



**AGENDA**  
**GREER CITY COUNCIL**

January 23, 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**

Councilwoman Judy Albert

**Public Forum**

**Minutes of Council Meeting**

1. January 9, 2024  
(Action Required)

**Departmental Reports**

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

## 9. Website Activity Report - December 2023

### **Administrator's Report**

Andy Merriman, City Administrator

### **Old Business**

#### 1. Second and Final 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)

#### 2. Second and Final 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)

#### 3. Second and Final 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)

### **New Business**

#### 1. First and Final Reading of Resolution Number 3-2024

A RESOLUTION TO ACCEPT SADDLEBROOK FARM SUBDIVISION STREETS, NAMELY BACKARE COURT, CROSSBUCK TRAIL, RED HORSE WAY, PALERMO DRIVE, TURFWAY DRIVE, STIRRUP COURT, MINT JULEP COURT INTO THE CITY OF GREER STREET SYSTEM (Action Required)

David Buchanan, Civil Engineer

#### 2. First and Final Reading of Resolution Number 4-2024

A RESOLUTION TO ACCEPT RESERVE AT RED CROFT SUBDIVISION STREETS, NAMELY VALESCOURT DRIVE, GREASBY COURT, WALSLEY LANE, DITTON COURT, MARLETT COURT, APSLEY COURT, STAVORDALE COURT INTO THE CITY OF GREER STREET SYSTEM (Action Required)

David Buchanan, Civil Engineer

#### 3. First Reading of Ordinance Number 5-2024

AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES, SECTION 18-311 THROUGH SECTION 18-430 OF THE GREER CITY CODE OF ORDINANCES. (Action Required)

Historically, the City has had very little requirements and regulations governing peddlers. Staff is bringing this ordinance to Council, in part, because this business model generally involves the seller initiating contact with the buyer, and many times in the buyer's home. We feel these additional guidelines and regulations are in the best interest of the City's citizens, residents, and visitors, and ask for your consideration of this ordinance.

David Seifert, CFO

4. First Reading of Ordinance Number 6-2024

AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES OF THE CITY OF GREER CODE OF ORDINANCES BY ADDING ARTICLE XII – MOBILE FOOD UNITS, SECTION 18-501 THROUGH SECTION 18-524 TO ESTABLISH CERTAIN RULES AND REGULATIONS FOR MOBILE FOOD UNITS (Action Required)

In recent years, and especially since 2020 following the beginning of COVID, the popularity of food trucks has greatly increased. The City does not presently have any regulations and requirements in place to specifically monitor and permit mobile food units. This ordinance will create Article XII in Chapter 18 of the Greer City Code of Ordinances and will establish guidelines and regulations for mobile food units, as well as help promote the health, safety, and general welfare of the City's citizens, residents, and visitors. We request your consideration of this ordinance.

David Seifert, CFO

5. First Reading of Ordinance Number 8-2024

AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER 78 – STREETS, SIDEWALKS AND PUBLIC PROPERTY – OF THE GREER CITY CODE OF ORDINANCES (Action Required)

Ordinance #08-2024 will allow for Street Performances to take place on sidewalks, plazas, and other public spaces in the Downtown Central Business District. Performers must obtain an annual permit and pay an application fee. Staff is also proposing under the same ordinance to change the submission deadline for the Special Event Permit Application from 30 days prior to 60 days prior to the event.

Lindsey Shaffer, Tourism Specialist

6. Bid Summary - Re-branding for the City of Greer

The City of Greer issued a Request for Proposals ("RFP") for Re-branding the

City of Greer. The City's RFP sought proposals from qualified firms with extensive and demonstrable experience in community branding, regional marketing, and public relations to oversee a complete rebrand for the City of Greer. The requested re-brand would represent all facets of the City of Greer including progressive growth, authentic small town charm, international influence, community pride, and a truly unique sense of place. The RFP sought a new brand design, logo, and tagline that will be used.  
(Action Required)

Reno Deaton, Economic Development Director

### **Executive Session**

Council may take action on matters discussed in executive session.

1. **Contractual Matter**

Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to Administration; 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**  
**1/23/2024**

**Councilwoman Judy Albert**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 2024 Council Invocation Schedule	1/11/2024	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**  
1/23/2024

January 9, 2024

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
❏ January 9, 2024 Council Meeting Minutes 1/18/2024		Backup Material

# **CITY OF GREER, SOUTH CAROLINA**

## **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL January 9, 2024**

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

### **Call to Order of the Formal Meeting**

Mayor Rick Danner – 6:31 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: Mike Sell, Deputy City Administrator, Tammela Duncan, Municipal Clerk, Catrina Woodruff, Assistant City Administrator and various other staff and media.

### **Invocation and Pledge of Allegiance**

Councilman Wryley Bettis

### **Swearing In Ceremony – Oath of Office**

Judge Henry J. Mims administered the Oath of Office to Councilmembers Jay Arrowood (District 1), Mark Hopper (District 3), Wryley Bettis (District 5), Mayor Rick Danner and Commissioner of Public Works Perry Williams.

### **Public Forum**

No one signed up to speak during the Public Form Session.

### **Minutes of the Council Meeting**

December 12, 2023

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of December 12, 2023 be received as written. Councilmember Jay Arrowood seconded the motion.

**VOTE** - Motion carried unanimously.

December 12, 2023 Workshop

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of December 12, 2023 Workshop be received as written. Councilmember Jay Arrowood seconded the motion.

**VOTE** - Motion carried unanimously.

Mayor Rick Danner noted years of service for the following Councilmembers: Councilman Arrowood – 20 years, Councilman Bettis – 24 years, Councilman Dumas 15 years and Councilwoman Albert 15 years. Mayor Danner - 24 years.

### **Special Recognition**

**Mayor Rick Danner presented Margaret Burch with a Key to the City it read as follows:**

Let this key to the City of Greer serve as a token of appreciation to Margaret Burch whose staunch advocacy for educating special needs children sparked sweeping changes in Greenville County schools and led to her service for 20 years on the Greenville County School Board, where she fought to improve facilities and opportunities for Greer students. She continued that mission as the first Executive Director of the Greater Greer Education Foundation upon its founding in 2009, and served as Chair from 2011-2015.

**Mayor Rick Danner presented Caroline Robertson with a Key to the City it read as follows:**

Let this key to the City of Greer serve as a token of appreciation to Caroline Robertson for her outstanding leadership as Executive Director at Greer Relief and Resources since 2007, maintaining a lifelong love of service, and inspiring our community to ensure that needs are met for neighbors in Greater Greer.

**Mayor Rick Danner presented Donna Smith with a Key to the City it read as follows:**

Let this key to the City of Greer serve as a token of appreciation to Donna Smith for her professional acumen and an unwavering commitment to improving the business, cultural and educational environment in the city, state and nation through leadership and mentoring roles.

### **South Carolina Recreation & Parks Association Awards Presentation**

Ann Cunningham, Director of Parks, Recreation & Tourism presented the below awards on behalf of Jim Headley, Executive Director of the South Carolina Recreation and Parks Association (SCRPA):

Justin Miller, 2023 SCRPA Programming Branch Professional of the Year  
Red Watson, 2023 SCRPA Professional of the Year

## **Departmental Reports**

Building and Development Standards, Engineering, Finance, Fire Department, Municipal Court, Parks, Recreation & Tourism, Police Department, Public Services and the Website Activity Reports for November 2023 were included in the packet for informational purposes.

### Finance

Susan Howell, Budget & Audit Manager presented the Financial Report for November 2023. (Attached)

General Fund Cash Balance: \$8,403,790.  
Revenue: \$5,926,979.  
Total Expenditures: \$18,453,774.  
Total Percentage: 0% Over/Under Budget

Revenue Benchmark Variance: \$260,281.  
Expenditure Benchmark Variance: (\$310,536.)  
Overall Benchmark Variance: (\$50,255.)

Hospitality Fund Cash Balance: \$1,349,261.  
Storm Water Fund Cash Balance: \$1,690,374.

### **Mike Sell, Deputy City Administrator presented the following:**

**Greer Farmers Market Sunday Brunch Series** will be Sunday, January 14<sup>th</sup> from 11:00am to 2:00pm in Greer City Park. Each one is different and vendors will be posted a few days before each event.

**The 23rd annual MLK Jr. Celebration Luncheon** will be held on January 15, 2024 at the Event Halls at Greer City Hall. Tickets will be \$10.00 each and may be purchased at the City's Parks, Recreation & Tourism Office located at 446 Pennsylvania Avenue in Greer. For more information, [contact Justin Miller](#) or 864-848-2192.

**Safe Exchanges** - The City of Greer Police Department has a dedicated area for safe exchanges. This could be used for anything from child custody exchanges to purchases made off Facebook Marketplace.

**Needmore Community Gathering** - The Greer Police Department orchestrated a meaningful gathering last week in collaboration with the Needmore Community, combining an insightful meeting with an engaging Bingo session. The event commenced with a structured meeting, fostering a platform for residents to exchange information and insights about the neighborhood. This event exemplifies the Greer Police Department's commitment to community engagement and relationship-building within the neighborhoods they diligently serve.

### **Greer's Athletics Grounds Team wins SCSFMA field of the year.**

Congratulations to our Athletics Grounds staff in the Public Services Department for earning the prestigious SCSFMA (South Carolina Sports Field Managers Association) Sporting Grounds Field

of the Year award for Suber Road Park. This recognition reflects their commitment to maintaining exceptional sports fields and enhancing the community's sports experience. Well done on this noteworthy achievement!

### **Appointments to Boards and Commissions**

#### **Ministerial Recorder**

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. "

Kirsten Pressley, Court Administrator

**ACTION** – Councilmember Wryley Bettis nominated Breanna Compitello for appointment as a Ministerial Recorder in the Greer Municipal Court Department. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**ACTION** – Councilmember Karuam Booker nominated Shontell Johnson for appointment as a Ministerial Recorder in the Greer Municipal Court Department. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

### **NEW BUSINESS**

#### **Election of Mayor Pro Tempore**

**ACTION** – Councilmember Jay Arrowood nominated Councilmember Wryley Bettis to serve as Mayor Pro Tempore. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

### **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. Staff recommends Stephens Office Systems in the amount of \$136,836.51. Funding will be taken from the Capital Fund. Information attached.  
Lindsey James, Project Coordinator.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Stephens Office Systems in the amount of \$136,836.51. Councilmember Jay Arrowood seconded the motion.

Brief discussion.

**VOTE** – Motion carried unanimously.

**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)**

Heather Stahl, Planner presented the request. She stated the Planning Commission held a Public Hearing December 18, 2023 and recommended approval. Staff recommends approval. A representative was present and spoke.

**ACTION** – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 1-2024. Councilmember Judy Albert seconded the motion.

Brief discussion held.

**VOTE** – Motion carried unanimously.

**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)**

Heather Stahl, Planner presented the request. She stated the Planning Commission held a Public Hearing December 18, 2023 and recommended approval. Staff recommends approval.

**ACTION** – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 2-2024. Councilmember Judy Albert seconded the motion.

Brief discussion held. The applicant Michael Roth, TMC Development, LLC was present and spoke.

**VOTE** – Motion carried unanimously.

**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)**

Heather Stahl, Planner presented the request. She stated the Planning Commission held a Public Hearing December 18, 2023 and recommended approval. Staff recommends approval.

**ACTION** – Councilmember Judy Albert made a motion to approve First Reading of Ordinance Number 3-2024. Councilmember Lee Dumas seconded the motion.

Brief discussion held. The applicant Angel Cardona was present and spoke.

**VOTE** – Motion carried unanimously.

**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**

Heather Stahl, Planner presented the request. Neither the owner nor a representative was present.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 4-2024. Councilmember Judy Albert seconded the motion.

Brief discussion held.

**VOTE** – Motion carried unanimously.

**First and Final Reading of Resolution Number 1-2024**  
**A RESOLUTION ADOPTING THE CITY OF GREER ANNUAL SAFETY  
STATEMENT**

Mike Sell, Deputy City Administrator presented the request. He stated there was no additional information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 1-2024. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried unanimously.

**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**

Mike Sell, Deputy City Administrator presented the request. He stated there was no additional information.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 2-2024. Councilmember Jay Arrowood seconded the motion.

**VOTE** – Motion carried unanimously.

**Executive Session**

- 1. Personnel Matter – Administration**
- 2. Contractual Matter – Project Titus**
- 3. Contractual Matter – Project Indy**

**ACTION** – In (7:52 p.m.) – Councilmember Lee Dumas made a 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), and a Contractual Matters pertaining to Project Titus; and a Contractual Matter pertaining to Project Indy; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Jay Arrowood seconded the motion. Motion carried unanimously.

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

**ACTION** - Out (9:43 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Jay Arrowood seconded the motion. Motion carried unanimously.

**Adjournment** – 9:44 P.M.

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Tammela Duncan, Municipal Clerk

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Richard W. Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, January 5, 2024.

Category Number:  
Item Number: 1.



**AGENDA**  
**GREER CITY COUNCIL**  
1/23/2024

**Building & Development Standards Activity Report - December 2023**

**ATTACHMENTS:**

Description	Upload Date	Type
▢ Building & Development Standards Activity Report - December 2023	1/11/2024	Backup Material

# Building and Development Standards

DECEMBER REPORT FOR 2023

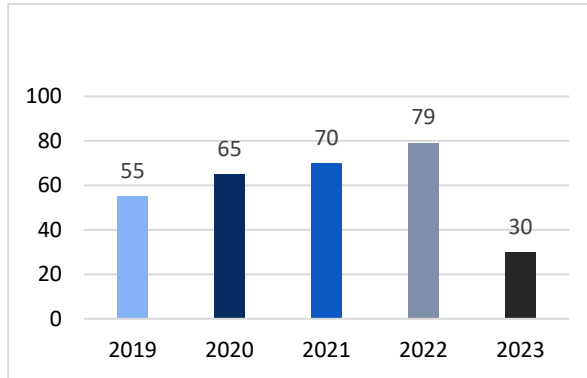


This is the Yearly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at [www.cityofgreer.org](http://www.cityofgreer.org).

# Planning & Zoning

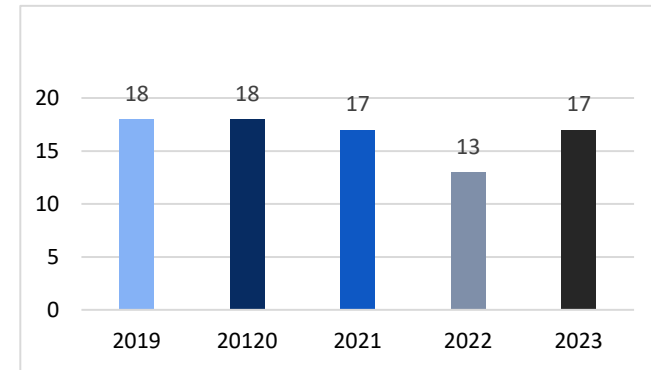
## Planning Commission

The Planning Commission review total for December is four.



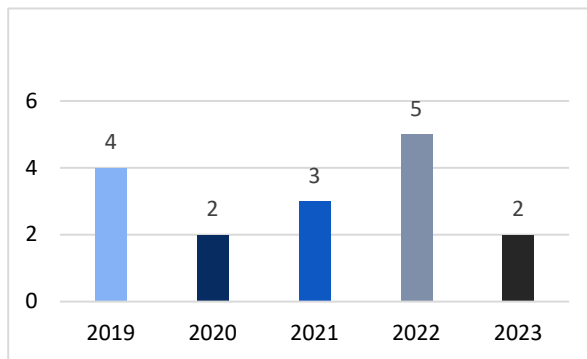
## Board of Zoning Appeals

The Board of Zoning Appeals review total for December is zero.



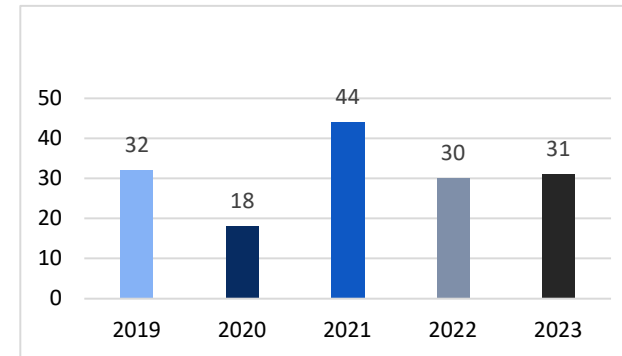
## Board of Architectural Review

The Board of Architectural Review total for December is zero.

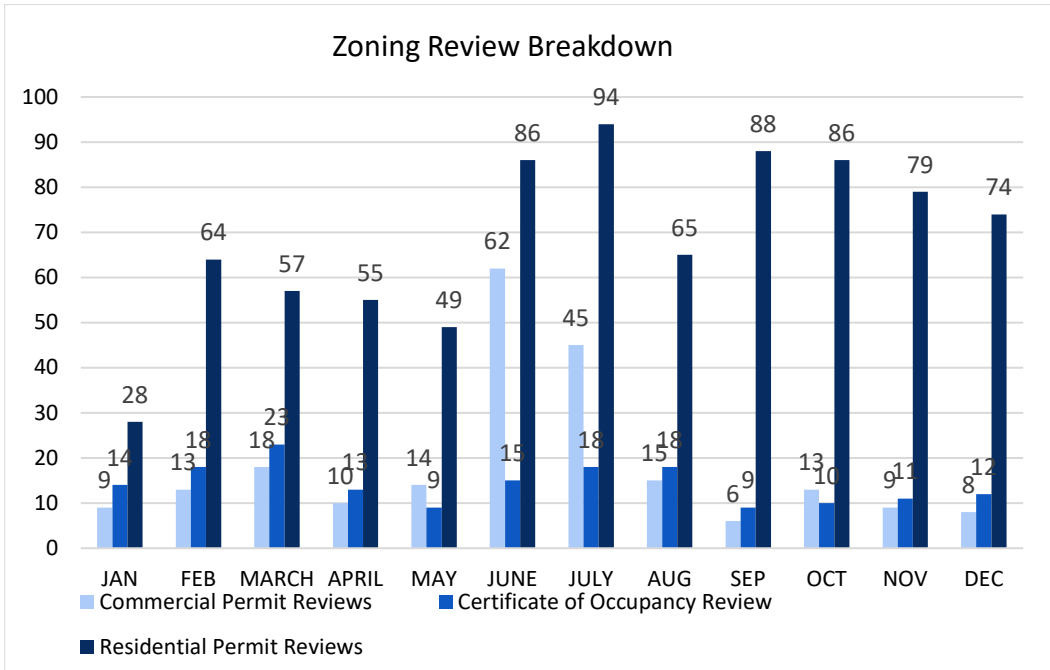
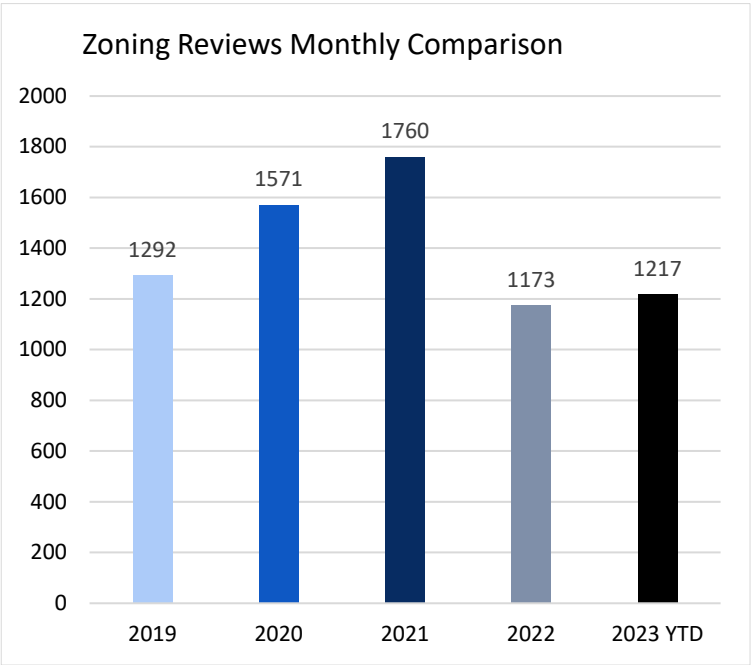


## Planning Advisory Committee

The Planning Advisory Committee review total for December is three.

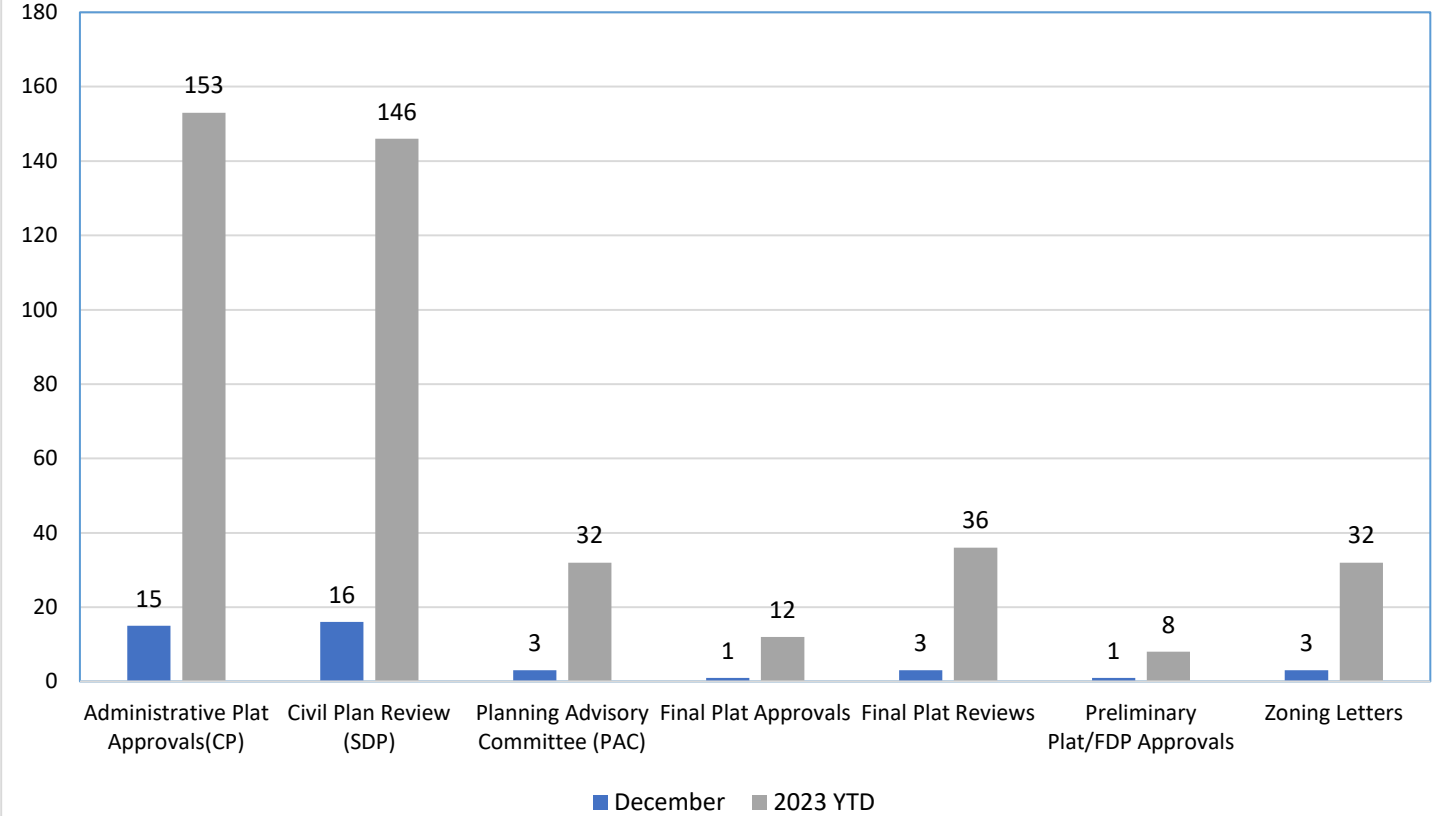


For more information about these cases, please visit the Planning and Zoning webpage at: <http://www.cityofgreer.org> or visit the GIS webpage to see an interactive Development Dashboard.



