



AGENDA
GREER CITY COUNCIL

January 24, 2023

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

6:30 PM

COUNCIL REGULAR MEETING

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilmember Lee Dumas

Public Forum

Minutes of Council Meeting

1. January 10, 2023
(Action Required)

Departmental Reports

1. Building & Development Standards Activity Report - December 2022
2. Engineering & Storm Water Activity Report - December 2022
3. Financial Activity Report - December 2022
[Link to Detail Financial Reports](#)
4. Fire Department Activity Report - December 2022
5. Municipal Court Activity Report - December 2022
6. Parks, Recreation & Tourism Activity Report - December 2022
7. Police Department Activity Report - December 2022
8. Public Services Activity Report - December 2022

9. Website Activity Report - December 2022

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Accommodations Tax Advisory Committee
Reno Deaton (General Public Representative) has resigned effective 1/18/2023 his term expires 12/31/2025. (Action Required)
Kenna McLarty, Finance Manager

Old Business

1. Second and Final Reading of Ordinance Number 60-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY ROUTE TWO LLC LOCATED ON NORTH DOBSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY. (Action Required)
2. Second and Final Reading of Ordinance Number 61-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY JOSEPH M. DAVIS AND DIANE S. DAVIS MINORS TRUST WITH THE PRIMARY BENEFICIARY: DESIREE L. DAVIS LOCATED ON NORTH DOBSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY. (Action Required)
3. Second and Final Reading of Ordinance Number 62-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY LAKELAND, LLC LOCATED ON NORTH DOBSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY. (Action Required)
4. Second and Final Reading of Ordinance Number 64-2022

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GREER, SOUTH CAROLINA AND CENTURY DEVELOPMENT PARTNERS, LLC, OR ITS ASSIGNS, WITH RESPECT TO CAPITAL IMPROVEMENTS IN THE CITY OF GREER, AND OTHER MATTERS RELATED THERETO (Action Required)

5. Second and Final Reading of Ordinance Number 77-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY GREG SHERK LOCATED AT 319 MORROW STREET FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT). (Action Required)

6. Second and Final Reading of Ordinance Number 1-2023

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JOGA SIAN LOCATED AT 445 MAYFIELD ROAD FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO S-1 (SERVICE DISTRICT). (Action Required)

New Business

1. Fire Department - Request to Purchase Turn Out Gear

Due to the increased staffing numbers. The fire department is in need of additional sets of turnout gear for new staff. The spec we use is Morning Pride, made by Honeywell. We have worked with 2 vendors, one of which was through HGAC and the bids were as follows:

AEST Fire & Safety - \$53,509.12

Delta Industrial Service and Supply (HGAC), Port Neches, TX - \$55,368.32

Staff recommends the project be awarded to AEST Fire and Safety in the amount of \$53,509.12. (Action Required)

Josh Holzheimer, Deputy Fire Chief

Executive Session

Council may take action on matters discussed in executive session.

1. Personnel Matter

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

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 Catrina Woodruff, ADA Coordinator at (864) 479-0965 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number:
Item Number:



AGENDA
GREER CITY COUNCIL
1/24/2023

Councilmember Lee Dumas

ATTACHMENTS:

Description	Upload Date	Type
▢ Invocation Schedule	1/11/2023	Backup Material



**Greer City Council
2023 Invocation Schedule**

January 10, 2023	Councilmember Mark Hopper
January 24, 2023	Councilmember Lee Dumas
February 14, 2023	Councilmember Wryley Bettis
February 28, 2023	Councilmember Judy Albert
March 14, 2023	Mayor Rick Danner
March 28, 2023	Councilmember Jay Arrowood
April 11, 2023	Councilmember Karuam Booker
April 25, 2023	Councilmember Mark Hopper
May 9, 2023	Councilmember Lee Dumas
May 23, 2023	Councilmember Wryley Bettis
June 13, 2023	Councilmember Judy Albert
June 27, 2023	Mayor Rick Danner
July 11, 2023	Councilmember Jay Arrowood
July 25, 2023	Councilmember Karuam Booker
August 8, 2023	Councilmember Mark Hopper
August 22, 2023	Councilmember Lee Dumas
September 12, 2023	Councilmember Wryley Bettis
September 26, 2023	Councilmember Judy Albert
October 10, 2023	Mayor Rick Danner
October 24, 2023	Councilmember Jay Arrowood
November 14, 2023	Councilmember Karuam Booker
November 28, 2023	Councilmember Mark Hopper
December 12, 2023	Councilmember Lee Dumas

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/24/2023

January 10, 2023

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
□	January 10, 2023 Council Meeting	1/13/2023	Backup Material
	Minutes		

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL January 10, 2023

Meeting Location: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:30 P.M.

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

Others present: Andy Merriman, City Administrator, Mike Sell, Deputy City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media.

Invocation and Pledge of Allegiance

Councilman Mark Hopper

Public Forum

No one signed up to speak

Minutes of the Council Meeting

December 13, 2022

ACTION – Councilmember Wryley Bettis made a motion that the minutes of December 13, 2022 be received as written. Councilmember Mark Hopper seconded the motion.

VOTE - Motion carried unanimously.

Departmental Reports

Building and Development Standards, Engineering, Finance, Fire Department, Municipal Court, Parks, Recreation & Tourism, Police Department, Public Services and the Website Activity Reports for November 2022 were included in the packet for informational purposes.

General Fund Cash Balance: \$8,289,756.

Revenue: \$4,698,642.

Total Expenditures: \$15,480,591.

Total Percentage: 1% Under Budget

Revenue Benchmark Variance: \$265,733.

Expenditure Benchmark Variance: \$(499,030.)

Overall Benchmark Variance: \$(233,297.)

Hospitality Fund Cash Balance: \$2,422,719.
Storm Water Fund Cash Balance: \$2,178,692.

Andy Merriman, City Administrator presented the following:

Martin Luther King Jr. Day Celebration Luncheon – will be held Monday, January 16, 2023 at 11:30 a.m. at Greer City Hall. The event includes musical performances and a catered lunch. Organizers will also announce the Samaritan Award winners who have positively impacted the community. Keynote speaker is South Carolina Native, Civil Rights Activist and former House of Representatives member Dr. James Felder. Tickets are \$5.00 and may be purchased at the Parks, Recreation and Tourism office located at 446 Pennsylvania Avenue.

Greer Citizen, Citizen of the Year – Congratulations to Mr. David Lovegrove, Director of Greer Heritage Museum for being named the Greer Citizen, Citizen of the Year for 2022.

Spring 2023 Civics Academy – registration is underway. The Academy teaches residents how the City operates and how to become a more engaged citizen. Register online at www.cityofgreer.org on or before February 6th.

Maple Creek Watershed Study – as part of the pilot watershed study the City of Greer is seeking feedback from residents in the Maple Creek Watershed study area. Those residents that are in the watershed are in the western portion of downtown as well as south and west of the central business district are invited to complete the survey online. The goal is to obtain information on the City's drainage problems or storm water quality concerns that residents may have noticed in the Maple Creek Watershed area. You can find the link at www.cityofgreer.org

Communications Survey – this is an online survey to improve the quality of communications from the City to our constituents. The survey is online at www.cityofgreer.org. We are asking citizens to complete this survey by January 31, 2023.

Loose Leaf Collection – Loose leaf collection is underway and will continue through February 3, 2023. The calendar and map are available on the city's website.

City of Greer Administrative Offices – will be closed Monday, January 16, 2023 in observance of Martin Luther King, Jr. Day.

Unified Development Ordinance (UDO) Workshop – Will be held Thursday, February 2, from 6:00 p.m. until 8:30 p.m. at Greer City Hall.

Council Budget Retreat – will be held Thursday and Friday February 23rd and 24th. The initial site we had hoped to host us is unavailable. A new location will be announced soon.

Appointments to Boards and Commissions

Election Commission

Joe Baldwin's term expired 12/31/2022.

ACTION – Councilmember Jay Arrowood nominated Joe Baldwin for reappointment to the Election Commission. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

Housing Authority of the City of Greer

Julie Barnes' term expired 10/31/2022.

ACTION – Councilmember Karuam Booker nominated T. J. Terrell for appointment to the Housing Authority of the City of Greer Board of Commissioners. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

OLD BUSINESS

Second and Final Reading of Ordinance Number 73-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED AT 101 CLAYTON STREET FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT).

Ashley Kaade, Planning Manager stated there was no new or additional information.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 73-2022. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 74-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY BRIAN FOWLER, GREG TAYLOR AND ETC CUSTODIAN FBO GREGORY TAYLOR IRA LOCATED ON WILDWOOD DRIVE FROM R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Ashley Kaade, Planning Manager stated there was no new or additional information.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 74-2022. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 75-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CHANDLER AT MEMORIAL HOLDINGS, LLC LOCATED ON CHANDLER ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).

Ashley Kaade, Planning Manager stated there was no new or additional information.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 75-2022. Councilmember Mark Hopper seconded the motion.

A representative Chip Fogelman, Arbor Land Design spoke and provided a preliminary site plan to Council for their review. Discussion held.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 76-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THOMAS GASTON LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

Ashley Kaade, Planning Manager stated the Planning Commission held a Public Hearing December 19, 2023 and recommended approval.

ACTION – Councilmember Mark Hopper made a motion to approve Second and Final Reading of Ordinance Number 76-2022. Councilmember Wryley Bettis seconded the motion.

Brief discussion.

VOTE – Motion carried unanimously.

NEW BUSINESS

First Reading of Ordinance Number 1-2023

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JOGA SIAN LOCATED AT 445 MAYFIELD ROAD FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO S-1 (SERVICE DISTRICT).

Ashley Kaade, Planning Manager presented the request. Staff recommended approval. The Planning Commission held a Public Hearing December 19, 2022 and recommended approval. A representative was present but did not speak.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 1-2023. Councilmember Jay Arrowood seconded the motion.

Brief discussion.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 1-2023
A RESOLUTION ADOPTING THE CITY OF GREER ANNUAL SAFETY STATEMENT

Andy Merriman, City Administrator presented the request.

ACTION – Councilmember Judy Albert made a motion to approve First and Final Reading of Resolution Number 1-2023. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 2-2023
A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE PATHOGEN STANDARD TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS

ACTION – Councilmember Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 2-2023. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

Executive Session

1. **Contractual Matter – Greer Development Corporation**
2. **Contractual Matter – Project Lineout**

ACTION – In (6:56 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss two Contractual Matters one pertaining to Greer Development Corporation and one pertaining to Project Lineout; as allowed by State Statue Section 30-4-70(a)(2). Councilmember Mark Hopper seconded the motion. Motion carried unanimously.

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

ACTION - Out (7:24 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Karuam Booker seconded the motion. Motion carried unanimously.

Action taken after Executive Session

ACTION – Councilmember Lee Dumas made a motion to authorize the City Administrator to enter into a Development Agreement pertaining to Project Lineout. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

Adjourn – 7:25 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

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, January 6, 2023.

DRAFT

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/24/2023

Building & Development Standards Activity Report - December 2022

ATTACHMENTS:

Description	Upload Date	Type
▢ Building & Development Standards Activity Report - December 2022	1/11/2023	Backup Material

Building and Development Standards

Monthly Report: DECEMBER 2022

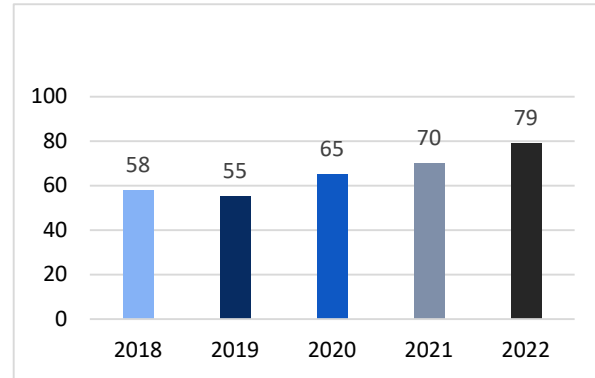


This is the monthly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

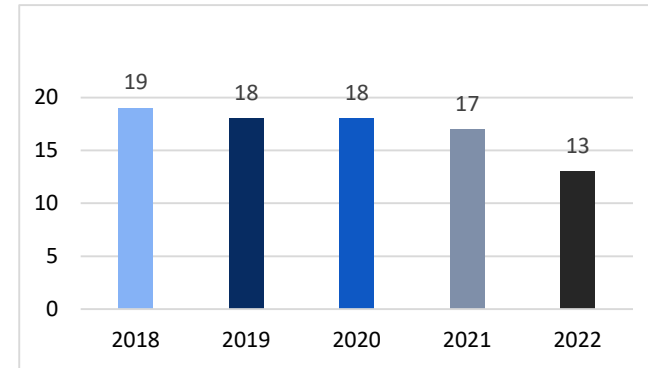
Planning Commission

The Planning Commission reviewed five cases in December



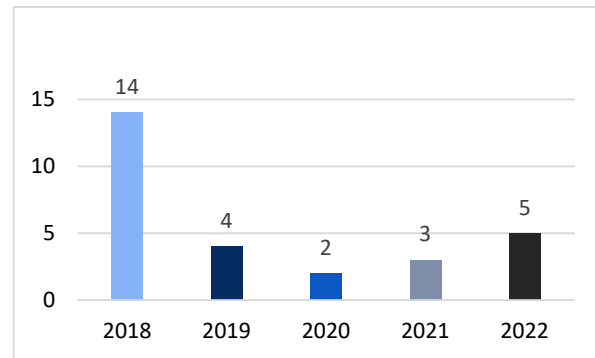
Board of Zoning Appeals

The Board of Zoning Appeals reviewed zero cases in December



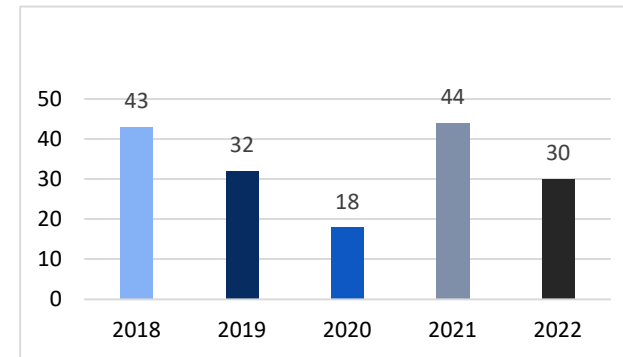
Board of Architectural Review

The Board of Architectural Review reviewed zero cases in December

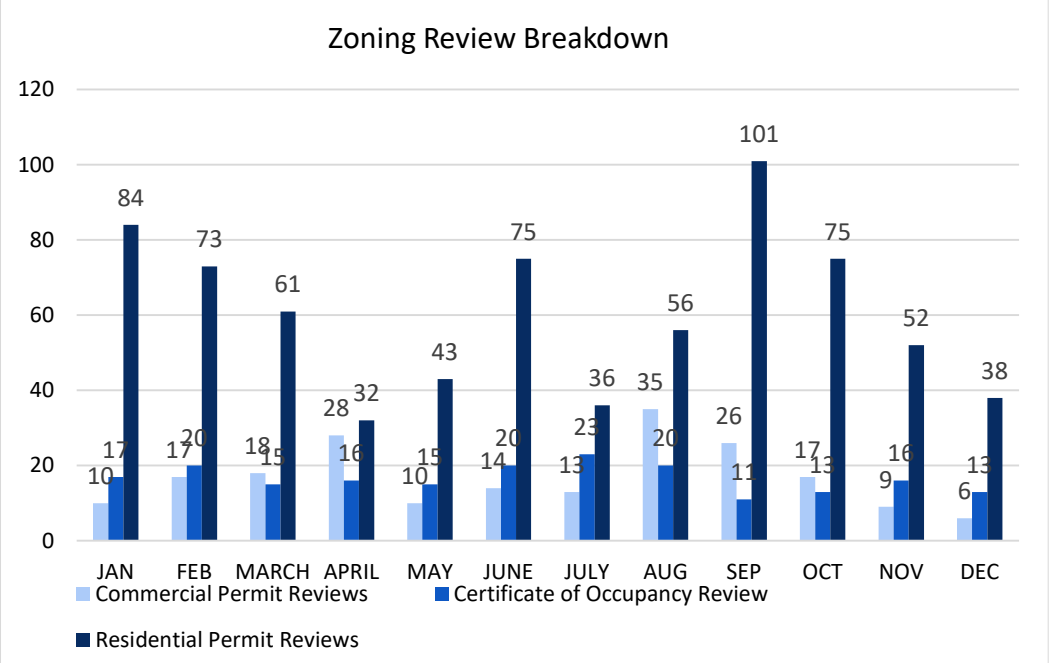
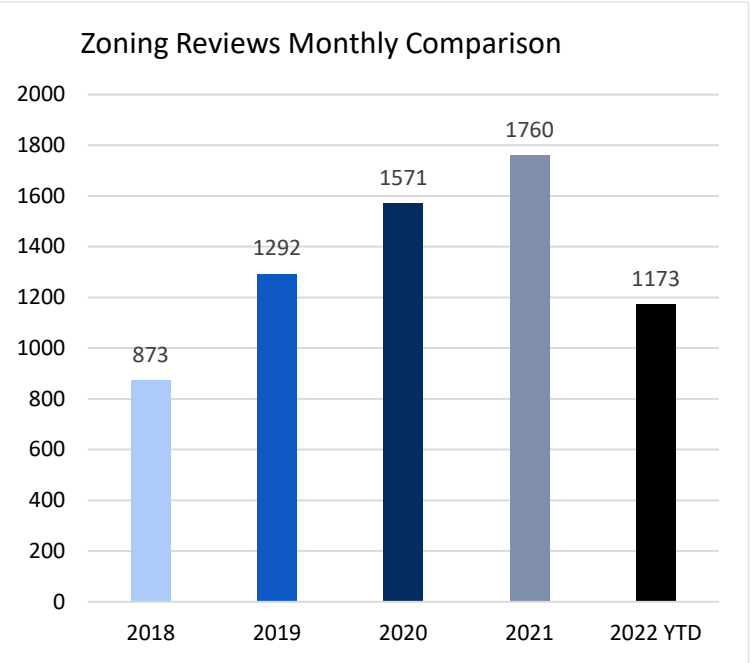


Planning Advisory Committee

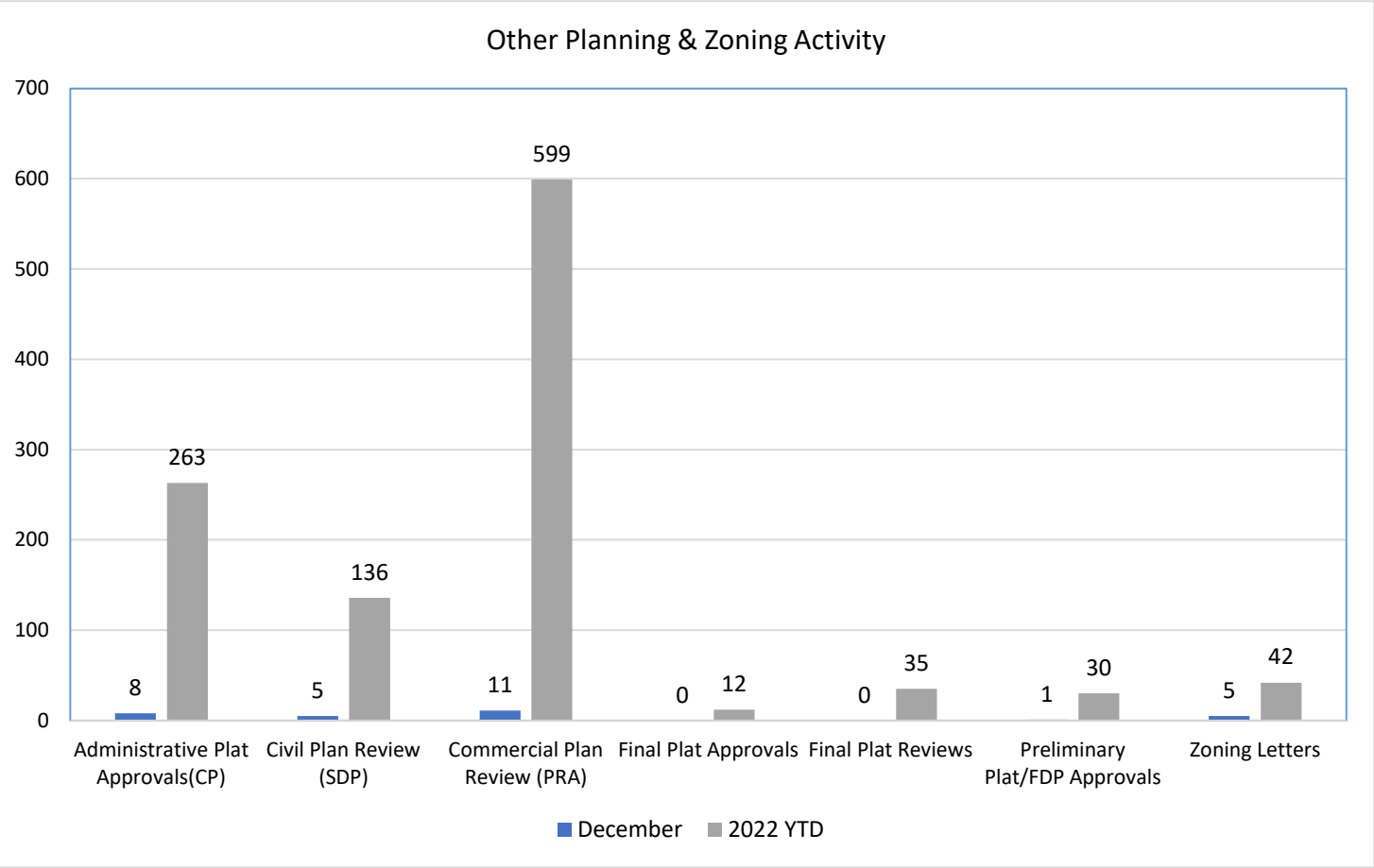
The Planning Advisory Committee reviewed four cases in December



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

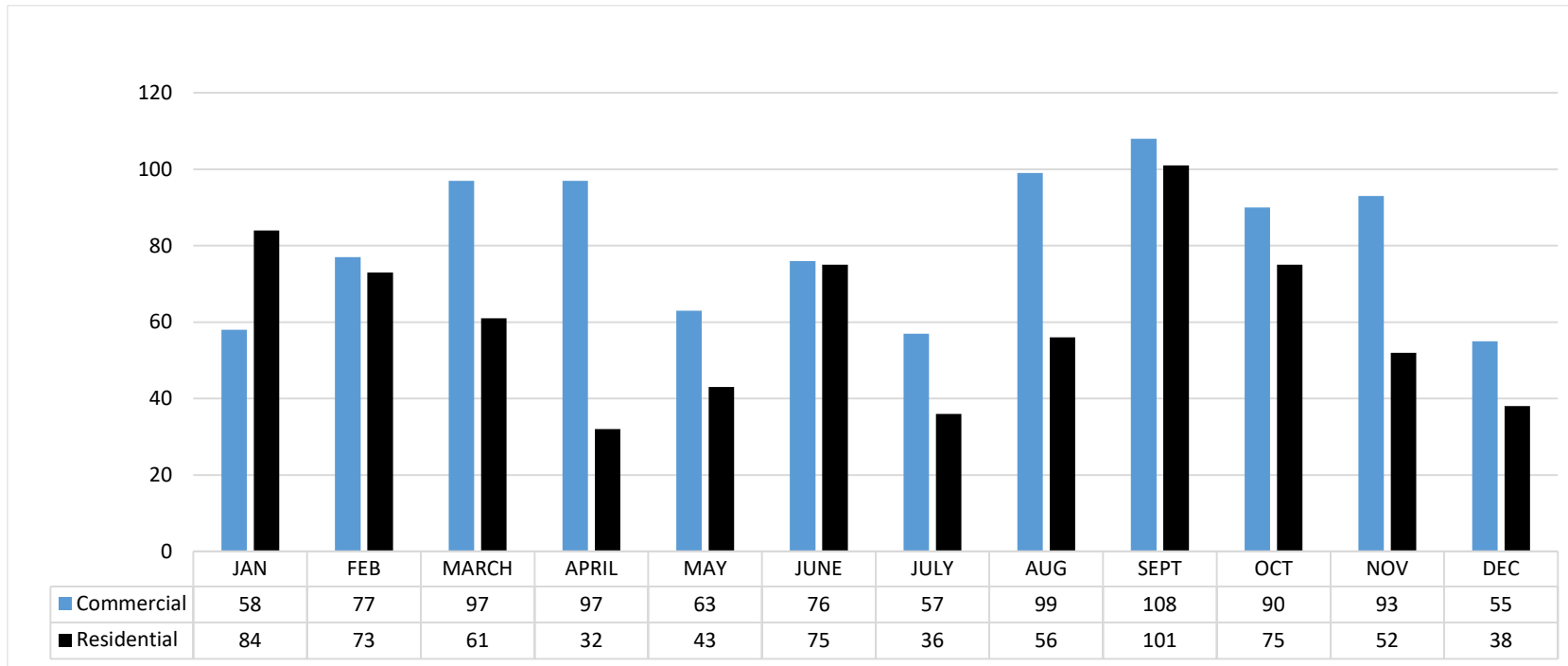


	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	132	134	94	76	68	109	72	111	138	105	77	57
2021 YTD	189	182	193	184	150	127	132	124	112	129	92	146



Building & Code Enforcement

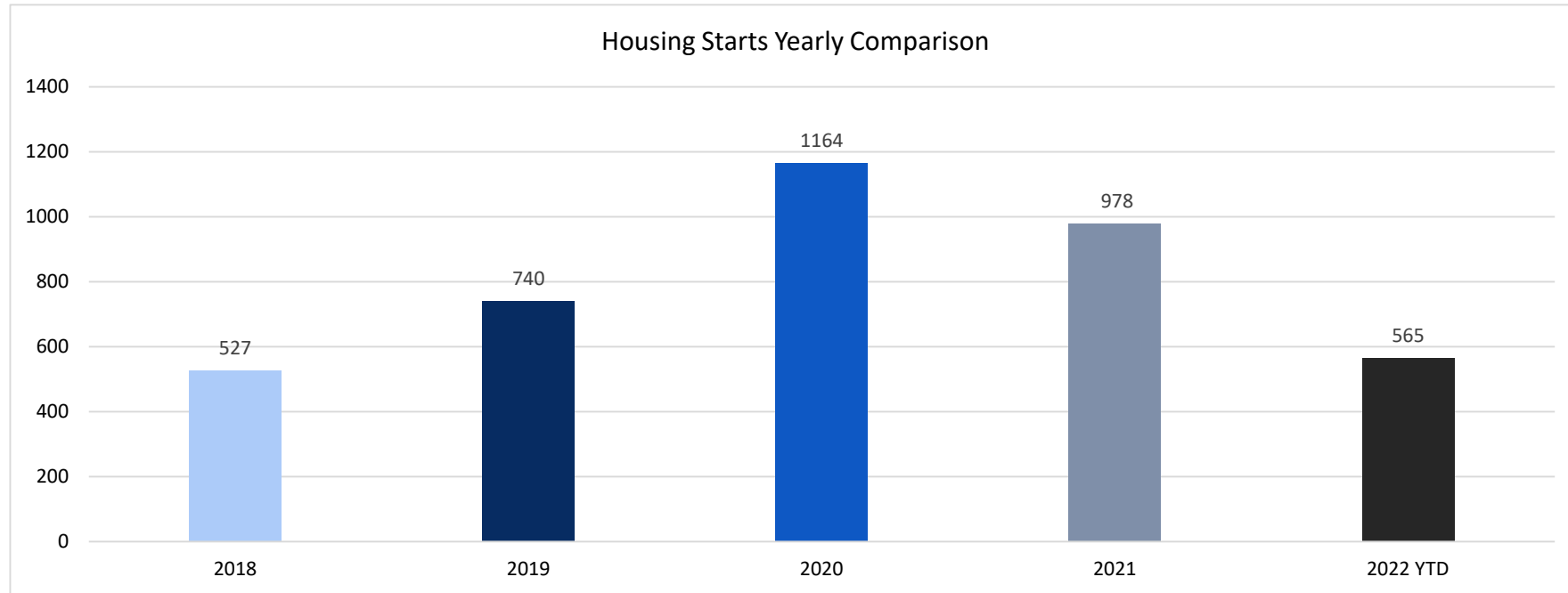
Plan Reviews



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2021 Commercial	62	82	71	77	65	94	97	85	67	83	81	71
2021 Residential	170	138	146	142	103	82	85	78	59	59	59	63

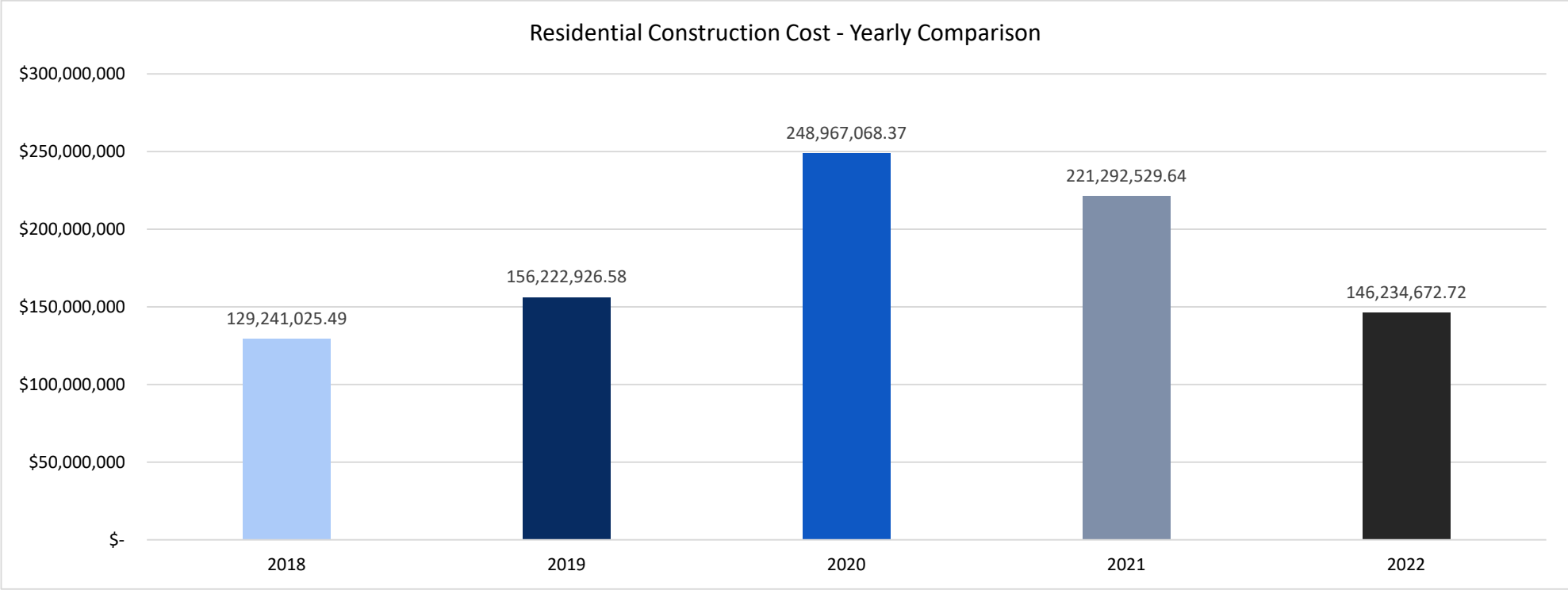
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Housing Starts



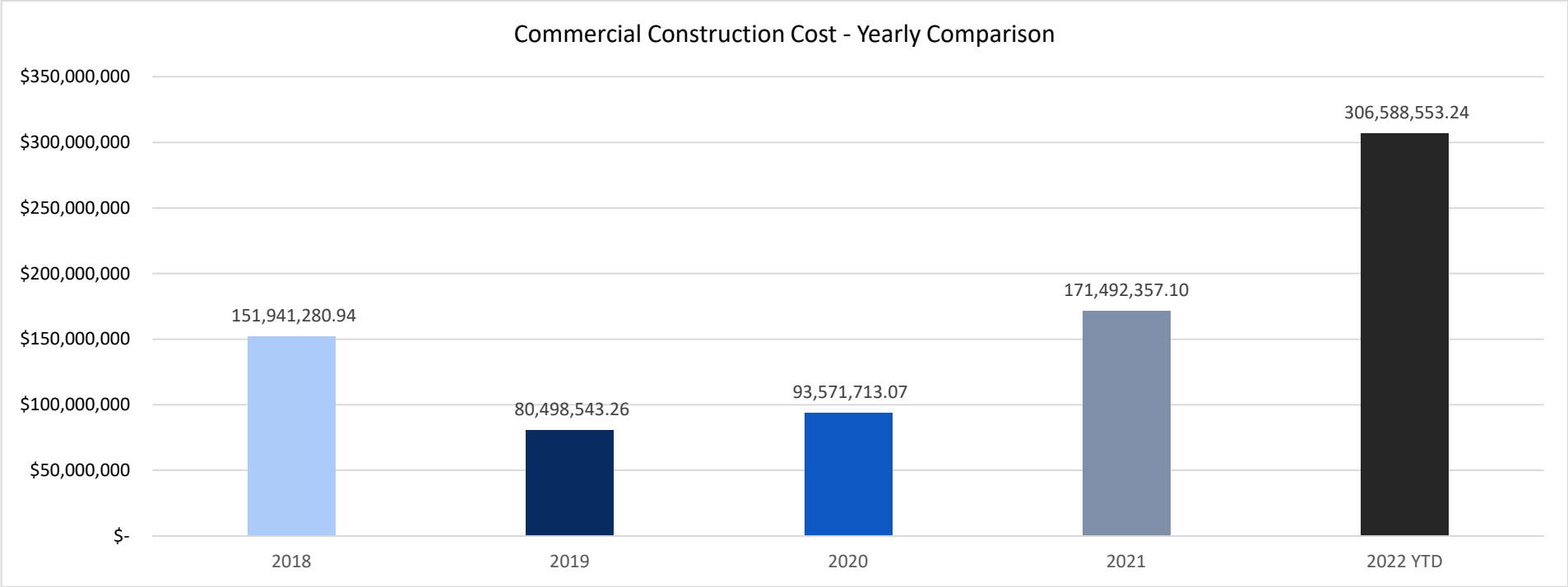
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	65	59	49	21	32	60	24	41	85	60	44	25
2021	140	101	127	126	90	62	78	62	43	56	42	51

Residential Construction Costs



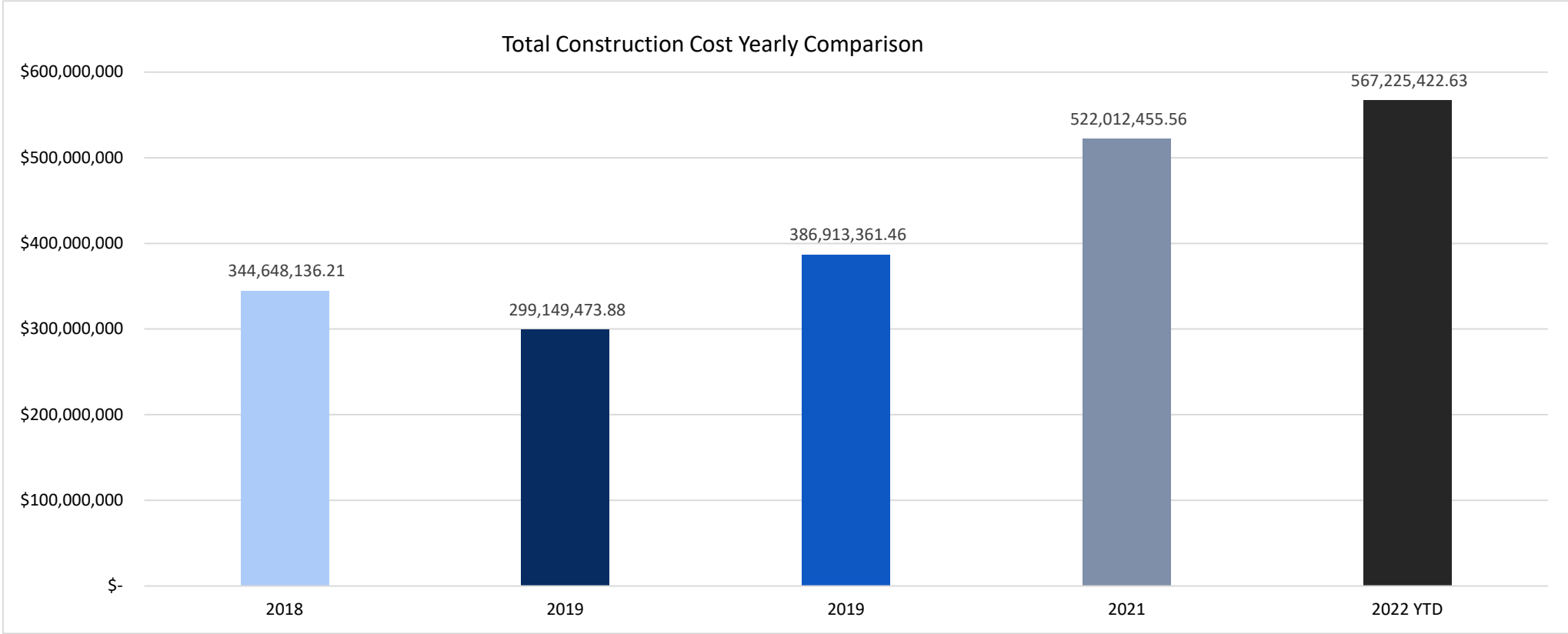
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	12,735,485	12,795,727	15,266,534	6,277,318	5,833,247	13,350,404	8,131,191	9,708,707	22,781,154	15,856,805	16,373,626	7,124,477
2021	31,637,356	21,810,627	30,215,278	27,495,504	18,624,096	12,545,961	17,348,925	15,878,581	11,425,966	12,347,788	9,648,133	12,314,315

Commercial Construction Costs



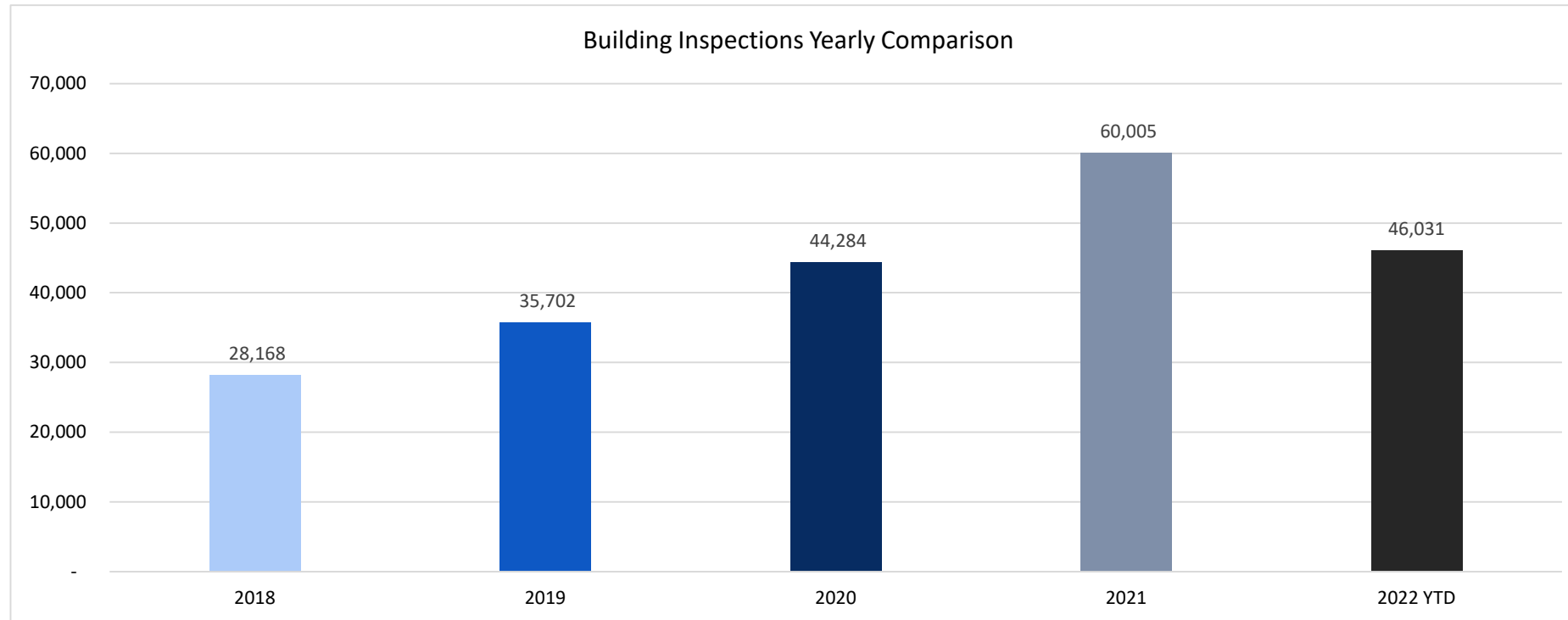
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	5,638,911	26,521,263	36,241,046	40,996,333	7,714,643	5,545,852	28,480,600	4,918,521	41,583,098	42,090,976	41,432,040	25,425,270
2021	1,307,516	1,219,216	2,978,259	6,634,117	45,587,951	53,432,180	8,877,042	4,286,534	3,830,858	11,211,982	27,389,333	4,737,370

