



**AGENDA
GREER CITY COUNCIL**

January 9, 2024

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

Councilman Wryley Bettis

Swearing In Ceremony

1. Oath of Office

Councilmembers in District 1, 3, 5, and Mayor and Commissioner of Public Works

Public Forum

Minutes of Council Meeting

1. December 12, 2023
(Action Required)
2. December 12, 2023 (Workshop)
(Action Required)

Special Recognition

1. Margaret Burch
2. Caroline Robertson
3. Donna Smith
4. Presentation of Awards

Ann Cunningham, Director of Parks, Recreation & Tourism will introduce Jim Headley, Executive Director of the South Carolina Recreation and Parks Association (SCRPA). Mr. Headley will present the following awards: Justin Miller, 2023 SCRPA Programming Branch Professional of the Year Red Watson, 2023 SCRPA Professional of the Year

Departmental Reports

1. Building and Development Standards Activity Report - November 2023
2. Engineering Activity Report - November 2023
3. Financial Activity Report - November 2023
[Link to Detail Financial Reports](#)
4. Fire Department Activity Report - November 2023
5. Municipal Court Activity Report - November 2023
6. Parks, Recreation & Tourism Activity Report - November 2023
7. Police Department Activity Report - November 2023
8. Public Services Activity Report - November 2023
9. Website Activity Report - November 2023

Administrator's Report

Mike Sell, Deputy City Administrator

Appointments to Boards and Commissions

1. Appointment of Ministerial Recorders
Ministerial Recorders to be appointed for 4 year terms §14-25-115

Appointment of Ministerial Recorder “The Council of a municipality may establish the office of Ministerial Recorder and appoint one or more full-time or part-time ministerial recorders, who shall hold office at the pleasure of the Council. “

Breanna Compitello
Shontell Johnson (Action Required)

Kirsten Pressley, Court Administrator

New Business

1. Election of Mayor Pro Tempore

SECTION 5-7-190. Mayor pro tempore elected from council membership. Immediately after any general election for the municipal council, the council shall elect from its membership a mayor pro tempore for a term of not more than two years. The mayor pro tempore shall act as mayor during the absence or disability of the mayor. If a vacancy occurs in the office of mayor, the mayor pro tempore shall serve as mayor until a successor is elected. (Action Required)

2. Furniture Acquisition for Offices at 113 Berry Avenue

With the phase II renovation of offices at 113 Berry Avenue, staff solicited a quote from the same furniture supplier used for the phase I renovation, Stephens Office Systems, for providing the necessary office furniture needed to accommodate the relocation of the GIS and IT Departments, as well as outfitting the dedicated Nurse's office space. Please see the attached presentation from Stephens Office Systems for \$136,836.51. Funding will come from the Capital Fund. Staff requests approval from Council to proceed. (Action Required)

Lindsey James, Project Coordinator

3. First Reading of Ordinance Number 1-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY YARBOROUGH PROPERTIES, LLC LOCATED AT 122 SUNSET AVENUE FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Ordinance 01-2024 is a rezoning for one parcel located at 122 Sunset Ave from SN, Suburban Neighborhood to TN, Traditional Neighborhood, with the intent to subdivide and create one new single-family lot. The Planning Commission conducted a public hearing on December 18, 2023 for the rezoning of the parcel and recommended approval.

Heather Stahl, Planner

4. First Reading of Ordinance Number 2-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY CAPA SFR, LLC LOCATED AT 108 AND 116 BROWN STREET FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Ordinance 2-2024 is a rezoning request for two parcels located at 116 and 108 Brown St. The request is to rezone the parcels from SN, Suburban Neighborhood to TN, Traditional Neighborhood. The Planning Commission

conducted a public hearing on December 18, 2023 for the rezoning of the parcel and recommended approval.

Heather Stahl, Planner

5. First Reading of Ordinance Number 3-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LIBIA AND GERMAN GARCIA LOCATED AT 501 NEW WOODRUFF ROAD FROM CG (COMMERCIAL GENERAL) TO MD (MEDIUM DENSITY RESIDENTIAL) (Action Required)

Ordinance 3-2024 is a rezoning request for one parcel located at 501 New Woodruff Rd. The request is to rezone the parcel from CG Commercial General to MD Medium Density Residential. The Planning Commission conducted a public hearing on December 18, 2023 for the rezoning of the parcel and recommended approval.

Heather Stahl, Planner

6. First Reading of Ordinance Number 4-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY IRINA AND YAROSLAV GENTSARYUK LOCATED AT 220 PLEASANT DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SN (SUBURBAN NEIGHBORHOOD) FOR SAID PROPERTY (Action Required)

Ordinance 4-2024 is an annexation and zoning request for a portion of the parcel located at 220 Pleasant Dr. The portion is 3.86 acres. The requested zoning for the property is SN, Suburban Neighborhood, and the existing detached single-family dwelling will remain. The Planning Commission will conduct a public hearing on January 22, 2024 to consider the zoning of this parcel.

Heather Stahl, Planner

7. First and Final Reading of Resolution Number 1-2024

A RESOLUTION ADOPTING THE CITY OF GREER ANNUAL SAFETY STATEMENT (Action Required)

Mike Sell, Deputy City Administrator

8. First and Final Reading of Resolution Number 2-2024

A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE PATHOGEN STANDARD TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS. (Action Required)

Mike Sell, Deputy City Administrator

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).

2. Contractual Matter

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

3. Contractual Matter

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

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 Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number:
Item Number:



AGENDA
GREER CITY COUNCIL
1/9/2024

Councilman Wryley Bettis

ATTACHMENTS:

Description	Upload Date	Type
📎 2024 Invocation Schedule	12/4/2023	Backup Material



Greer City Council 2024 Invocation Schedule

January 9, 2024	Councilmember Wryley Bettis
January 23, 2024	Councilmember Judy Albert
February 13, 2024	Mayor Rick Danner
February 27, 2024	Councilmember Jay Arrowood
March 12, 2024	Councilmember Karuam Booker
March 26, 2024	Councilmember Mark Hopper
April 9, 2024	Councilmember Lee Dumas
April 23, 2024	Councilmember Wryley Bettis
May 14, 2024	Councilmember Judy Albert
May 28, 2024	Mayor Rick Danner
June 11, 2024	Councilmember Jay Arrowood
June 25, 2024	Councilmember Karuam Booker
July 9, 2024	Councilmember Mark Hopper
July 23, 2024	Councilmember Lee Dumas
August 13, 2024	Councilmember Wryley Bettis
August 27, 2024	Councilmember Judy Albert
September 10, 2024	Mayor Rick Danner
September 24, 2024	Councilmember Jay Arrowood
October 8, 2024	Councilmember Karuam Booker
October 22, 2024	Councilmember Mark Hopper
November 12, 2024	Councilmember Lee Dumas
November 26, 2024	Councilmember Wryley Bettis
December 10, 2024	Councilmember Judy Albert

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/9/2024

December 12, 2023

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
📎	December 12, 2023 Council Meeting	12/14/2023	Backup Material
	Minutes		

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL December 12, 2023

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:37 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, Tammela Duncan, Municipal Clerk, Mike Sell, Deputy City Administrator, Catrina Woodruff, Assistant City Administrator and various other staff and media.

Invocation and Pledge of Allegiance

Councilman Lee Dumas

Public Forum

No one signed up to speak

Minutes of the Council Meeting

November 28, 2023

ACTION – Councilmember Wryley Bettis made a motion that the minutes of November 28, 2023 be received as written. Councilmember Mark Hopper seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition Employee Recognition

Mayor Rick Danner read Resolution Number 15-2023 recognizing and commending the following City of Greer Employees for their dedicated and faithful service. Each employee was presented with a Certificate of Appreciation and a day off.

Andrew Belue has served in the Engineering Department for 5 years;

Tyler Collins has served in the Fire Department for 5 years;

Chanda Kelly has served in the Building and Development Standards Department for 5 years;

Jessica Grimstad has served in Police Department for 5 years;

David Holtzclaw has served in Parks, Recreation and Tourism Department for 10 years; and Reggie Waddell has served in the Engineering Department for 15 years.

Andy Merriman, City Administrator presented the following:

Council Workshop

Mr. Merriman thanked Council for taking their time to attend the Projects Update Workshop.

The Greer Cops for Tots Event

December 16th at Greer City Hall

Holiday Arts Fair

The Center for the Arts' Holiday Art Fair is through December 12th from 6-8pm. There are over 23 vendors and all proceeds stay here in the City of Greer.

Make a Wish

The Greer Tree Lighting and Christmas Parade were a magical moment for Ellie Horton, a young girl from Greer. She learned that her wish of going to Disney was granted through Make a Wish with the support of local businesses here in Greer.

Citizen's Fire Academy

Shout out to the recent graduates of our Citizens Fire Academy! The participants completed a free nine-week course to show people in Greer the functions and operations of the [Greer Fire Department](#). The Department is planning to hold another session in the early spring.

Mayor Danner thanked employees for their efforts for city events happening now during the Christmas Season including the city-wide decorations.

Details about these events and more can be found at:

City Newsletter

<https://www.cityofgreer.org/o/admin/page/community-newsletter>

Events Division Facebook

<https://www.facebook.com/CityofGreerEvents>

Cultural Arts Facebook

<https://www.facebook.com/GreerCulturalArts>

City Website News

<https://www.cityofgreer.org>

APPOINTMENTS TO BOARDS AND COMMISSIONS

Accommodations Tax Advisory Committee

Hospitality Industry Representative James Vogan's term will expire 12/31/2023.

Kenna McLarity, Finance Manager recommended Heidi Henry for nomination.

ACTION – Councilmember Mark Hopper nominated Heidi Henry to serve on the Accommodations Tax Advisory Committee. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried unanimously.

OLD BUSINESS

Second and Final Reading of Ordinance Number 33-2023

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED AT 101 GREENLEAF DRIVE AND 103 WOODHAVEN DRIVE FROM R-12 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO R-7.5 (SINGLE-FAMILY RESIDENTIAL DISTRICT).

Claire Byers, Planner stated there was no new information.

ACTION – Councilmember Karuam Booker made a motion to approve Second and Final Reading of Ordinance Number 33-2023. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Executive Session

Mayor Rick Danner stated an Executive Session was not needed.

Adjourn – 6:52 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, December 8, 2023.

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
1/9/2024

December 12, 2023 (Workshop)

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
❏	December 12, 2023 Council Workshop Meeting Minutes	12/14/2023	Backup Material
	Workshop presentation	1/5/2024	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the WORKSHOP MEETING of GREER CITY COUNCIL December 12, 2023

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

Call to Order of the Workshop Meeting

Mayor Rick Danner – 5:33 P.M.

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

Councilmember Judy Albert arrived at 5:49 P.M. and Councilmember Karuian Booker arrived at 6:14 P.M.

Others present: Andy Merriman, City Administrator, Mike Sell, Deputy City Administrator, Catrina Woodruff, Assistant City Administrator and various other staff and media.

Subject: Update on current projects

Andy Merriman, City Administrator provided the update.

Information attached.

Adjournment – 6:30 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, December 8, 2023.

— CITY OF GREER —

CAPITAL PROJECTS UPDATE

REVENUE OVERVIEW

	Estimated Expense	General Fund 11	Storm Water Fund 19	Real Property Fund 23	GOB Fund 28	Bond Fund 29	Federal Fund 14	ARPA Fund 52	Total Allocation	Remaining to Fund
Total Revenue		8,800,000	890,000	8,534,000	1,500,000	355,858	700,000	16,614,546	37,394,404	2,939,454
Golf Course/South Tyger Trail	8,585,050	2,000,000		6,200,000					8,200,000	385,050
Ward's Creek Trail	4,000,000	1,000,000							1,000,000	3,000,000
Turner Field	2,000,000			414,950				1,500,000	1,914,950	85,050
Indoor Recreation Facility at Victor	7,000,000								-	7,000,000
Fire Station - S Suber	4,588,000							4,500,000	4,500,000	88,000
Fire Station - Blue Ridge Plantation	4,588,000								-	4,588,000
Fire Station - South of 85	4,588,000	1,000,000						3,500,000	4,500,000	88,000
Public Safety Facility @ Hood Rd	6,231,000	500,000			1,000,000		700,000	4,000,000	6,200,000	31,000
Recycling Center	2,000,000	1,100,000	890,000						1,990,000	10,000
Berry Ave Building	5,500,000							3,000,000	3,000,000	2,500,000
Allocated Fund Balance from FY21	3,150,000	3,150,000							3,150,000	-
Total Expense	52,230,050	8,750,000	890,000	6,614,950	1,000,000	-	700,000	16,500,000	34,454,950	17,775,100
Remaining Balance		50,000.000	-	1,919,050	500,000	355,858	-	114,546	2,939,454	(14,835,646)

MAJOR PROJECTS

	ESTIMATED COST AT TIME	TOTAL PROJECT PRICE	NAME OF FUND	ESTIMATED SUBSTANTIAL COMPLETION DATE
BERRY (GREER RELIEF)	\$3,000,000	\$3,108,537	ARPA (RESTRICTED)	MARCH 2024
BERRY (CITY)	\$2,500,000	\$2,816,370	FUND 11	MAY 2024
GREER GOLF CLUBHOUSE	\$5,000,000	\$5,288,044	FUND 11/ FUND 23/ FUND 28	APRIL 2024
S. SUBER STATION	\$4,588,000	\$9,565,570	ARPA (UNRESTRICTED)/ FUND 28	JUNE 2024

MINOR PROJECTS

	ESTIMATED COST AT TIME	TOTAL PROJECT PRICE	NAME OF FUND	ESTIMATED SUBSTANTIAL COMPLETION DATE
JASON STREET GARAGE LIFT, ARM, AND KIOSK REPAIR	\$52,676	\$52,676* <small>*\$37,377 PAID BY INSURANCE</small>	FUND 11	DEC. 2023
PD/CITY HALL RENOVATIONS	\$355,000	\$355,000	FUND 11	APRIL 2024
CANNON CENTER DECK	\$25,450	\$25,450	FUND 11	MAR. 2024
POLICE EVIDENCE STORAGE (PHASE1)	\$27,000	\$27,000	FUND 11	FEB. 2024
NEEDMORE CENTER	\$57,000	\$57,000	FUND 11	JUNE 2024

OTHER PROJECTS

	ESTIMATED COST AT TIME	TOTAL PROJECT PRICE	NAME OF FUND	ESTIMATED SUBSTANTIAL COMPLETION DATE
TURNER FIELD	\$2,000,000	\$1,854,814	FUND 23/ ARPA	JUNE 2024
CONVENIENCE CENTER	\$2,000,000	\$2,000,000	FUND 11/ FUND 19	2024
WARDS CREEK TRAIL (PHASE 1)	\$4,000,000	\$1,500,000	FUND 11/ GRANT	2025
S.TYGER RIVER TRAIL	\$3,585,050	\$6,052,113	N/A	2026

PLANNED PROJECTS

	ESTIMATED COST AT TIME	TOTAL PROJECT PRICE	NAME OF FUND	ESTIMATED SUBSTANTIAL COMPLETION DATE
INDY	\$10,000,000	\$10,000,000	N/A	TBD
TITUS	\$40,000,000	\$40,000,000	N/A	TBD
PUBLIC SAFETY TRAINING	\$6,231,000	UNKNOWN/ \$16,000,000	N/A	TBD
FIRE STATION NORTH	\$4,588,000	UNKNOWN/ \$10,000,000	N/A	TBD

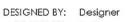


PHOTO PROGRESS



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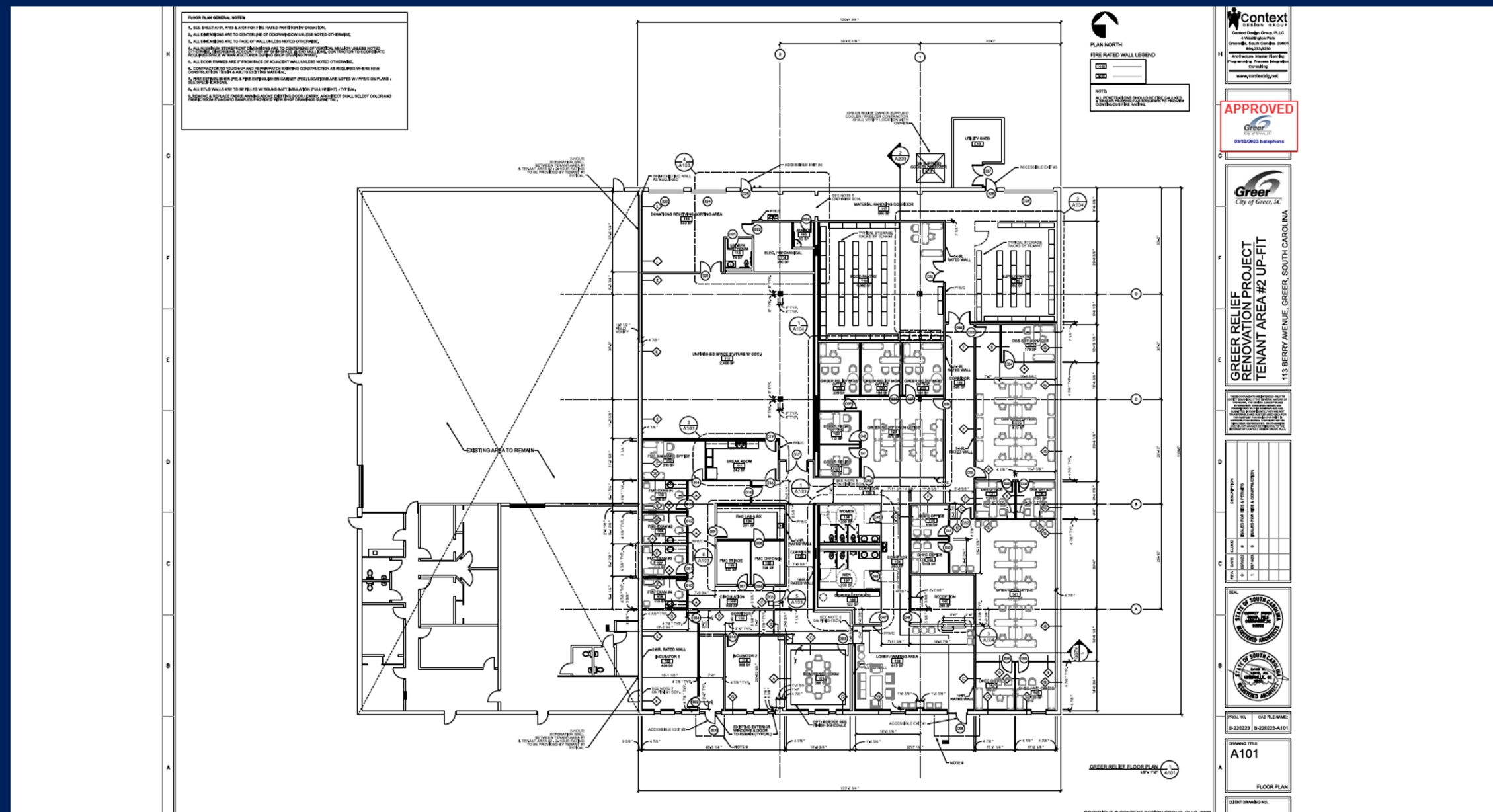


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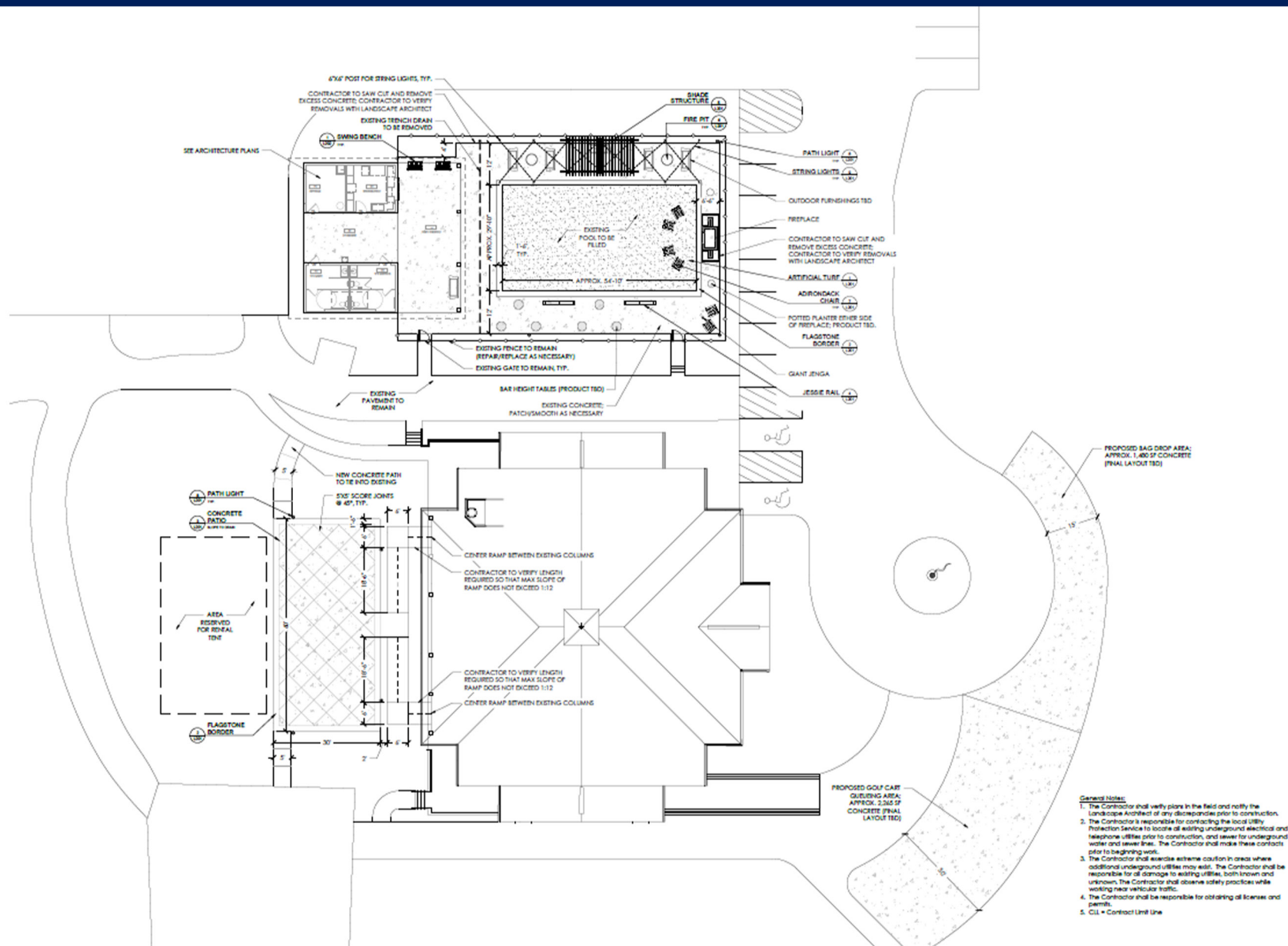


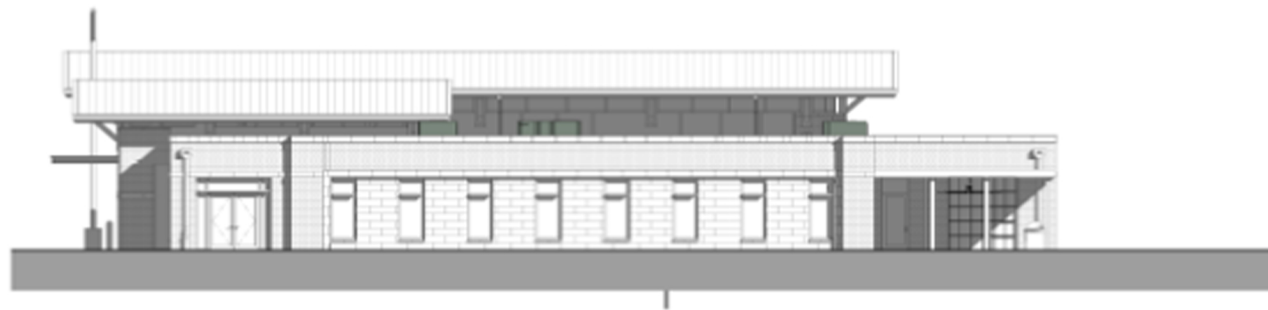
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PHOTO PROGRESS



1 FRONT ELEVATION - SUBER ROAD
1/8" = 1'-0"



2 SIDE ELEVATION - CHICK SPRINGS
1/8" = 1'-0"



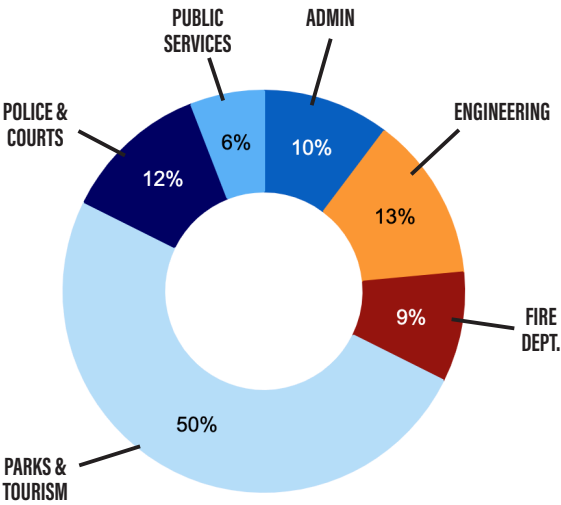
3 BACK ELEVATION
1/8" = 1'-0"

PHOTO PROGRESS

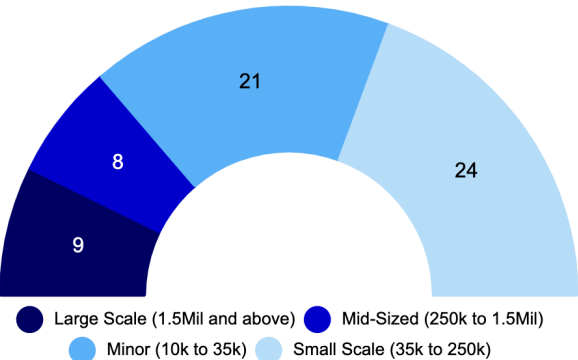


PROJECT OVERVIEW

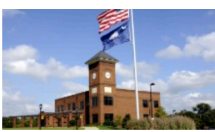
Projects By Department



Projects by Size



Projects Overview



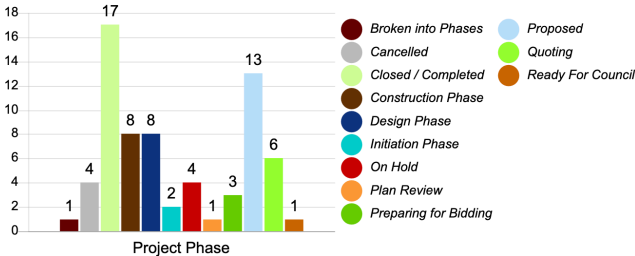
Total Active Projects

51

Total Completed Projects

17

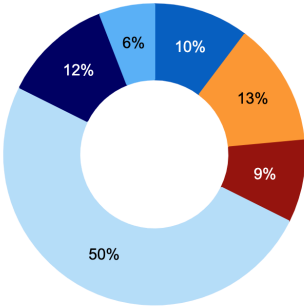
Projects by Phase



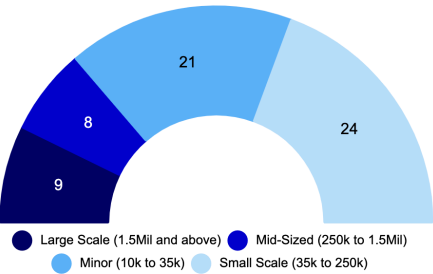
Shortcuts

- Large Scale Project Template (SAVE A COPY)
- Mid-Size Project Template (SAVE A COPY)
- Minor Project Template (SAVE A COPY)
- Small Project Template (SAVE A COPY)
- Project Status Tracker - NEW
- Projects By Department
- Projects by Phase
- Project Status Report
- Requests By Status
- New Project Intake Form
- Greer GIS

Projects By Department



Projects by Size



Greer Projects Tracker

Project ID	Primary	Project Owner	Department Served	Project Phase
2022-0010-GPS-CP	Recycle Center Renovation	Mike Sell	Public Services	Broken into Phases
2023-0036-PAC-CP	PD Concrete Pad, Cover, and Tank for Incinerator	Chief Matt Hamby	Police and Courts	Design Phase
2022-0021-PRT-CP	Hood Road Training Facility	Chief Matt Hamby	Police and Courts	Design Phase
2023-0038-PAC-CP	Operations Center Police Department Evidence Storage Phase 1	Chief Matt Hamby	Police and Courts	Quoting
2023-0058-PRT-CP	Greer Golf Bridge Replacement	Red Watson	Parks and Tourism	Initiation Phase
2023-0044-ENG-CP	Davenport Park Renovation	Ann Cunningham	Parks and Tourism	Initiation Phase
2023-0037-PRT-CP	Wards Creek Trail	Ann Cunningham	Parks and Tourism	Design Phase
2023-0034-PRT-CP	American Legion Parking Lot	Ann Cunningham	Parks and Tourism	Design Phase
2023-0032-PRT-CP	Century Park Phase 2 Landscaping	Ann Cunningham	Parks and Tourism	Design Phase
2022-0022-PRT-CP	South Tyger Trail	Ann Cunningham	Parks and Tourism	Plan Review
2023-0067-PRT-CP	Basketball Courts at Stevens Field	Ann Cunningham	Parks and Tourism	Design Phase
2022-0016-PRT-CP	Turner Field Redevelopment	Ann Cunningham	Parks and Tourism	Ready For Council
2022-0006-PRT-CP	Greer Golf Clubhouse Renovation	Ann Cunningham	Parks and Tourism	Construction Phase
2022-0020-GFD-CP	Suber Road Fire Department	Chief Dorian Flowers	Fire Department	Construction Phase
2023-0042-ENG-FMP	Berry Ave Drive and Lot Renovation	John Goughneour	Engineering	Design Phase
2023-0049-ENG-CP	Cannon Center Deck Sealing	John Goughneour	Engineering	Preparing for Bidding
2022-0017-ENG-CP	OC Road Lot and Improvements	Steve Grant	Engineering	Preparing for Bidding
2022-0030-ENG-FMP	Berry Ave Phase II	Mike Sell	Engineering	Construction Phase
2023-0062-AGG-CP	Depot Street Parking Garage	Andrew Merriman	Administration	Design Phase
2022-0005-AGG-CP	Berry Ave Green Relief Renovation	Andrew Merriman	Administration	Construction Phase
2023-0068-AGG-CP	Fuel Pump Upgrade-Conversion	Travis Durham	Administration	Construction Phase
2023-0059-PRT-CP	Greentown Park Basketball Goals	Justin Miller	Parks and Tourism	Quoting
2022-0027-PRT-CP	Needmore Basketball Court Repaving	Justin Miller	Parks and Tourism	Quoting
2023-0054-PRT-FMP	City Park Swing Structure Repair	Ann Cunningham	Parks and Tourism	Quoting
2023-0046-PRT-FMP	Tryon and Needmore Flooring	Justin Miller	Parks and Tourism	Preparing for Bidding
2023-0031-PRT-FMP	Event Hall Lighting Upfit	Robbie Davis	Parks and Tourism	Construction Phase
2022-0028-GFD-FMP	FD Headquarters Floor Repair Resurfacing	Chief Josh Holtzhiemer	Fire Department	Quoting
2023-0041-GFD-FMP	FD Station 56 Light Pole Installation	Chief Josh Holtzhiemer	Fire Department	Construction Phase

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/9/2024

Building and Development Standards Activity Report - November 2023

ATTACHMENTS:

Description	Upload Date	Type
📎 Building and Development Standards Activity Report - November 2023	12/7/2023	Backup Material

Building and Development Standards

NOVEMBER REPORT FOR 2023

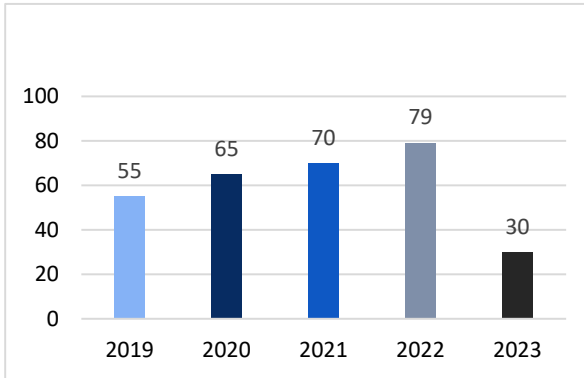


This is the Yearly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

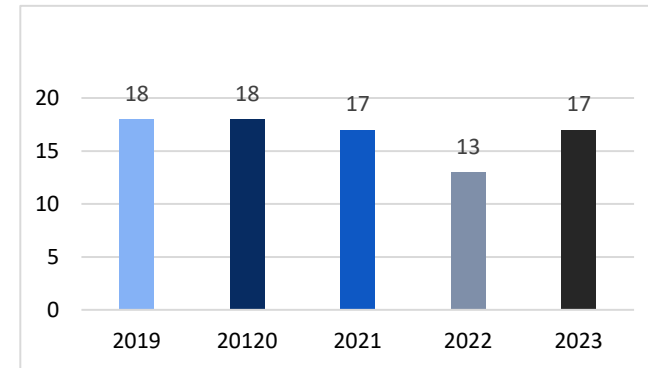
Planning Commission

The Planning Commission review total for November is four.



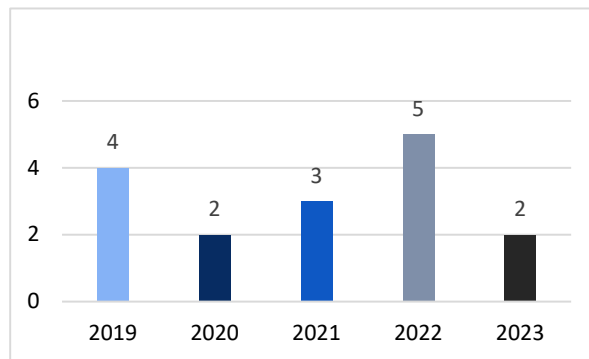
Board of Zoning Appeals

The Board of Zoning Appeals review total for November is one.



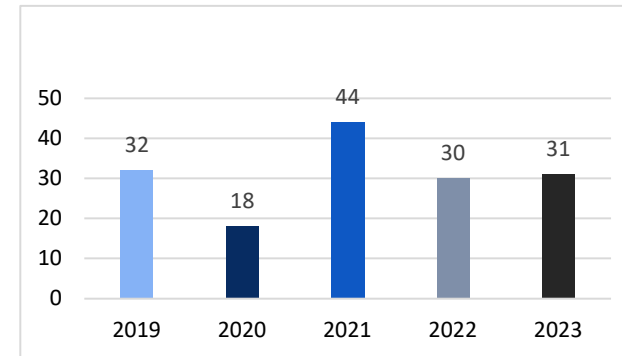
Board of Architectural Review

The Board of Architectural Review total for November is zero.

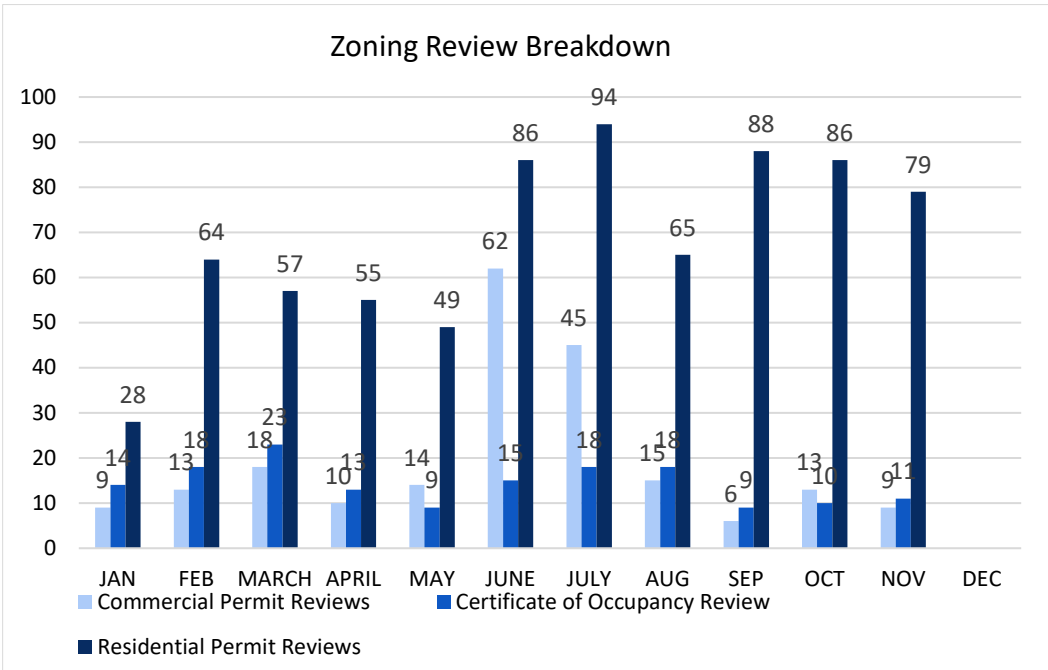
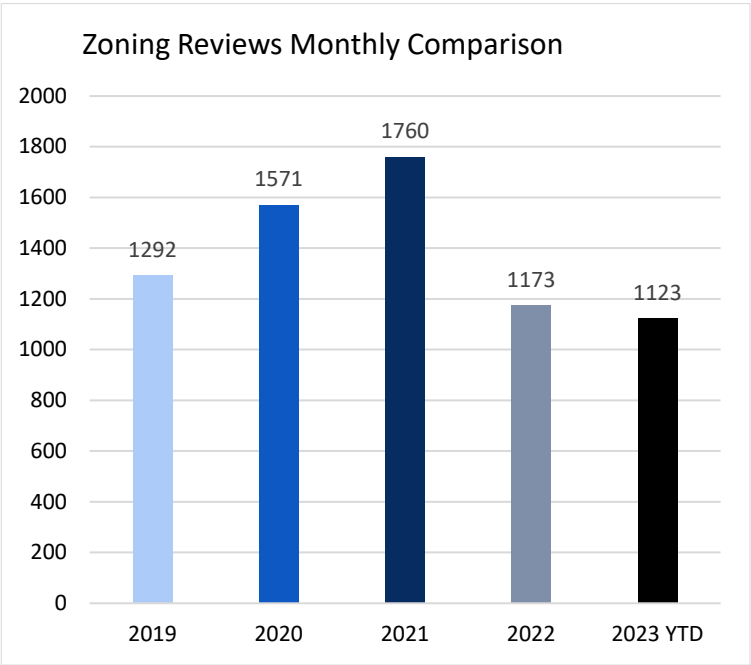


Planning Advisory Committee

The Planning Advisory Committee review total for November is zero.

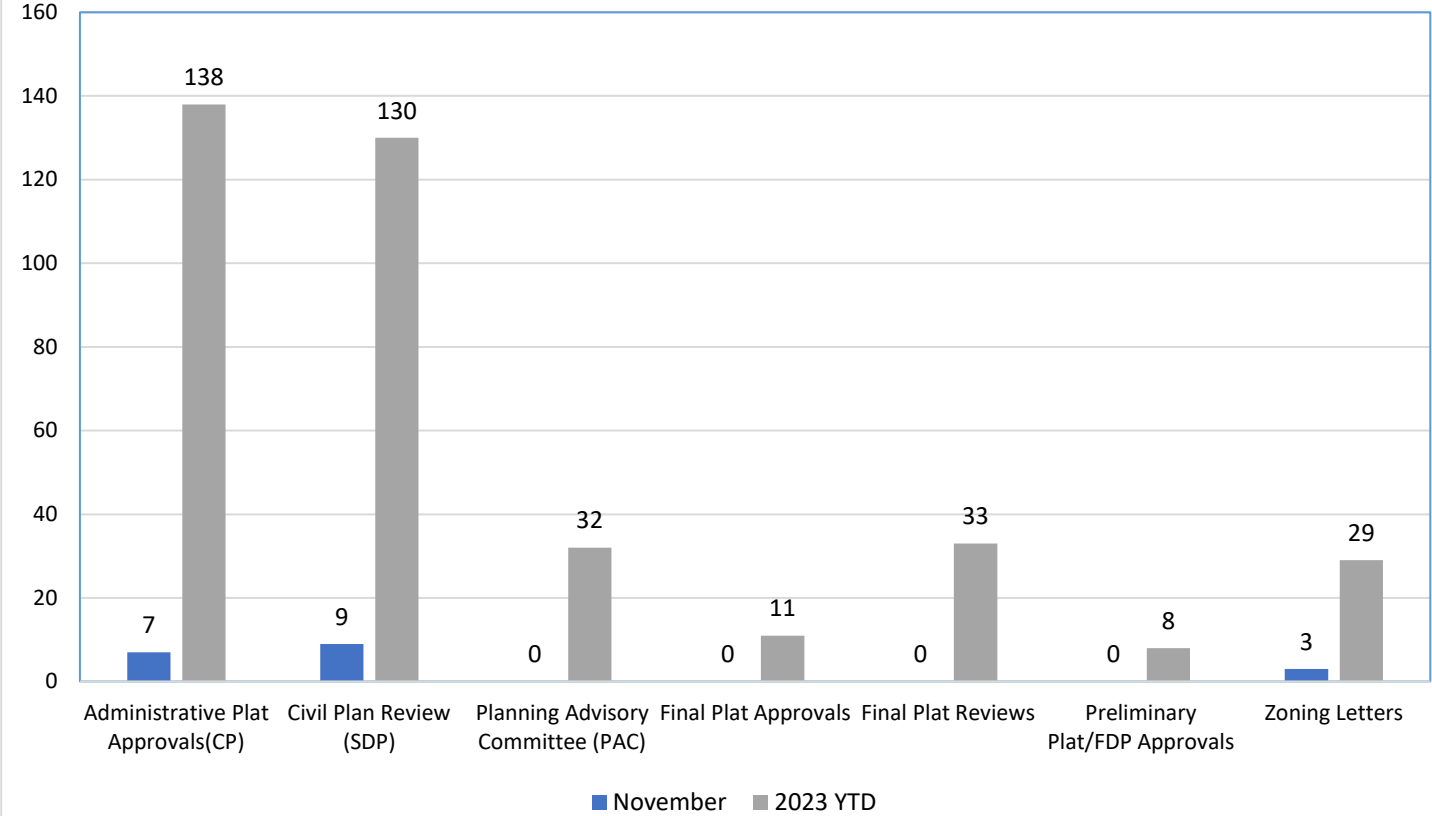


For more information about these cases, please visit the Planning and Zoning webpage at: <http://www.cityofgreer.org> or visit the GIS webpage to see an interactive Development Dashboard.



