – Public Projects  
1590 Marietta Blvd NW  
Atlanta, GA 30318  
904-588-8861  
Todd\_Allton@csx.com

November 12, 2019

Ed Driggers, City Administrator  
City of Greer  
301 E. Poinsett Street  
Greer, SC 29651

**Subject:** Bridge Structure Demo and Closure Proposal – Requesting demolition and closure of the overhead roadway bridge structure at Biblebrook Dr. over CSX DOT No. 640692H, RRMP AKL-72.20

Dear Mr. Driggers:

As part of CSX's commitment to making our railroads and communities safer, we would like to propose the offer to completely remove the wooden bridge structure and permanently close the overhead roadway at Biblebrook Drive, FRA crossing number 640692H.

Should the City be agreeable to the structure removal and closure, CSXT is willing to complete the services relating to the Trade St., School St., and Main St. Streetscaping project at crossings 640683J and 640682C without cost to the City. Additionally, CSXT will contribute up to \$10,000.00 towards roadway improvements where the road will terminate adjacent CSXT, for vehicle turnaround as determined needed by the City and following approval and acceptance by CSXT. Finally, CSXT will grant a future easement as outlined in the Bridge Demolition Agreement that is included with this Offer.

Thank you for considering this proposal. If you need additional information, please do not hesitate to contact me.

Sincerely,

---

Todd Allton  
Project Manager – Public Projects

Enclosures:  
Bridge Demolition Agreement

## BRIDGE DEMOLITION AGREEMENT

This Bridge Demolition Agreement (this "Agreement") is entered into this 26 day of Nov, 2019, by and between CSX Transportation, Inc., a Virginia corporation ("CSXT") and City of Greer, a body politic of the State of South Carolina (the "City").

### RECITALS

WHEREAS, the City has agreed to remove the bridge structure and permanently close the roadway at Biblebrook Drive at MP AKL-72.19 (DOT# 640692H) (the "Biblebrook Dr."); and

WHEREAS, CSXT has agreed to provide certain incentives to the City, as specifically set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual agreements contained herein and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereto agree and covenant as follows:

1. Biblebrook Dr. Bridge Demolition. The City hereby consents to the permanent removal of the bridge (the "Demolition"). The Demolition is to be completed within 60 days after this Agreement has been fully executed.

---

2. CSX Incentives. CSXT will provide the following incentive to the City:

- Structure Removal. CSXT agrees to remove and dispose of the bridge structure and to restore and repair reasonably necessary surface improvements.
- Cost Contribution. CSXT will contribute up to \$10,000.00 towards roadway improvements where Biblebrook Dr. will terminate adjacent to CSXT's corridor. CSXT must approve that design and scope prior to work being performed. Funds will be paid to the City following: i) completion of the work, ii) CSXT acceptance of the work, and iii) receipt of an invoice from the City by CSXT.
  - In the event that City desires to construct a new bridge over CSXT at this same location in the future, insofar as it has the right to do so, CSXT shall grant, without warranty to the City, easement(s) for the use and maintenance of the bridge over CSXT property for a \$0.00 dollar consideration on terms and conditions acceptable to both parties and in accordance with the required Construction Agreement and plans approved by CSXT.
- Construction Engineering, Inspection, and Administrative Services. CSXT agrees to complete the services relating to the Trade St., School St., and Main St. Streetscaping construction project at crossings 640683J and 640682C, without cost to the City. Exact scope will be defined in the Construction Agreement.

3. Maintenance. City shall maintain and repair, at its sole cost and expense, all barricades and end-of-road treatments.

4. Entire Agreement. This Agreement embodies the entire understanding of the parties, and may not be waived or modified except in a writing signed by authorized representatives of both parties, and supersedes all prior or contemporaneous written or oral understandings, agreements, or negotiations regarding its subject matter.

5. Waiver. If either party fails to enforce its respective rights under this Agreement, or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights or obligations in this Agreement.

6. Notices. All notices, consents, and approvals required or permitted by this Agreement shall be in writing and shall be deemed delivered upon personal delivery, upon the expiration of three (3) days following mailing by first class U.S. mail, or upon the next business day following mailing by a nationally recognized overnight carrier, to the parties at the addresses set forth below, or at such other addresses as either party may designate by delivery of prior notice to the other party:

If to CSXT: CSX Transportation, Inc.  
500 Water Street, S/C J-301  
Jacksonville, Florida 32202  
Attention: Director Project Management-Public Projects

---


If to the City: Ed Driggers, City Administrator  
City of Greer  
301 E. Poinsett Street  
Greer, SC 29651

7. Severability. The parties agree that if any part, term or provision of this Agreement is held to be illegal, unenforceable, or in conflict with any applicable federal, state, or local law or regulation, such part, term, or provision shall be severable, with the remainder of the Agreement remaining valid and enforceable.