Total Construction Costs



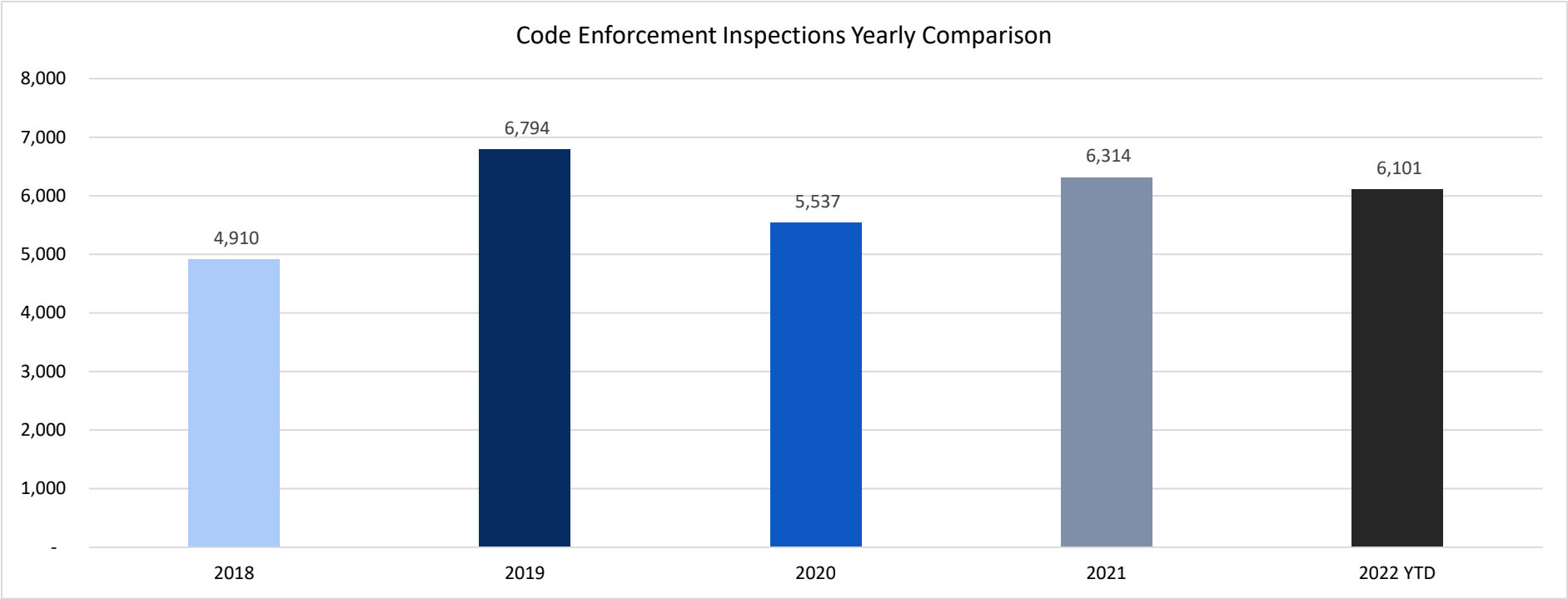
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	21,508,538	49,487,638	57,997,685	60,354,560	31,331,295	27,057,353	43,498,334	23,846,710	79,024,826	70,474,835	63,744,975	38,898,675
2021	42,018,029	34,177,378	50,619,999	40,318,371	77,086,204	77,334,022	36,470,817	26,185,468	20,333,436	39,041,948	50,956,553	27,470,232

Building Inspections



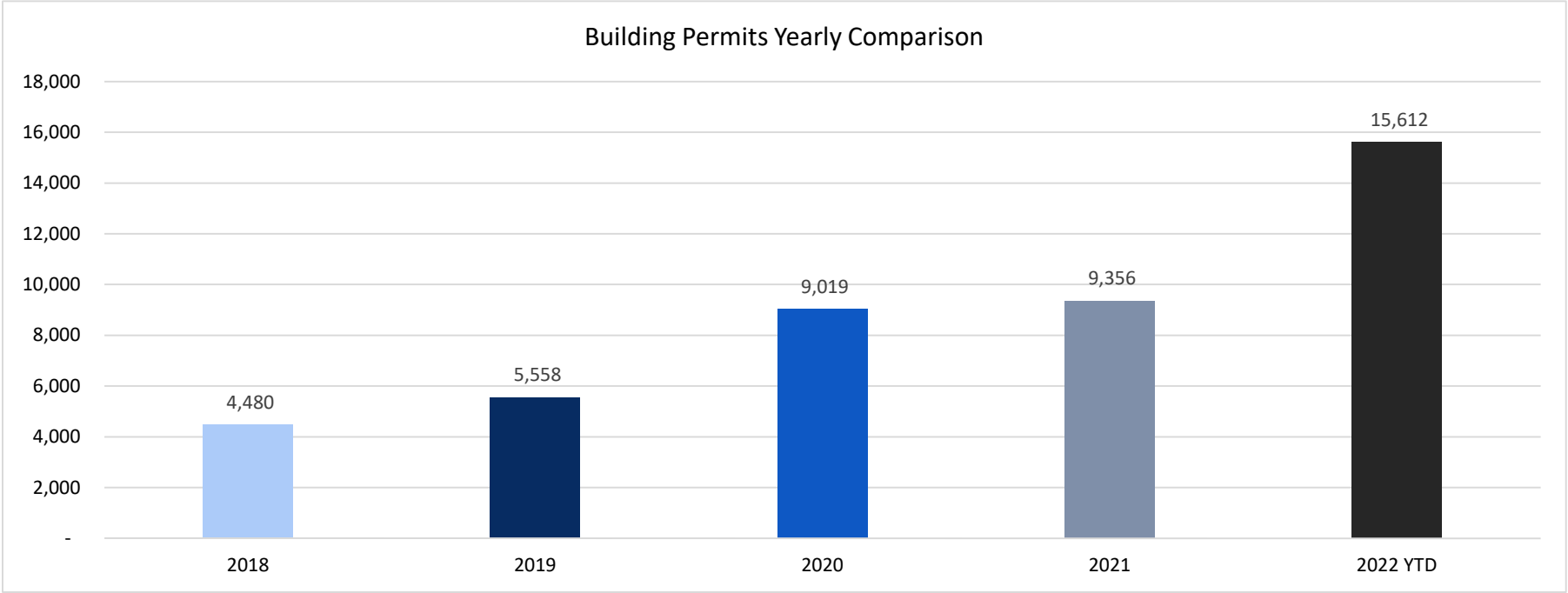
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	3194	3994	5554	3885	3461	3620	3105	4813	3368	3780	3208	4049
2021	4508	5252	6404	5776	5682	5132	4627	5037	4873	4148	3578	4988

Code Enforcement Inspections



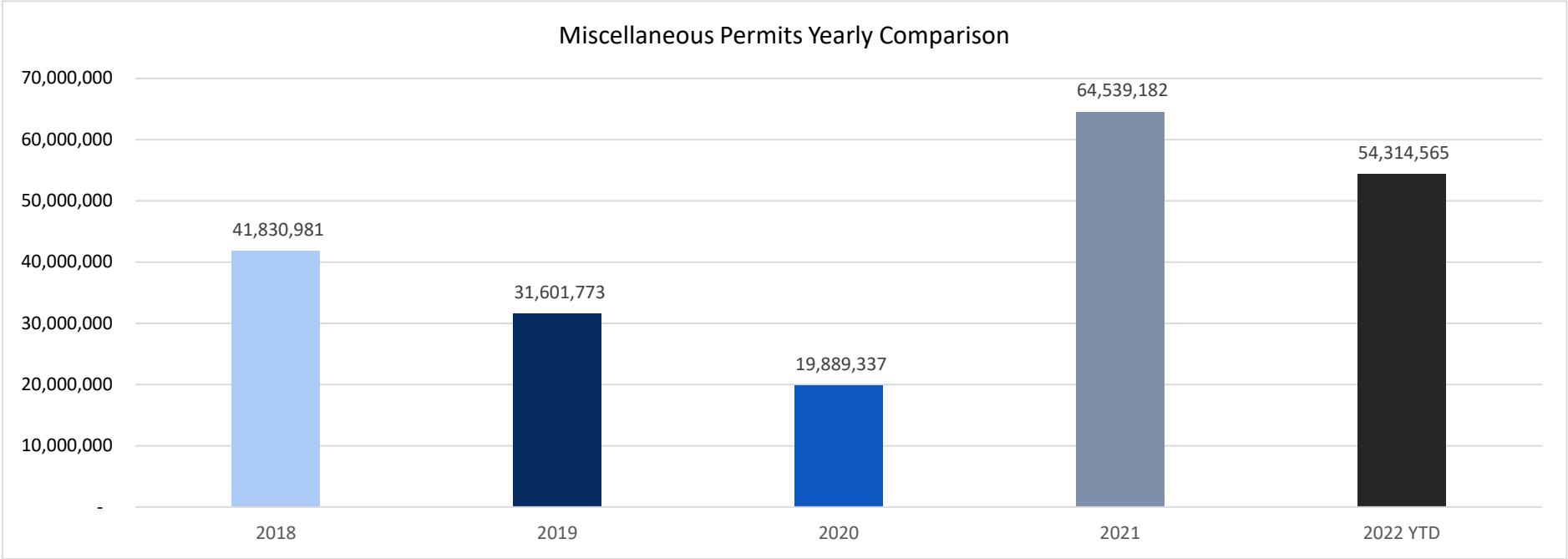
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	416	447	529	238	570	765	465	645	622	569	449	386
2021	338	419	615	574	634	572	576	683	604	525	441	333

Building Permits



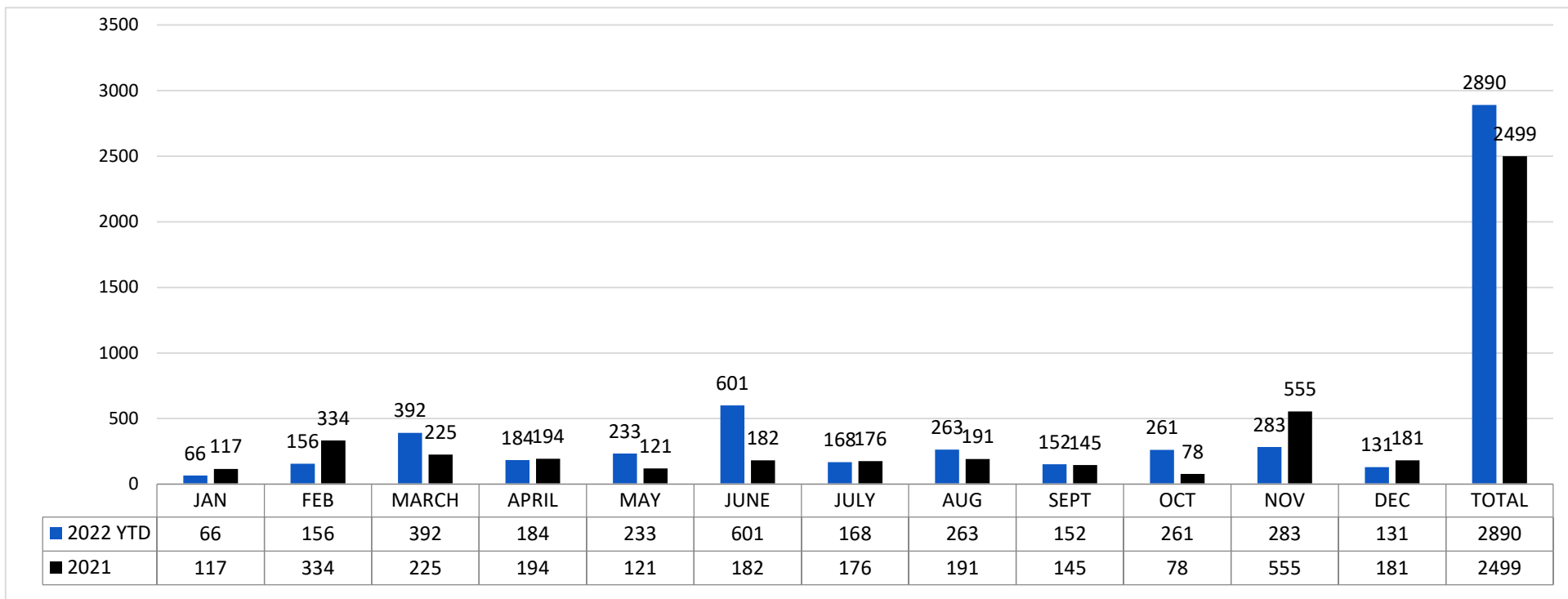
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	990	1000	1186	916	774	2451	1192	1126	1174	1234	2126	1443
2021	1078	1387	887	850	805	1021	719	431	661	397	555	565

Miscellaneous Permits



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	1,037,173	2,952,099	608,583	9,336,883	15,453,304	3,065,856	5,175,413	4,928,999	2,414,315	6,699,964	642,265	1,999,711
2021	5,877,319	2,157,752	13,680,723	1,579,800	9,358,432	3,560,249	3,994,060	1,531,802	1,794,109	4,591,495	10,697,937	5,715,504

Illegal Signs



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2022 YTD	66	156	392	184	233	601	168	263	152	261	283	131	2890
2021	117	334	225	194	121	182	176	191	145	78	555	181	2499

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
1/24/2023

Engineering & Storm Water Activity Report - December 2022

ATTACHMENTS:

Description	Upload Date	Type
▢ Engineering & Storm Water Activity Report - December 2022	1/19/2023	Backup Material



December 2022



Engineering Department Monthly Report

The Engineering Department consists of two divisions – Engineering/Stormwater and Facilities/Project Management. This report provides information on the monthly activities of the department.

For more information, please contact Department Director and City Engineer Steve Grant, PE.

Engineering Projects (ongoing):

- W. Poinsett Road Diet – finalizing design plans
- North Avenue sidewalk improvement – advertise in January
- Parking Lot sealing project – advertise in January
- Fire Dept. Suber Road – coordination meetings, survey coordination
- Transfer Station/Recycle Center Improvements – tweaking site plan, add'l topo survey
- OC Site Improvement – Finalizing layout, getting additional topo
- Storm Drain Asset Mgmt./Pilot watershed study- consultant getting field survey
- 2022 Asphalt Paving Program – Completed

Engineering Activities:

- W. Phillips Road bridge – Consultant preparing plans
- Cartegraph A.M. software – working in system, weekly update meetings
- Engineering Design Manual development – Expecting proposals
- Westmoreland Road ditch improvements – coordinating with Pub. Svc.
- Downtown TIA – Report finalized
- Monthly Inspection at Recycle Center completed
- Victor Hill road improvement discussion with Spbg County – on hold
- Coordinating with CPW regarding street cuts-ongoing

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:

- Streams Apartment annexation – internal discussions/coordination

Other:

- PAC site reviews and meeting (2)
- Attended APWA/ASCE Joint Conference in Greenville
- Kids Planet issue with Parks/Rec
- GIS position interviews

Assistant City Engineer & Stormwater Manager – Robert Roux, PE, CFM

Miscellaneous Tasks – Engineering & Stormwater

- 1) Cartograph – meetings and beta testing
- 2) Conducted Interviews for GIS Technician position opening
- 3) Pilot Watershed Study – Data Gathering and fieldwork kickoff
- 4) Traffic Calming – Analysis of Bent Creek subdivision
- 5) Engineering and Stormwater Design Manuals – obtaining project scopes from consultants
- 6) Roadway Inspections – O’Neal Village Phase 4 Section 1
- 7) Paving Inspections – Clairbrook and Creekside Manor
- 8) Adopt-a-Stream – checked out kits to certified volunteers.
- 9) Misc. Meetings:
 - a. City Park ADA Project
 - b. Kids Planet Stabilization Issues
 - c. Project Apollo outfall issues with site engineer
 - d. Employee Appreciation Breakfast
 - e. Met with Saddlebrook and Vines Creek developer
 - f. 445 Mayfield Rd with developer and engineer
 - g. Leo Jamestown Pre-construction meeting and CPW meeting

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.*

2022 Stormwater Summary January 1 st through December 31st, 2022		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
50	129	29

Historical Project Submittals	
Year	Projects Submitted
2022	50
2021	55
2020	32
2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

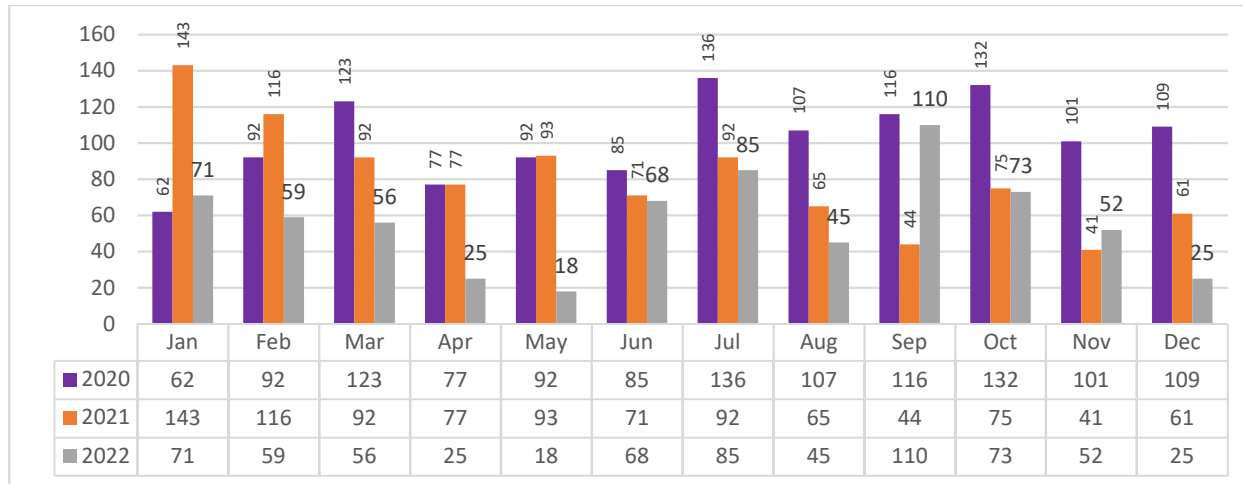
Projects Submitted	
Development Type	Project Name
COMMERCIAL	Bradford Apartments landscape renovation
COMMERCIAL	Greer Commission of Public Works (CPW) Electrical Substation
COMMERCIAL	Ice Station Greer Additions
LINEAR	Country Club Trail
RESIDENTIAL	Valentine Townhomes

Plan Reviews- Site Development, Stormwater, As-Built	
Review Type	Project Name
COMMERCIAL	Truliant Federal Credit Union
COMMERCIAL	BP- Greer
COMMERCIAL	Bradford Apartments landscape renovation
COMMERCIAL	Highway 101 Starbucks
COMMERCIAL	Ice Station Greer Additions
FDP MINOR REVISION	Clairbrook Final Development Plan
RESIDENTIAL	5 Lot Subdivision - Morrow St
RESIDENTIAL	Harvey Townes subdivision
AS BUILT REVIEW	Velocity Park Phase II (Velocity Park site 3)
AS BUILT REVIEW	Lively Victor Park Apartments
AS BUILT REVIEW	Eagles Liquor & Laundry Plus
AS BUILT REVIEW	Briar Ridge
AS BUILT REVIEW	Palms at Brushy Creek – Grading
FINAL PLAT	BROOKSIDE FARMS - PHASE 2
FINAL PLAT	BROOKSIDE FARMS - PHASE 2

Permits Issued		
Permit Type	Project Name	Address
ENCROACHMENT	308 Morgan St/Sewer Repair	308 MORGAN ST
ENCROACHMENT	AT&T Job# A02ESY4 - Deyoung Rd & Old Jones Rd	525 OLD JONES RD
ENCROACHMENT	AT&T Job# A02GPH3 - W PHILLIPS RD	331 W PHILLIPS RD
ENCROACHMENT	AT&T Job# A02H01P - Victor Hill Rd	785 VICTOR HILL RD
ENCROACHMENT	ATT_SC_JOB#_A02G3T4_RANDALL ST	219 RANDALL ST
ENCROACHMENT	Bore eastward 14' parallel on S Buncombe Road	1517 S BUNCOMBE RD
ENCROACHMENT	SEWER TAP	202 VANDIVENTER DR

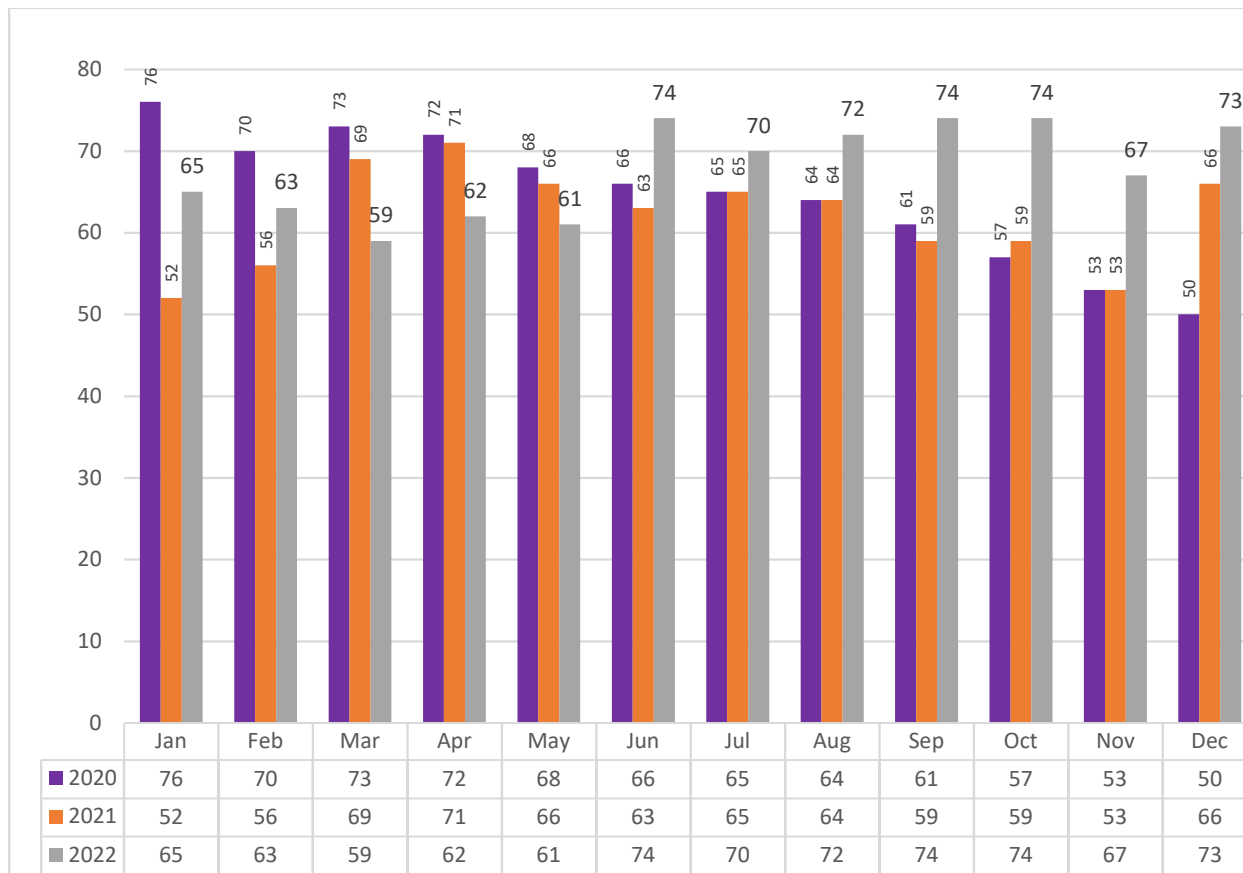
ENGINEERING INSPECTIONS - Anthony Copeland (Senior Engineering Inspector) and Scott Reid (Engineering Inspector I)

25 Active Site Inspected (Per Month)



STORMWATER INSPECTION: Anthony Copeland / Scott Reid

73 Individual LOT Drainage Plan Reviews (Per Month)



Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
SW Runoff creating Sink-hole	12/8/2022	610 Arlington / Sizemore	Ditch will need to be defined to allow water to enter catch basin.	In-Progress

Asphalt Activities Inspection: Anthony Copeland / Scott Reid

Subd. / Project Name	Date	Operation
Clairbrook Subd.	12/16/2022	Proof-Roll Stone Base
Clairbrook Subd.	12/28/2022	Proof-Roll Stone Base

FACILITIES AND PROJECTS MANAGER – John Goughneour

Facilities & Maintenance Activities:

- Blanchard machinery finished up our annual PMs on our generators.
- We worked on getting the archives area cleaned out at the Operations center.
- The mini split A/C unit at police and courts building was replaced by Chisholm HAVC.
- The maintenance group converted lighting in the garage area at operations to all LEDs.
- Babb's plumbing completed the replacement of water fountains at city hall to bottle dispensers.
- We are continually busy working on daily repairs and breakdowns of the Facilities throughout in the city.

Project Developments:

- Design is nearing completion on the Suber Road Fire Department and Hood Rd. Training Center project and we expect to have our first round of pricing completed on February 3rd.
- We are working with Greer Relief and all stakeholders to value engineer or lessen the scope of the current design. Once finalized, we are prepared to move quickly toward getting approval and construction started.
- The Operations Center roof repair is scheduled to start January 30th.
- Cost estimates for renovations at Greer Golf are due Tuesday January 24th.
- Phase II for Berry Ave. is moving forward with the goal of having our first pricing exercise early as the first week in February and if approved, getting the drawings in review and starting in late March to early April.
- Recycle Center has the additional survey complete and Alliance Consulting can now focus on providing the construction drawings needed to move forward.

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
1/24/2023

Financial Activity Report - December 2022

Summary:

[Link to Detail Financial Reports](#)

ATTACHMENTS:

Description	Upload Date	Type
📎 December 2022 Summary Financial Report	1/19/2023	Backup Material



December 2022 Summary Financial Report



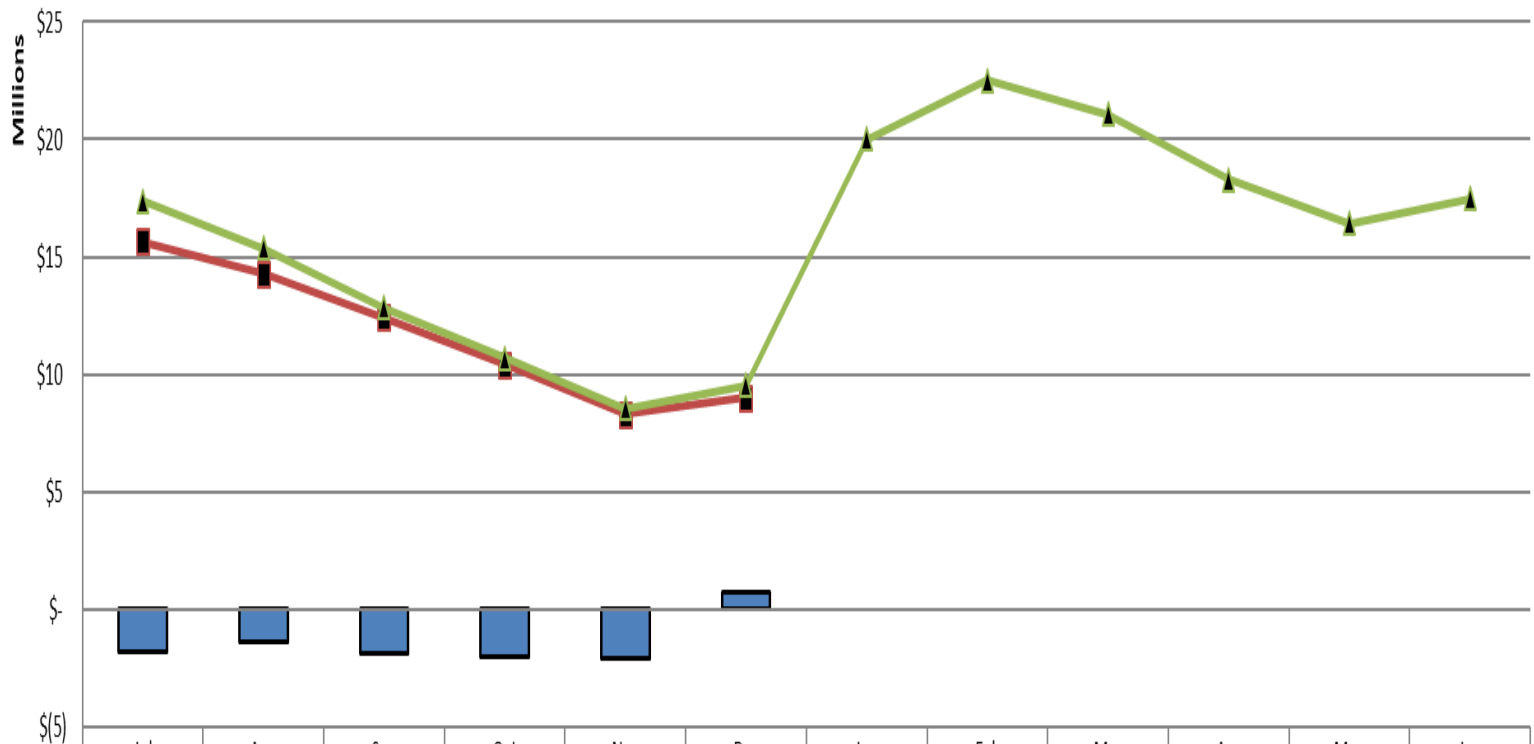
Financial Performance Summary

As of Month End December, 2022

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↑	↓	\$ 9,014,372
Revenue	↑	↑	\$ 8,849,563
Total Expenditures	↑	↑	\$ 18,640,864
Total Percentage (Over) / Under	-	↓	1%
Revenue Benchmark Variance	↑	↓	\$ 772,832
Expenditure Benchmark Variance	↓	↓	\$ (695,079)
Overall Benchmark Variance	↓	↓	\$ 77,753
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 2,691,229
Revenue	↓	↑	\$ 1,691,987
Expenditures	↓	↑	\$ 659,399
STORM WATER FUND			
Cash Balance	↑	↓	\$ 2,253,562
Revenue	↑	↑	\$ 206,612
Expenditures	↓	↓	\$ 100,925

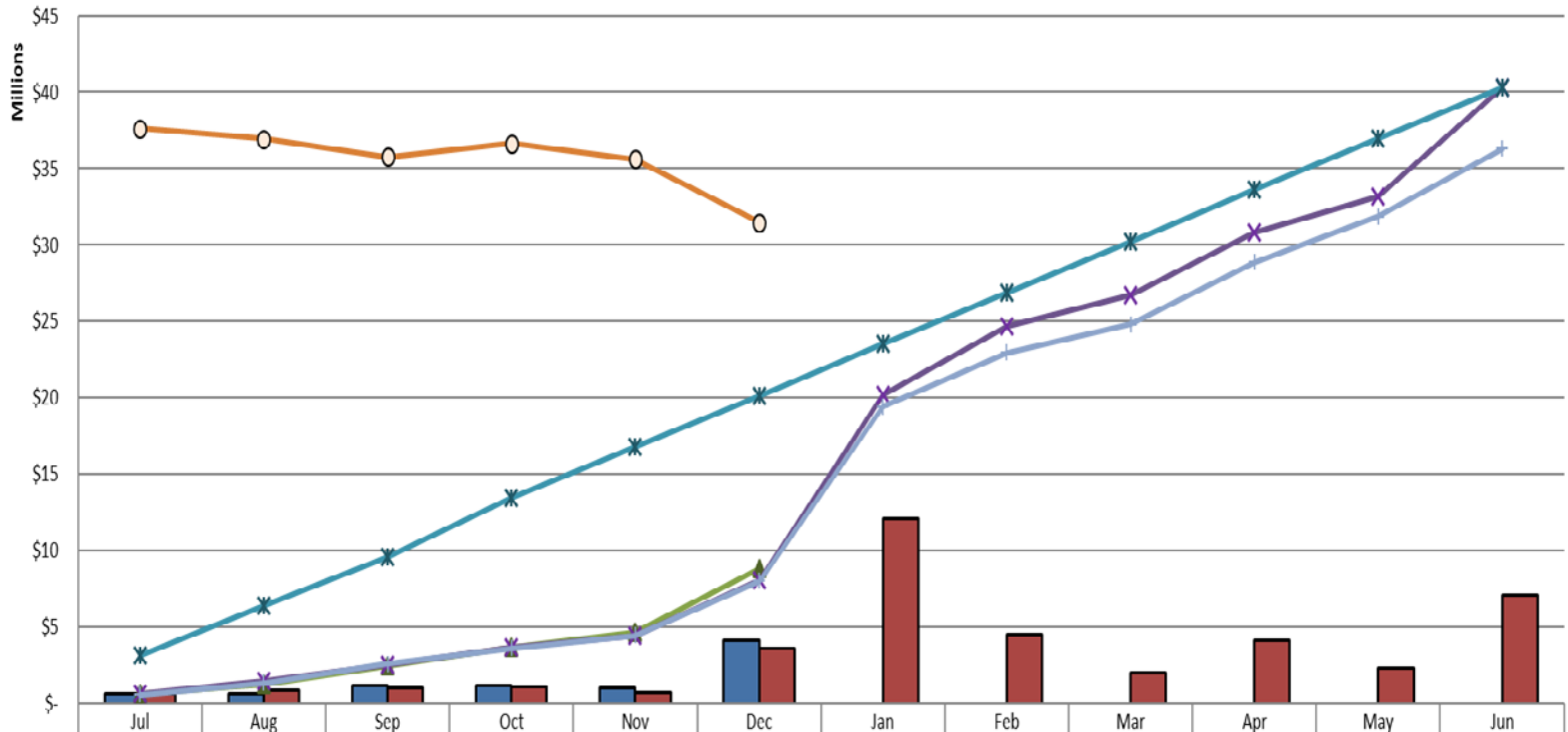
Cash Balance - General Fund

Fiscal Year 2022/23



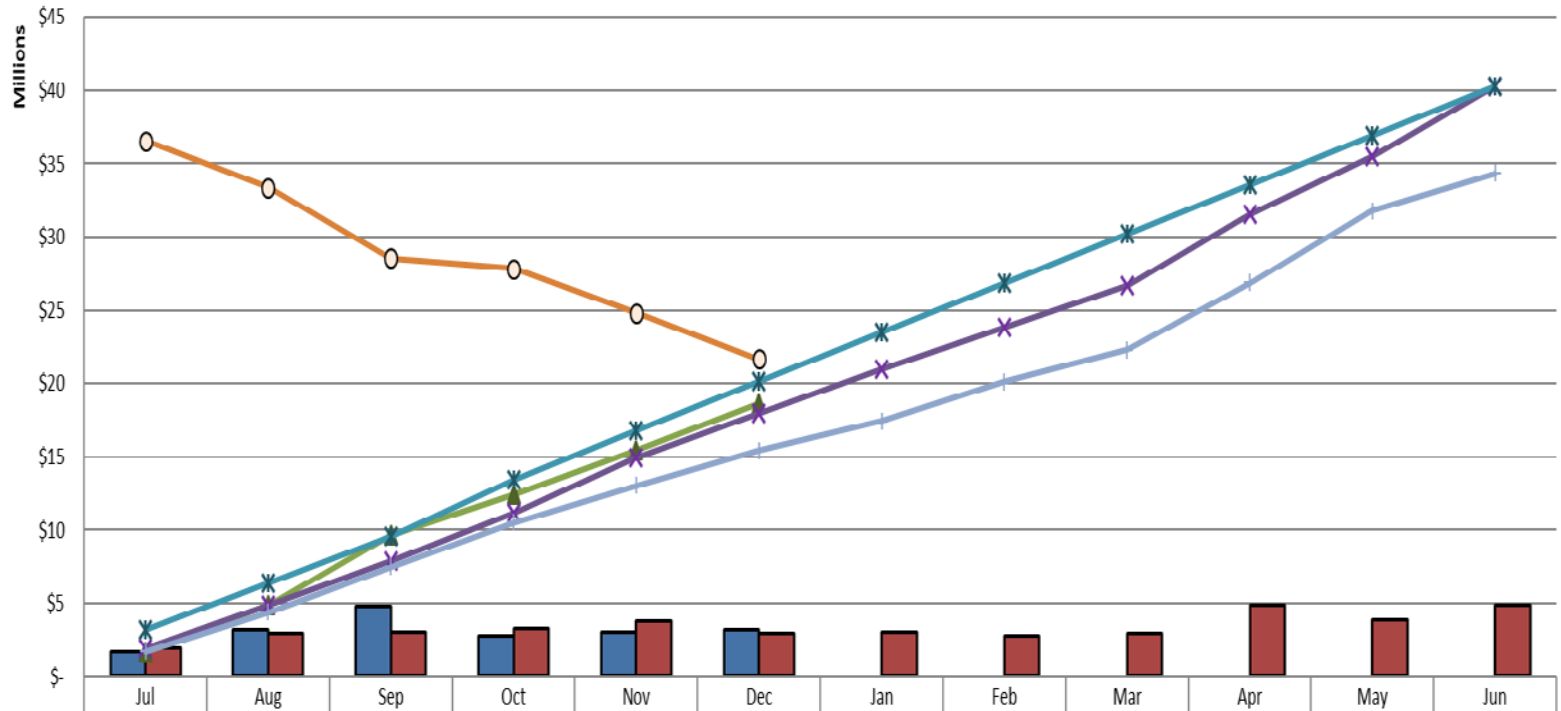
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(1,817,717)	(1,359,647)	(1,876,889)	(2,014,653)	(2,115,479)	724,615	-	-	-	-	-	-
Current Fiscal YTD Balance	15,656,424	14,296,778	12,419,888	10,405,235	8,289,756	9,014,372						
Prior Fiscal YTD Balance	17,366,297	15,367,487	12,842,494	10,702,120	8,548,128	9,533,938	20,030,717	22,502,207	21,065,284	18,292,438	16,427,836	17,474,141

Revenue - General Fund Fiscal Year 2022/23



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	615,877	676,295	1,203,301	1,188,080	1,015,090	4,150,921						
Monthly Benchmark	655,670	860,331	1,036,334	1,125,164	755,410	3,643,822	12,111,804	4,529,237	2,001,042	4,142,723	2,330,162	7,127,264
YTD Actual	615,877	1,292,172	2,495,473	3,683,553	4,698,642	8,849,563						
YTD Benchmark	655,670	1,516,001	2,552,335	3,677,499	4,432,909	8,076,731	20,188,535	24,717,772	26,718,814	30,861,537	33,191,699	40,318,963
YTD Prorated Budget	3,187,749	6,375,498	9,563,247	13,439,654	16,799,568	20,159,482	23,519,395	26,879,309	30,239,222	33,599,136	36,959,049	40,318,963
Prior YTD Actual	593,504	1,358,690	2,603,803	3,638,911	4,461,393	8,013,498	19,415,294	22,972,853	24,820,050	28,861,627	31,875,980	36,300,627
Balance to Collect	37,637,111	36,960,816	35,757,515	36,635,410	35,620,321	31,469,400						

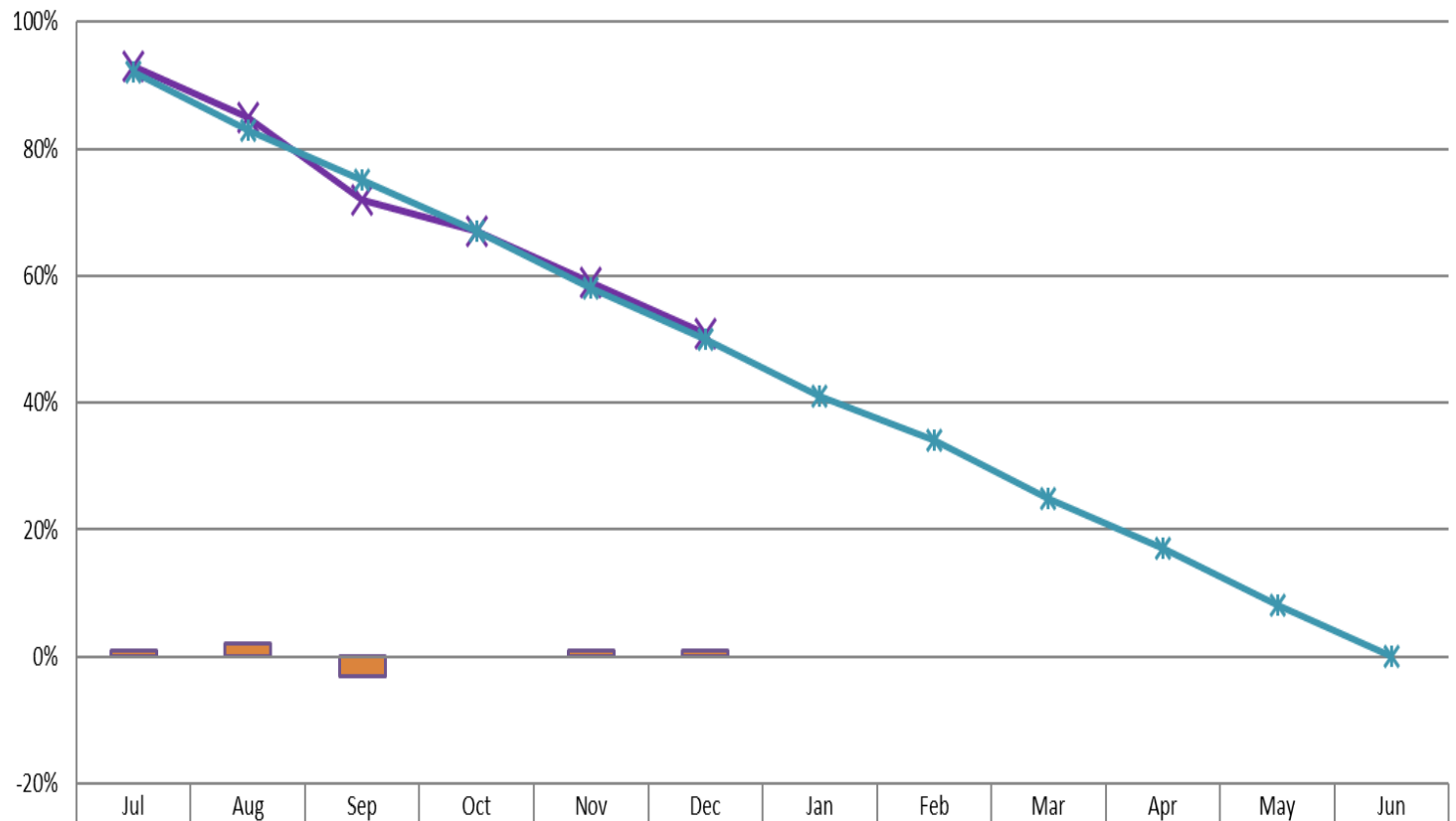
Expenditures - General Fund Fiscal Year 2022/23



Monthly Actual	1,679,188	3,211,869	4,788,062	2,775,799	3,025,673	3,160,273						
Monthly Benchmark	\$1,953,319	\$2,947,018	\$3,013,192	\$3,274,325	\$3,793,707	\$2,964,224	\$3,069,133	\$2,795,542	\$2,916,417	\$4,841,332	\$3,903,358	\$4,847,396
YTD Actual	1,679,188	4,891,057	9,679,119	12,454,918	15,480,591	18,640,864						
YTD Benchmark	1,953,319	4,900,337	7,913,529	11,187,854	14,981,561	17,945,785	21,014,918	23,810,460	26,726,877	31,568,209	35,471,567	40,318,963
YTD Prorated Budget	3,187,749	6,375,498	9,563,247	13,439,654	16,799,568	20,159,482	23,519,395	26,879,309	30,239,222	33,599,136	36,959,049	40,318,963
Prior YTD Actual	1,710,327	4,398,054	7,501,885	10,504,480	13,035,709	15,436,452	17,424,736	20,112,810	22,315,890	26,872,670	31,800,478	34,332,576
Balance to Expend	36,573,800	33,361,931	28,573,869	27,864,045	24,838,372	21,678,099						