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	51	95	98	78	72	163	157	98	103	109	99	
2022 YTD	132	134	94	76	68	109	72	111	138	105	77	57

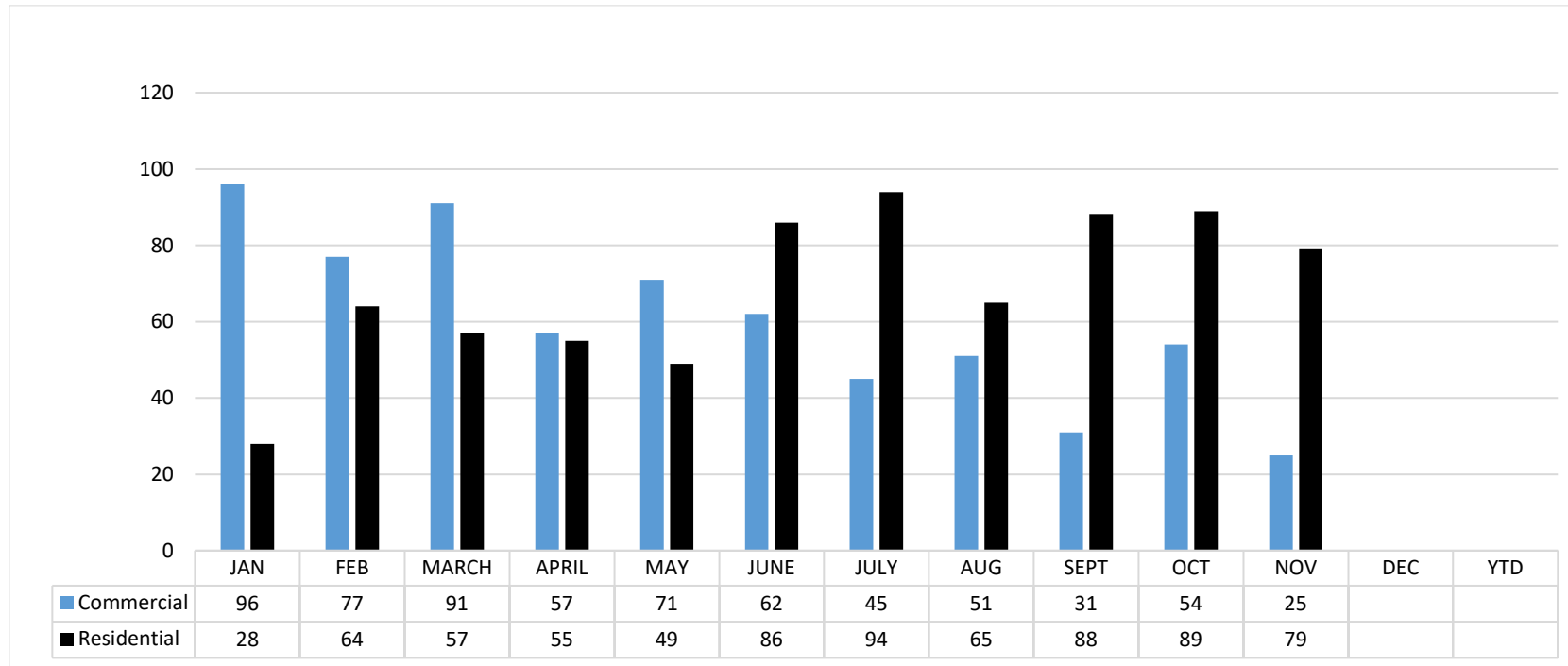
Other Planning & Zoning Activity



Commercial Plan Reviews

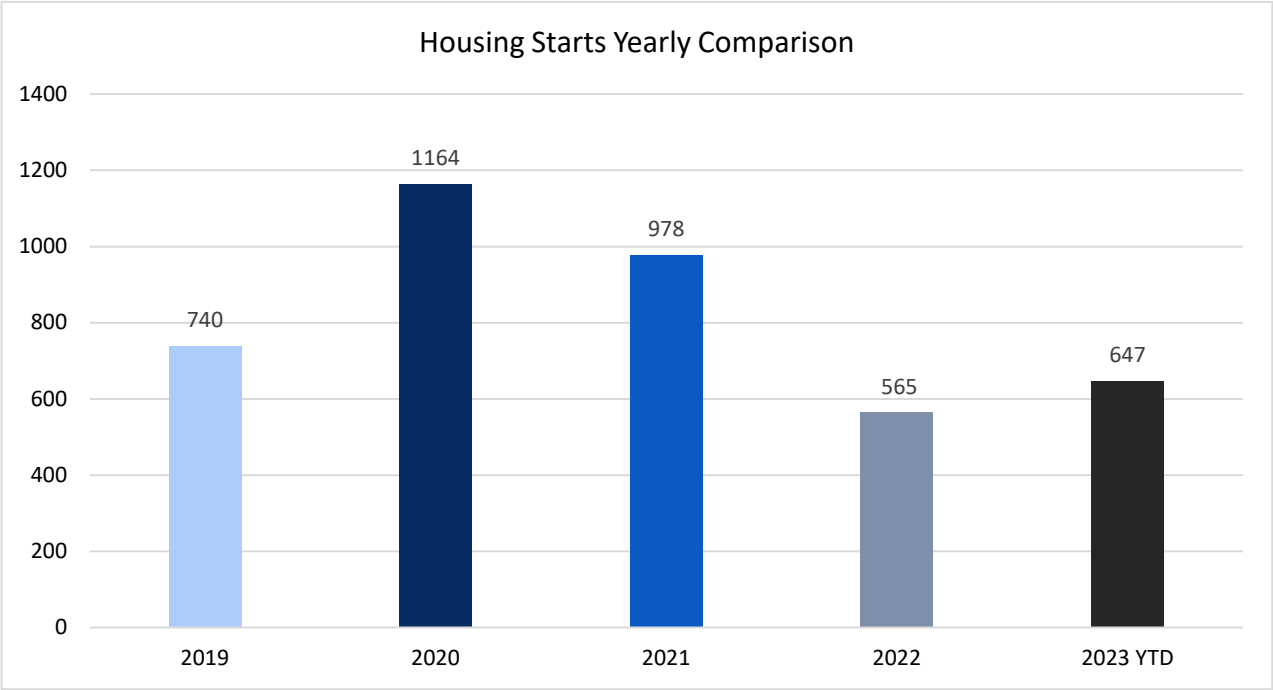
Commercial Plan Review	Address
BLUE RIDGE PLANTATION LAKESIDE TOWNHOMES	105, 107, 108, 109, 110, 111, 112,113,114,115 PANEER LN
DEMISING WALL FOR FUTURE TENANTS	311 GENOBLE RD
UP-FIT FOR T-MOBILE	6015 A WADE HAMPTON
INTERIOR UP-FIT	120 125 CALIBER RIDGE DR
RETAINING WALL	1717 POPLAR DR EXT
DILLARD CREEK TOWNES	2127, 2133, 2141, 2145 KINBRACE CT
DILLARD CREEK TOWNES	3007,3011,3015,3019,3023,3027,3031 GLENLIVIT LN
BLUE RIDGE PLANTATION LAKESIDE TOWNHOMES	100,101,102,103,104,106 PANEER LN
CELL TOWER UPFIT	740 BROCKMAN MCCLIMON RD
TRUCK & TRAILER LOT	445 MAYFIELD RD
COFFEE BAR AREA REMODEL	1302 W WADE HAMPTON BLVD
MEDICAL OFFICE REMODEL	45 AARON TIPPON DR
POOL HOUSE REMODEL	104 MARCIE RUSH LN

Plan Reviews



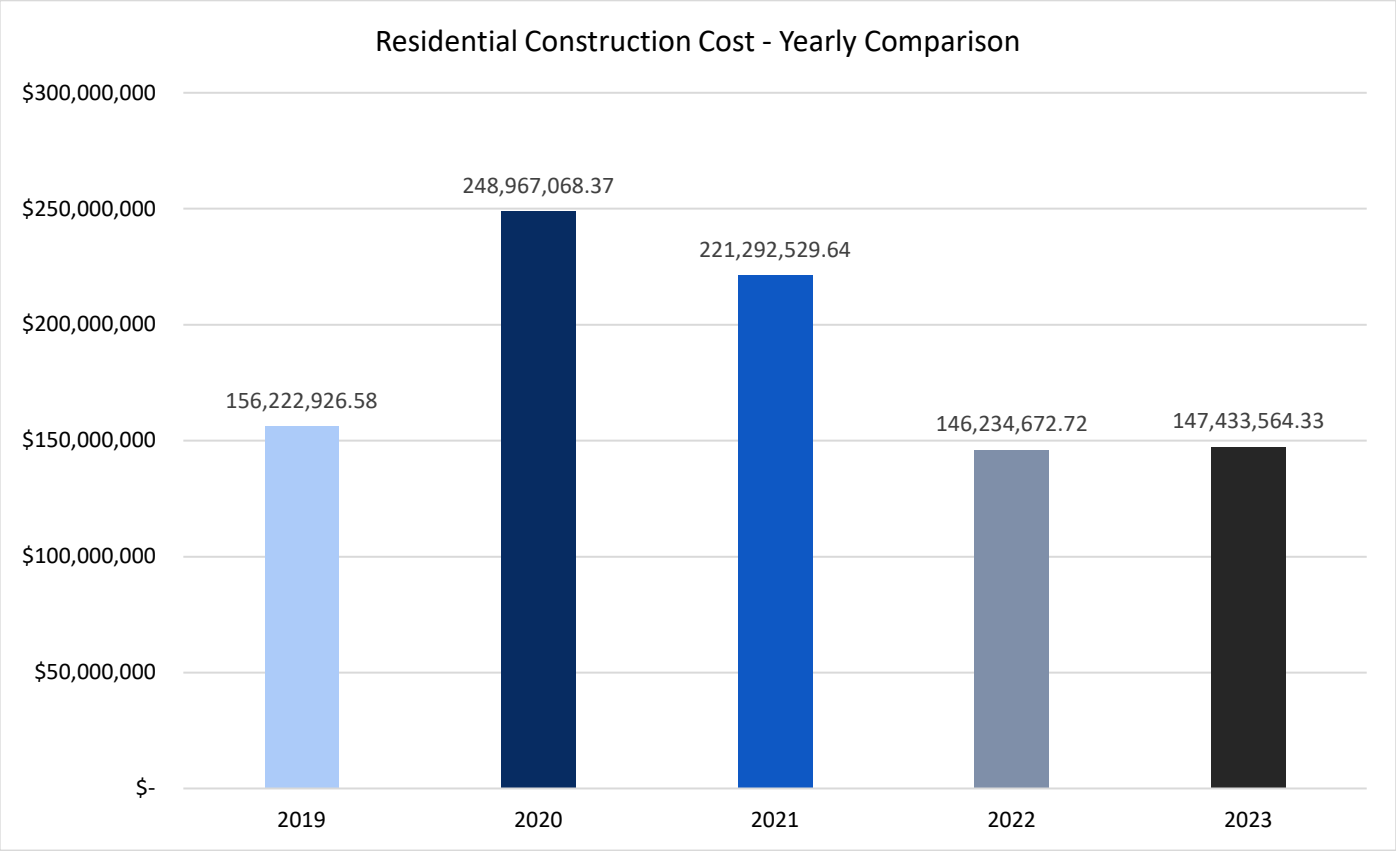
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2022 Commercial	58	77	97	97	63	76	57	99	108	90	93	55	970
2022 Residential	84	73	61	32	43	75	36	56	101	75	52	38	726

Housing Starts



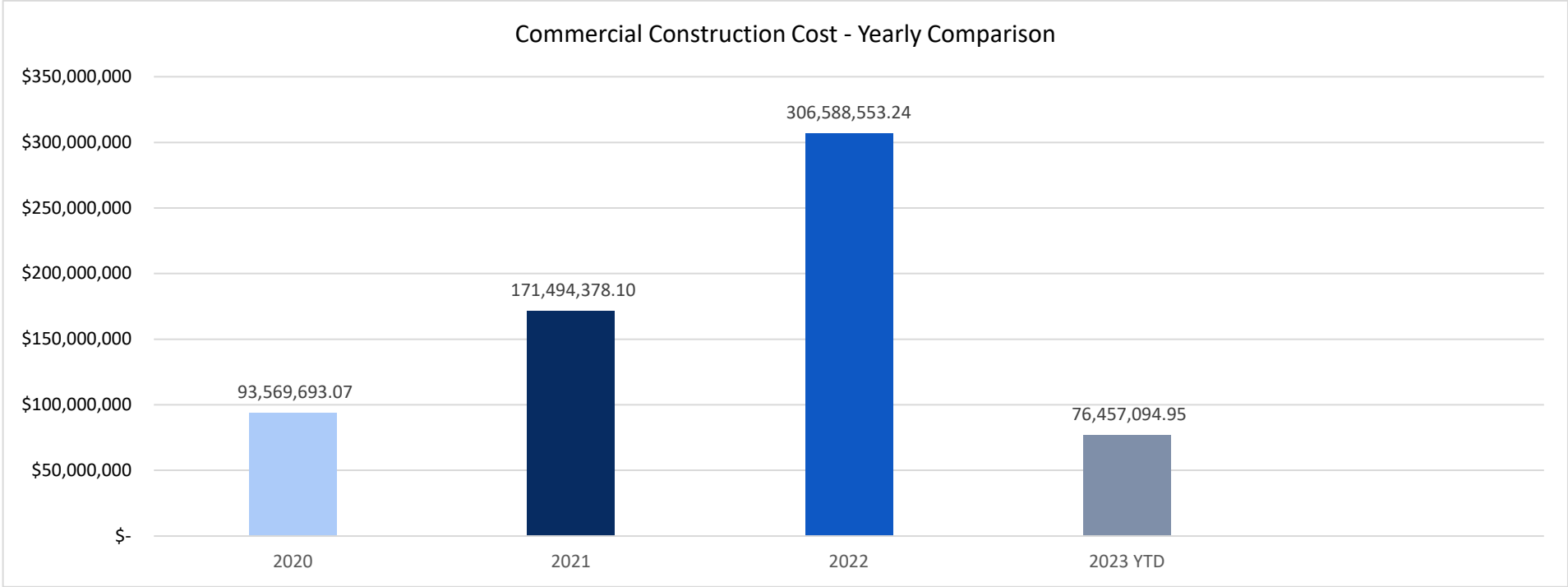
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	15	56	47	44	45	77	80	54	78	80	71	
2022	65	59	49	21	32	60	24	41	85	60	44	25

Residential Construction Costs



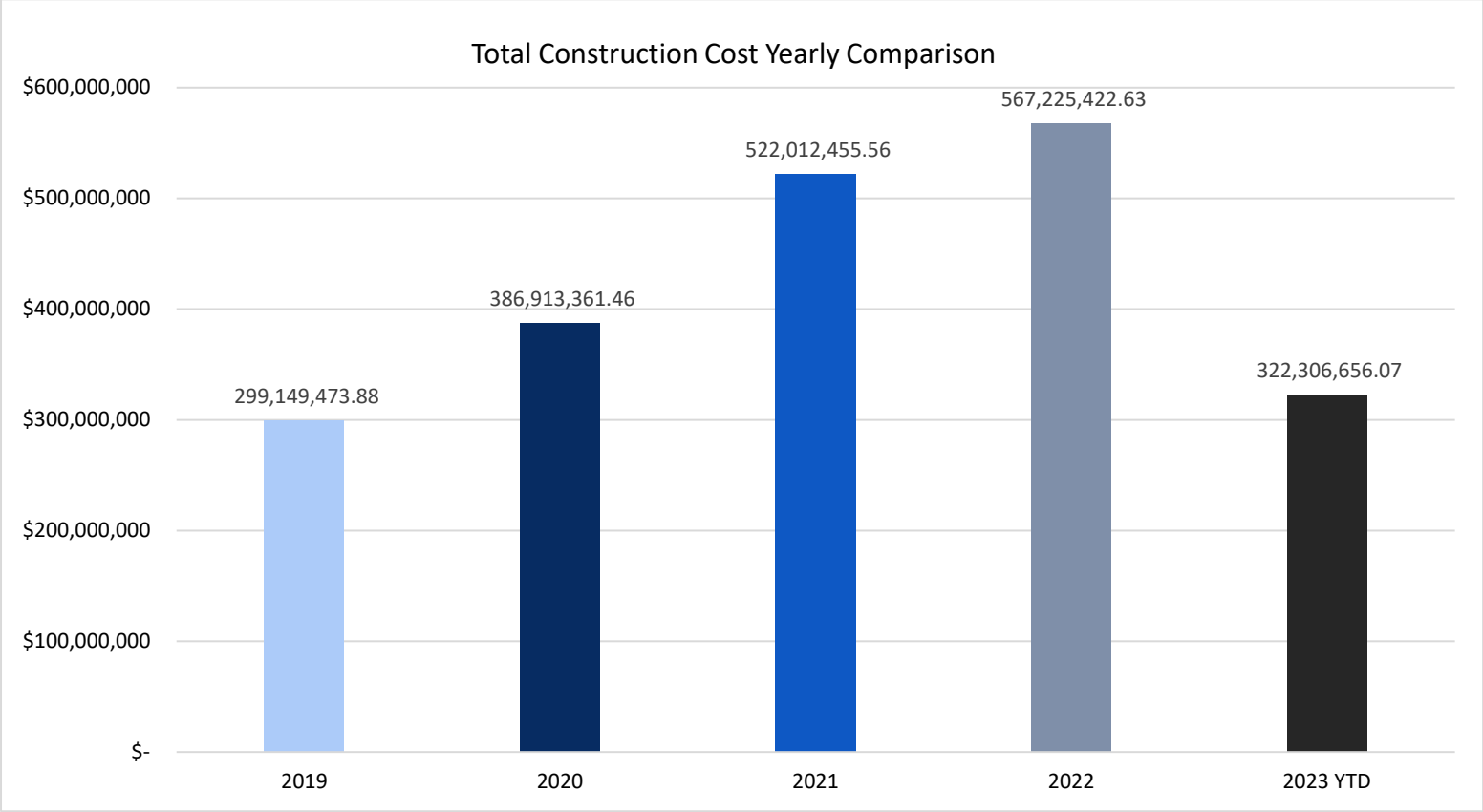
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	3,499,086	12,100,365	10,713,665	10,022,376	10,969,941	17,279,273	16,060,787	12,929,867	19,372,792	18,744,834	15,740,578	
2022 YTD	12,735,485	12,795,727	15,266,534	6,277,318	5,833,247	13,350,404	8,131,191	9,708,707	22,781,154	15,856,805	16,373,626	7,124,477

Commercial Construction Costs



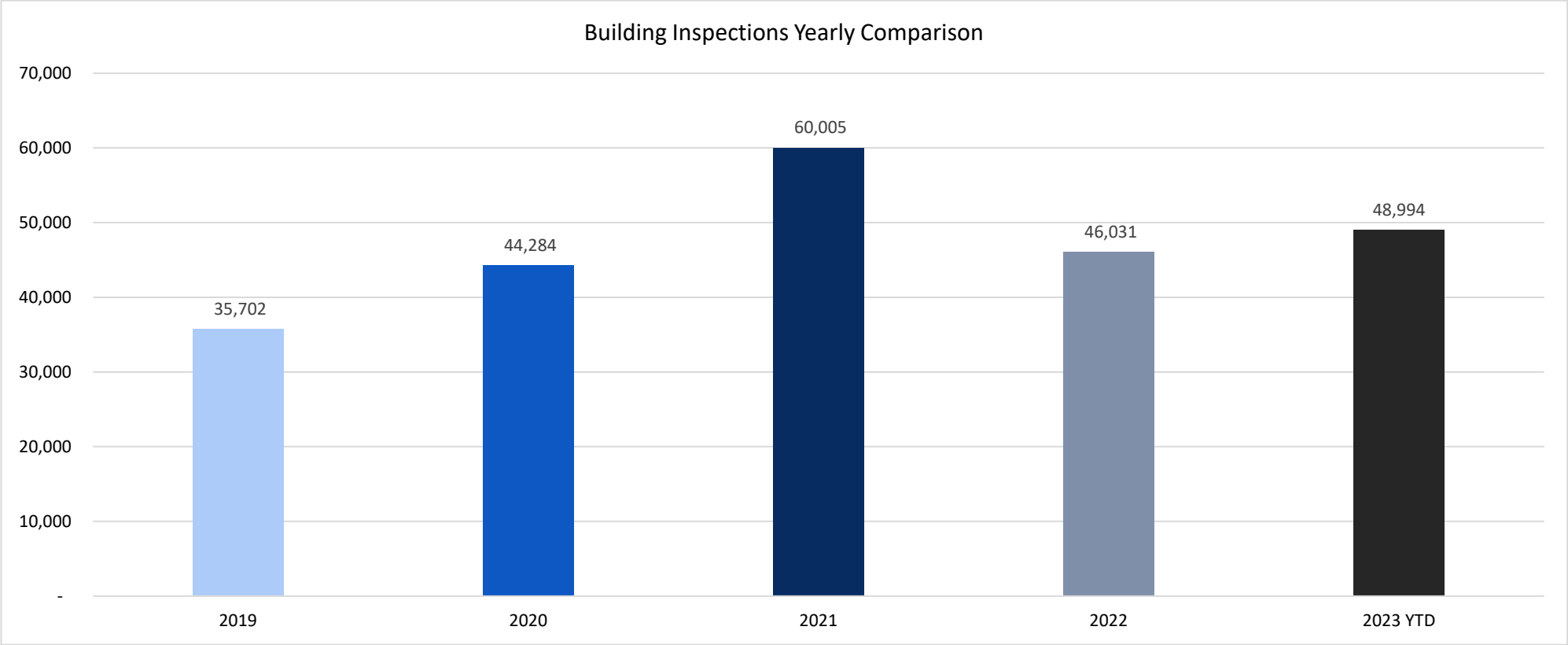
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	3,982,418	4,896,390	12,001,216	3,213,388	5,497,019	1,472,313	4,898,327	5,163,935	12,425,146	5,252,206	17,654,738	
2022	5,638,911	26,521,263	36,241,046	40,996,333	7,714,643	5,545,852	28,480,600	4,918,521	41,583,098	42,090,976	41,432,040	25,425,270

Total Construction Costs



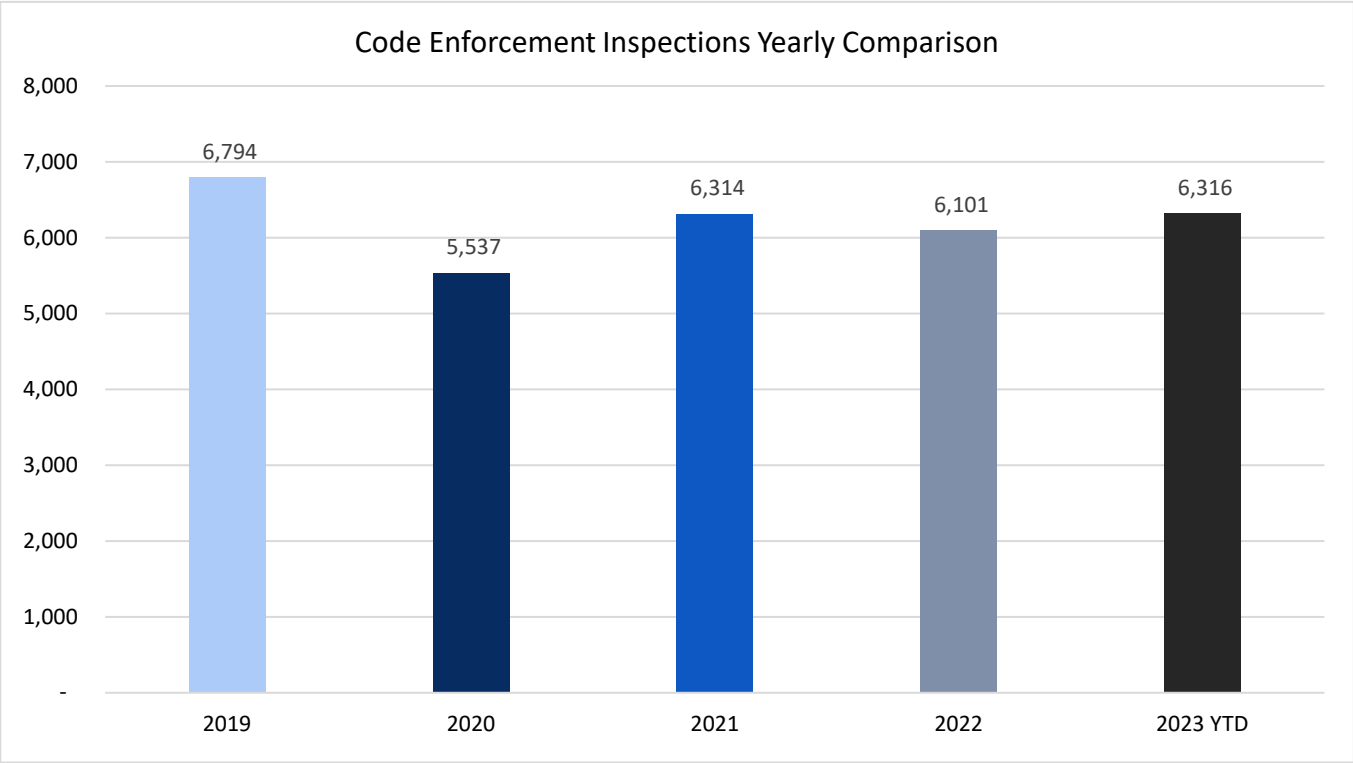
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	13,042,046	48,099,991	29,370,297	17,709,900	23,706,507	40,637,679	24,027,843	22,930,162	35,372,356	28,209,063	39,200,812	
2022	21,508,538	49,487,638	57,997,685	60,354,560	31,331,295	27,057,353	43,498,334	23,846,710	79,024,826	70,474,835	63,744,975	38,898,675

Building Inspections



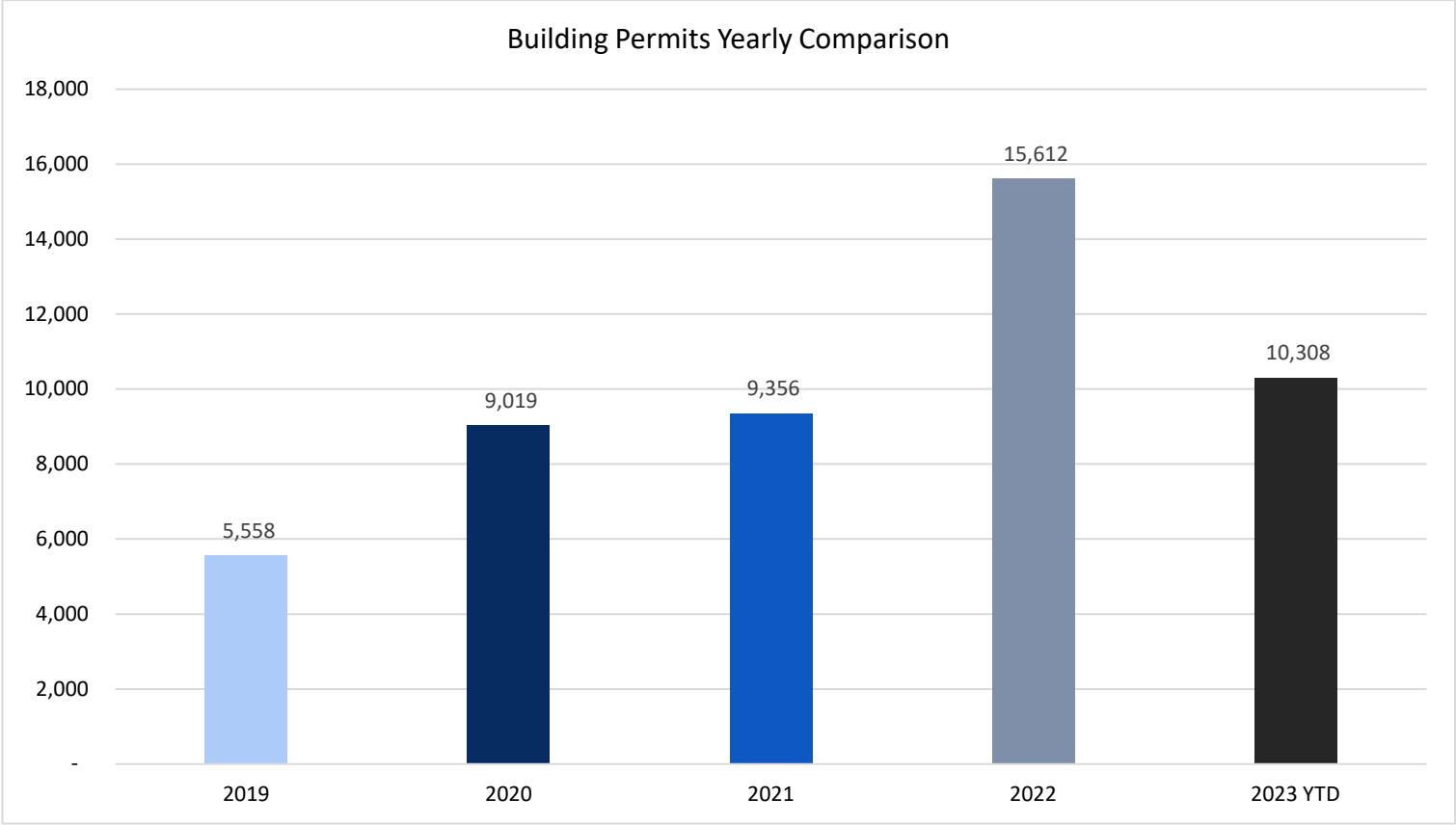
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	4196	5050	5627	4036	4822	3731	4800	4717	4425	3975	3615	
2022	3194	3994	5554	3885	3461	3620	3105	4813	3368	3780	3208	4049

Code Enforcement Inspections



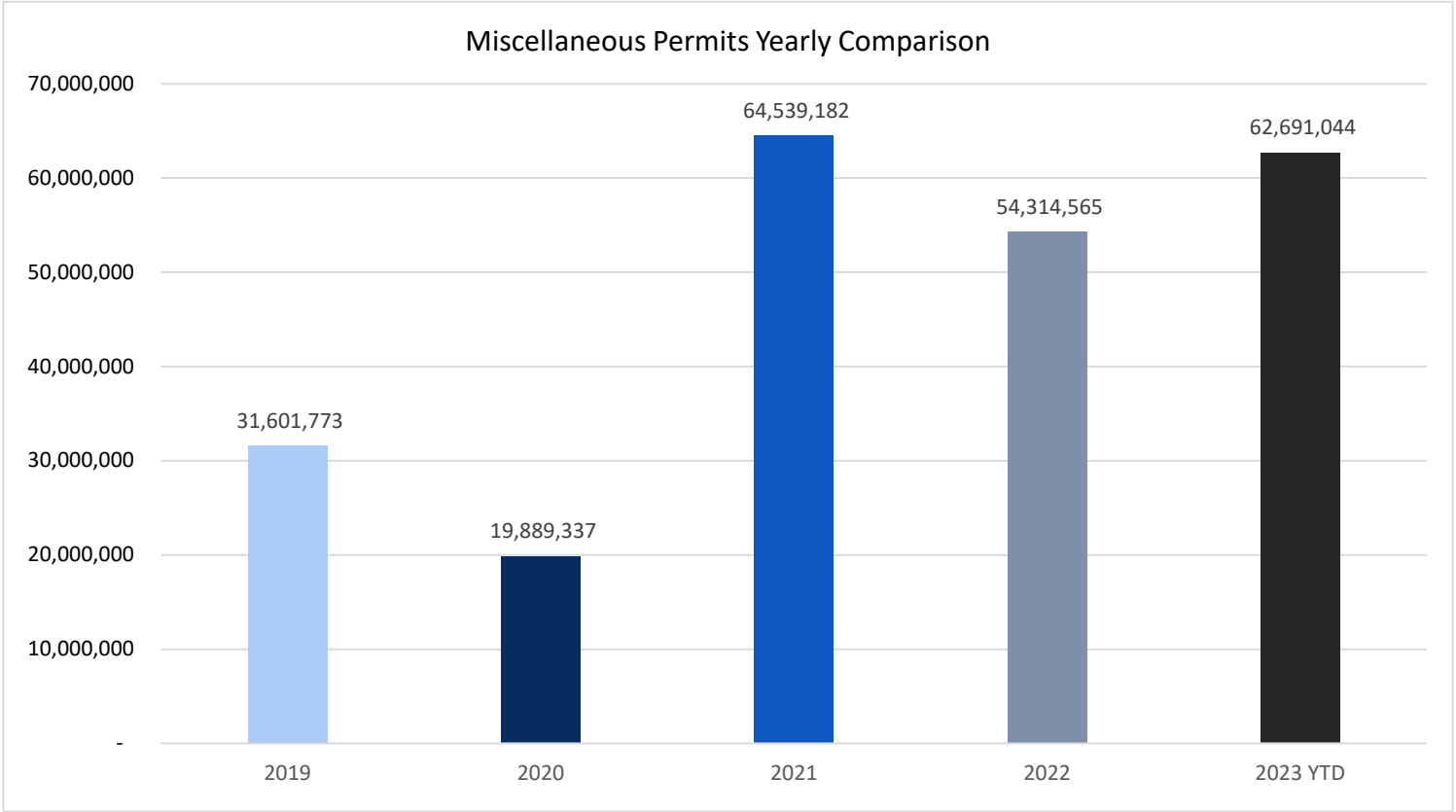
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	4196	5050	5627	4036	716	812	657	758	767	507	152	
2022	3194	3994	5554	3885	3461	3620	3105	4813	3368	3780	3208	4049

Building Permits



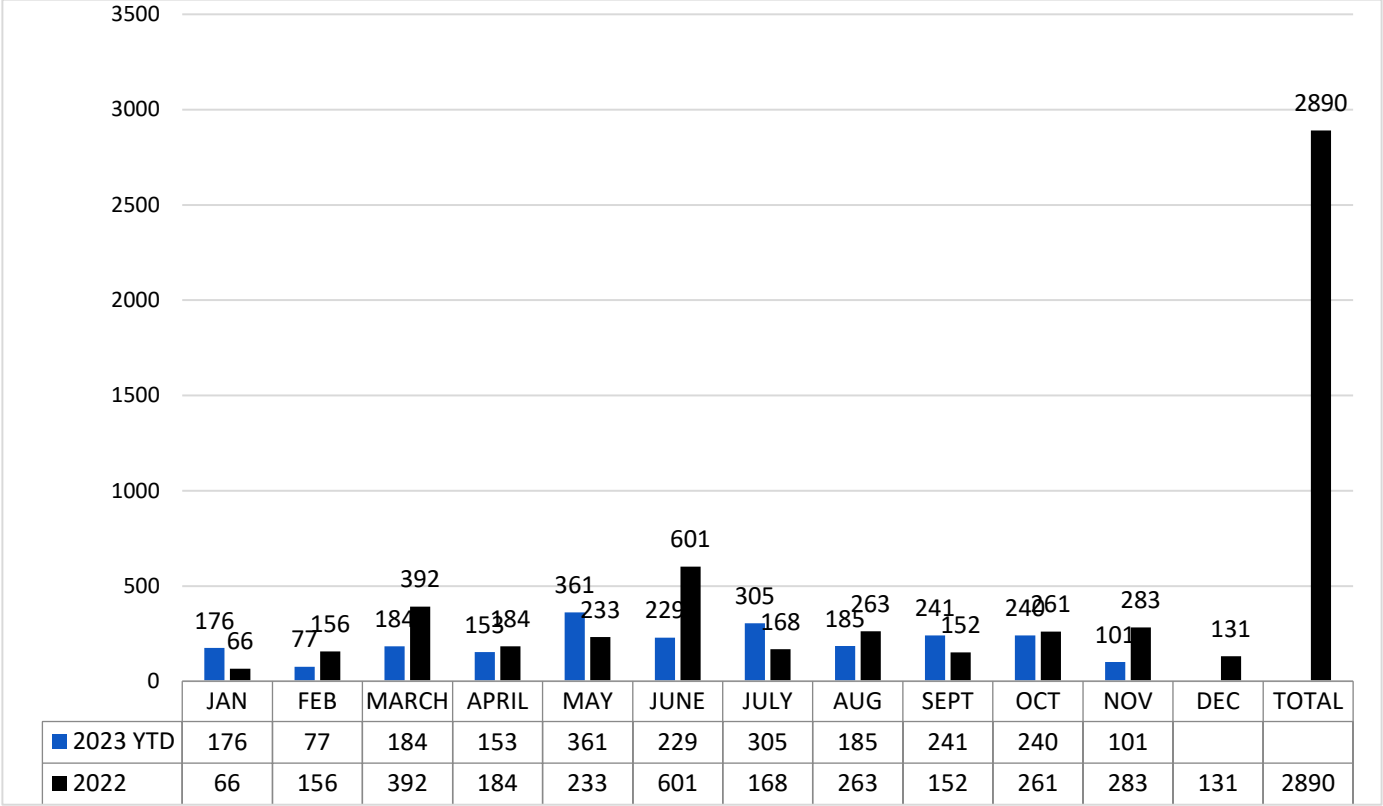
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	768	773	1322	725	956	978	981	986	904	1060	848	
2022	990	1000	1186	916	774	2451	1192	1126	1174	1234	2126	1443

Miscellaneous Permits



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	1,757,141	29,390,992	1,384,286	1,512,292	3,777,244	19,043,190	1,176,518	1,400,830	367,291	453,084	2,428,175	
2022	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

Illegal Signs



2022	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
1/9/2024

Engineering Activity Report - November 2023

ATTACHMENTS:

Description		Upload Date	Type
📎	Engineering Activity Report - November 2023	12/6/2023	Backup Material



November 2023



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.

Department Director and City Engineer – Steve Grant, PE, CFM

Engineering Projects (ongoing):

- McElrath Road Improvement – Road core samples taken
- City Intersection study – Phase 2 detailed study underway
- W. Poinsett Road Diet – DOT to start Spring 2024
- Transfer Station/Recycle Center Improvements – plans under permit review
- Storm Drain Asset Mgmt./Pilot watershed study- reviewing Draft report

Engineering Activities:

- Braeburn Orchard – Paving coordination
- Development process review - ongoing
- Traffic counter – Cornelson
- Traffic Calming review – Arlington St.
- Subgrade bores at Arlington, Century Park – planning
- Road Evaluation (PCI) – data coming soon
- Engineering Design Manual development – researching proposals
- 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:

- Plan Review – Gary Armstrong intersection improvement
- Atlas Warehouse – road improvement issue
- Snow White subd – processing Bond call
- City Station Townes – drainage issues on site
- Dan Street development – coordinate with site engineer
- New parking deck – right of way coordination
- Kist Road development – TIA discussions
- The Pines – site issue follow up
- Iljin Warehouse – site follow up
- Westfield – drainage issue with DHEC
- Haven Place – finalize compaction plan
- Colts Neck – coordinate road acceptance

Other:

- Meeting with CPW about master plan
- Moved office from Berry Ave to Recycle Center
- Signage request from Administration
- Lunch and Learn with ADS pipe
- Trade St alley – drainage issue
- Floodplain inspection Hammett Crossing
- Lumos fiber project – intro meeting

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Miscellaneous Task – Engineering:

- Ongoing discussions with Planning Dept. and project stakeholders, relating to Kist Rd Traffic Improvement Analysis resulting recommendations for the proposed Southern Collegiate Academy.
- Reviewed seven (7) Engineering Submittals for SDPs, two (2) for Stormwater Submittals.
- Conducted traffic volume and speed studies for speed bump petitions for Snow St and Cornelson Dr. Snow St qualified for speed bump installation; Cornelson Dr data was inconclusive, likely due to placement of the radar counter being non-ideal, a future study will likely be used as a replacement.
- Reviewed draft of the edited final report of the Pilot Watershed Study, meetings to discuss implantation of the resulting data and recommendations are scheduled for December
- Assisted in a traffic intersection traffic count, data has been sent to traffic engineer for analysis and formal recommendation.

Other:

- Ongoing efforts to work with grading contractor to resolve on-site issue relating to relative grade of a handful of catch basins.
- In process of setting up PO for Ben Edwards Park Survey, this is a part of redesigning the paved area into a more formal parking lot.
- Ongoing discussions with developer and engineer relating to possible alternative for a formal discharge agreement for the Mayfield Truck Lot.