8. Applicable Law. This Agreement shall be governed by the laws of the State of South Carolina exclusive of its choice of law rules.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first set forth above.

**City of Greer, South Carolina**

By:   
Name: Edward R. Driggers  
Title: City Administrator

**CSX Transportation, Inc.**

By: \_\_\_\_\_  
Tony C. Bellamy  
Director Project Management-Public Projects

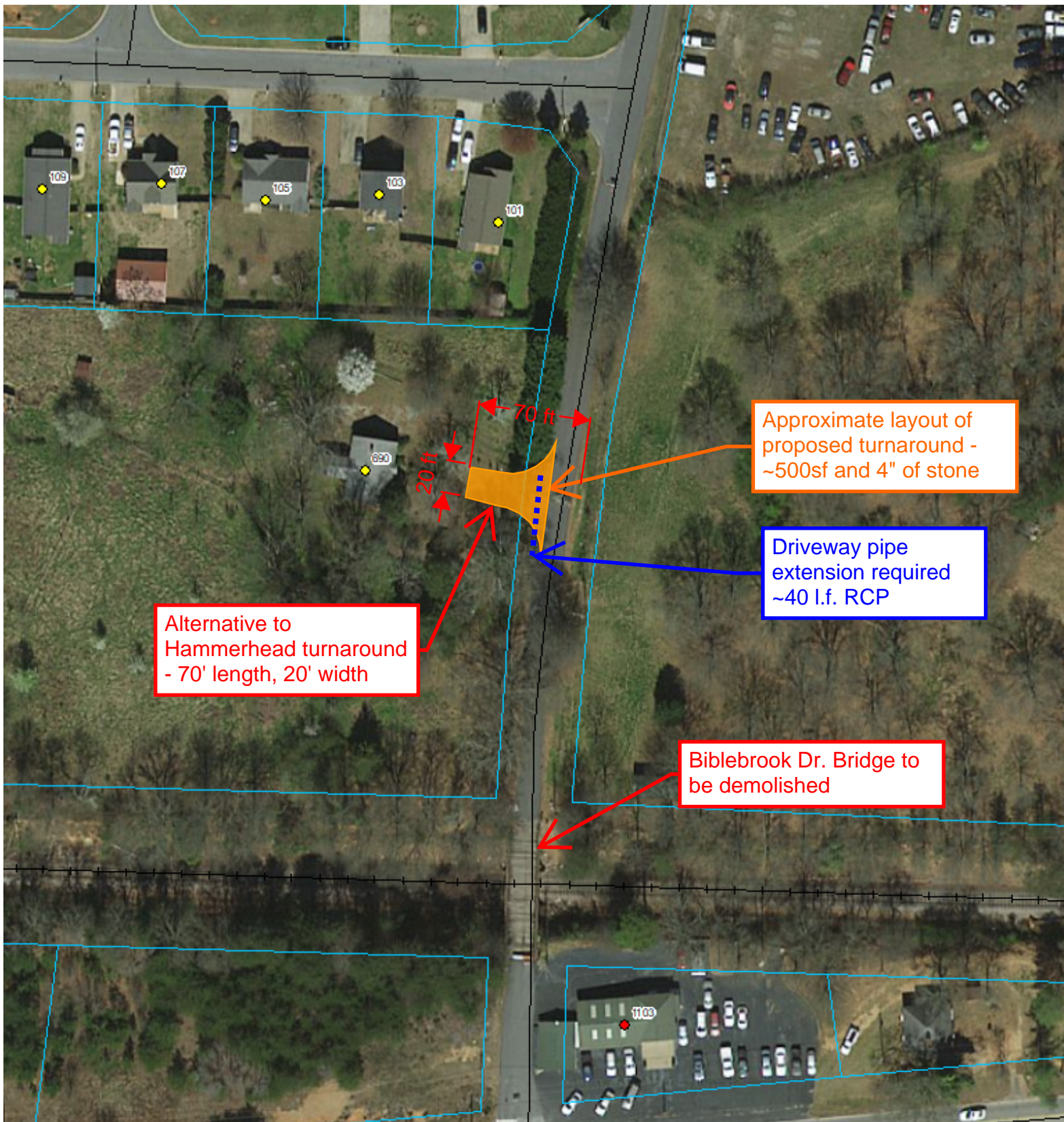
---



Bilebrook

City of Greer  
**PUBLIC HEARING**  
[www.cityofgreer.org](http://www.cityofgreer.org)  
**864-801-2009**