	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	94
2022 YTD	132	134	94	76	68	109	72	111	138	105	77	57

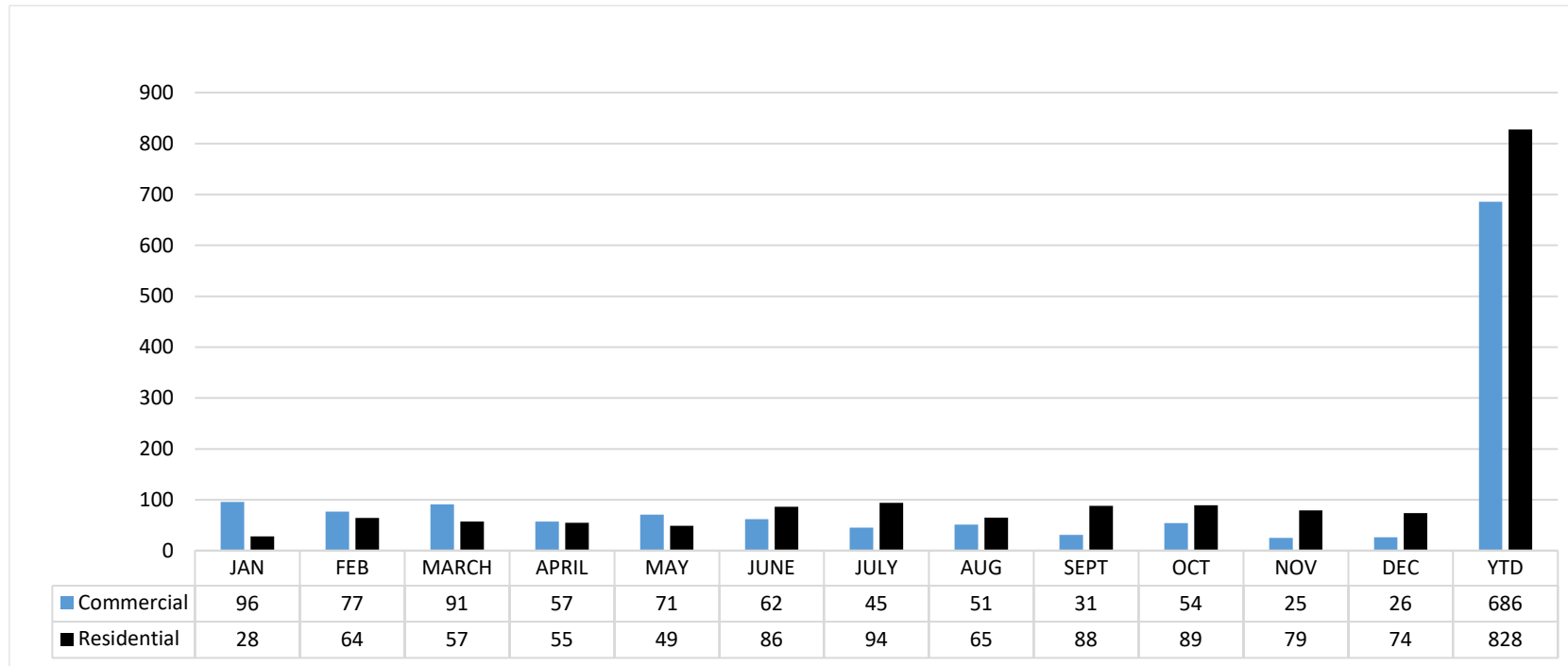
Other Planning & Zoning Activity



# Commercial Plan Reviews

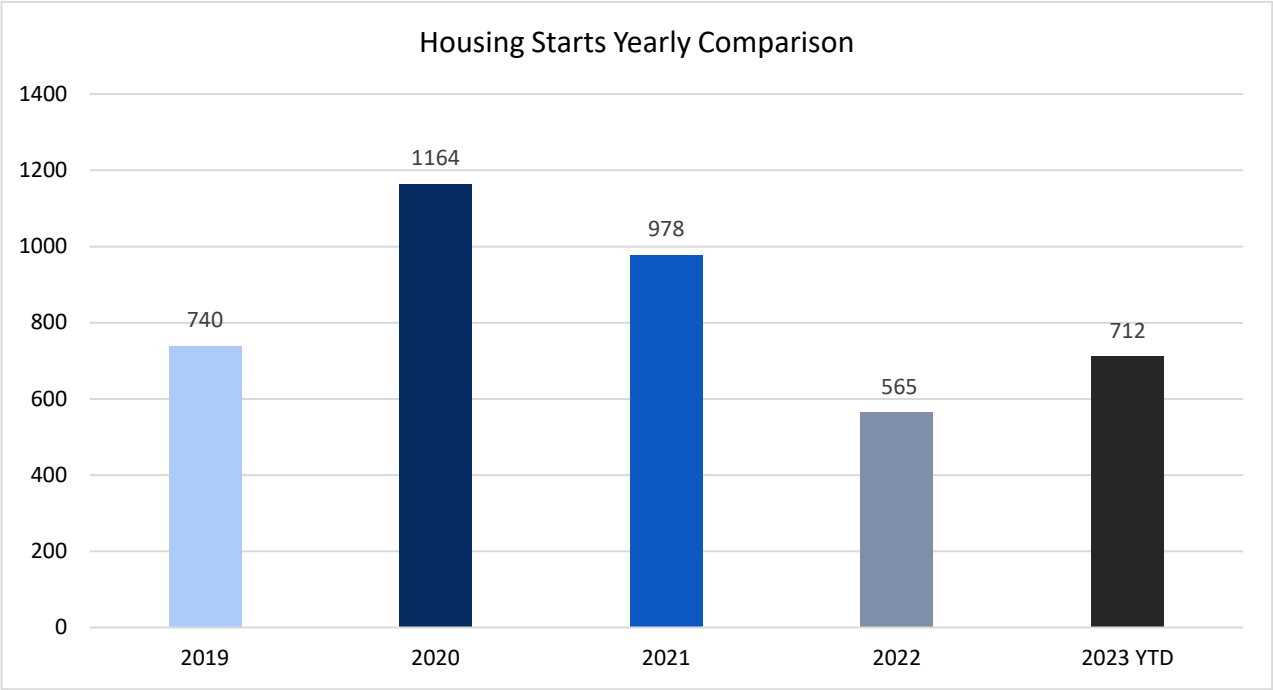
Commercial Plan Review	Address
DISH CELL TOWER UPGRADE	3385 BRUSHY CREEK RD
SALON UPFIT	520 MERITAGE ST
OMRON UPFIT	311 101 GENOBLE RD
DILLARD CREEK TOWNHOMES	2404,2408,2412,2416,2420,2424,2428 CARRBRIDGE CT
NAIL SALON UPFIT	517 W WADE HAMPTON BLVD
BLUERIDGE PLANTATION -LAKESIDE TOWNHOMES	117,119 PANEER
DILLARD CREEK TOWNHOMES	3034,3038,3042,3046,3050,3054 GLENLIVIT LN
RETAINING WALL-RESIDENTIAL	745 ENOREE RIVER PL
DILLARD CREEK TOWNHOMES	2404,2408,2412,2416,220,2424,2428 CARRBRIDGE CT
RETAINING WALL-RESIDENTIAL	523 ADALIZ WAY
RETAINING WALL-COMMERCIAL	830 E SUBER RD

# Plan Reviews



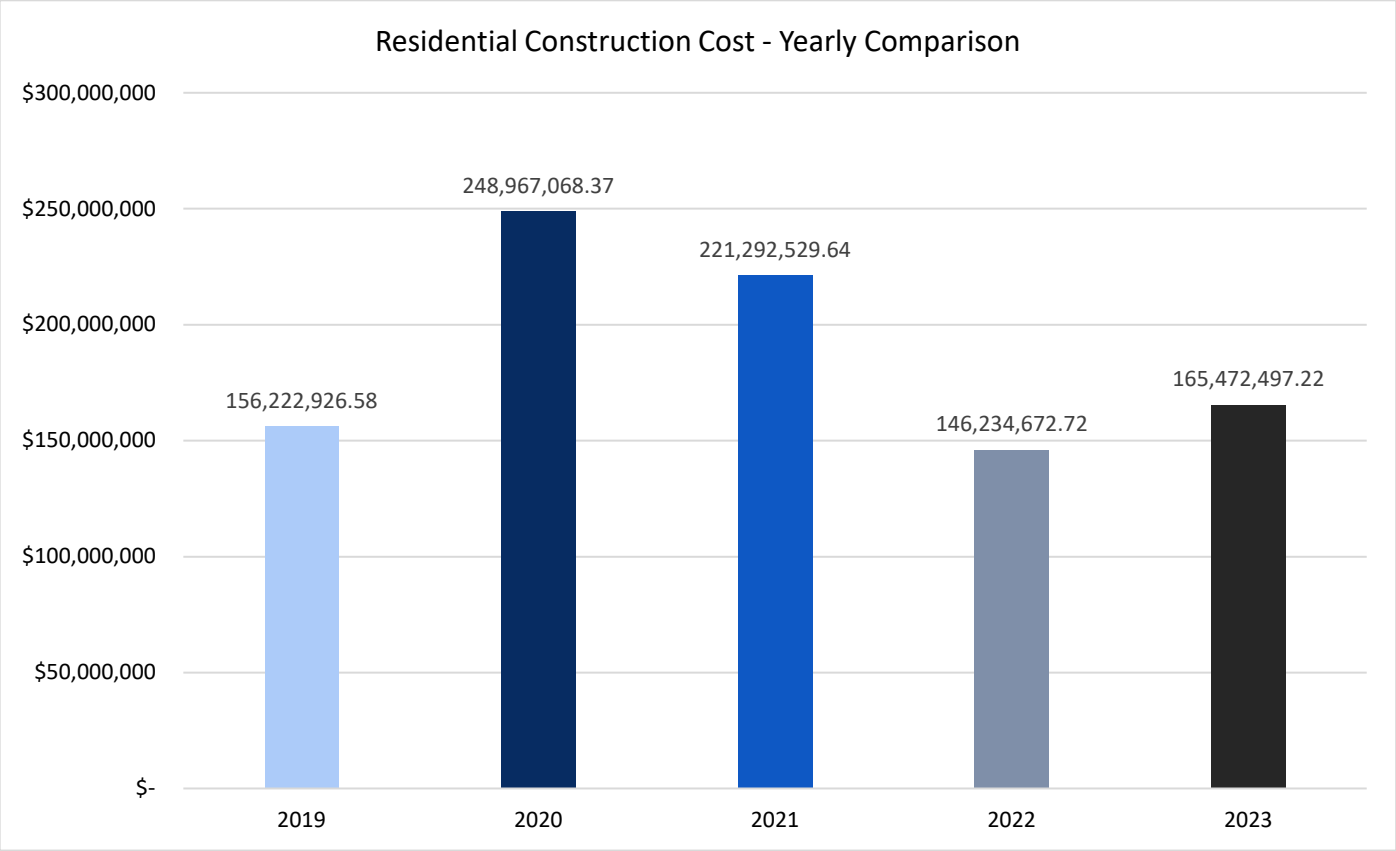
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
<b>2022 Commercial</b>	58	77	97	97	63	76	57	99	108	90	93	55	970
<b>2022 Residential</b>	84	73	61	32	43	75	36	56	101	75	52	38	726

# Housing Starts



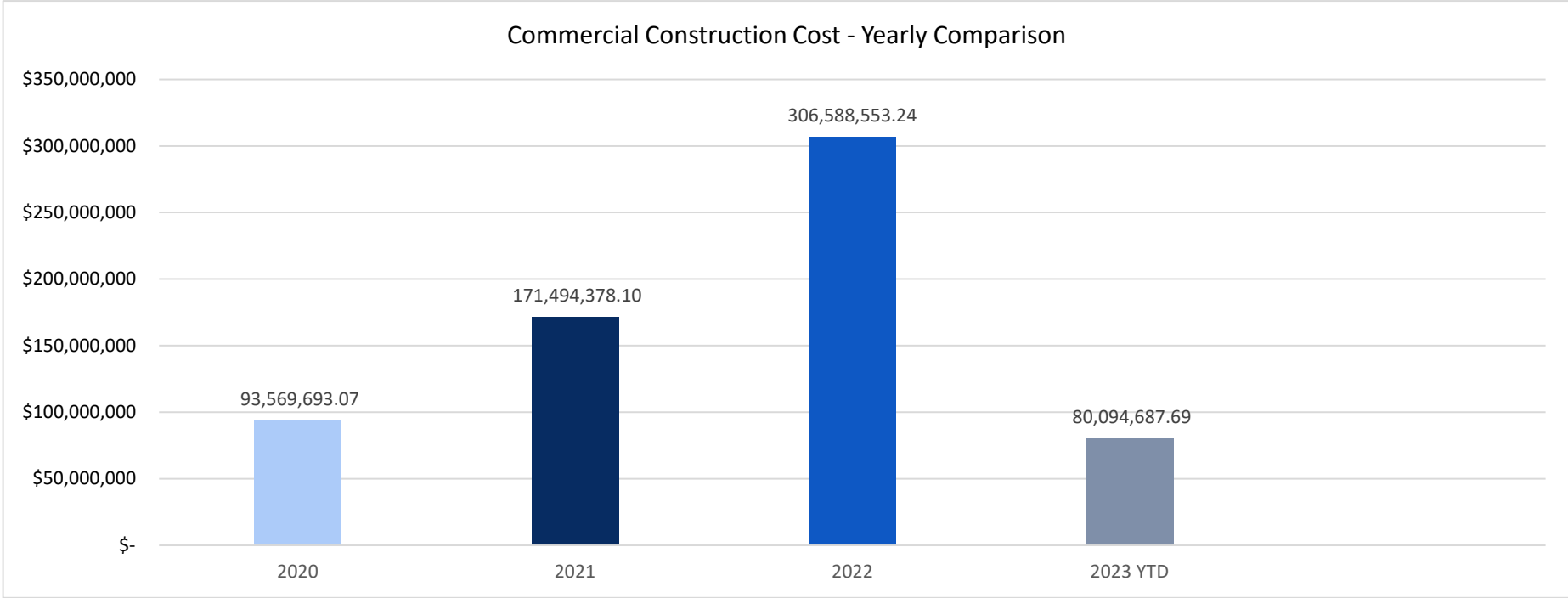
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	15	56	47	44	45	77	80	54	78	80	71	65
2022	65	59	49	21	32	60	24	41	85	60	44	25

# Residential Construction Costs



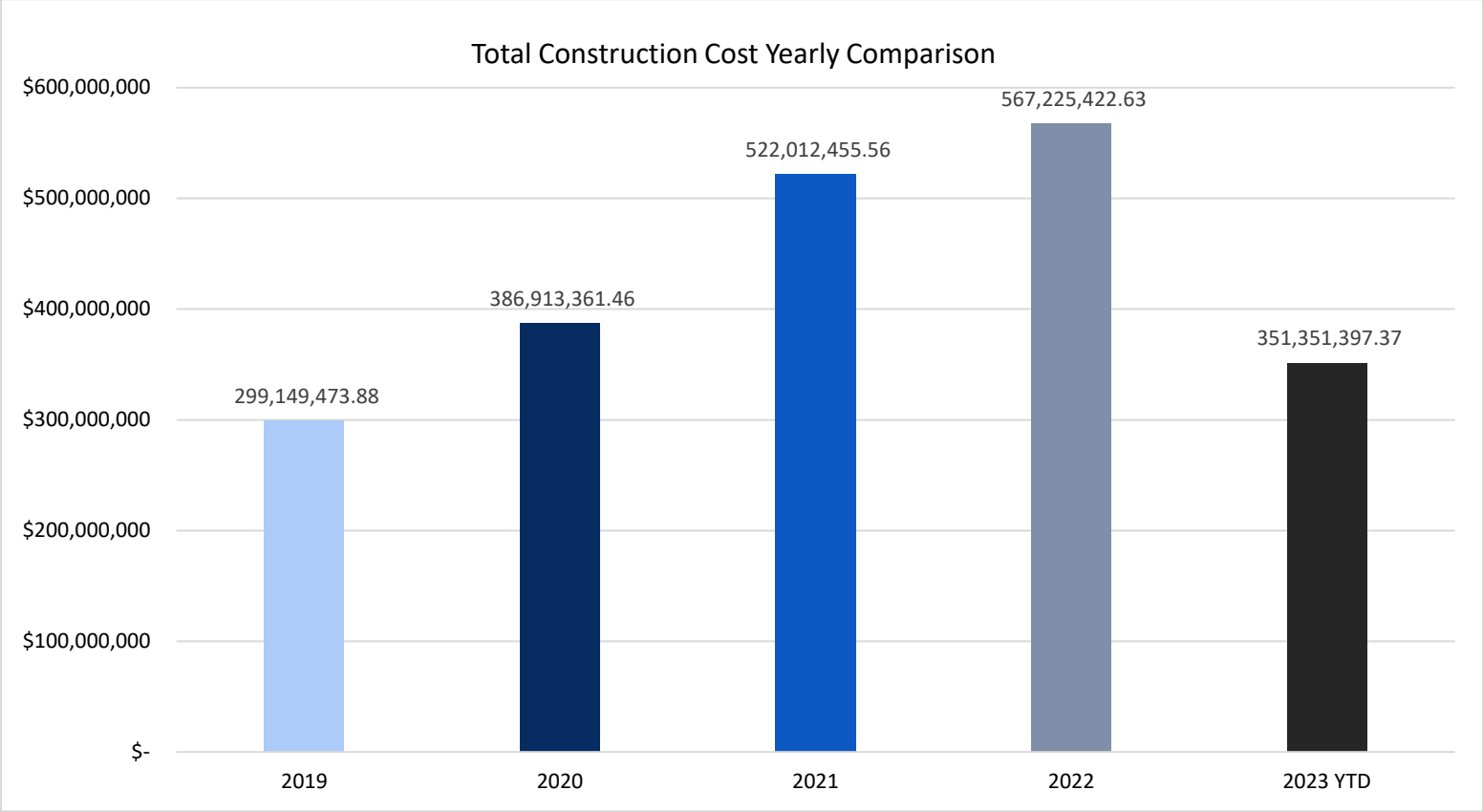
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	3,499,086	12,100,365	10,713,665	10,022,376	10,969,941	17,279,273	16,060,787	12,929,867	19,372,792	18,744,834	15,740,578	18,038,933
2022 YTD	12,735,485	12,795,727	15,266,534	6,277,318	5,833,247	13,350,404	8,131,191	9,708,707	22,781,154	15,856,805	16,373,626	7,124,477

# Commercial Construction Costs



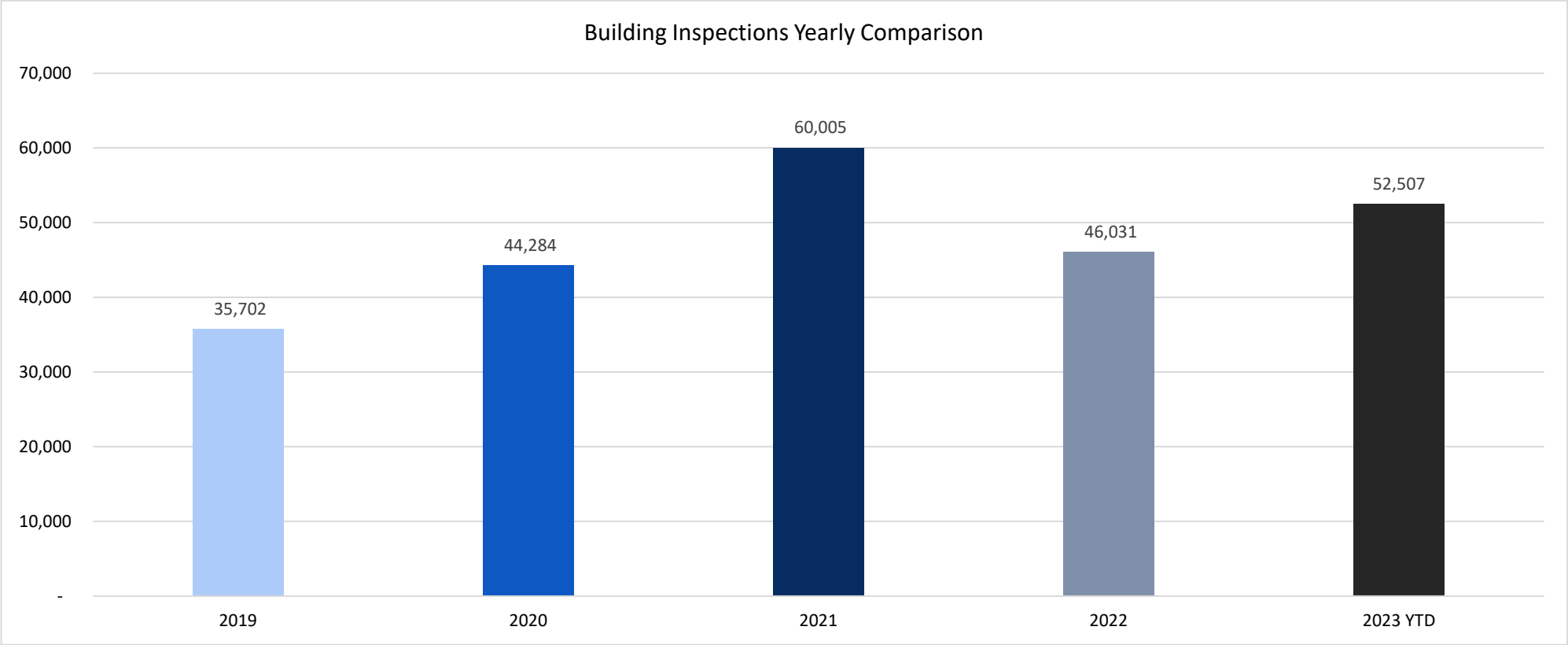
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	3,982,418	4,896,390	12,001,216	3,213,388	5,497,019	1,472,313	4,898,327	5,163,935	12,425,146	5,252,206	17,654,738	3,637,593
2022	5,638,911	26,521,263	36,241,046	40,996,333	7,714,643	5,545,852	28,480,600	4,918,521	41,583,098	42,090,976	41,432,040	25,425,270

# Total Construction Costs



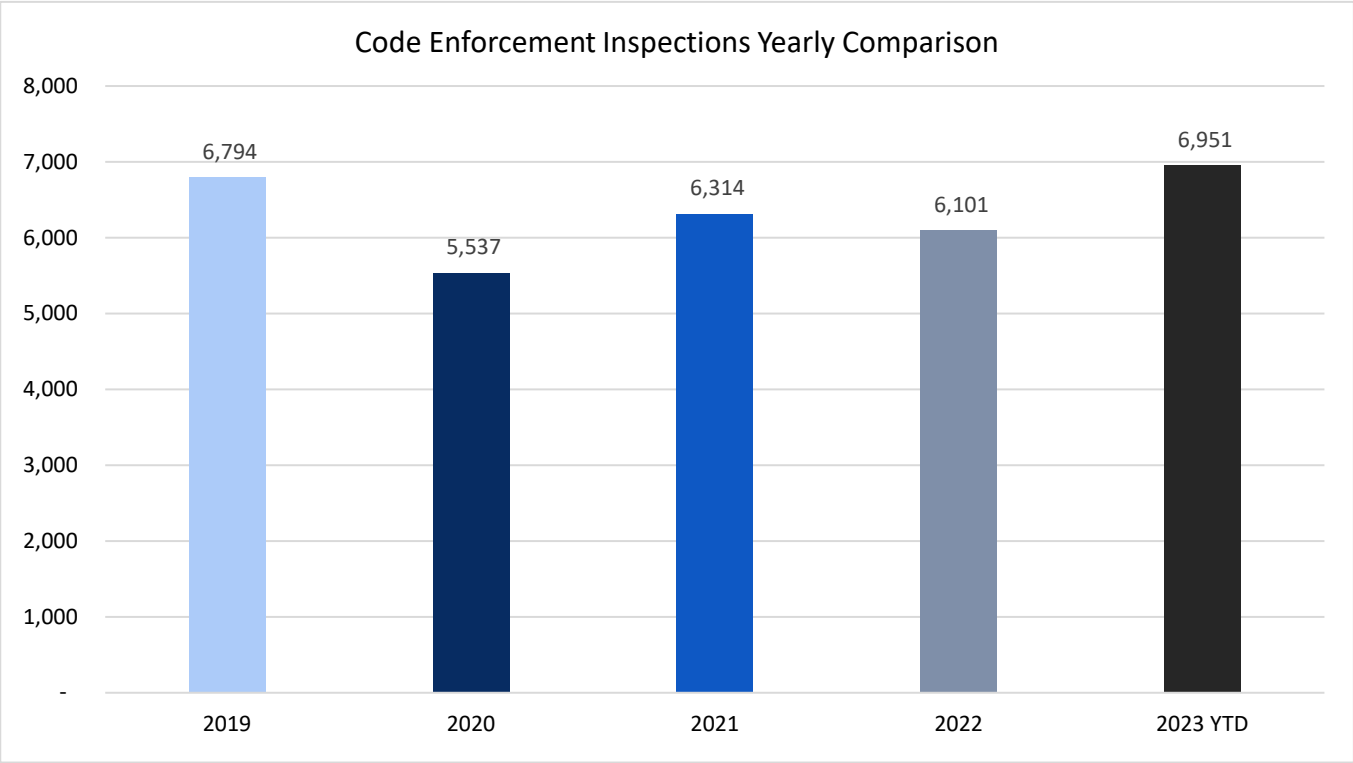
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	13,042,046	48,099,991	29,370,297	17,709,900	23,706,507	40,637,679	24,027,843	22,930,162	35,372,356	28,209,063	39,200,812	29,044,741
2022	21,508,538	49,487,638	57,997,685	60,354,560	31,331,295	27,057,353	43,498,334	23,846,710	79,024,826	70,474,835	63,744,975	38,898,675

# Building Inspections



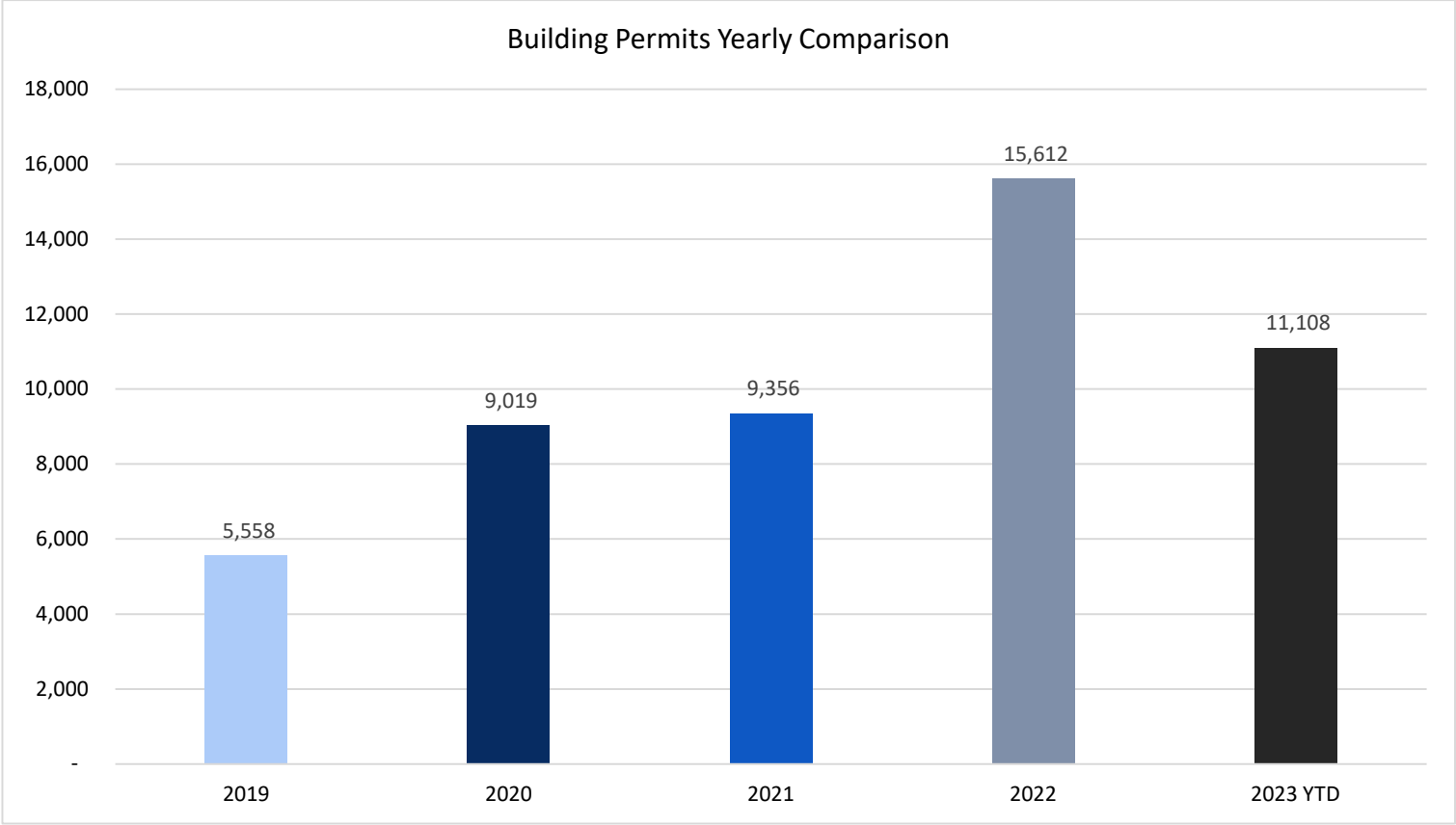
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	4196	5050	5627	4036	4822	3731	4800	4717	4425	3975	3615	3513
2022	3194	3994	5554	3885	3461	3620	3105	4813	3368	3780	3208	4049