Engineering and Stormwater Civil Engineer – Adam Vidalis, EIT

Engineering & Stormwater

- TMDL Dry Weather Monitoring
- Hammett Crossing Floodplain Inspection
- ADS Lunch and Learn
- Iljin Expansion Pre-Construction Meeting & Grading Permit Issued
- Mattress Warehouse Pre-Construction Meeting & Grading Permit Issued
- Arlington Rd Traffic Count
- Stormwater Process Review meeting
- PAC Meeting

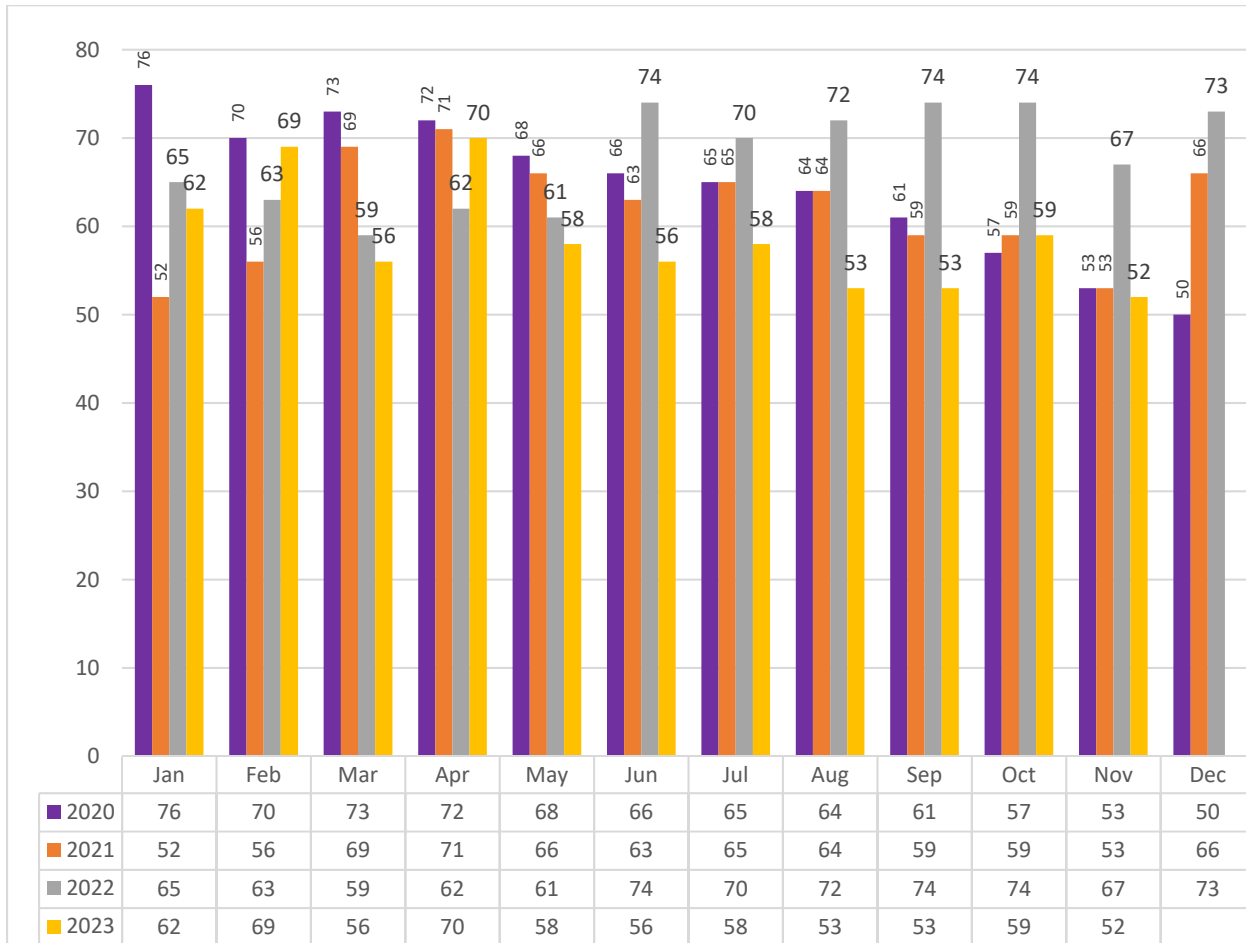
Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings *(Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt to maintain pre-development runoff conditions are required by our SMS4 permit.*

2023 Stormwater Summary January 1st through November 30th		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
47	136	22

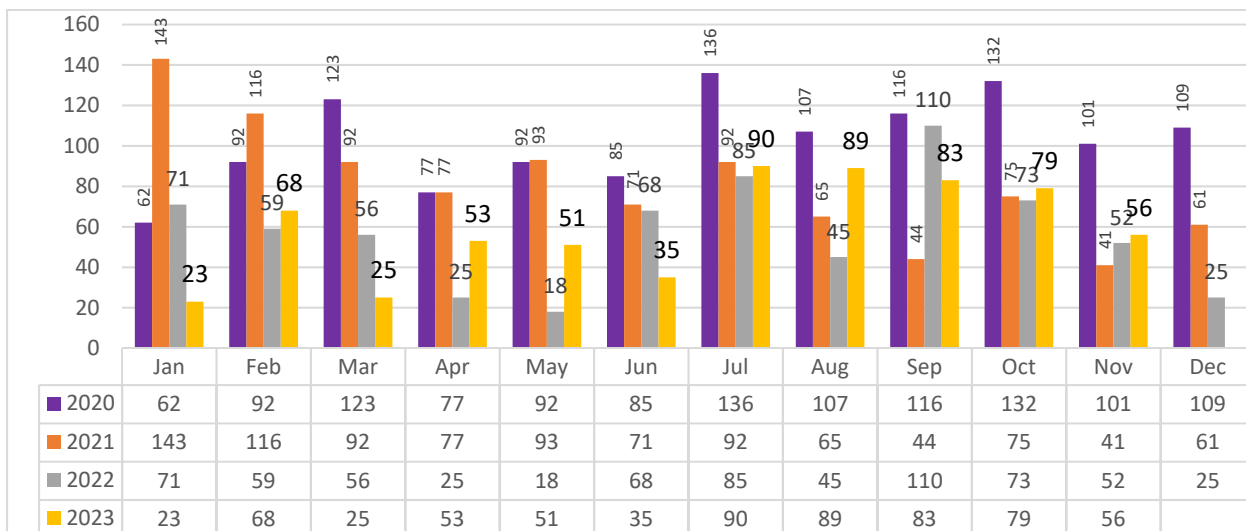
Historical Project Submittals	
Year	Projects Submitted
2023	47
2022	50
2021	55
2020	32
2019	41

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

52 Active Site Inspected (Per Month)



STORMWATER INSPECTION: Anthony Copeland / Scott Reid
56 Individual LOT Drainage Plan Reviews (Per Month)



Asphalt Activities Inspection: Anthony Copeland / Scott Reid

Subd. / Project Name	Date	Operation
Braeburn Orchard	11/6/2023	Asphalt Surface Placement
Braeburn Orchard	11/7/2023	Asphalt Surface Placement
Braeburn Orchard	11/8/2023	Asphalt Surface Placement
Braeburn Orchard	11/9/2023	Asphalt Surface Placement
Braeburn Orchard	11/10/2023	Asphalt Surface Placement
Blue Ridge Subd. 3A	11/21/2023	Asphalt Binder Placement
Blue Ridge Subd. 3A	11/29/2023	Asphalt Binder Placement

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
None	11/2/2023	Adley Trace	Rear slopes will be regraded.	In-Progress

FACILITIES AND PROJECTS – John Goughneour and Patrick Bailey

Project Developments:

- Construction at the Suber Road Fire Station is well underway. Curbs have been poured, concrete masonry block is being installed at the Extractor/Decon and Fire Hose area, and CMU walls are being installed at the living quarters and apparatus bay.
- Construction is continuing slightly ahead of schedule at Berry Avenue for the Greer Relief tenant upfit. The ceiling grid is currently being installed. The last critical path item, the remaining HVAC DOAS unit, was shipped on November 28th.
- Demolition is 90 percent complete in the clubhouse for the Greer Golf Renovation. Exterior painting has begun in areas not affected by the renovation.
- Construction is ongoing at the 113 Berry Avenue Renovation, with substantial completion by the third week of February. Painting in the existing offices will begin week of 12/4.
- The design for the Lot and Drive Renovation at Berry Avenue will be ready for review this week. Once it goes through the review process, it will be ready for quoting.
- Fuller Structural Group will have their assessment of the Cannon Center Deck completed by 12/15. They will also be providing the recommendation on how best to move forward with the deck repairs.
- The Trail Easement Agreement between Greenville County Schools and the City of Greer was approved by the Greenville County School Board on November 28th. We are in the process of obtaining an Encroachment Permit from SCDOT for bridge access on Country Club Road.
- Council approved the Turner Field Renovation project on 11/28. Sexton Design and Development was given a Notice of Intent to Award on 12/1. After the 15 day protest period is over, we can officially award the project.
- The Painting of the Interior Police and Courts Project, City Hall Paint and Carpet Project, and the PD Carpet project are going to be combined and rebid in January as one project in hopes of getting more competitive pricing.
- Repair to the lower entrance of the Jason Street Parking Garage is complete. Carolina Time has completed the install of the credit card readers on 12/1. A zoom meeting is being scheduled for instruction on running operational reports.

- Keck and Wood is getting calculations for the peak runoff rates for the Pre-Development and Post-Development condition for the Davenport Park Renovation. Bluewater Civil Design has been chosen to design the Basketball Courts at Stevens Field. This will be tied in with the design of the American Legion Parking Lot Renovation. The initial design should be back within 2 weeks of receiving the updated survey.

Facilities & Maintenance Activities:

Along with maintaining our normal requests for breakdowns and repairs throughout the city, the maintenance group was busy helping to prepare for the annual Christmas tree lighting.



Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
1/9/2024

Financial Activity Report - November 2023

Summary:

[Link to Detail Financial Reports](#)

ATTACHMENTS:

Description		Upload Date	Type
📎	November 2023 Summary Financial	12/29/2023	Backup Material
	Report		



November 2023 Summary Financial Report



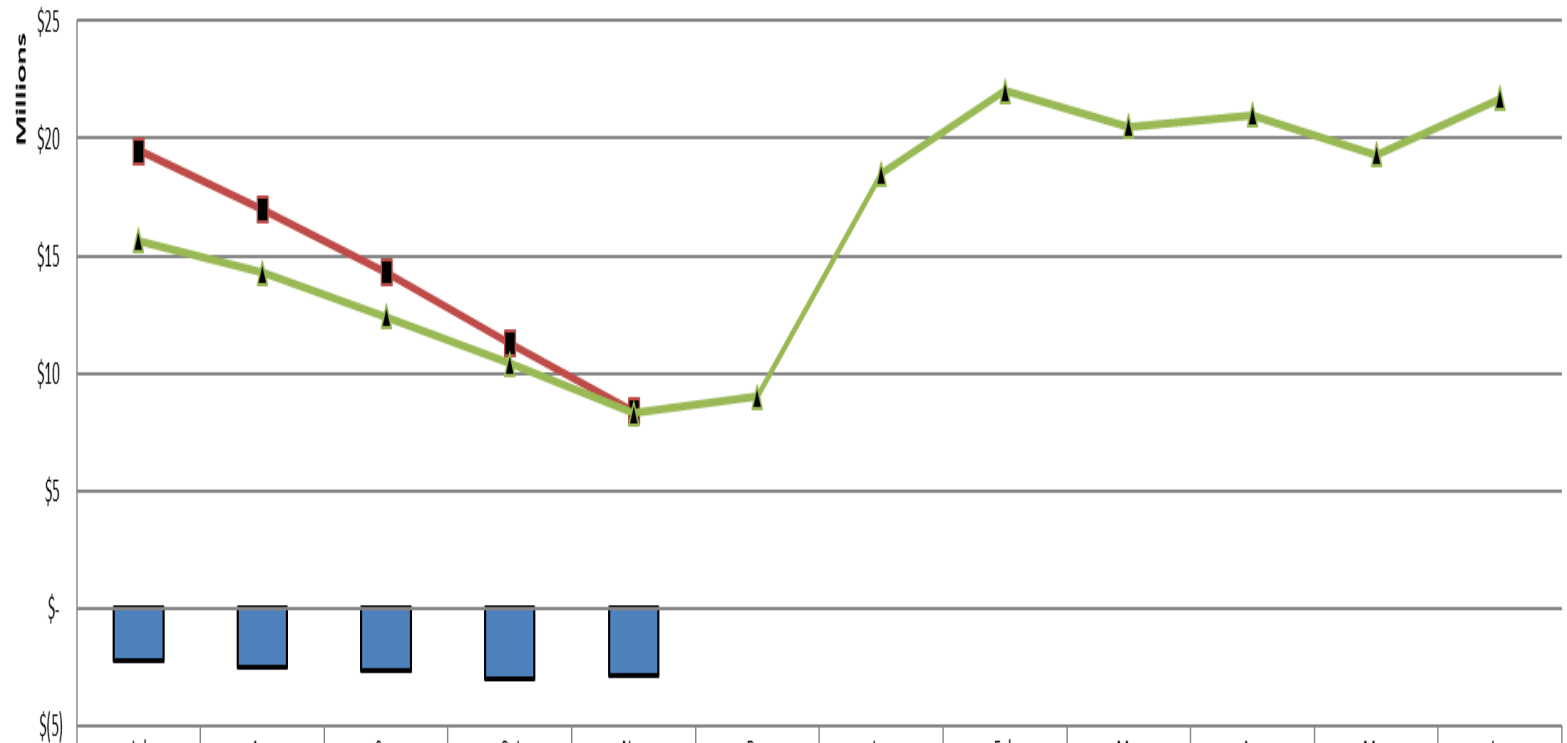
Financial Performance Summary

As of Month End November, 2023

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↑	\$ 8,403,790
Revenue	↓	↑	\$ 5,926,979
Total Expenditures	↑	↑	\$ 18,453,774
Total Percentage (Over) / Under	↑	↓	0%
Revenue Benchmark Variance	↓	↓	\$ 260,281
Expenditure Benchmark Variance	↓	↑	\$ (310,536)
Overall Benchmark Variance	↓	↑	\$ (50,255)
HOSPITALITY FUND			
Cash Balance	↓	↓	\$ 1,349,261
Revenue	↑	↑	\$ 1,552,743
Expenditures	↑	↑	\$ 2,772,364
STORM WATER FUND			
Cash Balance	↓	↓	\$ 1,690,374
Revenue	↑	↑	\$ 83,716
Expenditures	↓	↑	\$ 1,384,662

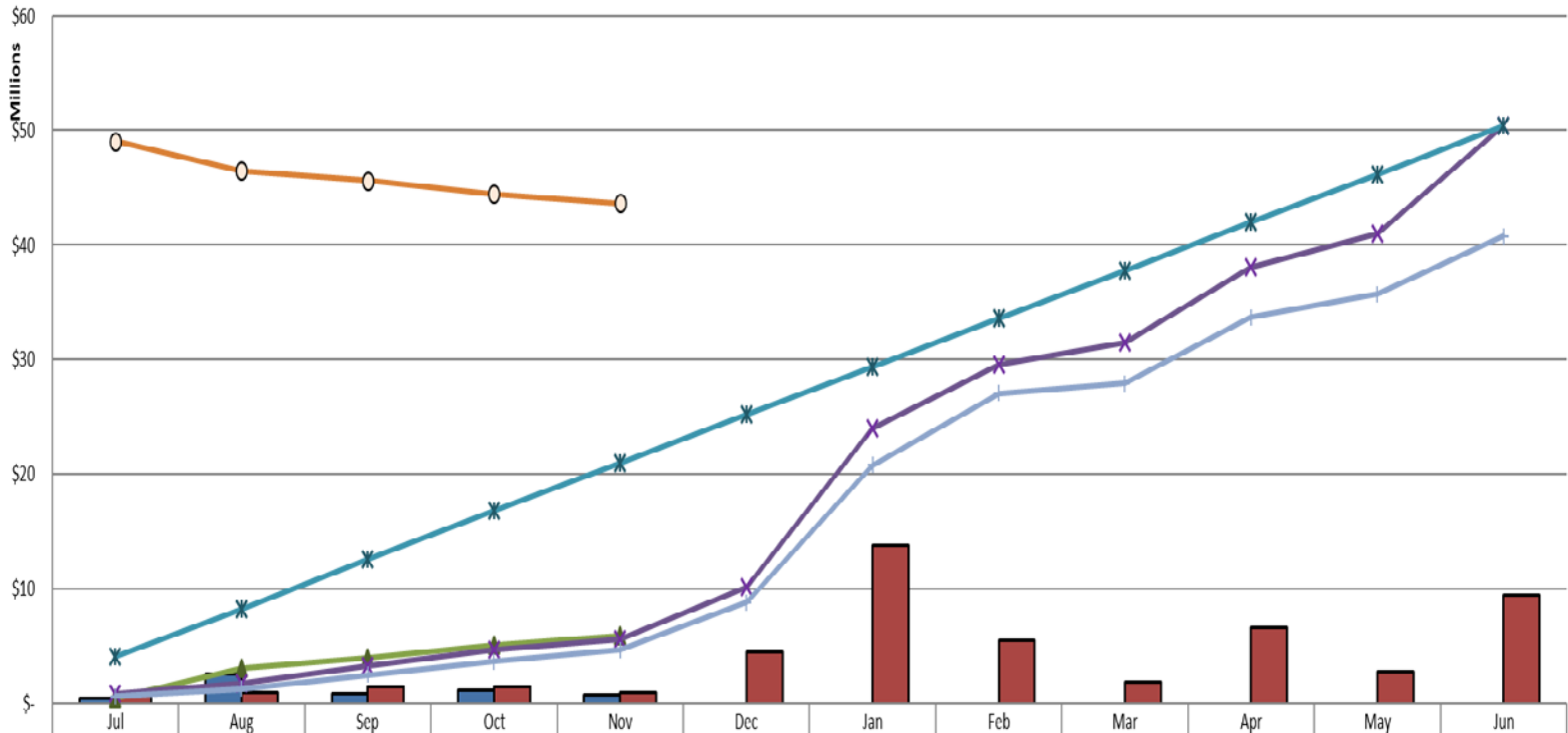
Cash Balance - General Fund

Fiscal Year 2023/24



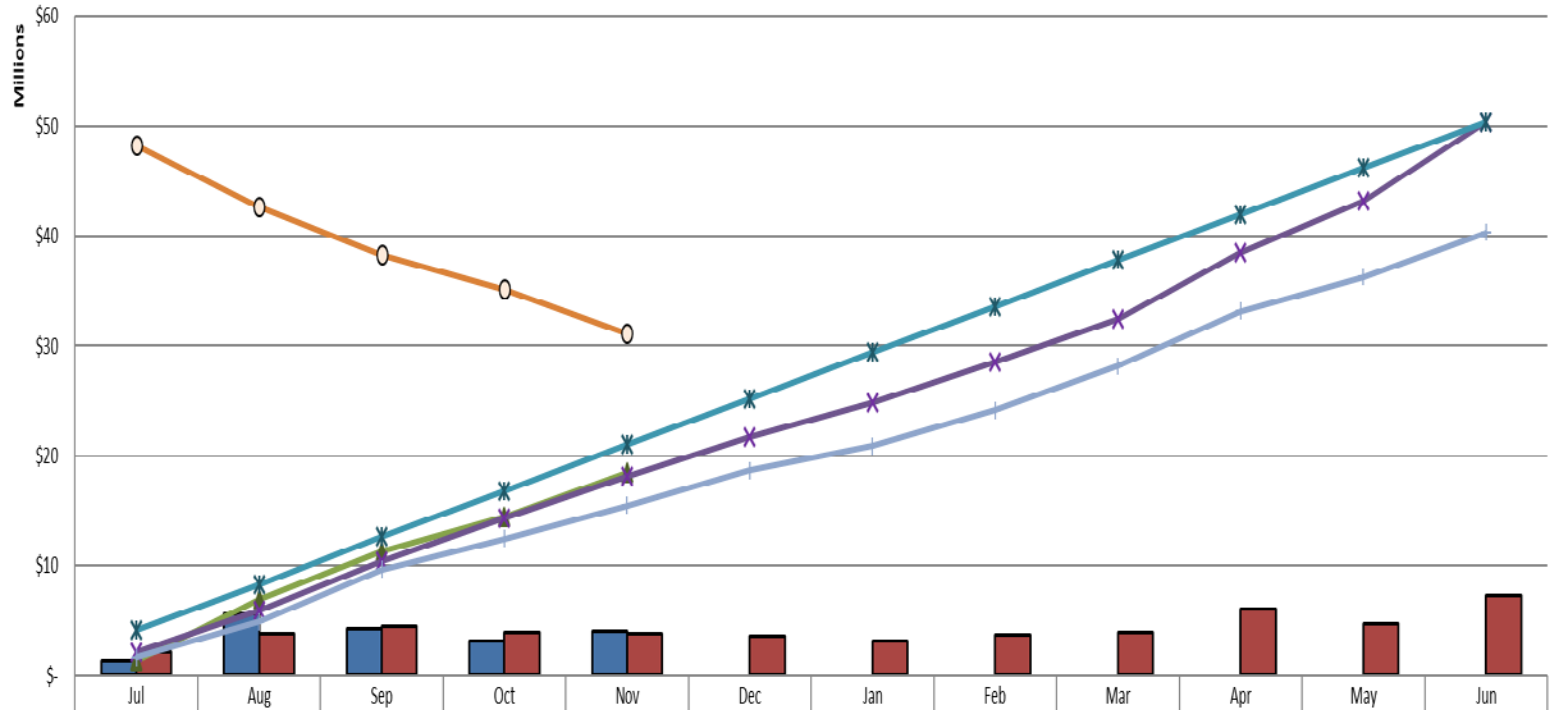
Net Monthly Cash	(2,213,313)	(2,519,699)	(2,658,254)	(3,035,192)	(2,878,350)	-	-	-	-	-	-	-
Current Fiscal YTD Balance	19,495,285	16,975,586	14,317,332	11,282,140	8,403,790							
Prior Fiscal YTD Balance	15,656,424	14,296,778	12,419,888	10,405,235	8,289,756	9,014,372	18,498,754	22,020,634	20,496,030	21,004,480	19,309,893	21,708,601

Revenue - General Fund Fiscal Year 2023/24



Monthly Actual	506,906	2,587,672	884,890	1,169,266	778,245							
Monthly Benchmark	854,531	926,551	1,506,195	1,450,502	928,919	4,539,855	13,856,522	5,513,753	1,872,802	6,664,871	2,834,802	9,452,288
YTD Actual	506,906	3,094,578	3,979,468	5,148,734	5,926,979							
YTD Benchmark	854,531	1,781,082	3,287,277	4,737,779	5,666,698	10,206,553	24,063,075	29,576,828	31,449,630	38,114,501	40,949,303	50,401,591
YTD Prorated Budget	4,132,291	8,264,582	12,600,398	16,800,530	21,000,663	25,200,796	29,400,928	33,601,061	37,801,193	42,001,326	46,201,458	50,401,591
Prior YTD Actual	615,877	1,292,172	2,495,473	3,683,553	4,698,642	8,849,563	20,792,161	27,072,929	27,913,006	33,702,695	35,739,175	40,767,995
Balance to Collect	49,080,583	46,492,911	45,608,021	44,438,755	43,660,510							

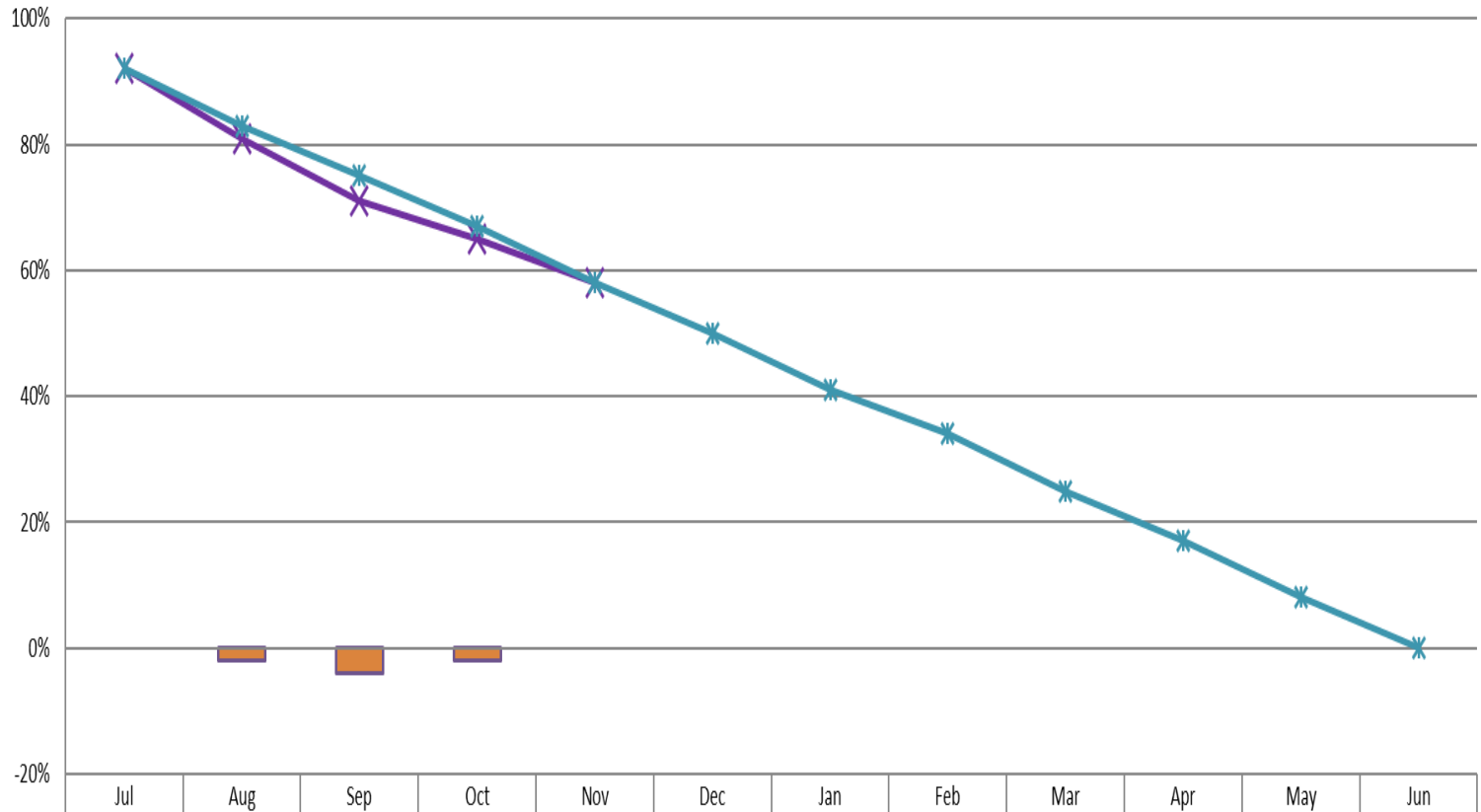
Expenditures - General Fund Fiscal Year 2023/24



Monthly Actual	1,325,099	5,623,431	4,311,099	3,167,748	4,026,397							
Monthly Benchmark	2,171,257	3,816,695	4,454,163	3,934,437	3,766,686	3,566,631	3,178,392	3,686,612	3,912,941	6,015,802	4,666,814	7,231,161
YTD Actual	1,325,099	6,948,531	11,259,630	14,427,377	18,453,774							
YTD Benchmark	2,171,257	5,987,952	10,442,115	14,376,552	18,143,238	21,709,869	24,888,261	28,574,873	32,487,814	38,503,616	43,170,430	50,401,591
YTD Prorated Budget	4,132,291	8,264,582	12,600,398	16,800,530	21,000,663	25,200,796	29,400,928	33,601,061	37,801,193	42,001,326	46,201,458	50,401,591
Prior YTD Actual	1,679,188	4,891,057	9,679,119	12,454,918	15,480,591	18,640,864	20,888,316	24,159,707	28,181,405	33,143,986	36,287,607	40,316,088
Balance to Expend	48,262,390	42,638,958	38,327,859	35,160,112	31,133,715							

Budget Percent Remaining - General Fund

Fiscal Year 2023/24



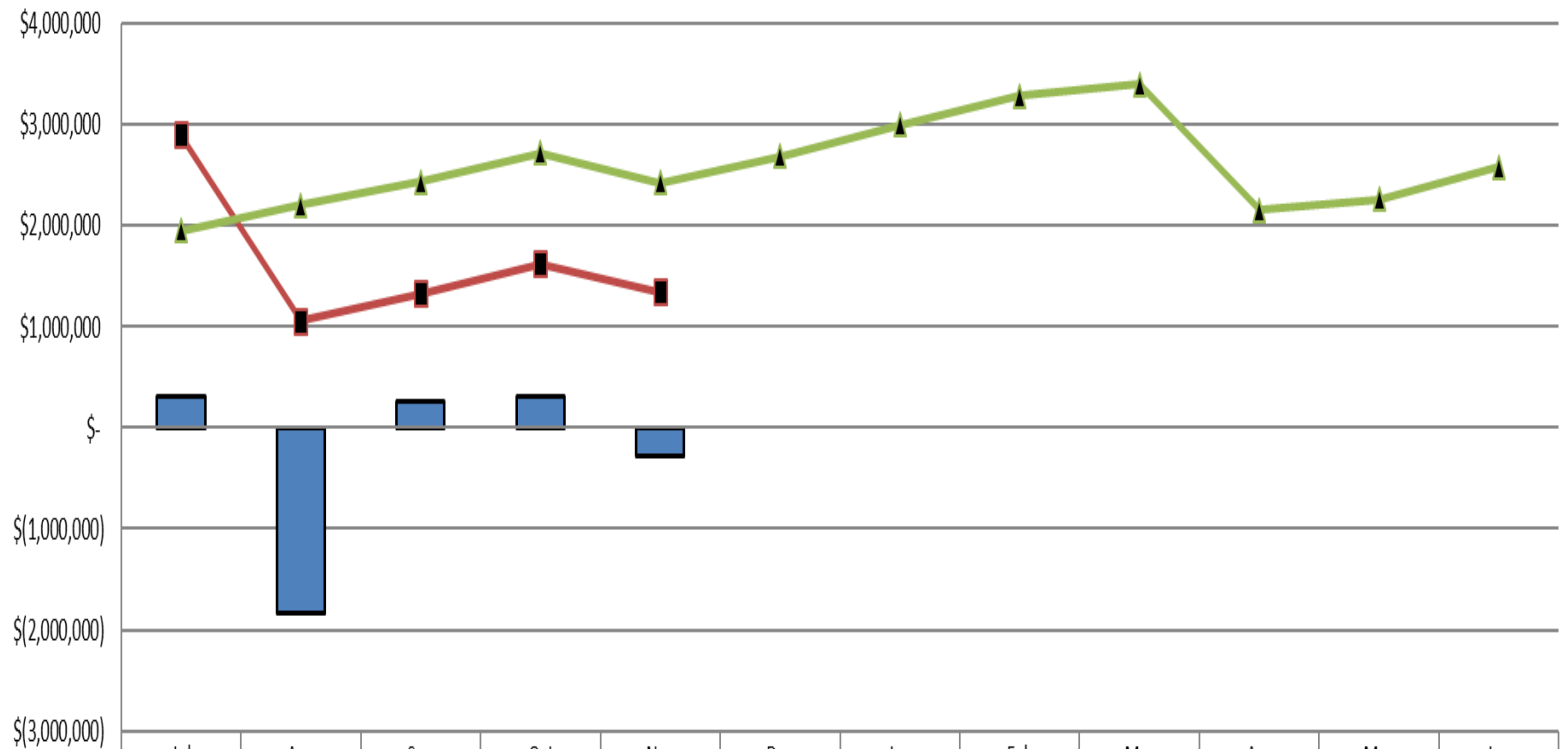
(Over) Under Budget	0	-2	-4	-2	0							
Actual Percent Remaining	92	81	71	65	58							
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

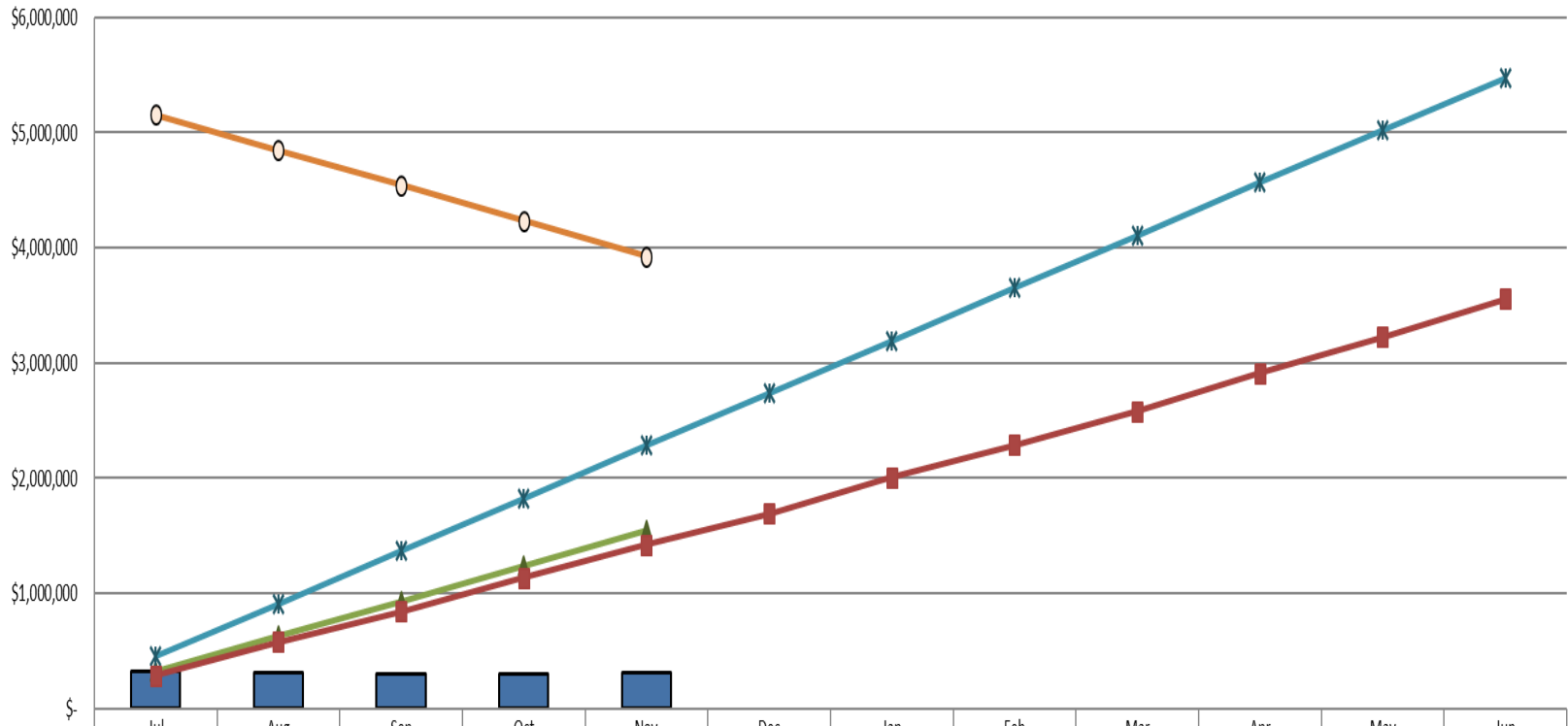
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	315,266	(1,839,869)	266,434	301,781	(277,422)	-	-	-	-	-	-	-
Current Fiscal YTD Balance	2,898,337	1,058,468	1,324,902	1,626,683	1,349,261							
Prior Fiscal YTD Balance	1,951,971	2,205,460	2,431,882	2,722,197	2,422,719	2,691,229	3,001,840	3,283,225	3,403,874	2,157,367	2,262,263	2,583,072

Revenue - Hospitality Taxes Fund

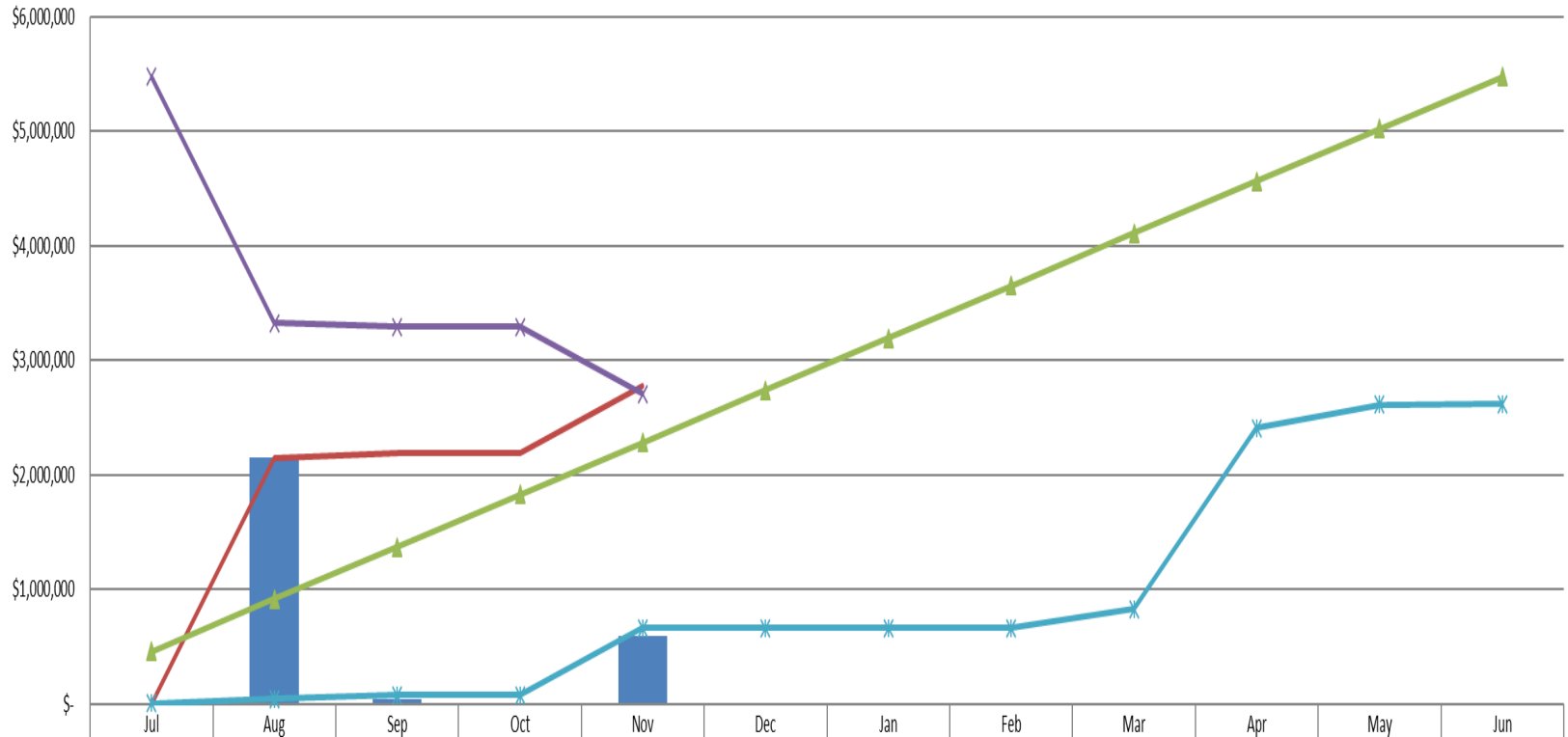
Fiscal Year 2023/24



Monthly Actual	322,050	309,068	304,615	304,885	312,126							
YTD Actual	322,050	631,118	935,733	1,240,617	1,552,743							
YTD Prorated Budget	456,443	912,886	1,369,329	1,825,772	2,282,215	2,738,658	3,195,100	3,651,543	4,107,986	4,564,429	5,020,872	5,477,315
Prior YTD Actual	286,962	580,032	844,657	1,136,517	1,421,907	1,691,987	2,006,625	2,290,827	2,578,478	2,913,746	3,227,720	3,554,763
Balance to Collect	5,155,265	4,846,197	4,541,582	4,236,698	3,924,572							

Expenditures - Hospitality Taxes Fund

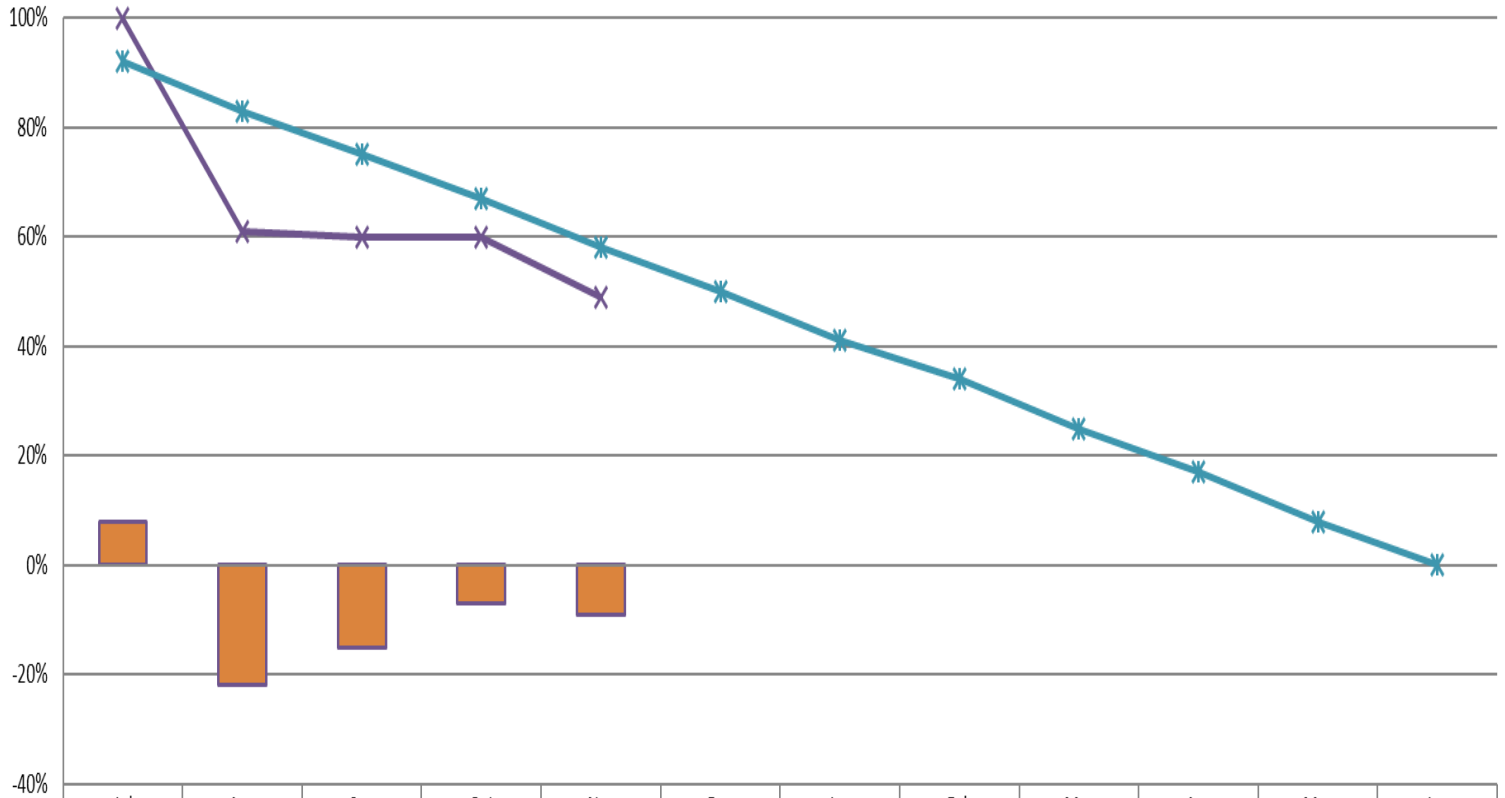
Fiscal Year 2023/24



Monthly Actual	4,226	2,145,146	35,592	500	586,899							
YTD Actual	4,226	2,149,372	2,184,964	2,185,464	2,772,364							
YTD Prorated Budget	456,443	912,886	1,369,329	1,825,772	2,282,215	2,738,658	3,195,100	3,651,543	4,107,986	4,564,429	5,020,872	5,477,315
Prior YTD Actual	1,000	39,418	75,378	76,264	659,399	659,399	659,871	661,896	825,451	2,404,973	2,611,879	2,615,680
Balance to Expend	5,473,089	3,327,943	3,292,351	3,291,851	2,704,951							

Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2023/24



(Over) Under Budget

8

-22

-15

-7

-9

Actual Percent Remaining

100

61

60

60

49

Prorated Percent Remaining

92

83

75

67

58

50

41

34

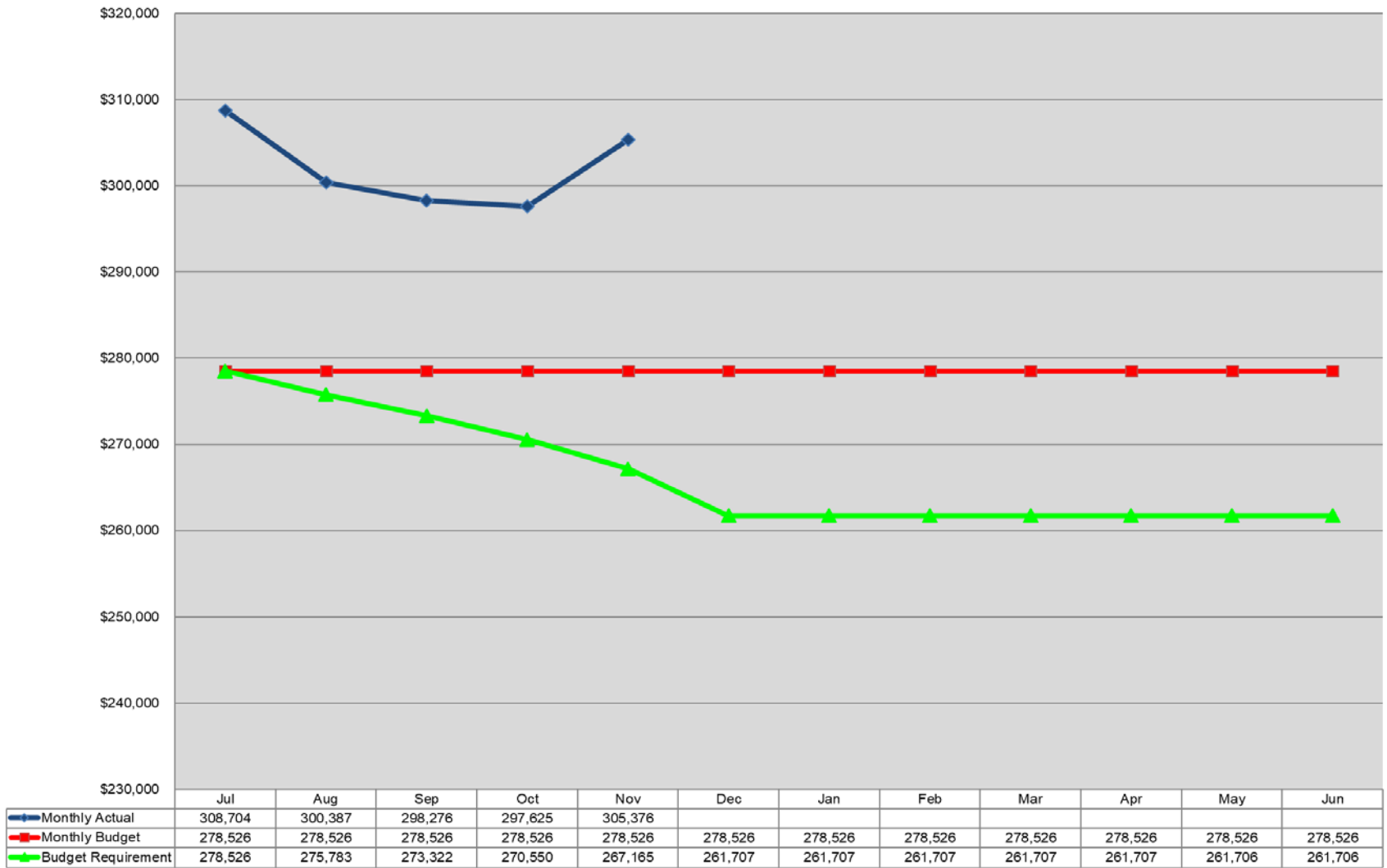
25

17

8

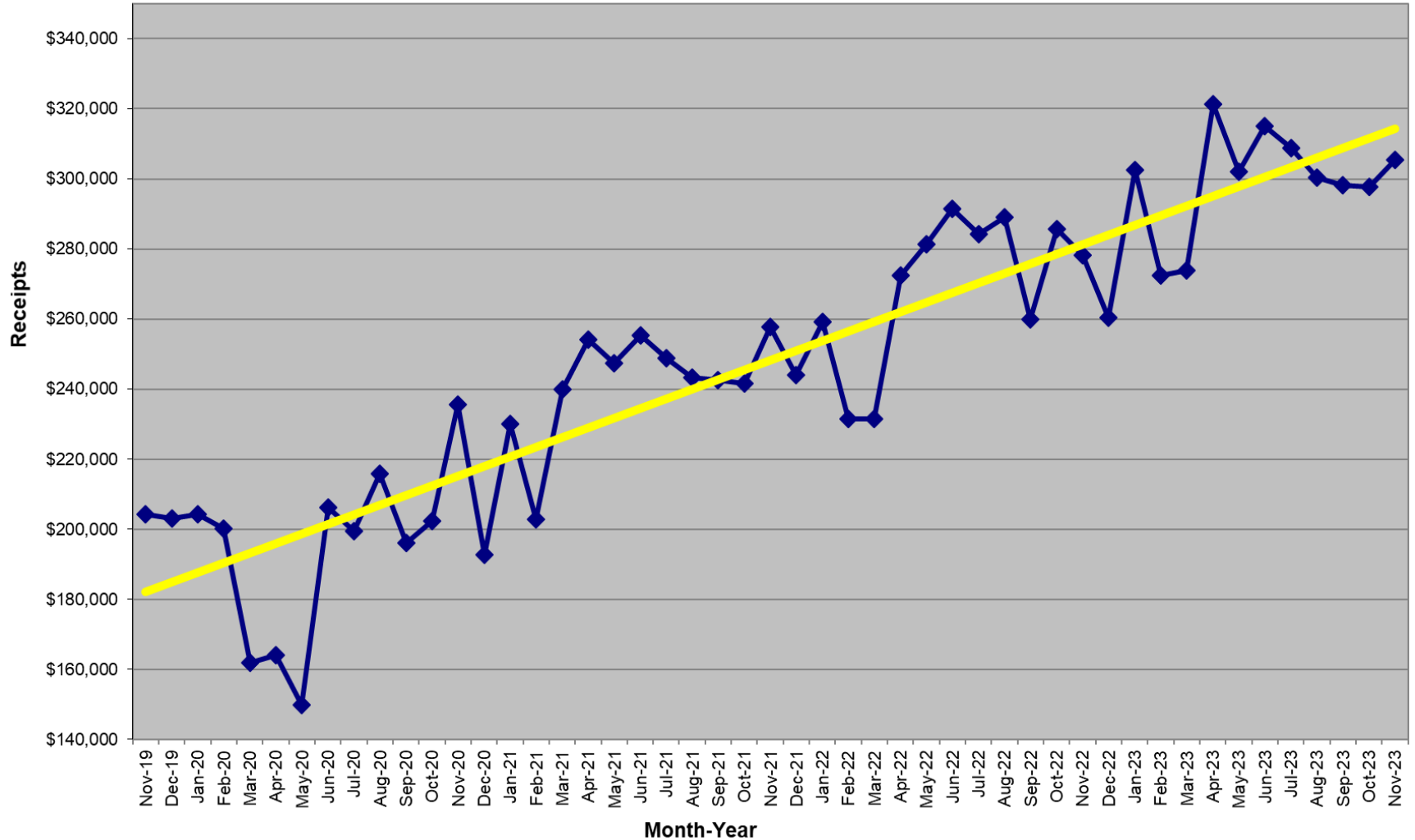
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Hospitality Taxes Fiscal Year 2023/24



Hospitality Tax

4 - Year Trending

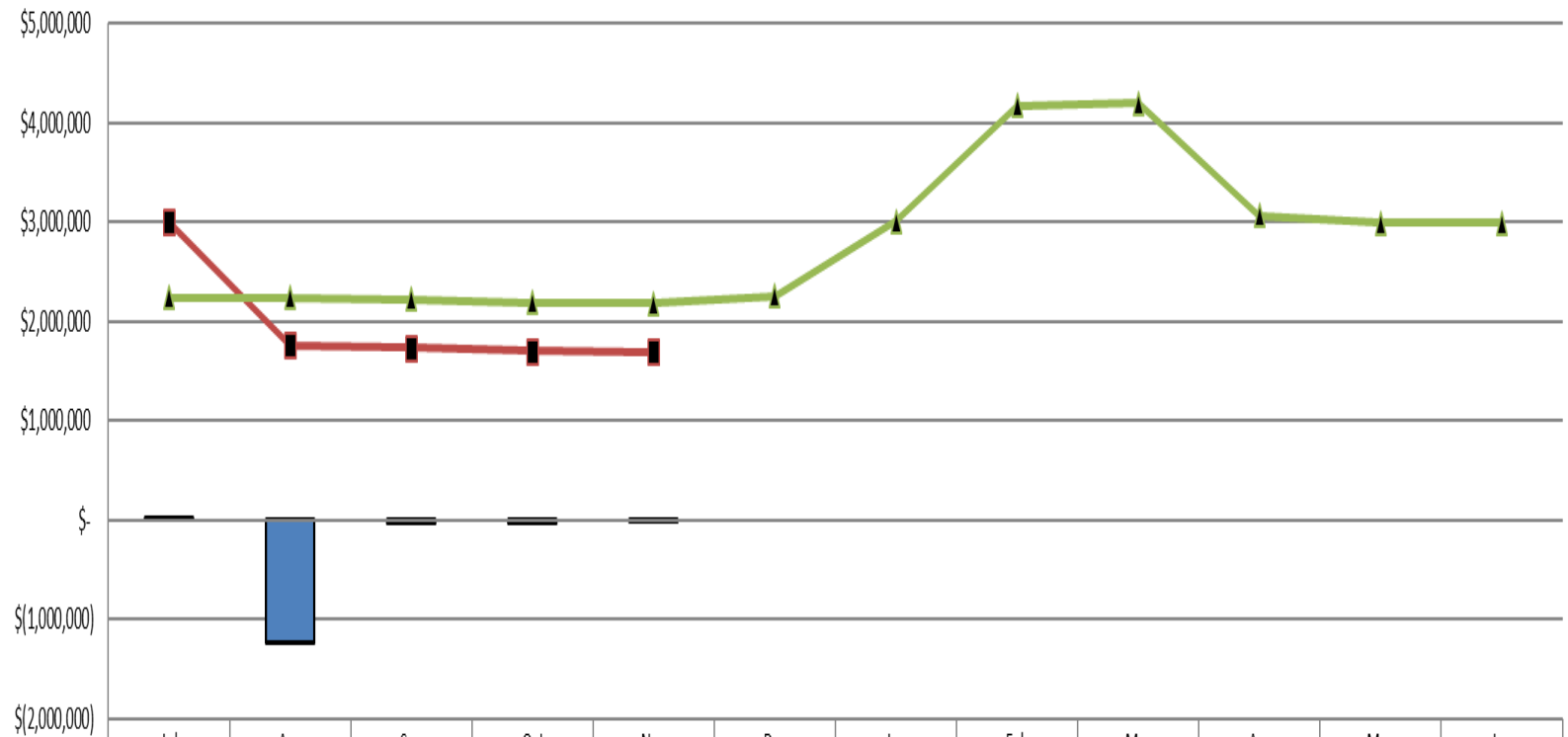




Storm Water Fund

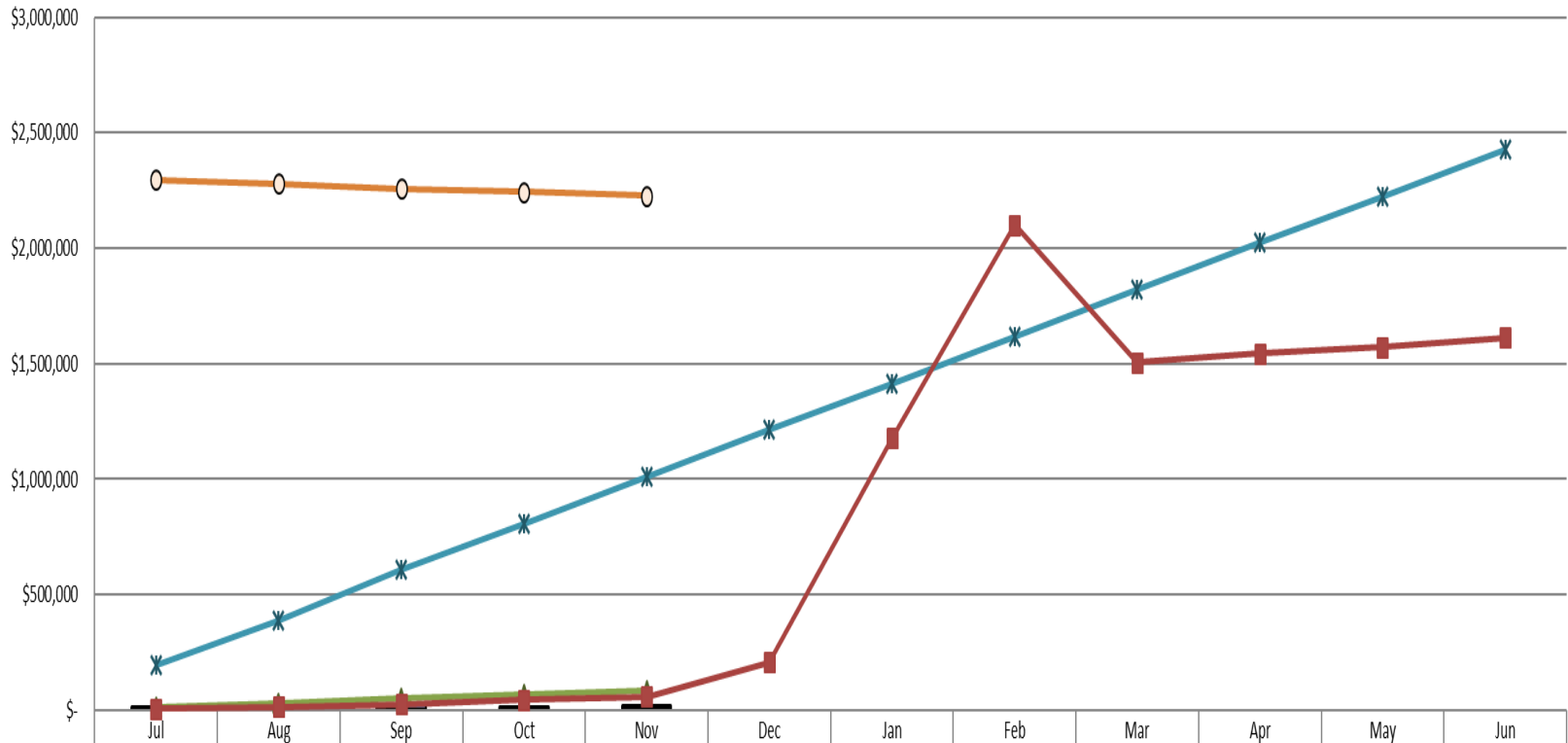
Cash Balance - Storm Water Fund

Fiscal Year 2023/24



Net Monthly Cash	8,362	(1,242,001)	(22,871)	(31,720)	(15,005)	-	-	-	-	-	-	-
Current Fiscal YTD Balance	3,001,971	1,759,969	1,737,099	1,705,379	1,690,374							
Prior Fiscal YTD Balance	2,235,621	2,238,864	2,225,263	2,191,628	2,178,692	2,253,562	3,009,050	4,174,748	4,197,655	3,066,870	2,988,928	2,993,610

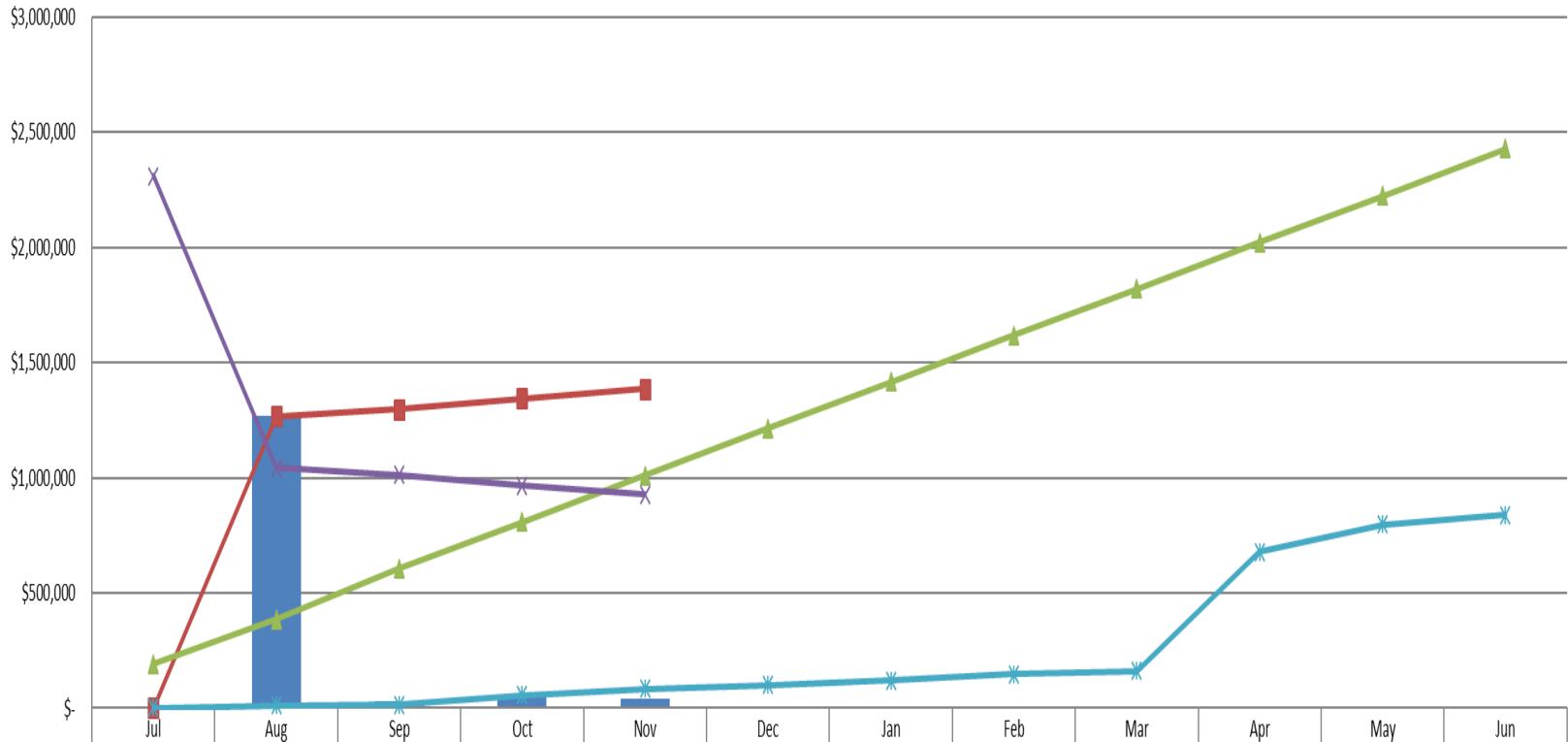
Revenue - Storm Water Taxes Fund Fiscal Year 2023/24



Monthly Actual	15,473	14,919	21,902	14,550	16,872							
YTD Actual	15,473	30,392	52,294	66,844	83,716							
YTD Prorated Budget	192,555	385,109	606,689	808,919	1,011,149	1,213,379	1,415,608	1,617,838	1,820,068	2,022,298	2,224,527	2,426,757
Prior YTD Actual	6,726	15,219	24,228	44,196	59,591	206,612	1,178,392	2,099,583	1,505,464	1,542,752	1,572,674	1,613,875
Balance to Collect	2,295,183	2,280,264	2,258,362	2,243,812	2,226,940							

Expenditures - Storm Water Fund

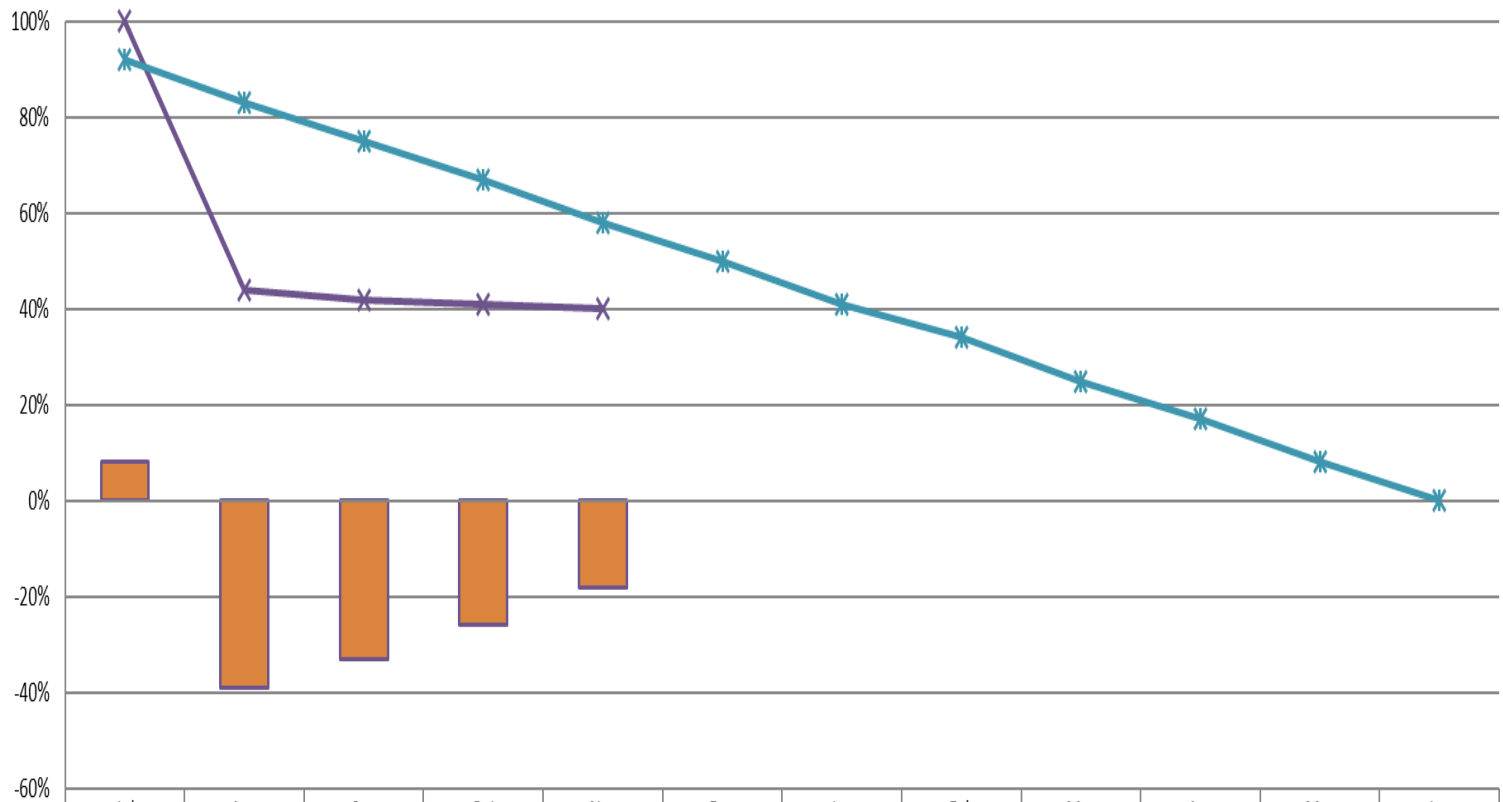
Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	997	1,267,076	29,697	46,102	40,790							
YTD Actual	997	1,268,073	1,297,770	1,343,872	1,384,662							
YTD Prorated Budget	192,555	385,109	606,689	808,919	1,011,149	1,213,379	1,415,608	1,617,838	1,820,068	2,022,298	2,224,527	2,426,757
Prior YTD Actual	-	11,483	15,848	57,571	84,628	100,925	119,346	146,338	161,873	677,734	796,129	838,960
Balance to Expend	2,309,659	1,042,583	1,012,886	966,784	925,994							

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
(Over) Under Budget	8	-39	-33	-26	-18							
Actual Percent Remaining	100	44	42	41	40							
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
1/9/2024

Fire Department Activity Report - November 2023

ATTACHMENTS:

Description		Upload Date	Type
📎	Fire Department Activity Report -	12/11/2023	Backup
	November 2023		



NOVEMBER

2023

CITY OF GREER
FIRE DEPARTMENT
MONTHLY REPORT

Welcome to the Team!



Manny Vazquez
Firefighter



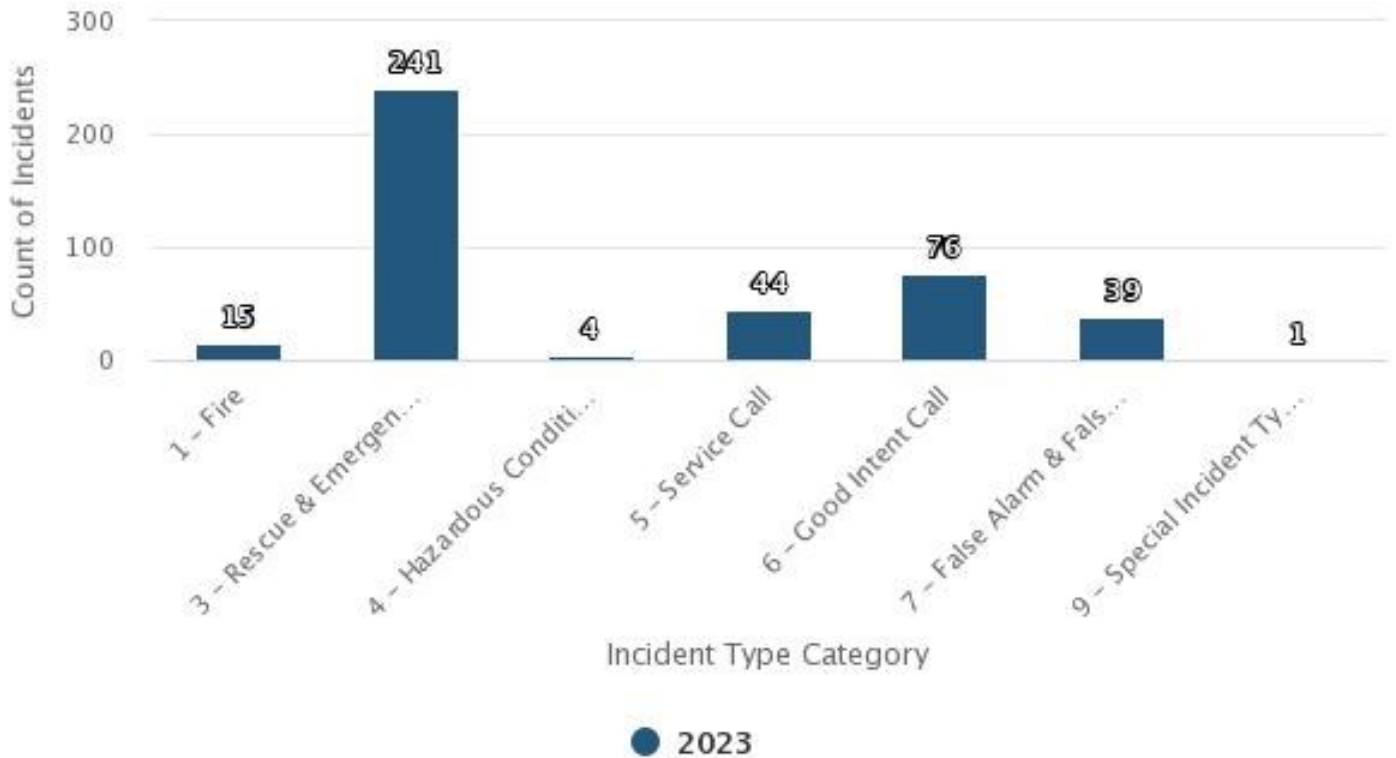
Jarrod Chappell
Paramedic



Zant Cason
Firefighter/Paramedic

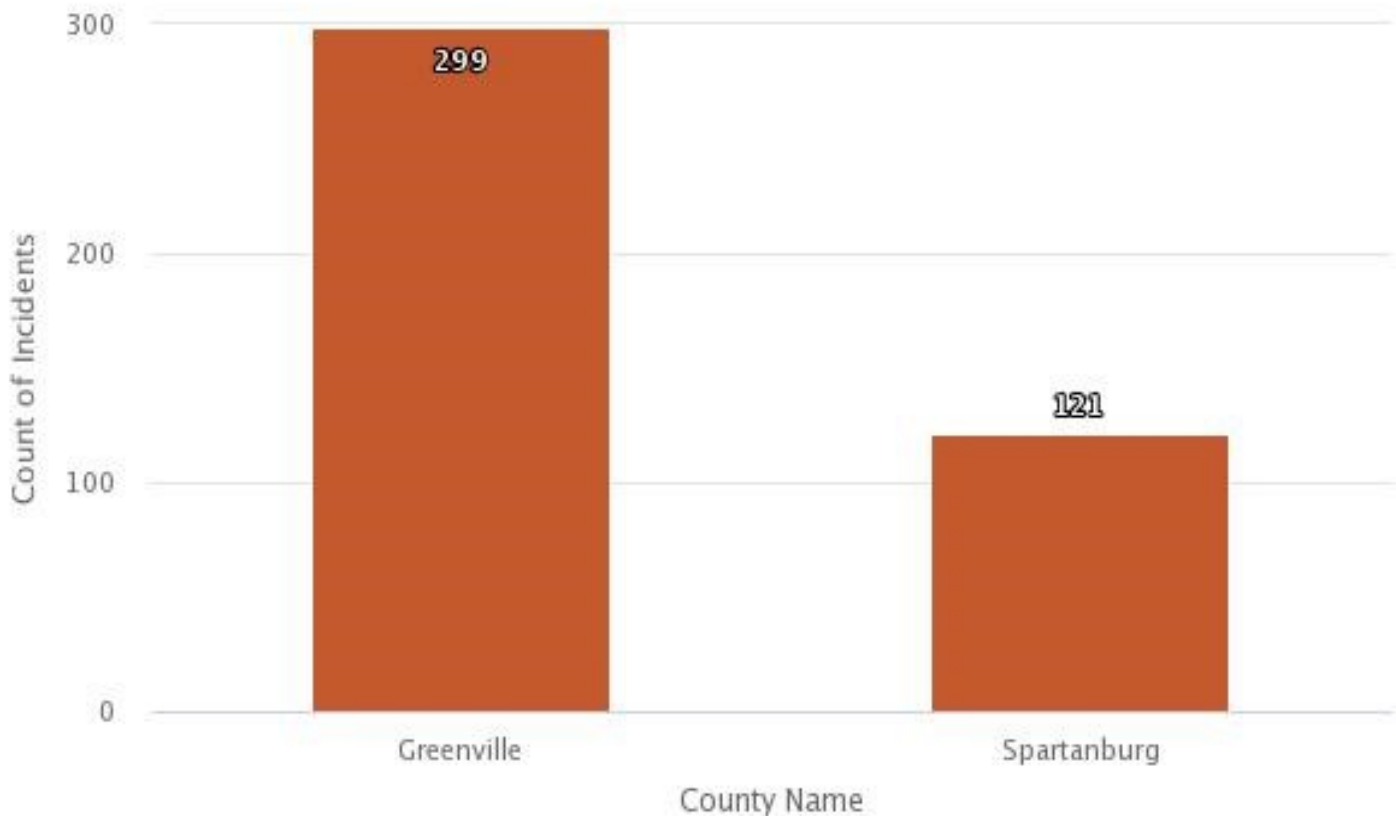
Incidents by Category and Year

Nov 01, 2023 to Nov 30, 2023



Incidents by County Name (Top 15)

Nov 01, 2023 to Nov 30, 2023

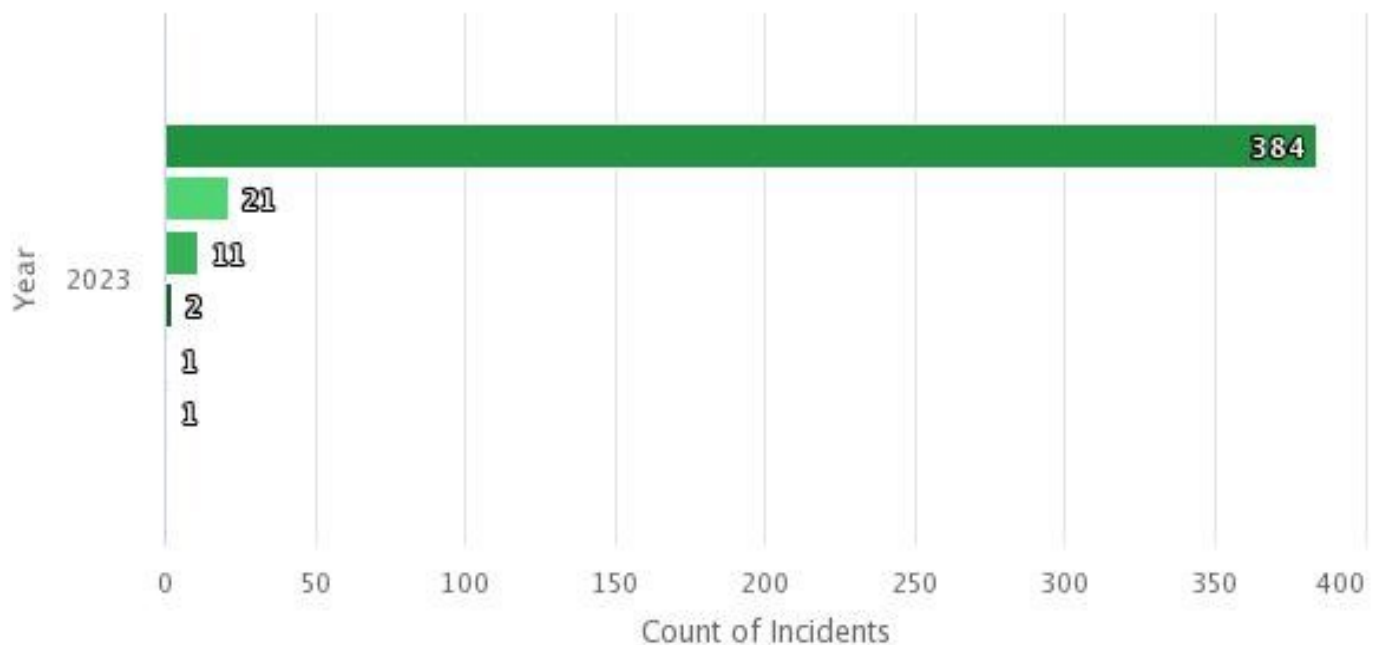


11/22/2023—Engine 42 Firefighter Basnight and Lt. Tompkins conducting foam line training.



Aid Given and Received by Year

Nov 01, 2023 to Nov 30, 2023



- None
- Mutual aid given
- Automatic aid received
- Mutual aid received
- Automatic aid given
- Other aid given

Unit Average Turnout Time (Seconds)

Nov 01, 2023 to Nov 30, 2023



Unit 90th Percentile Turnout Time (Seconds)

Nov 01, 2023 to Nov 30, 2023



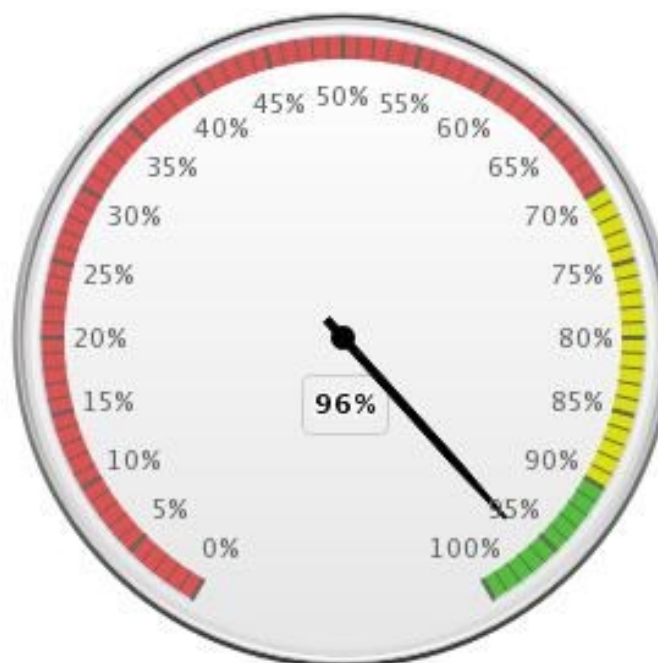
Unit Average Total Response Time (HH:MM:SS)

Nov 01, 2023 to Nov 30, 2023

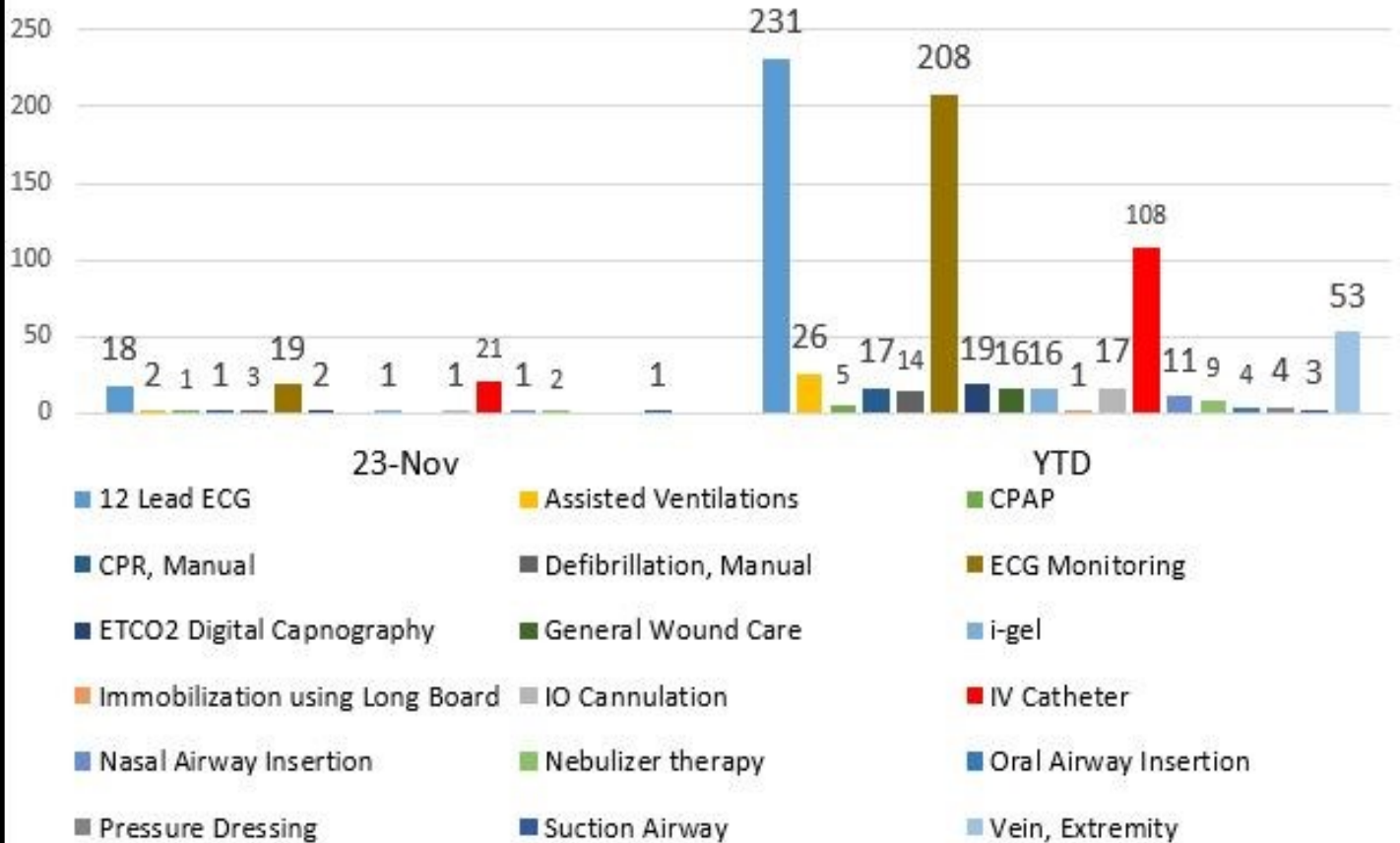


Percentage of Unit Total Response Times Under 09:00 Minutes

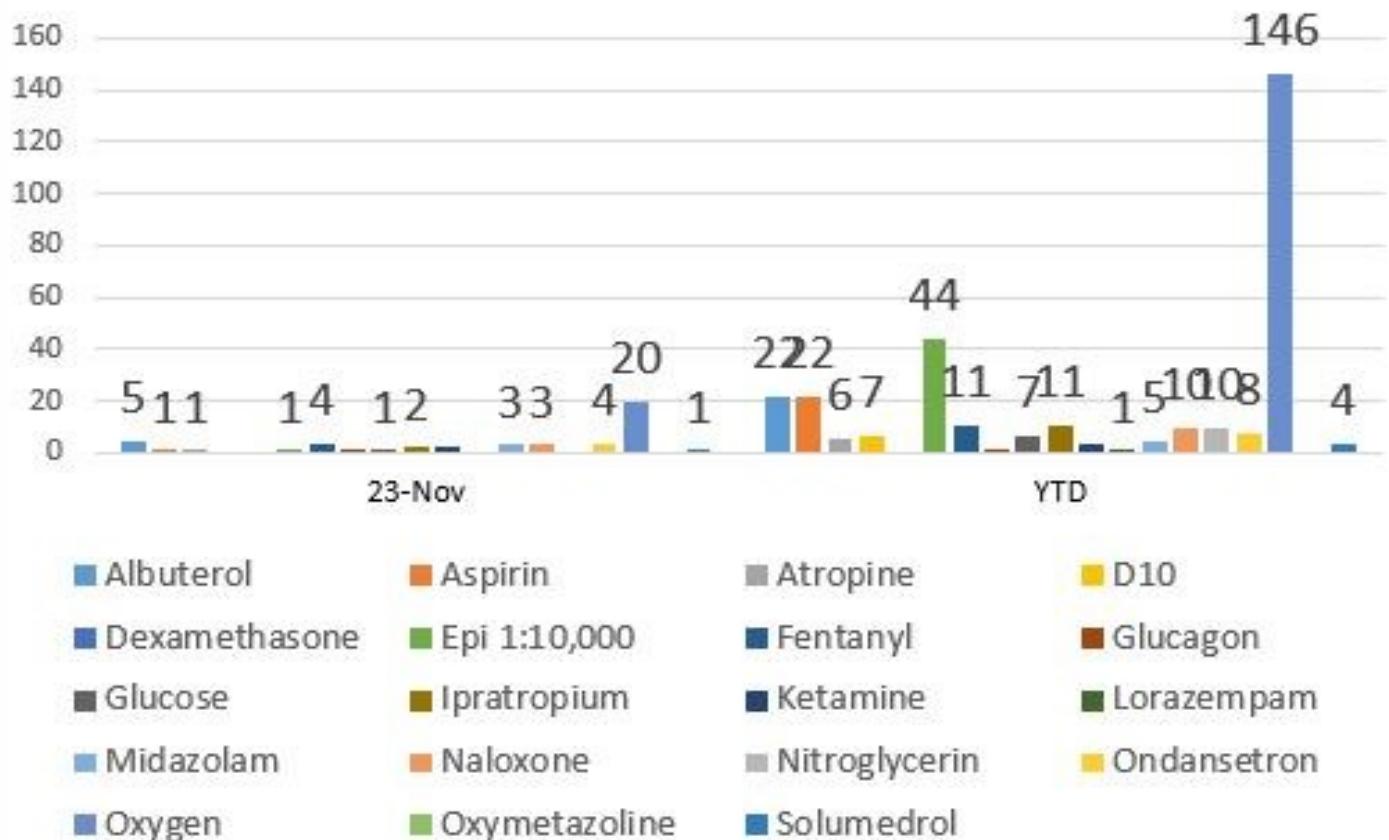
Nov 01, 2023 to Nov 30, 2023



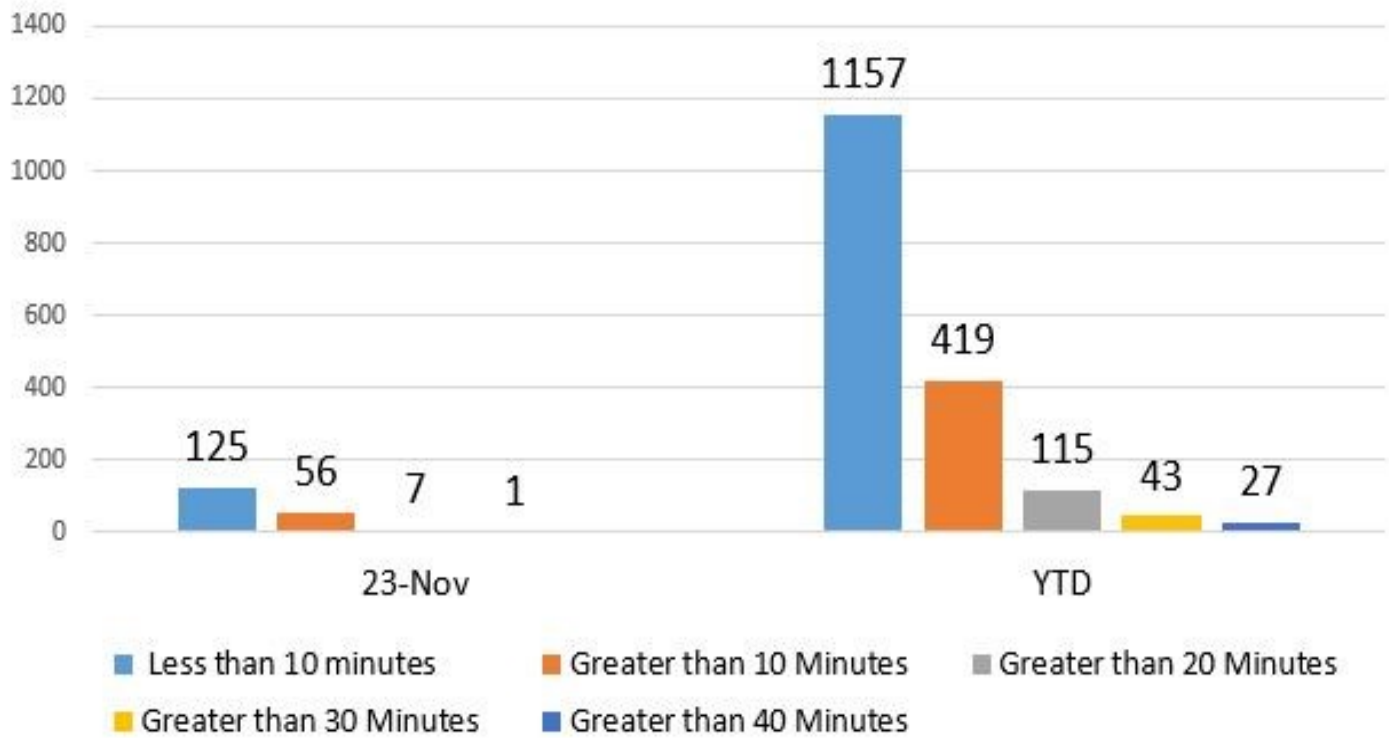
Treatments Provided



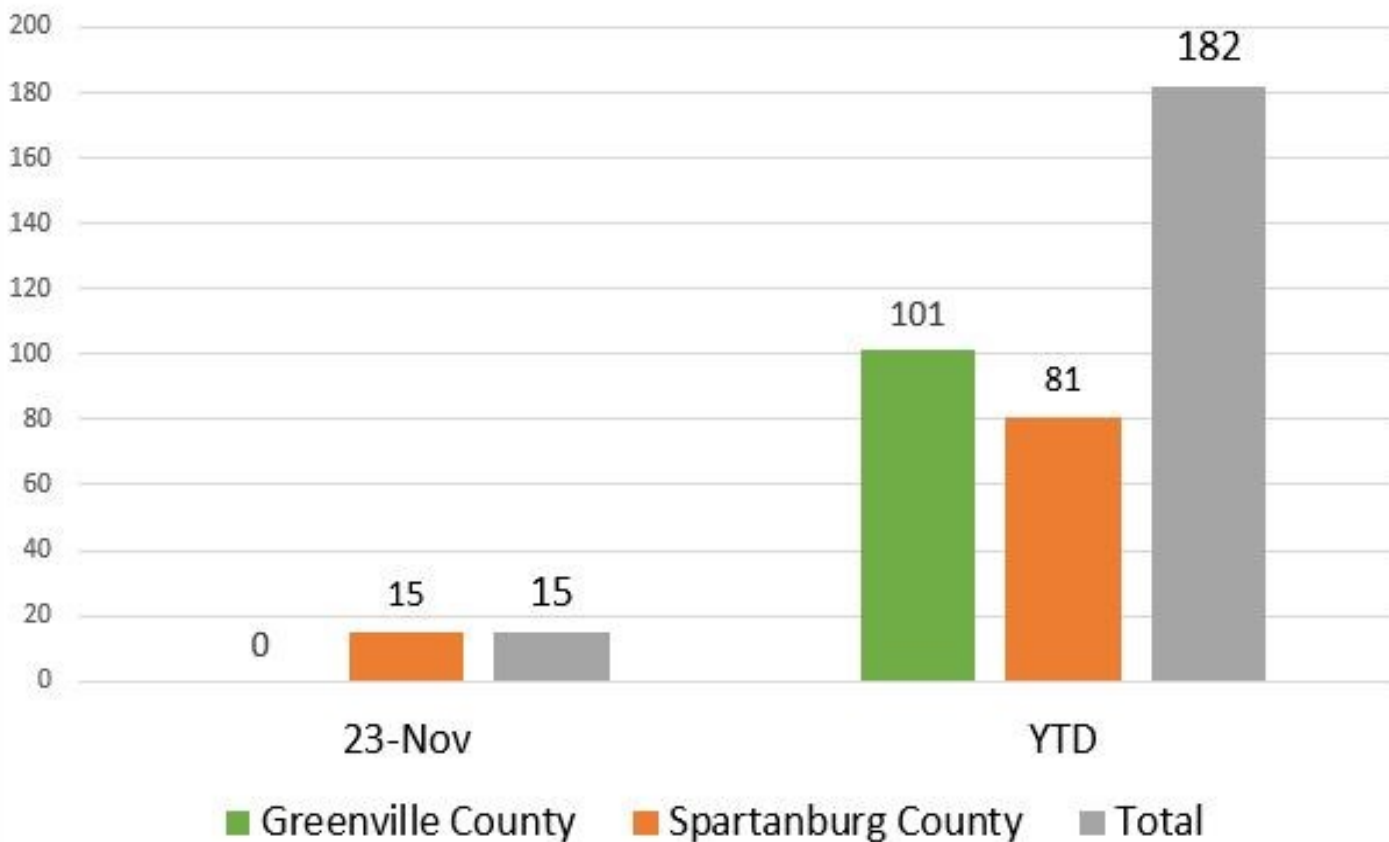
Medications Administered



EMS Arrival Delays



Provide ALS for Transport Unit





The following personnel completed training in the month of November:

Special Training:

Chief Blanchard, FF/Paramedic Massa and Cason completed Advanced Medical Life Support.

Our paramedic students are still on track to finish in January and all are doing well.

The City of Greer Fire Department is now an NAEMT training site, which in turns allows us to teach and train our providers to a higher standard across the board. From classes ranging from advanced medical care to trauma care.

Being a NAEMT site also allows us to train other city departments like the police department in Tactical Emergency Casualty Care (TECC).

Staff in Action:



Commercial Structure Fire:

11/21/2023—EN41, EN151, EN56, EN58, EN97, R41, PF55, L14, BAT41, BAT 81 responded to a commercial structure fire at 13054 E. Wade Hampton Blvd, LKQ. Crews arrived on-scene to find a car compactor on fire. Fire was quickly extinguished without issue or injuries. Scene was turned over to Office of Fire Marshal for cause and origin determination.

Staff in Action:

Leadership Greer Class 44—Public Safety Day:

11/07/2023—We hosted Leadership Greer class 44 where participants were able to use the jaws of life, rappel, and go up in the ladder truck. This is a highlight of Leadership Greer annually.



Incidents:

11/10/2023 – Touch a Truck – Suber Road Baptist Church

20 children

10 adults

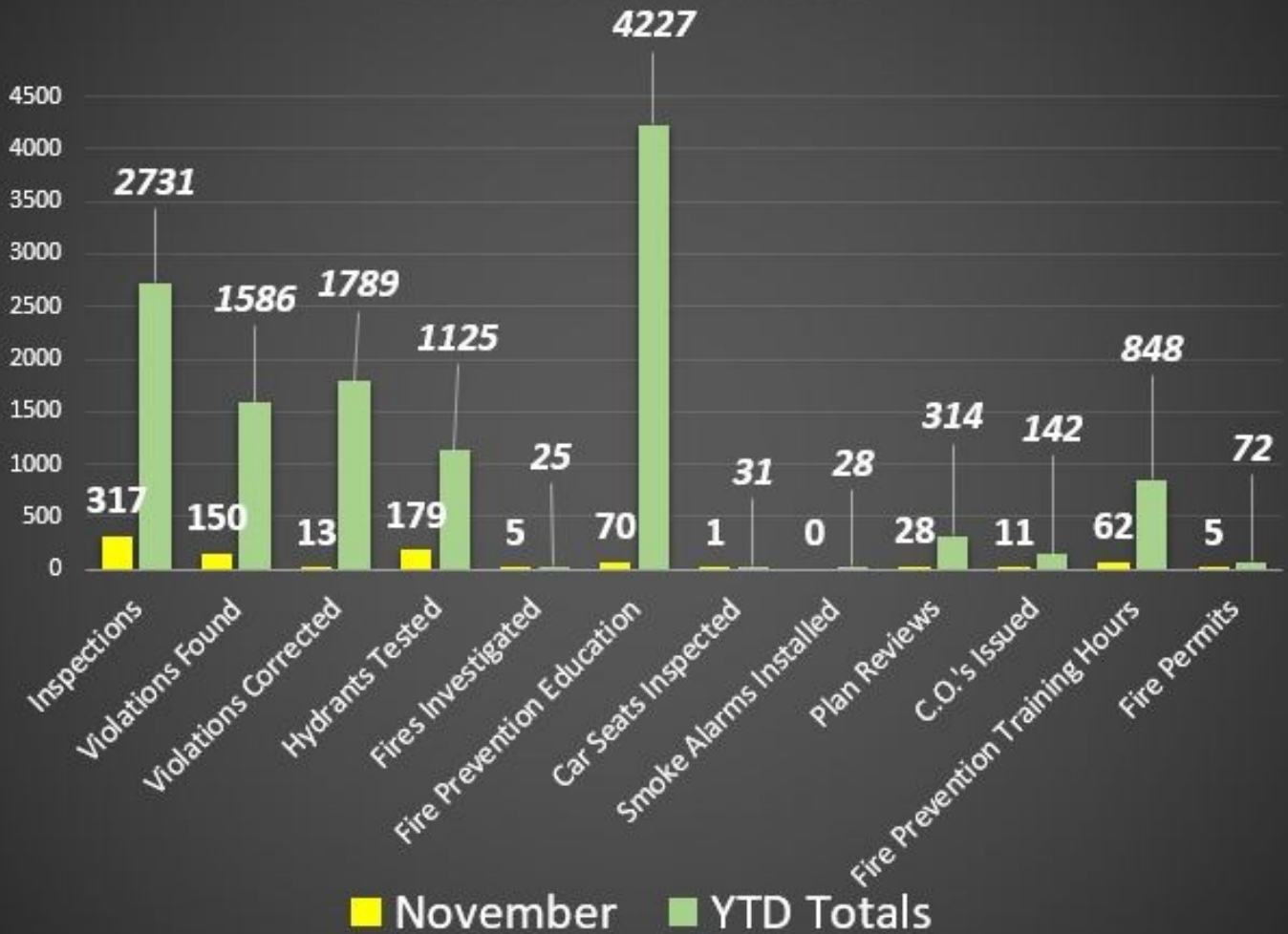


11/23 – Residential Structure Fire BAT41, BAT81, EN41, EN42, EN56, EN97, R41, R81 and L14 responded to a residential structure fire at 135 Pinewood Dr. Companies arrived on scene to find a single family dwelling with heavy smoke and fire showing from the front and rear of the residence. Crews worked hard to extinguish the fire quickly. No injuries were reported.



ADMINISTRATION

Office of Fire Marshal



STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO-CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	56	53	1	3	1
ADMINISTRATION	8	8	0	0	0
PART-TIME	17	17	0	0	0

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
1/9/2024

Municipal Court Activity Report - November 2023

ATTACHMENTS:

Description		Upload Date	Type
▢	Municipal Court Monthly Report	1/4/2024	Backup Material
	November 2023		



MUNICIPAL COURT

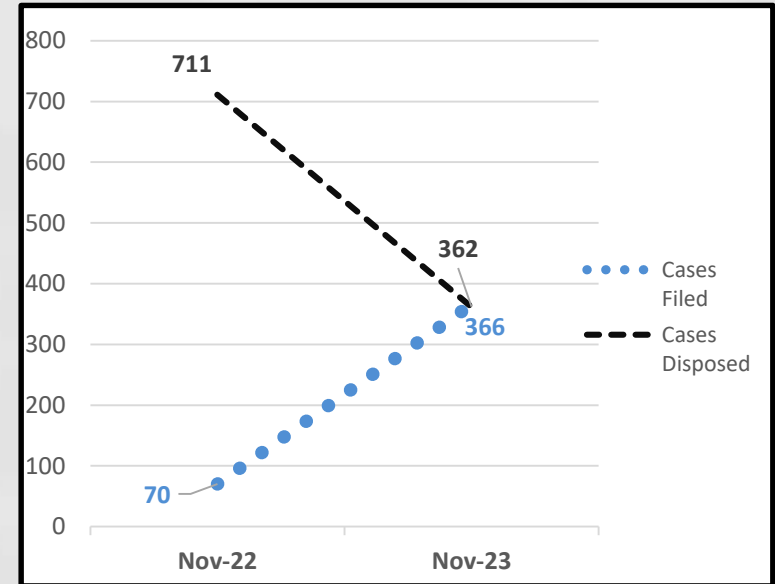
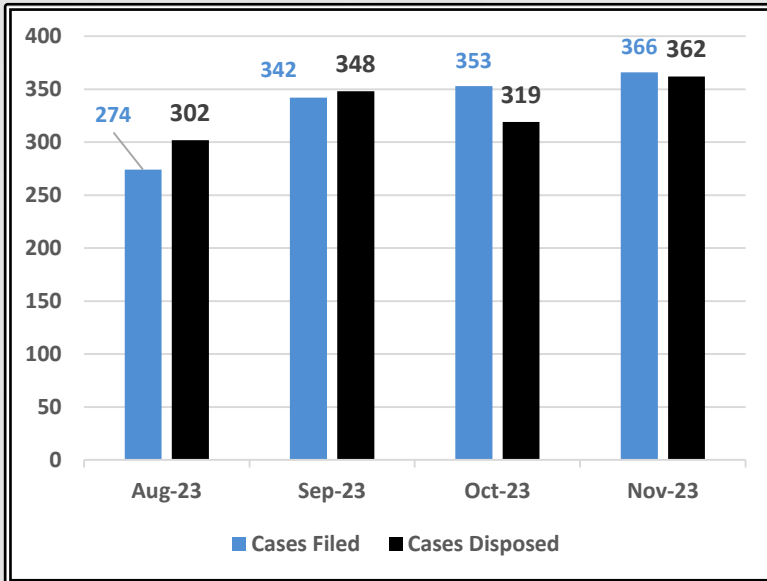
Monthly Report
November 2023

CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: 362

Total cases filed by officers: 366

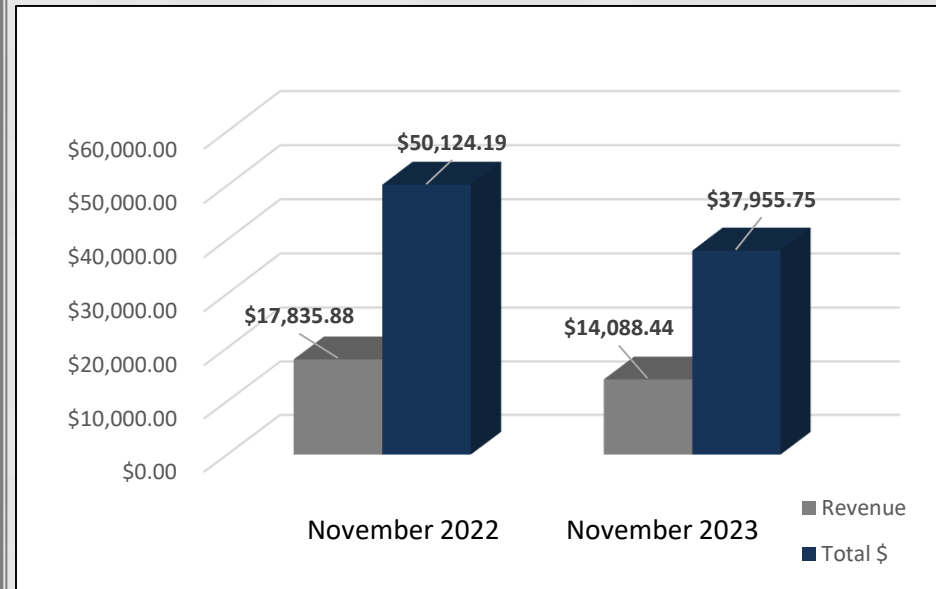
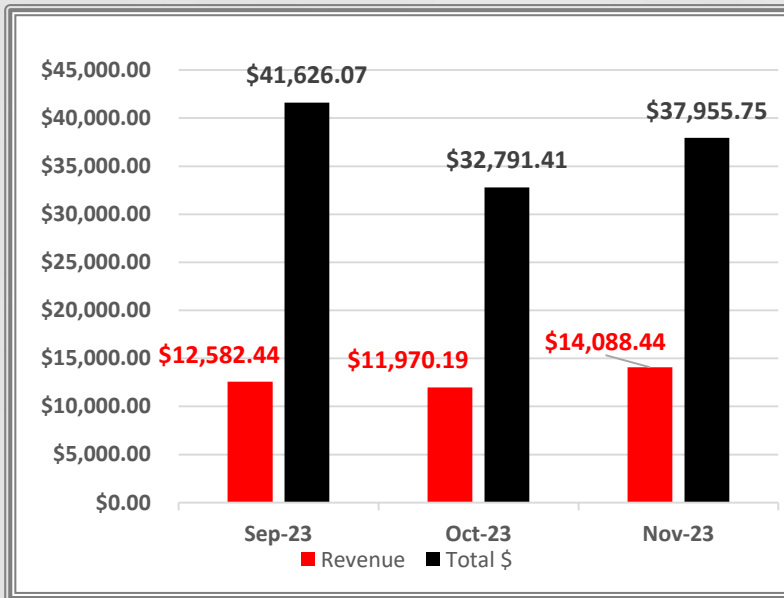


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	88
Arraignments-# of defendants	101
Arraignments-# of charges	168
Bench Warrants issued	10
Bench Warrants served	15
Search Warrants issued	11

Revenue

Total Revenue	\$14,088.44
Sent to State Treasurer	\$20,422.26
Victim Assistance Funds	\$ 2,507.98
Total Collected	\$37,955.75



ACTIVITY

- Traffic Court was held on November 1, 8, 15, 22 and 29.
- Domestic Violence Court was held on November 9.
- Preliminary Hearings were held November 3.
- Jury Trials were held the week of November 13.
- Judges training was held the evening of November 3.

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
1/9/2024

Parks, Recreation & Tourism Activity Report - November 2023

ATTACHMENTS:

Description		Upload Date	Type
▢	Parks, Recreation & Tourism Activity	1/3/2024	Backup Material
	Report - November 2023		

Parks, Recreation & Tourism

November 2023 Monthly Report

Current/Ongoing Projects

Wards Creek Trail System

- City of Greer Staff are working with SCDOT regarding completion of the LPA (Local Public Agency) Qualification Evaluation form the City will need to submit before we can be approved to administer this grant. Keck+Wood Consultants are also assisting in this process.

South Tyger River Greenway

- The Trail Easement Agreement between Greenville County School District and the City of Greer was approved by City Council on Tuesday, October 24. The Mayor has signed and it has been forwarded to the Greenville County School Board for their meeting on November 14 to ask for their approval and signature. This will connect the South Tyger Greenway to Gap Creek Road using portions of the school district's property at Greer High School.
- Our consultants received the SCDOT Maintenance Agreements for all trail components that require the City's signature. They have been forwarded to Daniel Hughes for review.

Turner Ball Park

- This project is on the November 28 Greer City Council agenda for approval.

Greer Golf - Clubhouse and Pool Area Renovation

- Pro shop operations have been moved to the Cabana as of Tuesday, November 4.

Davenport Park

- City staff are currently working on storm water issues that will determine the conceptual design of the site.

Newberry Tour

- On November 8, the Administrative, Events, Tourism, and Recreation Divisions assisted in a tour for City of Newberry employees. The facilities featured included Center for the Arts, Greer City Park, all rental facilities, Downtown Urban Park, and Kids Planet. This included insights into the departments' operations and an overview of the services and events we provide to the community.

Division Highlights

Athletics

- Registration opened for Greer PRT Youth Basketball and reached maximum capacity in approximately 10 days with a waiting list nearing 70 participants (gym space restricts program numbers). Staff facilitated Greer PRT Youth Basketball programming at Victor Gym and New Jerusalem Baptist Church.
- Staff facilitated Tomahawk Youth Wrestling programming at the Cannon Centre. Tomahawk Youth Wrestling program also reached maximum capacity this season (room and mat space restrict program numbers).
- Staff facilitated Greer 76ers Varsity Boys and Junior Varsity Boys Rugby practices at Country Club Park and Turner Field and hosted Greer 76ers Junior Rugby "Day for Play" Flag Tournament at Country Club Park. The tournament was used in an effort to recruit junior tackle players for a winter league. This will be our program's first Junior Tackle team.

- Staff completed recruiting for the Greer Christmas 7s tournament. Rugby programs from all over the southeast and northeast will be attending. States included are Tennessee, South Carolina, Indiana, North Carolina, Georgia, Virginia, and West Virginia.
- Greer PRT Hosted the 12U South Carolina Athletic Programs (SCAP) district tackle football championship at Greer City Stadium.
- Greer PRT claimed the 12U tackle football SCAP District Championship, and will head to Rock Hill to play in the Upper State title game.

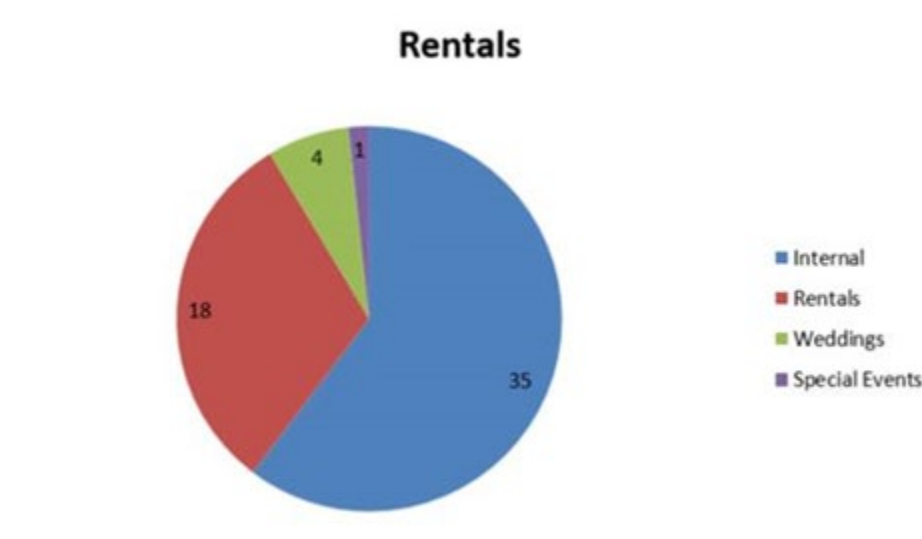
Cultural Arts

- A production meeting for Greer Children's Theater's Finding Nemo was held on Wednesday, November 1.
- We participated in the Greenville Open Studios on November 11 and 12, with three of our six in-house artists participating. There were 44 visitors on Saturday and 16 on Sunday.
- The City of Newberry visited the Center for the Arts on Wednesday, November 8. They took a tour of the building and the park.
- On Thursday, November 9, Robin Byouk went to the SCRPA Programming Branch Workshop in Newberry.
- GCAC held auditions for Finding Nemo on November 13 and 14. Casting call backs were on November 16 and the cast list was posted on November 19.
- Over 95 pieces of artwork were submitted by local children for "Through the Eyes of a Child", the first student art show at the Center for the Arts. A total of 88 pieces were selected to be displayed along with other clay pieces from this summer to accompany the student art exhibit.
- The Communications Division recorded a video for the "Through the Eyes of a Child" exhibit on November 17.

Events

- Breakfast with Santa tickets went on sale Monday, November 6, at 7:00 p.m. Within 45 minutes all 66 tables were sold out. We scheduled three sessions to accommodate 500 attendees at 8:00 a.m., 9:30 a.m., and 11:00 a.m. on Saturday, December 2.
- On November 8, the Events Division assisted in a tour for City of Newberry employees, the Events Division showcased all the facilities at Greer City Park. This included insights into the division's operations and an overview of the services and events we provide to the community.
- The following day on November 9, the Events Division staff engaged in training sessions in Newberry with the City of Newberry PRT. The training focused on the execution of special events and included a detailed tour of the City of Newberry PRT facilities.
- The Events Division has been executing the final details for the upcoming Greer Christmas Tree Lighting and Supper with Santa on Friday, December 1 and Breakfast with Santa on Saturday, December 2.

The Events Division hosted 58 total events – Internal: 35, Rentals: 18, Special Events: 1, Wedding Events: 4. A total of 6,250 guests visited the City of Greer Events Center. The Ambassadors have continued to provide excellent customer service to 681 passengers in downtown Greer Station in the month of November.



Greer Golf

- Pro shop operations were moved to the Cabana on Tuesday, November 7.
- Installation of synthetic turf at the driving range tee will begin next Monday, November 20.
- A new ball washing machine for the range was delivered and will be installed when the trash containment area is complete.
- Staff is working on the renewal of our golf cart lease with Club Car.

Recreation

- Senior Action met at the Needmore Recreation Center, Monday-Friday, for activities and lunch (20-25 seniors daily).
- Never Alone, Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
- SOAR hosted four Line Dancing sessions with 100 in attendance at the Cannon Centre.
- SOAR hosted two Bingo Days at City Hall with 50 participants.
- SOAR hosted a Book Club meeting with seven in attendance at the Center for the Arts.
- SOAR hosted a Movie Day with 12 in attendance.
- SOAR traveled to the Holiday Fair in Greenville with 23 participants.
- Staff hosted Pickleball Clinics, and open play sessions at Victor Gym and Tryon Park.
- Open Play Basketball continued on Friday nights at Victor Park Gym.
- Staff hosted the Artifacts Club, Cutlery Club, and Disabled American Veterans Group at Tryon Recreation Center for their monthly meeting.
- The Creative Advancement afterschool program continued at Victor Park Gym every weekday.
- The Needmore afterschool program continued at the Needmore Recreation Center every weekday.
- Justin Miller presented to the City of Newberry as a part of a department tour.
- Staff hosted a "Space Race" glow in the dark tournament at the Century Park Disc Golf course with 45 participants.
- Rentals: Recreation Centers- 9, Bus- 2, Kids Planet-38

Tourism

- The Tourism Division and Economic Development Department received free, Small Business Saturday items from AmEx to distribute to downtown merchants to encourage local shopping during the holiday season.
- The PRT Department hosted the City of Newberry on Wednesday, November 8 to provide information about Greer's facilities and events. Lindsey Shaffer presented during lunch and provided information about the Tourism Division's responsibilities.
- Lindsey Shaffer attended a SCRPA Workshop in Newberry on Thursday, November 9. Topics included event inclusivity, art activation, and a tour of Newberry's tourist attractions.
- The Tourism Division met with a few downtown merchants on Thursday, November 16 to gauge interest in a merchant-led downtown organization, possible events, and partnerships. The merchants will discuss with other business owners and we will meet again in January to discuss how the group would like to proceed.
- A special event permit application was approved for A Patriots 5k for Saturday, November 18.

<u>Upcoming Events</u>	<u>Current Projects</u>
<ul style="list-style-type: none">• Greer Farmers Market – November 7 (City Park)• Foothills Philharmonic – November 18 (Center for the Arts)• Tree Lighting – December 1 (City Park)• Breakfast with Santa – December 2 (Cannon Centre)• Greer Farmers Market Christmas Festival – December 2-3 (City Park)• Christmas Parade – December 3 (Downtown)• Greer Christmas 7s Regional Rugby Tournament – December 9 & 10 (Country Club Road Park)• Cops for Tots – December 16 (Greer City Hall)	<ul style="list-style-type: none">• Greer Golf Redesign of Clubhouse & Pool Area• H.R. Turner Park Renovation• South Tyger River Greenway• Wards Creek Greenway• Davenport Park Renovation

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

Category Number:
Item Number: 7.



AGENDA
GREER CITY COUNCIL
1/9/2024

Police Department Activity Report - November 2023

ATTACHMENTS:

Description	Upload Date	Type
📎 Police Department Activity Report - November 2023	12/12/2023	Backup Material

Greer Police Department Monthly Report

**November
2023**



Command Staff

Chief Hamby

Captain Pressley- Support
Services Bureau

Vacant- 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	73 FT/1 PT	67 FT/0 PT	3	6 FT/1 PT
COMMUNICATIONS	14 FT	12 FT	1	2 FT
DETENTION	9 FT	7 FT	0	2 FT
ADMINISTRATIVE	8 FT/1 PT	7 FT/1 PT	0	1 FT/0 PT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	105 FT/2 PT	94 FT/1 PT	4	11 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	158
TRAFFIC CITATIONS ENTERED IN DATABASE	313
RECORDS REQUESTS/FOIA	343
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	644
EXPUNGEMENTS RECEIVED	0
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	0
TOTAL EXPUNGEMENTS REMAINING	134
CRIMINAL HISTORY CHECKS	18
SLED SUBMITTAL	0

MONTHLY STATISTICS

Volunteer Hours

134.5

OF VOLUNTEER
HOURS THIS MONTH

1477.5

OF VOLUNTEER
HOURS YTD

Training

8

OF CLASSES THIS
MONTH

85

OF CLASSES YTD

134

OF STUDENTS THIS
MONTH

1097

OF STUDENTS YTD

16

OF CLASS HOURS
THIS MONTH

485.5

OF CLASS HOURS
YTD

362

TOTAL HOURS TRAINING
TIME THIS MONTH

6177

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

JOB DESCRIPTION	QUANTITY
CONFERENCES WITH TEACHERS OR ADMIN STAFF	56
INDIVIDUAL MEETINGS WITH STUDENTS	51
PHONE CONFERENCE WITH PARENTS	27
CONFERENCES WITH PARENTS	15
SCHOOL EVENTS	17
CLASSROOM VISITS	17
CODE 5	2
FOLLOW UPS	1
BTAM'S	5

Administrative Division Activity

·OFC. FERRELL BEGAN HIS NEWLY CREATED POSITION AS THE CRISIS INTERVENTION OFFICER FOR THE DEPARTMENT. HE MET WITH UPSTATE WARRIOR SOLUTIONS ON A COUPLE OCCASIONS TO BEGIN A RELATIONSHIP BUILDING PROCESS. OFC. FERRELL ALSO VISITED SEVERAL OTHER ENTITIES RELATED TO LOCAL RESOURCES FOR CITIZENS WITH MENTAL ILLNESSES AND ADDICTIONS.

·SRO ANDERSON ATTENDED AVERT ACTIVE SHOOTER TRAINING AND INSTRUCTORSHIP IN COLUMBIA ON NOVEMBER 19TH.

·SRO AKERS PARTICIPATED IN AN ONLINE TRAINING FOR BASIC ICAC INVESTIGATIONS.

·SGT. WRIGHT AND LT. FORRESTER ASSISTED WITH GREER CHAMBER OF COMMERCE LEADERSHIP GREER PUBLIC SAFETY SESSIONS FOR ADULT AND JUNIOR LEADERSHIP CLASSES.

·SGT. WRIGHT AND OFC. GRIMSTAD FINISHED THE GIRLS ON THE RUN SEASON, AND ASSISTED THE GROUP IN A 5K RUN AT USC UPSTATE.

·SGT. WRIGHT, PTO GOULD, OFC. BAKER, OFC. GRIMSTAD, AND K9 IKAR ATTENDED THE SKYLAND ELEMENTARY SCHOOL CAREER DAY.

·LAW ENFORCEMENT LED LOCKDOWNS (IN CONJUNCTION WITH GCSD SECURITY) WERE COMPLETED AT CRESTVIEW ELEMENTARY, WOODLAND ELEMENTARY, AND GREER MIDDLE SCHOOL.

·LANDER UNIVERSITY'S CAREER FAIR WAS ATTENDED BY OFC. GRIMSTAD, OFC. BAKER, AND K9 OFFICER GOULD.

·OFC. GRIMSTAD MET WITH STORE MANAGERS AT WALMART MARKETPLACE, PLANET FITNESS, DOLLAR GENERAL AND BELK TO SHARE INFORMATION ON THE UPTICK IN INCIDENTS SEEN SINCE JANUARY AND TO GET SOME FEEDBACK ON ISSUES THESE BUSINESSES MAY BE EXPERIENCING.

·OFC. GRIMSTAD IS WORKING WITH MANAGEMENT OF APARTMENTS WITHIN THE CITY TO OBTAIN RENT ROSTERS FOR EACH COMPLEX.

Community Outreach



Syl Syl Toy Drive



Dorman High School
Field Trip



Youth Leadership
Greer participant
(Jack Merriman) at the
FATS machine.



Girls on the Run 5K
USC Upstate



Girls on the Run 5K
USC Upstate



Girls on the Run 5K
USC Upstate

Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	OCT-23	NOV-23	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2022	YEAR TO DATE 2023	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,464	1,250	-14.6%	15,262	15,362	0.7%
INCOMING 7-DIGIT LINE CALLS	5,307	4,802	-9.5%	54,431	55,111	1.2%
POLICE CALLS FOR SERVICE	2,675	2,616	-2.2%	31,466	32,299	2.6%
FIRE CALLS FOR SERVICE	1,110	1,096	-1.3%	11,500	11,745	2.1%
TOTAL DISPATCHED CALLS	3,785	3,712	-1.9%	42,966	44,071	2.6%

Detention Center

INMATE AND PROCESS TOTAL	OCT-23	NOV-23	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2022	YEAR TO DATE 2023	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	101	98	-3.0%	1138	1105	-2.9%
TRANSPORTED TO GREENVILLE	18	14	-22.2%	229	211	-7.9%
TRANSPORTED TO SPARTANBURG	21	22	4.8%	202	170	-15.8%
INMATES TRANSPORT BY 600	18	11	-38.9%	173	136	-21.4%

Animal Control Services

ANIMAL CONTROL ACTIVITY	OCT-23	NOV-23	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2022	YEAR TO DATE 2023	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	188	156	-17%	1122	1691	51%
LIVE DOGS PICKED UP	9	11	22%	72	85	18%
LIVE CATS PICKED UP	0	0	0	34	25	-26%
TRAPS DELIVERED	4	2	-50%	28	45	61%
FOLLOW UP CALLS	19	11	-42%	80	118	48%
CITATIONS ISSUED	0	0	0	4	7	75%
DOGS TAKEN TO COUNTY SHELTER	6	8	33%	70	60	-14%
CATS TAKEN TO COUNTY SHELTER	0	0	0	43	25	-42%

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	OCT-23	NOV-23	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2022	YEAR TO DATE 2023	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	177	149	-15.8%	1292	1652	27.9%
NEW ITEMS ENTERED	134	144	7.5%	1445	1223	-15.4%
ITEMS PURGED	8	34	325.0%	1166	761	-34.7%
ITEMS RELEASED	1	24	2300.0%	82	102	24.4%
CASES SENT TO CO 23 LAB	3	11	266.7%	90	87	-3.3%
CASES SENT TO CO 42 LAB	10	0	-100.0%	75	80	6.7%
HOURS SPENT AT LABS	4.5	2	-55.6%	47.5	39.5	-16.8%
HOURS SPENT IN COURT	25	38	52.0%	401.5	360	-10.3%

Patrol Division

POLICE PATROL ACTIVITY	NOV-22	NOV-23	% CHANGE FROM	YTD 2022	YTD 2023	% CHANGE
CITATIONS ISSUED	321	308	-4.05%	4873	3792	-22.18%
ARRESTS	113	119	5.31%	1245	1227	-1.45%
INCIDENT REPORTS	379	464	22.43%	3911	4070	4.07%
COLLISION REPORTS	159	161	1.26%	1598	1715	7.32%
WARNING CITATIONS	321	262	-18.38%	3771	3372	-10.58%
PATROL MILES	40,642	37,034	-8.88%	503,336	468,383	-6.94%
WARRANTS SERVED	93	49	-47.31%	814	669	-17.81%

Proactive Efforts

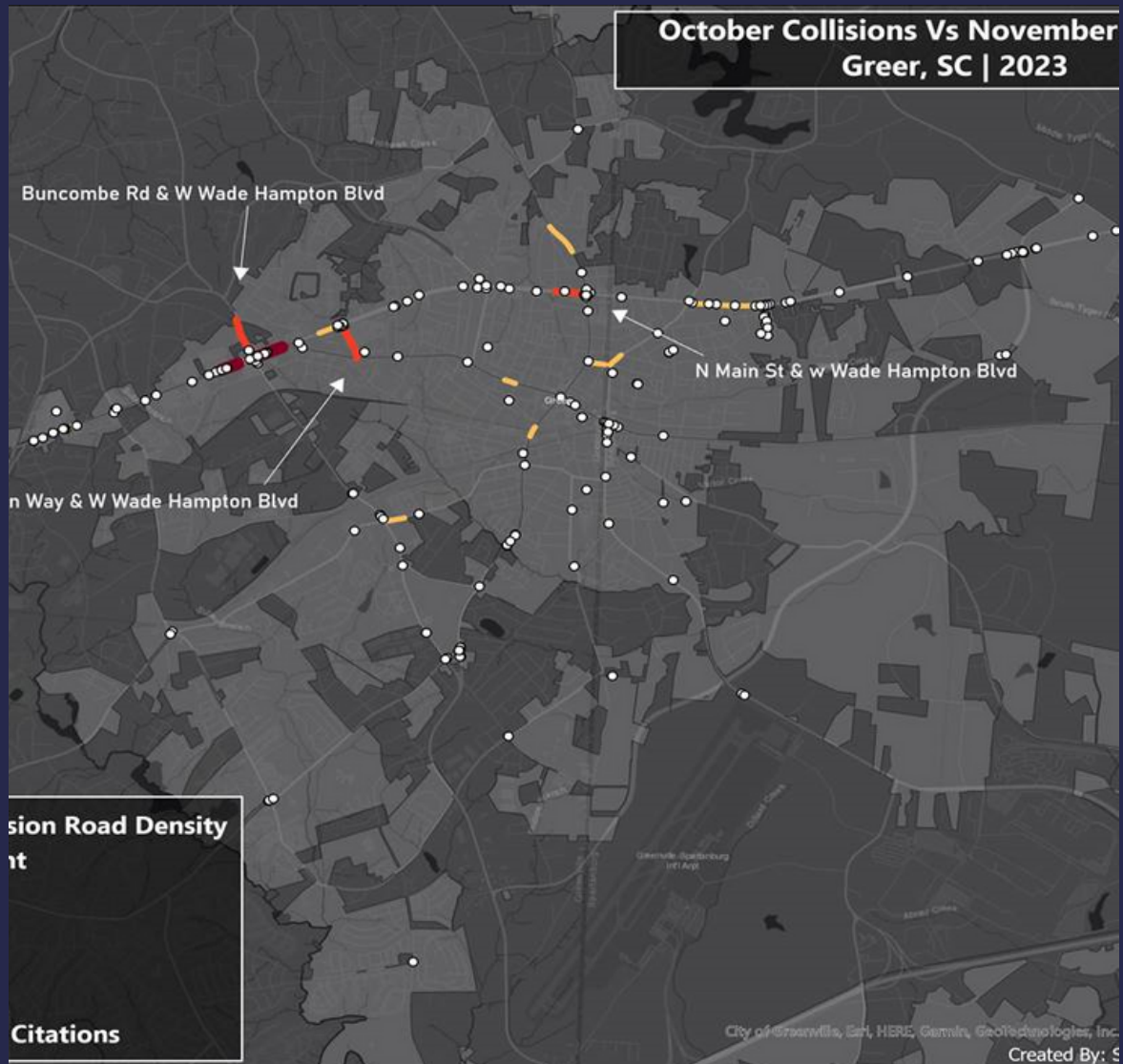
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
11	17	74	35	88

Drugs Seized

MARIJUANA	METH	HEROIN	COCAINE
41.4 GRAMS	62 GRAMS	0 GRAMS	.13 GRAMS

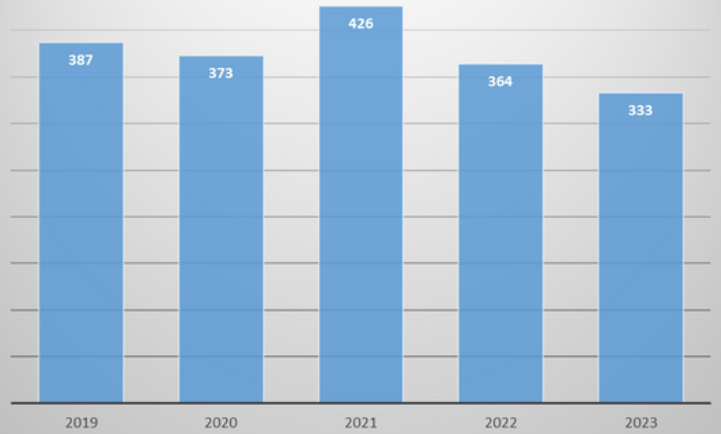
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

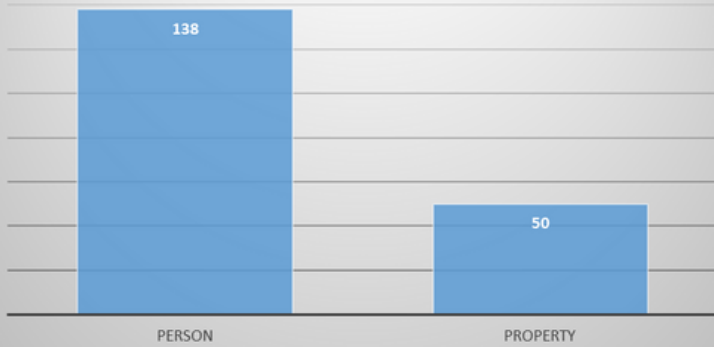


Criminal Investigations Division

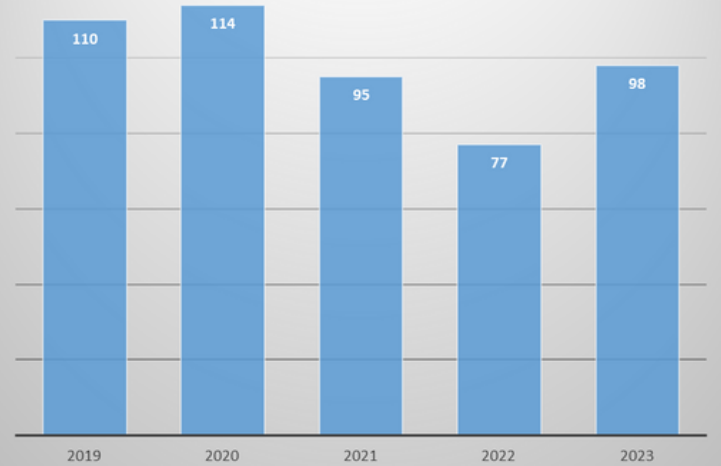
**CID Assigned Cases
2023 Total YTD**



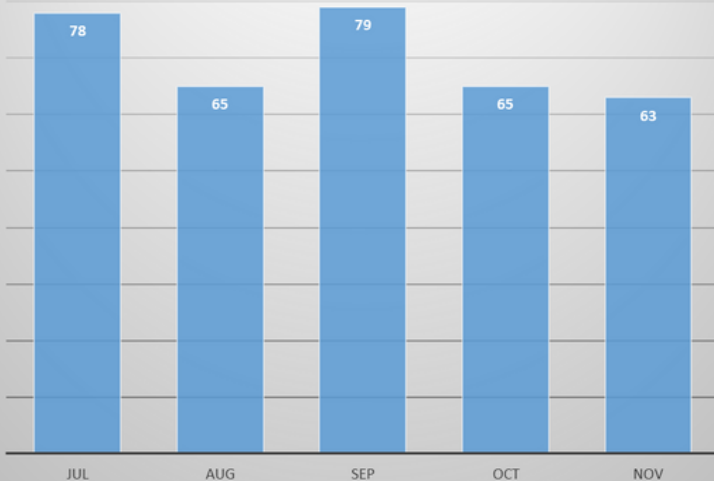
CID Closed Cases - 2023 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)



**White Collar Cases
2023 Total**



**New VA Cases
NOV 2023**



Category Number:
Item Number: 8.