Alternative to  
Hammerhead turnaround  
- 70' length, 20' width

Approximate layout of  
proposed turnaround -  
~500sf and 4" of stone

Driveway pipe  
extension required  
~40 l.f. RCP

Biblebrook Dr. Bridge to  
be demolished



Biblebrook Dr. - Driveway Location Looking North (May 2016 Streetview)











City of Greer  
PUBLIC HEARING  
[www.cityofgreer.org](http://www.cityofgreer.org)  
864-801-2009

**Public Hearing**  
Pending Road Closure  
Public Hearing will be held on  
August 25, 2020 at 6:30pm at  
Greer City Hall 864-801 2009



















## PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City of Greer, a municipal corporation organized and existing under the laws of the State of South Carolina, will hold a public hearing for consideration of an ordinance to close a portion of the city-owned road known as Biblebrook Drive pursuant to Resolution 6-2020 on August 25, 2020 at 6:30 pm at Greer City Hall. The portion of Biblebrook Drive to be abandoned and closed is identified as "15,010 square feet/0.345 acres" and more particularly described on a survey dated July 8, 2020 prepared by Upstate Surveying Associates, LLC for the City of Greer. The portion of the road to be closed is bordered on all sides by properties owned by AHOP 143 Properties, LLC, Timberlake Properties, LLC, Kenneth Darron Wilson, and Morris Kenneth Howard, Sr. and Barbara W. Howard, as Trustees of the Ken and Barbara Howard Family Living Trust dated January 14, 2020 and identified by Spartanburg County Tax Map Nos. 5-18-00-001.00; 5-18-00-002.00; 5-18-00-010.00; and 5-18-00-009.03.

7-29, 8-5, 12

## PUBLISHER'S CERTIFICATE

State of South Carolina,  
County of Greenville.

Personally appeared before the undersigned, a notary public within and for said county and state,

**Greenville County, South Carolina, Steve Blackwell**, publisher of **The Greer Citizen**, a newspaper published at GREER, county of GREENVILLE, State of SOUTH CAROLINA, who being duly sworn, states on oath that the attached is:

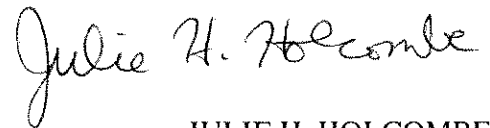
### PUBLIC NOTICE

a true copy of which is hereto annexed, was published in said newspaper in its issues of: July 29, August 5 and 12, 2020



Publisher

Subscribed and sworn before me this 12th day of August, 2020.



JULIE H. HOLCOMBE  
Notary Public,  
(SEAL)

My commission expires :  
JANUARY 22, 2024

**DUGGAN & HUGHES, LLC**  
ATTORNEYS AND COUNSELORS AT LAW

John B. Duggan  
Daniel R. Hughes  
Evan C. Bramhall

457-B Pennsylvania Avenue  
Greer, South Carolina 29650  
Telephone: (864) 879-0144 or (864) 334-2500  
Facsimile: (864) 879-0149

Mailing Address  
Post Office Box 449  
Greer, S.C. 29652

July 27, 2020

**Via: Certified Mail/Return Receipt**

AHOP 143 Properties, LLC  
Timberlake Properties, LLC  
P.O. Box 2167  
Greer, SC 29650

**Via: Certified Mail/Return Receipt**

Kenneth Darren Wilson  
13510 E. Wade Hampton Boulevard  
Greer, SC 29651

**Via: Certified Mail/Return Receipt**

Morris Kenneth Howard, Sr. and Barbara W. Howard, as  
Trustees of the Ken and Barbara Howard Living Trust  
133 Indigo Court  
Greer, SC 29651

Re: Road Closure of a portion of Biblebrook Drive  
Our File No.: GR99.0456

Dear Sir or Madam:

I serve as Attorney for the City of Greer. Please be advised that the City has scheduled a public hearing on August 25, 2020 at 6:30 p.m. for consideration of the closure of a portion of Biblebrook Drive as shown on the survey dated July 8, 2020 enclosed herein. The portion of road sought to be closed is the shaded area which has been designated as 15,010 square feet/0.345 acres. Each of you are owners of properties that abut this portion of Biblebrook Drive and are therefore entitled to notice by certified mail of the public hearing on August 25, 2020. Also attached is the Notice of Road Closure that is being published in the Greer Citizen to advertise the public hearing.