# Code Enforcement Inspections



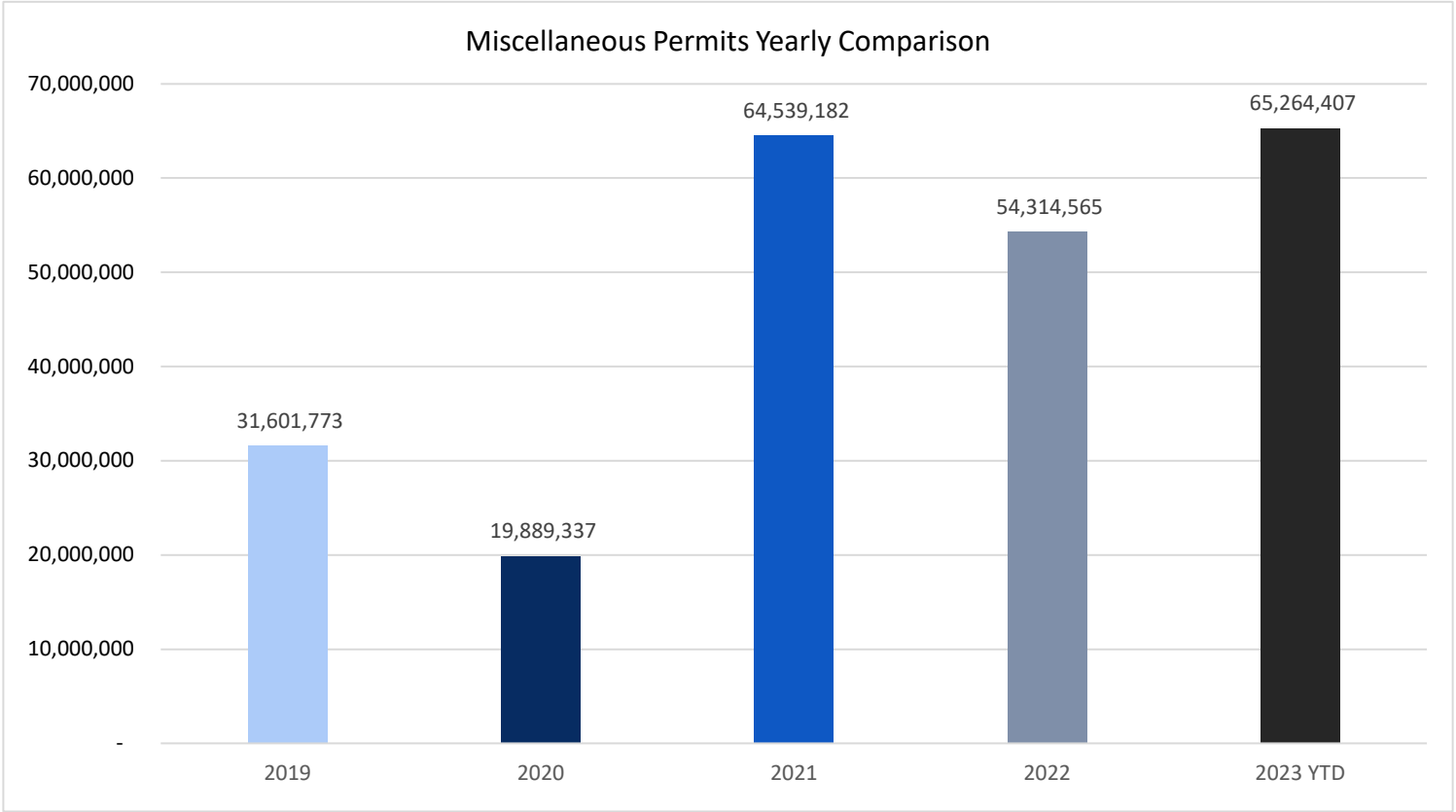
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	417	330	533	667	716	812	657	758	767	507	480	307
2022	416	447	529	238	570	765	465	645	622	569	449	386

# Building Permits



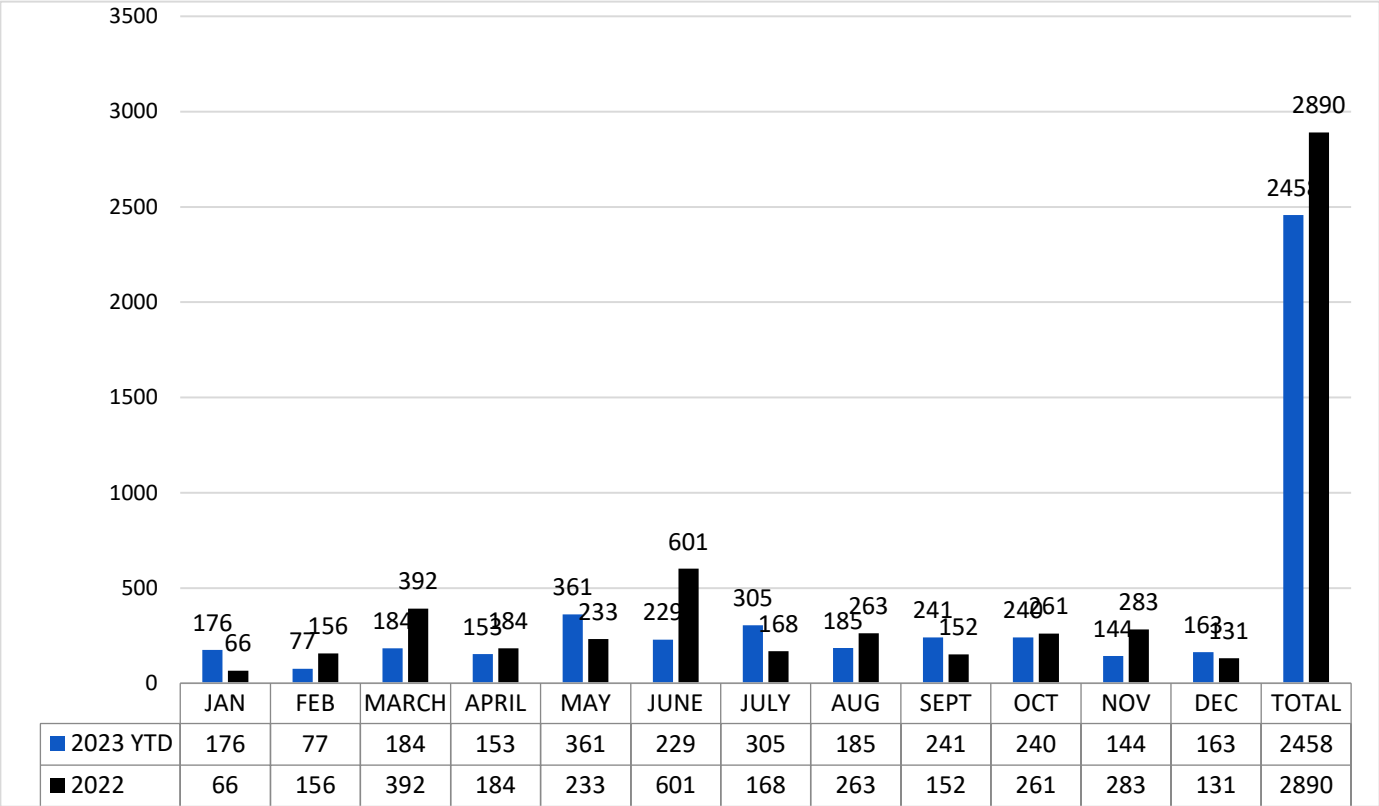
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2023 YTD	768	773	1322	725	963	978	981	986	904	1060	848	800
2022	990	1000	1186	916	774	2451	1192	1126	1174	1234	2126	1443

# 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	2,573,363
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**  
1/23/2024

**Engineering Department Activity Report - December 2023**

**ATTACHMENTS:**

Description	Upload Date	Type
▢ Engineering & Storm Water Activity Report - December 2023	1/12/2024	Backup Material



# December 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 – Waiting on final report from consultant
- City Intersection study – Phase 2 detailed study underway
- W. Poinsett Road Diet – DOT to start Spring 2024
- Transfer Station/Recycle Center Improvements – on hold
- Storm Drain Asset Mgmt./Pilot watershed study- consultant on final report

### **Engineering Activities:**

- Hood Rd expansion – utility coordination meeting
- Gary Armstrong/US 29 intersection – coordination with Spbg County
- Development process review - ongoing
- Traffic Calming review – Arlington St.
- 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:**

- Pre-Con – The Learning Experience, Delias Cottages
- Plan Review – Gary Armstrong intersection improvement
- Atlas Warehouse – road improvement issue
- Snow White subd – processing Bond call
- Dan Street development – coordinate with site engineer
- New parking deck – right of way coordination
- The Pines – site issue follow up
- Iljin Warehouse – site follow up
- Colts Neck – coordinate road acceptance

### **Other:**

- Coordinate Trakit changes to improve Encroachment Permit process
- Attended APWA/SCSPE Upstate Branch Joint Conference
- BlueDAG launch meeting
- Engineering Inspector interviews
- Retreat planning
- Training meeting with HR

## **Engineering and Stormwater Civil Engineer – David Buchanan, EIT**

### **Miscellaneous Task – Engineering:**

- Meeting with City's Project Management, Public Services, and Bluewater Engineering to coordinate proposed storm sewer improvements recommended by the watershed study and the improvements at Steven's Field.
- Reviewed six (6) Engineering Submittals for SDPs, two (2) for Stormwater Submittals.
- Conducted the Pre-construction Meeting for Delia's Cottages Development.

### **Other:**

- Participated in the initial ADA work group meeting.
- Ongoing discussions with developer and engineer relating to possible alternative for a formal discharge agreement for the Mayfield Truck Lot.
- Meeting with Planning and Developer about O'Neil Phase 6

## **Engineering and Stormwater Civil Engineer – Adam Vidalis, EIT**

### **Engineering & Stormwater**

- TMDL Dry Weather Monitoring
- Glen Creek and Kings Creek samples taken on 12/11/23
- The Learning Experience Pre-Construction Meeting & Grading Permit Issued
- Delia's Cottages Pre-Construction Meeting & Grading Permit Issued
- Engineering Inspector Interviews (5)
- Stormwater/Engineering Weekly meeting (3)
- PAC Meeting

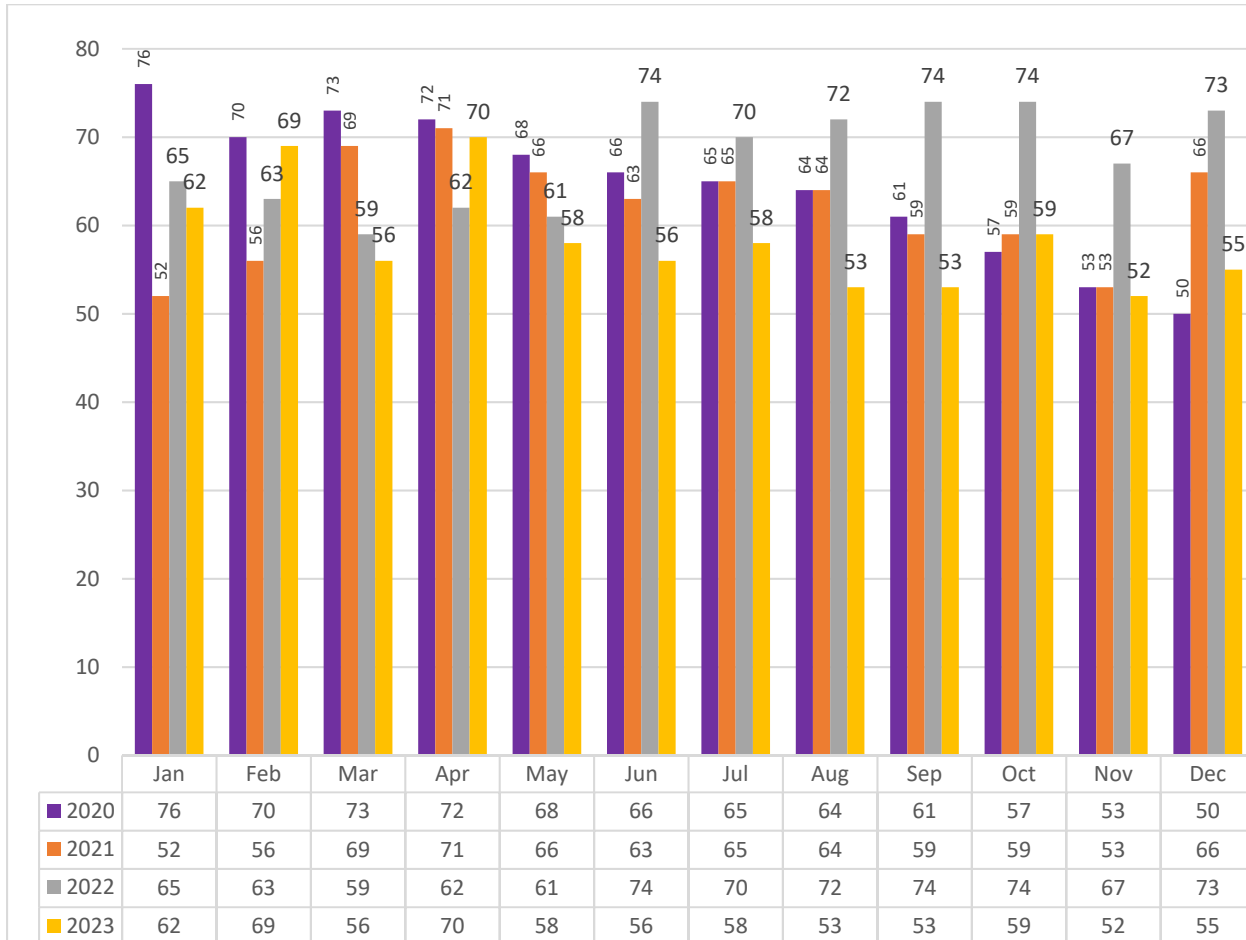
**Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings** (Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and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

<b>2023 Stormwater Summary January 1<sup>st</sup> through December 31<sup>st</sup>, 2023</b>		
<b>Projects Submitted</b>	<b>Site Dev. Plan Reviews</b>	<b>Preconstruction Meetings</b>
51	146	23

<b>Historical Project Submittals</b>	
<b>Year</b>	<b>Projects Submitted</b>
2023	51
2022	50
2021	55
2020	32
2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

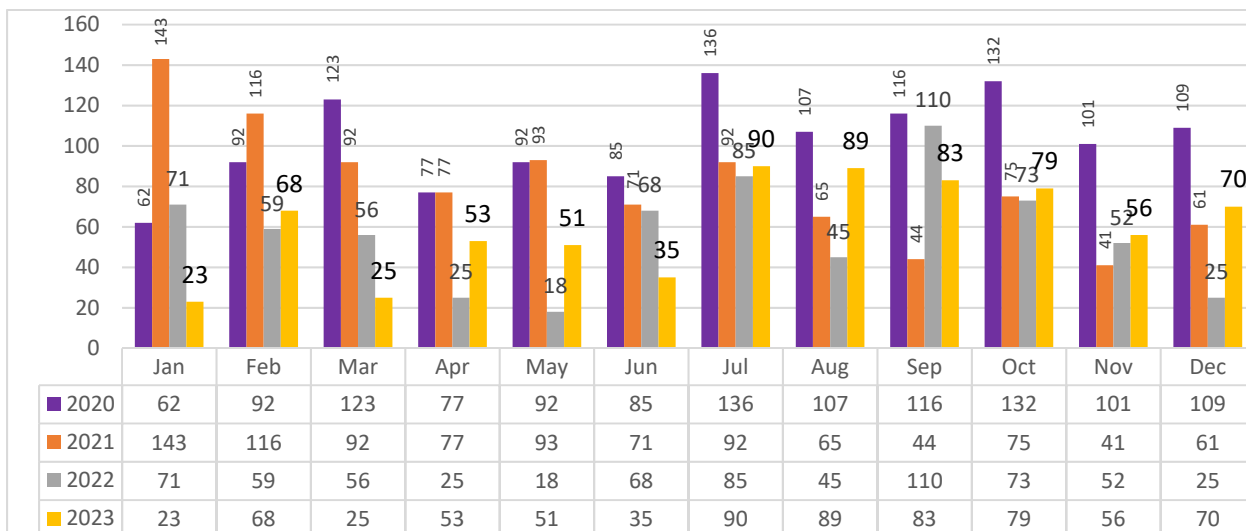
**ENGINEERING INSPECTIONS - Anthony Copeland (Senior Engineering Inspector) and Scott Reid (Engineering Inspector I)**

**55 Active Site Inspected (Per Month)**



**STORMWATER INSPECTION: Anthony Copeland / Scott Reid**

**70 Individual LOT Drainage Plan Reviews (Per Month)**



## Asphalt Activities Inspection: Anthony Copeland / Scott Reid

Subd. / Project Name	Date	Operation
None		

## Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Missing Lot Silt Fence	12/4/2023	708 King Hill St.	Contractor state he would install Silt Fence	12/11/2023

## FACILITIES AND PROJECTS – John Goughneour and Patrick Bailey

### Project Developments:

- Construction at the Suber Road Fire Station is well underway. Steel erection started this week. The 2" forced main has been installed and inspected by the City and Greer CPW.
- Construction is continuing slightly ahead of schedule at Berry Avenue for the Greer Relief tenant upfit. The flooring install is complete except for floor base. Project will be ready for punch list week of January 22<sup>nd</sup>.
- The steel erection in the basement of the Greer Golf clubhouse is complete, and framing is ongoing. Sheetrock will start week of 1/8. The Pool has been completely filled in, with the decorative stamped concrete and turf install set to begin week of 1/15.
- Construction is ongoing at the 113 Berry Avenue Renovation. A Furniture package has been selected and will be presented to council this month. The glazing frame installation is complete, and the glass install will be finished next week.
- The design for the Lot and Drive Renovation at Berry Avenue is currently in the review process. Once approved, the design will be ready for quoting.
- Fuller Structural Group completed their assessment of the Cannon Centre Deck. On their recommendation, we are conducting a test repair and reseal on a small portion of the deck closest to the parking lot.
- Sexton Design and Development was officially awarded the Turner Field Improvement Project. We are currently working through the pre-construction process, with construction set to begin this month.
- The Painting of the Police Facility Project, City Hall Paint and Carpet Project, and the PD Carpet Project are being combined and going to bid this month.
- The Storm water issues at the Davenport Park renovation have been addressed. Keck and Wood is providing the City with a rendering of the Renovation for review.
- The Greer Golf Bridge Replacement Project is currently under scope review, with the project being put out to bid this month and an estimated completion date of May 2024.
- Essential Lighting Solutions has been chosen as the contractor for the Event Hall Lighting Upfit Project. This work will be completed week of 02/19/24 per Event Halls availability schedule.

## **Facilities & Maintenance Activities:**

- December was a busy month for HVAC issues. With the drop in temperatures we saw an increase in problems with units not heating. We were able to diagnose some of these issues and the rest Trane took care of.
- The maintenance group assisted RSI as they finished their Semi-annual PMs of HVAC and ice machines throughout the city.
- The maintenance group was busy with getting our outdoor facility bathrooms winterized and making sure there was heat in areas that had exposed pipes.
- The annual fire inspection for the city was completed in December.
- We are replacing non-working emergency exit lights with up dated LED exit lights .throughout the city as many are outdated and not working.
- Blanchard has begun there annual generator PMs on the generators.
- We were also busy with our usual breakdowns throughout the city.

Category Number:  
Item Number: 3.



**AGENDA**  
**GREER CITY COUNCIL**  
**1/23/2024**

**Financial Activity Report - December 2023**

**Summary:**

[Link to Detail Financial Reports](#)

**ATTACHMENTS:**

<b>Description</b>		<b>Upload Date</b>	<b>Type</b>
📎	December 2023 Summary Financial	1/18/2024	Backup
	Report		



December 2023 Summary Financial Report



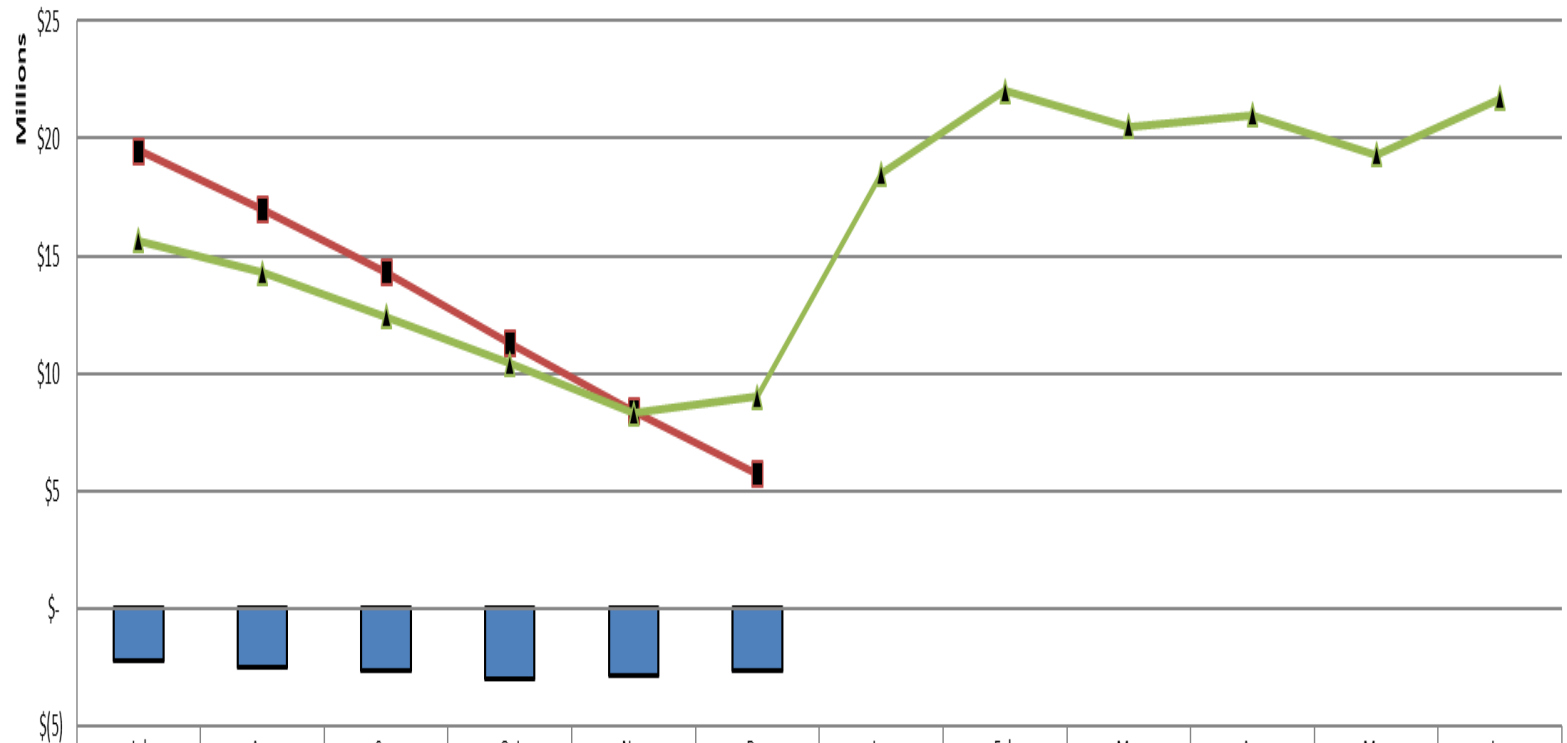
# Financial Performance Summary

As of Month End December, 2023

<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
<b>GENERAL FUND</b>			
Cash Balance	↓	↓	\$ 5,720,056
Revenue	↑	↓	\$ 7,712,347
Total Expenditures	↓	↑	\$ 22,143,257
Total Percentage (Over) / Under	↑	↑	2%
Revenue Benchmark Variance	↓	↓	\$ (2,494,206)
Expenditure Benchmark Variance	↓	↑	\$ (433,388)
Overall Benchmark Variance	↓	↓	\$ (2,927,594)
<b>HOSPITALITY FUND</b>			
Cash Balance	↑	↓	\$ 1,643,583
Revenue	↓	↑	\$ 1,849,912
Expenditures	↓	↑	\$ 2,772,364
<b>STORM WATER FUND</b>			
Cash Balance	↑	↓	\$ 1,836,255
Revenue	↑	↑	\$ 305,797
Expenditures	↓	↑	\$ 1,421,978