AGENDA
GREER CITY COUNCIL
1/9/2024

Public Services Activity Report - November 2023

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Services Activity Report - November 2023	1/4/2024	Backup Material



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

FROM: Public Services Department

SUBJECT: November 2023 Activity Report

DATE: January 4, 2024

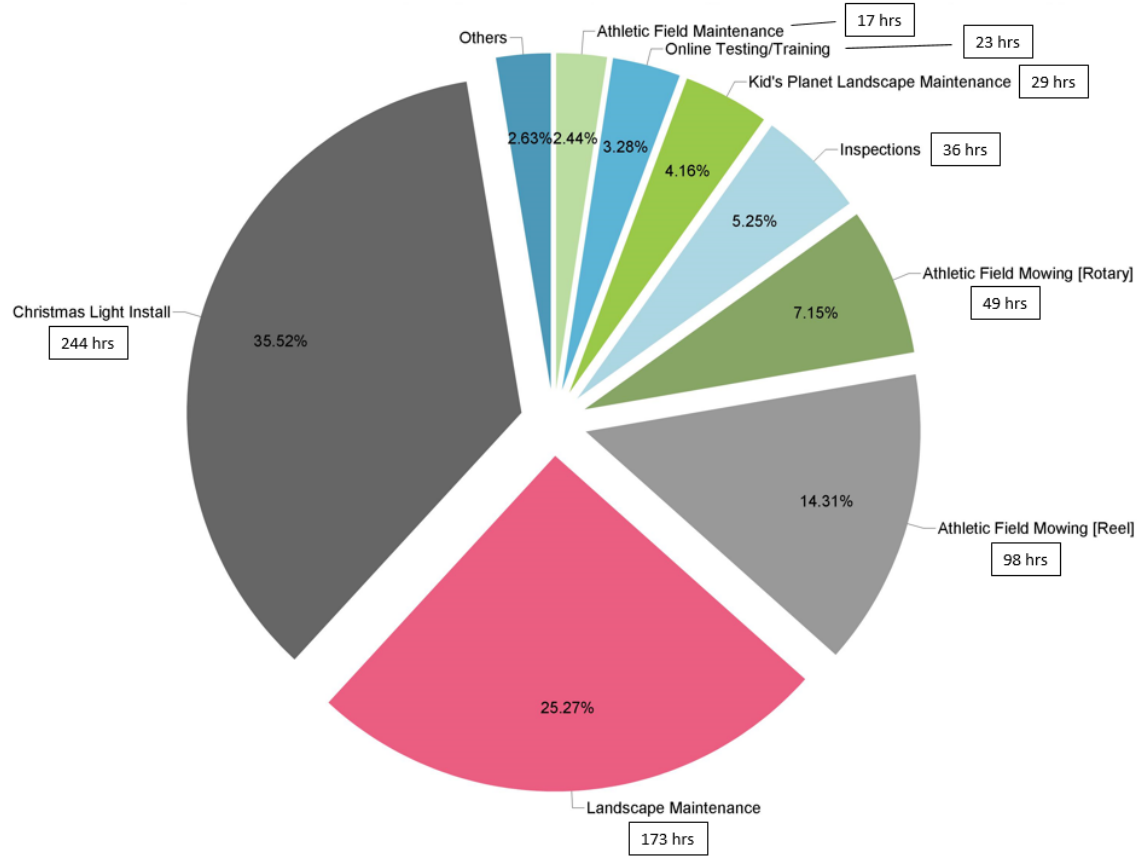
Department Involved Events

- Staff worked the following events:
 - Staff continued weekly preparation for Farmers Market – 2 Employee – 12 hours

Grounds Maintenance Division

- Irrigation Tech continued to raise heads and make repairs to broken irrigation heads and raised valve boxes at City Stadium, Suber, Kids Planet, Country Club Rd Park, and South Suber Rd Park
- Irrigation Tech repaired wiring issues on the main line at Century Park Field 1
- Staff continued to paint the fields at Suber Soccer, Country Club Park, and City Stadium for soccer and football games (2 employees – 19 hours)
- Staff prepared Country Club Field 1 for Rugby event (1 employee – 1.5 hrs)
- Staff painted City Stadium for the All-Star District Championship playoff game (1 employee – 1.5 hours)
- Staff prepared the disc golf course at Century Park for the Space Race glow in the dark disc tournament
- Staff installed Christmas trees downtown
- Staff decorated light poles with garland at Kids Planet, Downtown Area and at Urban Parks
- Spray Tech melted 21-0-0 fertilizer from the In-House Turf program to spray all over seeded Athletic Fields (1 employee – 2 hours)
- Staff repaired all three [3] handicap seats on the zip line at Century Park
- Staff continued to perform routine landscape maintenance to sports complexes and facilities
- Staff turned on heaters inside the restroom chases to winterize pipes at Century Fields, Country Club, Stevens Fields, Suber Rd, and City Stadium
- Employees attended Carolinas Sports Fields Manager Association Conference in Myrtle Beach (4 Employees)

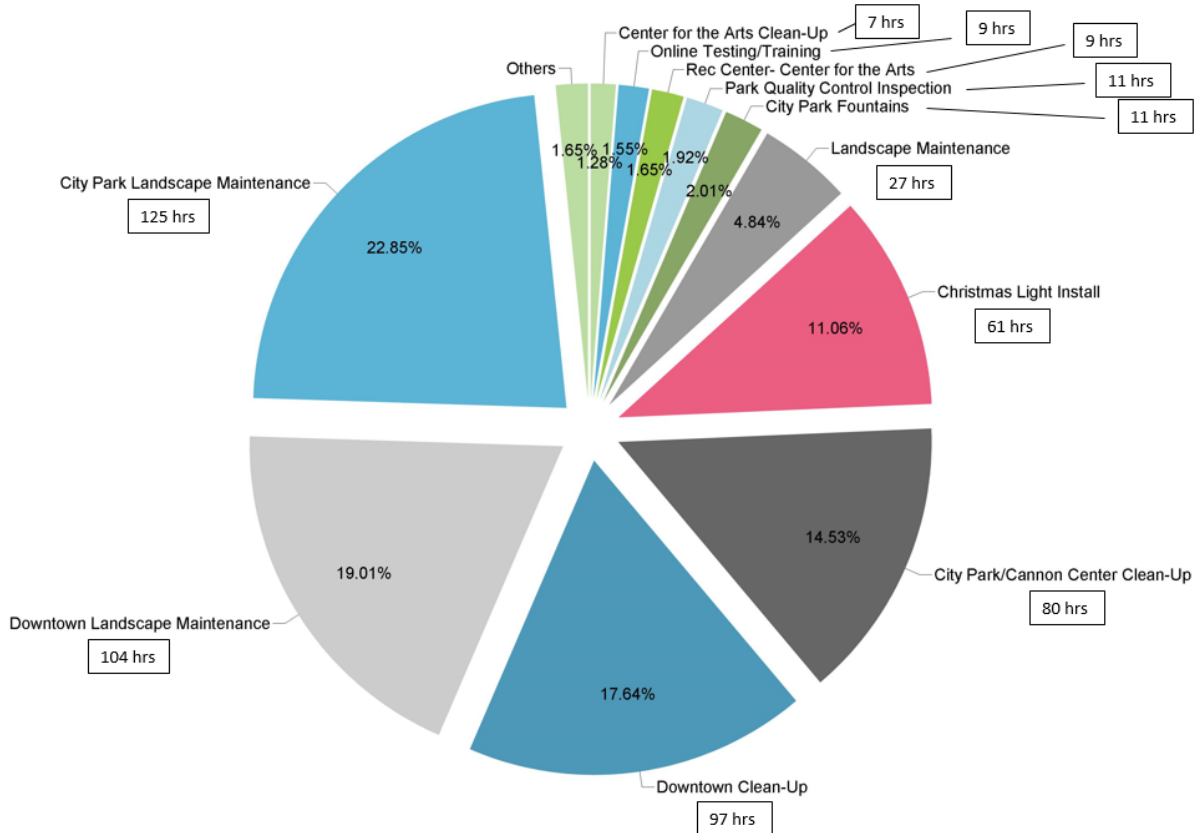
Grounds Division – Athletics – Monthly Report – November 2023 [% Labor Hrs by Activity w/ Labor]



Urban Parks Division

- Staff performed winter landscape maintenance including leaf removal, pruning of plants/ground cover, spraying landscape beds and spreading mulch as needed
- Staff drained/ cleaned City Park Fountains (2 employees – 6 hours)
- Staff prepared outside grounds of Center for the Arts for the City Of Newberry Tour (4 employees – 32 hours)
- Staff changed fountain lights to red and green (2 employees – 16 hours)
- Staff removed fall banners from all acorn light poles to prepare for Christmas decorations (2 employees – 6 hours)
- Staff removed old and installed new benches at Veterans Park (7 employees – 12 hours)
- Staff blocked off parking areas on Randall / Depot St to allow Emory Tree Service to remove three trees
- Staff picked up and delivered six art platforms to Center for the Arts for the Arts Fair (2 employees – 2 hours)
- Staff decorated acorn light poles at City Park, Center for the Arts and downtown (5 employees – 120 hours)

Grounds Division – Urban Parks - Monthly Report – November 2023 [% Labor Hrs by Activity w/ Labor Hours]



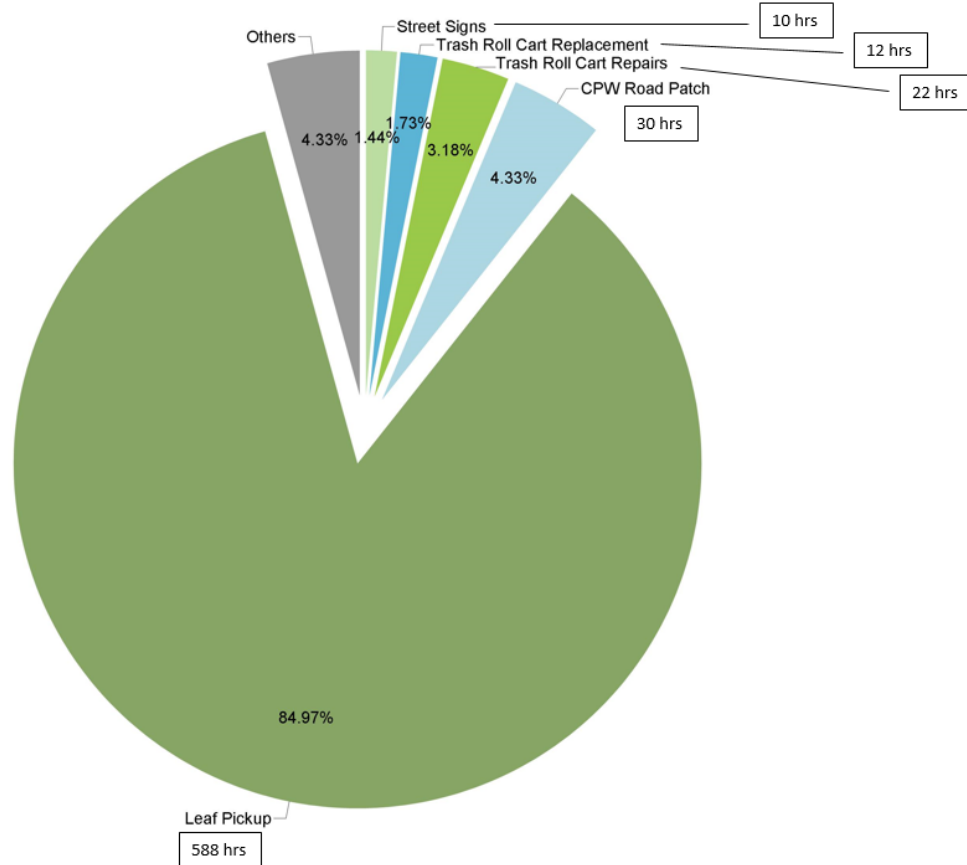
Street Maintenance Division

- Hauled twelve [12] loads of construction material to the landfill
- Emptied construction bin twenty one [21] times at the Convenience Center
- Hauled four [4] loads of E-Waste to the landfill.
- Hauled four [4] loads of brush to the landfill.
- Ran sweeper truck for eighteen [18] days – 135 hours
- Ran tractor on right-of-way roadside mowing – 1 employee – ten [10] days – 75 hours
- Ran leaf trucks in area three [3] – Two [2] trucks (6 employees - 360 hours)
- Ran two [2] brush truck to assist with leaf pick up (6 employees – 180 hours)
- Staff continued covering Greer Recycle Center on Saturdays
- Staff continued to clean up the Recycle Center as needed
- Staff installed Christmas trees downtown
- Staff installed light pole Christmas decorations throughout town (1 employee – 37.5 hours)

Signs Repaired/Replaced

- Staff made/ installed 4 new stop signs on N Miller St
- Staff repaired stop sign Keelin Lane / Cork Dr
- Staff repaired stop sign at Galway Dr / Kylemore Lane

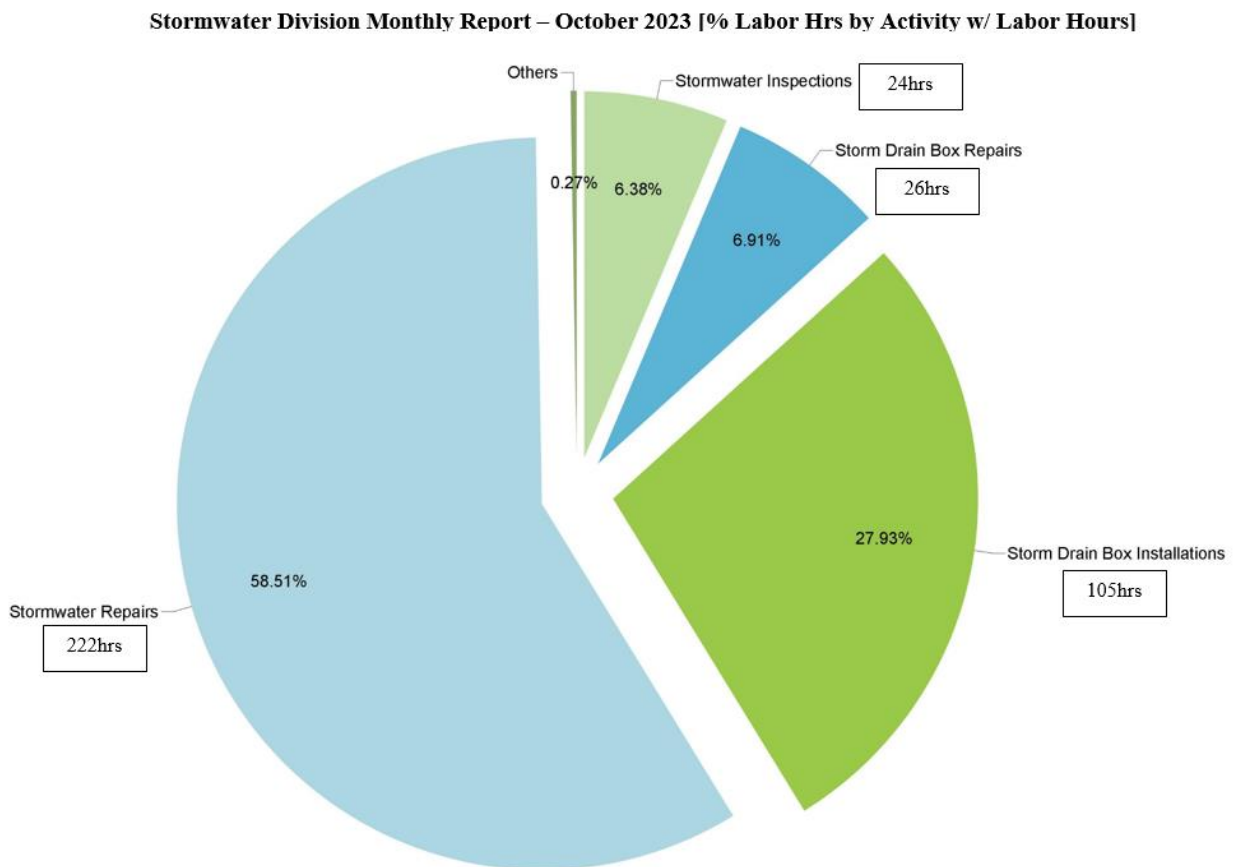
Street Maint. Division Monthly Report – November 2023 [% Labor Hrs by Activity w/ Labor Hours]



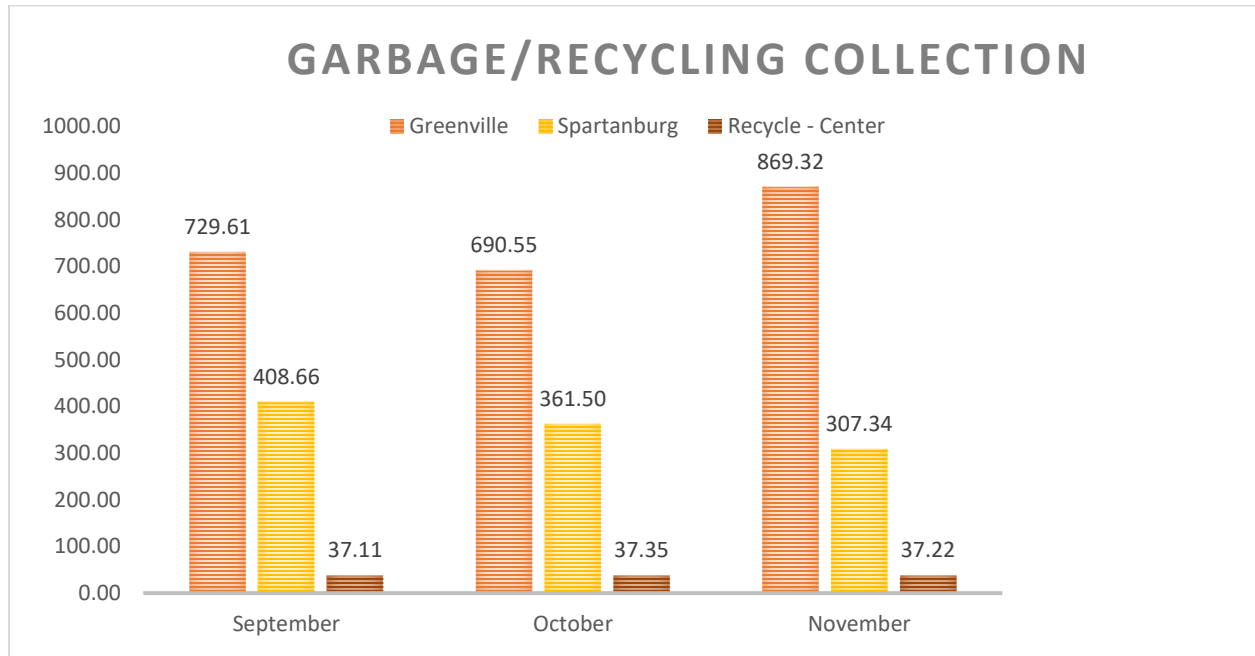
Stormwater Division

- Staff used camera van to view 175 feet of storm drain pipes at Stevens Fields (2 employees – 10 hours)
- Staff used camera van to view 36 feet of storm drain pipes at North Ave
- Staff repaired two [2] storm drain openings and replaced storm drain lids at Annadale Ave and Annadale Court (2 employees – 40 hours)

- Staff removed old and set a new storm drain box, removed old pipe, poured new curb line, and set 8 feet of storm drain pipe at Sunnydale (4 employees – 128 hours)
- Staff used camera van to view 410 feet storm drain pipe on Prince Circle (2 employees – 8 hours)



Solid Waste Division



YTD Fiscal Year Totals: Greenville 4809.10 + Spartanburg 1219.93 = **6029.03 Total**

Bins & Carts Delivered

NEW HOME CARTS: **44** REPAIRED/REPLACEMENT CARTS: **31**

YARD WASTE CARTS: **1** DELIVERED RECYCLE BINS: **2**

2nd CART DELIVERED: **3** PURCHASED REPLACEMENT CARTS: **4**

Category Number:
Item Number: 9.



AGENDA
GREER CITY COUNCIL
1/9/2024

Website Activity Report - November 2023

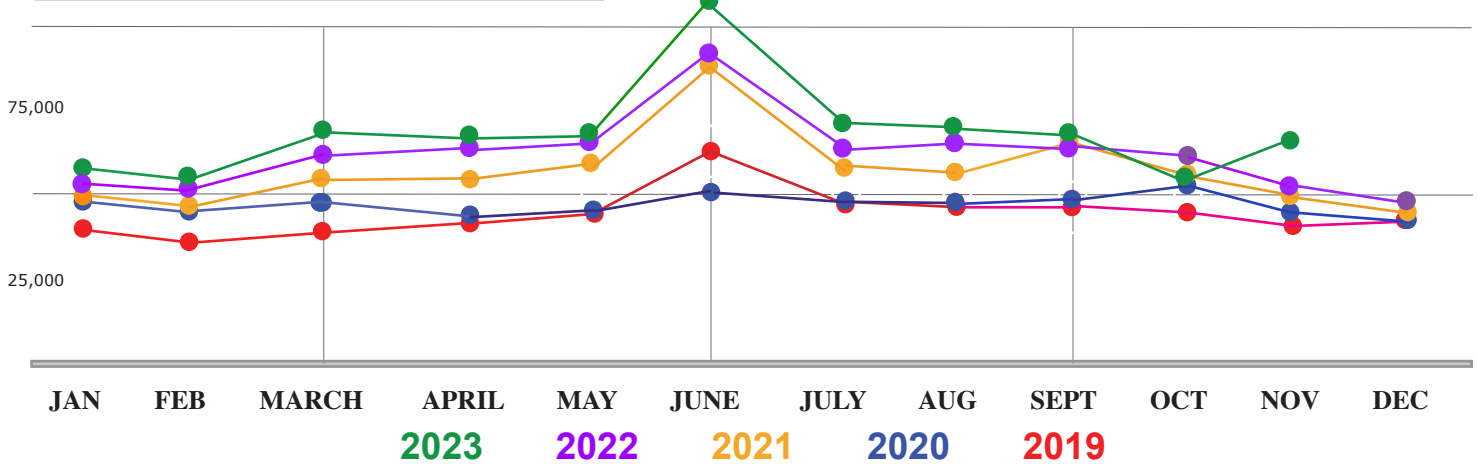
ATTACHMENTS:

Description	Upload Date	Type
☐ Website Activity Report - November 2023 12/7/2023		Backup Material

City of Greer Website

November 1st - December 1st 2023 Report

Total Page Views by Month



Visitors to www.cityofgreer.org

Total Users: 26,272
 Desktop: 53.9 %
 Mobile: 44.8 %
 Tablet/TV: 1.3 %

Retention

Monthly Page Views: 59,278
 Avg Pages per Session: 2.2

Tops Users by Location

1. Greer, SC - 7,068 Users
2. Coffeyville, KS - 3,472 Users
3. Undisclosed Locations - 2,277 Users

Most Viewed Pages

1. Home
2. Elections
3. City Events
4. Christmas Tree Lighting - PRT
5. 2023 Elections
6. Greer City Council
7. Police Department
8. Events - PRT
9. Parks, Rec., & Tourism
10. Trash & Yard Waste
11. Candidate Qualifications
12. Greer Christmas 7s National Rugby
13. Cops for Tots
14. Contact
15. BDS



AGENDA
GREER CITY COUNCIL
1/9/2024

Appointment of Ministerial Recorders

Summary:

Ministerial Recorders to be appointed for 4 year terms §14-25-115

Appointment of Ministerial Recorder “The Council of a municipality may establish the office of Ministerial Recorder and appoint one or more full-time or part-time ministerial recorders, who shall hold office at the pleasure of the Council. ”

Breanna Compitello
Shontell Johnson (Action Required)

Kirsten Pressley, Court Administrator



AGENDA
GREER CITY COUNCIL
1/9/2024

Election of Mayor Pro Tempore

Summary:

SECTION 5-7-190. Mayor pro tempore elected from council membership. Immediately after any general election for the municipal council, the council shall elect from its membership a mayor pro tempore for a term of not more than two years. The mayor pro tempore shall act as mayor during the absence or disability of the mayor. If a vacancy occurs in the office of mayor, the mayor pro tempore shall serve as mayor until a successor is elected. (Action Required)



AGENDA
GREER CITY COUNCIL
1/9/2024

Furniture Acquisition for Offices at 113 Berry Avenue

Summary:

With the phase II renovation of offices at 113 Berry Avenue, staff solicited a quote from the same furniture supplier used for the phase I renovation, Stephens Office Systems, for providing the necessary office furniture needed to accommodate the relocation of the GIS and IT Departments, as well as outfitting the dedicated Nurse's office space. Please see the attached presentation from Stephens Office Systems for \$136,836.51. Funding will come from the Capital Fund. Staff requests approval from Council to proceed. (Action Required)

Executive Summary:

Lindsey James, Project Coordinator

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	1/3/2024	Cover Memo
▣ Furniture Presentation	1/3/2024	Backup Material



January 2, 2024

MEMO

To: Andy Merriman, City Administrator

From: Lindsey James, Project Coordinator

Subject: Furniture Acquisition for Offices at 113 Berry Avenue

With the phase II renovation of offices at 113 Berry Avenue, staff solicited a quote from the same furniture supplier used for the phase I renovation, Stephens Office Systems, for providing the necessary office furniture needed to accommodate the relocation of the GIS and IT Departments, as well as outfitting the dedicated Nurse's office space.

Please see the attached presentation from Stephens Office Systems for \$136,836.51. Funding will come from the Capital Fund.

Staff requests approval from Council to proceed.

Please review and let me know if you have any questions.



CITY OF GREER

FURNITURE PRESENTATION

December 6, 2023



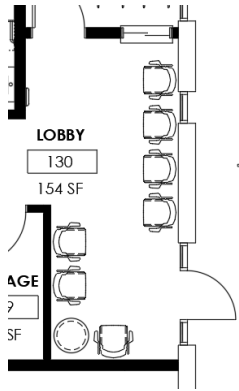
OVERALL PLAN



LOBBY, EXAM ROOM, I.T. ROOM

Lobby:

- (7) navy plastic chairs with silver legs, arms
- (1) 24"D x 20"H round laminate end table with disc base

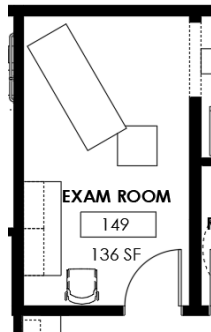


FABRICS & FINISHES



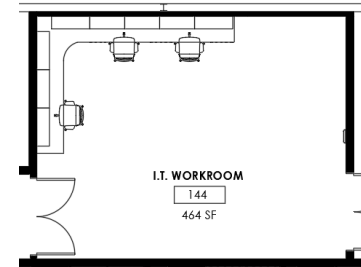
Exam Room:

- (1) black plastic chair with black legs, armless

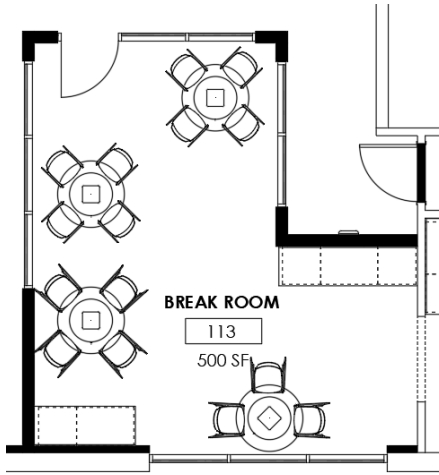


I.T. Room:

- (3) task stools



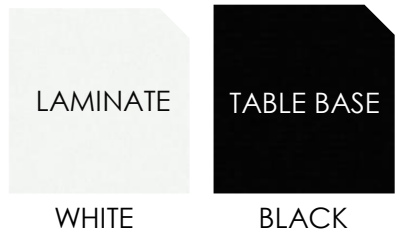
BREAK ROOM



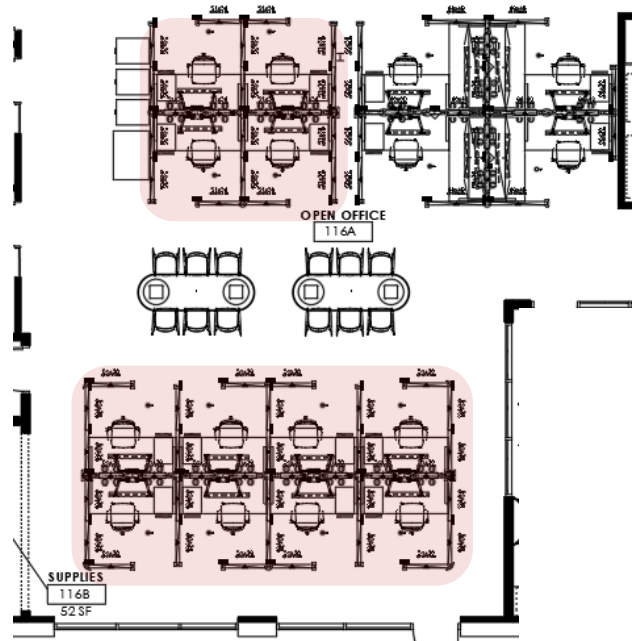
- (2) 42" round dining-height tables with disc base
- (2) 42" round bar-height tables with disc base
- (8) gray plastic dining chairs with silver metal base
- (7) gray plastic barstools with silver metal base



FABRICS & FINISHES



OPEN OFFICE WORKSTATIONS



SEAT FABRIC

ORIGIN
SAPPHIRE



- 51"H fabric panels
- 30"D x 72"W worksurfaces with box/box/file ped storage
- Task chairs
- Dual monitor arms in anthracite finish

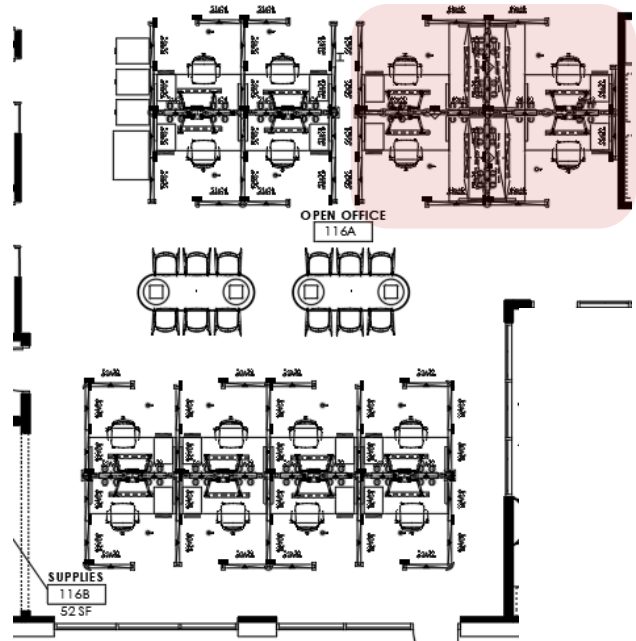
Ceiling
feed



FABRICS & FINISHES



OPEN OFFICE WORKSTATIONS – L-SHAPE



SEAT FABRIC

ORIGIN
SAPPHIRE



- 66"H fabric panels
- 30"D x 72"W worksurfaces with box/box/file ped storage
- Overhead storage cabinet w/ metal doors
- Task chairs
- Dual monitor arms in anthracite finish

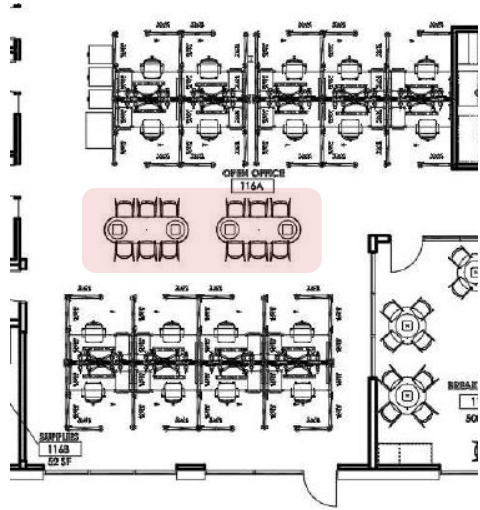
Ceiling
feed



FABRICS & FINISHES

PANELS	PAINT	LAMINATE	PULLS
INDIA PUSHKAR	CRISP GREY	COASTAL ELM	PLATINUM

OPEN OFFICE COLLAB AREA



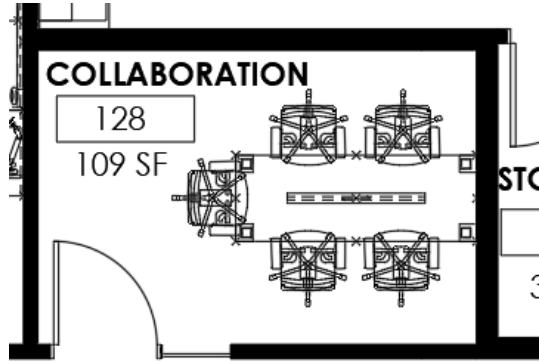
- (2) 42"H x 90"W tables with metal disc base
- (12) White plastic barstools with upholstered seat and black metal base



FABRICS & FINISHES



COLLAB ROOM 128



- 30"D x 84"W meeting table with post legs
- (5) vinyl conference chairs, silver metallic base, loop arms



FABRICS & FINISHES

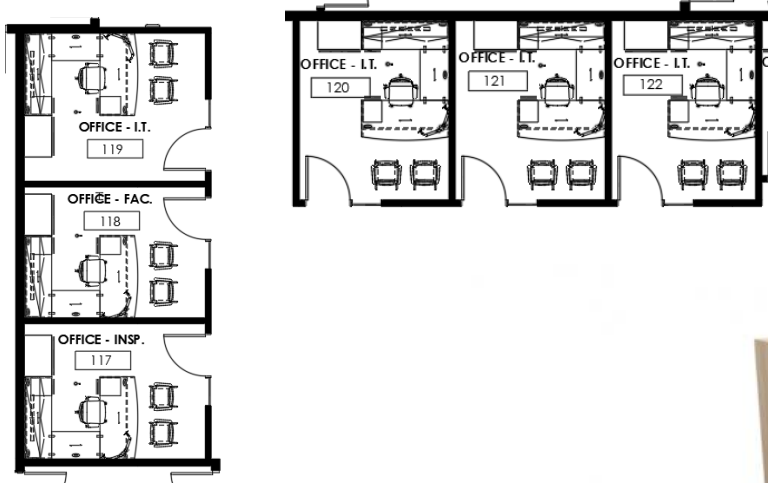


COASTAL
ELM



CRISP GREY

U-SHAPE PRIVATE OFFICES



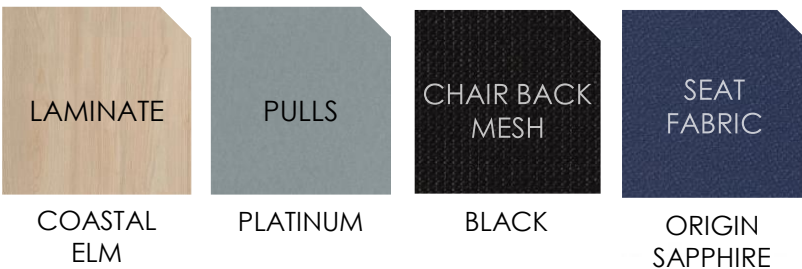
- 30"D x 72"W desk with bow front, box/box/file pedestal, and dual monitor arm in anthracite finish
- 24"D x 42"W bridge
- 24"D x 72"W credenza with file/file pedestal, overhead with glass doors, tackboard, and task light
- 24"D x 36"W 2-drawer lateral file
- High back task chair, mesh back, upholstered seat, seat slider, height/width adjustable arms
- (2) guest chairs with mesh back, upholstered seat, arms, and silver frame
- 24" x 36" dry-erase glass board mounted above return



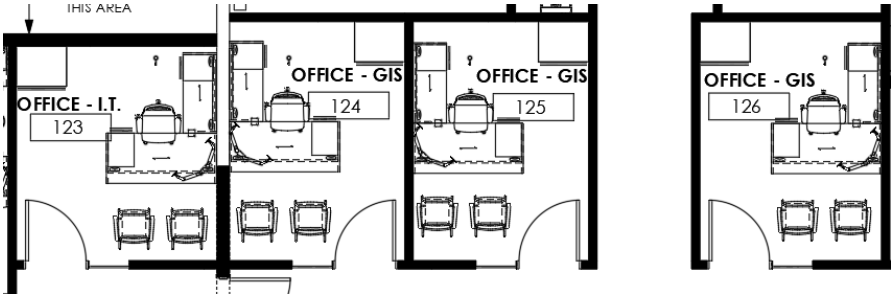
Glass board



FABRICS & FINISHES



L-SHAPE PRIVATE OFFICES



- 30"D x 66"W desk with box/box/file ped and recessed modesty
- 20"D x 48"W return with file/file ped
- 24"D x 30"W two drawer lateral file
- Dual monitor arm in anthracite finish
- Task chair
- (2) upholstered guest chairs
- 24" x 36" dry-erase glass board mounted above return



Glass board



Lateral file

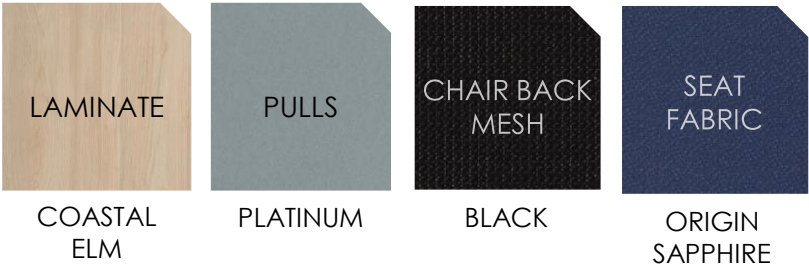


Back View

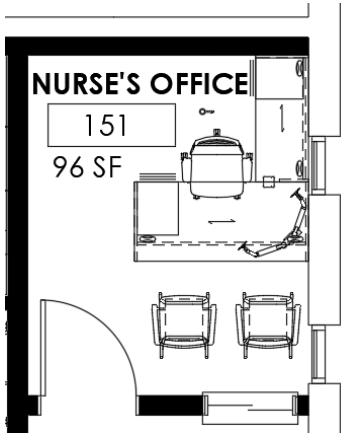


Front View

FABRICS & FINISHES



NURSE'S OFFICE – L-SHAPE



- 30"D x 66"W desk with box/box/file ped and recessed modesty
- 20"D x 48"W return with file/file ped
- Dual monitor arm in anthracite finish
- Task chair
- (2) upholstered guest chairs
- 24" x 36" dry-erase glass board mounted above return



Glass board



Back View



Front View

FABRICS & FINISHES

LAMINATE	PULLS	CHAIR BACK MESH	SEAT FABRIC
COASTAL ELM	PLATINUM	BLACK	ORIGIN SAPPHIRE

TERMS & CONDITIONS

STEPHENS OFFICE SYSTEMS INC (TERMS AND CONDITIONS)

Quote is subject to Teknion's revised small order freight policy effective 02/15/2014, and as a result the Buyer agrees that this quote may be subject to a 5% of list price up-charge if less than \$12,500 in product value. Upon confirmation to the Seller, Buyer's contractual terms with Teknion will be honored if in conflict with the revised freight terms.

Additional charges for any changes after quote terms are agreed to, may apply. Buyer is subject to storage charges after 5 days of receipt of product to warehouse.

Standard Terms and Conditions of Sale

All quotations, acknowledgements and invoices are subject to corrections for any errors and omissions. The purchaser acknowledges that there are no verbal or other arrangements or understandings relating to this contract.

Changes and Cancellations

All orders are final and binding. Requests for cancellation, changes in quantity or specifications shall be delivered to sell in writing and are subject to seller's ability to conform which is dependent upon factory approval. Cancellation charges shall be paid by the buyer.

Site Verification

If the Seller is unable to adequately survey the site under construction, the Buyer acknowledges that the site is accurately described on drawings supplied to Seller, with respect to dimensions and conditions. Buyer agrees to assume any additional costs which may be required as a result of any discrepancies relating to these dimensions and conditions.

Drawings

Approval of Drawing(s) issued separately must be provided prior to any orders being placed. All products have been specified based on dimensions provided on electronic drawing(s) supplied by the Buyer. The Buyer must inform the Seller prior to order, about any addendum(s) and change(s) that would affect the drawing package. All "hold to" dimensions identified must be coordinated by the Buyer with the construction contractors. The Buyer acknowledges that the Seller has used best practices in the preparation of the product specification and does not accept liability for any reasonable errors or omissions. The Buyer acknowledges that the Seller accepts no liability and is not responsible for code compliance. The Buyer is responsible for appointing consultants to review any matters pertaining to code compliance. Any changes to or deviations from the approved Drawing will be regarded as change order(s) and processed accordingly.

Delivery and Installation

In the event that delivery and/or installation is required as a part of the proposal the following provisions will apply. 1. Conditions of the job site- the area shall be clean, clear and free of debris prior to installation. 2. Job site services- electrical current, heat, hoisting and/or elevator service will be furnished without charge to seller. 3. Delivery during normal business hours- delivery and installation will be made during normal working hours. Additional labor costs resulting from overtime work performed at the buyer's request will be the responsibility of the Buyer. 4. Protection of delivered goods- goods delivered and brought on to the job site as scheduled shall be inspected and conditionally accepted by the customer. The responsibility for the security and safeguarding of the delivered goods shall at that time pass to the buyer.

Delays

In the event that construction delays or other causes not within our control force postponement of the installation, we will store the goods until installation can be resumed. Transfer and storage charges incurred shall be the responsibility of the buyer. In the event of a delay invoices will be issued and payable based on the original installation date. In such case you shall have the right to withhold 10% of the invoice amount against the completion of the contract.