Budget Percent Remaining - General Fund

Fiscal Year 2022/23



(Over) Under Budget	1	2	-3	0	1	1						
Actual Percent Remaining	93	85	72	67	59	51						
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

2022-23 Financials

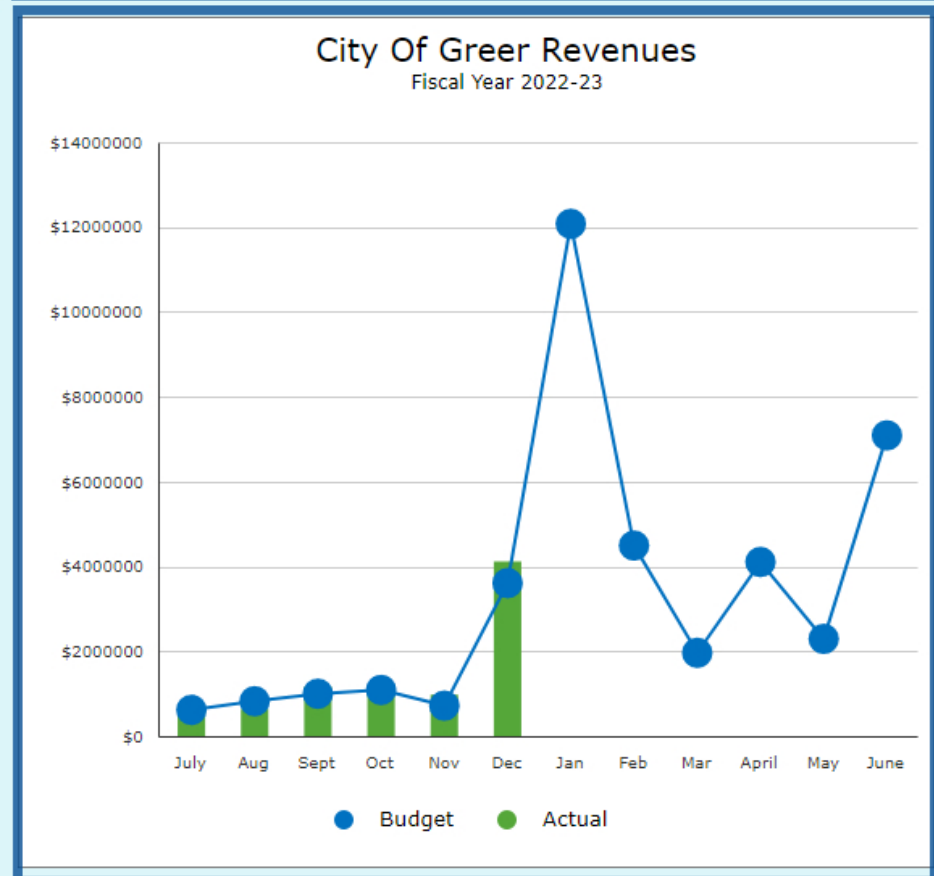
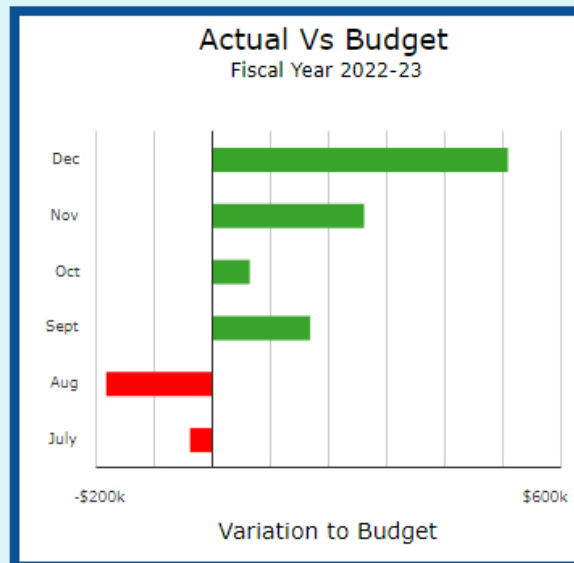


Revenue

- ✓ Total Revenue
- Taxes
- Franchises & Licenses
- Misc. Revenues
- Permits and Fees
- Intergovernmental
- Revenue
- Fire Fees
- Fines and Forfeitures
- Grants
- Fund Balance

☒ Revenues
 ☐ Expenditures

YTD Actual	YTD Budget	Difference
\$8,849,563	\$8,076,731	\$772,832



2022-23 Financials



Total Expenditures ▾

✓ Total City Expenditures

YTD Personnel

YTD Operations

YTD Debt Service

☐ Revenues ☒ Expenditures

YTD Actual

\$18,640,864

YTD Budget

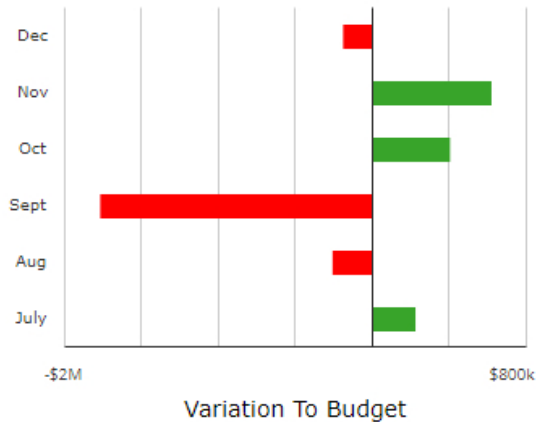
\$17,945,785

Difference

-\$695,079

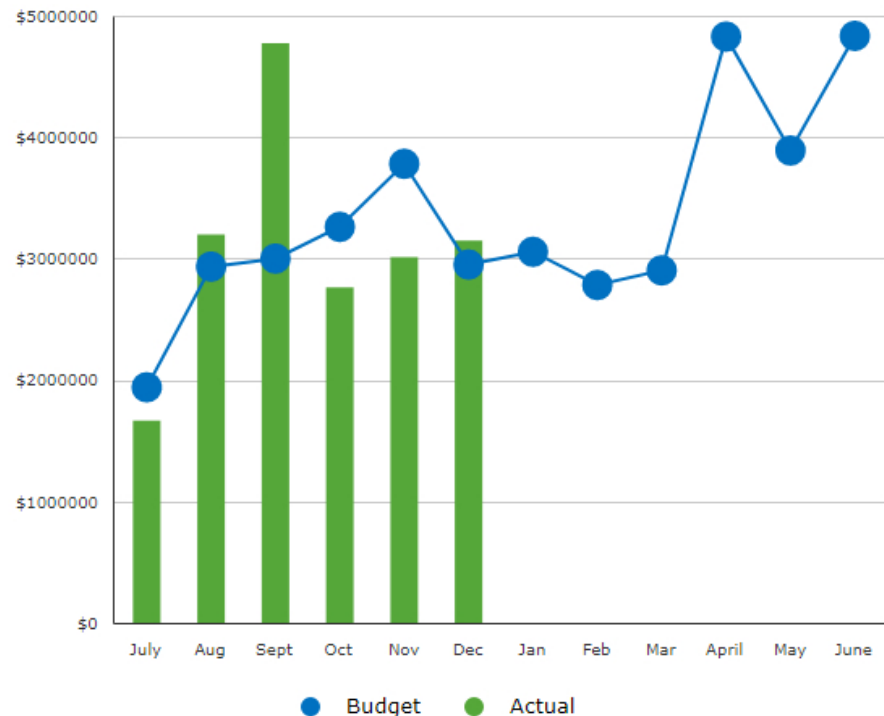
Actual Vs Budget

Fiscal Year 2022-23



City Of Greer Expenditures

Fiscal Year 2022-23

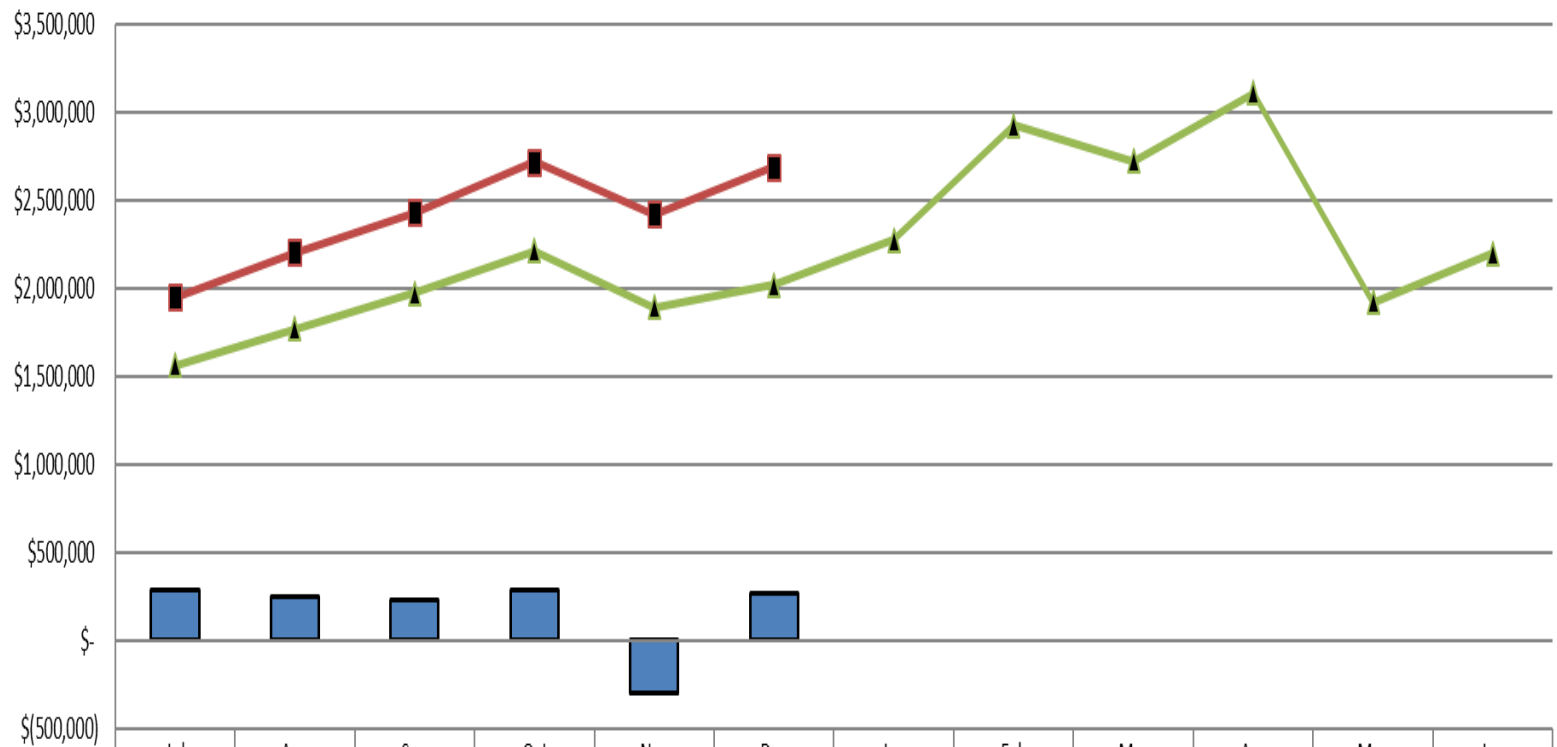




Hospitality Taxes Fund

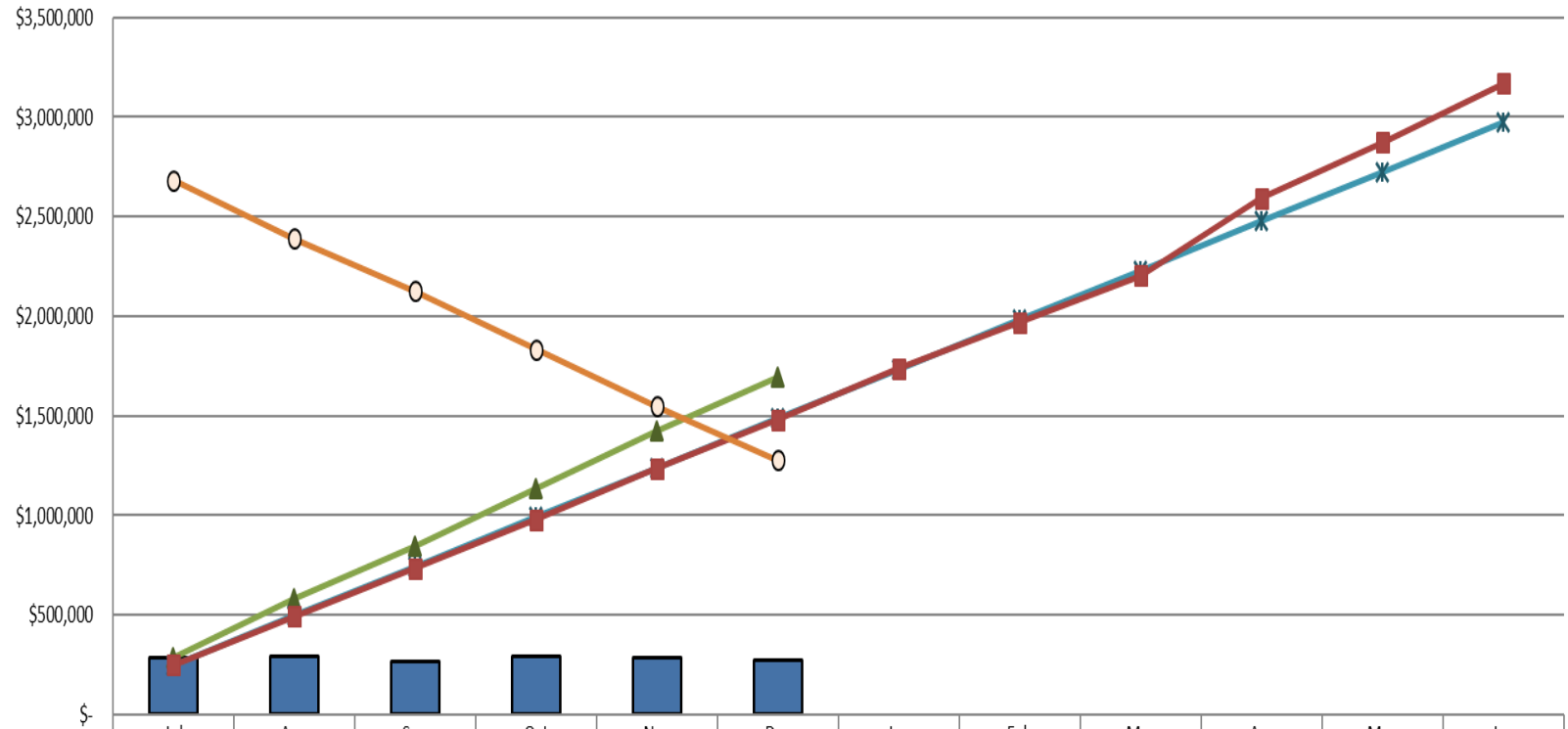
Cash Balance - Hospitality Taxes Fund

Fiscal Year 2022/23



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	282,926	253,489	226,422	290,314	(299,477)	268,510	-	-	-	-	-	-
Current Fiscal YTD Balance	1,951,971	2,205,460	2,431,882	2,722,197	2,422,719	2,691,229						
Prior Fiscal YTD Balance	1,565,859	1,772,270	1,974,992	2,216,274	1,895,889	2,024,016	2,277,201	2,926,768	2,724,388	3,112,585	1,923,550	2,203,625

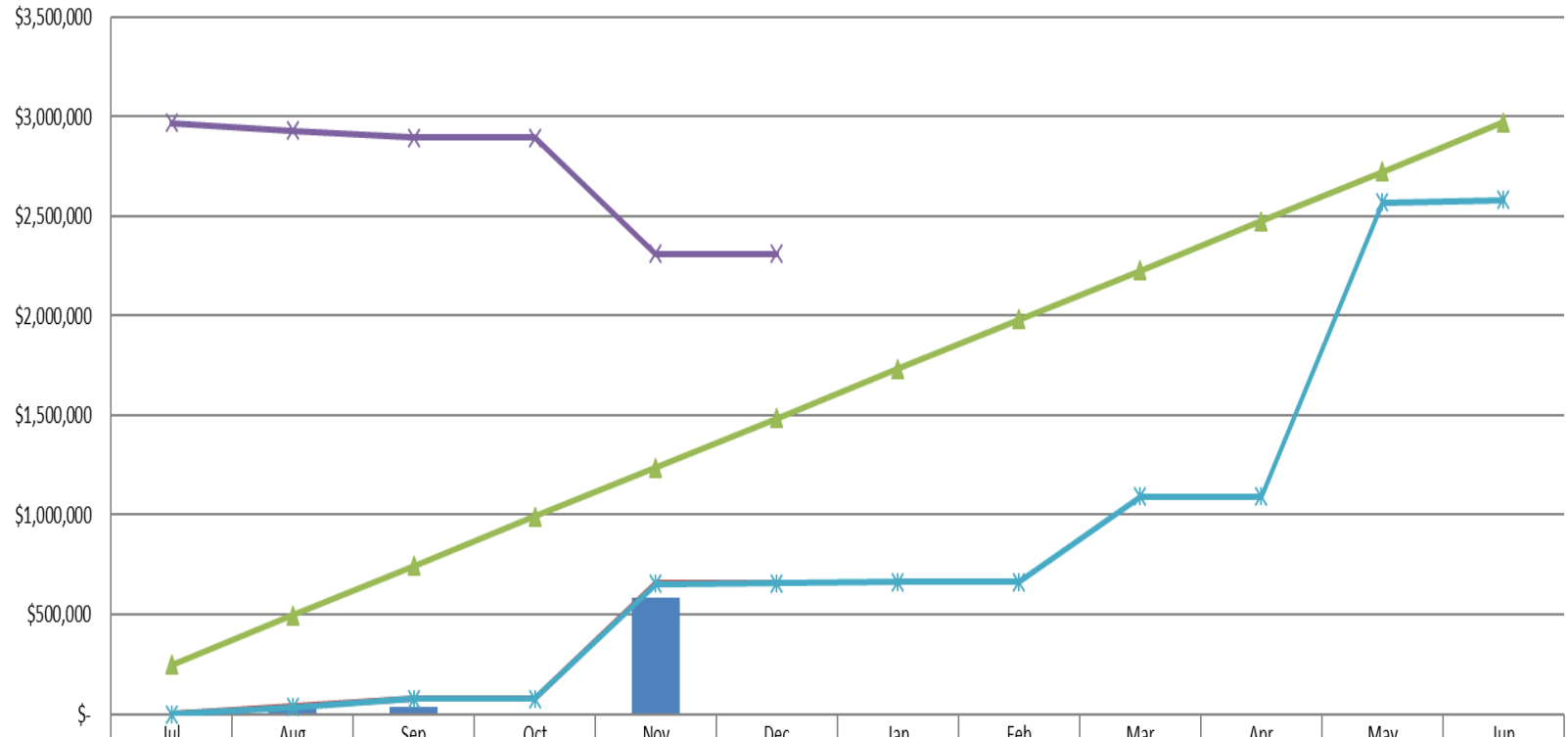
Revenue - Hospitality Taxes Fund Fiscal Year 2022/23



Monthly Actual	286,962	293,071	264,625	291,860	285,389	270,080						
YTD Actual	286,962	580,032	844,657	1,136,517	1,421,907	1,691,987						
YTD Prorated Budget	247,533	495,067	742,600	990,133	1,237,667	1,485,200	1,732,733	1,980,267	2,227,800	2,475,333	2,722,867	2,970,400
Prior YTD Actual	248,827	492,238	735,026	976,881	1,234,718	1,478,993	1,738,479	1,970,280	2,202,452	2,590,919	2,873,456	3,166,708
Balance to Collect	2,683,438	2,390,368	2,125,743	1,833,883	1,548,493	1,278,413						

Expenditures - Hospitality Taxes Fund

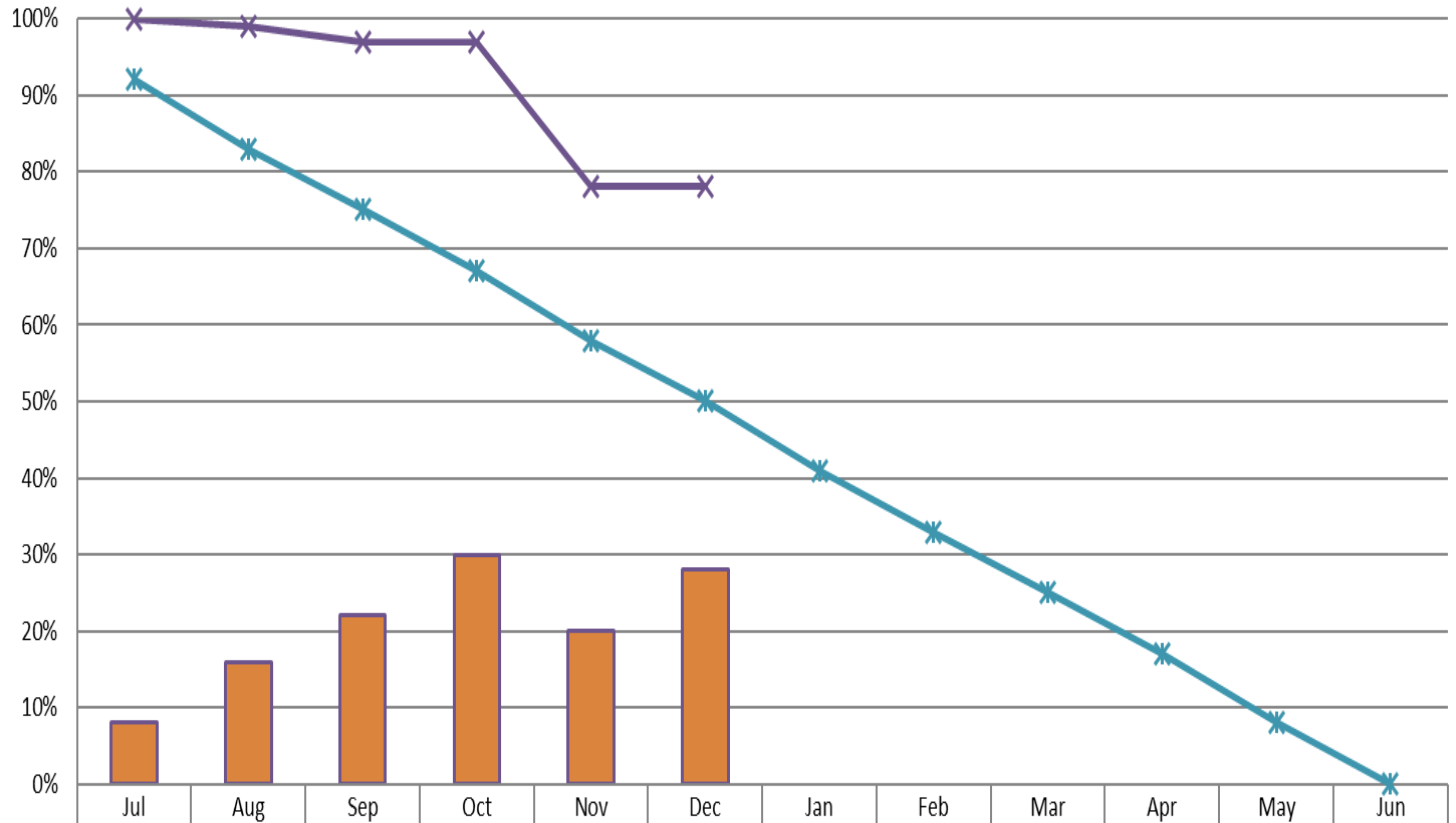
Fiscal Year 2022/23



Monthly Actual	1,000	38,418	35,959	887	583,135	0						
YTD Actual	1,000	39,418	75,378	76,264	659,399	659,399						
YTD Prorated Budget	247,533	495,067	742,600	990,133	1,237,667	1,485,200	1,732,733	1,980,267	2,227,800	2,475,333	2,722,867	2,970,400
Prior YTD Actual	0	35,512	75,411	76,204	654,372	654,972	661,274	661,574	1,091,382	1,091,365	2,567,550	2,582,864
Balance to Expend	2,969,400	2,930,982	2,895,022	2,894,136	2,311,001	2,311,001						

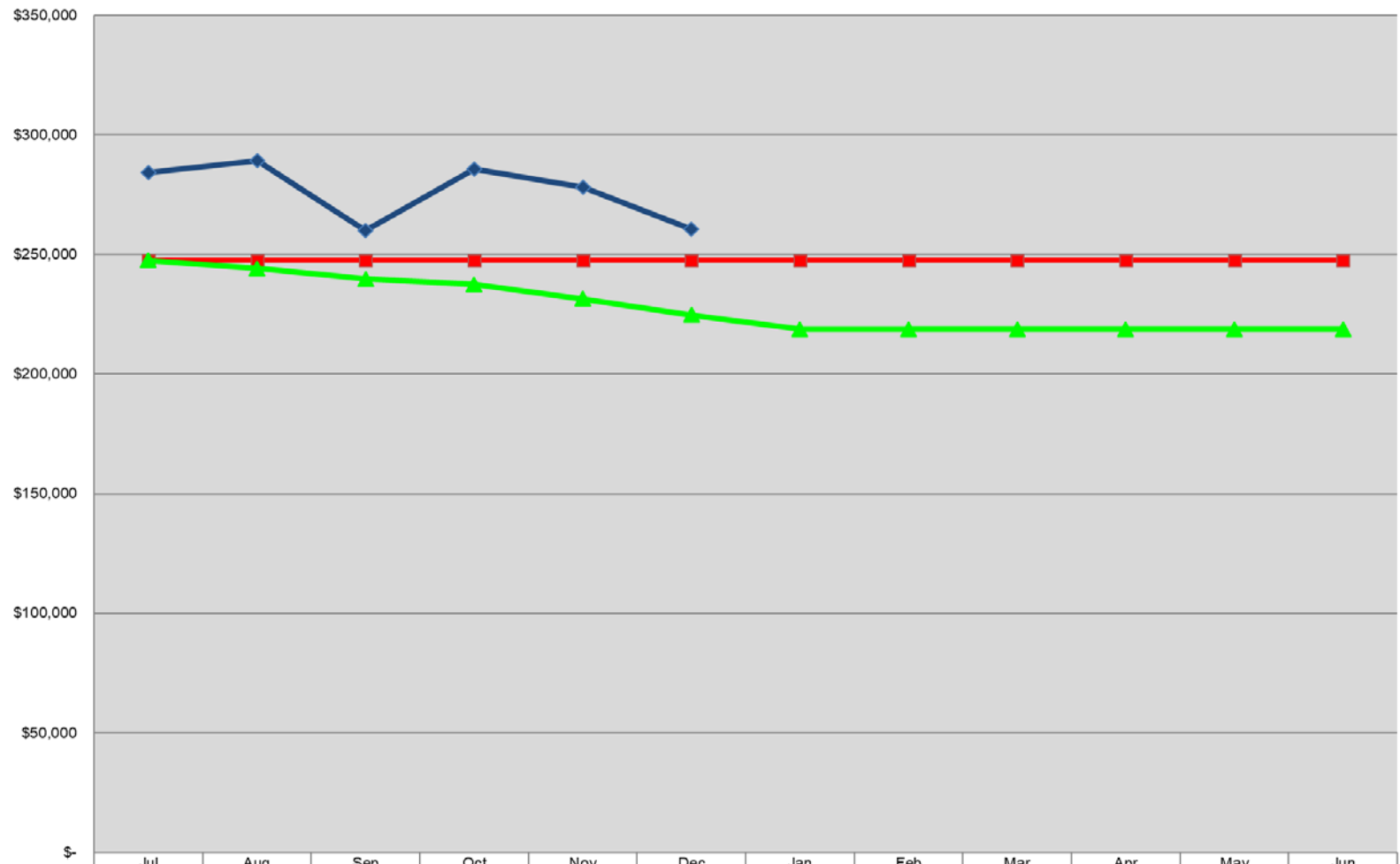
Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2022/23



(Over) Under Budget	8	16	22	30	20	28						
Actual Percent Remaining	100	99	97	97	78	78						
Prorated Percent Remaining	92	83	75	67	58	50	41	33	25	17	8	0

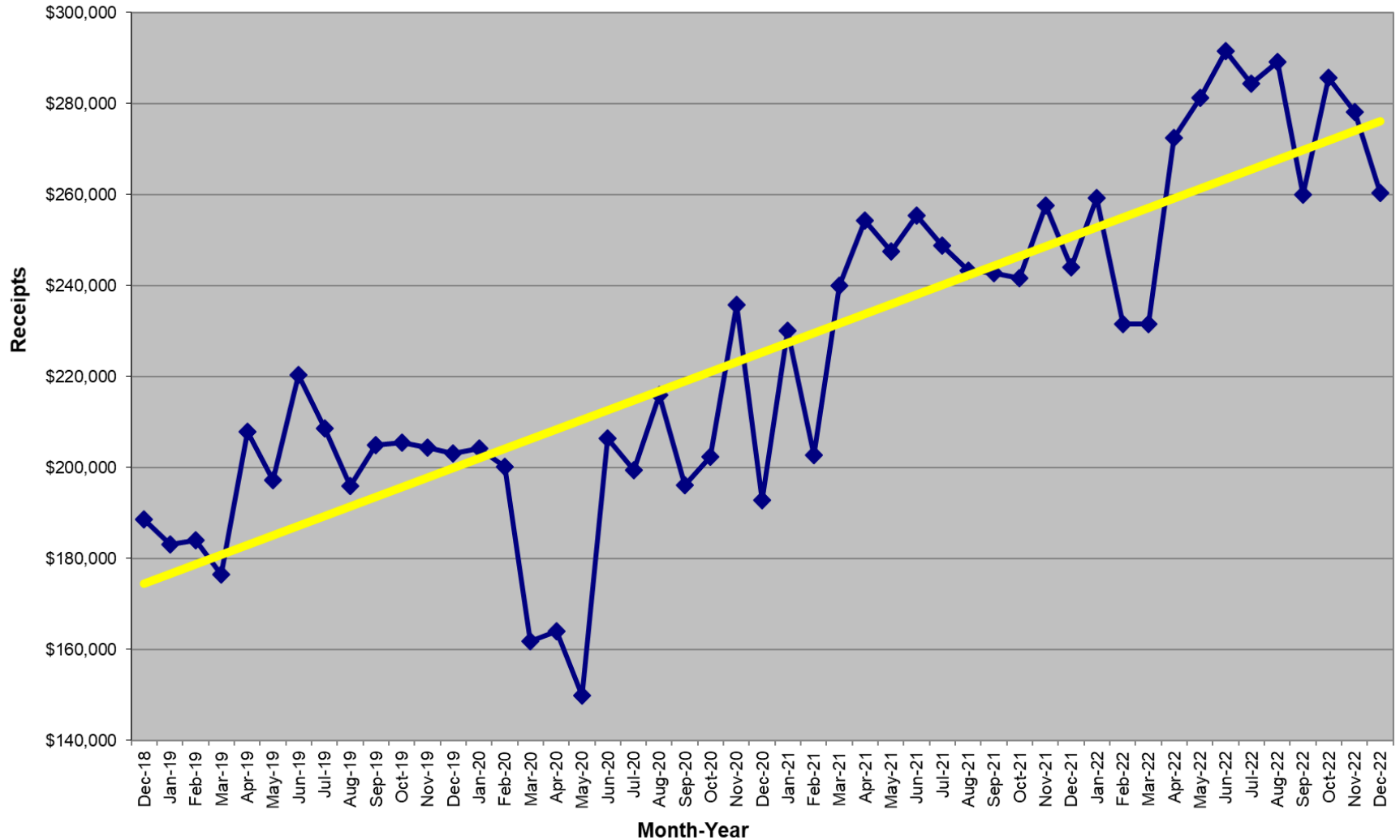
Hospitality Taxes Fiscal Year 2022/23



Monthly Actual	284,337	289,113	260,011	285,747	278,189	260,432						
Monthly Budget	247,533	247,533	247,533	247,533	247,533	247,533	247,533	247,533	247,533	247,533	247,533	247,533
Budget Requirement	247,533	244,188	239,695	237,438	231,399	224,715	218,762	218,762	218,762	218,762	218,762	218,761

Hospitality Tax

4 - Year Trending

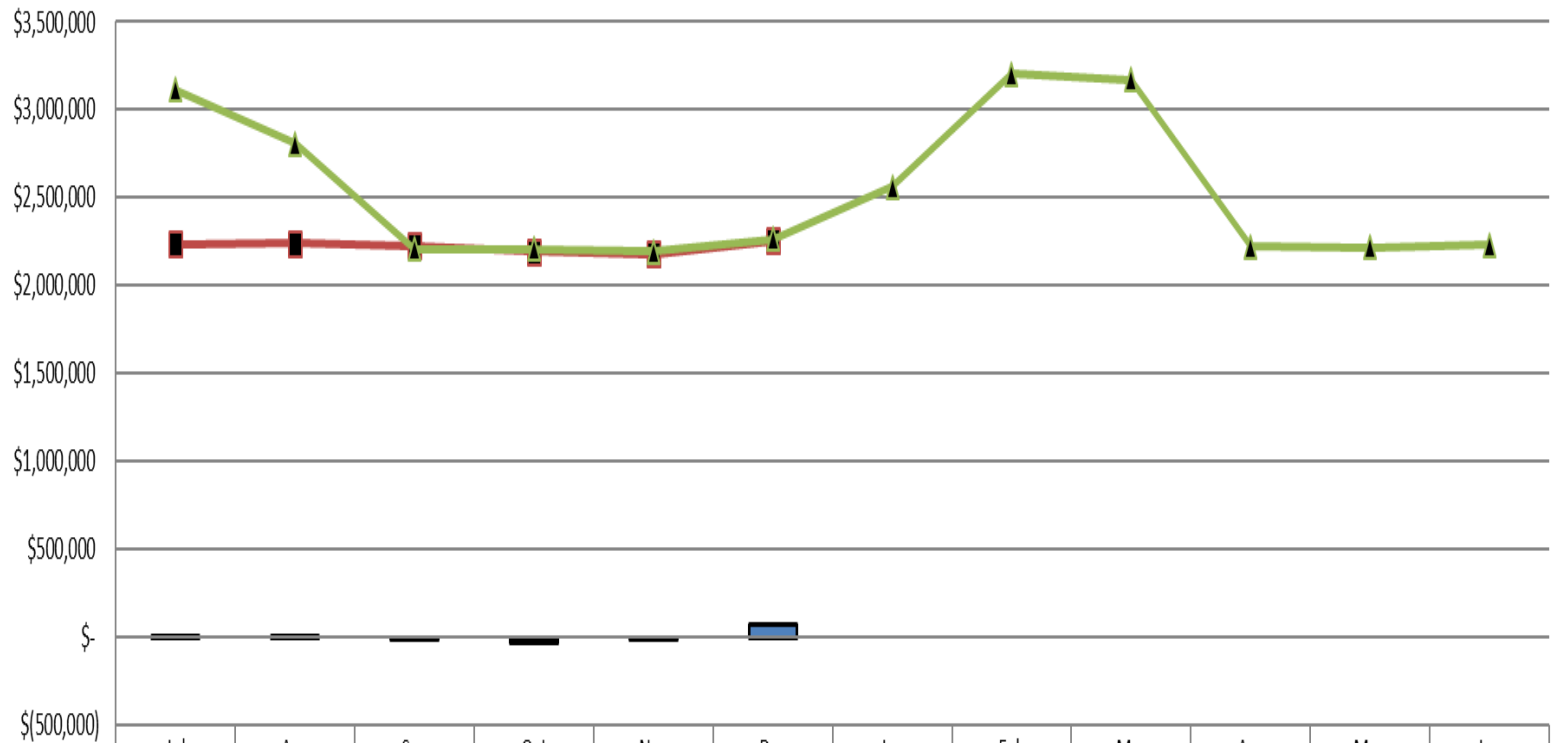




Storm Water Fund

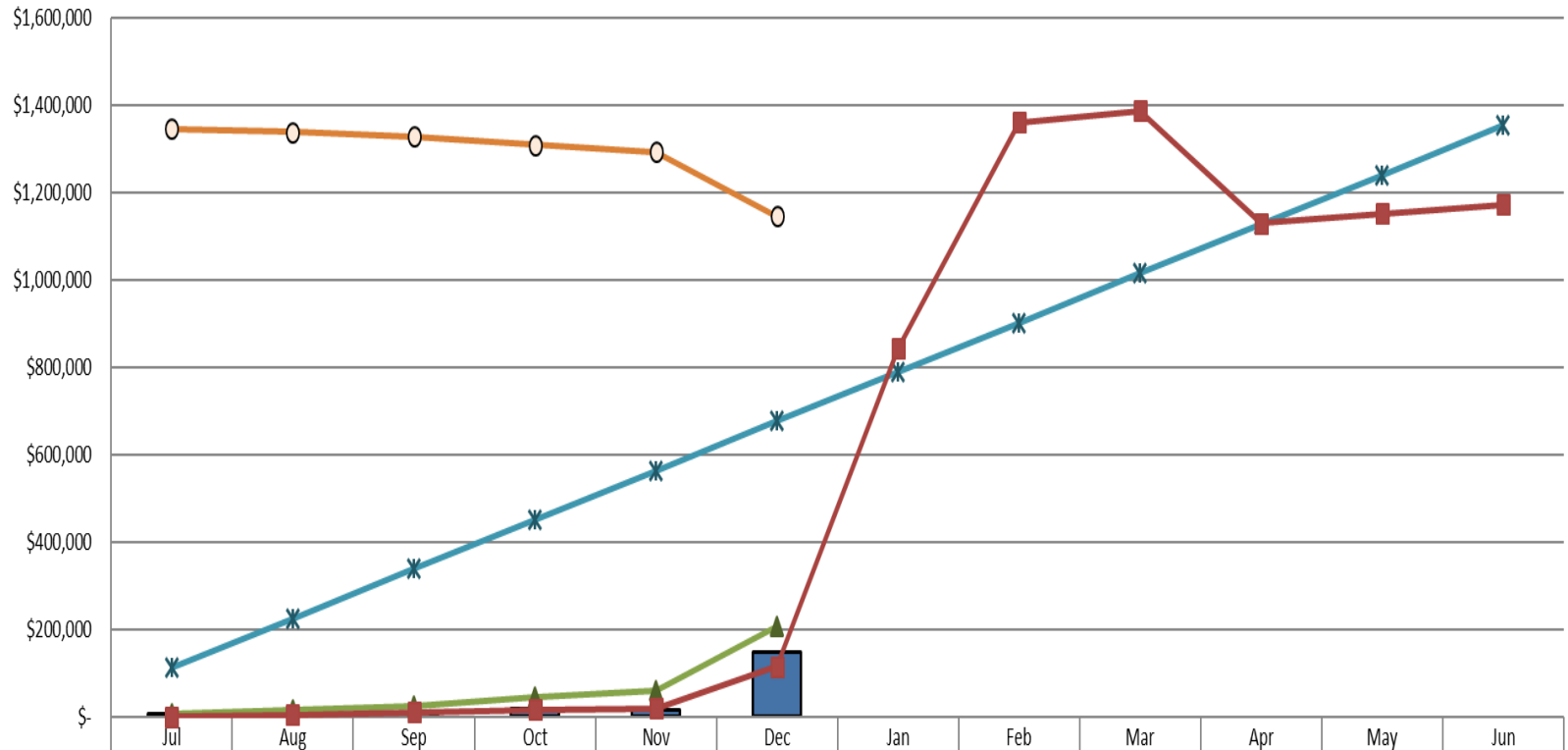
Cash Balance - Storm Water Fund

Fiscal Year 2022/23



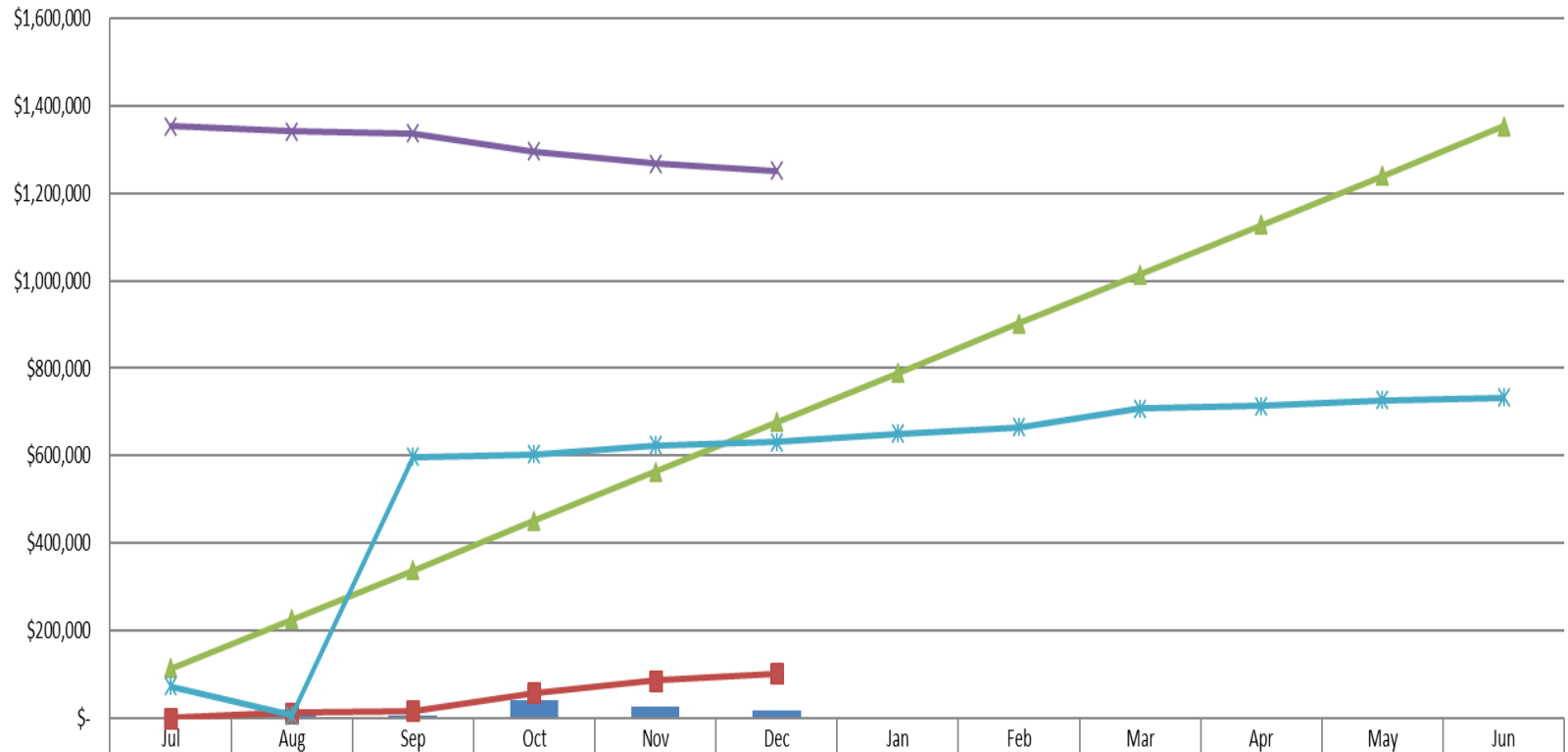
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	5,574	3,243	(13,601)	(33,635)	(12,937)	74,871	-	-	-	-	-	-
Current Fiscal YTD Balance	2,235,621	2,238,864	2,225,263	2,191,628	2,178,692	2,253,562						
Prior Fiscal YTD Balance	3,114,764	2,805,716	2,208,685	2,207,088	2,194,336	2,263,223	2,562,625	3,203,729	3,170,779	2,223,499	2,214,988	2,230,047