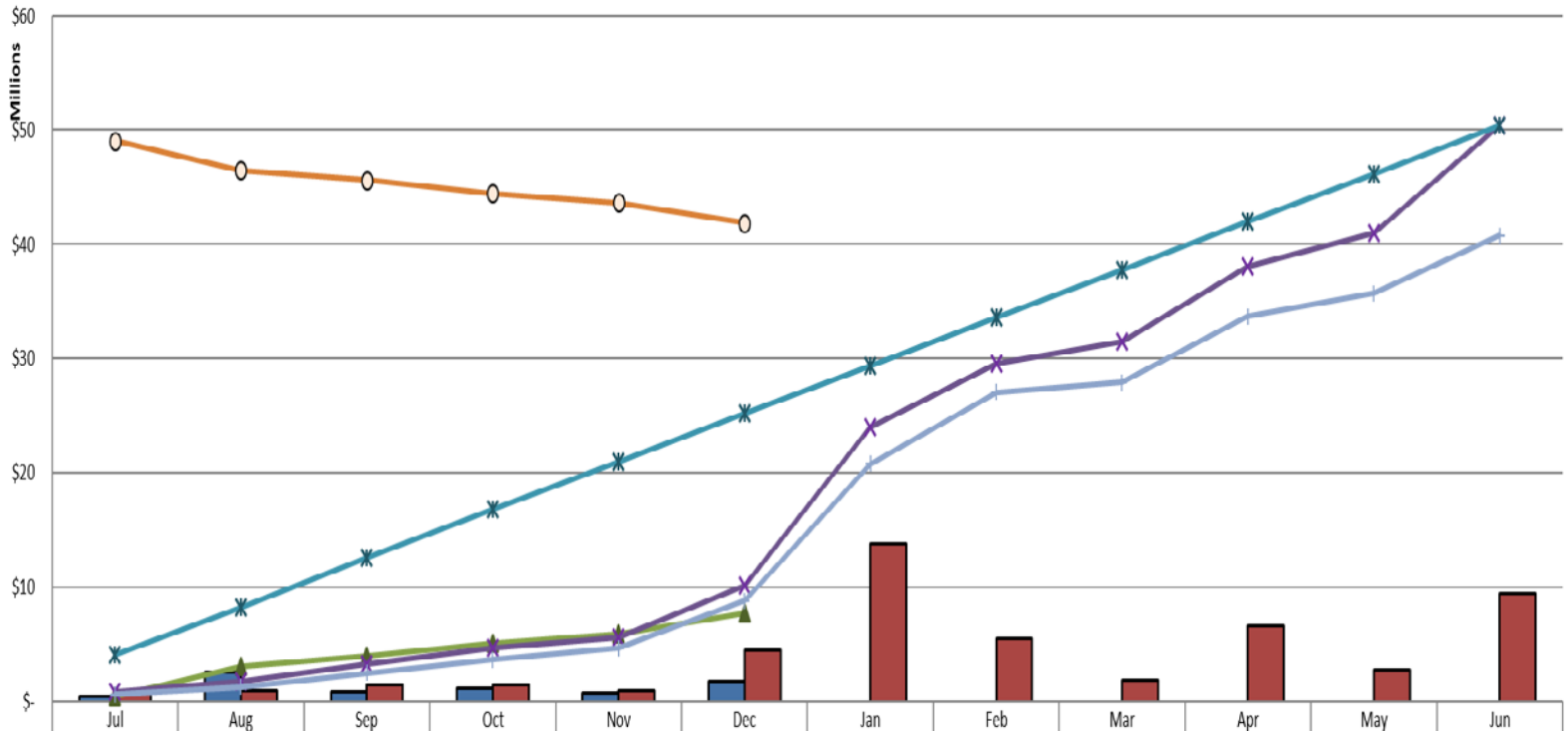
## Cash Balance - General Fund

Fiscal Year 2023/24



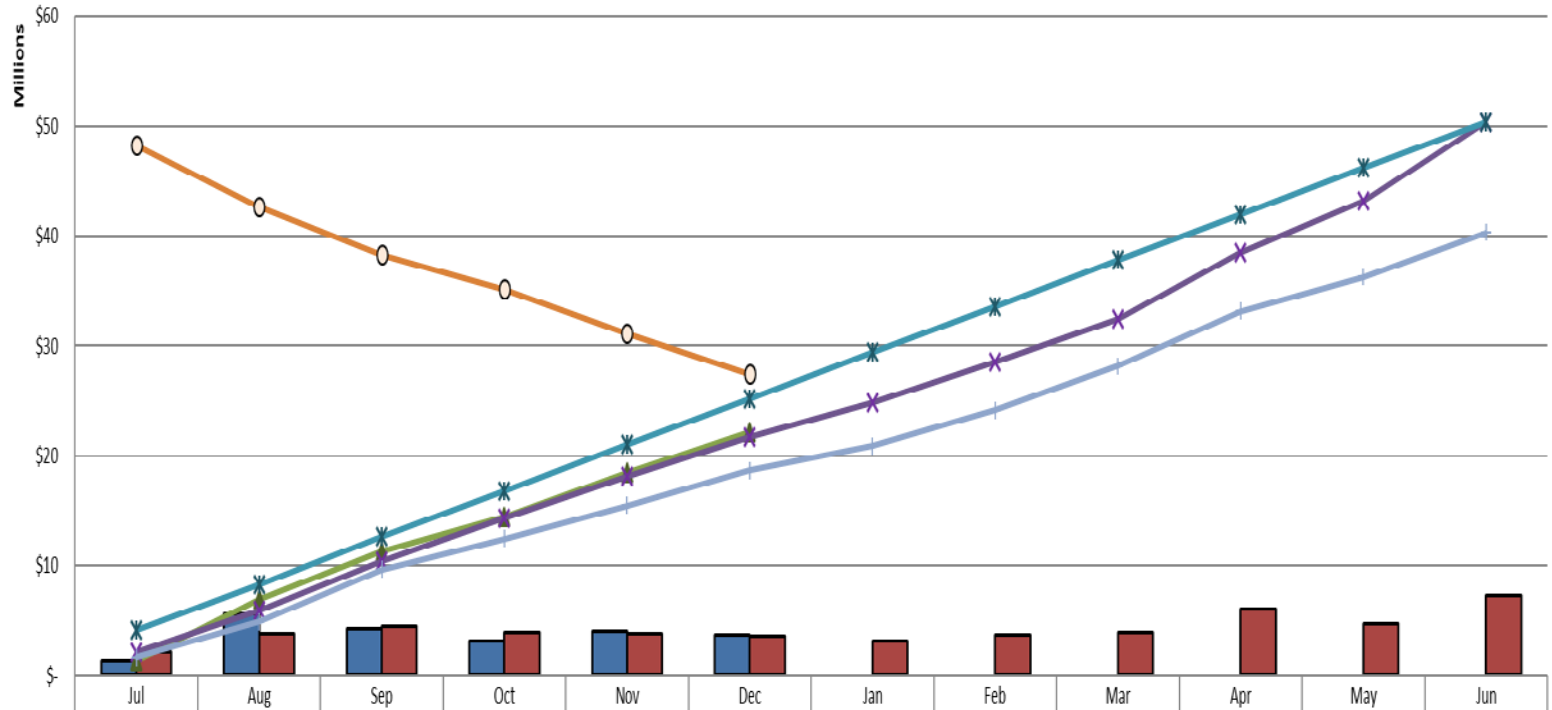
Net Monthly Cash	(2,213,313)	(2,519,699)	(2,658,254)	(3,035,192)	(2,878,350)	(2,683,734)	-	-	-	-	-	-
Current Fiscal YTD Balance	19,495,285	16,975,586	14,317,332	11,282,140	8,403,790	5,720,056						
Prior Fiscal YTD Balance	15,656,424	14,296,778	12,419,888	10,405,235	8,289,756	9,014,372	18,498,754	22,020,634	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	1,785,368						
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	7,712,347						
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	41,875,142						

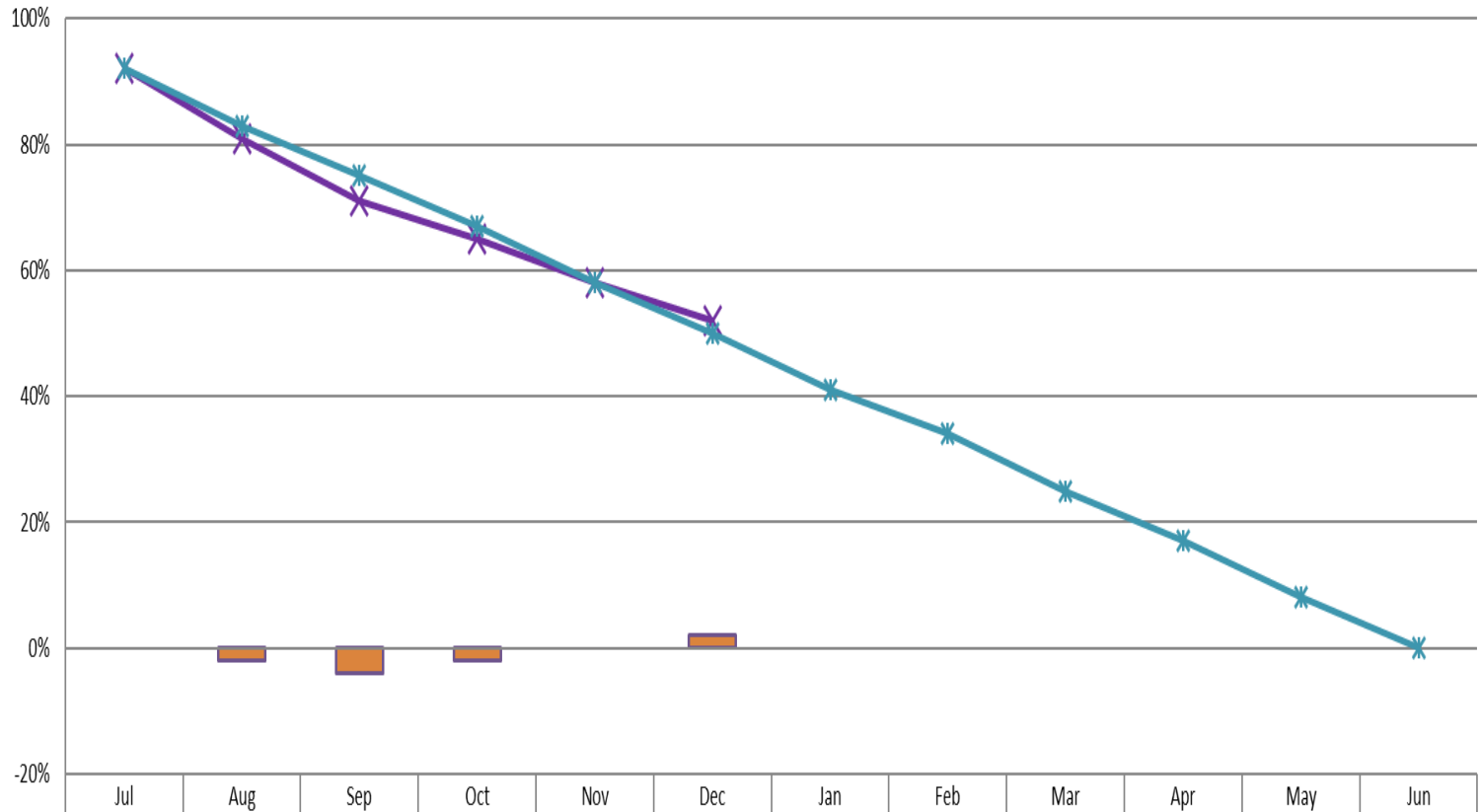
## Expenditures - General Fund Fiscal Year 2023/24



Monthly Actual	1,325,099	5,623,431	4,311,099	3,167,748	4,026,397	3,689,483						
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	22,143,257						
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	27,444,232						

## Budget Percent Remaining - General Fund

Fiscal Year 2023/24



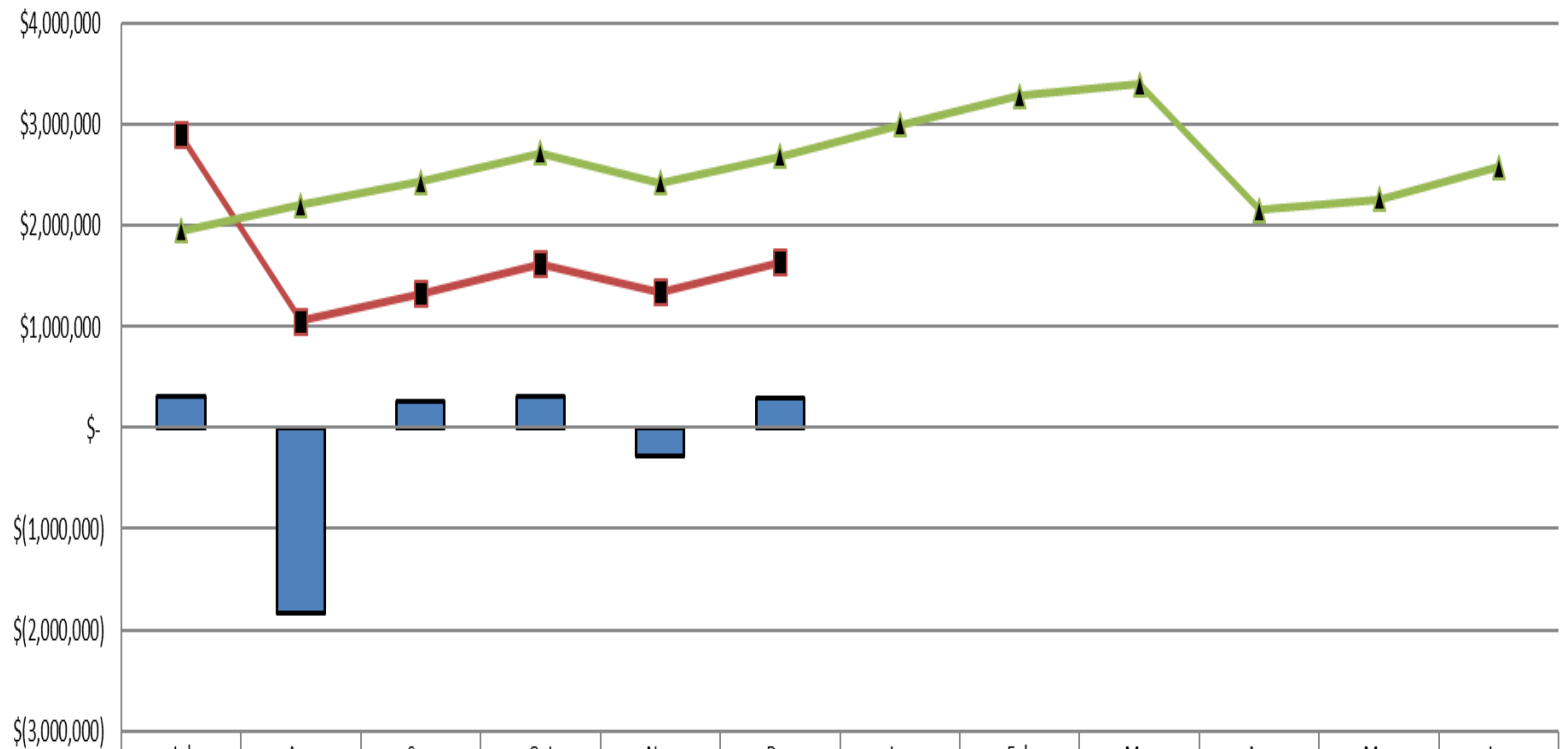
(Over) Under Budget	0	-2	-4	-2	0	2						
Actual Percent Remaining	92	81	71	65	58	52						
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

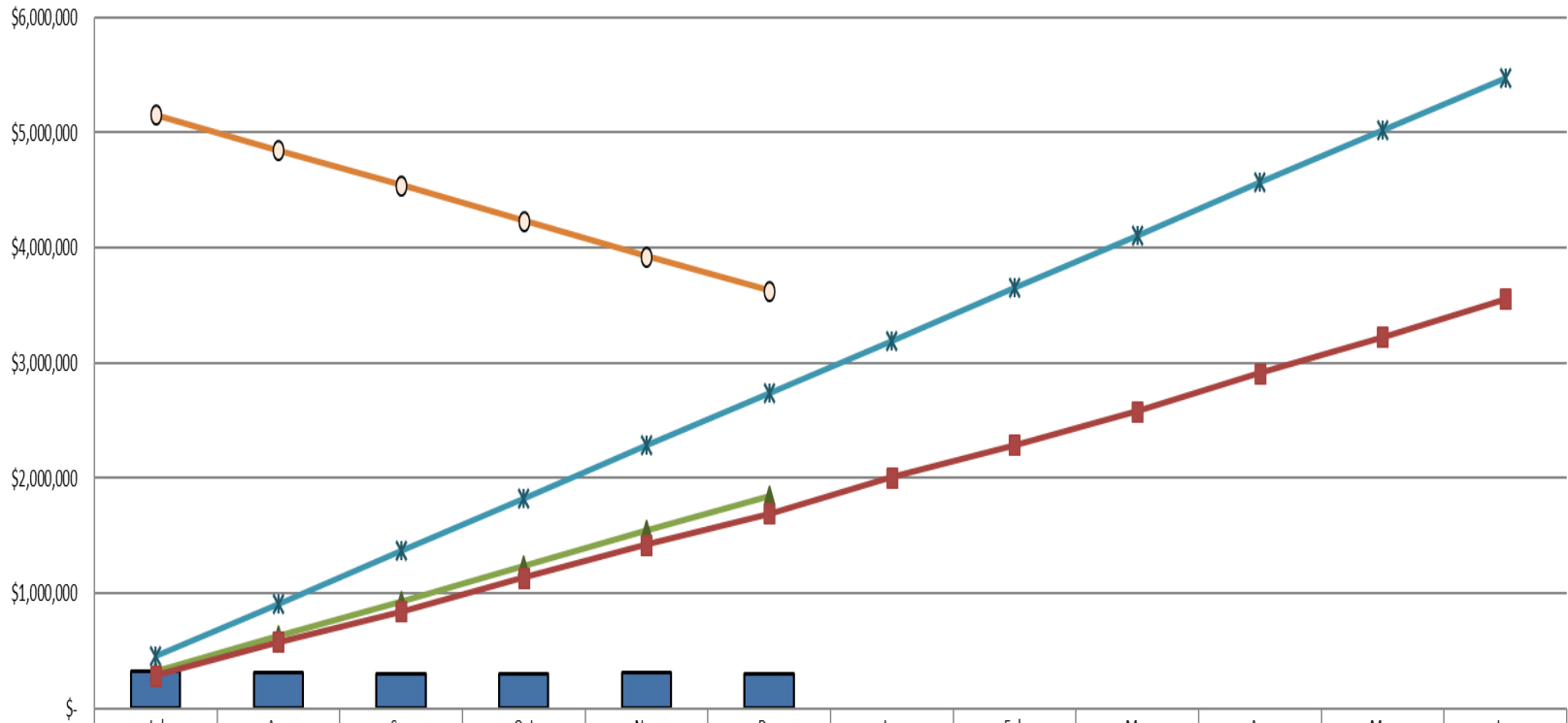
## Cash Balance - Hospitality Taxes Fund

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)	294,321	-	-	-	-	-	-
Current Fiscal YTD Balance	2,898,337	1,058,468	1,324,902	1,626,683	1,349,261	1,643,583						
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

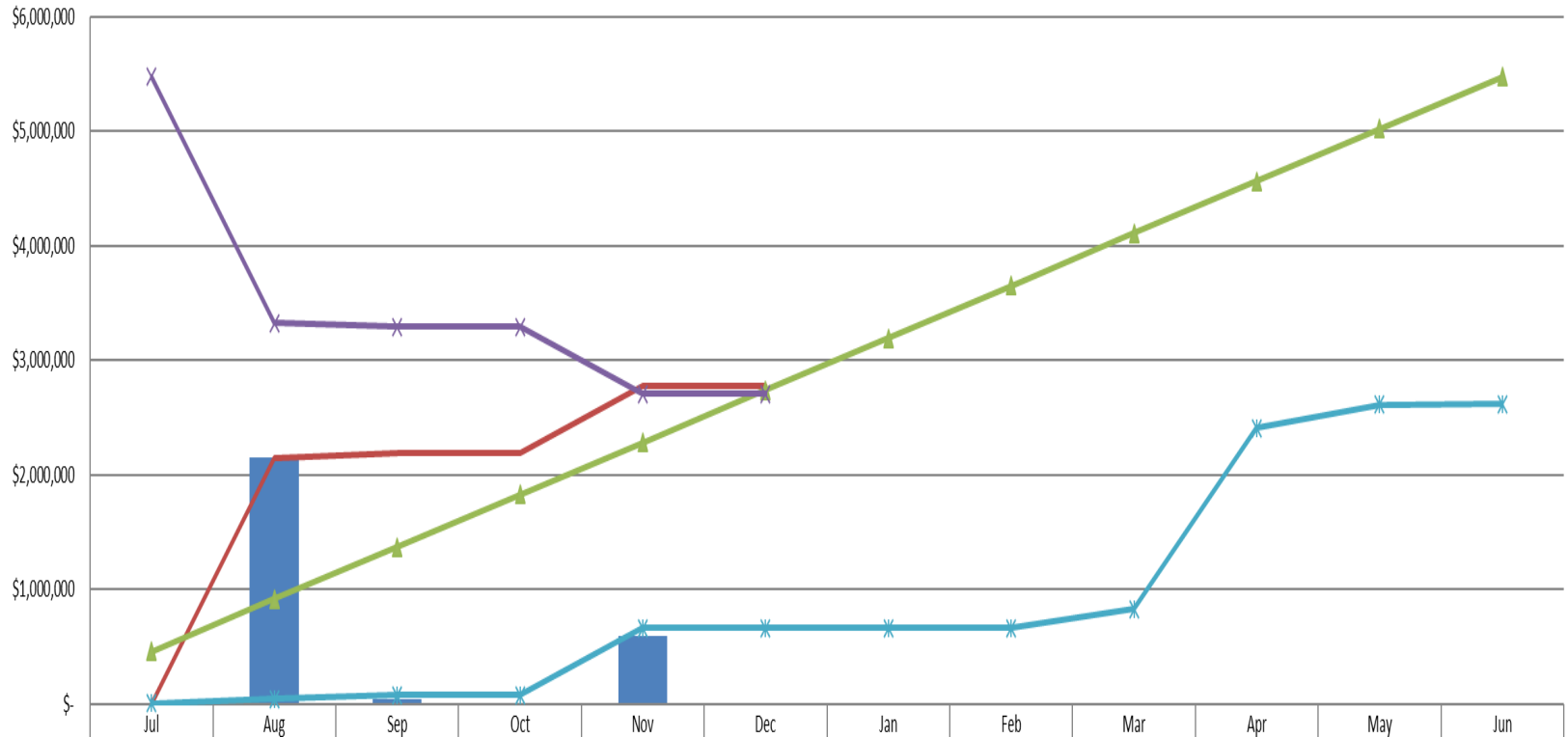
## Revenue - Hospitality Taxes Fund Fiscal Year 2023/24



Monthly Actual	322,050	309,068	304,615	304,885	312,126	297,169						
YTD Actual	322,050	631,118	935,733	1,240,617	1,552,743	1,849,912						
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	3,627,403						

## Expenditures - Hospitality Taxes Fund

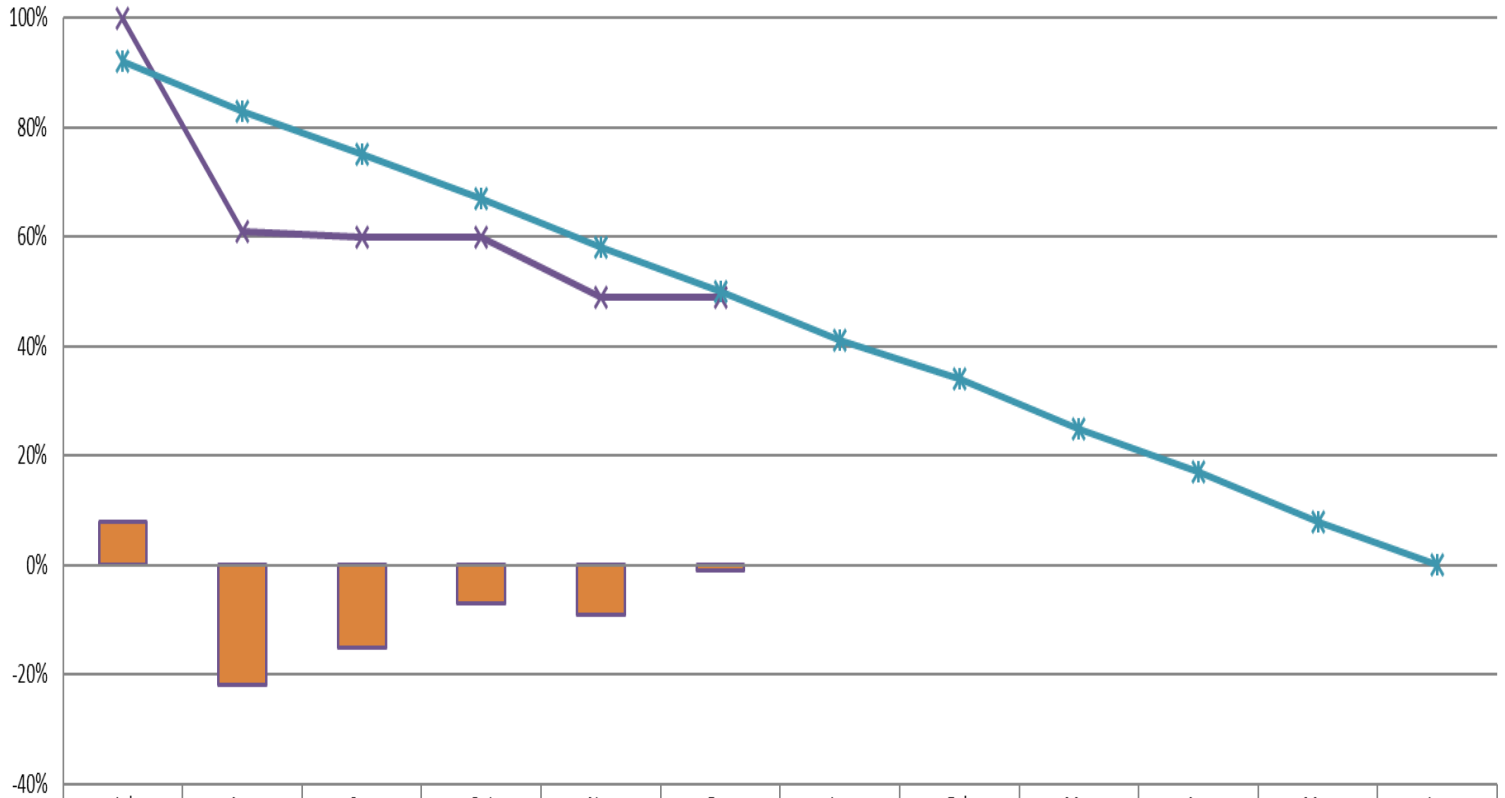
### Fiscal Year 2023/24



Monthly Actual	4,226	2,145,146	35,592	500	586,899	0						
YTD Actual	4,226	2,149,372	2,184,964	2,185,464	2,772,364	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	2,704,951						