General Liability

No liability shall accrue against the seller as a result of any breach of these terms and conditions resulting from any strike, lockout, work stoppage, accident, act of God, or other delay beyond the seller's control.

Deposit

A minimum deposit of 50% or as otherwise indicated upon approved credit, is required with all contract orders.

Payment Terms

Upon approved credit application terms of sale are payable net 10 days unless otherwise stated. Partial deliveries are to be paid for upon presentation of invoice covering each partial shipment. Interest will be charged on overdue accounts at the rate of 2% per month. In the case of any defective or missing pieces, payment may be withheld in an amount equal to the price of the defective or missing pieces which have been included in the invoice, to a maximum of 10%. If the account is placed for collection, the applicant agrees to pay all costs and expenses of collection, including but not limited to, attorney's fees and court fees.

Sales Tax

All applicable sales tax, if not noted above, will be included on final invoice. Customer will be responsible for paying sales tax on product delivered and installed outside of North and South Carolina.

Ownership

The title and ownership of the subject matter of this sale and any additions shall remain the property of the sell, until such time as full payment is made of the purchase price and interest as herein provided, together with costs and charges.

Repossession

Should the buyer be in default hereunder, the seller may at its option repossess the said subject matter. The acceptance by Stephens Office Systems Inc. of any order is conditional upon the Applicants (the BUYER) assent, which is hereby given that the terms and conditions hereof and/or any order acknowledgment and/or any invoice shall constitute the applicable terms and conditions of sale which shall override any purchase order given by the BUYER.



*We Create **Environments***

Stephens Office Systems
300 Foster Ave.
Charlotte, NC 28203
704.525.7912

Brent Miller
VP Sales/Business Development
704.499.9173 | brentm@stephensoffice.com

www.stephensoffice.com



AGENDA
GREER CITY COUNCIL
1/9/2024

First Reading of Ordinance Number 1-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY YARBOROUGH PROPERTIES, LLC LOCATED AT 122 SUNSET AVENUE FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Executive Summary:

Ordinance 01-2024 is a rezoning for one parcel located at 122 Sunset Ave from SN, Suburban Neighborhood to TN, Traditional Neighborhood, with the intent to subdivide and create one new single-family lot. The Planning Commission conducted a public hearing on December 18, 2023 for the rezoning of the parcel and recommended approval.

Heather Stahl, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	1/4/2024	Cover Memo
❑ Ordinance Number 1-2024	1/4/2024	Ordinance
❑ Ord 1-2024 Exhibit A Map	1/4/2024	Exhibit
❑ Ord 1-2024 Exhibit B Title to Real Estate	1/4/2024	Exhibit
❑ Ord 1-2024 Exhibit C Survey	1/4/2024	Exhibit
❑ Ord 1-2024 Rezoning Application	1/4/2024	Backup Material
❑ Ord 1-2024 Planning Commission Minutes	1/4/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, Planner

Subject: Ordinance #01-2024

Date: January 3, 2023

CC: Tammy Duncan, Clerk to City Council

Ordinance 01-2024 is a rezoning for one parcel located at 122 Sunset Ave from SN, Suburban Neighborhood to TN, Traditional Neighborhood, with the intent to subdivide and create one new single-family lot.

The Planning Commission conducted a public hearing on December 18, 2023 for the rezoning of the parcel and recommended approval.

ORDINANCE NUMBER 1-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY YARBOROUGH PROPERTIES, LLC LOCATED AT 122 SUNSET AVENUE FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Yarborough Properties, LLC located at 122 Sunset Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G005000103100 containing approximately 0.352 +/- 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 its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on December 18, 2023.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to TN (Traditional Neighborhood).
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 122 Sunset Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G005000103100 containing approximately 0.352 +/- acres attached hereto marked as Exhibit A shall be changed from SN (Suburban Neighborhood) to TN (Traditional Neighborhood).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 9, 2024

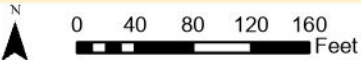
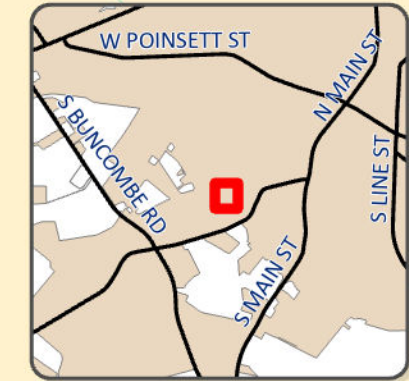
Second and
Final Reading: January 23, 2024

Approved as to Form:

Daniel R. Hughes, City Attorney



G005000103100
Acreage: 0.352



Ordinance 01-2024

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.

Grantee Mailing Address: 208 Hollylane Green SC 29651
TAX MAP #S G005000102800, 29.00 & 81.00
STATE OF SOUTH CAROLINA)

DEED Book: DE 2547 Page: 2879
September 11, 2018 04:28:58 PM
Rec: \$10.00 Cnty Tax: \$49.50
FILED IN GREENVILLE COUNTY,

EXHIBIT

B

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that KAREN JANE S. LEONHARDT in consideration of FORTY-FIVE THOUSAND DOLLARS AND NO/100 (\$45,000.00) the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto,

YARBOROUGH PROPERTIES, LLC

ALL THAT PIECE, PARCEL OR LOT OF LAND IN CHICK SPRINGS TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, AND DESIGNATED AS LOT 20 ON A PLAT OF PROPERTY ENTITLED "PROPERTY OF MRS. GRACE W. SCHILLETTER" DATED SEPTEMBER 29, 1947 AND RECORDED OCTOBER 30, 1947 IN THE ROD OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK S AT PAGE 11. REFERENCE MADE TO SAID PLAT FOR A MORE COMPLETE DESCRIPTION.

NOTE: THE PORTION OF THE PURCHASE PRICE ASSOCIATED WITH THIS PARCEL IS \$23,000.00

ALSO:

ALL THAT PIECE, PARCEL OR LOT OF LAND IN CHICK SPRINGS TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, AND DESIGNATED AS LOT 21 ON A PLAT OF PROPERTY ENTITLED "PROPERTY OF MRS. GRACE W. SCHILLETTER" DATED SEPTEMBER 29, 1947 AND RECORDED OCTOBER 30, 1947 IN THE ROD OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK S AT PAGE 11. REFERENCE MADE TO SAID PLAT FOR A MORE COMPLETE DESCRIPTION.

NOTE: THE PORTION OF THE PURCHASE PRICE ASSOCIATED WITH THIS PARCEL IS \$17,000.00

ALSO:

ALL THAT PIECE, PARCEL OR LOT OF LAND IN CHICK SPRINGS TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, AND DESIGNATED AS LOT 23 ON A PLAT OF PROPERTY ENTITLED "PROPERTY OF MRS. GRACE W. SCHILLETTER" DATED SEPTEMBER 29, 1947 AND RECORDED OCTOBER 30, 1947 IN THE ROD OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK S AT PAGE 11. REFERENCE MADE TO SAID PLAT FOR A MORE COMPLETE DESCRIPTION.

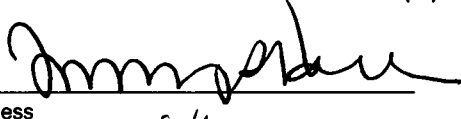
NOTE: THE PORTION OF THE PURCHASE PRICE ASSOCIATED WITH THIS PARCEL IS \$5,000.00

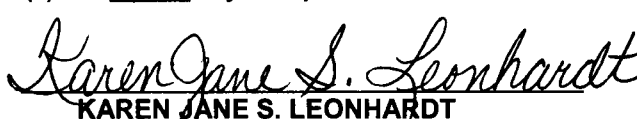
These being the same properties as conveyed to Karen Jane S. Leionhardt by deed of distribution from the Estate of Milton Bruce Smith recorded December 15, 1989 in the ROD Office for Greenville County in Deed Book 1382 at Page 694.


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.

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

Witness the Grantor's (s') Hand(s) and Seal(s) this 10 day of September 2018.


Witness


KAREN JANE S. LEONHARDT


Witness
State of South Carolina)

Acknowledgement

County of Greenville)

I, Tammy S. Hill, Notary Public for the State of South Carolina, do hereby certify that Karen Jane S. Leonhardt personally appeared before me this day and acknowledged the due execution of this foregoing instrument.

Witness my hand and seal this 10 day of September 2018.

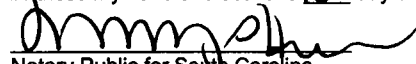

Notary Public for South Carolina
My Commission expires 03/07/2027



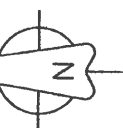
EXHIBIT C

SURVEY FOR
BRIAN YARBOROUGH
CITY OF GREER
GREENVILLE COUNTY, SOUTH CAROLINA

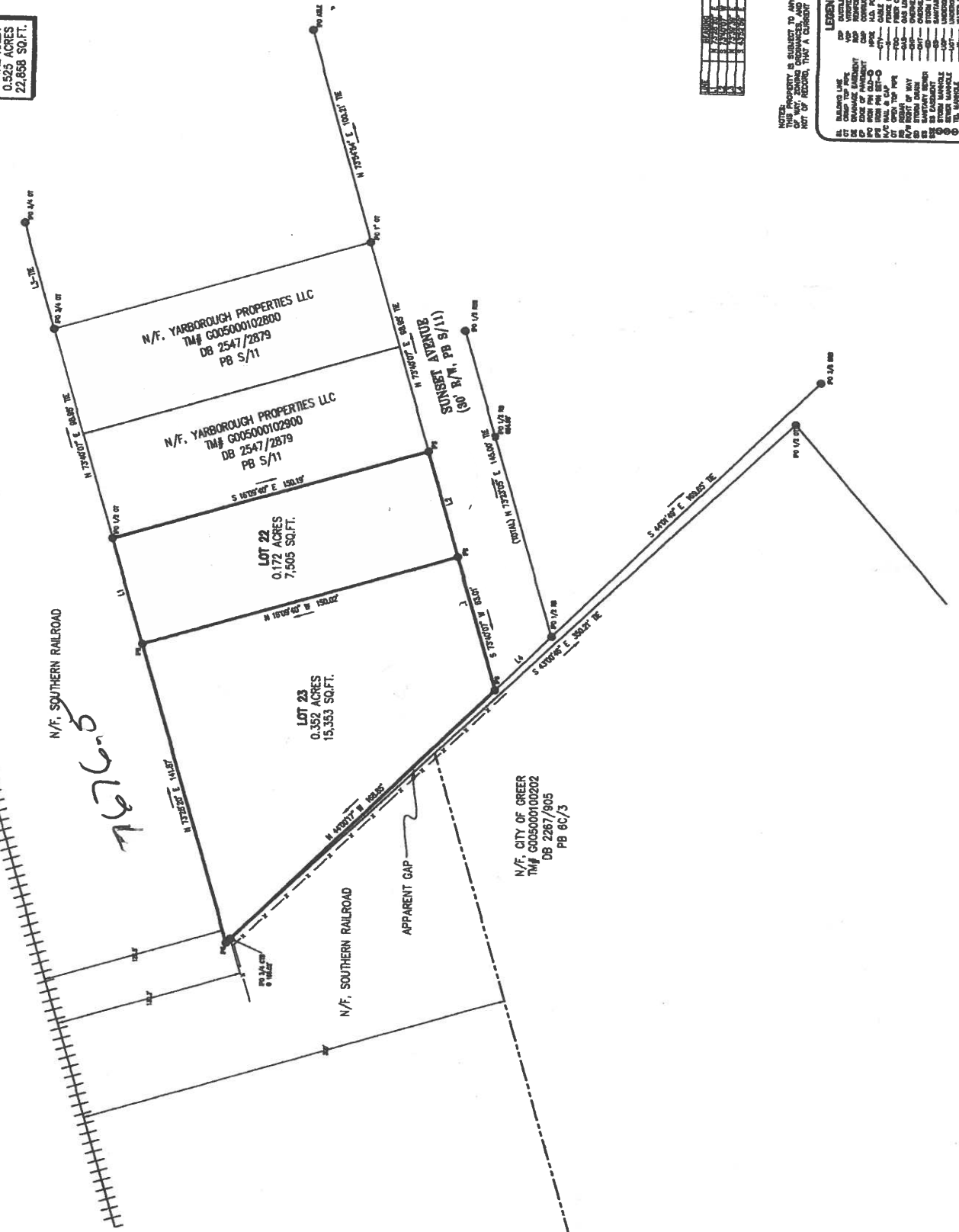
DATE: 5/10/22
 PROPERTY ADDRESS: 118 & 122 SUNSET AVENUE
 LOT NO: 0005000103100 & 3000
 SCALE: 1" = 30'

WILLIAM T. GARNES, PLS 28139
 WILLIAM T. GARNES, PLS 28139

THE SURVEY SHOWN HEREIN IS BASED ON THE BEST OF PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF OF THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT WOULD AFFECT THE SURVEY.



TOTAL AREA
 0.525 ACRES
 22,858 SQ. FT.



NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10

LEGEND

ALL BUILDING LINE
 ALL FENCE LINE
 ALL UTILITY LINE
 ALL EASEMENT LINE
 ALL RIGHT-OF-WAY LINE
 ALL CORNER MARKER
 ALL ADJACENT PROPERTY
 ALL SURVEYOR'S NOTES
 ALL OTHER INFORMATION

NOTES:
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS OF RECORD. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT WOULD AFFECT THE SURVEY.



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

Date 11-15-23

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

Tax Map Number(s) G005000103100
Property Address(s) 122 Sunset Ave. Greer, SC 29650
Acreage of Properties 0.352 Acres (15,353 sq ft) County Greenville

Applicant Information

Name Brian Yarbrough
Address 208 Holly Ln.
Greer, SC 29651
Contact Number 864-449-1113
Email Yarbroughcst@bellsouth.net

Property Owner Information

(If multiple owners, see back of sheet)

Name Yarbrough Properties LLC
Address 208 Holly Ln.
Greer, SC 29651
Contact Number 864-449-1113
Email Yarbroughcst@bellsouth.net

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-12 to R-7.5.

Existing Use: residential Proposed Use: residential

Signature(s) Brian Yarbrough

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 18, 2023

DOCKET: RZ 23-12

APPLICANT: Yarborough Properties, LLC

PROPERTY LOCATION: 122 Sunset Avenue

TAX MAP NUMBER: G005000103100

EXISTING ZONING: SN, Suburban Neighborhood

REQUEST: Rezone to TN, Traditional Neighborhood

SIZE: 0.35 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 23-12**

RZ 23-12 is a rezoning request for one parcel located at 122 Sunset Avenue. The request is to rezone the property from Suburban Neighborhood (formerly R-12), to Traditional Neighborhood (formerly R-7.5). The intent of the rezoning is to subdivide the parcel, creating two lots.

Surrounding land uses and zoning include:

North:	RR-ROW, Railroad Right-of-Way
East:	SN, Suburban Neighborhood - Residential
South:	SN, Suburban Neighborhood - Residential
West:	RR, Rural Residential – Public Park

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, fourplexes, 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 surrounding land uses, and future land use designation and lot sizes in this neighborhood vary significantly; therefore, staff supports the request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Mr. Jones made a motion to approve the request. Mr. Acierno seconded the motion. The motion passed with a vote of 7 to 0.



AGENDA
GREER CITY COUNCIL
1/9/2024

First Reading of Ordinance Number 2-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY CAPA SFR, LLC LOCATED AT 108 AND 116 BROWN STREET FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Executive Summary:

Ordinance 2-2024 is a rezoning request for two parcels located at 116 and 108 Brown St. The request is to rezone the parcels from SN, Suburban Neighborhood to TN, Traditional Neighborhood. The Planning Commission conducted a public hearing on December 18, 2023 for the rezoning of the parcel and recommended approval.

Heather Stahl, Planner

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	1/4/2024	Cover Memo
▣ Ordinance Number 2-2024	1/4/2024	Ordinance
▣ Ord 2-2024 Exhibit A Map	1/4/2024	Exhibit
▣ Ord 2-2024 Exhibit B Title to Real Estate	1/4/2024	Exhibit
▣ Ord 2-2024 Exhibit C Survey	1/4/2024	Exhibit
▣ Ord 2-2024 Rezoning Application	1/4/2024	Backup Material
▣ Ord 2-2024 Planning Commission Minutes	1/4/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, Planner

Subject: Ordinance #2-2024

Date: January 3, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 2-2024 is a rezoning request for two parcels located at 116 and 108 Brown St. The request is to rezone the parcels from SN, Suburban Neighborhood to TN, Traditional Neighborhood.

The Planning Commission conducted a public hearing on December 18, 2023 for the rezoning of the parcel and recommended approval.

ORDINANCE NUMBER 2-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY CAPA SFR, LLC LOCATED AT 108 AND 116 BROWN STREET FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by CAPA SFR, LLC located at 108 and 116 Brown Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G003000901700 and G003000901300 containing approximately 0.34 and 0.34 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate Limited 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 its properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on December 18, 2023.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to TN (Traditional Neighborhood).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of properties located at 108 and 116 Brown Street more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Numbers G003000901700 and G003000901300 containing approximately 0.34 and 0.34 +/- acres attached hereto marked as Exhibit A shall be changed from SN (Suburban Neighborhood) to TN (Traditional Neighborhood).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

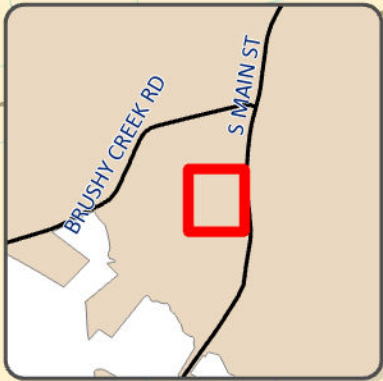
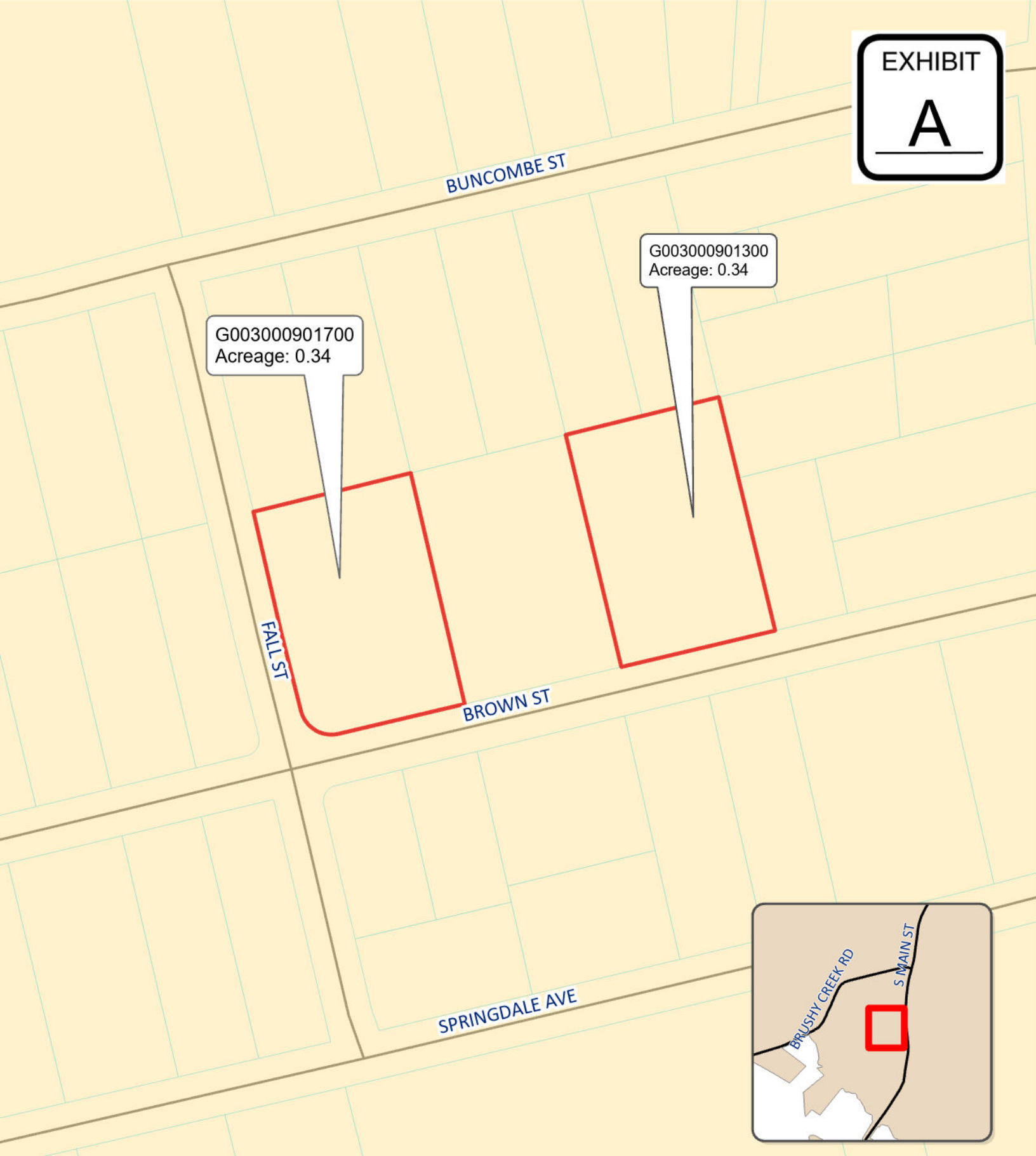
Introduced by:

First Reading: January 9, 2024

Second and
Final Reading: January 23, 2024

Approved as to Form:

Daniel R. Hughes, City Attorney



Ordinance 2-2024

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.

Prepared by:
Culbertson Andrighetti, LLC
10 Williams St.
Greenville, SC 29601
R21-12029



DEED Book: DE 2645 Page: 1676 - 1682

January 3, 2022 09:21:13 AM Cons: \$10.00

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

E-FILED IN GREENVILLE COUNTY, SC

2022000101

7 Pgs

Timothy J. Hanney

TITLE TO REAL ESTATE LIMITED WARRANTY DEED

<p>STATE OF SOUTH CAROLINA</p> <p>COUNTY OF GREENVILLE</p>	<p>)</p> <p>)</p> <p>)</p>	<p>Grantee's address:</p> <p>101 E. Washington St., Suite 400</p> <p>Greenville, SC 29601</p>
--	----------------------------	--

KNOW ALL MEN BY THESE PRESENTS, that **CAPA Real Estate, LLC ("Grantor")**, in consideration of Ten and No/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **CAPA SFR LLC ("Grantee")**, its successors and assigns forever, the following described real property:

Property 1: 10 Bobo St., Greer, SC 29650

ALL that piece, parcel or lot of land, with improvements thereon or to be constructed thereon, situate, lying and being in or near the City of Greer, County of Greenville, State of South Carolina, described as Lot 130 as shown on a plat entitled "Subdivision of Greer Mill Village, Greer, South Carolina", made by Dalton & Neves, January, 1951, recorded in the Register of Deeds Office for Greenville County in Plat Book Y at Pages 138-139, being more particularly shown on said plat and having metes and bounds as shown on said plat.

TMS: G008001400400

Property 2: 108 Brown St., Greer, SC 29650

ALL those certain pieces, parcels or lots of land, with improvements thereon or to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, in Chick Springs Township, designated as Lot Nos. 36 and 37 on a plat of the N. M. Cannon Property, prepared by H. S. Brockman, Surveyor, dated January 16, 1924 and recorded in Plat Book F, Page 199, in the Office of Register of Deeds Office for Greenville County, South Carolina, and having such metes and bounds as appears by reference to said plat.

TMS: G003000901300

Property 3: 116 Brown St., Greer, SC 29650

ALL that pieces, parcels or tract of land, with improvements thereon or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 40 and 41 on a plat of the N. M. Cannon land being duly recorded in Plat Book

F at Page 199 in the Register of Deeds Office for Greenville County.
TMS: G003000901700

Property 4: 127 Vernon St., Greer, SC 29650

ALL those certain pieces, parcels or lots of land, with improvements thereon or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 20 and a portion of Lot No. 21 on plat of property of V. E. Cox, dated 1950 and recorded in Plat Book FF at Page 78 in the Register of Deeds Office for Greenville County. Reference is also made to a more recent plat entitled "Property of Thomas A. Duncan and Katherine H. Duncan" dated March 15, 1978, prepared by R. B. Bruce, RLS, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Eastern side of Vernon Street at the joint front corner of Lots Nos. 19 and 20 and running thence with the line of Lot No. 19, N. 53-30 E., 179.2 feet to an iron pin in the line of property now or formerly of Heine; thence with the line of property now or formerly of Heine, S. 34-30 E., 60 feet to an iron pin; thence on a new line through Lot No. 21, S. 55-30 W., 179.2 feet to an iron pin on the Eastern side of Vernon Street; thence with the Eastern side of Vernon Street, N. 34-30 W., 60 feet to the point of beginning.

TMS: G007000100922

Property 5: 409 Pennsylvania Ave., Greer, SC 29650

ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the Greer Mill Village, in or near the City of Greer, County of Greenville, State of South Carolina, and being more particularly described as Lot 31 as shown on a plat entitled Subdivision of Greer Mill Village, Greer, South Carolina, made by Dalton and Neves, January, 1951, and recorded in Plat Book Y, Pages 138 and 139, in the Office of Register of Deeds for Greenville County, South Carolina, and having such metes and bounds as appears by reference to said plat.

TMS: G008001800400

Property 6: 507 Connecticut Ave., Greer SC 29650

ALL that certain piece, parcel or lot of land, with improvements thereon, lying, being and situate in the Greer Mill Village in or near Greer, Greenville County, State of South Carolina, being known and designated as Lot No. 50 on plat of Greer Mill Village, prepared by Dalton & Neves, January, 1951, which plat is recorded in the Register of Deeds Office in Plat Book Y, Pages 138 and 139; and as more recently shown on a plat entitled "Property of Charles J. Saylor and Teresa C. Saylor", dated January 30, 1991, prepared by R. S. Bruce, RLS with Carolina Engineering & Surveying, Inc., recorded in Plat Book 19-W, Page 33, with said property having such metes and bounds as shown on the more recent plat.

TMS: G008002200300

Property 7: 112 Village Ct., Greer, SC 29651

ALL that certain parcel and lot of land situate, lying and being in the City of Greer, Greenville County, State of South Carolina, on the Southeastern side of Village Court and being known and designated as part of Lot 12, Unit 12-B as shown on plat of "Property of Horizontal Property Regimes The Village Townhouses No. 12" prepared by R. B. Bruce, Registered Land Surveyor, dated June 5, 1981 and recorded in the Register of Deeds Office for Greenville County in Plat Book 1149 at Page 664 with reference to said plat being hereby craved for the metes and bounds thereof.

TMS: G018000502201

Derivation for Property 1-7: Being the same property conveyed unto CAPA Real Estate, LLC, by deed from Dobson Properties, LLC, dated and recorded 10/7/2021 in the Greenville County ROD Office in Deed Book 2637, at Page 4161.

Properties 8-14: 220, 224, 225, 236, 237, 238, 239 Alameda St., Greenville, SC 29607

ALL those certain pieces, parcels or lots of land, together with any and all improvements thereon, situate, lying and being in the State of South Carolina, County of Grenville, and being shown and designated as Lot Nos. 6, 11, 12, 18, 19, 24 & 26, as shown on a plat entitled "Property of C.H. Branyon," dated June 1964 prepared by C.O. Riddle, RLS, and recorded in the Greenville County ROD Office in Plat Book BBB, at Page 75. Reference to said plat is hereby craved for a more complete metes and bounds description.

TMS: 0267000203600 (225 Alameda St., Lot 6), 0267000204100 (237 Alameda St., Lot 11), 0267000204200 (239 Alameda St., Lot 12), 0267000204800 (238 Alameda St., Lot 18), 0267000204900 (236 Alameda St., Lot 19), 0267000205400 (224 Alameda St., Lot 24), and 0267000205600 (220 Alameda St., Lot 26)

Derivation for Property 8-14: Being the same property conveyed unto CAPA Real Estate LLC by deed from Miracle Hill Ministries Incorporated, dated 11/11/2021 and recorded 11/12/2021 in the Greenville County ROD Office in Deed Book 2640, at Page 5273.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

Together with, subject to any exceptions set forth herein, all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto. To have and to hold, subject to any exceptions set forth herein, all and singular the premises before mentioned unto the Grantee, its successors and assigns forever. And the Grantor does hereby bind the Grantor and 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 all persons claiming by, through and under the Grantor.

WITNESS the Grantor's hand and seal this 27 day of December, 2021.

SIGNED, sealed and delivered
in the presence of:

CAPA Real Estate, LLC

By: CAPA Management, LLC, Manager

By:

Richard H. Pennell, III, Member


Witness signature


Notary Public signature

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

Before me personally appeared CAPA Real Estate, LLC, by and through its Manager, CAPA Management, LLC, by and through its Member, Richard H. Pennell, III, and acknowledged the due execution of the foregoing instrument on behalf of CAPA Real Estate, LLC.

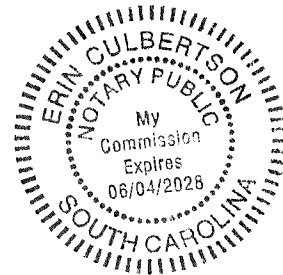
SWORN to me this 27 day
of December, 2021.

 (SEAL)

Print name: Erin Culbertson

Notary Public for SC

My commission expires: 6/4/2028




STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

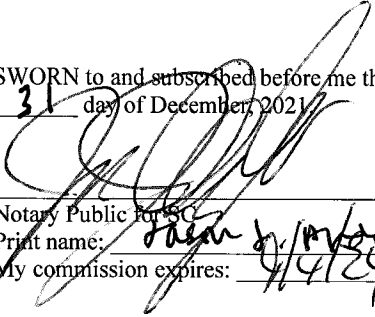
Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at multiple address, bearing Greenville County Tax Map Numbers G008001400400, G003000901300, G003000901700, G007000100922, G008001800400, G008002200300, G018000502201, 0267000203600, 0267000204100, 0267000204200, 0267000204800, 0267000204900, 0267000205400, 0267000205600, was transferred by CAPA Real Estate, LLC to CAPA SFR LLC on December 31, 2021.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) XXXXX exempt from the deed recording fee because (see information section of affidavit):
#8 (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No XXXX to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ _____
 - (b) Place the amount listed in item 5 above here: \$0
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$ _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :
\$15.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Attorney for the Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Erin Culbertson, Esq.

SWORN to and subscribed before me this
31 day of December, 2021.


Notary Public for SC
Print name: John J. P. [unclear]
My commission expires: 1/4/24

INFORMATION

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

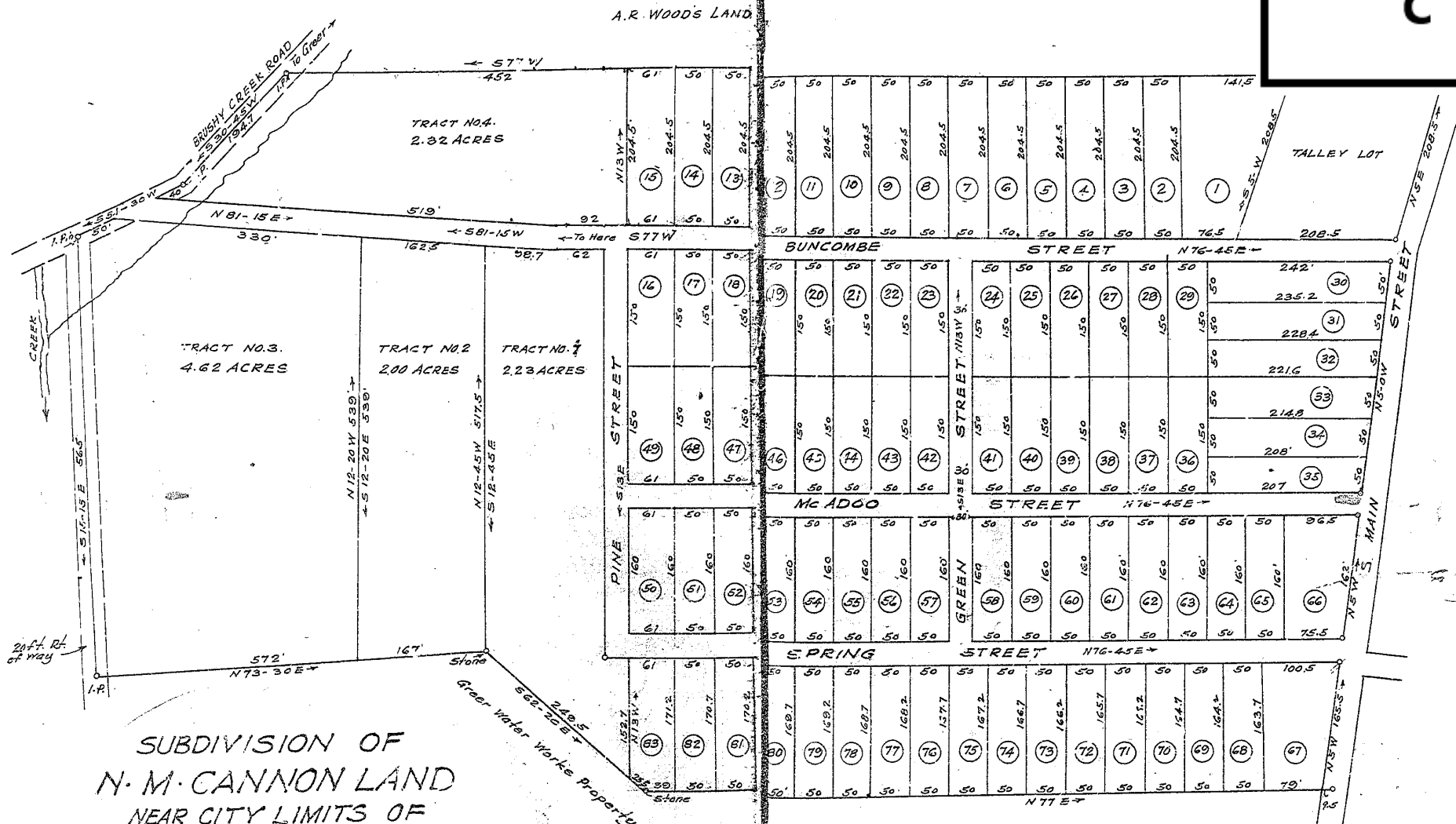
Exempted from the fee are deeds:

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

- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



EXHIBIT C





ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date _____

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

Tax Map Number(s) G003000901300 & G003000901700

Property Address(s) 108 & 116 Brown St Greer, SC 29650

Acreage of Properties 0.69 acre County Greenville

Applicant Information

Name TMC Development, LLC
Address 101 E. Washington St Suite 300
Greenville, SC 29601
Contact Number 864-430-5791
Email mroth@naief.com

Property Owner Information


(If multiple owners, see back of sheet)

Name CAPA SFR, LLC
Address 301 N Main St, Suite 501
Greenville, SC 29601
Contact Number 864-276-7458
Email gaston@duneancap.com

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

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from R-12 (Suburban Neighborhood) to R-7.5 Traditional Neighborhood.

Existing Use: Single-Family Residential Proposed Use: Single-Family Residential

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 18, 2023

DOCKET: RZ 23-13

APPLICANT: TMC Development, LLC

PROPERTY LOCATION: 108 Brown Street & 116 Brown Street

TAX MAP NUMBER: G003000901300 & G003000901700

EXISTING ZONING: SN, Suburban Neighborhood

REQUEST: Rezone to TN, Traditional Neighborhood

SIZE: 0.3 acres & 0.3 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 23-13**

RZ 23-13 is a rezoning request for two parcels located at 108 Brown Street and 116 Brown Street. The request is to rezone the property from Suburban Neighborhood (formerly R-12), to Traditional Neighborhood (formerly R-7.5). The intent of the rezoning is to subdivide both parcels, creating two new lots from the two existing.

Surrounding land uses and zoning include:

North:	SN, Suburban Neighborhood - residential
East:	CG, Commercial General - residential
South:	SN, Suburban Neighborhood - residential
West:	SN, Suburban Neighborhood – residential

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, fourplexes, 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 surrounding land uses, and future land use designation and nearly all lots in this neighborhood are smaller than the proposed request; therefore, staff supports the request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Mr. Lavender made a motion to approve the request. Mr. Jones seconded the motion. The motion passed with a vote of 7 to 0.



AGENDA
GREER CITY COUNCIL
1/9/2024

First Reading of Ordinance Number 3-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LIBIA AND GERMAN GARCIA LOCATED AT 501 NEW WOODRUFF ROAD FROM CG (COMMERCIAL GENERAL) TO MD (MEDIUM DENSITY RESIDENTIAL) (Action Required)

Executive Summary:

Ordinance 3-2024 is a rezoning request for one parcel located at 501 New Woodruff Rd. The request is to rezone the parcel from CG Commercial General to MD Medium Density Residential. The Planning Commission conducted a public hearing on December 18, 2023 for the rezoning of the parcel and recommended approval.

Heather Stahl, Planner

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	1/4/2024	Cover Memo
▣ Ordinance Number 3-2024	1/4/2024	Ordinance
▣ Ord 3-2024 Exhibit A Map	1/4/2024	Exhibit
▣ Ord 3-2024 Exhibit B Title to Real Estate	1/4/2024	Exhibit
▣ Ord 3-2024 Exhibit C Survey	1/4/2024	Exhibit
▣ Ord 3-2024 Rezoning Application	1/4/2024	Backup Material
▣ Ord 3-2024 Planning Commission Minutes	1/4/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, Planner

Subject: Ordinance #3-2024

Date: January 3, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 3-2024 is a rezoning request for one parcel located at 501 New Woodruff Rd. The request is to rezone the parcel from CG Commercial General to MD Medium Density Residential.

The Planning Commission conducted a public hearing on December 18, 2023 for the rezoning of the parcel and recommended approval.

ORDINANCE NUMBER 3-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LIBIA AND GERMAN GARCIA LOCATED AT 501 NEW WOODRUFF ROAD FROM CG (COMMERCIAL GENERAL) TO MD (MEDIUM DENSITY RESIDENTIAL)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Libia and German Garcia located at 501 New Woodruff Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-05-02-009.00 containing approximately 1.859 +/- 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 owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on December 18, 2023.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to MD (Medium Density Residential).
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 501 New Woodruff Road more particularly identified by the attached City of Greer Map specifying Spartanburg

County Parcel Number 9-05-02-009.00 containing approximately 1.859 +/- acres attached hereto marked as Exhibit A shall be changed from CG (Commercial General) to MD (Medium Density Residential).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 9, 2024

Second and
Final Reading: January 23, 2024

Approved as to Form:

Daniel R. Hughes, City Attorney

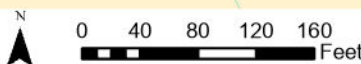
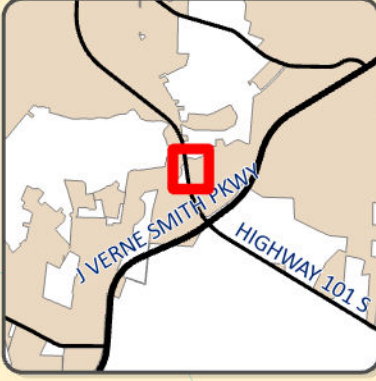
EXHIBIT
A

9-05-02-009.00
Acreage: 1.859

NEW WOODRUFF RD

MAPLEWOOD CIR

SPRUCE AVE



Ordinance 03-2024

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.

DEE-2020-26829



DEE BK 128-H PG 112-113

Recorded 2 Pages on 06/26/2020 08:35:1
Recording Fee: \$15.00 County Taxes: \$1.
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

EXHIBIT**B**

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

GRANTEES ADDRESS: 38 PARKWALK DRIVE, GREER, SC 29650

TMS#: 9-05-02-009.00

KNOW ALL MEN BY THESE PRESENTS, that

H&C PROPERTIES OF THE UPSATE, LLC AND BARBARA M. HOWELL AS TRUSTEE OF THE BARBARA M. HOWELL REVOCABLE TRUST DATED MARCH 22, 2016 in consideration of **One Hundred Twenty Two Thousand Five Hundred and No/100ths (\$122,500.00) DOLLARS**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

GERMAN GARCIA AND LIBIA GARCIA, as Joint Tenants with Rights of Survivorship and not as Tenants in Common:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Spartanburg, being known and designated as 1.859 Acres, on a plat entitled German Garcia and Libia Garcia dated June 12, 2020, and recorded June, 26, 2020 in Plat Book 177, Page 633, Spartanburg County ROD. Reference is hereby made to said plat for a more complete description by metes and bounds.

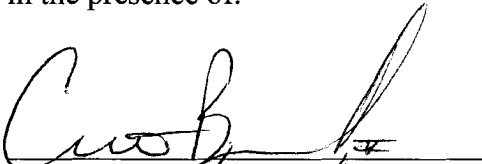
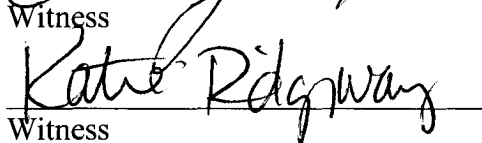
This being the same property conveyed to H&C Properties of the Upstate, LLC by Deed of Ruby Katie Bridwell, recorded June 23, 2002 in Deed Book 76-D, Page 426, Spartanburg County ROD. See also Deed from Barbara M. Howell to Barbara M. Howell, as Trustee of the Barbara M. Howell Revocable Trust dated March 22, 2016, recorded October 12, 2016, in Deed Book 113-Q at Page 464, Spartanburg County ROD.

Tax Map #: 9-05-02-009.00

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

WITNESS the grantor's (s') hand (s) and seal (s) this the 23rd day of June, 2020.

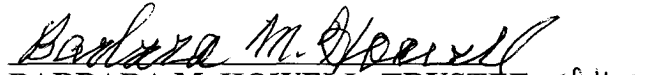
SIGNED, sealed and delivered
in the presence of:


Witness

Witness

H&C Properties of The Upstate, LLC


MIKE HOWELL, MEMBER


MARK HARVEY, MEMBER


BARBARA M. HOWELL, TRUSTEE of the
Barbara M. Howell Revocable Trust dated
March 22, 2016

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, a Notary Public of the County and State aforesaid, certify that the Grantor(s), personally
appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp this 23rd day of June, 2020.