Revenue - Storm Water Taxes Fund Fiscal Year 2022/23



Monthly Actual	6,726	8,493	9,009	19,968	15,395	147,021						
YTD Actual	6,726	15,219	24,228	44,196	59,591	206,612						
YTD Prorated Budget	112,708	225,417	338,125	450,833	563,542	676,250	788,958	901,667	1,014,375	1,127,083	1,239,792	1,352,500
Prior YTD Actual	173	5,330	9,900	16,528	19,291	114,377	842,130	1,359,562	1,386,414	1,129,332	1,151,452	1,172,397
Balance to Collect	1,345,774	1,337,281	1,328,272	1,308,304	1,292,909	1,145,888						

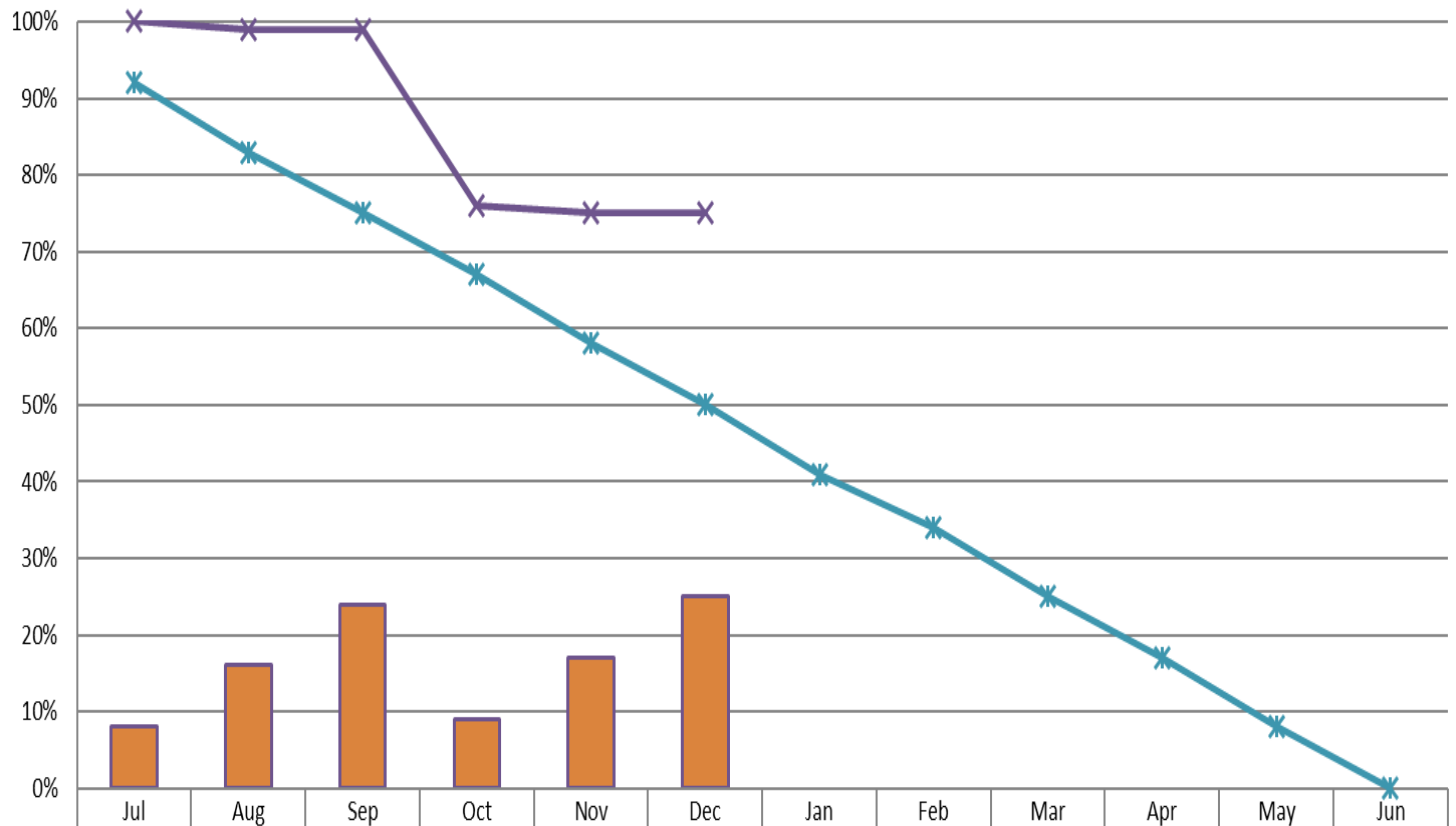
Expenditures - Storm Water Fund Fiscal Year 2022/23



Monthly Actual	-	11,483	4,365	41,723	27,058	16,296						
YTD Actual	-	11,483	15,848	57,571	84,628	100,925						
YTD Prorated Budget	112,708	225,417	338,125	450,833	563,542	676,250	788,958	901,667	1,014,375	1,127,083	1,239,792	1,352,500
Prior YTD Actual	72,335	5,532	596,217	602,046	623,657	631,349	650,261	665,211	707,452	713,043	726,845	732,540
Balance to Expend	1,352,500	1,341,017	1,336,652	1,294,929	1,267,872	1,251,575						

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2022/23



 (Over) Under Budget	8	16	24	9	17	25						
x Actual Percent Remaining	100	99	99	76	75	75						
* Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
1/24/2023

Fire Department Activity Report - December 2022

ATTACHMENTS:

Description	Upload Date	Type
📎 Fire Department Activity Report - December 2022	1/11/2023	Backup Material



DECEMBER

2022

CITY OF GREER
FIRE DEPARTMENT
MONTHLY REPORT

OPERATIONS DIVISION

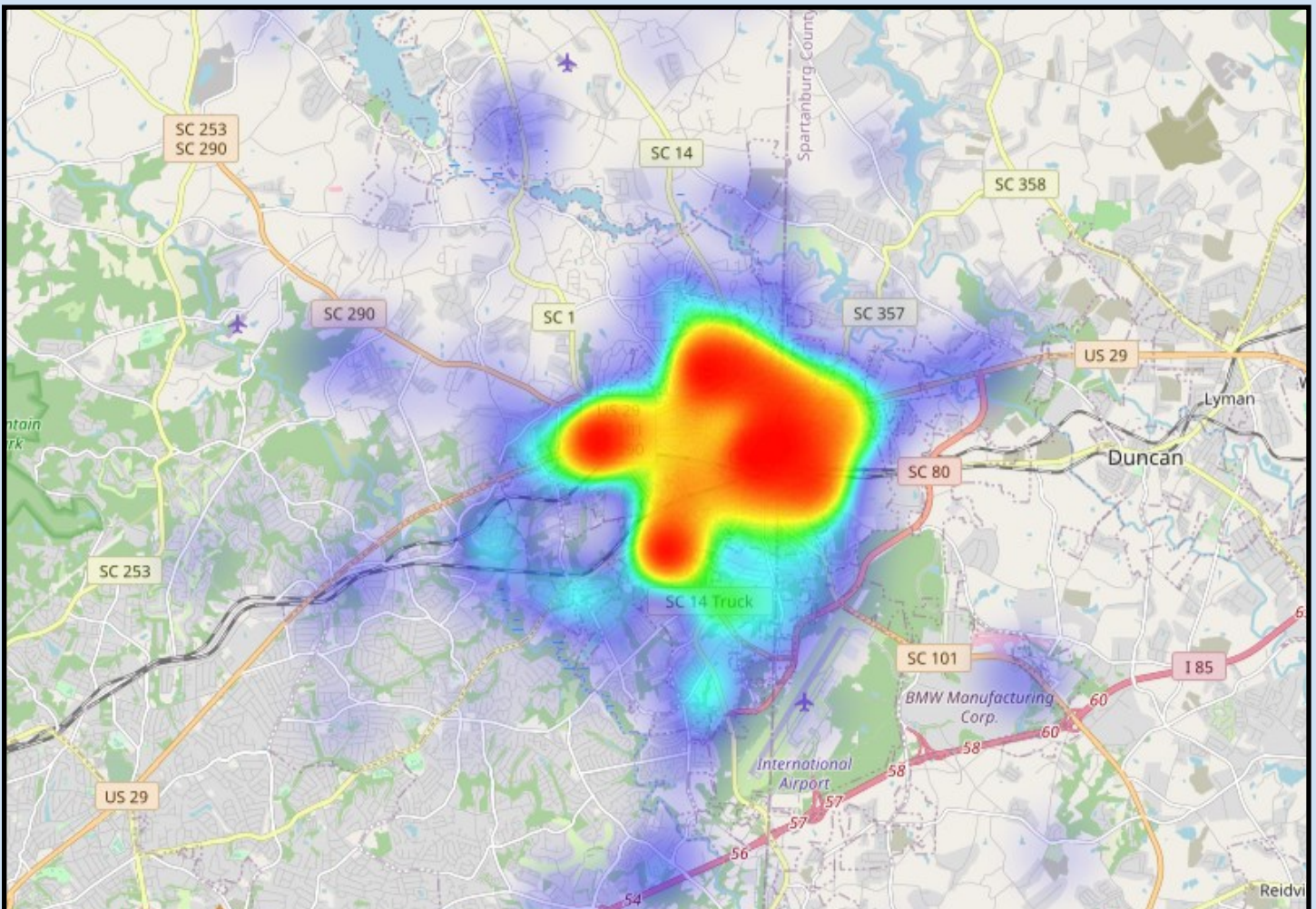
New Employees:



Firefighter/EMT Donnie Settle

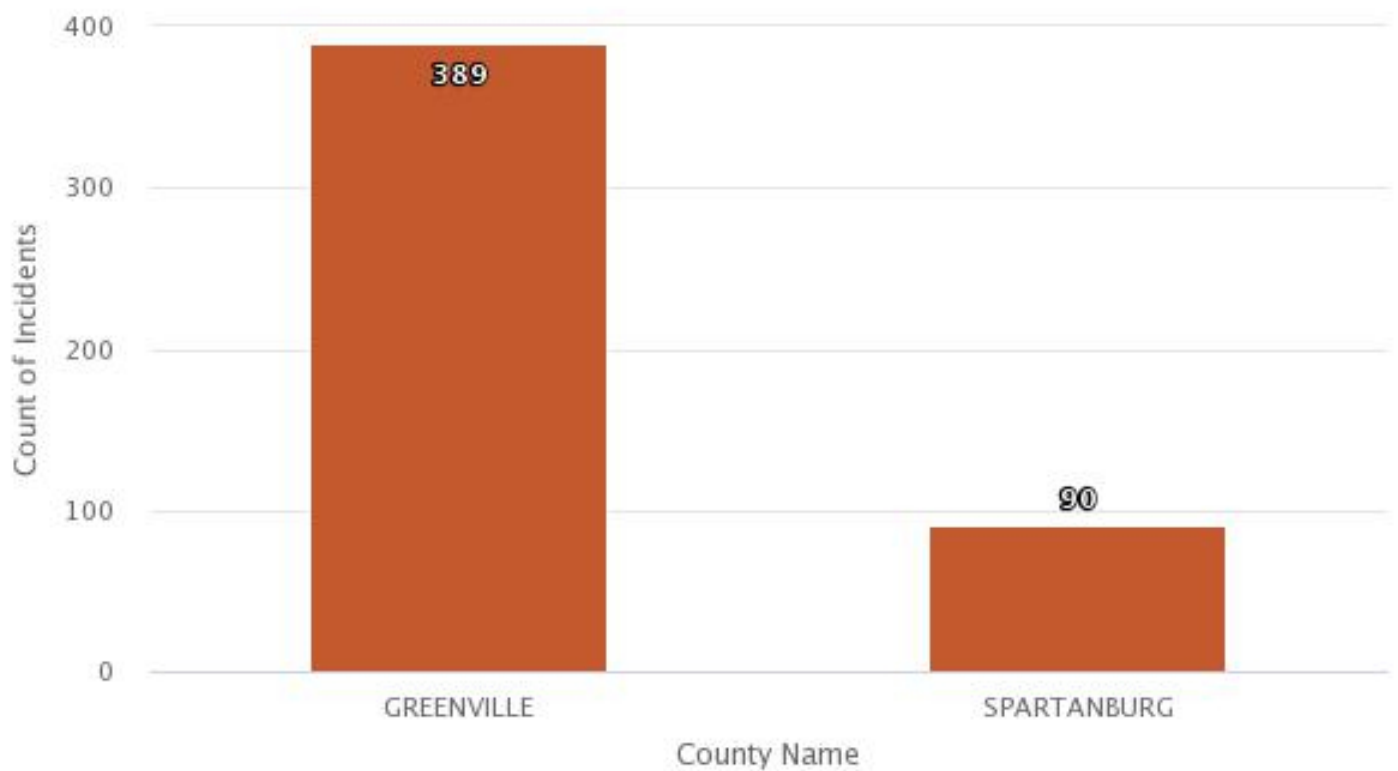
INCIDENT TYPE BY CATEGORY:

Incident Type Category - 2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
1 - Fire	7	12	15	19	10	7	18	9	11	13	5	13	139
2 - Overpressure Rupture, Explosion, Over-heat (No Fire)	1	0	0	0	0	0	1	1	0	0	0	2	5
3 - Rescue & Emergency Medical Service Incident	247	209	193	199	221	189	212	210	223	237	222	257	2619
4 - Hazardous Condition (No Fire)	7	5	3	10	11	9	14	6	4	6	3	5	83
5 - Service Call	47	43	36	28	26	35	30	50	49	69	47	72	532
6 - Good Intent Call	65	55	59	56	56	44	54	66	66	78	51	88	738
7 - False Alarm & False Call	34	34	33	31	21	22	28	39	28	27	20	42	359
8 - Severe Weather & Natural Disaster	0	0	0	0	1	0	0	0	0	0	0	0	1
9 - Special Incident Type	0	0	0	0	0	1	1	0	0	0	0	0	2
Grand Total	408	358	339	343	346	307	358	381	381	430	348	479	4478



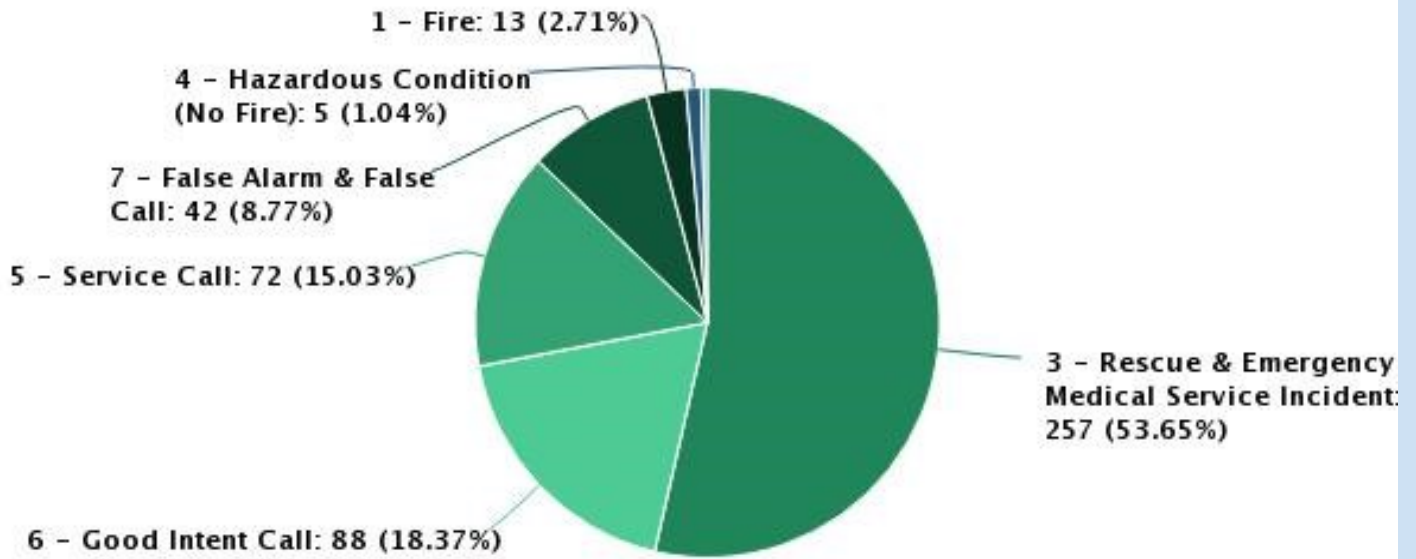
Incidents by County Name (Top 15)

Dec 01, 2022 to Dec 31, 2022



Incident Type Categories

Dec 01, 2022 to Dec 31, 2022



MUTUAL AID – GIVEN AND RECEIVED:

Fire Department	Automatic Aid Given	% of Total Automatic Aid Given	Automatic Aid Received	% of Total Automatic Aid Received	Mutual Aid Given	% of Total Mutual Aid Given
Boiling Springs Fire District	6	30%	6	35%	0	0.00%
Lake Cunningham Fire Department	0	0%	0	0%	2	67%
Pelham Batesville Fire Department	5	25%	2	12%	0	0.00%
Taylors Fire Department	8	40%	6	35%	0	0.00%
Tyger River Fire Department	1	5%	3	18%	0	0.00%
Overall	20	100.00%	17	100.00%	1	100.00%

Unit Average Turnout Time (Seconds)

Dec 01, 2022 to Dec 31, 2022



Unit 90th Percentile Turnout Time (Seconds)

Dec 01, 2022 to Dec 31, 2022



Unit Average Total Response Time (HH:MM:SS)

Dec 01, 2022 to Dec 31, 2022



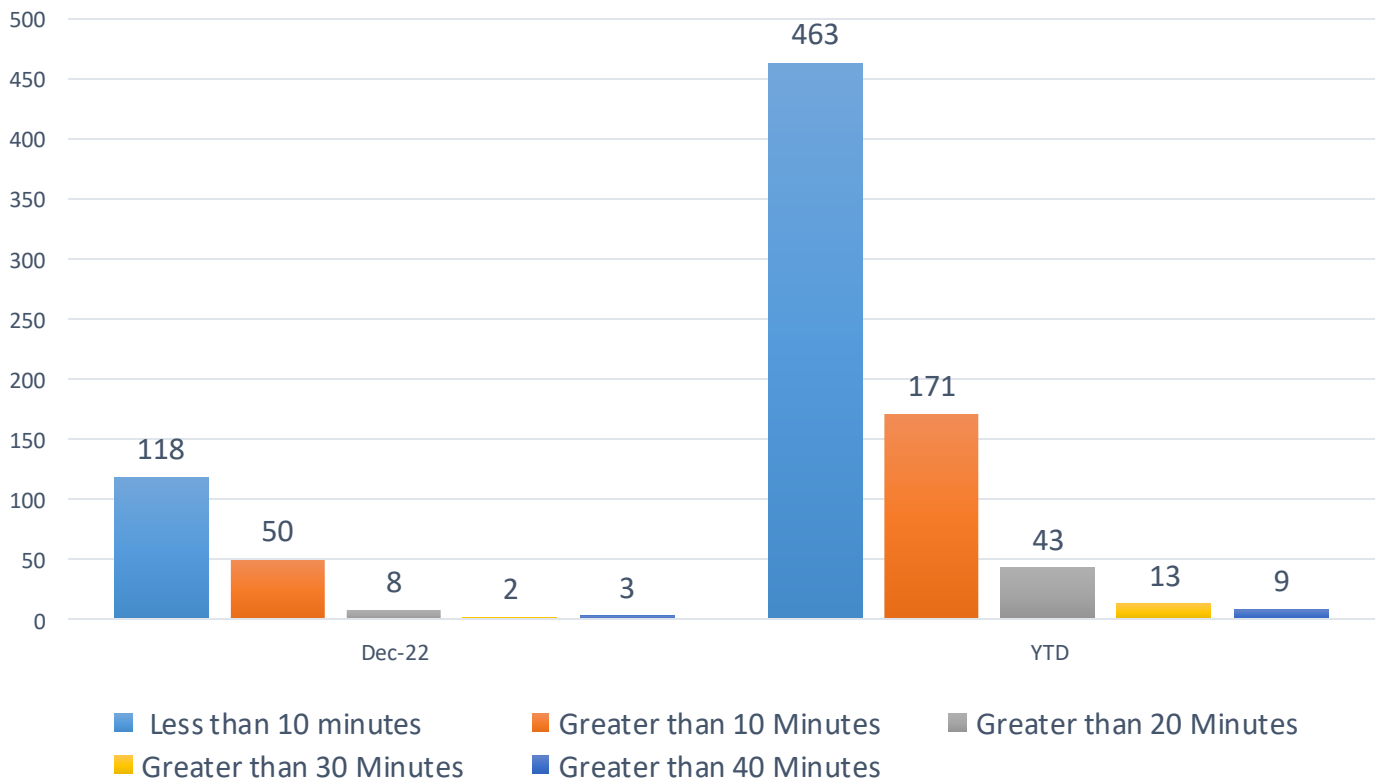
Percentage of Unit Total Response Times Under 09:00 Minutes

Dec 01, 2022 to Dec 31, 2022

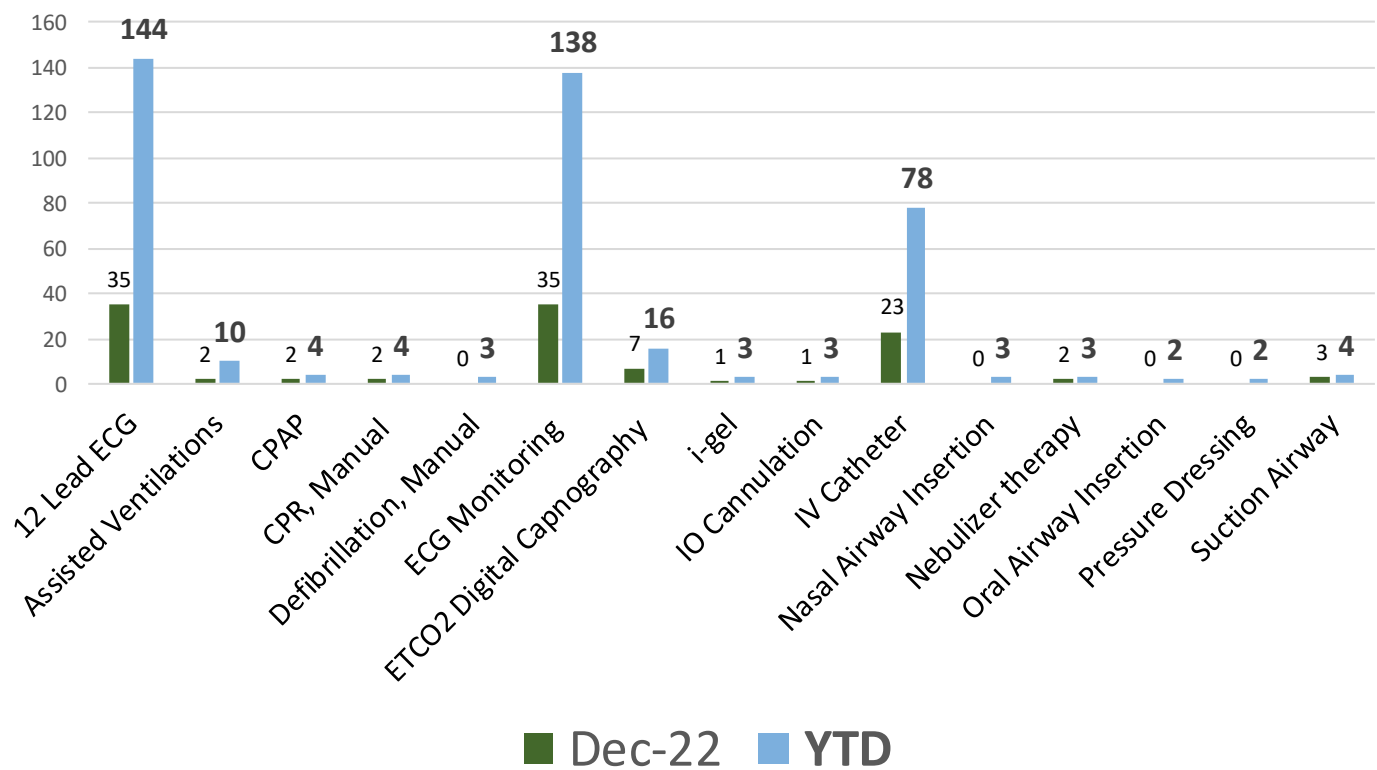


Medical Care:

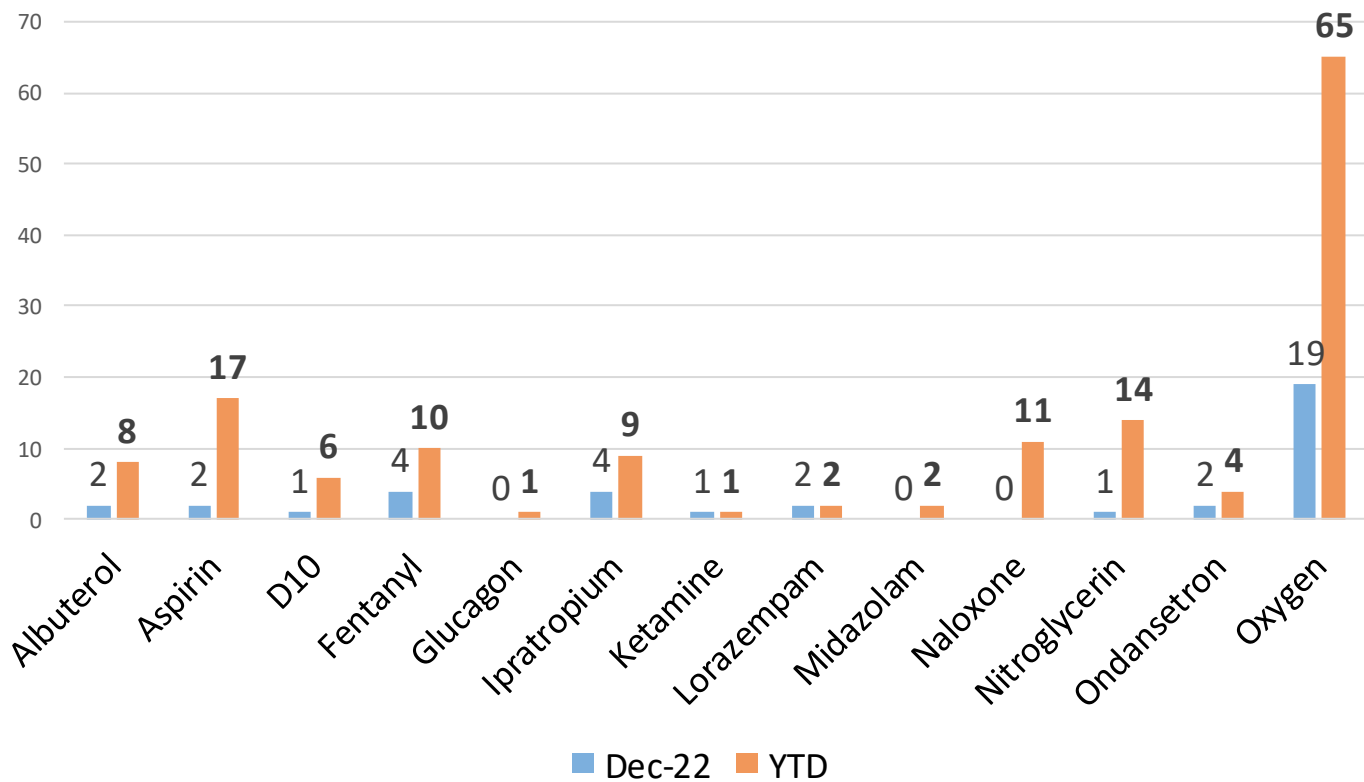
EMS Transport Delays



Treatements Provided



Medications Administered



The following personnel completed courses in the month of
December:

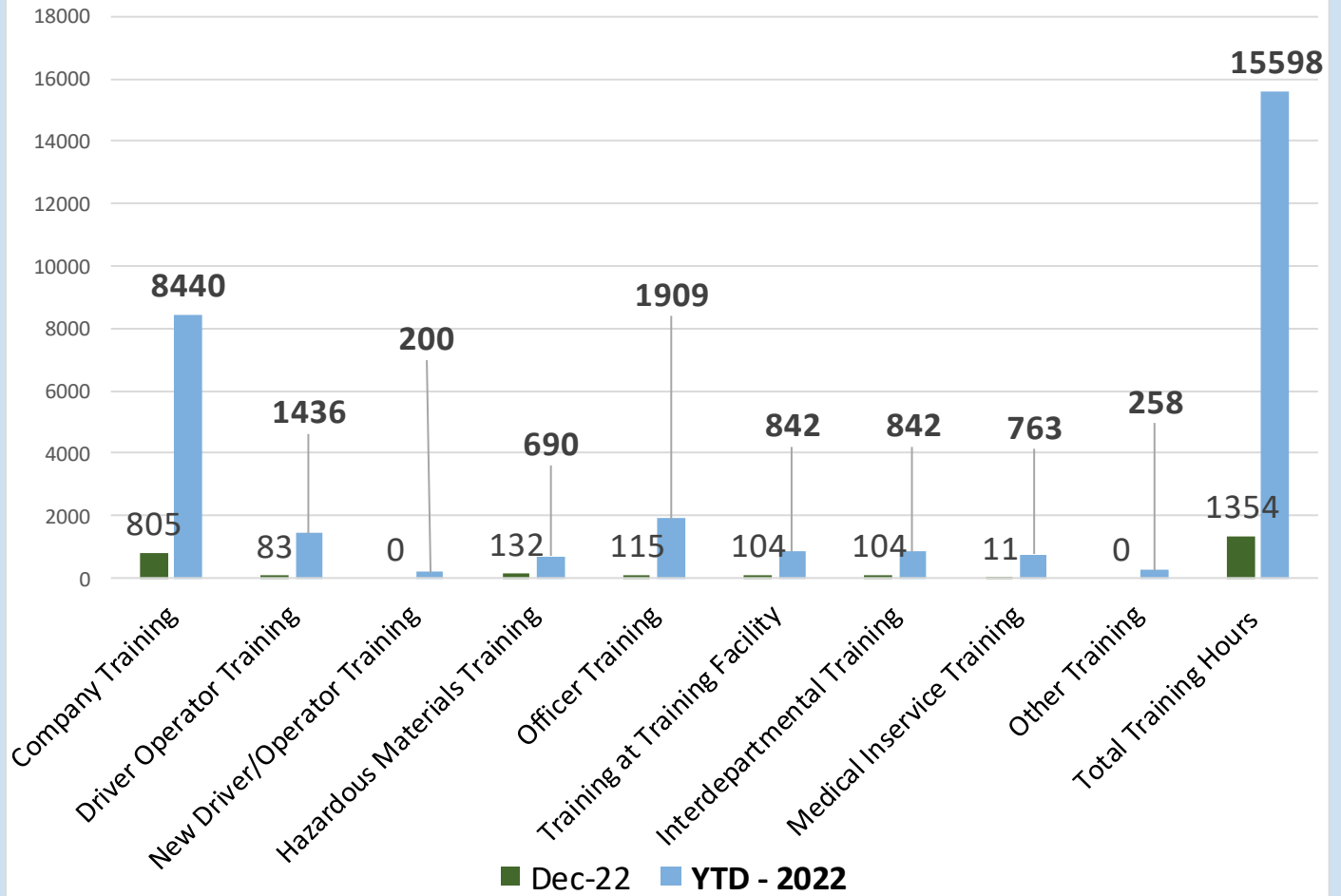
Annual EMT Skills Check-offs at Greenville County EMS:

Paul Brown, Jody Norris, Chase Bradshaw, Chandler Bradshaw, Richie Bradshaw, Joe Borrelli, Andrew Morgan and Jake Sims

NREMT:

Firefighter Donnie Settle completed his National Registry EMT.

Department Training Hours



November Mustache Challenge—Winner

Firefighter/EMT Ben Tomlinson

Several members of our department participated in the mustache challenge and Ben was voted on by his peers to have the best mustache.



Staff in Action:

Chief Flowers, Deputy Chief Holzheimer, and Deputy Chief Keeley cooked breakfast for all 3 shifts and retirees for Christmas gathering.





12-19-22

Tower 41, Rescue 81 and Battalion 41 responded to 302 Lorla Street to assist GPD and City Building Codes with securing the front porch of a home with shoring after being struck by a vehicle.





Structure Fire. 402 Connecticut Avenue. 12/24/2022 @ 0310 hours. Greer Units responded: Engines 41, 56, 97. Tower-41, Battalion-41, DC-41 and Fire Marshal-41. Automatic Aid units responded: Engines 12, 81, 83, 151. Battalion-81 and Rescue-81. No injuries reported. Temperature was 4 degrees with a real feel of -2 degrees.

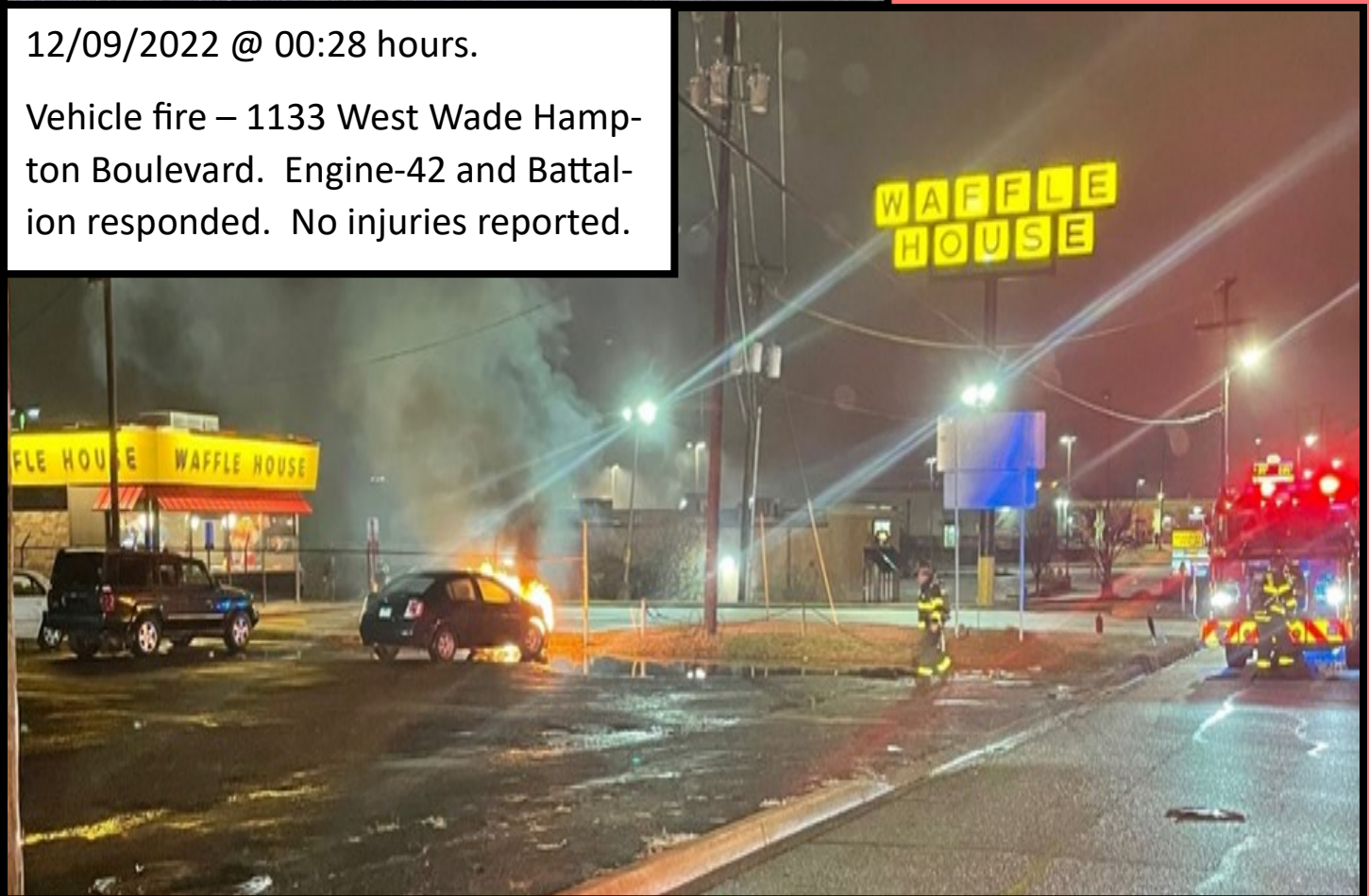


12/23/2022 @ 16:47 Hours.

Vehicle in building. 125 East Poinsett Street. Engine-41, Tower-41, Battalion-41 and Fire Marshal-41 responded. No injuries reported.

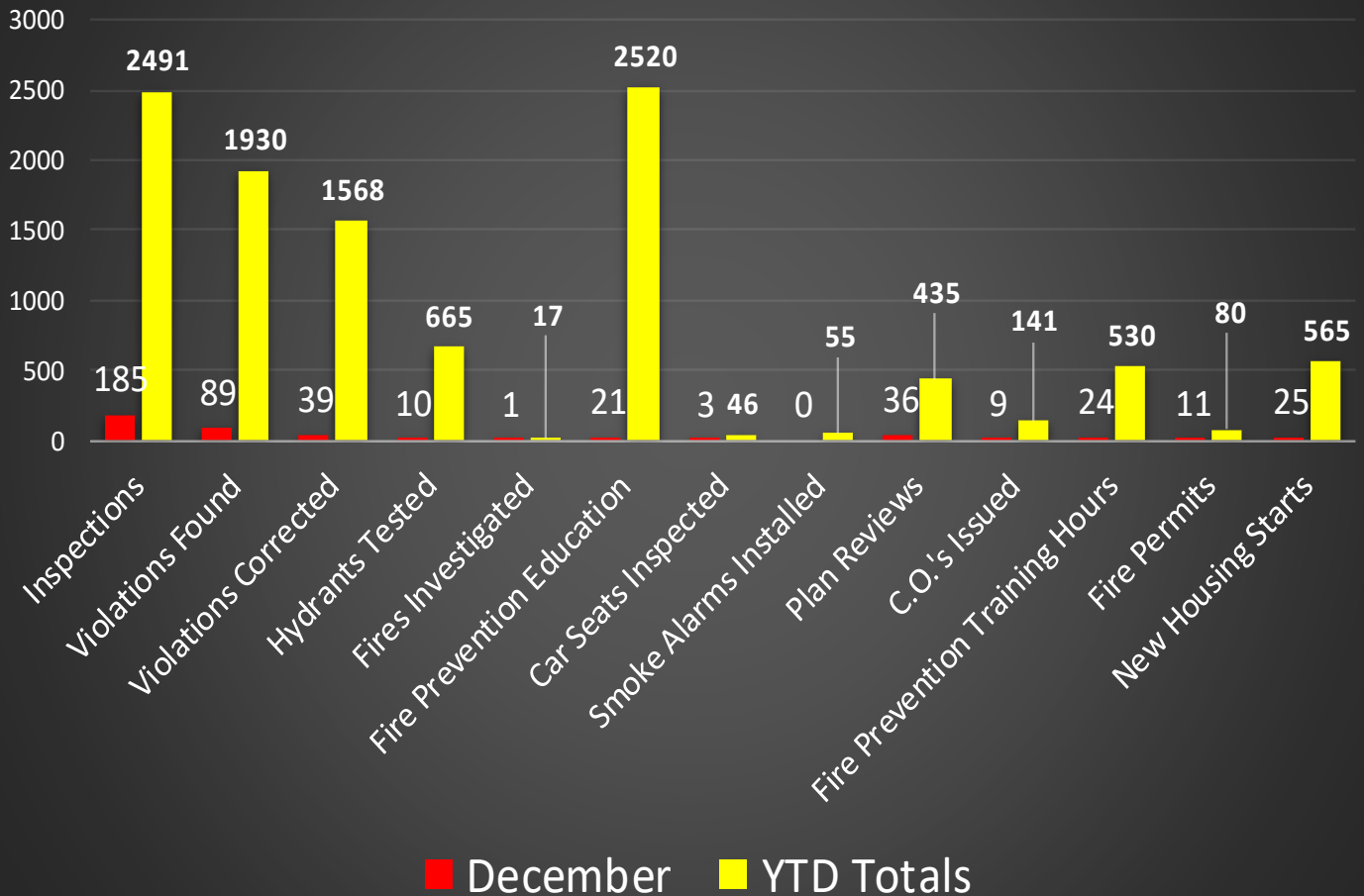
12/09/2022 @ 00:28 hours.

Vehicle fire – 1133 West Wade Hampton Boulevard. Engine-42 and Battalion responded. No injuries reported.