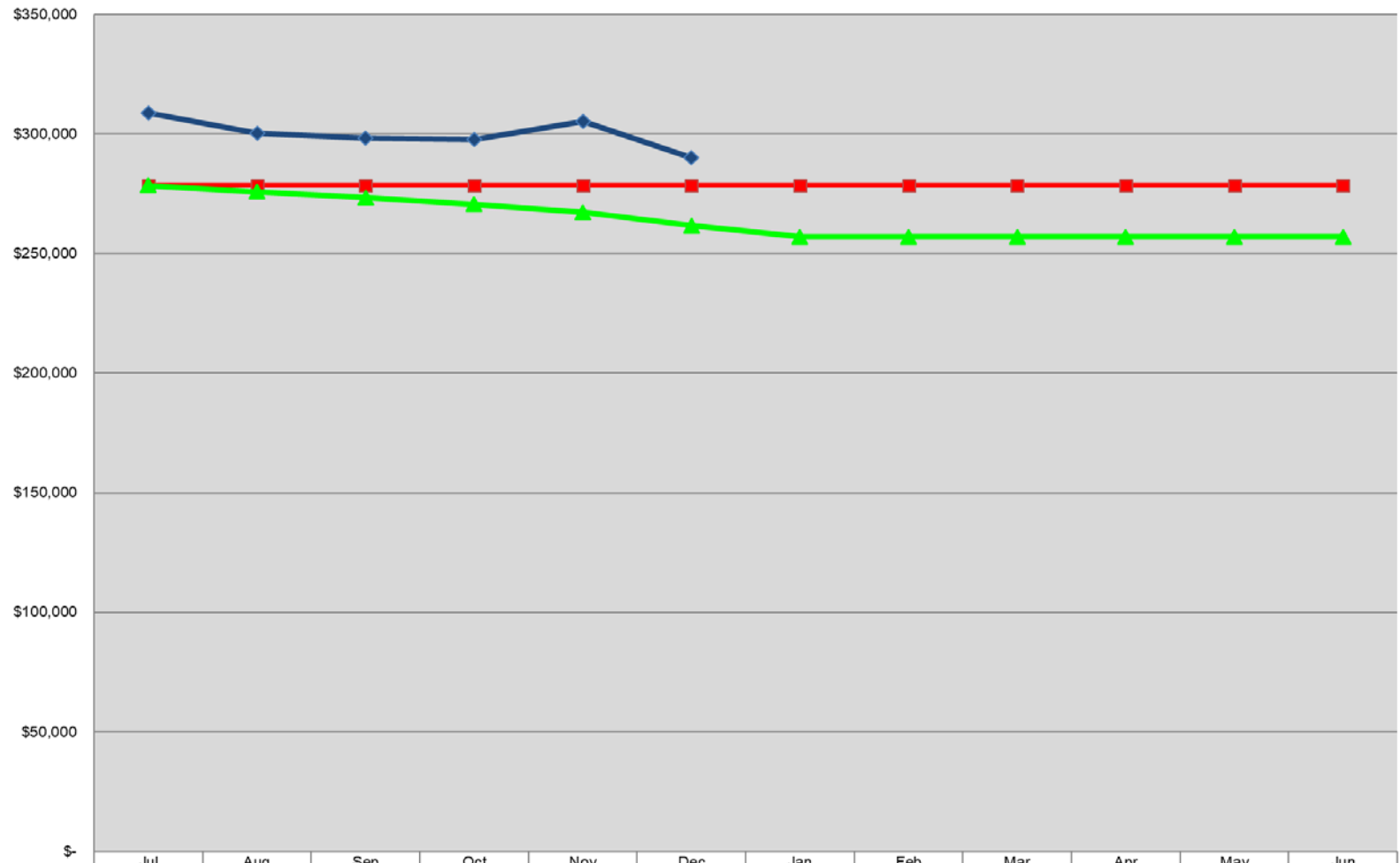
## Budget Percent Remaining - Hospitality Taxes Fund

### Fiscal Year 2023/24



(Over) Under Budget	8	-22	-15	-7	-9	-1						
Actual Percent Remaining	100	61	60	60	49	49						
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

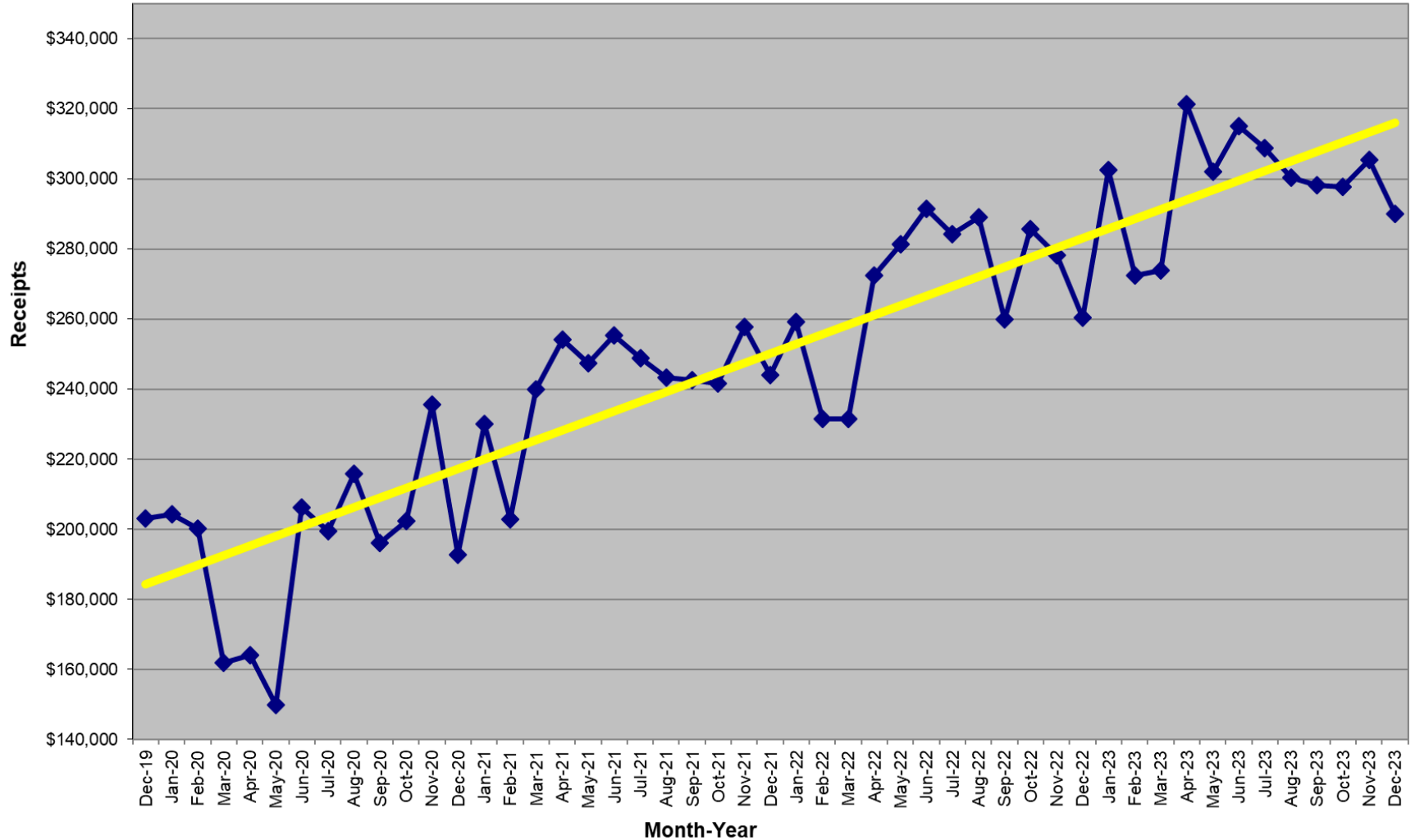
## Hospitality Taxes Fiscal Year 2023/24



Monthly Actual	308,704	300,387	298,276	297,625	305,376	290,025						
Monthly Budget	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526	278,526
Budget Requirement	278,526	275,783	273,322	270,550	267,165	261,707	256,987	256,987	256,987	256,987	256,987	256,987

# Hospitality Tax

4 - Year Trending

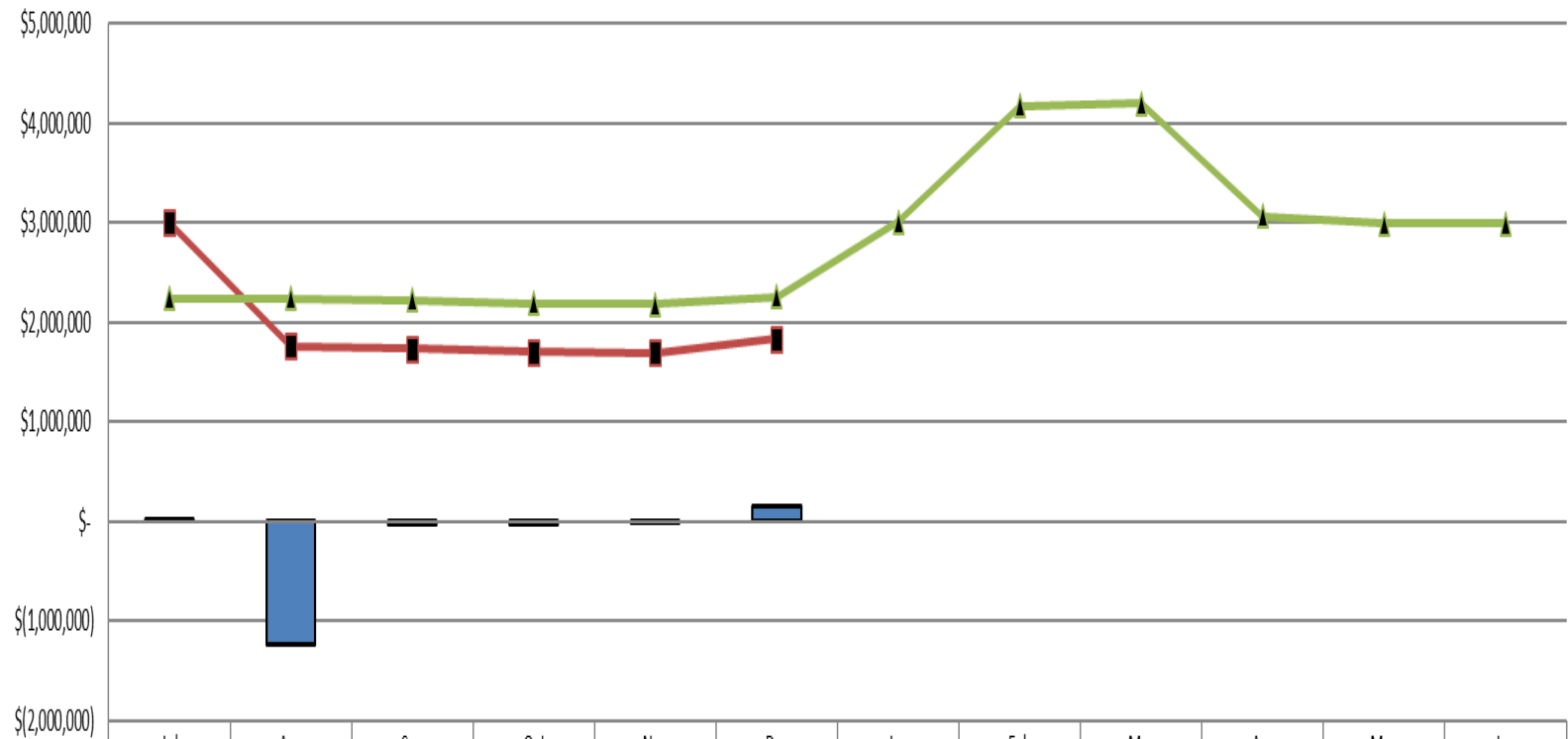




Storm Water Fund

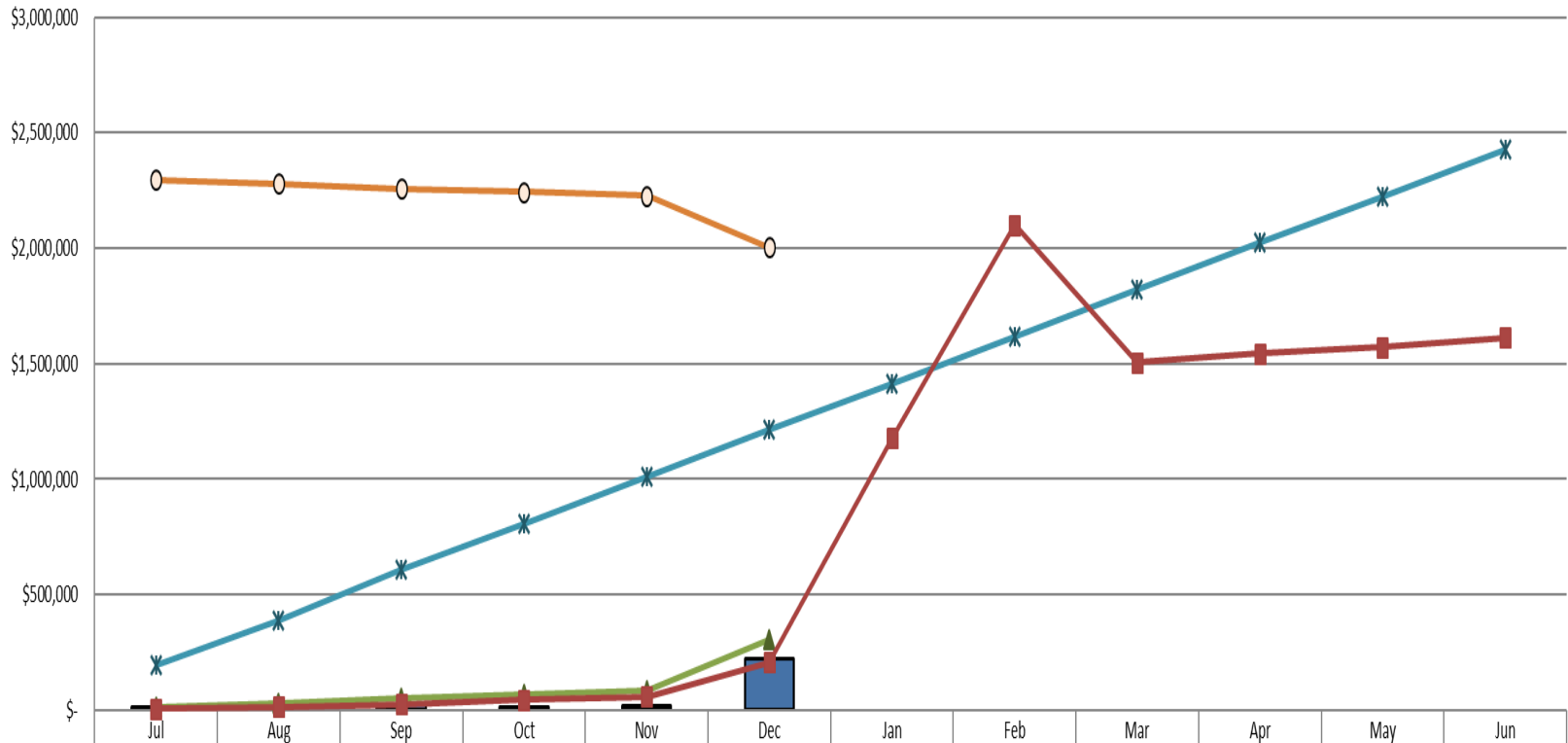
## Cash Balance - Storm Water Fund

Fiscal Year 2023/24



Net Monthly Cash	8,362	(1,242,001)	(22,871)	(31,720)	(15,005)	145,882	-	-	-	-	-	-
Current Fiscal YTD Balance	3,001,971	1,759,969	1,737,099	1,705,379	1,690,374	1,836,255						
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

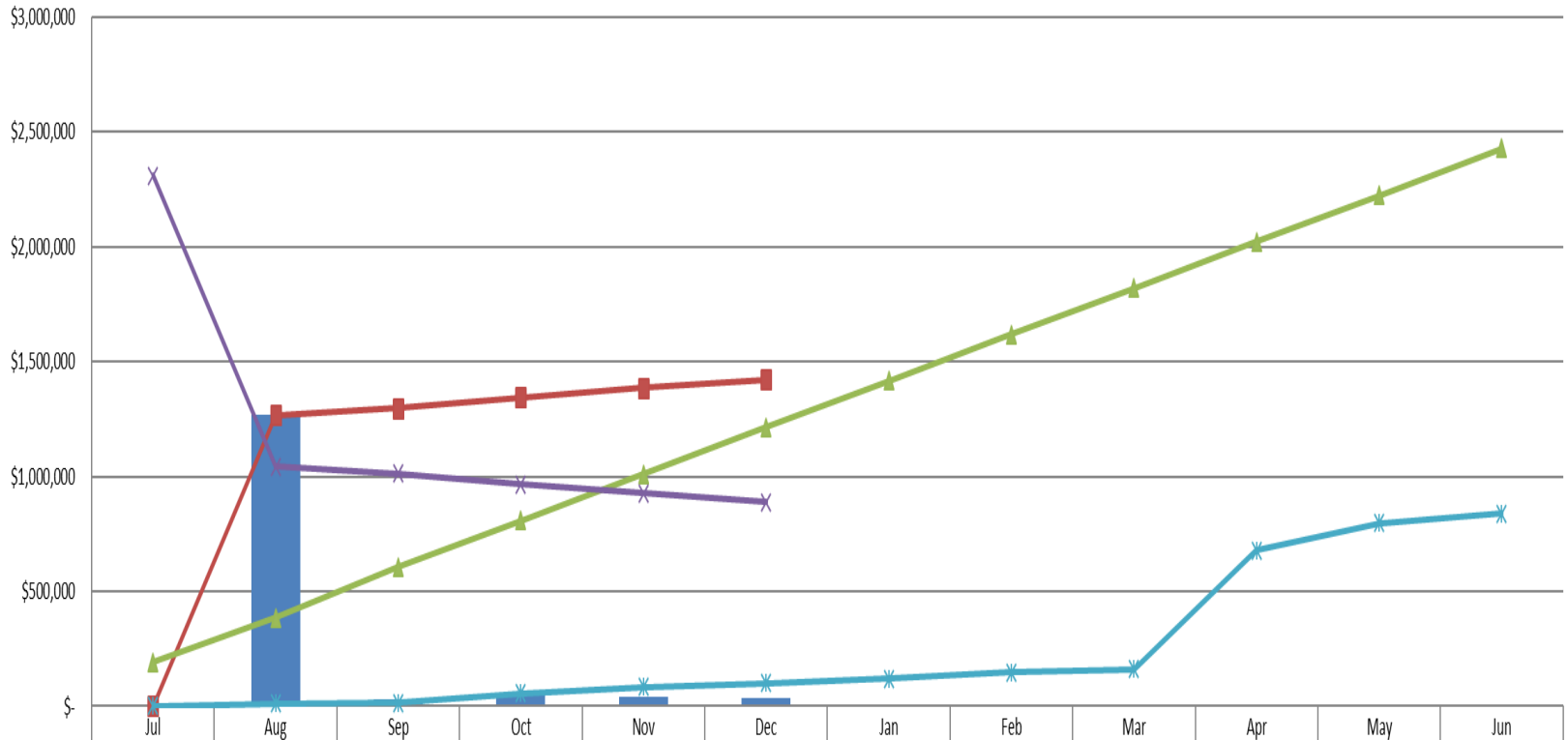
## Revenue - Storm Water Taxes Fund Fiscal Year 2023/24



Monthly Actual	15,473	14,919	21,902	14,550	16,872	222,081						
YTD Actual	15,473	30,392	52,294	66,844	83,716	305,797						
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	2,004,859						

## Expenditures - Storm Water Fund

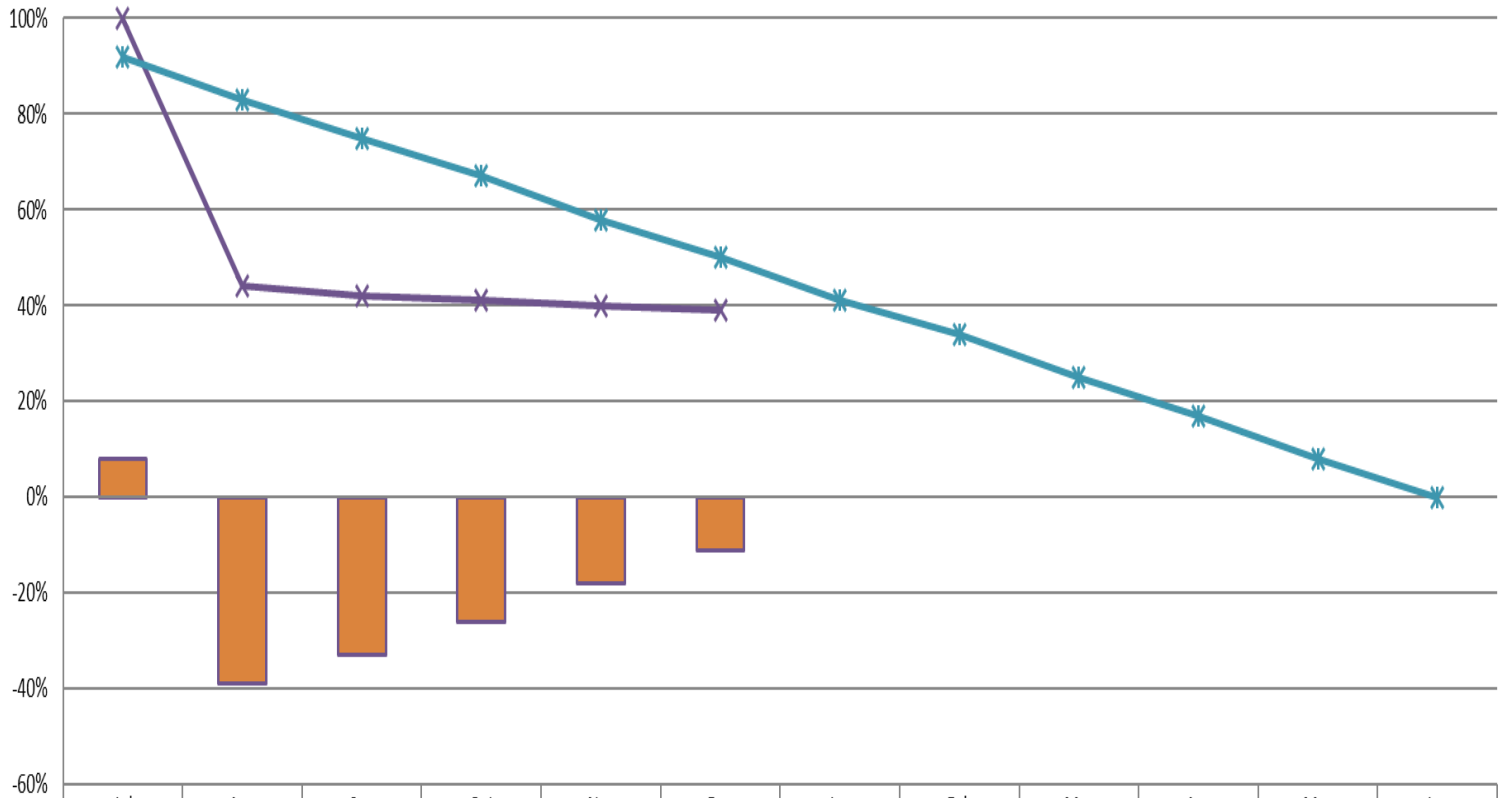
### Fiscal Year 2023/24



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	997	1,267,076	29,697	46,102	40,790	37,316						
YTD Actual	997	1,268,073	1,297,770	1,343,872	1,384,662	1,421,978						
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	888,678						

## 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	-11						
Actual Percent Remaining	100	44	42	41	40	39						
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number:  
Item Number: 4.