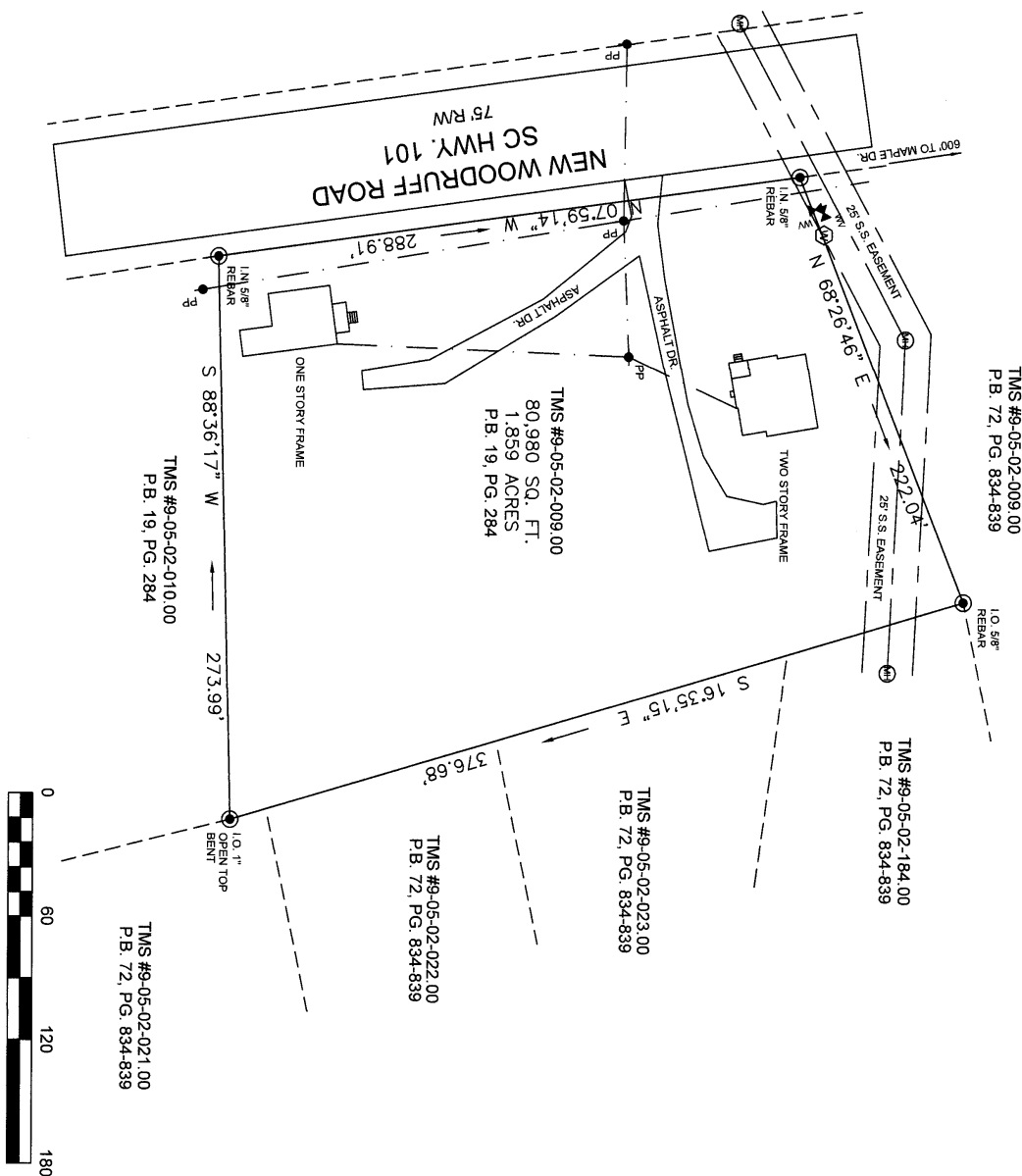
Notary Public for South Carolina
My commission expires: 3/14/21



Office of REGISTER OF DEEDS, SPARTANBURG, SC
Dorothy Earle, Register Of Deeds



PLT BK 177 PG 633



NOT TO SCALE

THIS IS TO CERTIFY TO _____ THAT AN ACTUAL SURVEY HAS BEEN CONDUCTED AS REQUESTED, ON THIS PROPERTY UNDER MY SUPERVISION AND I DECLARE THAT:

1. THE FIELD SURVEY AND THIS PLAN REPRESENT A INDEPENDENT RECOVERY OF THE SUBJECT PROPERTY, THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

2. ALL RIGHTS-OF-WAYS, EASEMENTS AND ENCROACHMENTS, GRADUALS AND SHAPED, C/L WARD, DITCHES, DRAINAGE, AND OTHER FEATURES, AS SHOWN ON THE SURVEY, ARE CORRECTLY LOCATED AND EXISTENCE OF ANY OTHERS, THIS PROPERTY IS SUBJECT TO ANY RECORDED AND/OR UNRECORDED RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS.

3. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT INVOLVE A NEW STREET OR CHANGE ANY EXISTING STREETS AND ALL SURVEY LINES ARE EITHER EXISTING OR CORRECTLY LOCATED.

4. THE AREA OF THE SUBJECT PROPERTY WAS CALCULATED BY COMPUTER AND THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS _____ SURVEY AS DEMAND BY THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.



SIGNATURE OF PROFESSIONAL SURVEYOR _____
 DATE OF SIGNATURE 6/12/20
 SOUTH CAROLINA REGISTRATION NUMBER 13857

"BASED UPON GRAPHIC DETERMINATION, THIS PROPERTY _____ DOES/ _____ DOES NOT LIE
IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA (ZONE AE) per _____
COMMUNITY PANEL No. _____ DATED _____ COUNTY _____

BASED UPON GRAPHIC DETERMINATION, THIS STRUCTURE _____ DOES/_____ DOES NOT LIE
IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA (ZONE AE) per _____ COUNTRY
COMMUNITY PANEL No. _____ DATED _____.

NOTE:
THERE IS A _____ DRAINAGE AND UTILITY EASEMENT ON EACH SIDE OF A
SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.

SURVEYED AS REQUESTED BY

GERMAN GARCIA
LIBIA GARCIA

SPARTANBURG COUNTY, SOUTH CAROLINA

DATE OF SURVEY	NAME OF DWG.	TAX MAP NUMBER
06/12/2020	501_NW_WDRFF_RD	9-05-02-009.00

C.L. WARD, P.L.S.

C.L. WARD, P.C.
104 CASTLE DRIVE
SENECA, S.C. 29672
(864)661-8253



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date Nov 18th, 2023

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

Tax Map Number(s) 9-05-02-009.00

Property Address(s) 501 New Woodruff Rd, Greer, SC 29651

Acreage of Properties 1.859 acres County Spartanburg

Applicant Information

Name Angel Cardona
Address 128 Sheldon Drive,
Moore, SC 29369
Contact Number (864) 680-6999
Email angel@cardonarentals.com

Property Owner Information

(If multiple owners, see back of sheet)

Name German Garcia
Address 38 Parkwalk Dr, Greer,
SC 29650
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 SFR to RM-1.

Existing Use: Two current SF homes Proposed Use: multiple single family homes

Signature(s) Angel V. Cardona
German Garcia
Libia Garcia

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

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

Complete the section below if multiple property owners

Name Libia Garcia
Address 38 Parkwalk Dr, Greer
Contact Number _____
Signature Libia Garcia

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, December 18, 2023

DOCKET: RZ 23-14

APPLICANT: Angel Cardona

PROPERTY LOCATION: 501 New Woodruff

TAX MAP NUMBER: 9-05-02-009.00

EXISTING ZONING: CG, Commercial General

REQUEST: MD, Medium Density Residential

SIZE: 1.85 acres

COMPREHENSIVE PLAN: Traditional Neighborhood & Mixed Employment

ANALYSIS: **RZ 23-14**

RZ 23-14 is a rezoning request for one parcel located at 501 New Woodruff. The request is to rezone the property from CG, Commercial General, to MD, Medium Density Residential. The intent of the rezoning is to transition to a residential district in order to restore the existing buildings which were previously used as residential rentals.

Surrounding land uses and zoning include:

North:	RR, Rural Residential - residential
East:	RR, Rural Residential - residential
South:	CG, Commercial General - residential
West:	Unzoned, Spartanburg County - residential

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, fourplexes, 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

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 surrounding land uses, and future land use designation; therefore, staff supports the request. Staff would prefer Commercial General; however redevelopment is unlikely any time in the near future, so rehabbing existing houses to a use that was previously grandfathered in and designating a higher density zoning to allow for future infill seems reasonable.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Mr. Holland asked if there was any power at the site. Ms. Kaade explained that the homes were condemned and lost their grandfathered status. The applicant shared that they tried to come up with a commercial plan but it wasn't viable.

Mr. Jones asked what the lot sizes will be and what density will be allowed. Ms. Byers read from the UDO and explained the standards of MD zoning.

ACTION – Mr. Jones made a motion to approve the request. Mr. Lavender seconded the motion. The motion passed with a vote of 7 to 0.



AGENDA
GREER CITY COUNCIL
1/9/2024

First Reading of Ordinance Number 4-2024

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY IRINA AND YAROSLAV GENTSARYUK LOCATED AT 220 PLEASANT DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SN (SUBURBAN NEIGHBORHOOD) FOR SAID PROPERTY (Action Required)

Executive Summary:

Ordinance 4-2024 is an annexation and zoning request for a portion of the parcel located at 220 Pleasant Dr. The portion is 3.86 acres. The requested zoning for the property is SN, Suburban Neighborhood, and the existing detached single-family dwelling will remain. The Planning Commission will conduct a public hearing on January 22, 2024 to consider the zoning of this parcel.

Heather Stahl, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	1/4/2024	Cover Memo
❑ Ordinance Number 4-2024	1/4/2024	Ordinance
❑ Ord 4-2024 Exhibit A Title to Real Estate	1/4/2024	Exhibit
❑ Ord 4-2023 Exhibit B Survey	1/4/2024	Exhibit
❑ Ord 4-2024 Exhibit C Map	1/4/2024	Exhibit
❑ Ord 4-2024 Exhibit D FIRM	1/4/2024	Exhibit
❑ Ord 4-2024 Petition for Annexation	1/4/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, Planner

Subject: Ordinance 4-2024

Date: January 03, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 4-2024 is an annexation and zoning request for a portion of the parcel located at 220 Pleasant Dr. The portion is 3.86 acres. The requested zoning for the property is SN, Suburban Neighborhood, and the existing detached single-family dwelling will remain.

The Planning Commission will conduct a public hearing on January 22, 2024 to consider the zoning of this parcel.

ORDINANCE NUMBER 4-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY IRINA AND YAROSLAV GENTSARYUK LOCATED AT 220 PLEASANT DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SN (SUBURBAN NEIGHBORHOOD) FOR SAID PROPERTY

WHEREAS, Irina and Yaroslav Gentsaryuk are the sole owners of a certain property located at 220 Pleasant Drive more particularly described on the legal descriptions attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Number 0528020110601 containing approximately 3.86 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0361F attached hereto marked as Exhibit D; and,

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

WHEREAS, Irina and Yaroslav Gentsaryuk have petitioned the City of Greer to annex a portion of their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owners have requested that the subject property be zoned SN (Suburban Neighborhood); 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 3.86 acres +/- property shown in red on the attached map owned by Irina and Yaroslav Gentsaryuk located at 220 Pleasant Drive as described on the attached City of Greer Map as Greenville County Parcel Number 0528020110601 is hereby annexed into the corporate city limits of the City of Greer.

2. **ZONING ASSIGNMENT:** The above referenced property shall be zoned SN (Suburban Neighborhood) 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 Mixed Employment 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 45045C0361F.

5. **DISTRICT ASSIGNMENT:** The above referenced property shall be assigned to City Council District #1.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 9, 2024

Second and
Final Reading: February 6, 2024

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney



2023063929

4 Pgs

DEED Book: DE 2702 Page: 5328 - 5331

October 31, 2023 12:34:34 PM Cons: \$540,000.00

Rec: \$15.00 Cnty Tax: \$594.00 State Tax: \$1,404.00

E-FILED IN GREENVILLE COUNTY, SC

After Recording Mail To: Guest & Brady, LLC 745 N. Pleasantburg Drive, Blvd. Greenville, SC 29607
23-11916-GBL

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE and)

)

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that Jeffrey B. Risen and Stephanie C. Risen (hereinafter "Grantor(s)") in consideration of FIVE HUNDRED FORTY THOUSAND AND 00/100ths (\$540,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released unto Yaroslav Gentsaryuk and Irina Gentsaryuk (hereinafter "Grantee(s)") as Joint Tenants with Rights of Survivorship and Not as Tenants in Common, the following property to wit:

ALL that certain piece, parcel or tract of land lying, being and situate in the State of South Carolina, County of Greenville and County of Spartanburg, shown and designated as 6.56 acres, more or less, on a plat entitled "Boundary Survey for Jeffrey B. Risen and Stephanie C. Risen," dated June 26, 2017, prepared by Plumblee Surveying, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1283, Page 83. Reference to said plat is hereby made for a more complete description thereof.

This being the same property conveyed to Jeffrey B. Risen and Stephanie C. Risen by deed of Joy Keamo and Lily Sugimoto, dated December 16, 2003, recorded December 23, 2003 in Deed Book 2068, at Page 1377, in the Register of Deeds Office for Greenville, South Carolina, and by deed of J. L. Miller Properties, LLC recorded on 7/3/2017 in the Office of the Register of Deeds for Greenville County in Deed Book 2516 at Page 3.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No. 0528.02-01-106.01
Property Address: 220 Pleasant Drive, Greer, SC 29651
Grantee Address: PO Box 1270, Sumner, WA 98390

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantees, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common, forever;

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

WITNESS the Grantor(s) hand(s) and seal(s) this 30th day of October, 2023.

SIGNED, sealed and delivered
In the presence of:

Yelena Gorash

Jeffrey B. Risen (SEAL)
Jeffrey B. Risen

Stephanie C. Risen (SEAL)
Stephanie C. Risen

LTJ

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, Shannon T. Epps, a notary public for South Carolina, do hereby certify that the within named Grantor(s) did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witnessed my hand and official seal
this 30th day of October, 2023.

LTJ
Notary Public for South Carolina
Printed Name: Shannon T. Epps
My Commission Expires: 9/15, 2024

STATE OF SOUTH CAROLINA)
COUNTY of GREENVILLE)

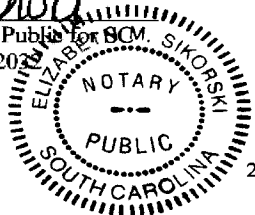
AFFIDAVIT

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

- 1) I have read the information on this affidavit and I understand such information.
- 2) The property being transferred is located at 220 Pleasant Drive, Greer, SC 29651, bearing Greenville County Tax Map Number 0528.02-01-106.01, was transferred by Jeffrey B. Risen and Stephanie C. Risen on October 30, 2023 to Yaroslav Gentsaryuk and Irina Gentsaryuk on October 30, 2023.
- 3) Check one of the following. The deed is
 - 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 (see information section of affidavit):
_____ (If exempt, please skip items 4-7 and go to item 8 of this affidavit.)
- 4) Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit.)
 - a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 540,000.00.
 - 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 after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: 0.
- 6) The deed recording fee is computed as follows:
 - a) Place the amount listed in item 4 above here: 540,000.00
 - b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here)
 - c) Subtract line 6(b) from line 6(a) and place result here: 540,000.00
- 7) The deed recording fee is based on the amount listed on line 6(c) above and the deed recording fee due is: \$1,998.00.
- 8) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantees.
- 9) I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 31st
day of October 2023.

Elizabeth M. Sikorski
Elizabeth M. Sikorski, Notary Public for SC.
My commission expires: 4/8/2025



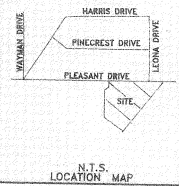
Shannon T. Epps
Responsible Person Connected with the
Transaction

Shannon T. Epps, Attorney for Grantees
Print or Type Name Here

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

Exempted from the fee are deeds:

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



LEGEND

I.P.F.	Iron Pin Found
I.P.S.	Iron Pin Set
PK NAIL S	PK Nail Set
PK NAIL F	PK Nail Found
N/F	Now or Formerly
MW	Monitoring Well
MH	Manhole
PP	Power Pole
OH	Over Head
FB	Field Book
RB	Rebar
OT	Open Top
CT	Crimp Top
DB	Deed Book
PB	Plat Book
TM	Tax Map
PL	Point
C/O	Clean Out
SR	Solid Rod
WM	Water Meter
GW	Guy Wire
MB	Mailbox
SW	Stub Out
WV	Water Valve

POINTS ARE IRON PINS SET (1/2" REBAR) UNLESS OTHERWISE NOTED.

PLUMBLEE SURVEYING DOES NOT WARRANT THE EXISTENCE OR THE NON-EXISTENCE OF ANY HAZARDOUS WASTE ON THE SURVEY SITE.

COPYRIGHT LAWS APPLY

THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. THIS SURVEY IS FOR THE PERSON OR PERSONS NAMED HEREON AND THE PARTY TITLE IS BEING TRANSFERRED TO. NOT VALID FOR USE OF SUBSEQUENT TRANSFER OF THIS PROPERTY.

Plumlee Surveying is NOT responsible for the accuracy of the Road R/W information obtained from S.C.D.O.T., County Offices, or plats.

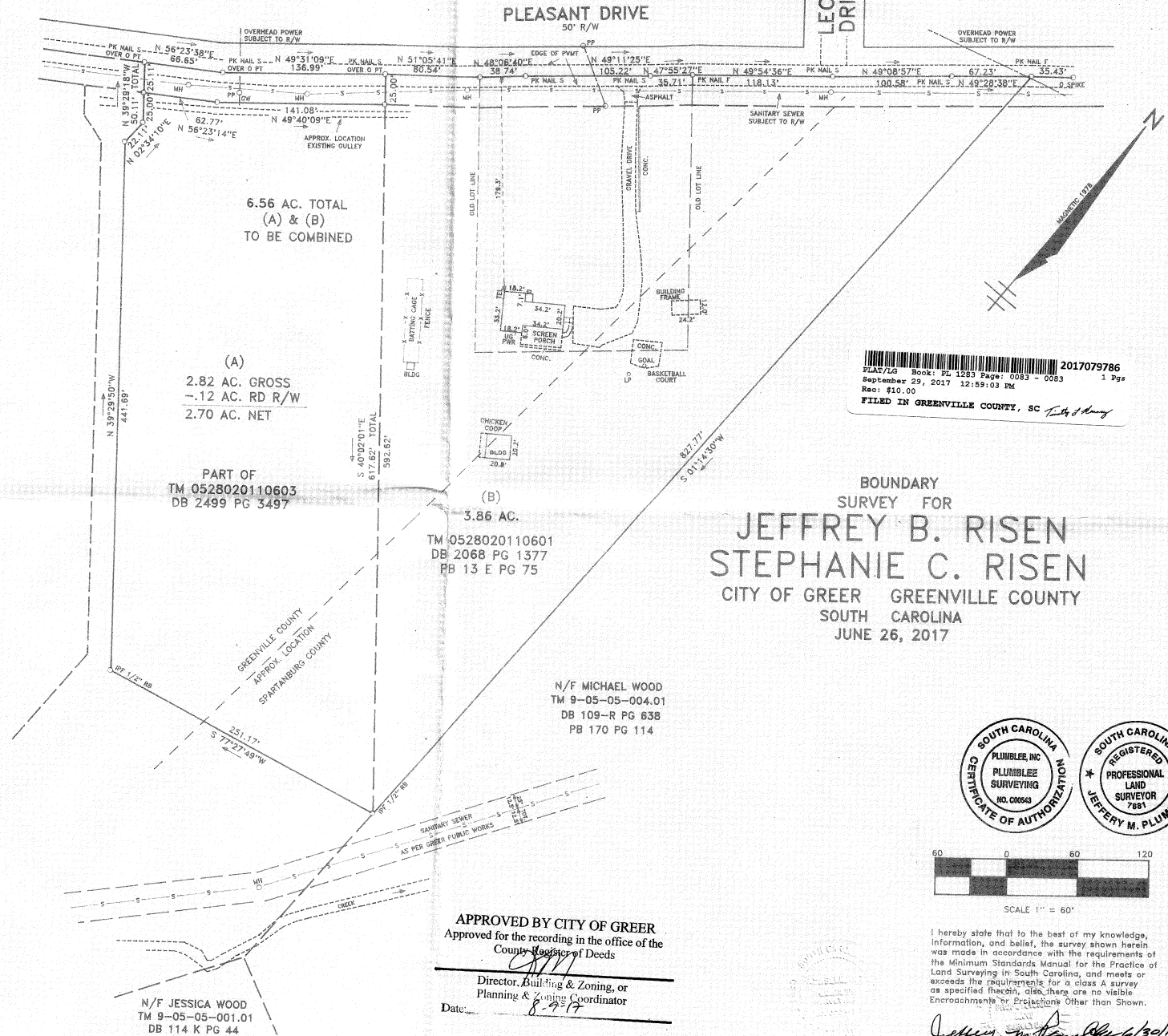
CALL 811 (PUPS) BEFORE DIGGING ON THIS SITE

EXCEPT AS SPECIFICALLY STATED ON THIS PLAT, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: RIGHT-OF-WAYS, ESMTS., OTHER THAN POSSIBLE ESMTS. 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. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLANDS DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

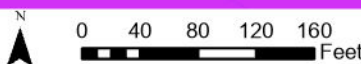
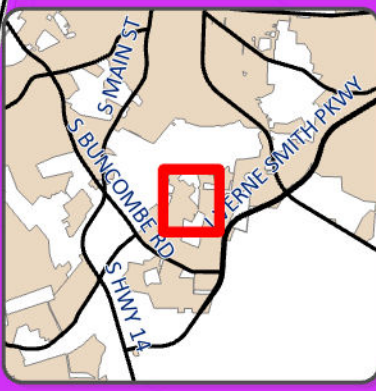
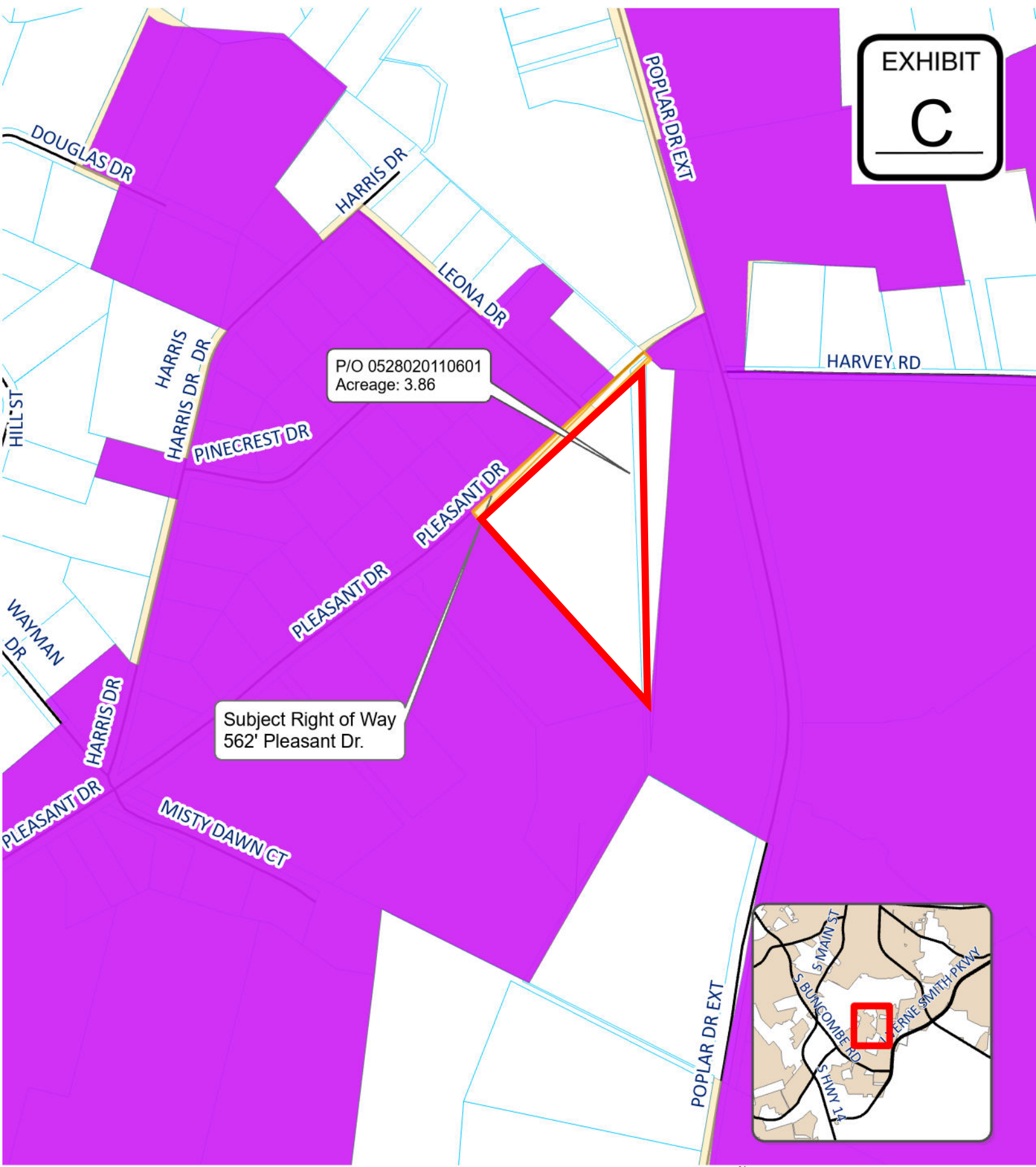
PLUMBLEE SURVEYING



JEFFREY M. PLUMBLEE
P.L.S. #7881
Greenville, SC 29615



TAX MAP NUMBER 0528020110601, PART OF 0528020110603



Ordinance 4-2024

Council Districts			
1	2	3	4
5	6		

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.



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 220 Pleasant Drive Greer SC 29651 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 0528020110603 and 0528020110601 attached hereto marked as Exhibit C containing approximately 2.82+3.86 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 5th day of December, 2023 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 city of Greer.

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

☐ Yes ☒ No

Print Name: Yaroslav Gentsaryuk
Signature: [Signature]
Address: 220 Pleasant Drive Greer SC 29651
Witness: _____
Date: 12/05/2023
Phone number: (253)737-7857
Email: yaroslavgentsaryuk@gmail.com

Print Name: _____
Signature: _____
Address: _____
Witness: _____
Date: _____
Phone number: _____
Email: _____

Category Number:
Item Number: 7.



AGENDA
GREER CITY COUNCIL
1/9/2024

First and Final Reading of Resolution Number 1-2024

Summary:

A RESOLUTION ADOPTING THE CITY OF GREER ANNUAL SAFETY STATEMENT (Action Required)

Executive Summary:

Mike Sell, Deputy City Administrator

ATTACHMENTS:

Description	Upload Date	Type
▣ Resolution Number 1-2024	1/3/2024	Resolution



RESOLUTION NUMBER 1-2024

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

WHEREAS, the Mayor and City Council recognize that the prevention of accidental losses affecting employees, property, and the public will enhance the operating efficiency of City government; and,

WHEREAS, a pro-active loss control posture requires that sound loss prevention measures are of primary consideration and take precedence over expediency in all operations;

NOW, THEREFORE, BE IT RESOLVED that the City will endeavor to provide a work environment free of recognized hazards through the establishment and implementation of loss control policies and procedures, and their subsequent amendments and additions, designed to provide protection to City employees, public and private property, and members of the public;

BE IT FURTHER RESOLVED that the City will support compliance with all Federal and State safety regulations; provide and require the use of personal protective equipment by all employees; and ensure that all employees are advised of and understand their loss control responsibilities in the performance of their work.

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

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: January 9, 2024



AGENDA
GREER CITY COUNCIL
1/9/2024

First and Final Reading of Resolution Number 2-2024

Summary:

A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE PATHOGEN STANDARD TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS. (Action Required)

Executive Summary:

Mike Sell, Deputy City Administrator

ATTACHMENTS:

Description	Upload Date	Type
▢ Resolution Number 2-2024	1/3/2024	Resolution



RESOLUTION NUMBER 2-2024

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

WHEREAS, The City of Greer Safety Committee has reviewed the City's Blood-borne Pathogen Standard for compliance with Occupational Safety and Health Administration requirements; and

WHEREAS, the Safety Committee finds that the Blood-borne Pathogen Standard is in compliance with OSHA requirements;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Greer in Council duly assembled that;

- a) No revisions were made to the plan.
- 1. Each department head is hereby directed to attach a copy of this resolution and attachment to the Personnel Policies and Procedures Manual on file in his/her department and post where employees can have access to this information twenty-four hours a day.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: January 9, 2024

Exposure Control Plan
for the City of Greer

Occupational Safety & Health Administration

Blood-borne Pathogen Standard

29 C.F.R. 1910.1030

Statement of Policy

Hepatitis B Virus (HBV) has long been recognized as a pathogen capable of causing serious illness and death. The virus is transmitted through blood and certain body fluids. Personnel who handle blood and other potentially infectious materials as part of their jobs have an increased risk of contracting HBV. The Human Immunodeficiency Virus (HIV), the virus that causes Acquired Immune Deficiency Syndrome (AIDS). Because the transmission of HIV is considerably less efficient than HBV, the risk of HIV infection to employees who must handle blood or other potentially infectious material is less than for HBV. The consequences of HIV infection are grave however because HIV causes the fatal disease AIDS. Accordingly, the following policy is established to further our efforts to provide a City-wide environment for an employee which is free from recognized hazards that cause or are likely to cause serious physical harm or death.

The policy of universal precautions is hereby established. Universal precautions are a system of infectious disease control which assumes that every direct contact with body fluids is considered infectious and requires that every employee exposed to direct contact with body fluids be protected as though such body fluids were HBV or HIV infected. Body fluids which have been directly linked to the transmission of HBV or HIV and to which universal precautions apply include ***blood, semen, blood products, vaginal secretions, cerebrospinal fluid, pericardial fluid, amniotic fluid, and concentrated HIV or HBV virus***. Universal precautions are intended to prevent firefighters, jailors, law enforcement personnel and others from exposures to blood-borne pathogens.

Occupational exposure may occur in many ways including needle sticks and cut injuries. City employees employed in certain occupations are assumed to be at high risk for blood-borne infections due to their routinely increased exposure to body fluids from potentially infected sources. These high risk occupations include but are not limited to Firefighters, Law Enforcement, Jailors, and Sanitation workers. Employees in any occupation where they are directly exposed to body fluids are considered to be at substantial risk of exposure to HIV or HBV. Neither HIV nor HBV is transmitted by casual contact in the workplace.

Personal protective equipment, including personal protective equipment for eyes, face, head and extremities, protective clothing and protective shields and barriers, shall be provided used and maintained in sanitary and reliable condition whenever it is necessary by reason of the processes or environment to protect against contamination by blood or body fluids. This equipment or clothing must be provided by the department concerned and available in the work area at all times.

The use of gloves will vary according to the procedure involved. The use of disposable gloves is required where body fluids are handled and is particularly important if the employee has cuts, abraded skin, chapped hands, dermatitis or the like.

Gloves must be of appropriate material and quality for the procedures to be performed, and of appropriate size for each worker. Surgical and examination gloves must be disposed of after use and may not be washed or disinfected. General purpose utility (rubber) gloves worn by maintenance, housekeeping and other non-medical personnel may be decontaminated and reused. No gloves shall be used if they are peeling, cracked, or discolored or if they have punctures, tears, or other evidence of deterioration.

Gowns, aprons, lab coats, or similar garment must be worn when splashes to skin or clothing with body fluid are likely to occur. Gowns, including surgical gowns shall be made of, or lined with, impervious material and shall protect all areas of exposed skin.

Masks and protective eye wear and/or face shields are required when contamination of eyes, mouth or nose is likely to occur due to splashes or aerosolized materials.

Pocket masks, resuscitation bags (BVM), or other ventilation devices shall be provided in strategic locations and to key personnel where the need for resuscitation is likely to occur to eliminate the need for emergency mouth to mouth resuscitation.

When an employee's skin or mucous membrane may come in contact with body fluids; gowns (or like), mask, and eye protection shall be worn.

Persons performing or assisting in postmortem procedures are required to wear personal protective clothing to avoid exposure to blood or body fluids.

Housekeeping and environmental services operations involving substantial risk or direct exposure to body fluids shall take into account the proper precautions while cleaning rooms and blood spills. Cleaning schedules shall be frequent as is necessary depending upon the area to be cleaned, the type of surface to be cleaned and the amount and type of contaminant present. Chemical germicides that are approved for use as hospital disinfectant and the tuberculocidal when used as recommended shall be used to decontaminate spills and other fluids. A solution of 5.25 percent sodium hypochlorite (household bleach) diluted 1:10 with water or other suitable disinfectant shall be used for disinfections.

All specimens of body fluids shall be put in a well-constructed container with a secure lid to prevent leaking during transport and shall be disposed of in an approved manner.

All persons at substantial risk of directly contacting blood or body fluids are offered Hepatitis B Vaccinations in the amounts and at the times prescribed by standard practice.

All laundry operations involving direct exposure to body fluids shall be identified by bagging in red bio hazard bags which prevent leakage in the area where it was removed and transported to be laundered.

Hands and other skin surfaces shall be washed thoroughly after removing gloves and immediately after contact with body or body fluids.

If a City of Greer employee has a percutaneous (needle stick or laceration) or mucous membrane (splash to eye, nasal mucosa, or mouth) exposure to body fluid or has a cutaneous exposure to blood when the worker's skin is chapped, abraded, or otherwise non-intact, the source person shall be informed of the incident and tested for HIV and HBV infections after consents obtained. If source person's consent is refused, follow **Blood/Body Fluid Exposure Management for GMHLER's** (attached to all policies). The city employee shall be evaluated clinically by HIV antibody testing and advised to report and seek medical evaluation of any acute febrile illness that occurs within 12 weeks after exposure. The testing will be performed by the City's designated Physician.

HIV serum-negative workers shall be retested 6 weeks after exposure and on a periodic basis thereafter (2 weeks and 6 months after exposure). Follow-up procedures shall be taken for and employee potentially exposed to HBV. The types of follow-up depend on the immunization status of the employee and the HBV serologic status of the source person of the source person. If an employee refused to submit to the foregoing procedures when such procedures are medically indicated no adverse action can be taken on that ground alone since the procedures are designed for the benefit of the exposed employee.

All high risk employees shall receive education on precautionary measures, epidemiology, and modes of transmission and prevention of HIV/HBV. This education shall be provided by Spartanburg Regionals' designated person to explain possible and future risks. In addition, such high risk employees must receive training regarding the location, availability and proper use of personal protective equipment. They shall review with their supervisor, medical control officer, or designated person concerning proper work practices and shall understand the concept of universal precaution as it applies to their work practices. They shall be trained and by their supervisor, medical control officer, or designated person about the meaning of color coding, the biological and infectious waste. Additionally, workers shall receive training about procedures to be used if they are exposed to needle sticks or body fluids.

All employees who may reasonably anticipated skin, eye, mucous membrane, or parietal contact with blood or other potentially infectious materials in the performance of their duties must participate in a training program at the time of initial employment and **before being assigned work or permitted to enter the work area.** The material must be appropriated in content and vocabulary to the educational level, literacy, and language background of the participants. The training program must contain the following elements...

1. A copy of the OSHA Blood borne pathogen Standard and an explanation of its contents
2. A general explanation of the epidemiology and symptoms of blood borne diseases.
3. An explanation of the modes of transmission of blood borne pathogens.
4. An explanation of the City of Greer Blood borne Pathogenic Control Policy
5. An explanation of appropriate methods for recognizing tasks and other potentially infectious materials.
6. An explanation of the use and limitations of practices that will prevent or reduce exposure including appropriate engineering controls, work practices and personal protective equipment.

7. Information on the type, proper use, location, removal handling and/or disposal of personal protective equipment
8. An explanation of the basis for the selection of personal protective equipment
9. Information on the availability of Hepatitis B Vaccine including information on its efficiency, safety and benefits of being vaccinated
10. Information on the appropriate actions to take and persons to contact in an emergency
11. An explanation of the procedure to follow if an exposure occurs including the method of reporting the incident and the medical follow-up that will be made available, including medical counseling which will be provided to exposure individuals.
12. An explanation of signs, labels and/or color coding

Exposure Determinations

Within this plan blood: is defined as human blood, human blood components and products made from human blood. The following body fluids are defined as "other potentially infectious material": human semen, vaginal secretions, cerebrospinal fluid, synovial fluid, pleural fluid, pericardial fluid, peritoneal fluid, amniotic fluid, saliva in dental procedures, any bodily fluid that is visibly contaminated with blood, and all body fluids in situations where it is difficult or impossible to differentiate between body fluids; any unfixed tissues or organ (other than intact skin) from a human (living or dead); and HIV-containing culture medium or other solutions, and blood organs or other tissue from experimental animals infected with HIV or HBV.

All employees in the following job classifications are considered to have occupational exposure to blood borne pathogen:

Fire Department

Chief
Deputy Fire Chief
Battalion Chief
Lieutenant
Engineer
Firefighter/EMT
Firefighter/Paramedic
Part-time Firefighter

Police Department

Chief
Captain
Lieutenant
Sergeant
Corporal
Patrol Officer
Detention Officers
Field Training Officers
Resources Officer
Detective division

Other job titles

Animal Control
Recreation Program Director
Nuisance Abatement Officer
City Engineer
Storm Water Engineer
Storm Water Inspector

This list is not absolute and may be updated (added to or deleted from at the discretion of department head, city administrator, or medical coordinator.

Method of Implementation for Eliminating or Minimizing Employee Exposure to Blood and Other Potentially Infectious Materials

The personnel manager and safety committee chairman shall be responsible for evaluating the need for and implementing the following requirements of the OSHA Blood borne pathogen Standard. All controls must be reviewed and updated and least annually.

Universal Precautions:

The City of Greer has adopted the practice of Universal Precautions to prevent contact with blood and other potentially infectious materials. Under circumstances where differentiation between body fluid types is difficult or impossible, all body fluids shall be considered potentially infectious materials.

Engineering Controls:

Evidence such as sharps (needles) and other potentially infectious materials shall be stored and maintained in containers in accordance with this policy. Where occupational exposure remains after these controls, personal protective equipment (PPE) must be used.

Work Practice Controls:

The following controls are applicable to City of Greer employees who may reasonably anticipate skin, eye, mucous membrane, or potential contact with blood or other potentially infectious materials in the performance of their duties.

1. Hand washing facilities are generally readily accessible. When hand washing facilities are not feasible, the employee's department shall provide an appropriate antiseptic hand cleaner in conjunction with clean cloth/paper towels or antiseptic towelettes. When antiseptic hand cleaners or antiseptic towelettes are used hand shall be washed with soap and running water as soon as possible in accordance to BBP training.
2. Employees shall wash their hands immediately after removal of gloves or other protective equipment.
3. Employees shall wash hands and any other skin with soap and running water immediately after contact with blood or other potentially infectious material
4. Bending or shearing of contaminated needles is prohibited. Recapping of needles by two handed technique is prohibited. No pipetting or suctioning by mouth.
5. Contaminated sharps (needles) shall be placed in appropriate containers until properly disposed. Containers must be puncture resistance, labeled with the biohazard warning label, leak proof on the sides and bottom and packaged in such a manner that employees are not required to reach by hand into the container. Located near services rendered if possible. Dispose of container when needed by container manufacture instruction. Daily inspections to ensure no overfilling.
6. Eating, drinking, smoking, use of smokeless tobacco, applying cosmetics or lip balm and handling contact lenses are prohibited in work areas where there is a likelihood of occupational exposure.
7. Food and drink shall not be kept in refrigerators, freezers, shelves, cabinets, counter top or desk tops where blood or other potentially infectious materials are present.

8. All procedures involving blood or other potentially infectious materials shall be performed in manner to minimize splashing, spraying, spattering or the generation of droplets.
9. Blood or other potentially infectious material shall be placed in containers which prevent leakage during collections, handling, storage, transport, or shipping
10. Internal container for storage, transport or shipping shall be color coded **RED** and marked with biohazard symbol.
11. The high risk occupation employee's department shall provide, at no cost to the employee, access to appropriate personal protective equipment such as gloves, gowns, lab coats, face shields, masks, eye protections (with side shields), mouth pieces, resuscitation bags, pocket masks and other such personal protection as required to protect the employee from exposure.
12. The employee's department shall provide protective clothing and equipment in appropriate sizes which are readily available or are issued to employees. Hypoallergenic gloves, glove liners, powerless gloves must be readily available for employees who are allergic to gloves normally provided.
13. The employee's department shall clean, launder and dispose of personal protective clothing and equipment at no cost to the employee. Disposable protective clothing and equipment provided by the department is an acceptable alternative to cleaning and laundering.
14. All personal protective clothing and equipment shall be removed prior to leaving a contaminated work area and place in appropriately designated container for storage, cleaning or disposal.
15. Gloves and other personal protective clothing and equipment shall be worn when the possibility of contamination exists.
16. Employees shall immediately report to management any exposure or potential exposure to contamination and immediate action shall be taken initiate the Control Plan.

HBV Vaccination and Post Exposure Evaluation and Follow-Up

Hepatitis B Vaccination

Hepatitis B Vaccination is offered at no cost to the employee through the City of Greer designated physician with 10 working days of the initial assignment to a position where occupational exposure to blood borne pathogen is possible and at any time thereafter that the employee chooses to receive the vaccine. Refusal to receive the vaccine will be in writing utilizing the statement found in appendix A to Section 190.1010 of the OSHA Standards. This form may be obtained at the City of Greer personnel office.

Procedures after exposure report

Following a report of an exposure incident the employee receives a confidential medical evaluation and follow-up including documentation of routes of exposure and the circumstances and documentation of the source individual unless that identification is infeasible or prohibited by state or local law. Post exposure prophylaxis when medically indicated will be provided

along with counseling and evaluation of reported illness. All blood samples will be held for ninety (90) days.

Record Keeping

Medical Records

The City of Greer personnel department shall establish an accurate record for each employee with occupational exposure, in accordance with 29 CFR 1910.20

1. This record shall include:
 - a. The name and social security number of the employee
 - b. A copy of the employee's hepatitis B vaccinations and any medical record relative to the employee's ability to receive vaccination
 - c. A copy of the employee's declination letter of the hepatitis B vaccination is declined
 - d. A copy of all results of examinations, medical testing and follow-up procedures.
 - e. The employer's copy of the health care professional's written opinion, when one is consulted after and employee exposure to blood or other potentially infectious material.
 - f. A copy of the information provided to the healthcare professional who is responsible for evaluating an employee after an exposure incident.
2. The employer shall ensure that employee medical records are...
 - a. **Kept confidential**
 - b. **Are not disclosed or reported without the employee's express written consent to any person within or outside the work place except as required by this section or as may be required by law. The employer shall maintain the records required for at least the duration of employment , plus 30 years in accordance with 29 CFR 1910.20**

Training Records: Training records shall include the following information

1. The dates of the training session(s)
2. The contents or a summary of the training sessions including documentation of employee's receipt of OSHA standard 1910.20
3. The names and qualification of person(s) conducting the training
4. The names and job titles of all persons attending the training session
5. Training records shall be maintained for three (3) years from the date on which the training occurred.
6. Records of any subsequent yearly training



HEPATITIS B VIRUS VACCINATION DECLINATION

I understand that due to potential occupational exposure to blood and/or other potentially infectious materials that I may be at risk of acquiring hepatitis B virus (HBV) infection.

I have been given the opportunity to be vaccinated with the hepatitis B vaccination at no cost to me.

However, I decline the hepatitis B vaccination at this time.

I understand that by declining this vaccine, I continue to be at risk of acquiring hepatitis B, a serious disease.

If, in the future while employed with the City of Greer, I continue to have occupational exposure to blood and/or other potentially infectious materials and I want to be vaccinated with the hepatitis B vaccine, I understand I can receive the vaccination series at no charge to me.

Employee Name (Print)

Department

Employee Signature

Date