Administration Division

Office of the Fire Marshal



STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	48	47	0	0	1
ADMINISTRATION	7	7	0	0	0
PART-TIME	11	9	0	2	0

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
1/24/2023

Municipal Court Activity Report - December 2022

ATTACHMENTS:

Description	Upload Date	Type
📎 Municipal Court Monthly Report December 2022	1/3/2023	Backup Material



MUNICIPAL COURT

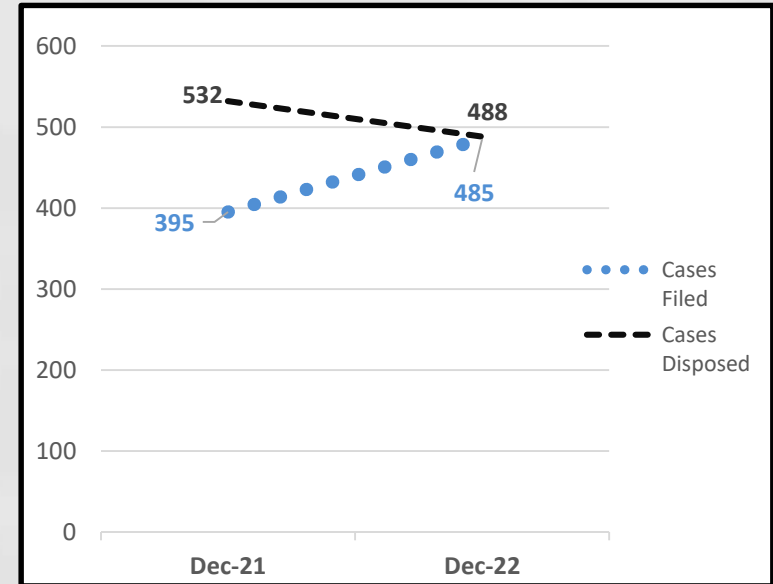
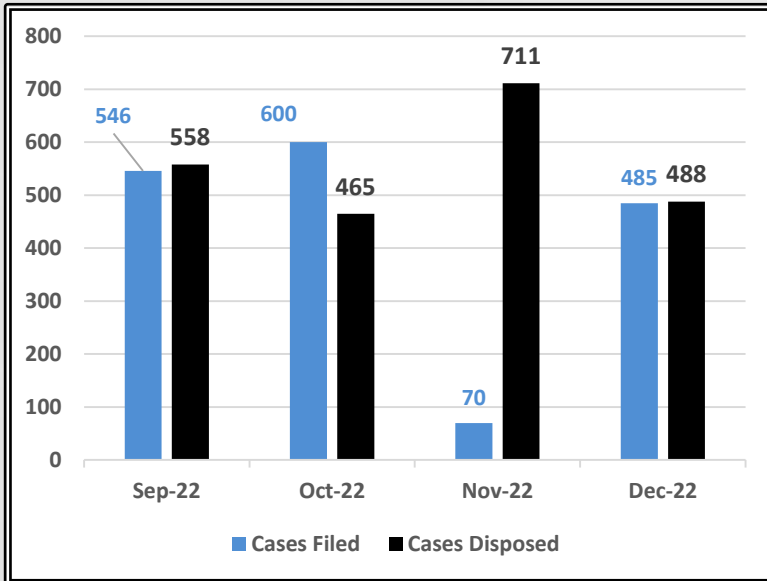
Monthly Report
December 2022

CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: **488**

Total cases filed by officers: **485**



Arrest Warrants, Bench Warrants & Search Warrants

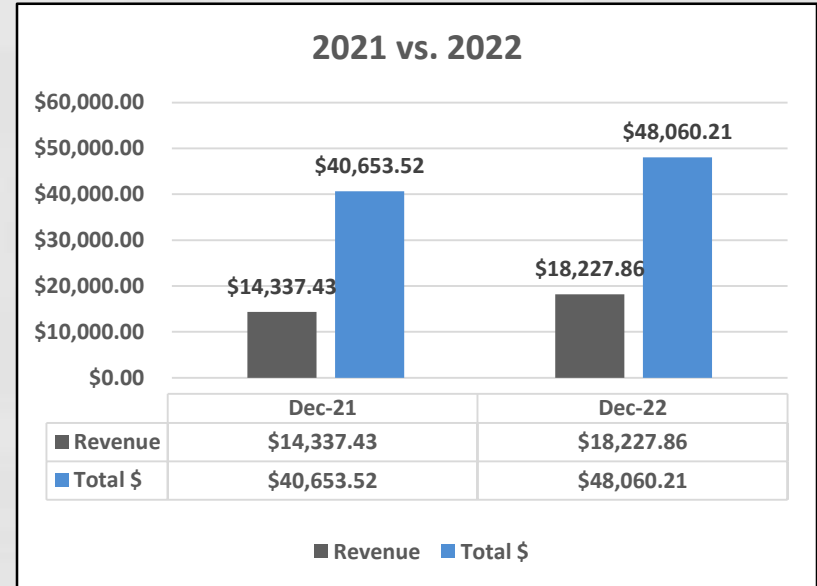
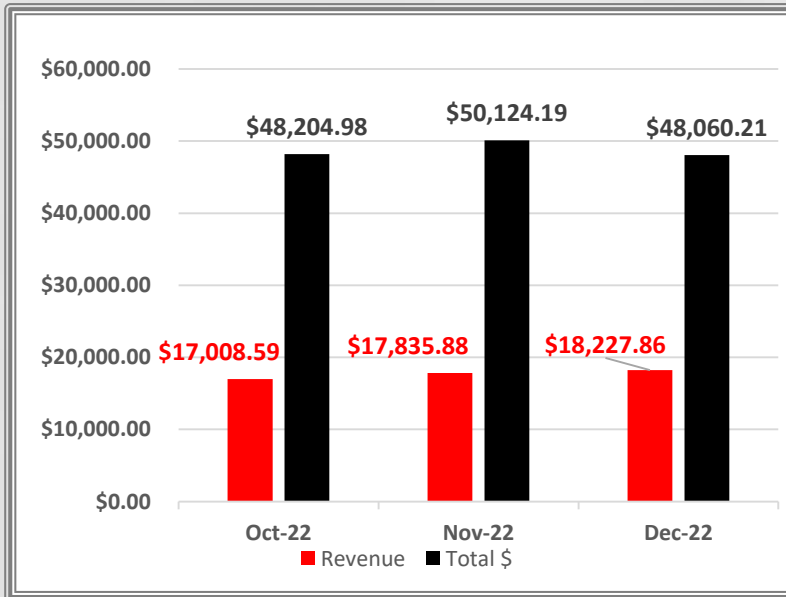
Arrest Warrants issued	86
Arraignments-# of defendants	119
Arraignments-# of charges	242
Bench Warrants issued	11
Bench Warrants served	11
Search Warrants issued	14



FINANCIALS

Revenue

Total Revenue	\$18,227.86
Sent to State Treasurer	\$26,186.20
Victim Assistance Funds	\$ 3,080.66
Total Collected	\$48,060.21



ACTIVITY

- Traffic Court was held on December 7, 14, 21 and 28.
- Domestic Violence Court was held on December 8.
- Preliminary Hearings were held December 2.
- Pretrial Conferences were held December 15.

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
1/24/2023

Parks, Recreation & Tourism Activity Report - December 2022

ATTACHMENTS:

Description		Upload Date	Type
▢	Parks, Recreation & Tourism Activity	1/19/2023	Backup Material
	Report - December 2022		

Parks, Recreation & Tourism

December 2022 Monthly Report

Current/Ongoing Projects

Wards Creek Trail System

- Input gathered from the Community Meeting held in November are being reviewed and evaluated.

South Tyger River Greenway

- Construction documents have been submitted to the City of Greer and SCDOT for review. We expect comments to be received in the month of January. Once received, we will work with architects from Keck+Wood to update the plans as needed to address potential comments.
- PRT staff are working on revisions to the Easement Exhibits and Agreement that was submitted to Greenville County School District. They have requested several changes in regards to the portion of the trail that will effect Greer High School property.
- PRT staff has also asked the President of the HOA for Cypress Landing residential development on Gap Creek Road for consideration in allowing the City to construct a spur off of the main trail that would connect to their development. This request will be presented to the HOA Board in January. If agreed, an Easement Agreement will be entered into and signed by both parties.

Turner Ball Park

- Construction documents were submitted for City Review this past Friday.

Greer Golf - Clubhouse and Pool Area Renovation

- Staff continued participating in the bi-weekly construction meetings for the renovation at Greer Golf. The contractor met with sub-contractors onsite and we expect to have the GMP (Guaranteed Maximum Price) in January.

Benson Automotive Kids Planet - Century Park

- A plan and cost estimates to correct storm water and high traffic volume issues in the lower portion of Kids Planet were received and are under review by city staff. Staff will be focusing on priorities that need to be addressed first. This portion of the park reflects the area of Kids Planet that was never developed or used by the public until the renovation and reopening of the new park in 2021. Accessible sidewalks were added to this area as well as the hillside slides at the lower entrance.
- The Greer Cultural Arts Council and city staff members are finalizing designs for the “picket” art project. These pickets are from the original Kids Planet that was built and opened in 1999 that lists all of the sponsors/partners that participated in the park’s creation.

Needmore Recreation Center - Pickleball Courts

- The Pickleball court project is still “On Hold” due to difficulty in getting contractors.

Suber Road Park

- The Suber Road project has been delayed. It will resume with the completion of the Fire and Police Departments plans.

Cannon Centre Deck Renovation

- The project remains on-going, with an expected completion date in January.

Division Highlights

Athletics

- The Christmas 7s Regional Rugby Tournament hosted 20 high school teams from seven states, to compete at Country Club Park, on December 10-11. This 2-day event had 750-1,000 spectators in total attendance with our Varsity Boys finishing in 3rd Place with a record of 3-1-1.
- The Junior Sixers Rugby program officially kicked off the junior program season in Atlanta on December 10-11 with a 34-0 win.
- The All-Star Tackle Football Programs completed their seasons, with our 10U All-Stars finishing in 3rd place and 12U defeated in the second round of the playoffs.
- Our Youth Basketball Leagues are beginning their regular season games played Tuesday through Saturday at Victor Gym.
- Youth wrestling practices were held at the Cannon Centre. Also participants competed in regional wrestling tournaments around the state, claiming multiple champions in different weight classes in the first round of tournaments. We are currently planning for the upcoming Tomahawk Invitational Tournament at Greer High School, on January 28.

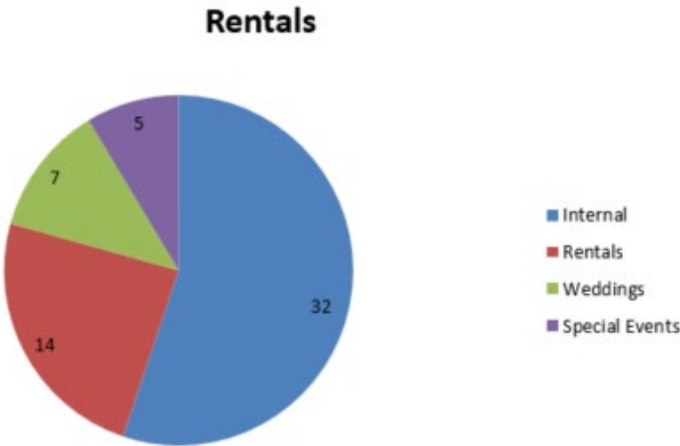
Cultural Arts

- Robin Byouk and Sara Odom met with Edwin Hutchison of Crescent Carvers about creating an art piece using the original fence pickets from Benson Automotive's Kids Planet.
- The Greenspan Big Band performed at the Center for the Arts on December 3 for 40 guests.
- The Gingerbread House Competition began on December 6 at the Center for the Arts with 14 entries that were on public display December 9, 10 & 13.
- The City of Greer Holiday Arts Fair on December 10 included 26 artisan participants, 2 food trucks and hosted 280 guests. This is an increase from last year's attendance of 180 guests.
- Classes and programs offered at the Center for the Arts included Candle Making, Cookie Decorating, Pottery and Creative Art Adventures, which is an afterschool program introducing art to kids.
- Robin Byouk attended the Greenville Jewish Federation presentation on December 15, in preparation of our Butterfly Project. Staff worked with Ayla Fitzpatrick in our Communications Department, to record video interviews and post on social media. It has been featured on WYFF and Fox Carolina. The public was invited to the Center for the Arts to paint and glaze a ceramic butterfly in honor of a child that died during the Holocaust. Working together with the Greenville Jewish Federation the City of Greer will create a lasting memorial in the park at the Center for the Arts. Over the course of 2 days, over 300 people painted butterflies.

Events

- Supper with Santa took place on Friday, December 2. Over 220 City of Greer employees and their families were provided an opportunity to share a meal together, have their pictures taken with Santa and enjoy free kid's crafts. This event raised \$1,816 dollars which was donated to the City of Greer Police Department Cops for Tots.
- Mayor Danner and Santa helped celebrate The Annual Christmas Tree Lighting at City Park on December 2, with live musical performances, 5 free craft stations, Christmas train rides, marshmallow roasting, and an ice carving demonstration. Over 3,500 people attended.
- Breakfast with Santa and Mrs. Claus took place on Saturday, December 3 with over 500 people in attendance. Breakfast was provided by Laurenda's Family Restaurant. Free activities included an opportunity to talk with Santa, free crafts, and letter writing to Santa.
- The Greer Farmers Market Holiday Fair took place on Saturday, December 3 and Sunday, December 4, with over 80 vendors offering holiday themed crafts and gift options.
- Our Ambassadors continued to provide excellent customer service to over 750 passengers in downtown Greer Station in the month of December and with 11,344 passengers for 2022.

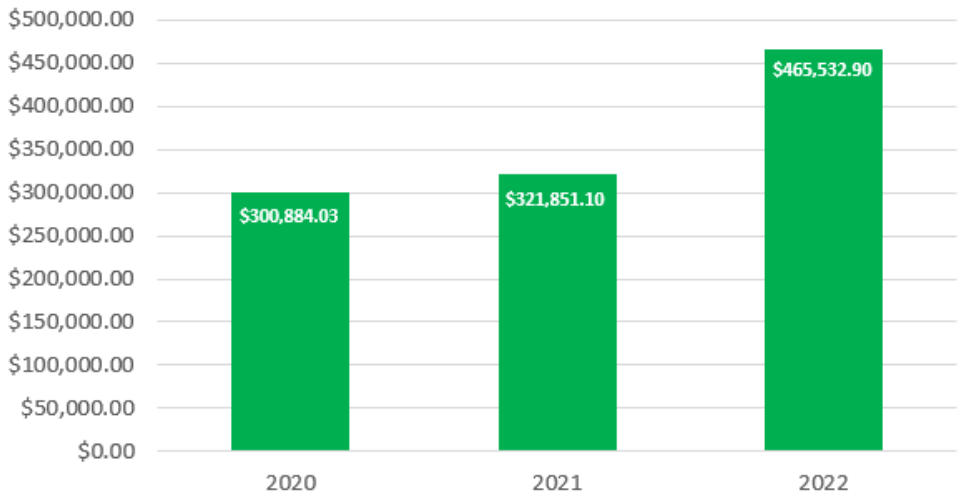
The Events Division hosted 58 total events – Internal: 32, Rentals: 14, Special Events: 7, Wedding Events. A total of 8,545 guests visited the City of Greer Events Center.



Greer Golf

- Revenue for the first half of the fiscal year was \$465,532.90. This is an increase of \$143,681.80 from last year’s revenue for the same period.
- Grounds staff came in on December 23 (City Holiday) and endured 20-degree weather with 25 mph winds, for nearly 10 hours, to re-secure tarps to the greens preventing permanent damage due to the extreme cold temperatures.
- Staff scheduled a meeting in January with Kari Snyder of the BMW Charity Pro-Am to discuss Greer Golf hosting youth golf clinics to promote their tournament.
- Steven Thompson has been working with Travis Durham on Cartegraph, entering equipment and materials into inventory and learning more about work orders tasks and features of the software.

Greer Golf Revenue- July through December



Recreation

- Never Alone continued meeting on Tuesdays at the Tryon Recreation Center along with the Cutlery Club on December 6 and the Artifacts Club monthly meetings.
- Archery Club met two times a week at both Victor Gym and City Stadium. This year's annual banquet was held at Victor Gym on December 10th.
- Pickleball activities for the month included Clinics, Open Play sessions, Veterans Play, and Adaptive Pickleball at Victor Gym and Tryon Recreation Park.
- Our Afterschool programs continued at Needmore Recreation Center and Victor Park Monday through Friday from 2:45 to 6 p.m.
- Senior Action met Monday-Fridays at Needmore Recreation Center for planned activities and lunch which served 20-25 seniors daily.
- SOAR hosted two Line Dancing classes with 22 on average in attendance at the Cannon Centre, Bingo Days with 50 participants at City Hall, and a Gentle Yoga classes with an average of 8 participants at City Hall and Book Club meeting with 9 in attendance.
- Rentals:
 - Recreation Center Rentals - 5
 - Kids Planet Shelter Rental - 6

Tourism

- SC Biz News published an article on December 29 highlighting Downtown Greer as a wedding destination with the latest addition of Fabulous Frocks, a bridal boutique.
- The Upstate Renaissance Faire will return to Greer City Park with a two-day festival on September 8 and 9, 2023.
- International Festival, Freedom Blast, and Railfest were approved to be included in Discover South Carolina's 2023 event schedule, at no cost.
- Lindsey Shaffer coordinated with the Greer Station Association for musicians to play throughout the downtown on Saturday, December 3, during the other planned holiday events.
- Lindsey Shaffer assisted in promoting the Greer Christmas Parade which took place on Sunday, December 4 with over 90 entries.
- Lindsey Shaffer participated in Leadership Greer- Human Services Day on Tuesday, December 6.

<u>Upcoming Events</u>	<u>Current Projects</u>
<ul style="list-style-type: none"> • The Butterfly Project – January 6-7, Drop In: 10am-4pm (Center for the Arts) • MLK Jr. Celebration Luncheon – January 16, (City Hall) • Greer Farmers Market Sunday Brunch – February 12, March 12, and April 2 (City Hall) • Lion King, Jr. – February 24-26 & March 3-5, 7:00pm (Cannon Center) • City of Greer Juried Arts Exhibition – March 2023 (Center for the Arts) • Food Truck Rollout – March 2 - August 29, Tuesdays (Greer City Park) • International Festival – April 29 11:00am - 4:00pm (Greer City Park) • Greer Farmers Market – Tuesdays, May 3 - Aug. 30, (Greer City Park) September 20, October 18 & Nov. 15 (City Park) • Tunes in the Park – May 20, June 10, July 22 & August 19 (Greer City Park) • Moonlight Movies – June 8 – August 5, Thursdays 6:00PM (Greer City Park) • Freedom Blast – June 24 - 6:00pm-10:30pm (Greer City Park) • Food Truck Rollout – August 18, September 22 & October 20 (Greer City Park) • Upstate Renaissance Faire – Round Table Comm. – September 8-9 (Greer City Park) • Railfest – September 30 @ 10:00am - 2:00pm (Greer City Park) • Greer Arts & Eats – Greater Greer Chamber of Commerce, October 6-7 (Greer City Park) • Artisan Makers Market – October 21, 9am-2:00pm (Greer City Park) • Greer Christmas Tree Lighting – December 1, 5:00pm – 8:00pm (Greer City Park) 	<ul style="list-style-type: none"> • Bensons Automotive Kids Planet • Cannon Centre Deck Renovation • Greer Golf Redesign Clubhouse & Pool Area • H.R. Turner Park Renovation • South Tyger River Greenway • Suber Road Park • Wards Creek Trail System

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

Category Number:
Item Number: 7.



AGENDA
GREER CITY COUNCIL
1/24/2023

Police Department Activity Report - December 2022

ATTACHMENTS:

Description	Upload Date	Type
☐ Police Department Activity Report - December 2022	1/17/2023	Backup Material

Greer Police Department Monthly Report

December 2022



Command Staff

Chief Hamby

Captain Pressley- Support
Services Bureau

Captain Fortenberry-
Operations Bureau

Lt. Forrester- Administrative
Division

Lt. Blackwell- Operational
Support Division

Lt. Richardson- Patrol
Division

Lt. Varner- Criminal
Investigations Division

102 S. Main St. Greer, SC 29650

Administrative Division

Monthly Staffing Report

DEPARTMENT	TOTAL POSITION ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/FMLA/MILITA RY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	67 FT/1 PT	62 FT/0 PT	1	5 FT/1 PT
COMMUNICATIONS	13 FT	11 FT	0	2 FT
DETENTION	7 FT	7 FT	0	0 FT
ADMINISTRATIVE	8 FT/1 PT	8 FT/1 PT	0	0 FT/0 PT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	96 FT/2 PT	89 FT/1 PT	1	7 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	285
TRAFFIC CITATIONS ENTERED IN DATABASE	386
RECORDS REQUESTS/FOIA	266
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	457
EXPUNGEMENTS RECEIVED	0
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	0
TOTAL EXPUNGEMENTS REMAINING	134
CRIMINAL HISTORY CHECKS	15
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

93.5

OF VOLUNTEER
HOURS THIS MONTH

1228.5

OF VOLUNTEER
HOURS YTD

Training

2

OF CLASSES THIS
MONTH

94

OF CLASSES YTD

41

OF STUDENTS THIS
MONTH

1622

OF STUDENTS YTD

9

OF CLASS HOURS
THIS MONTH

465.5

OF CLASS HOURS
YTD

321

TOTAL HOURS TRAINING
TIME THIS MONTH

7909

TOTAL HOURS
TRAINING TIME YTD

School Resource Officer Report

DAILY ACTIVITIES	TOTAL
CONFERENCE WITH TEACHERS/ADMIN STAFF	26
MEETINGS WITH STUDENTS	36
PHONE CONFERENCES WITH PARENTS	16
CONFERENCES WITH PARENTS (IN-PERSON)	11
SCHOOL EVENTS	19
CLASSROOM VISITS	15
INCIDENT REPORTS	5
FOLLOW UPS	4

Notable Community Outreach Activities

SRO Christian Ruiz-

- Provided security for four holiday related school events using district owned metal detectors.
- Investigated two gun related calls (not threats) with students. Both were referred to school admin for disciplinary action.
- Brought a table soccer game to school the week before Christmas break as a reward to students with good behavior. Challenged many students and teachers...still the reigning champ!

SRO Steve Anderson-

- SRO Anderson retired on 12/11/2022. Officer Connelly and Officer Grimstad covered SRO duties at Riverside prior to Christmas break.

Ofc. Grimstad-

- Worked with the crime analyst on several data driven projects throughout December. Partnered with certain patrol officers to continue efforts on these incidents. (Victoria Arms, Family Dollar, Auto-breakings in specific neighborhoods, Needmore, Stomping Grounds, Lorla Apartments)
- Met with Sylvia Jones in regards to people dumping trash at the end of the road again.
- Met with the new director of Greer Community Ministries and talked about a partnership in 2023. More to come soon!
- Covered as the SRO for five school days this month.
- Conducted traffic enforcement at Village and Chandler.
- Assisted shift with calls for service and patrolled shopping centers and neighborhoods around Christmas.

Sgt. Wright-

- GREAT graduation was held on 12/5/2022 in the Crestview Elementary School Cafeteria. Over 100 5th grade students completed the program in the fall of 2022. Sgt. Wright, Sgt. Melton, Sgt. Wilson, Ofc. Akers, and Ofc. Payne led instruction throughout the program. We provided certificates and Krispy Kreme doughnuts.
- Girls on the Run completed their 5K in November. We had a final "celebration" meeting in December. We will host our next season in Fall 2023 or Spring 2024.
- Assisted with Leadership Greer on 12/6 for human services day.
- Led a full lockdown drill at Crestview Elementary School with 8 officers, to include patrol and traffic officers.

Community Outreach

G.R.E.A.T. Graduation Day



4th grader, Nazir, from Crestview Elementary School requested a picture with his favorite officers for Christmas.

Cops for Tots



Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	NOV-22	DEC-22	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2021	YEAR TO DATE 2022	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,323	1,416	7.0%	16,406	16,678	1.7%
INCOMING 7-DIGIT LINE CALLS	4,888	5,160	5.6%	65,982	59,591	-9.7%
POLICE CALLS FOR SERVICE	3,224	3,246	0.7%	32,258	34,571	7.2%
FIRE CALLS FOR SERVICE	995	1,295	30.2%	11,842	12,795	8.0%
TOTAL DISPATCHED CALLS	4,219	4,541	7.6%	44,100	47,336	7.3%

Detention Center

INMATE AND PROCESS TOTAL	NOV-22	DEC-22	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2021	YEAR TO DATE 2022	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	105	115	9.5%	1137	1253	10.2%
TRANSPORTED TO GREENVILLE	24	20	-16.7%	317	249	-21.5%
TRANSPORTED TO SPARTANBURG	20	23	15.0%	204	225	10.3%
INMATES TRANSPORT BY 600	11	13	18.2%	150	186	24.0%
NUMBER OF TRIPS MADE BY 600	8	11	37.5%	122	133	9.0%

Animal Control Services

ANIMAL CONTROL ACTIVITY	NOV-23	DEC-23	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2021	YEAR TO DATE 2022	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	154	102	-34%	1696	1224	-28%
LIVE DOGS PICKED UP	9	9	0%	74	81	9%
LIVE CATS PICKED UP	2	2	0%	60	36	-40%
TRAPS DELIVERED	2	4	100%	53	32	-40%
FOLLOW UP CALLS	9	2	-78%	125	82	-34%
CITATIONS ISSUED	1	0	-100%	14	4	-71%
# OF DOGS TAKEN TO SHELTER	5	5	0%	56	75	34%
# OF CATS TAKEN TO SHELTER	2	2	0%	64	45	-30%

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	NOV-22	DEC-22	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2021	YEAR TO DATE 2022	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	150	247	64.7%	1915	1539	-19.6%
NEW ITEMS ENTERED	150	201	34.0%	1637	1646	0.5%
ITEMS PURGED	78	21	-73.1%	540	1187	119.8%
ITEMS RELEASED	13	7	-46.2%	139	89	-36.0%
CASES SENT TO CO 23 LAB	0	16	0%	102	106	3.9%
CASES SENT TO CO 42 LAB	0	16	0%	55	91	65.5%
HOURS SPENT AT LABS	0	8	0%	57.5	55.5	-3.5%
HOURS SPENT IN COURT	27.5	34	23.6%	443	435.5	-1.7%

Patrol Division

POLICE PATROL ACTIVITY	DEC-21	DEC-22	% CHANGE FROM	YTD 2021	YTD 2022	% CHANGE
CITATIONS ISSUED	361	477	32.13%	5147	5399	4.90%
ARRESTS	93	128	37.63%	1219	1373	12.63%
INCIDENT REPORTS	328	323	-1.52%	4272	4234	-0.89%
COLLISION REPORTS	195	157	-19.49%	1798	1799	0.06%
WARNING CITATIONS	328	369	12.50%	4257	4158	-2.33%
PATROL MILES	41,154	46,118	12.06%	471,625	549,454	16.50%
WARRANTS SERVED	54	70	29.63%	814	884	8.60%

Proactive Efforts

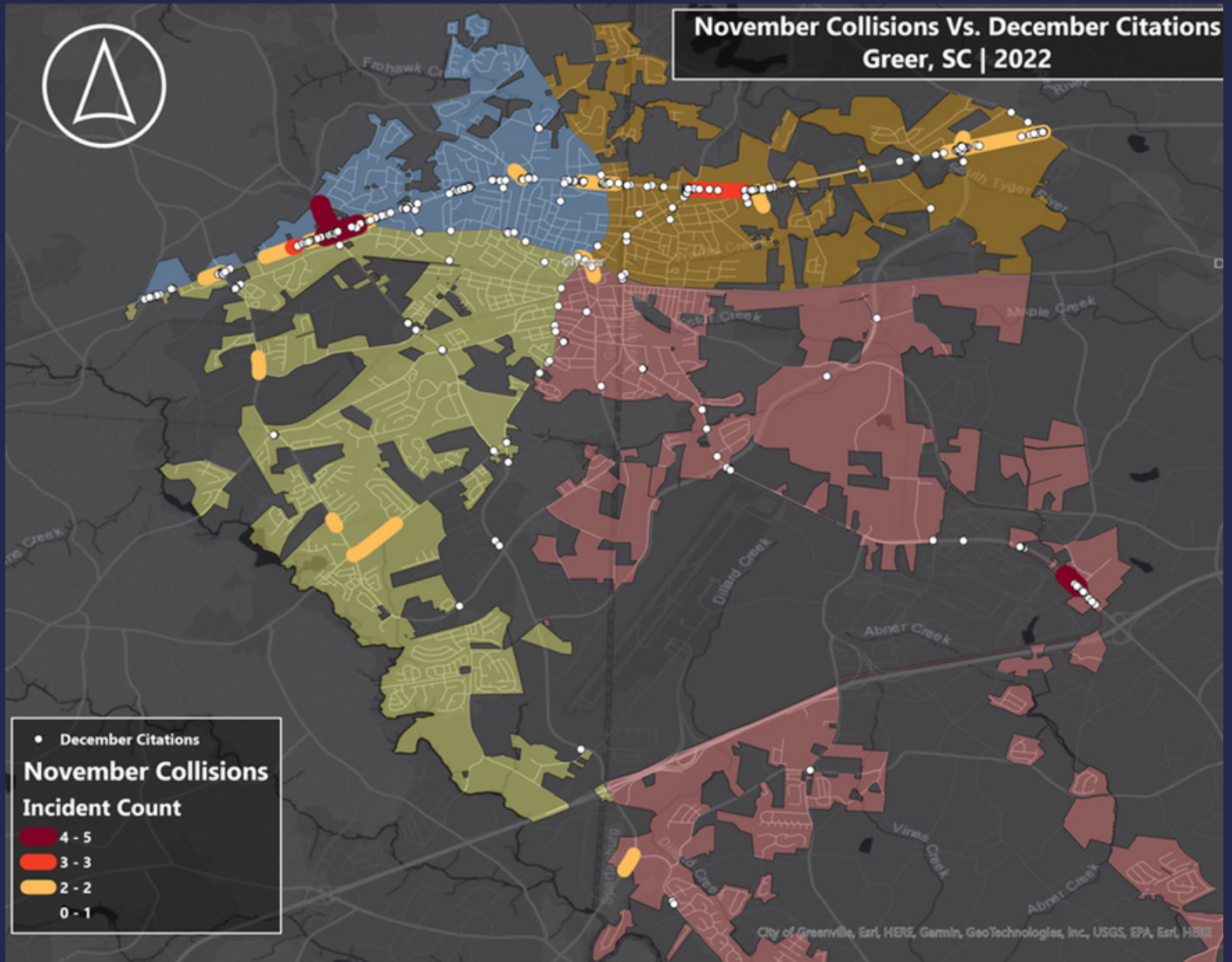
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
10	14	113	43	62

Drugs Seized

MARIJUANA	METH	HEROIN	COCAINE
570.4 GRAMS	70.4 GRAMS	.4 GRAMS	.2 GRAMS

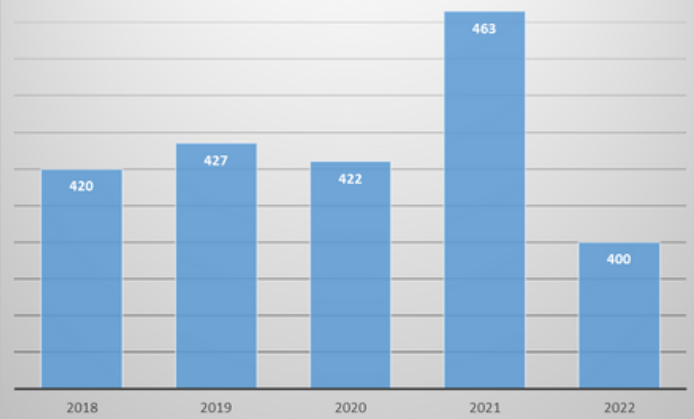
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

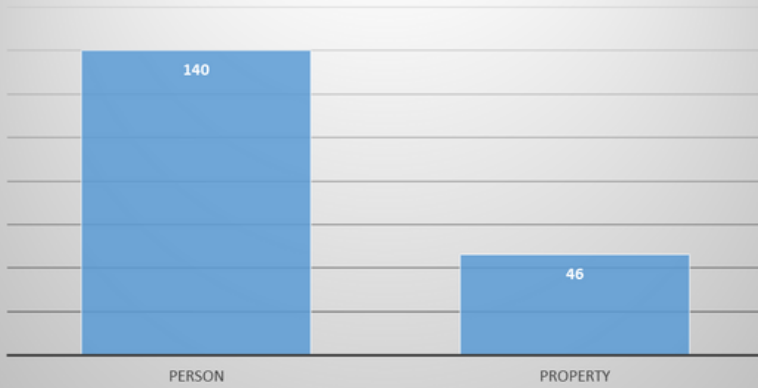


Criminal Investigations Division

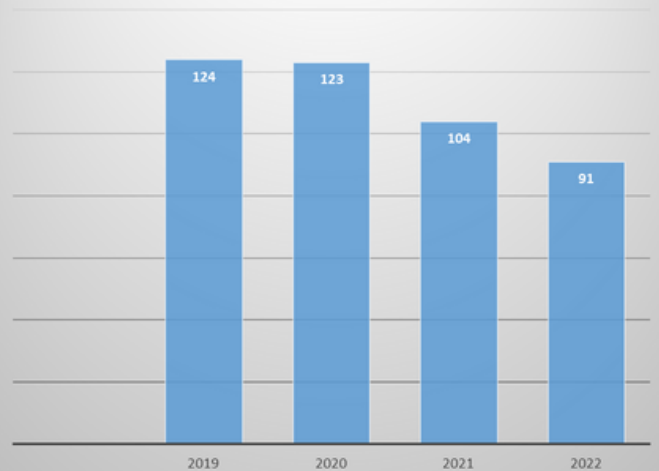
**CID Assigned Cases
2022 Total YTD**



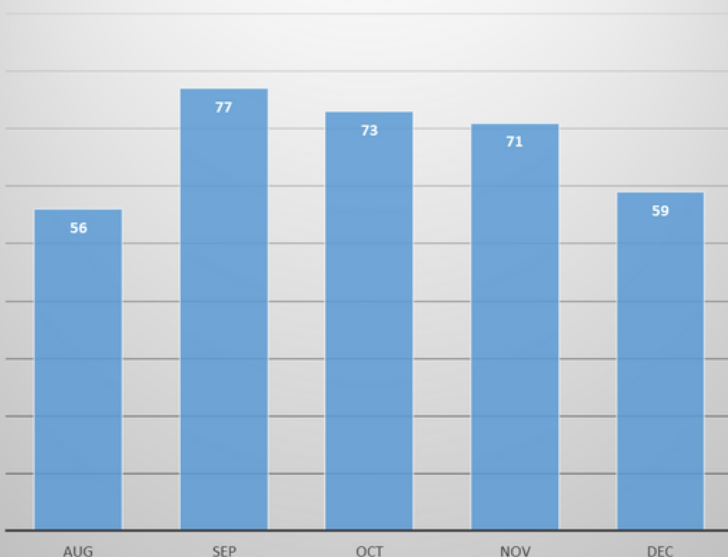
CID Closed Cases - 2022 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)



**White Collar Cases
2022 Total**



**New VA Cases
DEC 2022**



Category Number:
Item Number: 8.



AGENDA
GREER CITY COUNCIL
1/24/2023

Public Services Activity Report - December 2022

ATTACHMENTS:

Description	Upload Date	Type
📎 Public Services Activity Report - December 2022	1/20/2023	Backup Material



TO: Andy Merriman, City Administrator
Tammy Duncan, City Clerk

FROM: Public Services Department

SUBJECT: December - 2022 Activity Report

DATE: January 20, 2023

Grounds & Street Maintenance Divisions

- Staff worked Greer Christmas Parade on Dec 4
- Staff prepped and painted logos on fields 1 and 2 at Country Club for the Rugby Tournament
- Staff worked on building boxes for Christmas Decorations
- Staff winterized building and restrooms at all sports fields
- Staff continue to do routine maintenance at parks and facilities
- Staff made repairs to gates at Victor and Country Club
- Staff continue to run leaf truck - covered areas 1, 2, and 3
- Staff repaired pot holes on East Arlington

- Staff reconstructed ditch line on Snow Rd and Burns Rd
- Staff constructed 20' curb line and gutter at entrance to Kids Planet
- Staff made metal storm drain lid for Green St
- Staff will start to remove Christmas Decorations
- Staff fixed or replaced signs :
 - Poplar Rd and Campbell Rd – Replaced street name signs
 - Cunningham St – New street sign
 - Pin St – New street sign
 - Chevron Westmorland Rd – Replaced sign
 - Harvey Road – Replaced stop ahead sign
 - Perry and Southline St – Stop Sign repair
- Hauled seven [7] loads of construction material to landfill
- Hauled three [3] loads of E-Waste to landfill

CPW Street Cut Repairs

Temp Patch - One [1] CPW road cuts on City Roads:
Fairview Ave

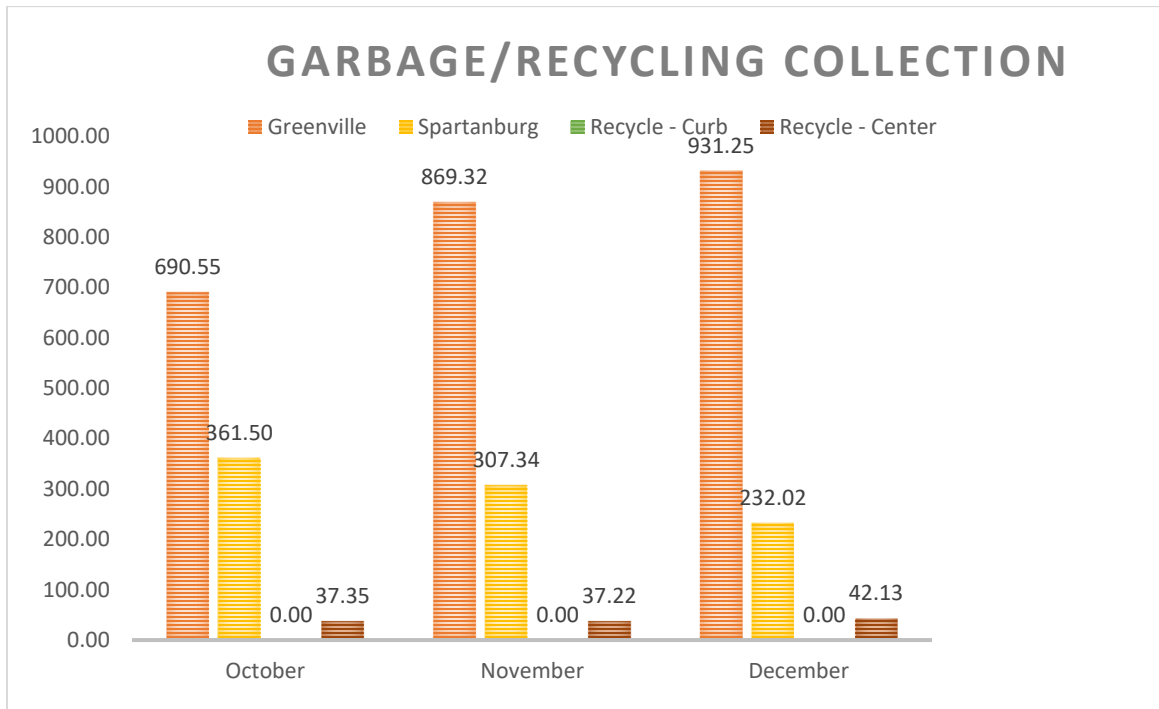
Bins & Carts Delivered

NEW HOME CARTS: **62** REPAIRED/REPLACEMENT CARTS: **41**

YARD WASTE CARTS: **1** DELIVERED RECYCLE BINS: **1**

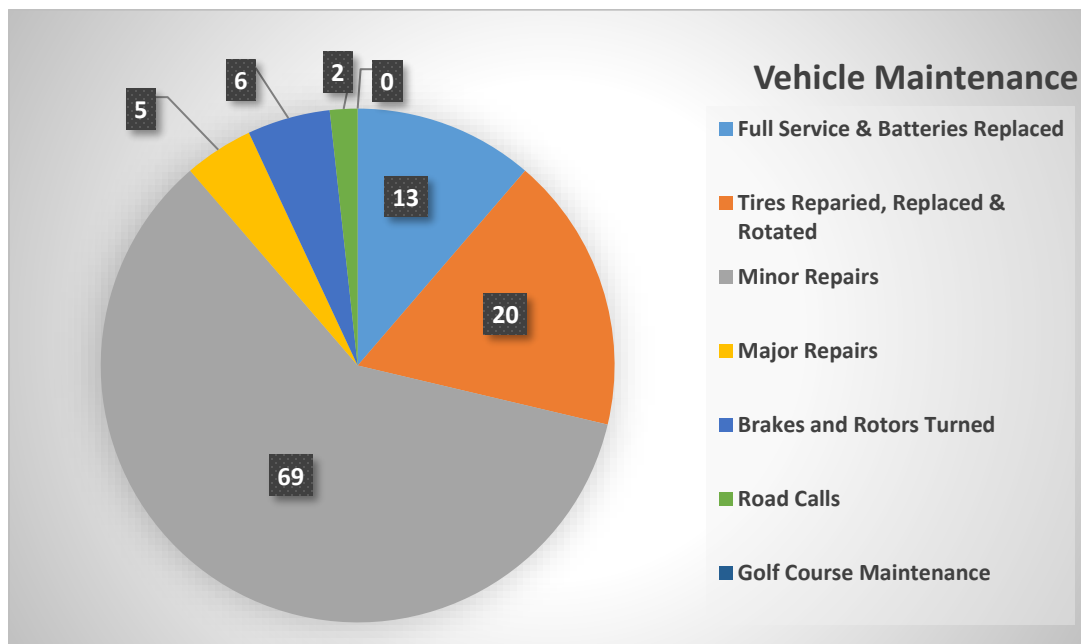
2ND TRASH CART: **7**

Solid Waste Division



YTD Fiscal Year Totals: Greenville 4645.40 + Spartanburg 2068.28 = **6713.58 Total**

Fleet Maintenance Division



Category Number:
Item Number: 9.