**AGENDA**  
**GREER CITY COUNCIL**  
1/23/2024

**Fire Department Activity Report - December 2023**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 Fire Department Activity Report - December 2023	1/11/2024	Backup Material

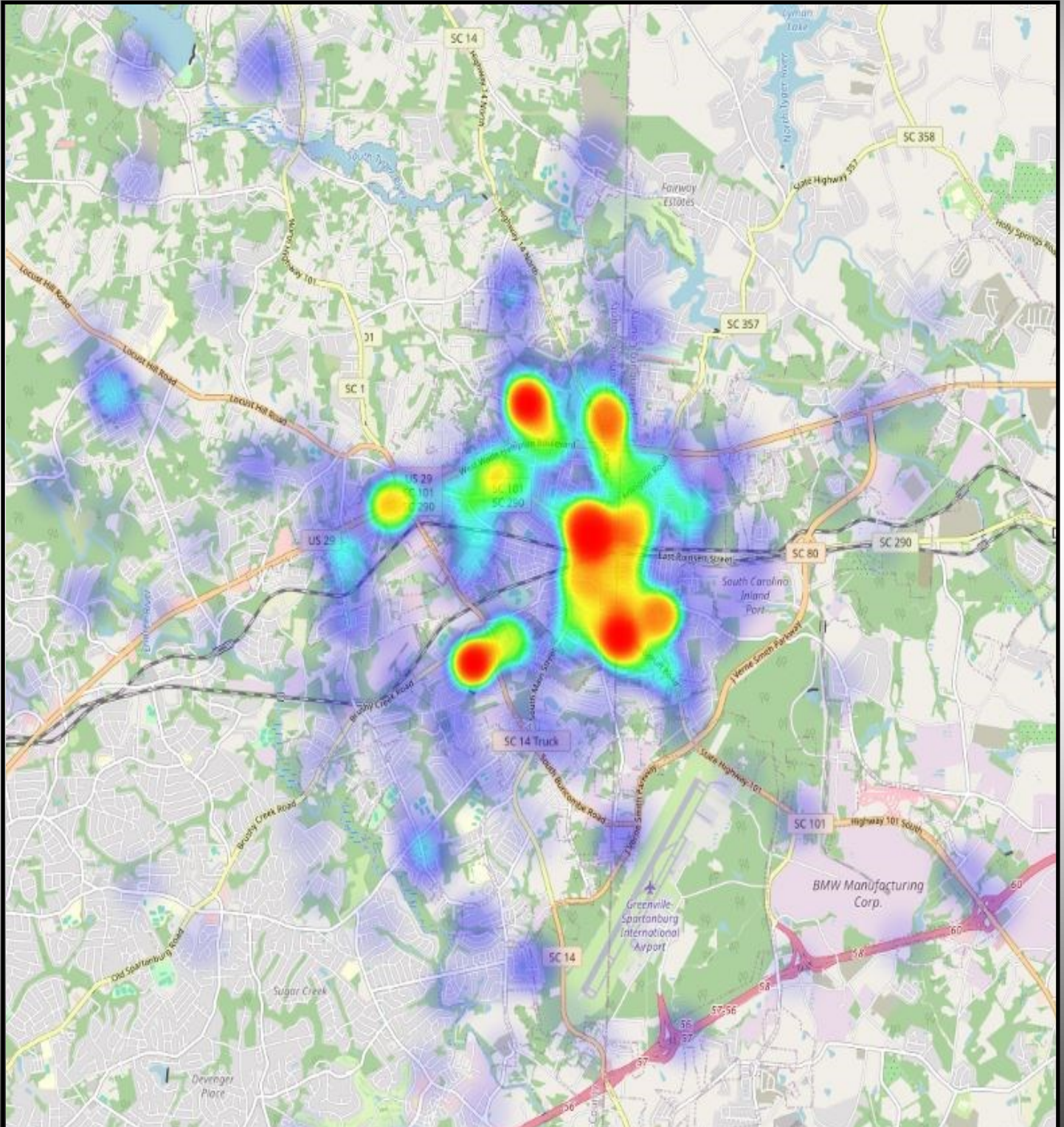


DECEMBER

2023

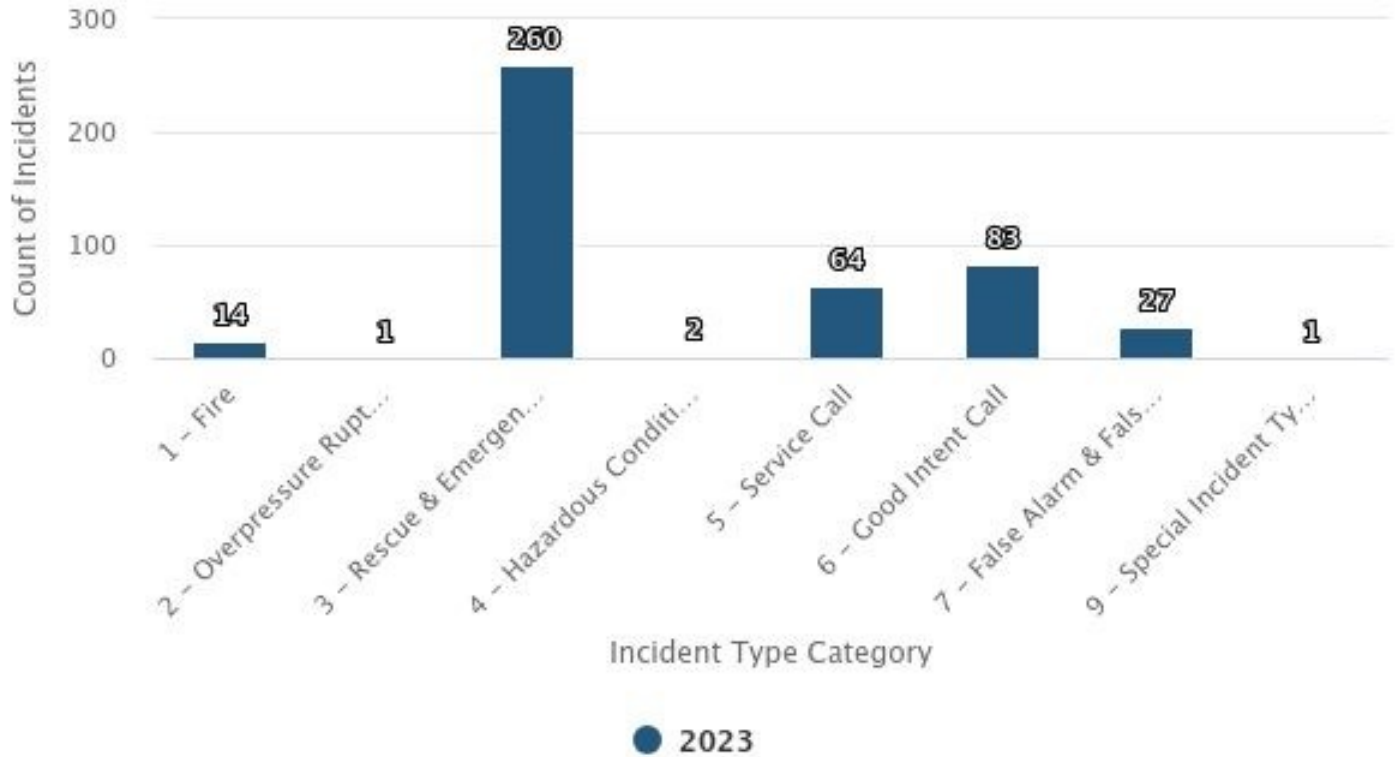
CITY OF GREER  
FIRE DEPARTMENT  
MONTHLY REPORT

# OPERATIONS

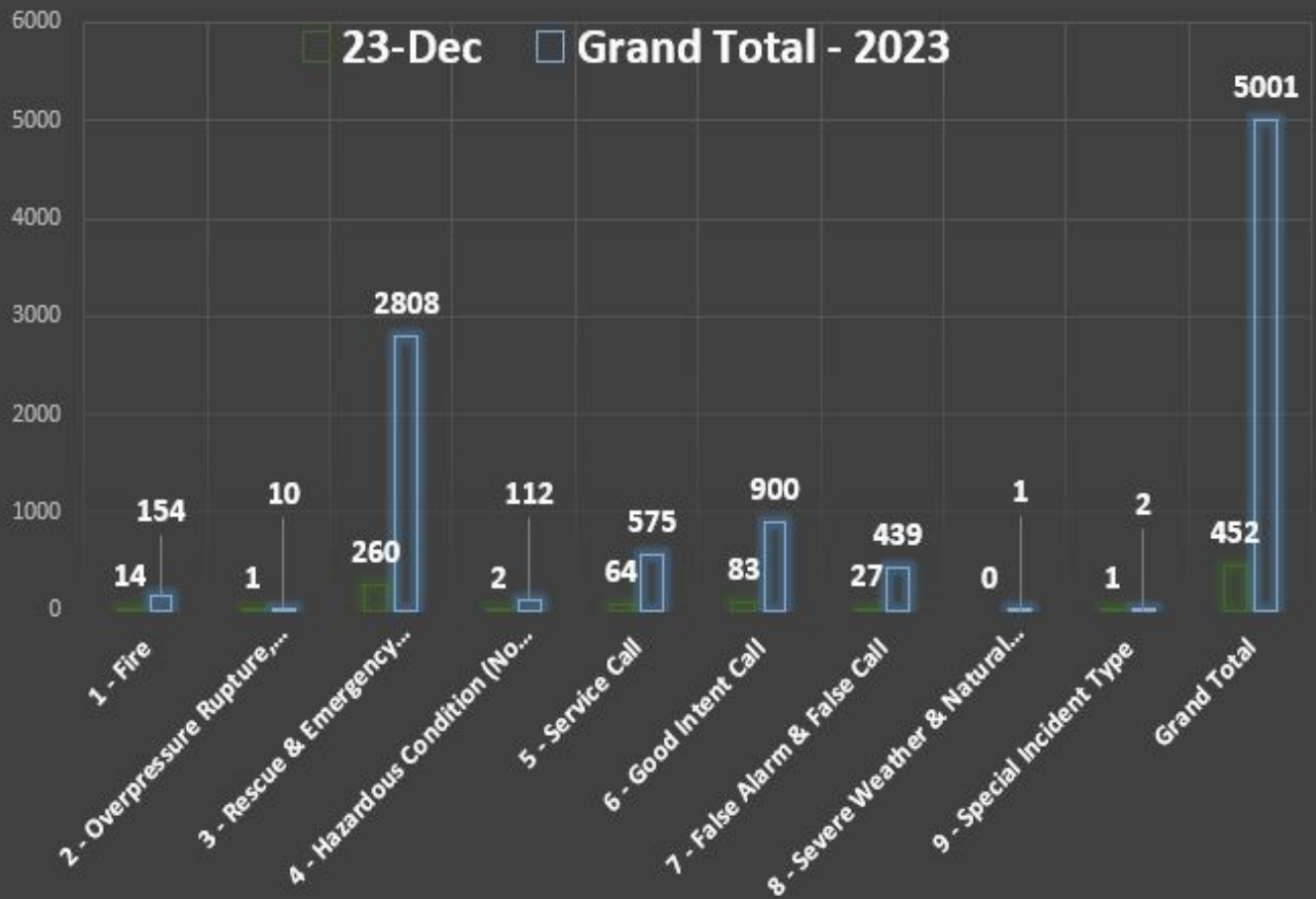


## Incidents by Category and Year

Dec 01, 2023 to Dec 31, 2023

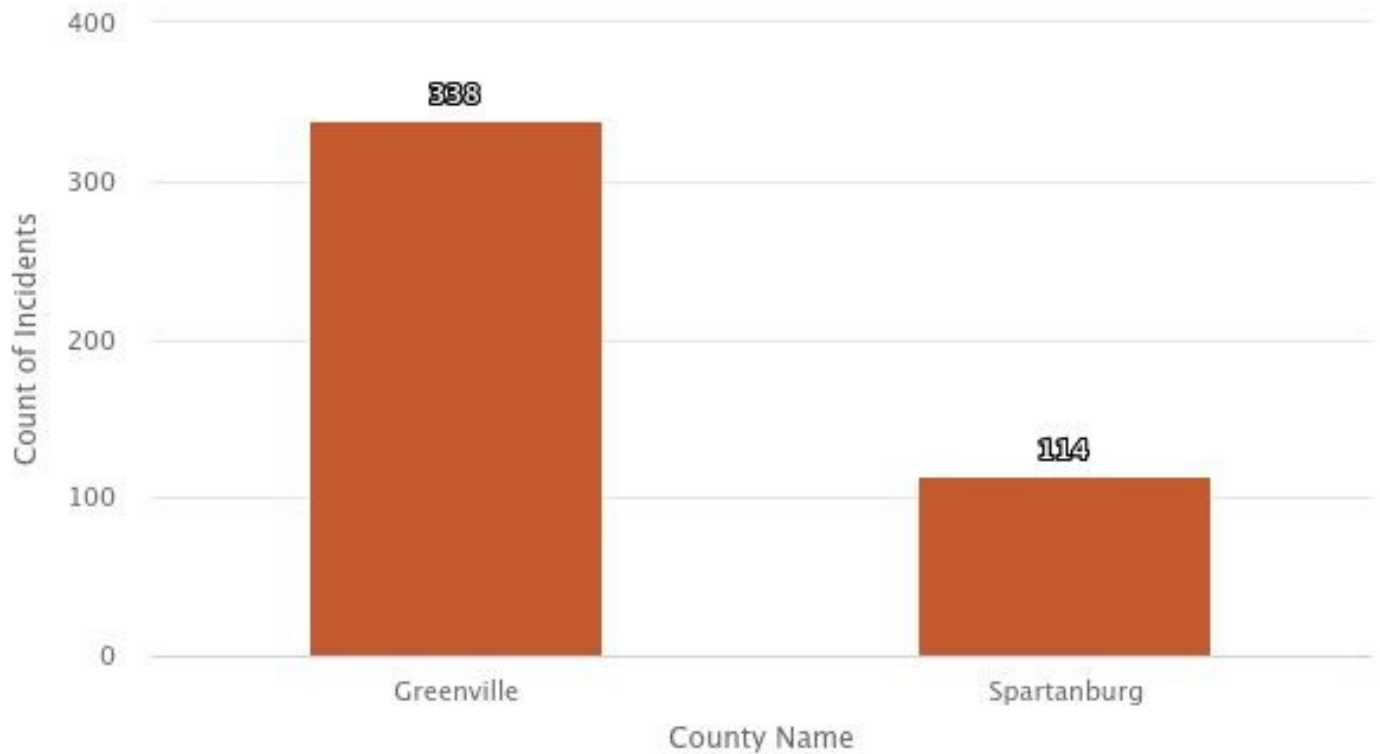


## Incident Type Category



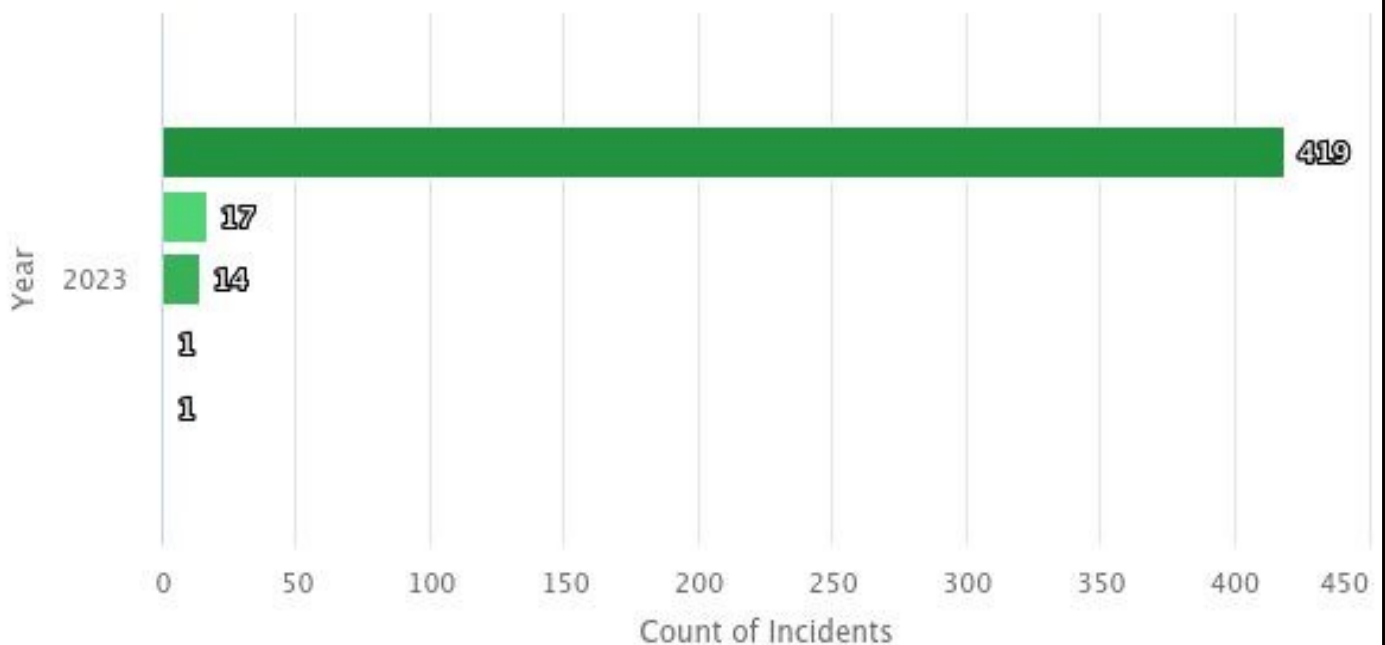
## Incidents by County Name (Top 15)

Dec 01, 2023 to Dec 31, 2023



## Aid Given and Received by Year

Dec 01, 2023 to Dec 31, 2023



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

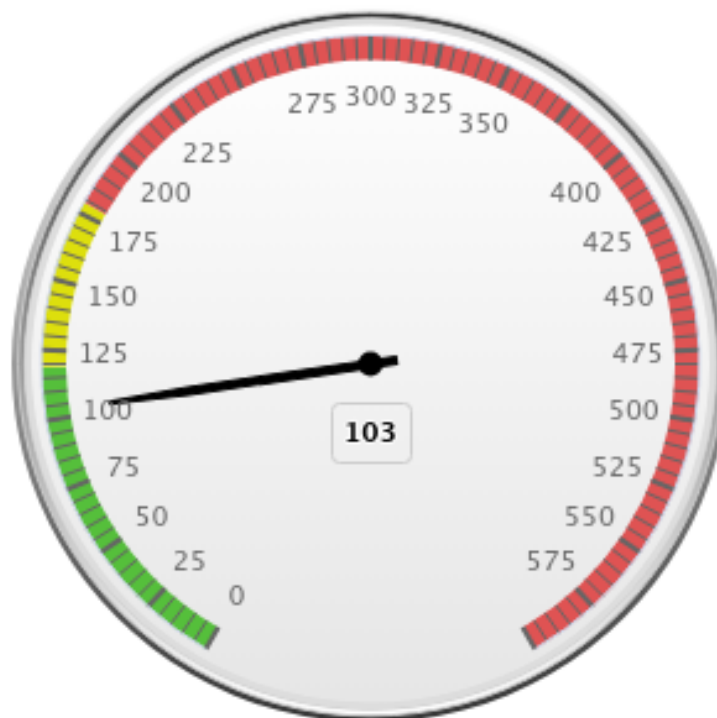
## Unit Average Turnout Time (Seconds)