If you have any questions or concerns, please do not hesitate to contact me or one of our City Engineers, Steve Grant at 864-848-2181 or Robert Roux at 864-801-2026.

Sincerely,

DUGGAN & HUGHES, LLC



Daniel R. Hughes, Esquire

DRH/tab



cc:

**Via: Email Only:**

Steve Grant (SGrant@cityofgreer.org)

Robert Roux (rroux@cityofgreer.org)

**NOTICE**

**IS HEREBY GIVEN** that the City of Greer, a municipal corporation organized and existing under the laws of the State of South Carolina, will hold a public hearing for consideration of an ordinance to close a portion of the city-owned road known as Biblebrook Drive pursuant to Resolution 6-2020 on August 25, 2020 at 6:30 pm at Greer City Hall. The portion of Biblebrook Drive to be abandoned and closed is identified as "15,010 square feet/0.345 acres" and more particularly described on a survey dated July 8, 2020 prepared by Upstate Surveying Associates, LLC for the City of Greer. The portion of the road to be closed is bordered on all sides by properties owned by AHOP 143 Properties, LLC, Timberlake Properties, LLC, Kenneth Darron Wilson, and Morris Kenneth Howard, Sr. and Barbara W. Howard, as Trustees of the Ken and Barbara Howard Family Living Trust dated January 14, 2020 and identified by Spartanburg County Tax Map Nos. 5-18-00-001.00; 5-18-00-002.00; 5-18-00-010.00; and 5-18-00-009.03.

ALERT: DUE TO LIMITED TRANSPORTATION AVAILABILITY AS A RESULT OF NATIONWIDE COVID-19 IMPACTS, PACKAGE DELIVERY TIMES MAY BE EXTENDED. PRIORITY MAIL EXPRESS® SERVICE WILL NOT CHANGE. [READ MORE.](https://faq.usps.com/s/article/USPS-CORONAVIRUS-UPDATES-EXPECTED-DELIVERY-CHANGES?R=8&UI-FORCE-COMPONENTS-CONTROLLERS-RECORDGLOBALVALUEPROVIDER.RECORDGWP.GETRECORD=1) (https://faq.usps.com/s/article/USPS-CORONAVIRUS-UPDATES-EXPECTED-DELIVERY-CHANGES?R=8&UI-FORCE-COMPONENTS-CONTROLLERS-RECORDGLOBALVALUEPROVIDER.RECORDGWP.GETRECORD=1)

# USPS Tracking®

FAQs >

## Track Another Package +

### Track Packages Anytime, Anywhere

Get the free Inform®ad Delivery® feature to receive automated notifications on your packages

Learn More

(https://mg.usps.com/xself/

app=uspsTools&ref=info nepageBanner&appURL=https%3A%2F%2Finformadelivery.usps.com/box/pages/intro/start.action)

Tracking Number: 70162710000048257941

Remove X

Your item was delivered to an individual at the address at 12:55 pm on July 29, 2020 in GREER, SC 29651.



**Delivered**

July 29, 2020 at 12:55 pm  
Delivered, Left with Individual  
GREER, SC 29651

Get Updates ∨

Text & Email Updates



Tracking History



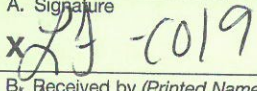
Product Information



See Less ∨

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature   <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:  <b>Kenneth Darren Wilson</b>  <b>13510 E. Wade Hampton Boulevard</b>  <b>Greer, SC 29651</b></p>		<p>B. Received by (Printed Name)  <b>Ken Wilson</b></p>	<p>C. Date of Delivery  <b>7/29</b></p>
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If different, address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)  <b>7016 2710 0000 4825</b></p>		<p>3. Service type  <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Mail Restricted Delivery</p>	
<p>9590 9402 5793 0034 2830 93</p>		<p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature   <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:  <b>AHOP 143 Properties, LLC</b>  <b>Timberlake Properties, LLC</b>  <b>P.O. Box 2167</b>  <b>Greer, SC 29650</b></p>		<p>B. Received by (Printed Name)  <b>Renee Bellant</b></p>	<p>C. Date of Delivery  <b>8/18/2020</b></p>
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If different, address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)  <b>7016 2710 0000 4825</b></p>		<p>3. Service type  <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input checked="" type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Insured Mail  <input type="checkbox"/> Mail Restricted Delivery</p>	
<p>9590 9402 5793 0034 2831 09</p>		<p><input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	