AGENDA
GREER CITY COUNCIL
1/24/2023

Website Activity Report - December 2022

ATTACHMENTS:

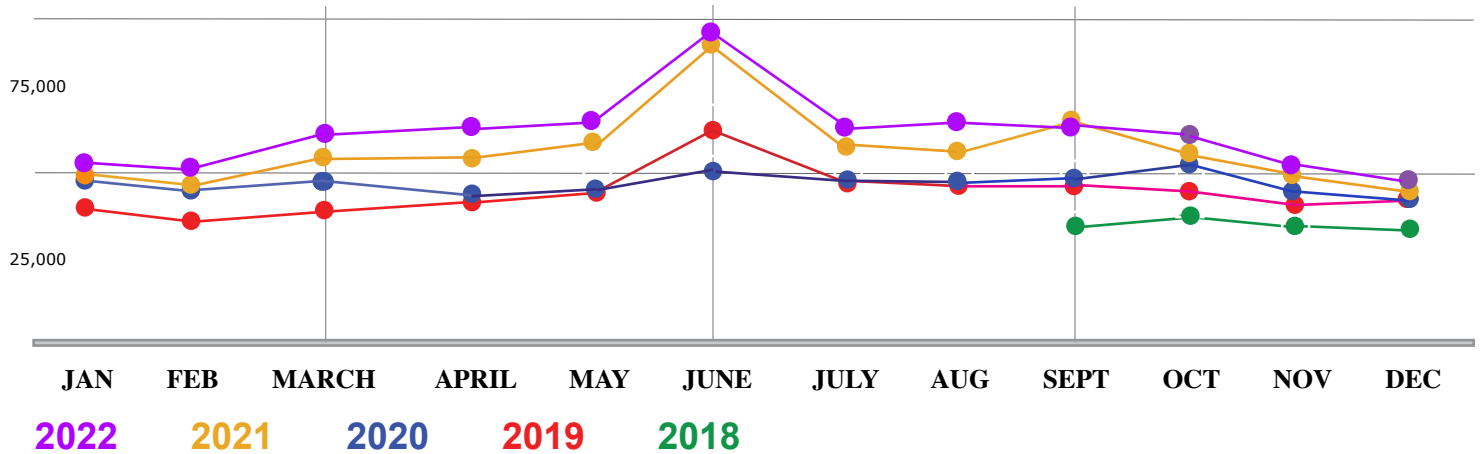
Description	Upload Date	Type
📎 Website Activity Report - December 2022 1/11/2023		Backup Material



City of Greer Website

December 2022 Monthly Report

Total Page Views by Month



Daily sessions at www.cityofgreer.org

December 1-31, 2022



Visitors to www.cityofgreer.org

Total Users: 21,060 from 89 countries
Desktop: 43.0 %
Mobile: 55.4 %
Tablet: 1.6 %

Retention

Monthly Page Views: 48,862
Avg Pages per Session: 1.87
Average Time per Session: 1 minute 16 seconds

Traffic Sources

Search Engines 63.0 %
Direct Traffic: 30.5 %
Social/Referral: 6.5 %

Most Viewed Pages

1. Home
2. Gingerbread House Competition
3. Christmas Tree Lighting
4. Christmas 7s Rugby Tournament
5. Event Center Rentals
6. Trash & Yard Waste
7. Police Department
8. Parks, Recreation & Tourism
9. City Departments
10. Things to Do
11. City Events
12. City Directory
13. Trash Collection Schedule
14. Arts Classes
15. Convenience Center



AGENDA
GREER CITY COUNCIL
1/24/2023

Accommodations Tax Advisory Committee

Summary:

Reno Deaton (General Public Representative) has resigned effective 1/18/2023 his term expires 12/31/2025. (Action Required)

Executive Summary:

Kenna McLarty, Finance Manager

ATTACHMENTS:

Description	Upload Date	Type
❏ Deaton resignation	1/19/2023	Backup Material
❏ Accommodations Tax Advisory Committee	1/19/2023	Backup Material

January 18, 2023

Via E-Mail (kmclarty@cityofgreer.org)

Kenna McLarty
Finance Manager
Greer City Hall
301 E. Poinsett Street
Greer, SC 29651

Re: ***Resignation from the City of Greer Accommodations Tax Grant Committee***

Kenna:

Please accept this letter as my resignation from the City of Greer's Accommodations Tax Grant Committee.

The Greer Development Corporation is in the process of reorganizing as a City of Greer Department. When complete, I will be a City of Greer Employee and ineligible to serve on the City's Accommodations Tax Grant Committee.

Thank you for the opportunity to serve this committee and the City of Greer.

Very truly yours,



Reno Deaton
Executive Director



**CITY OF GREER
ACCOMMODATIONS TAX ADVISORY
COMMITTEE**

3 Year Staggered Terms

DATE OF APPOINTMENT TERM EXPIRATION

Four (4) appointed hospitality industry representatives

Bill Tyler	December 13, 2022	December 31, 2025
104 Cove Harbor Court	December 14, 2021	December 31, 2022
Taylors, SC 29687		
Home 864-895-5262 Business 864-848-5222 Cell 864-525-4428		
Email bill.tyler@cfafranchisee.com		

Jacqui Rose (Lodging Sector)	December 14, 2021	December 31, 2024
112 North Main Street		
Greer, SC 29650		
Cell Phone 864-593-9883		
Email jrose@sycamoreinvestments.com		

James Vogan	August 9, 2022	December 31, 2023
118 Blue Ridge Drive		
Greer, SC 29651 Phone 864-567-2617		
Email jamesvogan@charter.net		

Hiten Patel (Lodging Sector)	September 27, 2022	December 31, 2024
1315 W. Wade Hampton Blvd		
Greer, SC 29650 Business 864-877-0076		
Email hitenpatel81@gmail.com		

One (1) appointed cultural organization representative

Katie Joner	August 9, 2022	December 31, 2023
119 Watkins Circle		
Taylors, SC 29687 Phone 864-434-5367		
Email katiejoner@gmail.com		

Two (2) appointed general public representatives

Sharon Murry	December 14, 2021	December 31, 2024
108 Arlington Rd		
Greer, SC 29651 Business 864-469-6416 Home/Cell 864-901-8371		
Email sharonkmurry@gmail.com		

Reno Deaton	December 13, 2022	December 31, 2025
247 Cannon Street	December 14, 2021	December 31, 2022
Greer, SC 29651		
Business 864-416-0126 Email		
rdeaton@greerdevelopment.com		

*The Committee shall consist of seven members: four of whom shall represent the hospitality industry, with two of those four being from the lodging sector; one shall represent a cultural organization; and two shall represent the general public. All members shall be City of Greer residents or own/operate a business within the corporate limits of the City of Greer.



AGENDA
GREER CITY COUNCIL
1/24/2023

Second and Final Reading of Ordinance Number 60-2022

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY ROUTE TWO LLC LOCATED ON NORTH DOBSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 60-2022	1/18/2023	Ordinance
▣ Ord 60-2022 Exhibit A Title to Real Estate	1/18/2023	Exhibit
▣ Ord 60-2022 Exhibit B Survey	1/18/2023	Exhibit
▣ Ord 60-2022 Exhibit C Map	1/18/2023	Exhibit
▣ Ord 60-2022 Exhibit D FIRM	1/18/2023	Exhibit
▣ Ord 60-2022 Annex Application	1/18/2023	Backup Material
▣ Ord 60-2022 Planning Commission Minutes	1/18/2023	Backup Material

ORDINANCE NUMBER 60-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY ROUTE TWO, LLC LOCATED ON NORTH DOBSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY.

WHEREAS, Route Two, LLC is the sole owner of a certain property located on North Dobson Road more particularly described on the legal descriptions attached hereto marked as Exhibit A, the property descriptions attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Number 9-03-00-056.00 containing approximately 9.75 +/- acres attached hereto marked as Exhibit C, and the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0354F attached hereto marked as Exhibit D; and,

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

WHEREAS, Route Two, LLC has petitioned the City of Greer to annex it's 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 adjoin the city limits; and,

WHEREAS, the property owner has requested that the subject property be zoned RM-2 (Residential Multi-Family 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 9.75 acres +/- property shown in red on the attached map owned by Route Two, LLC located on North Dobson Road as described on the attached City of Greer Map as Spartanburg County Parcel Numbers 9-03-00-056.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned RM-2 (Residential Multi-Family 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 Suburban Commercial on the Land Use Map contained within the 2030 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 45045C0354F.

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: Councilman Wryley Bettis

First Reading: October 11, 2022

Second and
Final Reading: January 24, 2023

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

GRANTEE'S ADDRESS:

TAX MAP I.D. NO.: 9-03-00-56.00

120 Lakeland Drive
Greer, S. C. 29651

DEE-2007-11202
Recorded 4 Pages on 3/6/2007 2:41:37 PM
Recording Fee. \$10.00 Documentary Stamps. \$666 00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



STATE OF SOUTH CAROLINA)

TITLE OF REAL ESTATE

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that ROSANNA BESSIE HOWELL by
JOSEPH MIRO DAVID AND DAVID STEPHEN DAVIS, her Co-Conservators, in
consideration of:

ONE HUNDRED EIGHTY THOUSAND AND NO/100
(\$180,000.00) DOLLARS

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by
these presents do grant, bargain, sell and release unto the said:

ROUTE TWO, LLC,
its successors and assigns forever,

All that certain parcel or tract of land containing 9.83 acres, more or less, situated
on the west side of a road leading from U.S. Highway 20 to Apalache, School
District 9-H, Spartanburg County, State of South Carolina, and being Tract No. 2
on a plat of the property of the D. V. Davis Estate by H. S. Brockman, Registered
Surveyor, dated May 9, 1966, and having the following courses and distances,
to-wit:

BEGINNING at a nail in the center of the road and at the edge of a driveway,
corner of Tracts Nos. 1 and 2, and running thence along the line of said tracts, N.
60-56 E. 248 feet to an iron pin; and thence N. 4-21 E. 720 feet to an iron pin
between a branch and a gully; thence N. 67-54 W. 335 feet to a nail in the center
of said road, iron pin back on bank at 20 feet; thence along the center of said road
N. 8-01 E. 200 feet to a nail, iron pin on east bank at 22 feet; thence S. 67-54 E.
640 feet to an old stone and iron pin; thence S. 61-24 E. 252 feet to an iron pin,
corner of Tract No. 3; thence along the line of Tract No. 3 S. 32-45 W. 892 feet to
an iron pin; thence S. 19-15 E. 90 feet to an iron pin; thence S. 6-32 W. 325 feet
to an iron pin in said road; thence N. 19-34 W. 200 feet to the BEGINNING
CORNER.

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

DERIVATION: See deed of the Estate of W. Herman Howell to Bessie Rosanna Davis Howell (a/k/a Rosanna Bessie Howell) recorded in Deed Book 57-R at page 847 on May 7, 1991.

TOGETHER with all and singular rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining,

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, the Grantee's successors and assigns forever. And the Grantor does hereby bind the Grantor, the Grantor's successors and assigns to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part hereof, except as to restrictions and easements of record, if any.

2006. 7 WITNESS the Grantor's hand and seal this 2ND day of March

IN THE PRESENCE OF:

Miane S. Davis

x Servant S. Davis

[Signature]

ROSANNA BESSIE HOWELL
a/k/a BESSIE ROSANNA DAVIS HOWELL

By: [Signature]
Joseph Miro Davis. Co-Conservator

By: [Signature]
David Stephen Davis. Co-Conservator

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

ACKNOWLEDGMENT

I, [Signature], a Notary Public for the State of South Carolina, do hereby certify that David Stephen Davis, Co-Conservator, personally appeared before me and acknowledged the due execution of the foregoing deed this 6 day of March, 2007

SWORN TO before me this 6 day of March, 2007

[Signature] (SEAL)
Notary Public for South Carolina

My Commission expires: 03/12/14

STATE OF ARIZONA

COUNTY OF YAVAPAI

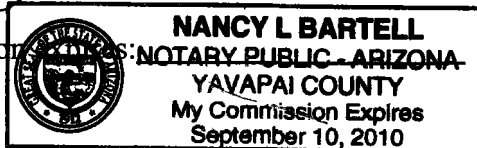
ACKNOWLEDGMENT

I, NANCY L BARTELL, a Notary Public for the ~~State of South Carolina~~ ^{ARIZONA}, do hereby certify that Joseph Miro Davis, Co-Conservator, personally appeared before me and acknowledged the due execution of the foregoing deed this 2nd day of March, 2007

SWORN TO before me this 2nd day of March, 2007

Nancy L Bartell (SEAL)
Notary Public for Arizona

My Commission Expires:





1. PURSUANT TO THE PROVISIONS OF THE SOUTH CAROLINA CODE OF LAWS, THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH ANY PUBLIC OFFICIAL UNTIL THE SURVEYOR HAS APPLIED A SEAL, SIGNATURE, AND DATE. AFFIXED, FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE VALID. ANY "MAY" HEREIN SHALL BE CONSIDERED TO BE A "SHALL". THIS PRELIMINARY SURVEY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
2. THE WORDS "CERTIFY," "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OF INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR RECORDS OF RECORDS OR COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
5. HORIZONTAL DATUM: NAD 83 (SCVRS)
VERTICAL DATUM: NAVD 83 (1111)
6. LINES SURVEYED AND MAPPED ARE LISTED IN GRID DISTANCES, COORDINATES SHOWN ARE BASED ON S.C. SPCS NAD 83 (2011) DATUM, UNLESS OTHERWISE STATED.
7. THIS PLAT IS A RETRACEMENT SURVEY OF AN EXISTING LOT OF RECORD AND MONUMENTATION LOCATED IN THE FIELD.
8. NO PROPERTY CORNERS WERE SET WITH THIS SURVEY.
9. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO N. DOBSON ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
10. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
11. THERE WERE NO BUILDINGS OBSERVED AT TIME OF FIELD SURVEY.
12. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
13. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. THERE WERE NO VISIBLE OR WRITTEN MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
14. THE EXISTING UTILITIES SHOWN WERE LOCATED USING THE ASCE 38-02 STANDARD QUALITY LEVEL C FOR SUBSURFACE UTILITY LOCATIONS AND/OR (BY OBSERVATION) PLOTTING ONLY PLANS. ABOVE GROUND EVIDENCE OR EXISTING DRAWINGS PROVIDED BY VARIOUS SOURCES, THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN.
15. ALL STATEMENTS HEREON RELATED TO UTILITIES, IMPROVEMENTS SURVEYED, BUILDINGS, PROPERTY WALLS, PARKING, EASEMENTS, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
16. ALL PIPE SIZES, MATERIALS, DIRECTIONS AND INVERTS (FLOW), ARE APPROXIMATE AND BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE DEEDS PROVIDED BY THE ISSUING GOVERNMENT AGENCY.

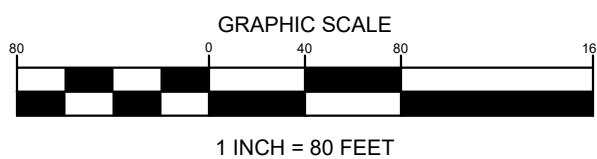
Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and **BY GRAPHIC PLOTTING ONLY**, the property, located in SPARTANBURG County, SOUTH CAROLINA, is in Zone "X" on Flood Insurance Rate Map (FIRM) No.: 45083C0204E, which bears an effective date of 05/04/2021 and is not in a special flood hazard area.

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 SUCH, THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DRAFT





















Daniel J. Siles

SC PLS No.: 17933



Line Table		
Line #	Bearing	Length
L1	S 29° 55' 44" W	65.78
L2	S 76° 53' 40" W	63.18
L3	N 65° 10' 30" W	17.38

PARCEL AREA TABLE			
PARCEL NUMBER TMS NUMBER	SQUARE FEET	ACRES	REFERENCE DOCUMENTS
TMS: ① 9-03-00-056.02	269,520	6.19	DB 87-H PG 469
TMS: ② 9-03-00-056.00	424,690	9.75	DB 87-Z PG 516
TMS: ③ 9-03-00-056.01	354,939	8.15	DB 78-E PG 697

LEGEND			
	IPF - IRON PIN FOUND		P/L - PROPERTY LINE
	PNS - POINT NOT SET		ADJOINER PROPERTY
	EM - ELECTRIC METER		EDGE OF GRAVEL
	FOP - FIBER OPTIC PEDESTAL		R/W - RIGHT-OF-WAY
	GM - GAS METER		OVERHEAD ELECTRICAL
	UP/PP - UTILITY/POWER POLE		UNDERGROUND GAS
	SDMH - STORM DRAIN MANHOLE		UNDERGROUND FIBER OPTIC
	HYD - FIRE HYDRANT		UNDERGROUND WATER
	WSO - WATER SHUT-OFF VALVE		MAJOR CONTOUR
	WM - WATER METER		MINOR CONTOUR

EXHIBIT

B

No.	Revision
0	INITIAL RELEASE

DRAFT

3EAS PROFESSIONALS
 GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING
 CONSTRUCTION MATERIALS TESTING
 SPECIALTY SERVICES AND LAND SURVEYING

9 Playfair Road, Greenville, South Carolina 29607
 © copyright 2002 3EAS Professionals, Inc.

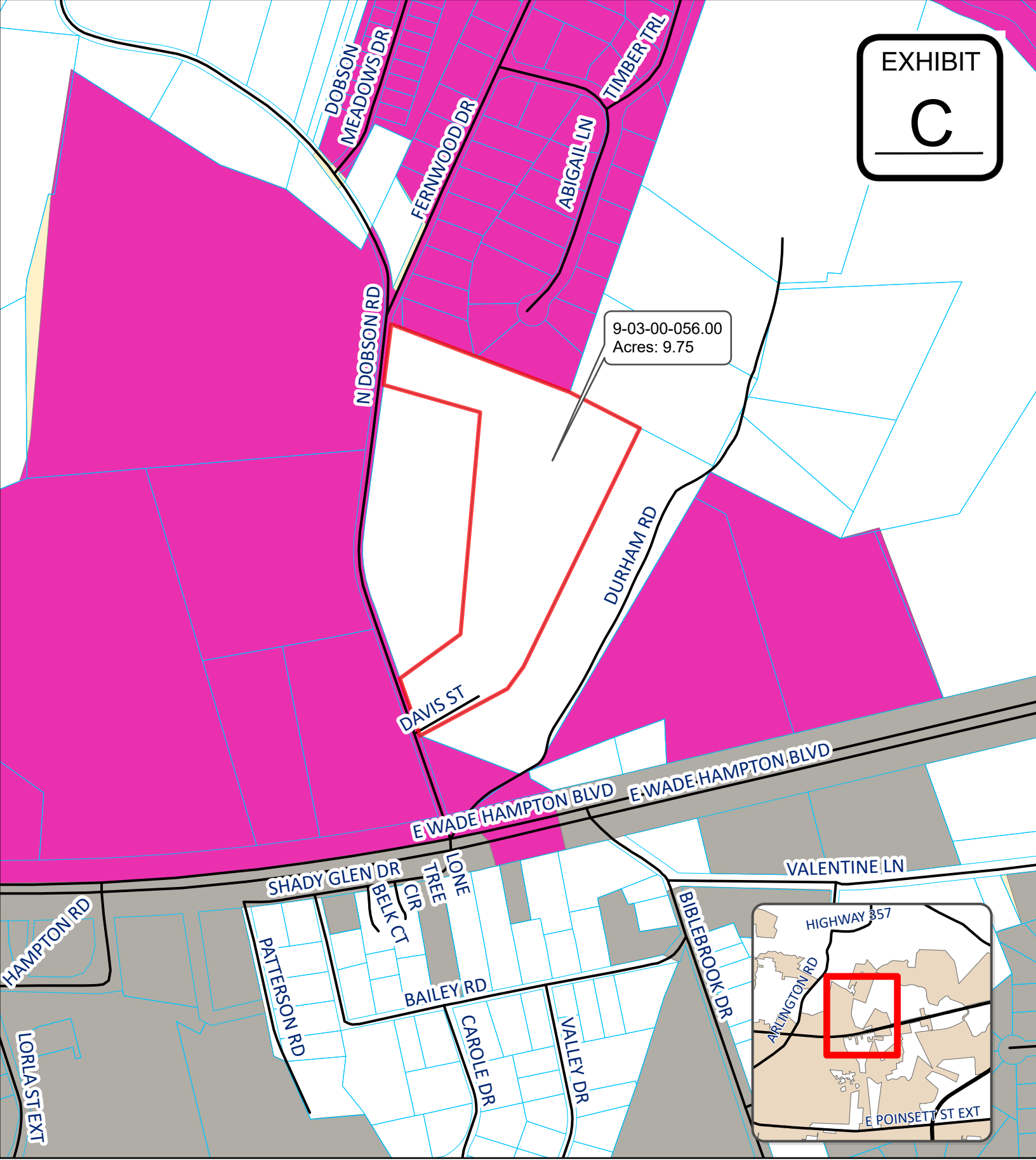
SECONDARY SURVEY FOR

STREAMS DEVELOPMENT
9-03-00-056.00 & 56.01 & 56.02

638 N DOBSON ROAD
GREER, SPARTANBURG COUNTY, SOUTH CAROLINA

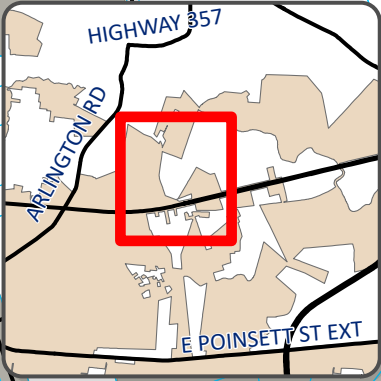
Job No.:	22-7180
Date:	----
Field:	JS; CR; OC; CK; MC
Drawn:	HB
Reviewed:	JK
Approved:	DS
Scale:	1" = 80'

V - 1



9-03-00-056.00

Acres: 9.75



Ordinance 60-2022

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

Parcels

Parcels

Right of Way

Annex Parcel

N

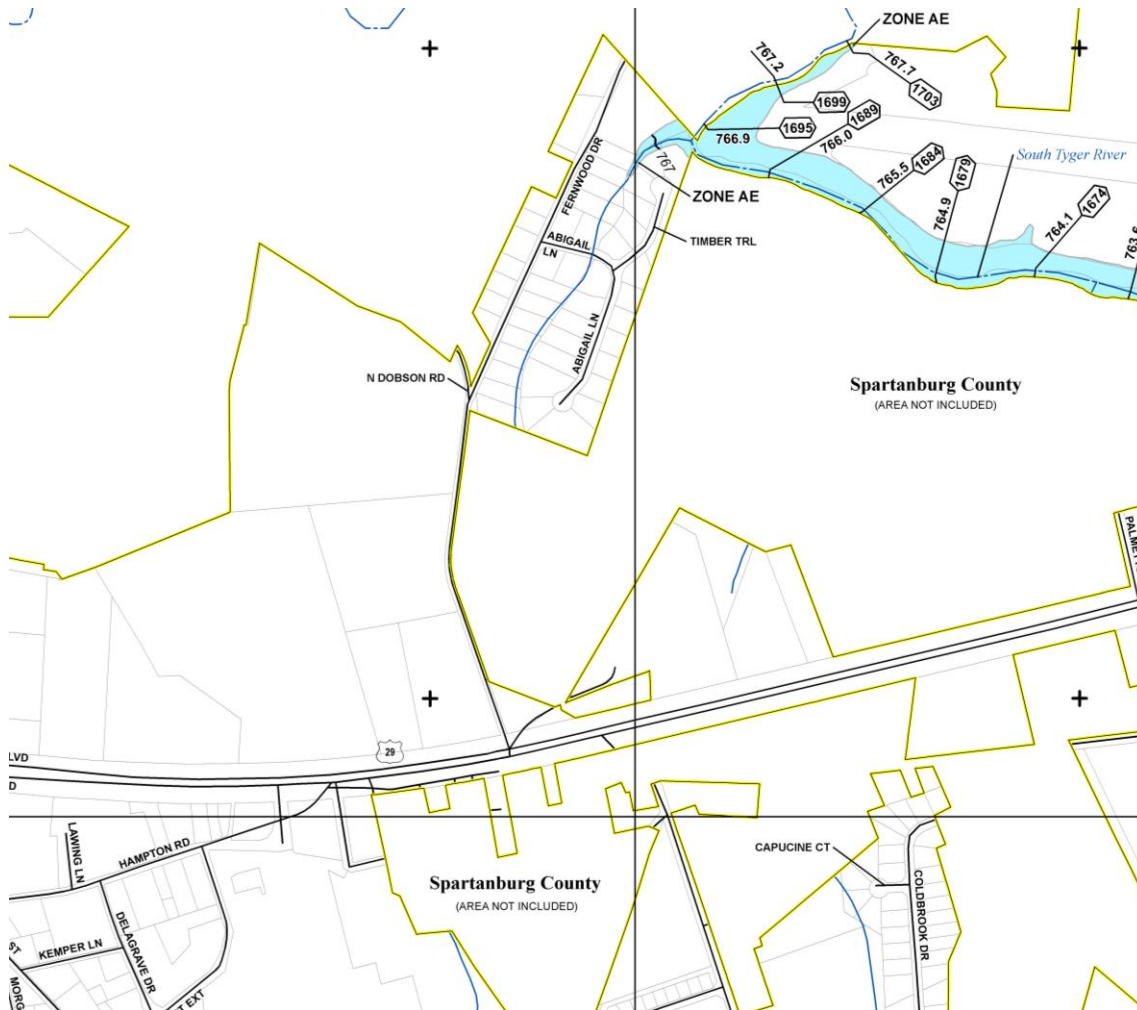
0 40 80 120 160

Feet

Created 10/4/2022 by City of Greer GIS

EXHIBIT

D



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

GREENVILLE COUNTY,
SOUTH CAROLINA
and incorporated areas
PANEL 354 OF 625



Panel Contains:

COMMUNITY
SP 16 0170

NUMBER	PANEL	SUFFIX
1699	001	1

VERSION NUMBER

2.3.3.3

MAP NUMBER

45045C0354F

MAP REVISED

MAY 4, 2021



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 NE of the intersection of N. Dobson Rd and Wade Hampton Blvd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-03-00-056.02, 9-03-00-056.01, 9-03-00-056.00 attached hereto marked as Exhibit C containing approximately 24.37 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 19th day of July, 2022 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 RM-2.

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

sign < Print Name: Lakeland, LLC
Signature: [Signature]
Address: 420 Shadow Rock Drive, Sedona, AZ
Witness: [Signature]
Date: 7/19/2022
Parcel Address: NE of intersection N. Dobson & Wade Hampton
Tax Map Number: 9-03-00-056.02 & 9-03-00-056.01
9-03-00-056.00

sign < Print Name: Rock Two, LLC
Signature: [Signature]
Address: 420 Shadow Rock Drive, Sedona, AZ
Witness: [Signature]
Date: 7/19/2022
Parcel Address: NE of intersection N. Dobson & Wade Hampton
Tax Map Number: 9-03-00-056.02 & 9-03-00-056.01
9-03-00-056.00



Petition for Annexation

The Desirée L. Davis Irrevocable

Sign < Print Name: Troy dated May 14, 2003
Signature: [Signature]
Address: 429 Shadow Rock Drive, Elona AZ
Witness: [Signature]
Date: 2/19/2022
Parcel Address: NE of intersection of Dobson
Tax Map Number: + Wade Hampton
9-03-00-056.02 * 9-03-00-056.01
9-03-00-056.00

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
Signature: _____
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Parcel Address: _____
Tax Map Number: _____

Print Name: _____
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Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, December 19, 2022

DOCKET: AN 22-19

APPLICANT: Streams Development

PROPERTY LOCATION: N Dobson Rd

TAX MAP NUMBER: 9-03-00-056.00, 9-03-00-056.01 and 9-03-00-056.02

REQUEST: Annex and Zone to RM-2, Residential Multi-Family

SIZE: +/-24.4 Acres

COMPREHENSIVE PLAN: Adjacent to Suburban Commercial, Traditional Neighborhood

ANALYSIS: **AN 22-19**

AN 22-19 is a request to annex three parcels with a total acreage of approximately 24.4 located on N Dobson Rd. The applicant is requesting to annex into the City and zone to RM-2, Residential Multi-Family. The applicant intends to combine all three parcels for use as an apartment complex with 264 total units.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential District - residences
East: C-3, Highway Commercial District - Toyota
South: C-3, Highway Commercial District - Bradshaw Automotive parking lot
West: C-3, Highway Commercial District - Bradshaw Automotive

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities
- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network
- **Parking:** Surface parking lots, structured parking, on-street in walkable town centers
- **Open Space:** Community and regional parks, neighborhood greenspaces

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, four-plexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses
- Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
- **Parking:** On-street, driveways, garages off alleys, off street parking to the rear of buildings

- **Open Space:** Neighborhood parks, greens, & boulevards

The request is compatible with surrounding land uses and future land use designations, there, staff supports the request. The proposal would establish a transitional use of Multi-Family Residential zoning between C-3 Highway Commercial zoning and R-12 Single-Family Residential zoning.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Four people spoke in opposition to the request. Two were representatives of the car dealership and two were nearby residents. Their concerns focused on nearby traffic safety.

Mr. Holland opened the business meeting for AN 22-19.

Staff presented their analysis and recommendation of approval. Staff explained that while this case had previously gone to Planning Commission with a vote of 5-0, Durham Rd. had not been posted and staff felt a rehearing was necessary for due process.

The applicant, Alex Dmyterko, stated that the Planning Commission had previously voted to recommend approval, and that nothing about the application had changed.

Mr. Holland stated that road improvements were needed and emphasized concern about the intersection of Wade Hampton, Durham Rd, and N Dobson Rd. Ms. Kaade explained the results of the required TIA study. Mr. Holland asked who owned the small triangular parcel south of the subject properties, and staff answered that it is owned by Bradshaw Automotive. Mr. Jones asked if there was enough ROW to allow for improvements to Durham Rd. Ms. Kaade responded that that would need to be worked out during a Site Development Plan civil review process.

Mr. Holland asked why 18 wheelers are using Durham Rd. to access the adjacent car dealership. The applicant stated that it was recommended he speak with both adjacent dealerships after the previous Planning Commission hearing. He then said that after he met with Bradshaw and Toyota, they all acknowledged they wanted to see improvements, but that his only communication has been with their attorney.

Mr. Holland asked the applicant if he would be using Durham Rd and the applicant confirmed he would not. Mr. Jones stated that all parties need to work together and compromise. Ms. Kaade reiterated that a southbound right turn lane would be required by the DOT to alleviate some traffic. Mr. Holland clarified for the public the steps for second reading with City Council.

ACTION – Mr. Wright made a motion to approve the RM-2, residential multi-family zoning request. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
1/24/2023

Second and Final Reading of Ordinance Number 61-2022

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY JOSEPH M. DAVIS AND DIANE S. DAVIS MINORS TRUST WITH THE PRIMARY BENEFICIARY: DESIREE L. DAVIS LOCATED ON NORTH DOBSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 61-2022	1/18/2023	Ordinance
▣ Ord 61-2022 Exhibit A General Warranty Deed	1/18/2023	Exhibit
▣ Ord 61-2022 Exhibit B Survey	1/18/2023	Exhibit
▣ Ord 61-2022 Exhibit C Map	1/18/2023	Exhibit
▣ Ord 61-2022 Exhibit D FIRM	1/18/2023	Exhibit
▣ Ord 61-2022 Annex Application	1/18/2023	Backup Material
▣ Ord 61-2022 Planning Commission Minutes	1/18/2023	Backup Material

ORDINANCE NUMBER 61-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY JOSEPH M. DAVIS AND DIANE S. DAVIS MINORS TRUST WITH THE PRIMARY BENEFICIARY: DESIREE L. DAVIS LOCATED ON NORTH DOBSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY.

WHEREAS, Joseph M. Davis and Diane S. Davis Minors Trust Primary Beneficiary: Desiree L. Davis are the sole owners of a certain property located on North Dobson Road more particularly described on the legal descriptions attached hereto marked as Exhibit A, the property descriptions attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Number 9-03-00-056.01 containing approximately 8.15 +/- acres attached hereto marked as Exhibit C, and the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0354F attached hereto marked as Exhibit D; and,

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

WHEREAS, Joseph M. Davis and Diane S. Davis Minors Trust Primary Beneficiary: Desiree L. Davis has petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owners have requested that the subject property be zoned RM-2 (Residential Multi-Family 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 8.15 acres +/- property shown in red on the attached map owned by Joseph M. Davis and Diane S. Davis Minors Trust Primary Beneficiary: Desiree L. Davis located on North Dobson Road as described on the attached City of Greer Map as Spartanburg County Parcel Numbers 9-03-00-056.01 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT**: The above referenced property shall be zoned RM-2 (Residential Multi-Family 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 Suburban Commercial on the Land Use Map contained within the 2030 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 45045C0354F.

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: Councilman Wryley Bettis

First Reading: October 11, 2022

Second and
Final Reading: January 24, 2023

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

General Warranty Deed

DEED 78E PG 697

DEE-2003-41463

Recorded 3 Pages on 7/3/2003 11:01:00 AM

Recording Fee: \$10.00 Documentary Stamps: \$0.00

Office of Register of Deeds, Spartanburg, S.C.

Stephen Ford, Register

parcel ID Number: 9-03-00-056.01

DEED ONLY

PETER SIMIS, Trustee of the Joseph M. Davis and Diane S. Davis Minors Trust with the Primary Beneficiary: Desiree L. Davis

(hereinafter referred to as "GRANTOR") in consideration of the sum of

Ten and Transfer of Title from a Family Trust to a Family Trust DOLLARS,
paid at and before the sealing of these presents, by:

JOSEPH MIRRO DAVIS as Trustee of the Desiree L. Davis Irrevocable Trust dated May 15, 2003

(hereinafter referred to as "GRANTEE", whose address is

420 Shadow Rock Drive
Sedona, AZ 86336-3452

the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, and the Grantee's Heirs and Assigns forever, all of the real estate described to wit:

ALL of the right title and interest of the Joseph M. Davis and Diane S. Davis Minor's Trust with the Primary Beneficiary Desiree L. Davis in and to the following described proeprty:

TRACT NO. 3: ALL that certain parcel or lot of land, containing 8.23 acres, more or less, sitauted on the west side of a road leading from U. S. Highway No. 29 to Apalache, School District 9-H Spartanburg County, SC, and being Tract No. 3 on a plat of the property of the D. V. Davis Estate by H. S. Brockman, Registered Surveyor, dated May 9, 1966 and having the following courses and distances to wit:

BEGINNING at an iron pin in the edge of the paving of said road, corner of Tracts Nos. 2 & 3 and running thence along the line of said tracts N 60-32 E 325 feet to an iron pin; thence N 19-15 W 90 feet to an iron pin; thence N 32-45 E 892 feet to an iron pin on the Durham line; thence along the Durham line 61-24 E 275 feet to a iron pin near a road leading to the Durham place; thence S 30-25 W 1167 feet to an iron pin in the south ditch of a dirt road; thence S 77-32 W 63 feet to an iron pin on the north side of said dirt road; thence along the line of the Hillcrest Baptist Church parsonage N 63-38 W 356 feet to the beginning corner.

This is the same property as that property conveyed to The Joseph M. Davis and Diane S. Davis Minors Trust with the Primary Beneficiary Desiree L. Davis by Joseph Miro Davis by deed dated January 30, 1987 recorded March 17, 1999 in Deed Book 69-P, page 149 Public Records of Spartanburg County, SC.

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

To Have and to Hold all and singular the said Premises before mentioned unto the said Grantee, and the Grantee's Heirs and Assigns forever.

And, Grantor does hereby bind itself and its heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Heirs and Assigns, against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Witness the Hand and Seal of the Grantor this
Signed, sealed and delivered in our presence:

day of

PETER SIMIS, Trustee of the Joseph M. Davis and Diane S. Davis Minors Trust with the Primary Beneficiary: Desiree L. Davis

By:

Peter Simis as Trustee

(Seal)

WITNESS

Kathleen M. Hubbard
THE UNDERSIGNED WITNESS



State of CALIFORNIA
County of Fresno

Personally appeared before me the undersigned witness and made oath that he saw the within named Grantor sign, seal and as his act and deed, deliver the within written Deed for the uses and purpose therein and that he with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me on 6-20-03

Kathleen M. Hubbard
Notary Public for CALIFORNIA

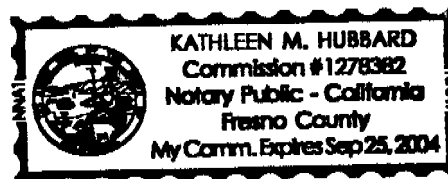
(SEAL)

THE UNDERSIGNED WITNESS

JURAT

State of California)
County of Fresno) SS.

Subscribed and sworn to (or affirmed) before me on this 20th day of June, 2003.
(Date) (Month) (Year)



Kathleen M. Hubbard
Signature of Notary Public

(Seal of Notary)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: affidavit for exempt transfer

Document Date: 6-20-03 Number of Pages: 1


Signer(s) Other Than Named Above: None

STATE OF SOUTH CAROLINA]
]
 COUNTY OF SPARTANBURG]

AFFIDAVIT FOR EXEMPT TRANSFER

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at US Hwy 29, Greer bearing
 Spartanburg County Tax Map Number 9-03-00-056.01, was transferred by Peter Simis, Trustee
On June , 2003 To Joseph Mirro Davis, Trustee
3. The deed is exempt from the deed recording fee because.
Transfer from Family Trust to Family Trust
4. As required by Code Section 12-24-70, I state that I am a responsible person who was
 connected with the transaction as:
Trustee of the Grantor Trust
5. I understand that a person required to furnish this affidavit who willfully furnishes a false
 or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not
 more than one thousand dollars or imprisoned not more than one year, or both.

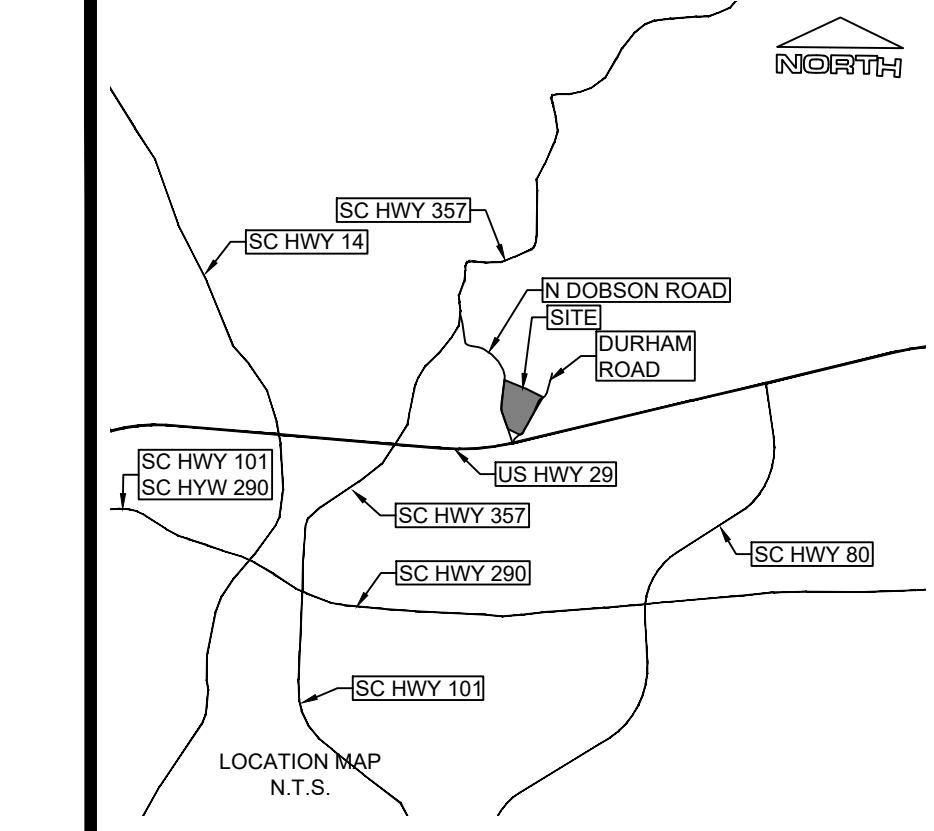

 Responsible Person Connected with Transaction

PETER SIMIS
 Trustee of the Grantor Trust

Print or Type Name Here

SWORN to before me this 20
 day of June, 2003

Kathleen M. Hubbard
 Notary Public for SC CA
 My Commission Expires:



- SURVEYOR'S NOTES:**
- PURSUANT TO THE PROVISIONS OF THE SOUTH CAROLINA CODE OF LAWS, THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
 - THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
 - HORIZONTAL DATUM: NAD 83-2011 (SCVRS)
VERTICAL DATUM: NAVD 88 (SCVRS)
 - LINE SURVEYED AND MAPPED ARE LISTED IN GRID DISTANCES. COORDINATES SHOWN ARE BASED ON S.C. SPCS NAD 83 (2011) DATUM, UNLESS OTHERWISE STATED.
 - THIS PLAT IS A RETRACEMENT SURVEY OF AN EXISTING LOT OF RECORD AND MONUMENTATION LOCATED IN THE FIELD.
 - NO PROPERTY CORNERS WERE SET WITH THIS SURVEY.
 - THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO N. DOBSON ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
 - THERE WERE NO BUILDINGS OBSERVED AT TIME OF FIELD SURVEY.
 - NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - THE EXISTING UTILITIES SHOWN WERE LOCATED USING THE ASCE 38-02 STANDARD QUALITY LEVEL C FOR SUBSURFACE UTILITY ENGINEERING AND SURVEYING. UTILITIES WERE LOCATED FROM ABOVE GROUND EVIDENCE OR EXISTING DRAWINGS PROVIDED BY VARIOUS SOURCES. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN.
 - ALL STATEMENTS HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - ALL PIPE SIZES, MATERIALS, DIRECTIONS AND INVERTS (FLOW), ARE APPROXIMATE AND BASED SOLELY ON ABOVE GROUND OBSERVATIONS AND/OR (BY GRAPHIC PLOTTING ONLY) PLANS, PLATS OR DEEDS PROVIDED BY THE ISSUING PLOTTING AGENCY.

FLOOD INFORMATION NOTE:

Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.nsc.fema.gov, and **BY GRAPHIC PLOTTING ONLY**, this property, located in SPARTANBURG County, SOUTH CAROLINA, is in Zone "X" on Flood Insurance Rate Map (FIRM) No. 45083C0204E, which bears an effective date of 05/04/2021 and is not in a special flood hazard area.

"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."