Dec 01, 2023 to Dec 31, 2023



## Unit 90th Percentile Turnout Time (Seconds)

Dec 01, 2023 to Dec 31, 2023



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

Dec 01, 2023 to Dec 31, 2023

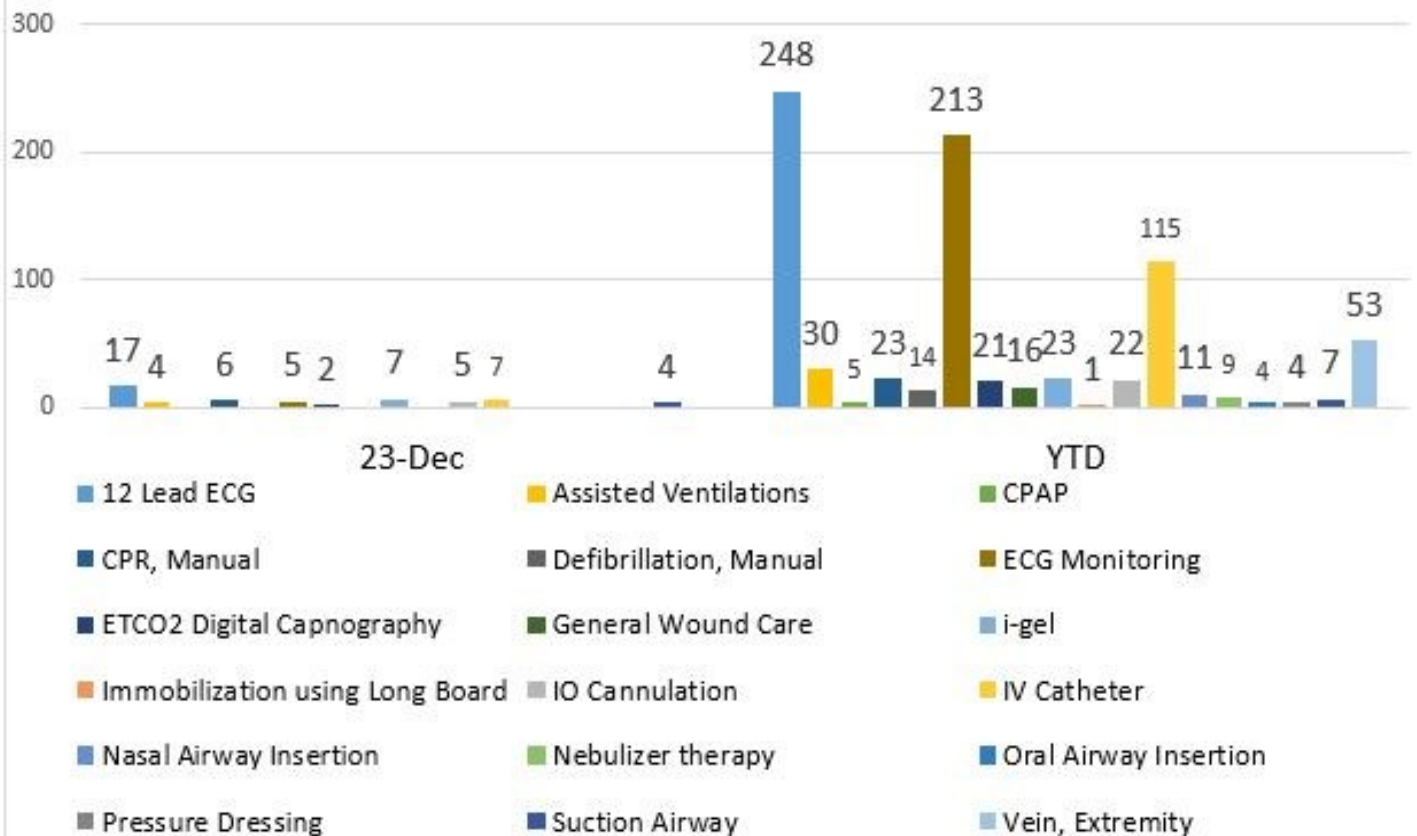


## Percentage of Unit Total Response Times Under 09:00 Minutes

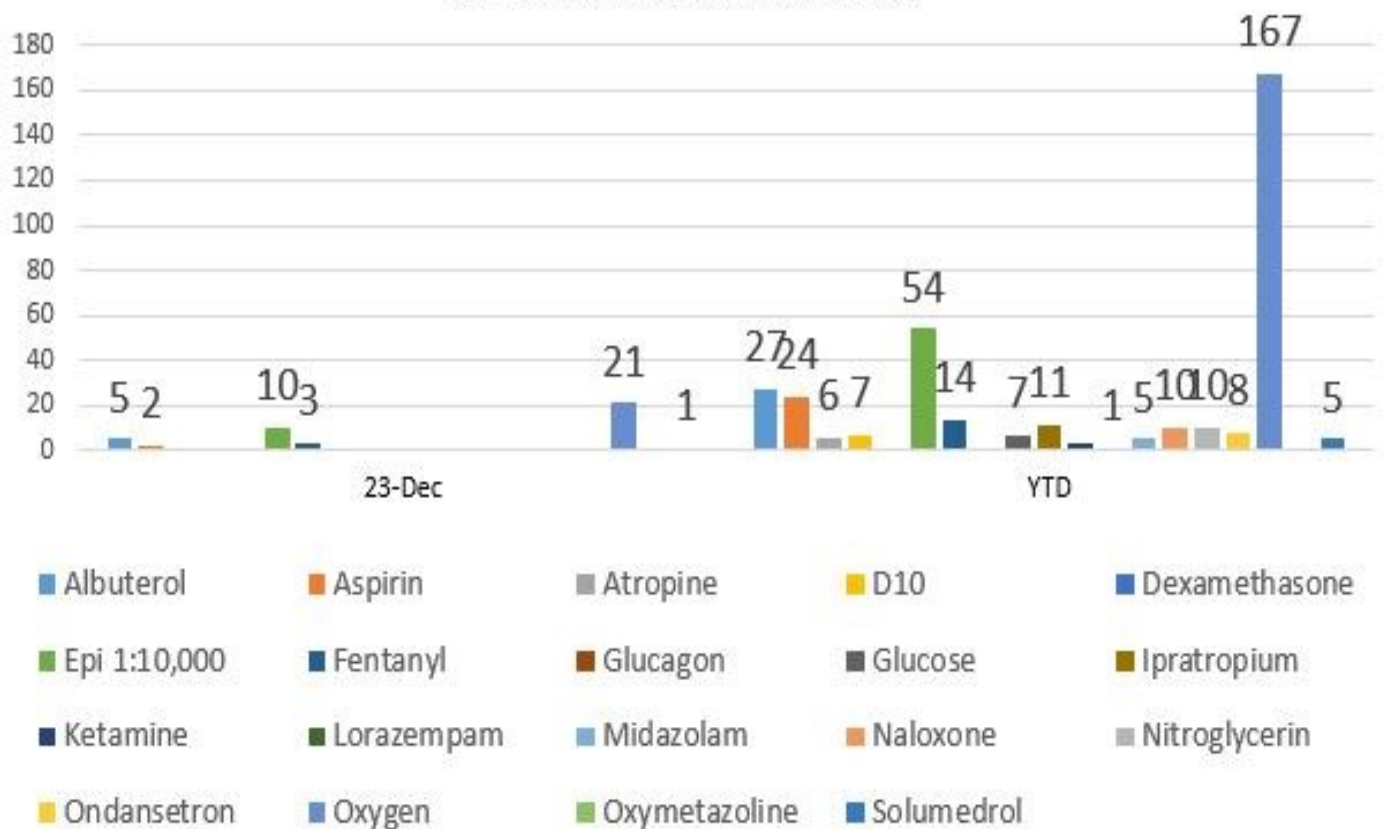
Dec 01, 2023 to Dec 31, 2023



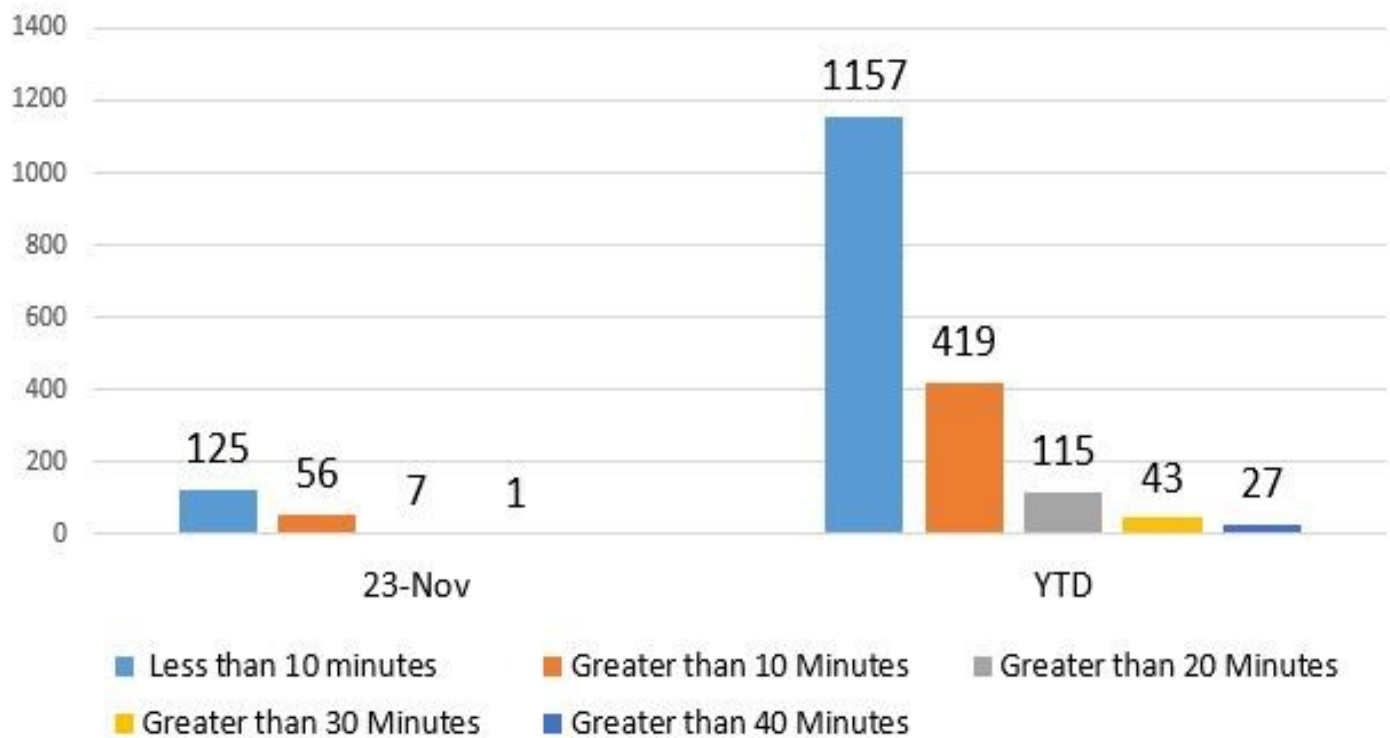
## Treatments Provided



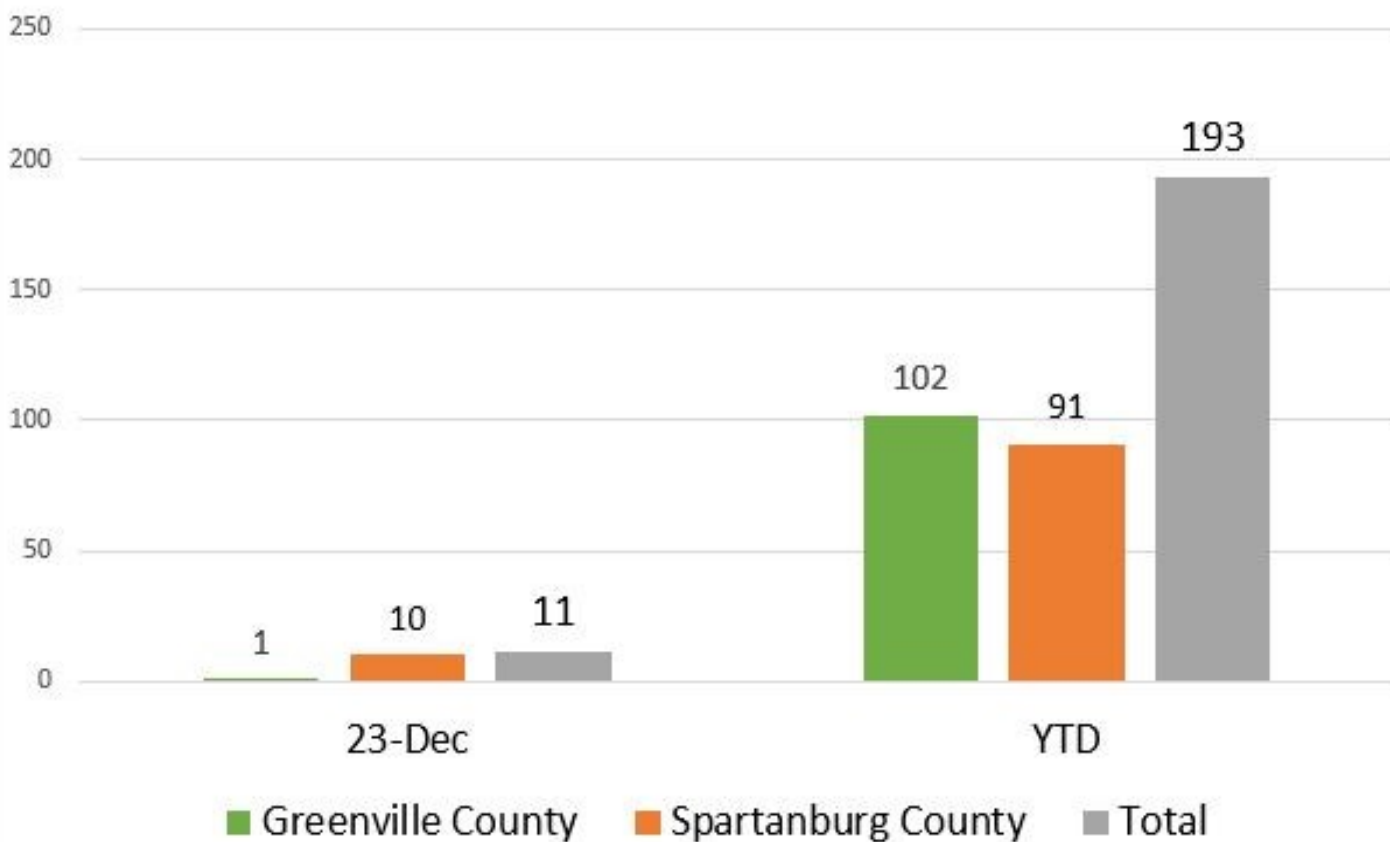
## Medications Administered



### EMS Arrival Delays



### Provide ALS for Transport Unit





The following personnel completed training in the month of December:

#### Training:

Firefighter Michael Hubbard completed recruit school.

Our 6 paramedic students are almost finished with Paramedic school and will be getting ready for their Capstone project and National Registry Paramedic exam.



On December 13th, 14th and 15th, we hosted our annual employee and retiree breakfasts. We had 7 of our retirees attend and all but 3 employees participated.

## Incidents:

### Motor Vehicle Accident:

12/2/2023—EN41, TW41 and BAT41 responded to a single car MVA at 201 Pelham Street. No injuries were found at the scene.



## **Train vs. Vehicle:**

12/10/2023—EN41, TW41 and BAT41 were dispatched to a vehicle vs. train at S. Line St and Moore St. No injuries were found upon arrival.



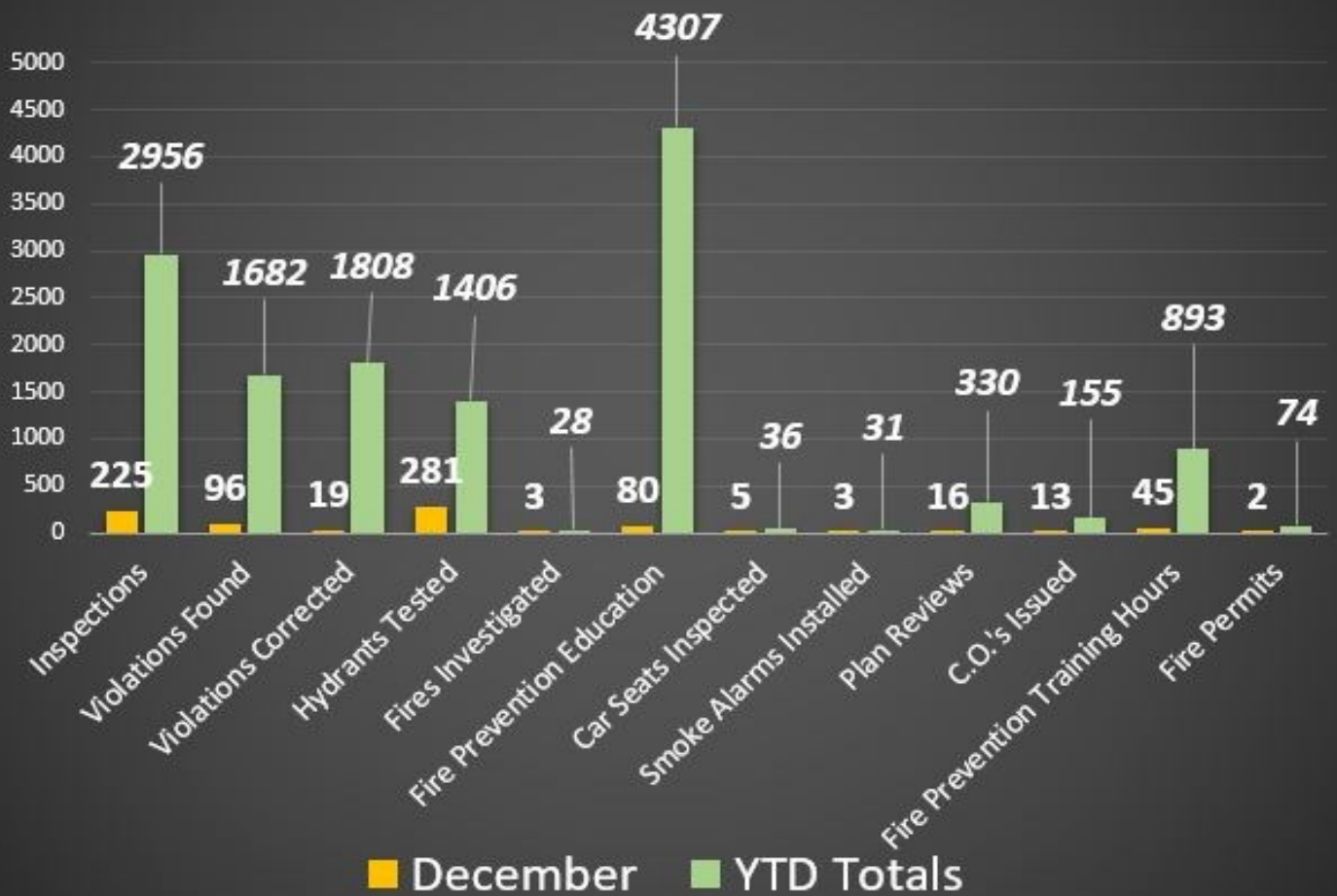
## Incidents:

12/19/2023 – EN41, BAT41, R41, EN40, BAT40 responded to a 2 car head on collision with a double fatality.



# 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	54	1	0	2
ADMINISTRATION	8	8	0	0	0
PART-TIME	16	13	0	0	0


Category Number:  
Item Number: 5.



**AGENDA**  
**GREER CITY COUNCIL**  
1/23/2024

**Municipal Court Activity Report - December 2023**

**ATTACHMENTS:**

Description	Upload Date	Type
 Municipal Court Monthly Report December 2023	1/5/2024	Backup Material



# MUNICIPAL COURT

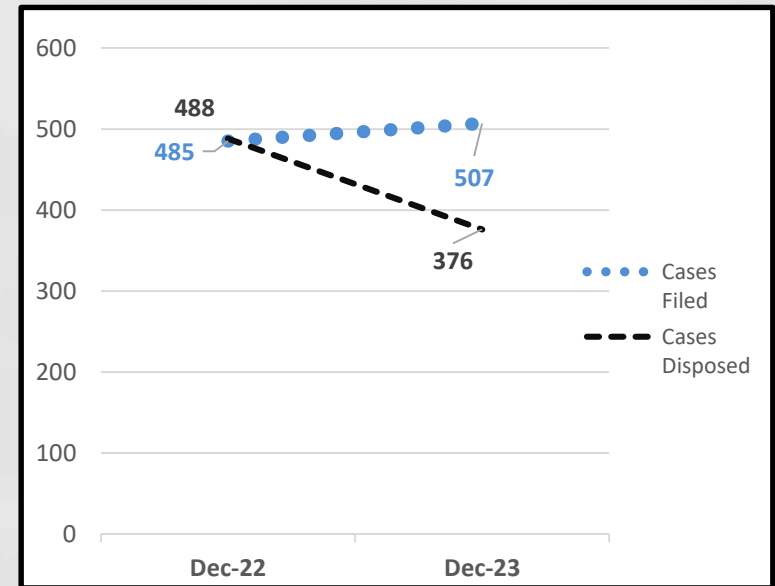
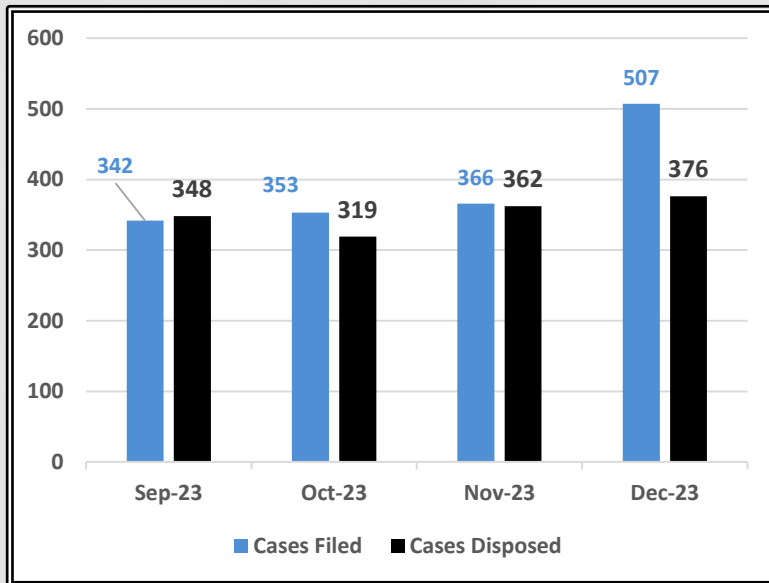
Monthly Report  
December 2023

# CASE LOAD

## Traffic, Criminal and City Ordinances

Total cases disposed: **376**

Total cases filed by officers: **507**



## Arrest Warrants, Bench Warrants & Search Warrants

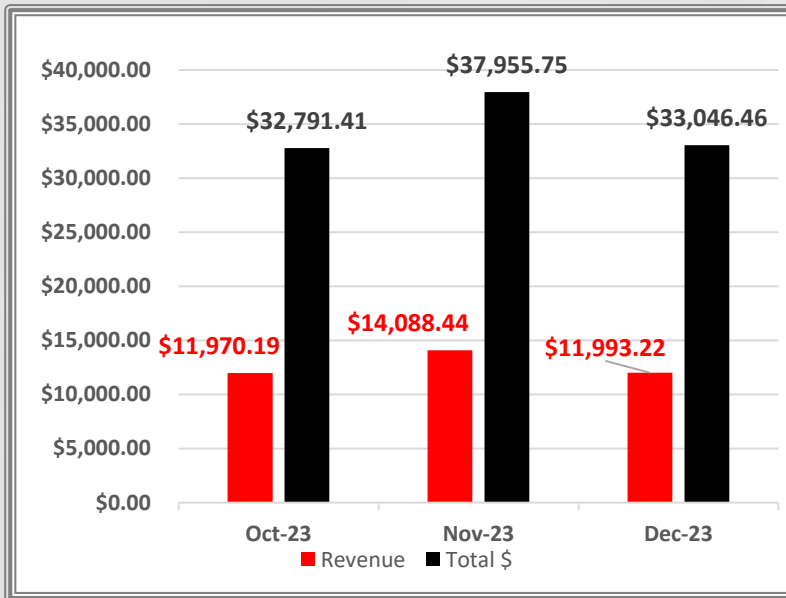
Arrest Warrants issued	83
Arraignments-# of defendants	113
Arraignments-# of charges	198
Bench Warrants issued	12
Bench Warrants served	5
Search Warrants issued	11



# FINANCIALS

## Revenue

Total Revenue	\$11,993.22
Sent to State Treasurer	\$17,065.46
Victim Assistance Funds	\$ 2,202.51
<b>Total Collected</b>	<b>\$33,046.46</b>



## ACTIVITY

- Traffic Court was held on December 6, 13 and 20.
- Domestic Violence Court was held on December 14.
- Preliminary Hearings were held December 1.
- Pretrial Conferences were held December 5 and 7.

Category Number:  
Item Number: 6.



**AGENDA**  
**GREER CITY COUNCIL**  
1/23/2024

**Parks, Recreation & Tourism Activity Report - December 2023**

**ATTACHMENTS:**

Description		Upload Date	Type
▢	Parks, Recreation & Tourism Activity	1/11/2024	Backup Material
	Report - December 2023		

## **Parks, Recreation & Tourism**

### **December 2023 Monthly Report**

#### **Current/Ongoing Projects**

##### **Wards Creek Trail System**

- With the help of City of Greer staff, Keck + Wood has started compiling the LPA (Local Public Agency) Qualifications Evaluation Form. The COG is applying to be an LPA for the administration of Ward's Creek Greenway Trail Phase 1. Keck + Wood is currently working on the project development process of the LPA Application, and the City of Greer is putting together the other documentation required for the application. Lindsey James reached out to the City's Finance/Procurement department for an update to find out where the City is in its portion of the process. Once all information is gathered, we will send a draft to SCDOT for their review.

##### **South Tyger River Greenway**

- Keck + Wood has received approval from the Plan Review Process with the City of Greer. The City has signed the maintenance agreement for SCDOT. We continue our communication efforts with SCDOT staff to determine what our next steps will be, but anticipate few additional requirements.
- We have obtained easement agreements from both properties associated with the trail that are not owned by the City of Greer (Greenville County School District and Cypress Landing HOA).

##### **Turner Ball Park**

- The City has selected a contractor and awarded the project to Sexton Design and Development. Construction will begin soon and Keck + Wood will continue to assist the City of Greer with the construction process as needed moving forward.

##### **Greer Golf - Clubhouse and Pool Area Renovation**

- Concrete was poured around the former pool opening, but had to be removed due an issue with the pattern and color.
- Steel beams and posts in the basement have been installed.
- Interior framing on the main floor is almost complete.
- The exterior fire vault has been installed and inspected, and the sprinkler system is 50% complete.

##### **Davenport Park**

- We are currently waiting for additional storm water information to share with Keck + Wood that will assist with the design process and strategy of these drawings.

##### **Kids Planet**

- Construction drawings were submitted to eTrakit for the review process to begin with the City of Greer. Keck + Wood will continually monitor eTrakit for reviews received by the City in the permitting process of these drawings.

## **Division Highlights**

### **Athletics**

- The Greer PRT Athletics division completed all Greer Christmas 7s Regional Rugby Tournament play at Country Club Park December 8 through December 10. Teams from Indiana, North Carolina, Georgia, Virginia, South Carolina, and Tennessee traveled to the upstate to compete. The total economic impact for the 2023 Greer Christmas 7s Tournament was \$90,310.00.
- The Greer PRT Athletics division enrolled the maximum amount of youth basketball participants in every league age. Currently, the waiting list for this program is at 80 participants. Teams practice throughout the week at Victor Gym Monday through Sunday splitting the court into two halves for practices. The New Jerusalem Baptist Church is also used in to accommodate the number of teams playing through Greer PRT. New Jerusalem Gymnasium is rented through an agreement with the Church and The City of Greer. Basketball continues to be the fastest growing sport in the upstate.
- Greer PRT staff facilitated youth wrestling practices at the Cannon Center throughout the week. The Tomahawk Youth Wrestling Program filled to maximum capacity.
- The Foothills Soccer Club of Greer Academy season is now complete.
- The Greer PRT Athletics division opened 2024 spring registration for Greer Baseball Club, Greer Girls Softball, and Foothills Soccer Club of Greer.

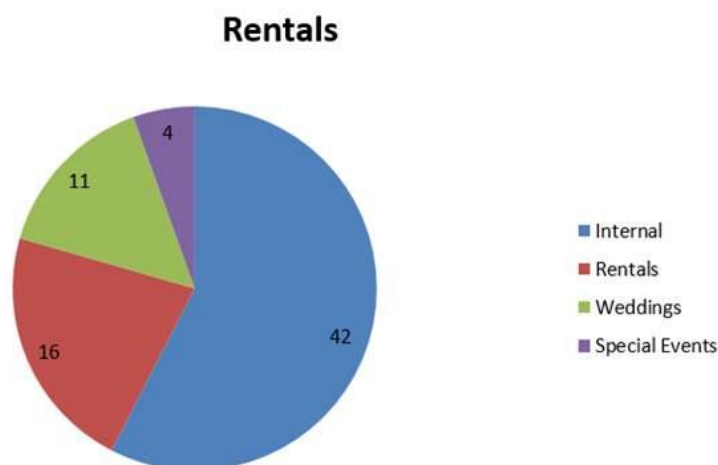
### **Cultural Arts**

- The Cultural Arts Division was responsible for the entertainment at the Tree Lighting ceremony on December 1. Some of the entertainment cancelled due to the weather but the caroling groups did go on stage and the Ice Carver was a big hit again this year. Greer Cultural Arts Council provided the Student Board Carolers and Santa's Elves.
- "Through the Eyes of a Child" art exhibit reception was held on December 5, with over 140 people in attendance.
- The annual City of Greer Gingerbread competition was held in December at the Center for the Arts. There were 15 houses submitted, two of which were provided by The Frosting Fairy and Plate 108.
- The Empty Bowls project took place on December 9 during the Holiday Arts Fair. Each bowl was \$20 and we received several donations towards the project. We raised \$3,200 for the Needmore Afterschool Program and Summer Camp. The proceeds will go towards food and art supplies.
- The annual Holiday Arts Fair took place on December 9, inside the Center for the Arts. We had 200 people attend.
- On December 19, Ceramics Instructor Martha Grattan and Robin Byouk traveled to the City of Newberry to meet with Marguerite Palmer and give feedback on their new arts center designs.

### **Events**

- The Supper with Santa event delighted attendees on Friday, December 1, bringing together more than 308 City of Greer employees and their families. A festive evening included pictures with Santa, craft stations, and dinner. The occasion successfully raised \$1,870, contributing to the City of Greer Police Department's Cops for Tots program.
- Mayor Danner and Santa joined forces to illuminate Greer City Park during the Greer Christmas Tree Lighting on December 1. Despite rainy weather, a great crowd enjoyed live musical performances, five craft stations, Christmas train rides, marshmallow roasting, free children's activities, food vendors, roaming carolers and an impressive ice carving demonstration.
- On Saturday, December 2, Breakfast with Santa drew a sold out crowd of more than 500 families and friends. Laurenda's Family Restaurant & Catering provided a delicious breakfast, and attendees enjoyed engaging with Santa, participating in free crafts, and writing letters to Santa.
- The Greer Farmers Market Christmas Festival took place on Saturday, December 2 and Sunday, December 3, featuring over 80 vendors offering a variety of holiday-themed crafts and gift options.

The Events Division hosted 75 total events – Internal: 43, Rentals: 16, Special Events: 5, Wedding Events: 11. A total of 10,262 guests visited the City of Greer Events Center. The Ambassadors have continued to provide excellent customer service to 483 passengers in downtown Greer Station in the month of December.



### Greer Golf

- The range ball dispensing/trash containment area was completed by Mayfield Signs.
- The installation of synthetic turf on the driving range tee was completed by Sepko Synthetic Turf.
- Grounds Maintenance staff is working on miscellaneous repairs to equipment in preparation for the upcoming year.
- Staff worked on finalizing the contract for a new golf cart fleet.

### Recreation

- Senior Action met at Needmore Recreation Monday-Fridays for activities and lunch (20-25 seniors daily).
- Never Alone, Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
- SOAR hosted three Line Dancing sessions with 76 in attendance at the Cannon Centre.
- SOAR hosted two Bingo Days at City Hall with 50 participants.
- SOAR hosted a Book Club meeting at the Center for the Arts with 10 participants.
- SOAR hosted a Movie Day at City Hall with 23 participants.
- SOAR hosted a Christmas Party at City Hall with 30 participants.
- Staff hosted Pickleball Clinics and open play sessions at Victor Gym and Tryon Park.
- Staff hosted a “Putt Off” event at Century Park to gain community feedback on the direction of the new disc golf baskets that are currently budgeted for the 2023-2024 fiscal year.
- Staff hosted Open Play Basketball on Friday nights at Victor Gymnasium.
- Justin Miller attended a SCRPA Programming workshop at Tyger River Park where he was awarded the 2023 Programming Branch Professional of the Year.
- Justin Miller attended the SCRPA/NCRPA joint Conference in Wilmington, NC.
- Justin Miller attended the first ADA Workgroup Committee Meeting for the City of Greer.
- Staff hosted the Cutlery Club at Tryon Recreation Center for their monthly December meeting.
- The Creative Advancement Afterschool Program continued at Victor Gym every weekday until Christmas Break.
- The Needmore Afterschool Program continued at Needmore Recreation every weekday until Christmas break.
- Rentals: Recreation Centers- 8, Kids Planet-16

## Tourism

- The Tourism Division hosted Live Window Displays during the Tree Lighting Ceremony on Friday, December 1 from 5:00 p.m.-7:00 p.m. as a means to encourage people to visit downtown while they waited for Santa to arrive at Greer City Park. Four stores participated and we received good feedback from people who viewed the displays. We hope to continue the event next year and have more stores participate.
- A special event permit was approved for the Greer Christmas Parade to take place on Sunday, December 3. There were 106 parade entries. Food trucks were added this year and set-up in private parking lots.
- Lindsey Shaffer attended the SCRPA Programming Workshop in Duncan on Wednesday, December 6. The primary focus was incorporating mental health activities into programming and hosting inclusive events such as Sensory Santa.
- Lindsey Shaffer attended the SCRPA Annual Conference in Wilmington, NC, which took place December 11-13.
- The Tourism Division hosted a holiday window decorating contest from Friday, December 1 – Saturday, December 16 to encourage people to visit and shop downtown. A “Fan Favorite” winner was selected by participants voting on the Discover Greer Facebook Page. The “Fan Favorite” was Lola’s Boutique & More and the “Judges’ Choice” was The Galleries of Brian Brigham.
- Staff met with David & Jonathan Lovegrove with the Greer Heritage Museum on Monday, December 18 to review the Tourism Division’s progress on updating the downtown walking tour. The museum has been a great resource and partner in this endeavor.