DRAFT

Daniel J. Siles

SC PLS No.: 17933

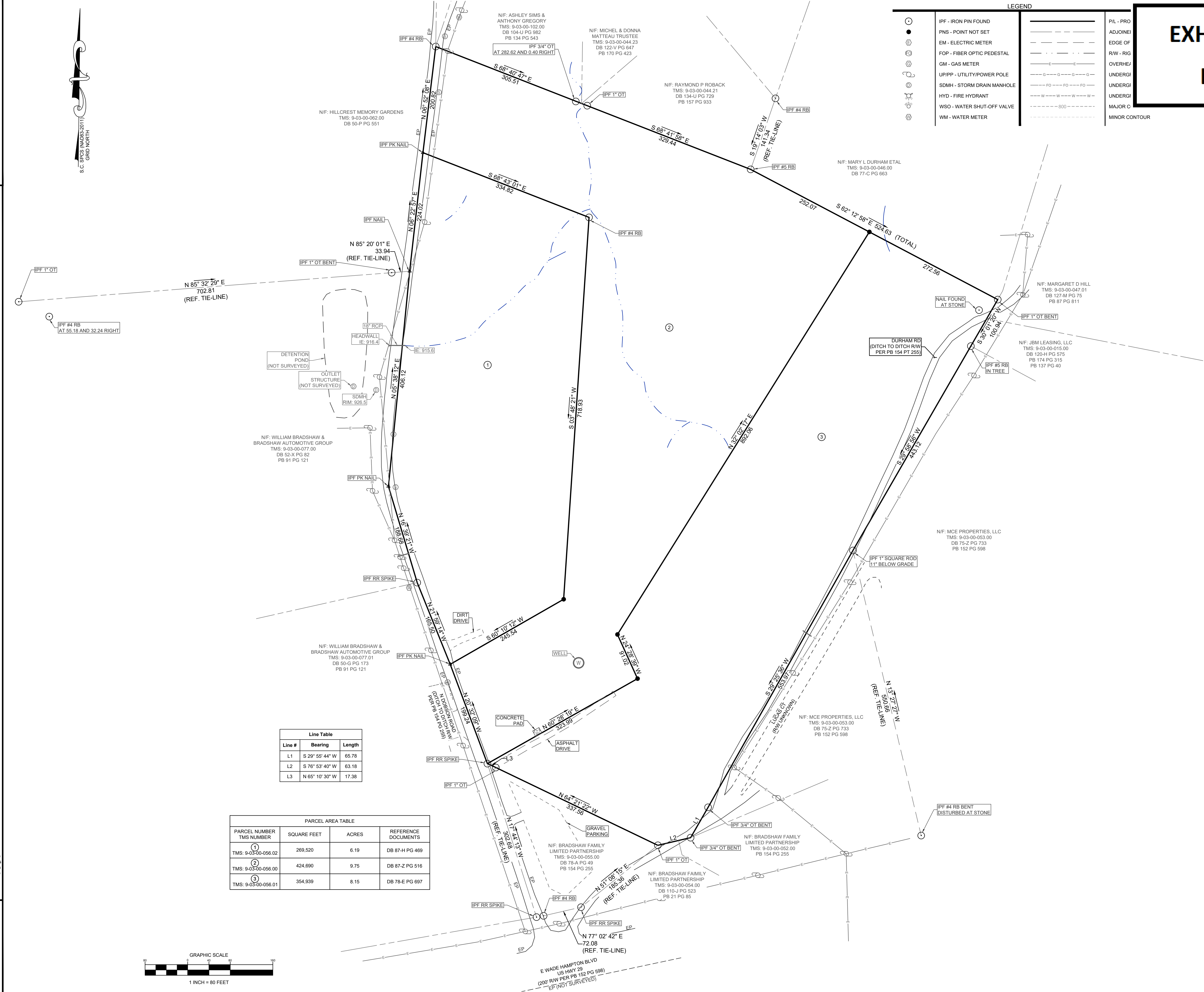


EXHIBIT
B

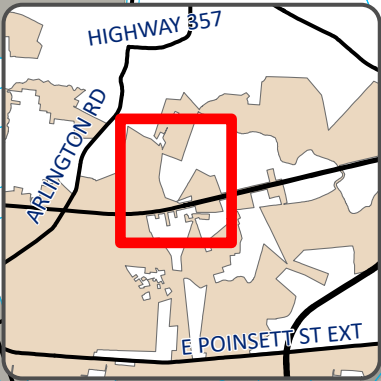
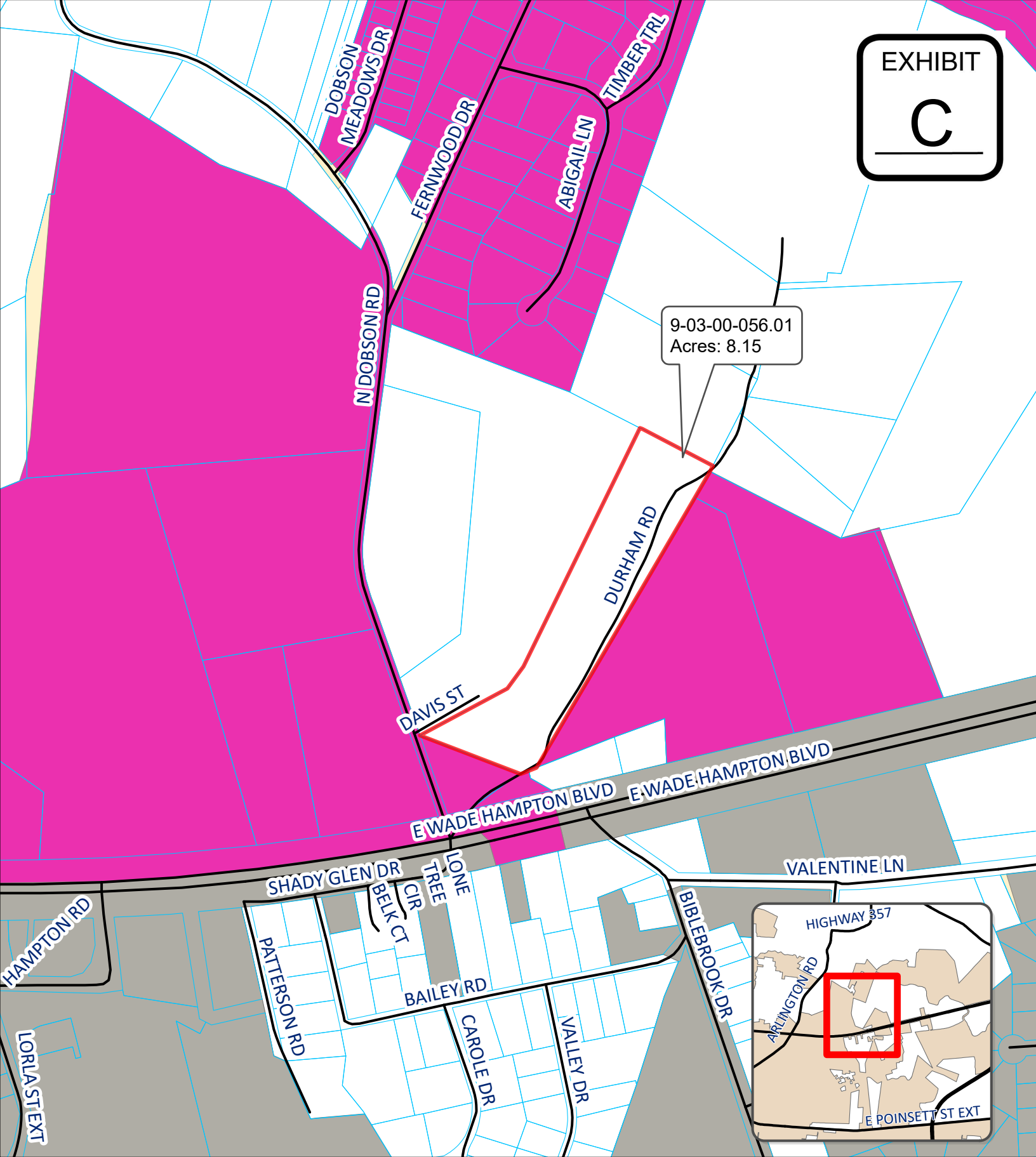
Revision
INITIAL RELEASE
0

DRAFT

EAS PROFESSIONALS
GEO TECHNICAL AND ENVIRONMENTAL ENGINEERING
CONSTRUCTION MATERIALS TESTING
SPECIALTY SERVICES AND LAND SURVEYING
9 Pilgrim Road, Greenville, South Carolina 29607
(864) 234-7981 | www.eas-pro.com
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BOUNDARY SURVEY FOR
STREAMS DEVELOPMENT
9-03-00-056.00 & 5.01 & 5.02
GREEN, SPARTANBURG COUNTY, SOUTH CAROLINA

Job No.: 22-1180
Date:
Field: JS: CR: OC: CK: MC
Drawn: JH
Reviewed: JK
Approved: DS
Scale: 1" = 80'
SHEET:
V - 1



Ordinance 61-2022

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

Parcels

Parcels

Right of Way

Annex Parcel

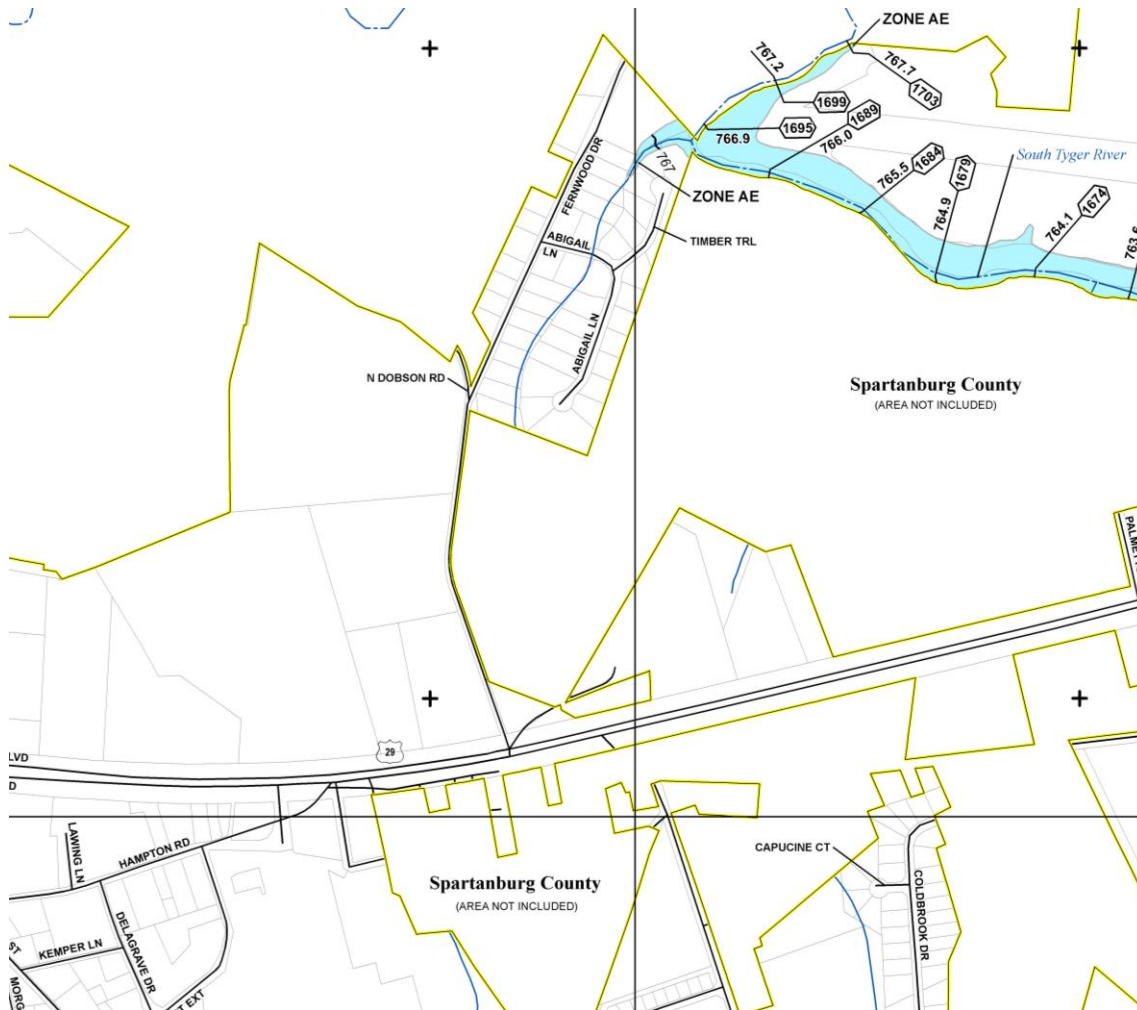
N

0 40 80 120 160 Feet

Created 10/4/2022 by City of Greer GIS

EXHIBIT

D



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

GREENVILLE COUNTY,
SOUTH CAROLINA
and incorporated areas
PANEL 354 OF 625



Panel Contains:

COMMUNITY
SP 16-0170

NUMBER PANEL SUFFIX
160100 0254 1

VERSION NUMBER

2.3.3.3

MAP NUMBER

45045C0354F

MAP REVISED

MAY 4, 2021



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 NE of the intersection of N. Dobson Rd and Wade Hampton Blvd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-03-00-056.02, 9-03-00-056.01, 9-03-00-056.00 attached hereto marked as Exhibit C containing approximately 24.37 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 19th day of July, 2022 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 RM-2.

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

sign < Print Name: Wakeland, LLC
Signature: [Signature]
Address: 420 Shadow Rock Drive, Sedona, AZ
Witness: [Signature]
Date: 7/19/2022
Parcel Address: NE of intersection N. Dobson & Wade Hampton
Tax Map Number: 9-03-00-056.02 & 9-03-00-056.01
9-03-00-056.00

sign < Print Name: Rock Two, LLC
Signature: [Signature]
Address: 420 Shadow Rock Drive, Sedona, AZ
Witness: [Signature]
Date: 7/19/2022
Parcel Address: NE of intersection N. Dobson & Wade Hampton
Tax Map Number: 9-03-00-056.02 & 9-03-00-056.01
9-03-00-056.00



Petition for Annexation

The Desirée L. Davis Irrevocable

Sign < Print Name: Troy dated May 14, 2003
Signature: [Signature]
Address: 429 Shadow Rock Drive, Elona AZ
Witness: [Signature]
Date: 2/19/2022
Parcel Address: NE of intersection of Dobson
Tax Map Number: + Wade Hampton
9-03-00-056.02 * 9-03-00-056.01
9-03-00-056.00

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
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Witness: _____
Date: _____
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, December 19, 2022

DOCKET: AN 22-19

APPLICANT: Streams Development

PROPERTY LOCATION: N Dobson Rd

TAX MAP NUMBER: 9-03-00-056.00, 9-03-00-056.01 and 9-03-00-056.02

REQUEST: Annex and Zone to RM-2, Residential Multi-Family

SIZE: +/-24.4 Acres

COMPREHENSIVE PLAN: Adjacent to Suburban Commercial, Traditional Neighborhood

ANALYSIS: **AN 22-19**

AN 22-19 is a request to annex three parcels with a total acreage of approximately 24.4 located on N Dobson Rd. The applicant is requesting to annex into the City and zone to RM-2, Residential Multi-Family. The applicant intends to combine all three parcels for use as an apartment complex with 264 total units.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential District - residences
East: C-3, Highway Commercial District - Toyota
South: C-3, Highway Commercial District - Bradshaw Automotive parking lot
West: C-3, Highway Commercial District - Bradshaw Automotive

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

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- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network
- **Parking:** Surface parking lots, structured parking, on-street in walkable town centers
- **Open Space:** Community and regional parks, neighborhood greenspaces

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, four-plexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses
- Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
- **Parking:** On-street, driveways, garages off alleys, off street parking to the rear of buildings

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The request is compatible with surrounding land uses and future land use designations, there, staff supports the request. The proposal would establish a transitional use of Multi-Family Residential zoning between C-3 Highway Commercial zoning and R-12 Single-Family Residential zoning.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Four people spoke in opposition to the request. Two were representatives of the car dealership and two were nearby residents. Their concerns focused on nearby traffic safety.

Mr. Holland opened the business meeting for AN 22-19.

Staff presented their analysis and recommendation of approval. Staff explained that while this case had previously gone to Planning Commission with a vote of 5-0, Durham Rd. had not been posted and staff felt a rehearing was necessary for due process.

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Mr. Holland stated that road improvements were needed and emphasized concern about the intersection of Wade Hampton, Durham Rd, and N Dobson Rd. Ms. Kaade explained the results of the required TIA study. Mr. Holland asked who owned the small triangular parcel south of the subject properties, and staff answered that it is owned by Bradshaw Automotive. Mr. Jones asked if there was enough ROW to allow for improvements to Durham Rd. Ms. Kaade responded that that would need to be worked out during a Site Development Plan civil review process.

Mr. Holland asked why 18 wheelers are using Durham Rd. to access the adjacent car dealership. The applicant stated that it was recommended he speak with both adjacent dealerships after the previous Planning Commission hearing. He then said that after he met with Bradshaw and Toyota, they all acknowledged they wanted to see improvements, but that his only communication has been with their attorney.

Mr. Holland asked the applicant if he would be using Durham Rd and the applicant confirmed he would not. Mr. Jones stated that all parties need to work together and compromise. Ms. Kaade reiterated that a southbound right turn lane would be required by the DOT to alleviate some traffic. Mr. Holland clarified for the public the steps for second reading with City Council.

ACTION – Mr. Wright made a motion to approve the RM-2, residential multi-family zoning request. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
1/24/2023

Second and Final Reading of Ordinance Number 62-2022

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY LAKELAND, LLC LOCATED ON NORTH DOBSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 62-2022	1/18/2023	Ordinance
▣ Ord 62-2022 Exhibit A Limited Warranty Deed	1/18/2023	Exhibit
▣ Ord 62-2022 Exhibit B Survey	1/18/2023	Exhibit
▣ Ord 62-2022 Exhibit C Map	1/18/2023	Exhibit
▣ Ord 62-2022 Exhibit D FIRM	1/18/2023	Exhibit
▣ Ord 62-2022 Annex Application	1/18/2023	Backup Material
▣ Ord 62-2022 Planning Commission Minutes	1/18/2023	Backup Material

ORDINANCE NUMBER 62-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY LAKELAND, LLC LOCATED ON NORTH DOBSON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT) FOR SAID PROPERTY.

WHEREAS, Lakeland, LLC is the sole owner of a certain property located on North Dobson Road more particularly described on the legal descriptions attached hereto marked as Exhibit A, the property descriptions attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Number 9-03-00-056.02 containing approximately 6.19 +/- acres attached hereto marked as Exhibit C, and the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0354F attached hereto marked as Exhibit D; and,

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

WHEREAS, Lakeland, LLC has petitioned the City of Greer to annex it's 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 adjoin the city limits; and,

WHEREAS, the property owner has requested that the subject property be zoned RM-2 (Residential Multi-Family 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 6.19 acres +/- property shown in red on the attached map owned by Lakeland, LLC located on North Dobson Road as described on the attached City of Greer Map as Spartanburg County Parcel Numbers 9-03-00-056.02 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned RM-2 (Residential Multi-Family 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 Suburban Commercial on the Land Use Map contained within the 2030 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 45045C0354F.

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: Councilman Wryley Bettis

First Reading: October 11, 2022

Second and
Final Reading: January 24, 2023

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

54945
1000

GRANTEE'S ADDRESS: DEED 8 TH PG 4 b 9 TAX MAP I.D. NO.: 9-03-00-056.02

120 LAKELAND DRIVE

GREEN, S.C. 29651

DEE-2006-65308

Recorded 3 Pages on 12/4/2006 3:04:24 PM

Recording Fee: \$10.00 Documentary Stamps: \$549.45

Office of Register of Deeds, Spartanburg, S.C.

Stephen Ford, Register



STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH MIRO DAVIS AND DAVID STEPHEN DAVIS, as Co-Personal Representatives of the Estate of Mary Ellen Davis Shockley, in consideration of:

ONE HUNDRED FORTY EIGHT THOUSAND
FIVE HUNDRED AND NO/100 (\$148,500.00) DOLLARS

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

LAKELAND, LLC,
its successors and assigns forever,

All that certain parcel or lot of land, containing 6.31 acres, more or less, on the west side of a road leading from U.S. Highway No. 29 to Apalache, School District 9-H, Spartanburg County, State of South Carolina, and being Tract No. 1 on a plat of the property of the D. V. Davis Estate by H. S. Brockman, Registered Surveyor, dated May 9, 1966, and having the following courses and distances, to-wit: BEGINNING at a nail in the center of said road at the edge of a driveway, corner of Tracts Nos. 1 and 2, and running thence along the line of said tracts N. 60-56 E. 248 feet to an iron pin; thence N. 4-21 E. 720 feet to an iron pin between a branch and a gully; thence N. 67-54 W. 335 feet to a nail in the center of said road, iron pin back on bank at 20 feet; thence along the center of said road S. 8-01 W. 618.5 feet to an iron pin near the center of the road; thence continuing along said road S. 19-34 E. 372 feet to the BEGINNING CORNER.

DERIVATION: See deed of Ralph W. Mitchell, Master-in-Equity to Mary D. Shockley dated August 22, 1966 recorded in Deed Book 32-U at page 480.

TOGETHER with all and singular rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining,

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, its successors and assigns forever. And the Grantor does hereby bind the Grantor, its successors, executors and assigns to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against the Grantor and the Grantor's successors, executors and assigns, except as to restrictions and easements of record, if any.

WITNESS the Grantor's hand and seal this 18th day of October 2006, 2006.

IN THE PRESENCE OF:

David S. Davis
George S. Davis
Grandchildren
John K.

ESTATE OF MARY ELLEN
DAVIS SHOCKLEY

By: Joseph Miro Davis
Co-Personal Representative

By: David Stephen Davis
David Stephen Davis
Co-Personal Representative

STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, Joseph K. Miro Davis, a Notary Public for the State of South Carolina, do hereby certify that David Stephen Davis, Co-Personal Representative, personally appeared before me and acknowledged the due execution of the foregoing deed this 25 day of October, 2006.

SWORN TO before me this 25 day of October, 2006

(Signature) (SEAL)
Notary Public for South Carolina

My Commission expires: 03/12/14

STATE OF ARIZONA)

COUNTY OF YAVAPAI)

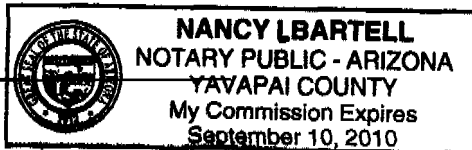
ACKNOWLEDGMENT

I, NANCY L BARTELL, a Notary Public for the State of Arizona, do hereby certify that Joseph Miro Davis, Co-Personal Representative, personally appeared before me and acknowledged the due execution of the foregoing deed this 18th day of October, 2006.

SWORN TO before me this 18th day of October, 2006

Nancy L Bartell (SEAL)
Notary Public for Arizona

My Commission expires: _____





GRAPHIC SCALE

1 INCH = 80 FEET

- FLOOD INFORMATION NOTE:**
- Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and **BY GRAPHIC PLOTTING ONLY**, the property, located in SPARTANBURG County, SOUTH CAROLINA, is in Zone "X" Flood Insurance Rate Map (FIRM) No.: 45083C0204E, which bears an effective date of 05/04/2021 and is not in a special flood hazard area.

SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

DRAFT

Daniel J. Stiles

PARCEL AREA TABLE			
PARCEL NUMBER TMS NUMBER	SQUARE FEET	ACRES	REFERENCE DOCUMENTS
TMS: ① 9-03-00-056.02	269,520	6.19	DB 87-H PG 469
TMS: ② 9-03-00-056.00	424,690	9.75	DB 87-Z PG 516
TMS: ③ 9-03-00-056.01	354,939	8.15	DB 78-E PG 697



DRAFT

FEAS PROFESSIONALS
 GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING
 CONSTRUCTION MATERIALS TESTING
 SPECIALTY SERVICES AND LAND SURVEYING

9 Playfair Road, Greenville, South Carolina 29607
 (864) 234-3320
 © copyright 2022 FEAS Professionals, Inc.

BOUNDARY SURVEY FOR

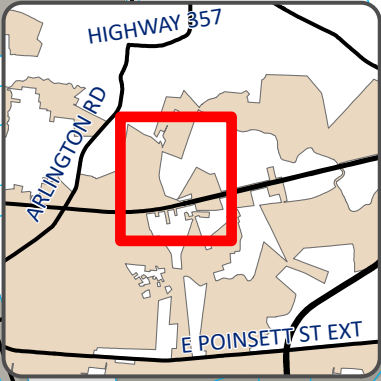
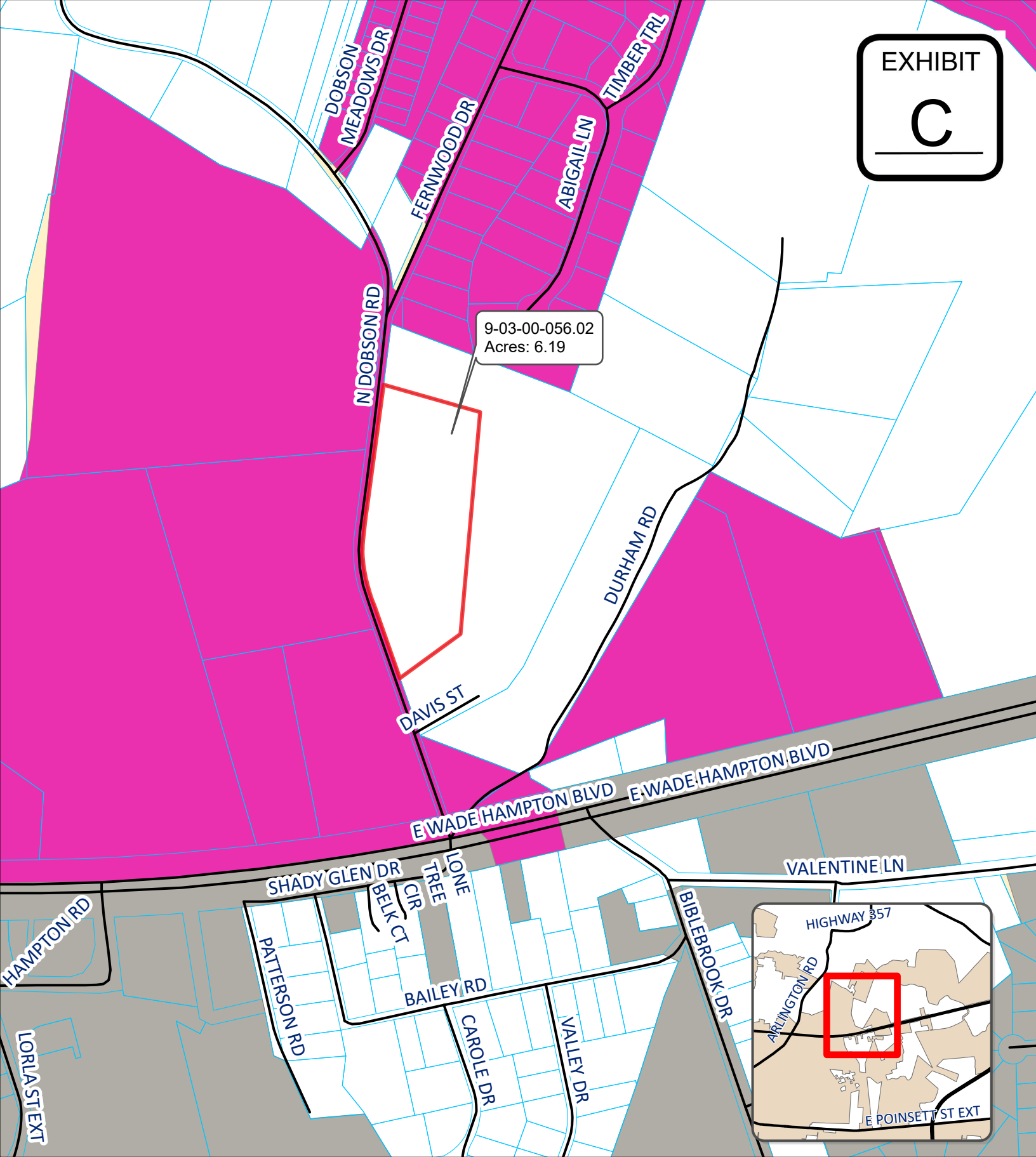
STREAMS DEVELOPMENT

9-03-00-056.00 & 56.01 & 56.02

638 N DOBSON ROAD
GREENE, SPARTANBURG COUNTY, SOUTH CAROLINA

Job No.:	22-7180
Date:	----
Field:	JS; CR; OC; CK; MC
Drawn:	HIB
Reviewed:	JK
Approved:	DS
Scale:	1" = 80'

V - 1



Ordinance 62-2022

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

Parcels

Parcels

Right of Way

Annex Parcel

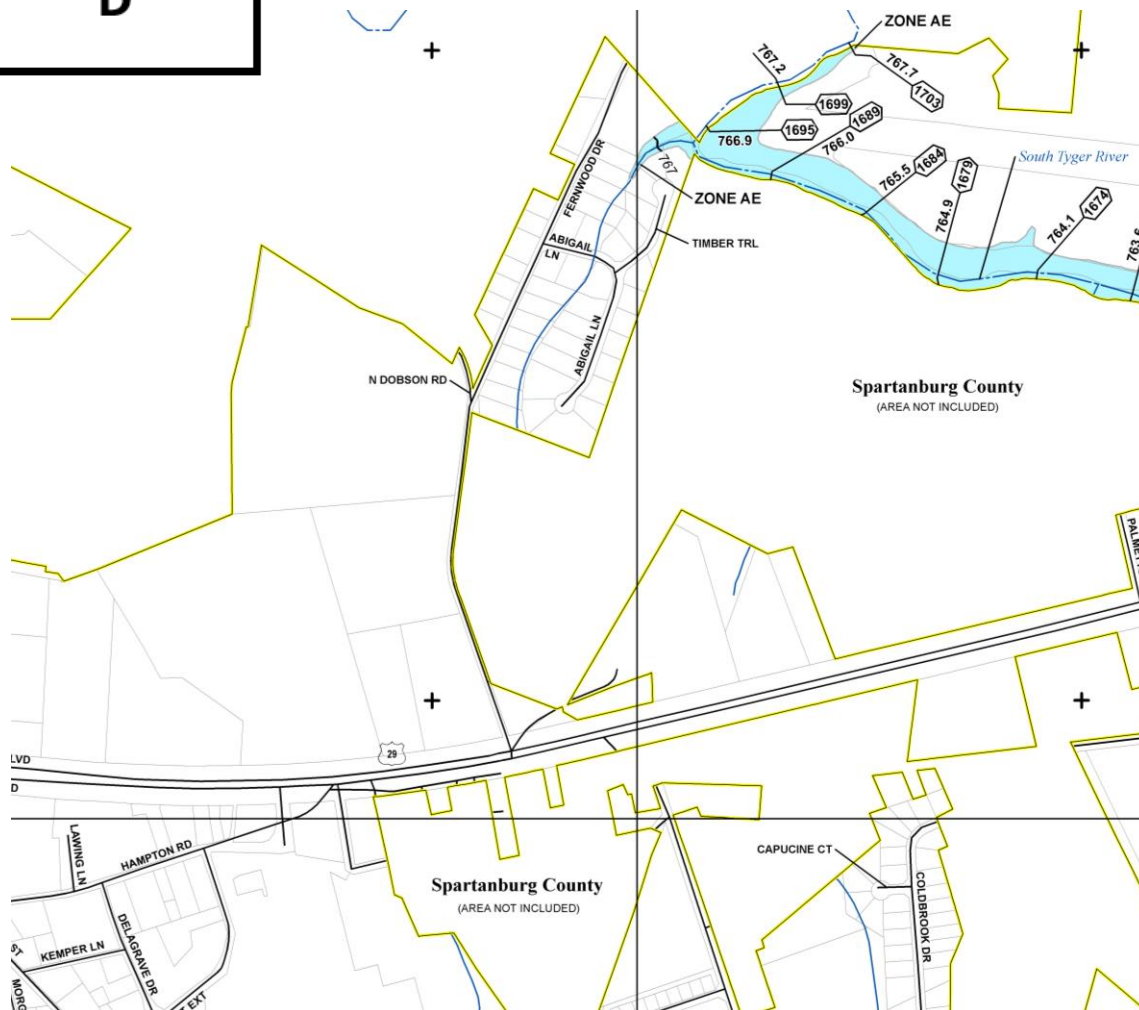
N

0 40 80 120 160 Feet

Created 10/4/2022 by City of Greer GIS

EXHIBIT

D



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

GREENVILLE COUNTY,
SOUTH CAROLINA
and incorporated areas
PANEL 354 OF 625



Panel Contains:

COMMUNITY
SP 16-0170

NUMBER	PANEL	SUFFIX
160100	0254	1

VERSION NUMBER

2.3.3.3

MAP NUMBER

45045C0354F

MAP REVISED

MAY 4, 2021



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 NE of the intersection of N. Dobson Rd and Wade Hampton Blvd more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 9-03-00-056.02, 9-03-00-056.01, 9-03-00-056.00 attached hereto marked as Exhibit C containing approximately 24.37 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 19th day of July, 2022 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 RM-2.

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

sign < Print Name: Lakeland, LLC
Signature: [Signature]
Address: 420 Shadow Rock Drive, Sedona, AZ
Witness: [Signature]
Date: 7/19/2022
Parcel Address: NE of intersection N. Dobson & Wade Hampton
Tax Map Number: 9-03-00-056.02 & 9-03-00-056.01
9-03-00-056.00

sign < Print Name: Rock Two, LLC
Signature: [Signature]
Address: 420 Shadow Rock Drive, Sedona, AZ
Witness: [Signature]
Date: 7/19/2022
Parcel Address: NE of intersection N. Dobson & Wade Hampton
Tax Map Number: 9-03-00-056.02 & 9-03-00-056.01
9-03-00-056.00



Petition for Annexation

The Desirée L. Davis Irrevocable

Sign < Print Name: Troy dated May 14, 2003
Signature: [Signature]
Address: 429 Shadow Rock Drive, Elona AZ
Witness: [Signature]
Date: 2/19/2022
Parcel Address: NE of intersection of Dobson
Tax Map Number: + Wade Hampton
9-03-00-056.02 * 9-03-00-056.01
9-03-00-056.00

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Parcel Address: _____
Tax Map Number: _____

Print Name: _____
Signature: _____
Address: _____
Witness: _____
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Print Name: _____
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Address: _____
Witness: _____
Date: _____
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, December 19, 2022

DOCKET: AN 22-19

APPLICANT: Streams Development

PROPERTY LOCATION: N Dobson Rd

TAX MAP NUMBER: 9-03-00-056.00, 9-03-00-056.01 and 9-03-00-056.02

REQUEST: Annex and Zone to RM-2, Residential Multi-Family

SIZE: +/-24.4 Acres

COMPREHENSIVE PLAN: Adjacent to Suburban Commercial, Traditional Neighborhood

ANALYSIS: **AN 22-19**

AN 22-19 is a request to annex three parcels with a total acreage of approximately 24.4 located on N Dobson Rd. The applicant is requesting to annex into the City and zone to RM-2, Residential Multi-Family. The applicant intends to combine all three parcels for use as an apartment complex with 264 total units.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential District - residences
East: C-3, Highway Commercial District - Toyota
South: C-3, Highway Commercial District - Bradshaw Automotive parking lot
West: C-3, Highway Commercial District - Bradshaw Automotive

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities
- Transportation Automobiles, sidewalks, trail connections, transit, park-and-ride lots, street network
- **Parking:** Surface parking lots, structured parking, on-street in walkable town centers
- **Open Space:** Community and regional parks, neighborhood greenspaces

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, four-plexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses
- Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
- **Parking:** On-street, driveways, garages off alleys, off street parking to the rear of buildings

- **Open Space:** Neighborhood parks, greens, & boulevards

The request is compatible with surrounding land uses and future land use designations, there, staff supports the request. The proposal would establish a transitional use of Multi-Family Residential zoning between C-3 Highway Commercial zoning and R-12 Single-Family Residential zoning.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Four people spoke in opposition to the request. Two were representatives of the car dealership and two were nearby residents. Their concerns focused on nearby traffic safety.

Mr. Holland opened the business meeting for AN 22-19.

Staff presented their analysis and recommendation of approval. Staff explained that while this case had previously gone to Planning Commission with a vote of 5-0, Durham Rd. had not been posted and staff felt a rehearing was necessary for due process.

The applicant, Alex Dmyterko, stated that the Planning Commission had previously voted to recommend approval, and that nothing about the application had changed.

Mr. Holland stated that road improvements were needed and emphasized concern about the intersection of Wade Hampton, Durham Rd, and N Dobson Rd. Ms. Kaade explained the results of the required TIA study. Mr. Holland asked who owned the small triangular parcel south of the subject properties, and staff answered that it is owned by Bradshaw Automotive. Mr. Jones asked if there was enough ROW to allow for improvements to Durham Rd. Ms. Kaade responded that that would need to be worked out during a Site Development Plan civil review process.

Mr. Holland asked why 18 wheelers are using Durham Rd. to access the adjacent car dealership. The applicant stated that it was recommended he speak with both adjacent dealerships after the previous Planning Commission hearing. He then said that after he met with Bradshaw and Toyota, they all acknowledged they wanted to see improvements, but that his only communication has been with their attorney.

Mr. Holland asked the applicant if he would be using Durham Rd and the applicant confirmed he would not. Mr. Jones stated that all parties need to work together and compromise. Ms. Kaade reiterated that a southbound right turn lane would be required by the DOT to alleviate some traffic. Mr. Holland clarified for the public the steps for second reading with City Council.

ACTION – Mr. Wright made a motion to approve the RM-2, residential multi-family zoning request. Ms. Jones seconded the motion. The motion carried with a vote of 4 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
1/24/2023

Second and Final Reading of Ordinance Number 64-2022

Summary:

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GREER, SOUTH CAROLINA AND CENTURY DEVELOPMENT PARTNERS, LLC, OR ITS ASSIGNS, WITH RESPECT TO CAPITAL IMPROVEMENTS IN THE CITY OF GREER, AND OTHER MATTERS RELATED THERETO (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 64-2022	1/18/2023	Ordinance
▣ Ord 64-2022 Revised Development Agreement	1/19/2023	Backup Material

ORDINANCE NUMBER 64-2022

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GREER, SOUTH CAROLINA AND CENTURY DEVELOPMENT PARTNERS, LLC, OR ITS ASSIGNS, WITH RESPECT TO CAPITAL IMPROVEMENTS IN THE CITY OF GREER, AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to Greer City Ordinance Numbers 60-2022, 61-2022 AND 62-2022, the property owners for parcels of land designated as Spartanburg County Tax Map Parcels 9-03-00-056.01, 9-03-00-056.00, and 9-03-00-056.02 (collectively the “Property”) have petitioned to annex the Property into the City of Greer, South Carolina; and,

WHEREAS, Century Development Partners, LLC intends to develop multi-family housing on the Property; and,

WHEREAS, the parties desire to enter into the Agreement attached hereto as Exhibit “A” (“Agreement”) whereby the Developer agrees to the payment to the City as specified in the Agreement in exchange for the City’s annexation of the Property which the City agrees to use for capital improvement projects in the City in the area near the Highway 29 corridor to help offset the costs of development; and,

WHEREAS, the development on the Property will serve the interests of the City by expanding housing opportunities, providing meaningful development, and by increasing the City’s tax base, and the fee payment by the Developer will help offset the cost of system improvements needed to serve the people utilizing the new development; and,

WHEREAS, the Mayor and Council conclude that the Agreement is in the best interests of the City;

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

1. Upon second and final reading of Ordinance Numbers 60-2022, 61-2022 and 62-2022, the Mayor of the City is hereby authorized to execute and deliver the Development Agreement in substantially the form attached to this Ordinance as Exhibit “A,” or with such minor changes as are not materially adverse to the City and which are not inconsistent with the matters contained herein.

This ordinance shall take effect immediately upon second reading.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced By: Councilman Wryley Bettis

First Reading: October 11, 2022

Second and
Final Reading: January 24, 2023

Approved as to Form:

Daniel R. Hughes, City Attorney

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into effective as of January ____, 2023 by and among Century Development Partners, LLC ("Century"), a corporation registered and authorized to do business in the State of South Carolina, its permitted successors and assigns, and the City of Greer (the "City"), a South Carolina municipal corporation, *and replaces any prior Development Agreement between the parties. AD*

WITNESSETH:

WHEREAS, Century intends to purchase and develop a subdivision consistent with the preliminary site plan attached hereto as Exhibit "A" on approximately 24.09 acres of property located at Dobson Road near Durham Road and identified on the GIS Map attached hereto as Exhibit "B" as Spartanburg County Tax Map Nos. 9-03-00-056.01, 9-03-00-056.00, and 9-03-00-056.02 ("Property"); and,

WHEREAS, Century desires to annex the Property into the City of Greer to receive the benefit of City services; and,

WHEREAS, pursuant to S.C. Code Ann. §6-1-1050 (1976), a developer may enter into an agreement providing for payments to a governmental entity to help offset the financial impact a new development has upon the cost of public infrastructure instead of impact fees; and,

WHEREAS, the parties desire to enter into this Agreement whereby the City annexes the Property in exchange for payment from Century to the City according to the terms herein, which the City commits to use for capital improvement projects as set forth herein; and,

WHEREAS, pursuant to the City's preliminary impact fee schedule calculation, the costs for a multi-family development is \$1,676.00 per unit; and,

WHEREAS, the development of the Property will serve the interests of the City by expanding housing opportunities, by providing meaningful development, and by increasing the City's tax base.

NOW THEREFORE, in consideration of the recitals set forth above, and the consents, mutual covenants and agreements set forth below, Century and the City agree as follows:

1. **Annexation.** Subject to the approval by Greer City Council by ordinance, the City agrees to annex the Property.

2. **Payment to the City.** Century shall pay to the City the amount of One Thousand Six Hundred Seventy-Six and no/100ths (\$1,676.00) Dollars (the "Payment") per residential entity identified on Exhibit "A" within thirty (30) days of the issuance of the land disturbance permit, which the City agrees to use for capital improvements according to the terms identified in Paragraph three (3) hereof. Century shall have no obligation to make the Payment to the City until such time as the Property is annexed into the City.

3. **Capital Improvements.** For a period of five (5) years following the approval of annexation of the Property, the City agrees to allocate the Payment for improvements near or at

the intersection of Highway 29, N. Dobson Road, and Biblebrook Drive, which may include the realignment of the intersection and installation of traffic signals (the "intersection improvements"). Due to the size, location, and scope of the intersection improvements, the participation of other parties is required, as well as the approval of SCDOT. To this end, the City further agrees to make reasonable, good faith efforts to facilitate participation and cooperation for the installation of said improvements. If, at the conclusion of five (5) year period, the intersection improvements are unable to occur for any reason, the City's obligation to use the Payment for the intersection improvements shall terminate, and the City may use the Payment for any other capital improvement projects within the area of the City in or around the Highway 29 overlay district.

4. **Notices.** All notices requests, demands or other communications hereunder shall be in writing and deemed given (a) by depositing same in the United States mail, certified mail, return receipt requested, with postage prepaid, addressed to the party at the address shown below, (b) when delivered personally, (c) the day following the date said in communication is deposited for next morning delivery with a nationally recognized overnight courier service, or (d) on the day said communication is sent by e-mail, with receipt confirmed, as follows:

City: **The City of Greer**
 ATTN: City Administrator
 301 East Poinsett Street
 Greer, SC 29651
 amerriman@cityofgreer.org

Century: ATTN: Alex DMYTERKO
 5 Century Drive, #240
 Greenville SC 29607

5. **Absence of Certain Commercial Practices.** Neither Century nor any officer, member, director, employee or agent of them (nor any person acting on behalf of any of the foregoing), has given or agreed to give any gift or similar benefit, including, without limitation, any contribution, payment or expenditure, of more than normal value to any customer, supplier, City or other governmental employee or official or any other person who is or may be in a position to help or hinder the foregoing entities or assist them in connection with any actual or proposed activity described in this Agreement.

6. **Attorneys' Fees and Costs of Collection.** In the event of any litigation, contest, dispute, suit, proceeding or action (collectively an "Action") instituted by a party to this agreement regarding this Agreement, the non-prevailing party to this agreement shall pay the prevailing party reasonable expenses and attorneys' fees to be determined by the court. Each of the parties shall be responsible for its own professional fees and

expenses incurred in connection with the drafting and review of this Agreement and any amendments thereto.

7. **No Joint Venture.** Neither this Agreement nor any agreements, instruments, documents or transactions contemplated hereby shall in any respect be interpreted, deemed or construed as making Century a partner or joint venturer with the City or as creating any similar relationship or entity. Neither party has the authority to act on behalf of or bind the other party concerning this Agreement.

8. **Defaults and Remedies.**

A. Events of Default. The following are "Events of Default" under this Agreement:

a. Failure by Century to make the Payment, which failure has not been cured within thirty (30) days following receipt of written notice from the City specifying the delinquency in payment and requesting that it be remedied;

b. Failure by Century to perform any of the terms, conditions, obligations, or covenants under this Agreement, which failure has not been cured within thirty (30) days following receipt of written notice from the City specifying such failure and requesting that it be remedied, unless Century has instituted corrective action within the thirty (30) day period and is diligently pursuing corrective action until the default is corrected, in which case the thirty (30) day period is extended to include the period during which Century is diligently pursuing corrective action;

c. A representation or warranty made by the City which is deemed materially incorrect when deemed made; or

d. Failure by the City to perform any of the terms, conditions, obligations, or covenants hereunder, which failure has not been cured within thirty (30) days after written notice from Century to the City specifying such failure and requesting that it be remedied, unless the City, as the case may be, has instituted corrective action within the thirty (30) day period and is diligently pursuing corrective action until the default is corrected, in which case the thirty (30) day period is extended to include the period during which the City is diligently pursuing corrective action; provided however, in no event shall such extended period extend beyond ninety (90) days from delivery of notice of a failure of performance.

B. Remedies on Default.

a. If an Event of Default by Century has occurred and is continuing, then the City may take any one or more of the following remedial actions: (i) terminate the Agreement; or (ii) take whatever action

at law or in equity may appear necessary or desirable to collect amounts due or otherwise remedy the Event of Default.

b. If an Event of Default by the City has occurred and is continuing, Century may take one or more of the following actions: (i) bring an action for specific enforcement; (ii) terminate the Agreement; or (iii) in case of a materially incorrect representation or warranty, take such action as is appropriate, including legal action, to recover its damages, to the extent allowed by law.

C. **Remedies Not Exclusive.** No remedy described in this Agreement is intended to be exclusive of any other remedy or remedies, and each and every such remedy is cumulative and in addition to every other remedy given under this Agreement or existing at law or in equity or by statute.

9. **Mediation.** Prior to the commencement of any litigation, the parties agree to mediate any dispute concerning this Agreement and will share equally the costs for the mediation except that each will pay their own attorney. The parties agree to agree upon a mediator located within twenty-five (25) miles of the City of Greer.

10. **No Third Party Beneficiaries.** The terms, provisions, conditions and requirements made and set forth herein are solely for the benefit of the parties hereto, and their permitted assigns. It is specifically further intended that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person other than the parties hereto, and their permitted assigns.

11. **Organization and Power.** Century represents and warrants to the City that it (i) is a corporation organized, validly existing, and in good standing under the laws of the State of South Carolina, (ii) has the power to engage in the transactions contemplated hereby; and (iii) has the full power, authority and legal right to execute and deliver this Agreement and other documents and to perform and observe the terms and provisions thereof. The City represents and warrants to Century that it has the right, power and authority to execute and deliver this Agreement and to perform and observe the terms thereof. This Agreement, when executed and delivered by the parties, is a valid and binding obligation of the parties and is enforceable in accordance with its terms, subject to the conditions precedent set forth above.

12. **Terminology.** All personal pronouns used in this Agreement, whether used in the masculine, feminine or neuter gender, shall include all other genders, the singular shall include the plural, and the plural shall include the singular. Titles of Articles and Sections in this Agreement are for convenience only and neither limit nor amplify the provisions of this Agreement, and all references in this Agreement to Articles, Sections, Subsections, paragraphs, clauses, subclauses or Exhibits shall refer to the corresponding Article, Section, Subsection, paragraph, clause, subclause of, or Exhibit attached to, this Agreement unless specific reference is made to the articles, sections or other subdivisions of an exhibit to another document or instrument.

13. **Indemnification.** Century shall indemnify, defend and hold the City and its elected or appointed officials, employees and agents harmless with respect to any and all suits, claims, liabilities of every kind, nature and description arising out of this Agreement except as may arise out of (i) the negligence or willful misconduct of the City, or its elected or appointed officials, employees, agents or contractors or (ii) acts performed by the City which are outside of the authority of the City under this Agreement. Such indemnity shall include all costs and expenses incurred by such indemnitee arising from any suit, claim or liability, including all reasonable attorneys' fees.

14. **Assignment.** Without the prior consent of the City, Century shall have the right to assign or in any manner transfer this Agreement or any interest herein to: (a) any direct or indirect wholly-owned subsidiary of Century, (b) any entity that controls Century, (c) any entity under common control with Century, (d) any entity that purchases substantially all of the assets or ownership interests in Century, or (e) any entity that results from a merger, consolidation or restructuring of Century. Except as provided in the preceding sentence, Century shall not directly or indirectly, voluntarily or involuntarily, by operation of law or otherwise, assign this Agreement without the prior written consent of the City, whose consent shall not be unreasonably withheld, conditioned or delayed. All rights and liabilities herein given to, or imposed upon, the respective parties hereto shall extend to and bind the several and respective permitted assigns of said parties.

15. **Miscellaneous.**

A. In the event any party shall be delayed or hindered in or prevented from the performance of any act required to be performed by such party by reason of acts of God, acts of war, terrorist acts, civil unrest, riots, newly announced or enacted governmental restrictions, labor disputes which are regional or national in scope (excluding disputes with laborers employed by the party claiming delay), abnormal adverse weather conditions not reasonably anticipated, unavoidable material shortages, governmental shutdowns, forced closures of private business or governmental offices by governmental authorities, epidemic, serious illness or plagues, pandemic, disease, state or national health emergency or similar outbreak or other unavoidable casualty loss, and any other events or circumstances not within the reasonable control of the party affected, whether similar or dissimilar to any of the foregoing, then the time for performance of such act shall be extended for a period equivalent to the period of such delay. Lack of adequate funds or financial inability to perform shall not be deemed to be a cause beyond the reasonable control of such party.

B. This Agreement, and all of its exhibits and incorporated documents, constitutes the entire integrated agreement among the parties relating to the work and items described herein, and supersedes all prior negotiations, representations, understandings and agreements, either written or oral.

C. The City and Century acknowledge that they and their counsel have reviewed and had the opportunity to revise this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits or amendments hereto.

D. Failure of any party hereto to exercise any right given hereunder or to insist upon strict compliance with regard to any term, condition or covenant specified herein, shall not constitute a waiver by any party of its right to exercise such right or to demand strict compliance with any term, condition or covenant under this Agreement.

E. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of South Carolina.

G. The invalidity or unenforceability of a particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

H. Any period of time described in this Agreement by reference to a number of days includes Saturdays, Sundays and any state or national holidays. If the date or last date to perform any act or to give any notice is a Saturday, Sunday, or state or national holiday, that act or notice may be timely performed or given on the next succeeding day which is not Saturday, Sunday, or state or national holiday.

I. This Agreement may be executed in several counterparts, each of which may be deemed an original, and all of such counterparts together shall constitute on and the same Agreement. Executed counterparts of this Agreement transmitted by facsimile shall be deemed to constitute an original for all purposes.

J. This Agreement cannot be amended, changed, discharged or terminated orally, but only by an instrument in writing signed by the parties to this Agreement.

K. The commitments made by the City in this Agreement are commitments to Century and its permitted assigns only, and are otherwise nontransferable.

[SIGNATURE PAGES TO FOLLOW]

WHEREFORE, in consideration of the foregoing, the parties do bind themselves by terms and conditions of the Agreement by providing below the signature of their authorized officers.

WITNESSES:

Century Development Partners, LLC

[Signature]
Deborah Grant

BY:

[Signature]

ITS:

AUTHORIZED Representative

STATE OF SOUTH CAROLINA)

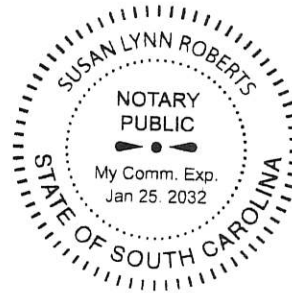
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

The forgoing instrument was acknowledged before me this 19th day of JANUARY, 2023, by _____ as _____ of Century Development Partners, LLC.

[Signature]
Notary Public for South Carolina
My Commission Expires: 1/25/32

Susan L. Roberts
Printed Name of Notary



WITNESSES:

CITY OF GREER

BY: _____

ITS: _____

STATE OF SOUTH CAROLINA

)

)

COUNTY OF GREENVILLE

)

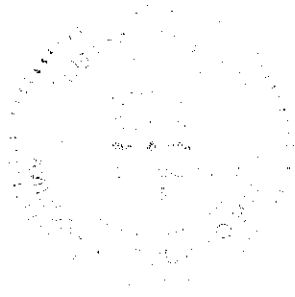
ACKNOWLEDGEMENT

The forgoing instrument was acknowledged before me this ____ day of _____, 2023, by _____ as _____ of City of Greer.

Notary Public for South Carolina

My Commission Expires: _____

Printed Name of Notary



Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
1/24/2023

Second and Final Reading of Ordinance Number 77-2022

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY GREG SHERK LOCATED AT 319 MORROW STREET FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 77-2022	1/18/2023	Ordinance
▣ Ord 77-2022 Exhibit A Map	1/18/2023	Exhibit
▣ Ord 77-2022 Exhibit B Title to Real Estate	1/18/2023	Exhibit
▣ Ord 77-2022 Exhibit C Survey	1/18/2023	Exhibit
▣ Ord 77-2022 RZ Application	1/18/2023	Backup Material
▣ Ord 77-2022 Planning Commission Minutes	1/18/2023	Backup Material

ORDINANCE NUMBER 77-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY GREG SHERK LOCATED AT 319 MORROW STREET FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a portion of a certain property owned by Greg Sherk located at 319 Morrow Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G015000100200 containing approximately 0.081 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of a portion of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on November 21, 2022.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to C-3 (Highway Commercial District).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of a portion of property located at 319 Morrow Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G0015000100200 containing approximately 0.081 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to C-3 (Highway Commercial District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: December 13, 2022

Second and
Final Reading: January 24, 2023

Approved as to Form:

John B. Duggan, Esquire
City Attorney

W WADE HAMPTON BLVD

EXHIBIT

A

P/O G015000100200
Acreage: 0.081

MORROW ST

ELCON DR

W WADE HAMPTON BLVD

Ordinance 77-2022

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 40 80 120 160 Feet

Streets

City Limits

Created 11/15/2022 by City of Greer GIS

319 MORROW ST,

EXHIBIT

B

Christopher L. Cogdill, P.A., 1318 Haywood Road, Building E, Greenville, SC 2

Grantee's Address: 225 Lakeside Farms Dr., Duncan, SC 29334

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

)

)

)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That **DAVID E. GAMBRELL**, hereinafter referred to as Grantor, in consideration of the sum of **SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$75,000.00)**, paid to Grantor by **GREG SHERK**, hereinafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns, forever.

SEE ATTACHED EXHIBIT A

GREENVILLE COUNTY
TMS# G015.00-01-002.00

The above-described property is conveyed subject to all easements, rights of way, and restrictions appearing of record and actually existing on the ground affecting such property.

TOGETHER, with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.



2019058158

3 Pgs

DEED Book: DE 2572 Page: 0048 - 0050

July 31, 2019 12:39:35 PM Cons: \$75,000.00

Rec: \$10.00 Cnty Tax: \$82.50 State Tax: \$195.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Manning

Christopher L. Cogdill, P.A., 1318 Haywood Road, Building E, Greenville, SC 29615

Grantee's Address: **225 Lakeside Farms Dr., Duncan, SC 29334**

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

KNOW ALL MEN BY THESE PRESENTS:

That **DAVID E. GAMBRELL**, hereinafter referred to as Grantor, in consideration of the sum of **SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$75,000.00)**, paid to Grantor by **GREG SHERK**, hereinafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns, forever.

SEE ATTACHED EXHIBIT A

GREENVILLE COUNTY
TMS# G015.00-01-002.00

The above-described property is conveyed subject to all easements, rights of way, and restrictions appearing of record and actually existing on the ground affecting such property.


TOGETHER, with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident or appertaining.


TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 30th day of July, 2019.

Signed, sealed and delivered in the presence of:


First Witness


David E. Gambrell


Second Witness

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 30th day of July, 2019
by David E. Gambrell.


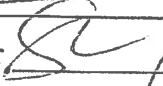
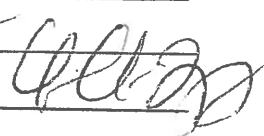

Notary Public for 
My Commission Expires: 



EXHIBIT A

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as 0.39 acres, more or less, on a plat prepared by T.H. Walker, Jr. Surveying, dated July 22, 2019 and recorded in Plat Book 1343 at Page 27, in the ROD Office for Greenville, South Carolina. Reference is hereby made to said plat of record for a more complete and accurate description as to the metes and bounds, courses and distances as appear thereon.

This being the same property conveyed unto David E. Gambrell and Jacque D. Gambrell by Deed of James T. Smith and Kathleen Brown Smith dated July 9, 1971 and recorded July 21, 1971 in Deed Book 920, Page 650, in the ROD Office for Greenville County, South Carolina. Subsequently, Jacque D. Gambrell conveyed her interest unto David E. Gambrell by Deed dated March 26, 2015 and recorded March 30, 2015 in Deed Book 2462 at Page 2226, in the aforesaid records.

GREENVILLE COUNTY
TMS # G015.00-01-002.00

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, 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.

EXHIBIT

C

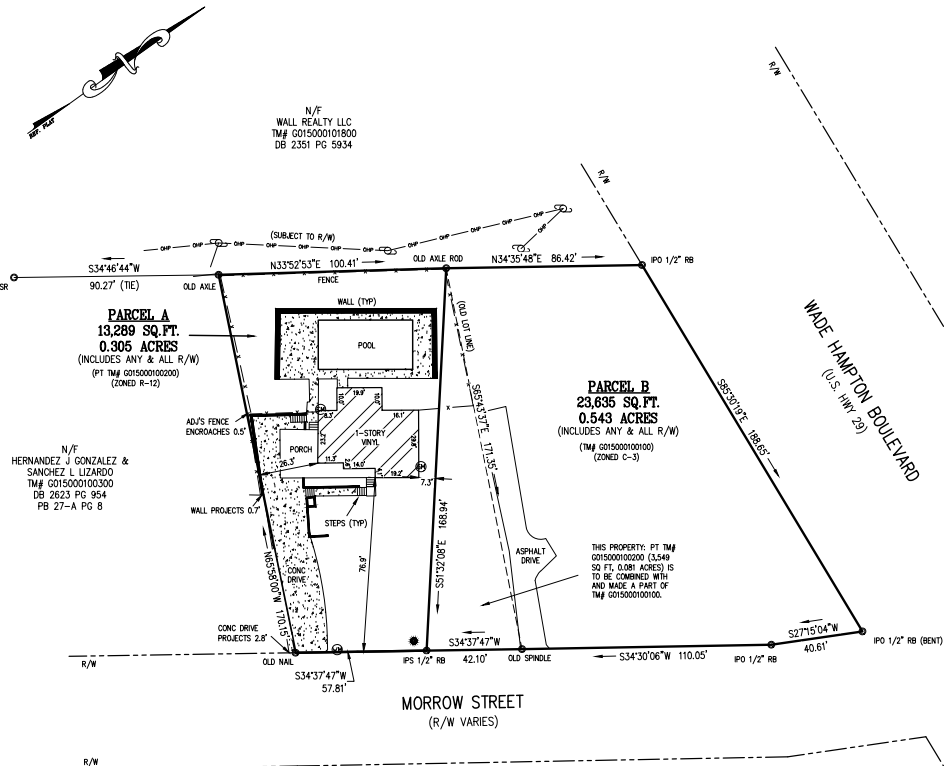
LOCATION MAP

NOT TO SCALE

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 ENCRUMCHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REF DEED - 2572/48, 2356/3511
REF PLAT - 1343/27, W/107

MACK L. CHAPMAN, JR., P.L.S.
S.C. REG. NO. 10034



LEGEND

- | | | |
|---------------------------|---------------------------|-------------------------|
| BL BUILDING LINE | CLV CABLE TV PEDESTAL | TC/BC TOP/BOTTOM CURB |
| CL CENTERLINE | EL ELECTRIC METER | TR/BR TOP/BOTTOM WALL |
| CMF CORRUGATED METAL PIPE | CB CATCH BASIN | VOP VITRIFIED CLAY PIPE |
| CT CRIMP TOP | DI DROP INLET | WM WATER METER |
| DE DRAINAGE EASEMENT | ET ELEC TRANS | WV WATER VALVE |
| EP EDGE OF PAVEMENT | E ELEVATION | CTV CABLE TV |
| IPD IRON PIN OLD-O | FE FIRE HYDRANT | FL FENCE LINE |
| IPS IRON PIN SET-O | G GAS METER | FOC FIBER OPTIC CABLE |
| M&C NAL & CAP | DVD GAS VALVE | GL GAS LINE |
| OT OPEN TOP | LP 2 LIGHT POLE | OMP OVERHEAD POWER |
| RP REBAR | PP POWER POLE | OHT OVERHEAD TELEPHONE |
| ROR REINFORCED CONC PIPE | OP 40# VIBR ANCHOR | SD STORM DRAIN |
| R/W RIGHT OF WAY | SMH 30" SS MANHOLE | SS SANITARY SEWER |
| SD STORM DRAIN | SMH 30" SS MANHOLE | UGP UNDERGROUND POWER |
| SS SANITARY SEWER | TMH 12" TELEPHONE MANHOLE | UGT UNDERGROUND TEL |
| SSE SS EASEMENT | CO CLEAN OUT | W WATER LINE |

RECOMBINATION SURVEY FOR

GREG SHERK AND SOUTH PAW PROPERTIES
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1" = 30'	PROPERTY ADDRESS 319 MORROW STREET	TAX PIN AS NOTED
DATE 7/1/22	30 30 60	FIELD CREW MS
		DRAWN BY EM

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 10-

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

Tax Map Number(s) G015000100200
Property Address(s) 319 Morrow St
Acreage of Properties .39 County County Greenville

Applicant Information

Name Nathan Coponen
Address 111 Lakeview Dr
Greer SC 29651
Contact Number 864-979-4994
Email NCoponen@gmail

Property Owner Information

(If multiple owners, see back of sheet)

Name Greg Sherk
Address 275 Lakeside Farms Dr.
Duncan SC 29334
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 R-12-(319 Morrow St.) piece to C-3-

Existing Use: Residential Proposed Use: Commercial

Signature(s)

(South Paw Properties)
sale man

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, November 21, 2022

DOCKET: RZ 22-29

APPLICANT: Nathan Coponen

PROPERTY LOCATION: 319 Morrow Rd.

TAX MAP NUMBER: P/O G015000100200

EXISTING ZONING: R-12, Single Family Residential District

REQUEST: Rezone to C-3, Highway Commercial

SIZE: +/- 0.081 acres

COMPREHENSIVE PLAN: Suburban Commercial and Traditional Neighborhood

ANALYSIS:

RZ 22-29

RZ 22-29 is a rezoning request for a 0.081 acre portion of the parcel located at 319 Morrow Rd. The request is to rezone the property from R-12, Single-family Residential District to C-3, Highway Commercial. The applicant proposes to combine the portion of the subject parcel with the northern adjacent parcel, in order to have a larger property size for a commercial use. The remaining portion of the parcel meets minimum lot requirements for its residential zoning district.

Surrounding land uses and zoning include:

North:	C-3, Highway Commercial - vacant
East:	C-3 and R-12, Single-family Residential District – commercial strip and vacant
South:	R-12, Single-family Residential District –residential
West:	C-3, Highway Commercial District – medical office

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, four-plexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks

- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with the Comprehensive Plan and since the commercial site is vacant, any development would be required to meet setbacks and screening requirements between residential and non-residential uses; therefore staff supports the request for C-3, Highway Commercial zoning.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION: Mr. Lavender made a motion to approve the request of C-3, Highway Commercial zoning. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
1/24/2023

Second and Final Reading of Ordinance Number 1-2023

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JOGA SIAN LOCATED AT 445 MAYFIELD ROAD FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO S-1 (SERVICE DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❑ Ordinance Number 1-2023	1/11/2023	Ordinance
❑ Ord 1-2023 Exhibit A Map	1/11/2023	Exhibit
❑ Ord 1-2023 Exhibit B Deed	1/11/2023	Exhibit
❑ Ord 1-2023 Exhibit C Survey	1/11/2023	Exhibit
❑ Ord 1-2023 RZ Application	1/11/2023	Backup Material
❑ Ord 1-2023 Planning Commission Minutes	1/11/2023	Backup Material

ORDINANCE NUMBER 1-2023

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JOGA SIAN LOCATED AT 445 MAYFIELD ROAD FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO S-1 (SERVICE DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Joga Sian located at 445 Mayfield Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-29-00-077.00 containing approximately 1.92 +/- acres attached hereto marked as Exhibit A, the Warranty Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on December 19, 2022.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to S-1 (Service 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 445 Mayfield Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-29-00-077.00 containing approximately 1.92 +/- acres

attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to S-1 (Service 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

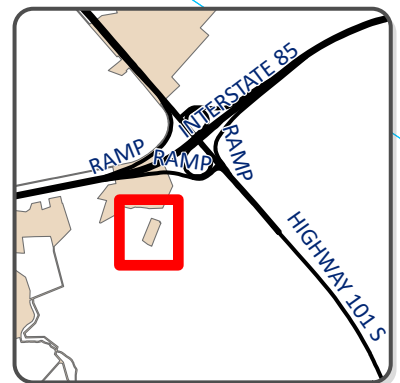
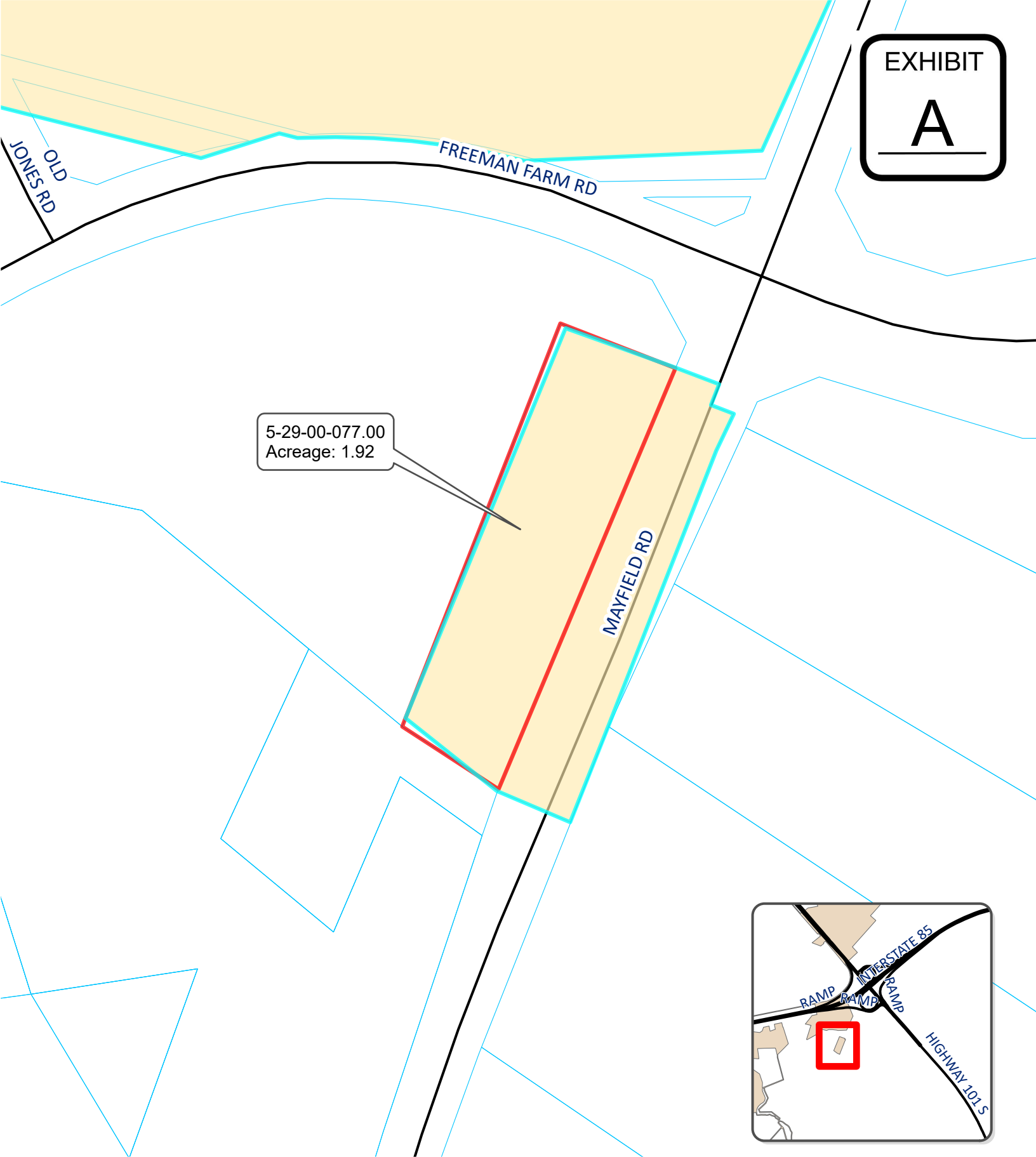
Introduced by: Councilman Wryley Bettis

First Reading: January 10, 2023

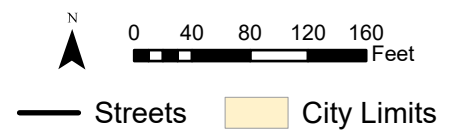
Second and
Final Reading: January 24, 2023

Approved as to Form:

John B. Duggan, Esquire
City Attorney



Ordinance 1-2023



Prepared By:

Shannon T. Epps
115 Southport Road, Unit E
Spartanburg, S.C. 29306
Telephone: (864) 576-3005
File: 202216185

STATE OF SOUTH CAROLINA)
)
COUNTY OF Spartanburg)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SVD Properties, Inc.** in consideration of **Four Hundred Ninety Thousand and 00/100 (\$490,000.00) Dollars** have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto **Joga Sian his heirs and/or assigns, forever:**

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg containing 1.92 acres {83,670 square feet) on a plat made for Valeida G. Hemphill and Kathy Claiborne Trinklein by Kevin W. Tollison PLS dated November 2, 2020 recorded in Plat Book 178, page 410, Register of Deeds for Spartanburg County. Reference is hereby made to the above plat for a more particular metes and bounds description.

This being a portion of the same property conveyed to SVD Properties, Inc. by deed of Vasiliy Shcherban, deed dated December 6, 2021 and recorded December 7, 2021 in Deed Book 134-X at page 993 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Grantee's Address: 418 Melbourne Lane
Spartanburg, SC 29301

Property Address: 445 Mayfield Drive
Duncan, SC 29334

Block Map Reference: 5-29-00-077.00

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

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

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his Heirs, Successors and Assigns forever.

And the Grantors do hereby bind themselves and their heirs, to warrant and forever defend all and singular premises unto the Grantee, his Heirs and Assigns against themselves and their heirs, and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, THE GRANTORS have set their hands and seals this the 1 day of August, 2022.

September

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

SVD Properties, Inc.



(SEAL)

By: Vasiliy Shcherban, Its Member

Witness

Witness

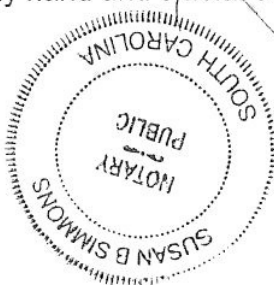
STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, a Notary Public of the County and State aforesaid, certify that the within named Grantor(s) signed, sealed and, as its/her/his/their act and deed, appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 1 day of August, 2022



September
Susan B. Simmons (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 1.30.27

STATE OF SOUTH CAROLINA)
)
COUNTY OF Spartanburg)

AFFIDAVIT

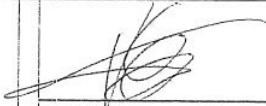
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information,
2. The property being transferred is located at 445 Mayfield Drive, bearing **Spartanburg** County Tax Map Number 5-29-00-077.00, was transferred by SVD Properties, Inc. to Joga Sian on August, 2022.
3. Check one of the following: The Deed is
September 1
(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ exempt from the deed recording fee because: _____
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt because transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? N/A

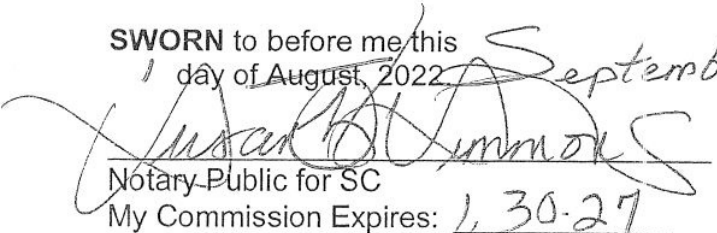
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: \$490,000.00.
(b) _____ The fee is computed on the fair market value of the realty which is _____.
(c) _____ 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 X 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: \$490,000.00
(b) Place the amount listed in item 5 above here: 0
(c) Subtract Line 6(b) from Line 6(a) and place results here: \$490,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 1,813.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Seller(s) of the property.
9. 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 one thousand dollars or imprisoned not more than one year, or both.

	
	SVD Properties, Inc. - Responsible Person Connected with the Transaction

SWORN to before me this
1 day of August, 2022

September


Notary Public for SC

My Commission Expires: 1.30.27



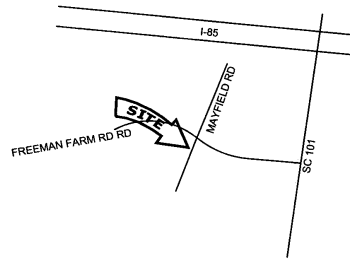
Know what's
Call before

EXHIBIT

C

APPROVED BY CITY OF GR
Approved for the recording in the office
County Register of DeedsDirector, Building & Zoning, or
Planning & Zoning Coordinator

Date: 11/11/2020



LOCATION MAP (NTS)

This plat was prepared as a professional service for the exclusive use of the person, persons, or entity named within the hereon statement and/or title. Said statement does not extend to any unnamed person, persons or entity without the expressed written permission of Kevin W Tollison, PLS naming said person, persons, or entity.

Except as specifically shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: 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.

LEGEND:

- X — FENCE
- ⊕ PP POWER POLE
- ⊙ SSMH SANITARY SEWER MANHOLE
- IPS IRON PIN SET (1/2" REBAR)
- IPF IRON PIN FOUND
- OHP — OVERHEAD ELECTRIC LINE

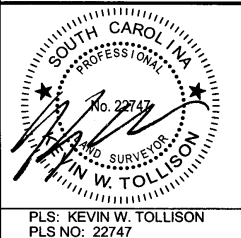
PLT-2020-52605



PLT BK 178 PG 410-410

Recorded 1 Pages on 11/13/2020 03:48:37 PM

Recording Fee: \$25.00

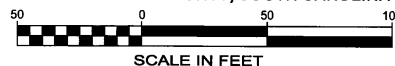
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

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 "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND APPLICABLE ZONING OF RECORD OR NOT OF RECORD. SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

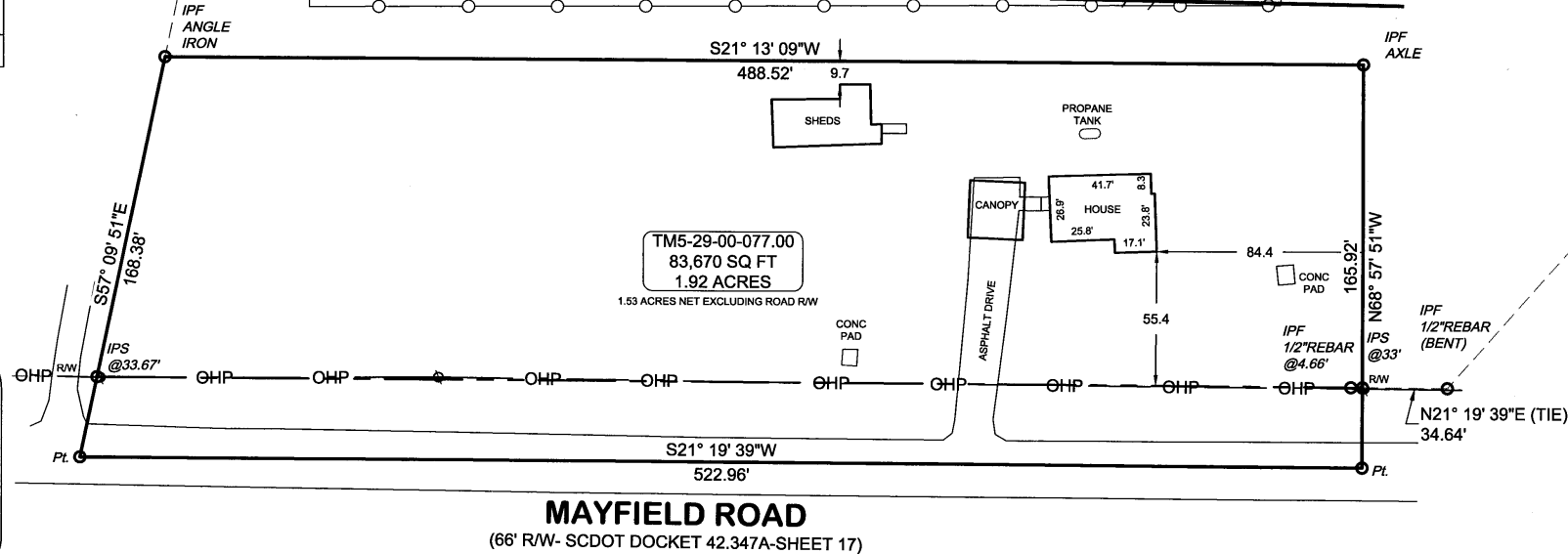
KEVIN W TOLLISON, PLS
PO BOX 1084
SIMPSONVILLE, SOUTH CAROLINA 29681
(864) 313-0192

REF. PLAT BOOK	NONE
REF. DEED BOOK	98J-935
TAX MAP	5-29-00-077.00
PARTY CHIEF	KT
DRAWN	KT
DATE	11/02/2020
PROJECT NO.	220082

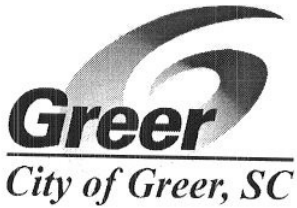
CLOSING SURVEY
FOR
VELEIDA G. HEMPHILL
KATHY CLAIBORNE TRINKLEIN
CITY OF GREER
SPARTANBURG COUNTY, SOUTH CAROLINA



PO Box 1084
Simpsonville, SC 29681-1084
Phone (864) 313-0192
info@kwassoc.com



REVISIONS			
NO.	DATE	DESCRIPTION	BY



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 11/22/22

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

Tax Map Number(s) 5-29-00-077.00

Property Address(s) 445 Mayfield Rd Duncan Sc 29334

Acreage of Properties 1.93 County Spartanburg, SC

Applicant Information

Name Joga Singh Sian
Address 445 Mayfield Rd
Duncan Sc 29334
Contact Number 864-508-2943
Email 2starinc@att.net

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 ____

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

Existing Use: Residential Proposed Use: Commercial

Signature(s) 

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, December 19, 2022

DOCKET: RZ 22-30

APPLICANT: Joga Singh

PROPERTY LOCATION: 445 Mayfield Rd

TAX MAP NUMBER: 5-29-00-077.00

EXISTING ZONING: R-12, Single Family Residential District

REQUEST: Rezone to S-1, Services District

SIZE: 1.92 Acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS:

RZ 22-30

RZ 22-30 is a rezoning request for a 1.92-acre parcel located at 445 Mayfield Rd. The request is to rezone the property from R-12, Single-family Residential District to S-1, Services District to allow for a truck terminal use. The existing and permitted pole barn located on the northern edge of the property does not appear to meet the required setbacks but would retain a legally nonconforming status if the rezoning were approved.

Surrounding land uses and zoning include:

North:	C-3, Highway Commercial & unzoned Spartanburg County- Peterbilt and Sandlapper Concrete
East:	unzoned Spartanburg County – residential
South:	unzoned Spartanburg County – residential
West:	unzoned Spartanburg County – Sandlapper Concrete

Mixed Employment are office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Characterized by a campus-style development pattern integrating jobs, amenities and places of residence. These often center around research, medical, manufacturing, assembly, and educational uses.

- **Primary Uses:** Advanced manufacturing, research, office, mixed-use buildings, civic/institutional facilities
- **Secondary Uses:** Open space, district commercial, multi-family residential
- **Transportation:** Auto oriented but walkable, transit/park-and ride lots should be provided
- **Parking:** Large surface lot parking, central parking garages encouraged
- **Open Space:** Civic greens, courtyard greens

The request is compatible with the surrounding land uses and with the Comprehensive Plan; therefore staff supports the request for S-1, Services District zoning.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION: Ms. Jones made a motion to approve the request. Mr. Wright seconded the motion. The motion passed with a vote of 4 to 0.



AGENDA
GREER CITY COUNCIL
1/24/2023

Fire Department - Request to Purchase Turn Out Gear

Summary:

Due to the increased staffing numbers. The fire department is in need of additional sets of turnout gear for new staff. The spec we use is Morning Pride, made by Honeywell. We have worked with 2 vendors, one of which was through HGAC and the bids were as follows:

AEST Fire & Safety - \$53,509.12

Delta Industrial Service and Supply (HGAC), Port Neches, TX - \$55,368.32

Staff recommends the project be awarded to AEST Fire and Safety in the amount of \$53,509.12. (Action Required)

Executive Summary:

Josh Holzheimer, Deputy Fire Chief

ATTACHMENTS:

Description	Upload Date	Type
▣ All Documentation - Turn Out Gear	1/13/2023	Backup Material

Memorandum

To: Andrew Merriman, City Administrator

From: Joshua Holzheimer, Deputy Fire Chief

Subject: Fire Department - Turnout Gear

Date: January 13, 2023

CC: Tammy Duncan, City Clerk
Dorian Flowers, Fire Chief



Due to the increased staffing numbers. The fire department is in need of additional sets of turnout gear for new staff. The spec we use is Morning Pride, made by Honeywell. We have worked with 2 vendors, one of which was through HGAC and the bids were as follows:

- AEST Fire & Safety - \$53,509.12
- Delta Industrial Service and Supply (HGAC), Port Neches, TX - \$55,368.32

Staff recommends the project be awarded to AEST Fire and Safety in the amount of \$53,509.12.

BID SUMMARY

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

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
AEST Fire & Safety	304 N. Wilkinson Dr. Laurinburg, NC 28352	\$53,509.12
Delta Industrial Service & Supply (HGAC BUY)	3159 Summit Dr. Port Neches, TX 77651	\$55,368.32

AEST Fire & Safety
304 N Wilkinson Dr
Laurinburg, NC 28352
910-506-4060
Sales@aestsafety.net
www.AESTSafety.com



Estimate

ADDRESS

Joshua Holzheimer
Greer Fire Department
103 W Poinsett St
Greer, SC 29650 USA

SHIP TO

Joshua Holzheimer
Greer Fire Department
103 W Poinsett St
Greer, SC 29650 USA

ESTIMATE # 22-1417

DATE 01/07/2023

EXPIRATION DATE 01/19/2023

ACTIVITY	DESCRIPTION	SKU	QTY	RATE	AMOUNT
Morning Pride Tails Coat	MP Tails Coat - Spec SCGRER00035		13	2,098.45	27,279.85T
Morning Pride LTO Pants	MP LTO Pants - Spec SCGRER00037		13	1,784.65	23,200.45T

Estimate reflects current spec for Greer FD with the Atlas belt (truckie belt).

SUBTOTAL	\$50,480.30
TAX	3,028.82
TOTAL	\$53,509.12

Accepted By

Accepted Date



CONTRACT PRICING WORKSHEET
For Catalog & Price Sheet Type Purchases

Contract
No.:

EP11-20

Date
Prepared:

1/13/2023

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Greer Fire Department	Contractor:	Delta Fire & Safety DBA Delta Industrial Service & Supply
Contact Person:	Joshua M. Holzheimer	Prepared By:	Caleb Currie
Phone:	864-416-6602	Phone:	4097241055
Fax:		Fax:	
Email:	jholzheimer@cityofgreer.org	Email:	caleb@deltafas.com

Catalog / Price Sheet Name:	EP11-20
General Description of Product/ Product Code	Honeywell Bunker Gear

A. Catalog / Price Sheet Items being purchased - Itemize Below - Attach Additional Sheet If Necessary

Quan	Description	Unit Pr	Total
13	SCGRER00035 LTO Bunker Coat	\$2,195.03	\$28,535.39
13	SCGRER00037 LTO Bunker Pant	\$1,822.99	\$23,698.87
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
Total From Other Sheets, If Any:			
Subtotal A:			\$52,234.26

B. Unpublished Options, Accessory or Service items - Itemize Below - Attach Additional Sheet If Necessary

(Note: Unpublished Items are any which were not submitted and priced in contractor's bid.)

Quan	Description	Unit Pr	Total
			0
			0
			0
			0
Total From Other Sheets, If Any:			
Subtotal B:			0

Check: Total cost of Unpublished Options (B) cannot exceed 25% of the total of the Base Unit Price plus Published Options.

For this transaction the percentage is:

0%

C. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Subtotal C:	\$3,134.06

Delivery Date: 90 days

D. Total Purchase Price (A+B+C):

\$55,368.32