<u>Upcoming Events</u>	<u>Current Projects</u>
<ul style="list-style-type: none"> <li>• MLK Jr. Celebration Luncheon – January 15, (City Hall)</li> <li>• Greer Farmers Market Sunday Brunch – January 14, February 11, March 10, and April 14 (City Park)</li> <li>• Finding Nemo, Jr. – March 1-3 &amp; March 8-10 (Cannon Center)</li> <li>• Food Truck Rollout – March 15, May 17, August 16, September 20, October 18 (Greer City Park)</li> <li>• Easter Eggstastic Event – March 23 (City Park)</li> <li>• International Festival – April 20 (Greer City Park)</li> <li>• Greer Farmers Market – May 7 - Aug. 27, Tuesdays (Greer City Park)</li> <li>• Tunes in the Park – May 18, June 15, July 20, August 17, September 14 (Greer City Park)</li> <li>• Moonlight Movies – June 26- June 27, July 11- August 1, Thursdays (Greer City Park)</li> <li>• Freedom Blast – June 29 (Greer City Park)</li> <li>• Railfest – September 28 (Greer City Park)</li> <li>• Artisan Makers Market – October 19 (Greer City Park)</li> <li>• Greer Christmas Tree Lighting – December 6 (Greer City Park)</li> <li>• Breakfast with Santa – December 7 (Cannon Centre)</li> <li>• Greer Farmers Market Christmas Festival – December 7-8 (Greer City Park)</li> <li>• Greer Relief Christmas Parade – December 8 (Downtown Greer)</li> </ul>	<ul style="list-style-type: none"> <li>• Greer Golf Redesign of Clubhouse &amp; Pool Area</li> <li>• H.R. Turner Park Renovation</li> <li>• South Tyger River Greenway</li> <li>• Wards Creek Trail</li> <li>• Davenport Park Renovation</li> <li>• Kids Planet, Phase II</li> </ul>

*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**  
**1/23/2024**

**Police Department Activity Report - December 2023**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Police Department Activity Report - December 2023	1/11/2024	Backup Material

# Greer Police Department Monthly Report

## December 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/MILITARY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	73 FT/1 PT	68 FT/0 PT	3	5 FT/1 PT
COMMUNICATIONS	14 FT	11 FT	0	3 FT
DETENTION	9 FT	7 FT	0	2 FT
ADMINISTRATIVE	8 FT/1 PT	7 FT/1 PT	0	2 FT/0 PT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	105 FT/2 PT	94 FT/1 PT	3	12 FT/1 PT

## Monthly Records and Data Entry

REPORTS CODED	224
TRAFFIC CITATIONS ENTERED IN DATABASE	438
RECORDS REQUESTS/FOIA	293
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	406
EXPUNGEMENTS RECEIVED	15
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	0
TOTAL EXPUNGEMENTS REMAINING	149
CRIMINAL HISTORY CHECKS	21
SLED SUBMITTAL	3

# MONTHLY STATISTICS

## Volunteer Hours

**107.5**

# OF VOLUNTEER  
HOURS THIS MONTH

**1555**

# OF VOLUNTEER  
HOURS YTD

## Training

**8**

# OF CLASSES THIS  
MONTH

**85**

# OF CLASSES YTD

**16**

# OF STUDENTS THIS  
MONTH

**1113**

# OF STUDENTS YTD

**9**

# OF CLASS HOURS  
THIS MONTH

**494.5**

# OF CLASS HOURS  
YTD

**58**

TOTAL HOURS TRAINING  
TIME THIS MONTH

**6235**

TOTAL HOURS  
TRAINING TIME YTD

# School Resource Officers Report

JOB DESCRIPTION	QUANTITY
CONFERENCES WITH TEACHERS OR ADMIN STAFF	19
INDIVIDUAL MEETINGS WITH STUDENTS	16
PHONE CONFERENCE WITH PARENTS	4
CONFERENCES WITH PARENTS	4
SCHOOL EVENTS	9
CLASSROOM VISITS	2
CODE 5	1
FOLLOW UPS	1
BTAM'S	1

# Administrative Division Activity

·SRO BOWENS RETIRED ON DECEMBER 11TH AND WILL RETURN IN SAME ROLE ON JANUARY 11, 2024.

·THE ADMINISTRATIVE DIVISION ASSISTED WITH NUMEROUS COPS FOR TOTS EVENTS LEADING UP TO THE EVENT DATE ON DECEMBER 16TH.

·OFC. SCOTT BROOME BEGAN EMPLOYMENT WITH THE DEPARTMENT AS A ROVING SRO, AND BEGAN HIS PTO. TRAINING.

·CIT OFC. FERRELL VISITED MANY LOCATIONS DURING HIS FIRST FULL MONTH AS THE CIT OFFICER. SOME OF THE MORE NOTABLE LOCATIONS INCLUDE MIRACLE HILL, GREER MENTAL HEALTH, GREER COMM. MINISTRIES CAROLINA CENTER FOR BEHAVIORAL HEALTH, AND UPSTATE WARRIOR SOLUTIONS.

·OFC. FERRELL ASSISTED ONE HOMELESS INDIVIDUAL TO MIRACLE HILL SHELTER IN GREENVILLE AFTER NUMEROUS COMPLAINTS HAD BEEN RECEIVED IN REFERENCE TO THE INDIVIDUAL SLEEPING OUTSIDE CLOSED BUSINESSES.

·OFC. FERRELL HAS HAD SEVERAL MEETINGS WITH RESIDENTS AT A LOCATION HARDIN STREET AND E. ARLINGTON AVE. TO RESOLVE ISSUES NEEDING SHIFTS ATTENTION ON NUMEROUS OCCASIONS. THESE ISSUES HAVE BEEN ONGOING. OFC. FERRELL WILL CONTINUE TO FOLLOW UP ON OBJECTIVES NEEDING TO BE MET IN THESE SITUATIONS.

·OFC. FERRELL MADE CONTACT WITH A SUICIDAL VETERAN ON 12/4. THE VETERAN VOLUNTARILY WENT TO THE HOSPITAL AFTER CONVERSING WITH OFC. FERRELL, AND A REFERRAL WAS COMPLETED FOR UPSTATE WARRIOR SOLUTIONS. UWS WAS ABLE TO SET UP A MEETING WITH THE VETERAN AND HIS WIFE TO GIVE THEM NEEDED RESOURCES.

·OFC. GRIMSTAD AND SGT. WRIGHT PLANNED FOR A NEEDMORE COMMUNITY MEETING SET FOR JANUARY 2ND.

# Community Outreach



Dorman High School  
Field Trip



Chick Fil A Cops for  
Tots Fundraiser



Fist Bump Friday at  
Crestview Elementary  
School

# Operational Support Division

## Communications Center

Dispatch and Call Frequency	Nov-23	Dec-23	% Change from Previous Month	Year to Date 2022	Year to Date 2023	% Change from Previous Year
Number of 911 Calls	1,250	1,328	6.2%	16,678	16,690	0.1%
Incoming 7-Digit Line Calls	4,802	4,767	-0.7%	59,591	59,878	0.5%
Police Calls for Service	2,616	2,825	8.0%	34,738	35,124	1.1%
Fire Calls for Service	1,096	1,153	5.2%	12,795	12,898	0.8%
Total Dispatched Calls	3,712	3,978	7.2%	47,533	48,049	1.1%

## Detention Center

Inmate and Process Total	Nov-24	Dec-24	% Change from Previous Month	Year to Date 2022	Year to Date 2023	% Change from Previous Year
Number of Adults Processed	98	116	18.4%	1253	1221	-2.6%
Transported to Greenville	14	19	35.7%	249	230	-7.6%
Transported to Spartanburg	22	27	22.7%	225	197	-12.4%
Inmate Transport by 600	11	14	27.3%	186	150	-19.4%

# Animal Control Services

ANIMAL CONTROL ACTIVITY	NOV-23	DEC-23	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2022	YEAR TO DATE 2023	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	156	142	-9%	1224	1833	50%
LIVE DOGS PICKED UP	11	11	0%	81	96	19%
LIVE CATS PICKED UP	0	1	0%	36	26	-28%
TRAPS DELIVERED	2	2	0%	32	47	47%
FOLLOW UP CALLS	11	10	-9%	82	128	56%
CITATIONS ISSUED	0	0	0%	4	7	75%
DOGS TAKEN TO COUNTY SHELTER	8	10	25%	75	70	-7%
CATS TAKEN TO COUNTY SHELTER	0	1	0%	45	26	-42%

# Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	NOV-24	DEC-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2022	YEAR TO DATE 2023	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	149	172	15.4%	1539	1824	18.5%
NEW ITEMS ENTERED	144	116	-19.4%	1646	1339	-18.7%
ITEMS PURGED	34	26	-23.5%	1187	787	-33.7%
ITEMS RELEASED	24	11	-54.2%	89	113	27.0%
CASES SENT TO CO 23 LAB	11	7	-36.4%	106	94	-11.3%
CASES SENT TO CO 42 LAB	0	24	0%	91	104	14.3%
HOURS SPENT AT LABS	2	4	100.0%	55.5	43.5	-21.6%
HOURS SPENT IN COURT	38	18.5	-51.3%	435.5	378.5	-13.1%

# Patrol Division

POLICE PATROL ACTIVITY	DEC-22	DEC-23	% CHANGE FROM	YTD 2022	YTD 2023	% CHANGE
CITATIONS ISSUED	477	425	-10.90%	5399	4258	-21.13%
ARRESTS	128	132	3.13%	1373	1359	-1.02%
INCIDENT REPORTS	323	301	-6.81%	4234	4371	3.24%
COLLISION REPORTS	157	183	16.56%	1799	1935	7.56%
WARNING CITATIONS	369	483	30.89%	4158	4258	2.41%
PATROL MILES	46,118	41,170	-10.73%	549,454	509,553	-7.26%
WARRANTS SERVED	70	67	-4.29%	884	736	-16.74%

## Proactive Efforts

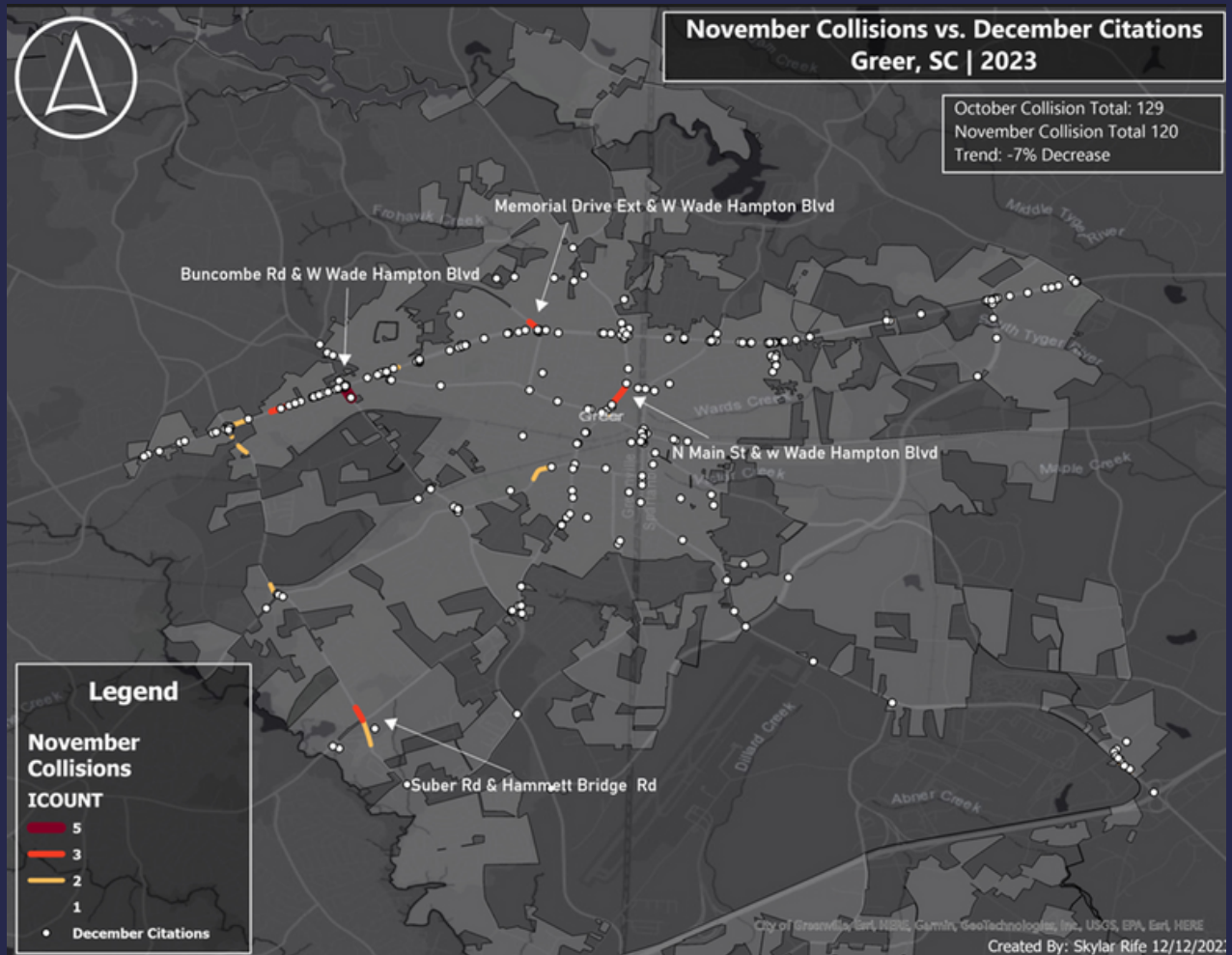
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
6	28	95	44	69

## Drugs Seized

MARIJUANA	METH	HEROIN	COCAINE
65.2 GRAMS	9.6 GRAMS	0 GRAMS	.23 GRAMS

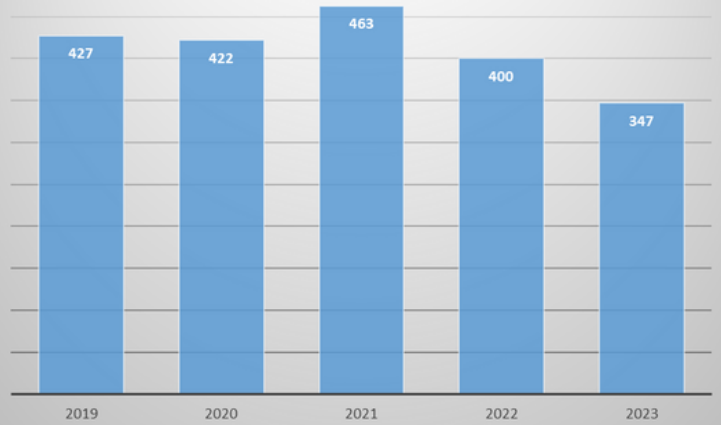
# Patrol Division

## Monthly Traffic Collision and Enforcement Efforts

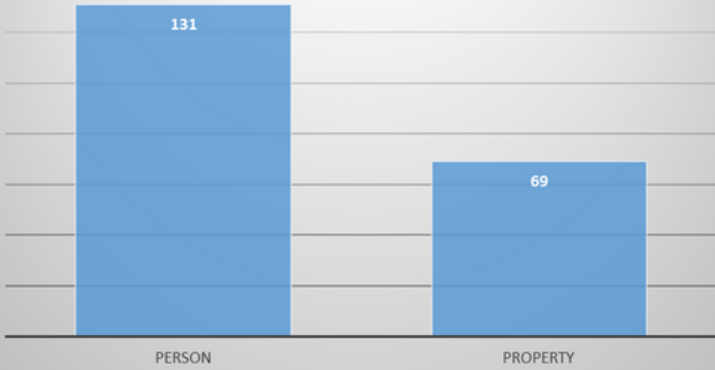


# Criminal Investigations Division

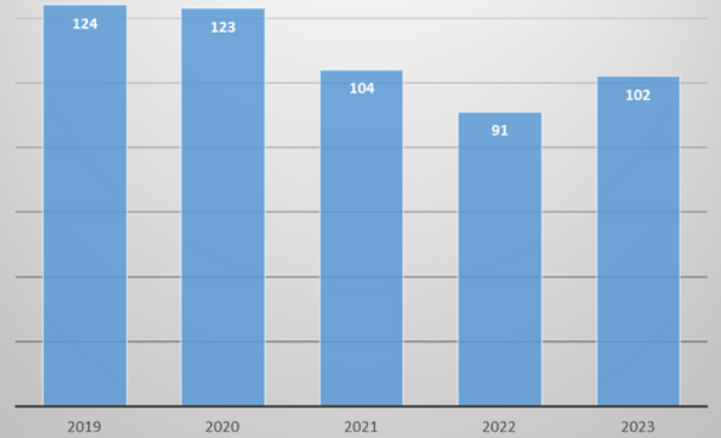
**CID Assigned Cases  
2023 Total YTD**



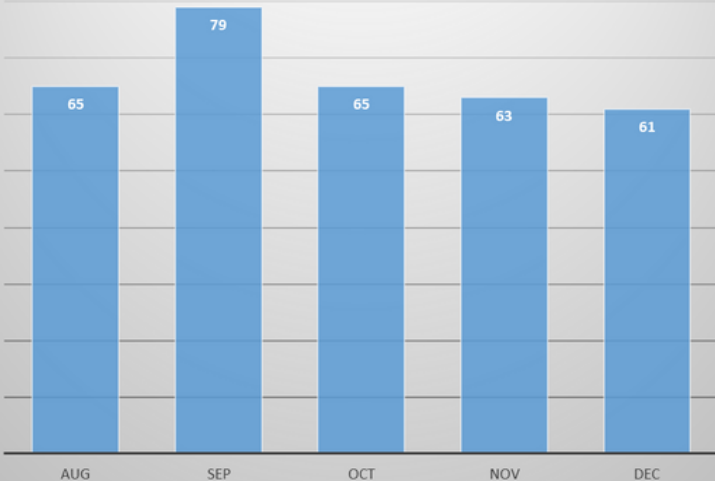
**CID Closed Cases - 2023 Total**  
(Admin, Ex-Clear, No Status, Unfounded, Arrest)



**White Collar Cases  
2023 Total**



**New VA Cases  
DEC 2023**



Category Number:  
Item Number: 8.



**AGENDA**  
**GREER CITY COUNCIL**  
1/23/2024

**Public Services Activity Report - December 2023**

**ATTACHMENTS:**

Description		Upload Date	Type
📎	Public Services Activity Report -	1/19/2024	Backup
	December 2023		
			Material



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

**FROM:** Public Services Department

**SUBJECT:** December 2023 Activity Report

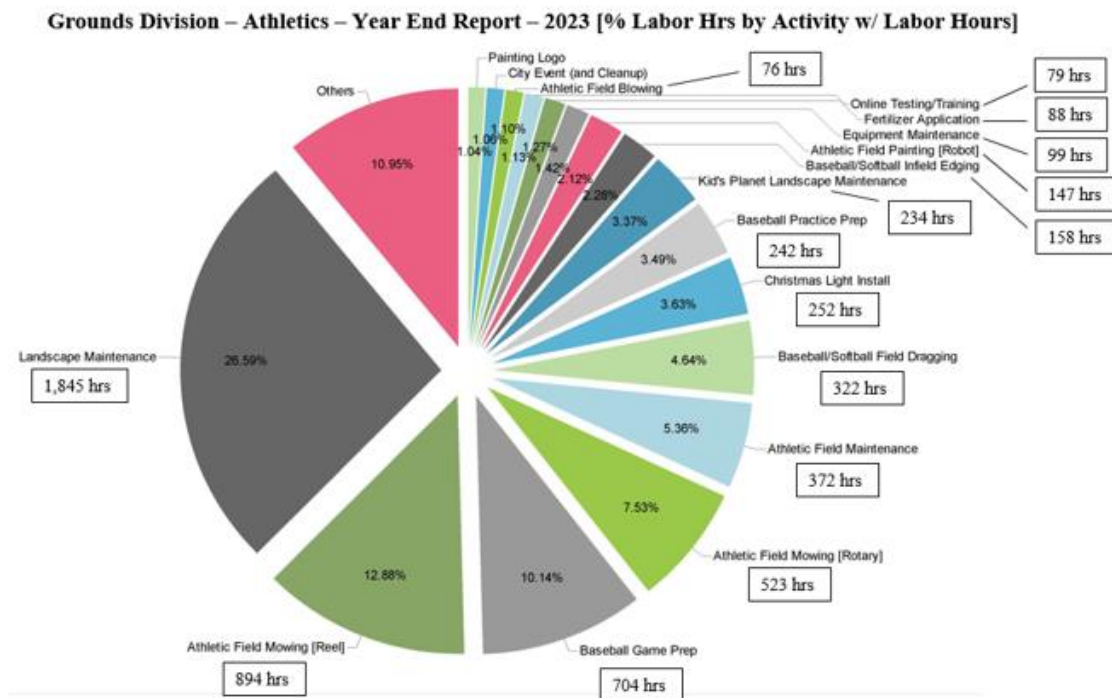
**DATE:** January 19, 2024

### *Department Involved Events*

- Staff worked the following events:
  - Greer Christmas Parade – 32 employees – 166 hours
  - City of Greer Tree Lighting – 19 employees – 98 hours
  
- Two employees attended South Carolina Sports Fields Manager Association end of year meeting and accepted State 2023 Sporting Grounds Fields of the Year Award for Suber Road Soccer Complex (see cover photo above)

## *Grounds Maintenance Division*

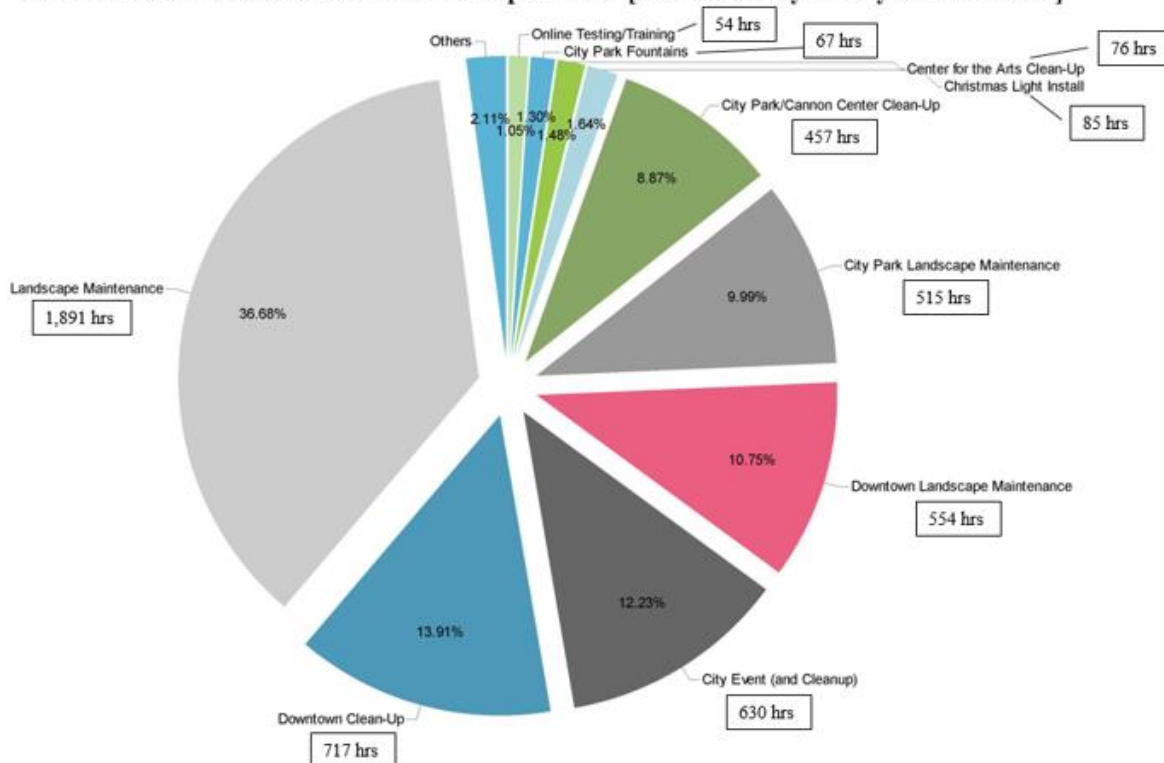
- Irrigation Tech continued to raise heads, raise valve boxes and make repairs to broken irrigation heads City Stadium, Suber, Kids Planet, Country Club Rd Park, and South Suber Rd Park
- Staff continued to perform routine landscape maintenance to sports complexes (Country Club, Suber Rd Soccer, Century Park, City Stadium, Victor Field and Stevens Field) and facilities (Station 56, Hood Road Fire Department, shooting range and Kids Planet)
- Staff continues to reel mow all overseeded athletic fields (City Stadium, Country Club Fields 1 & 2 and Suber Soccer Fields)
- Staff continues to reel mow all athletic fields with non-rye grass (Country Club Field 3, Stevens Field, Victor Field and Century Park Field 1)
- Staff removed goal post and cleaned up fields from the Christmas 7's Rugby Tournament at Country Club Park on Fields 1 & 2
- Staff helped with cleaning of the shop at the Operation Center
- Staff removed the silt fencing at Country Club along wood line at fields 2 & 3
- Staff prepared and painted fields and logos at Country Club Park for Christmas 7's Rugby event ( 4 employees – 6 hours)



## *Urban Parks Division*

- Staff prepared City Park for City of Greer Tree Lighting – delivered Santa Chair, installed/removed no parking signs and roped off landscape beds – 2 employees – 15.5 hours
- Staff continues to perform winter landscape maintenance including leaf removal, pruning of plants/ground cover, spraying landscape beds and spreading mulch as needed
- Staff completed park inspections ( 2 employees – 16 hours)
- Staff repainted the yellow and blue ADA markings on the stairs, curb stops, two (2) parking spaces and curb lines at the Needmore Center ( 1 employee – 5 hours)
- Staff removed unstable benches near the pickle-ball courts at Tryon Center (3 employees – 6 hours)
- Staff replaced City Park Ponds aerator motor ( 4 employees – 12 hours)
- Staff picked up tables and art walls from Center for the Arts and delivered back to Tryon Center (2 employees – 4.5 hours)
- Staff picked up newly powder coated tables and chairs for Greer Golf Course ( 1 employee – 3 hours)

**Grounds Division – Urban Parks – Year End Report – 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 six [ 26 ] times at the Convenience Center
  - Hauled four [4] loads of E-Waste to the landfill.
  - Hauled three [3] loads of brush to the landfill.
  - Ran sweeper truck for fourteen [ 14 ] days – 135 hours
  - Ran two [2] leaf trucks and one [1] brush truck in areas 1-4 - eighteen [ 18] days ( 15 employees - 735 hours)
  - Staff continued covering Greer Recycle Center on Saturdays ( 1 employee – 33 hours)
- 

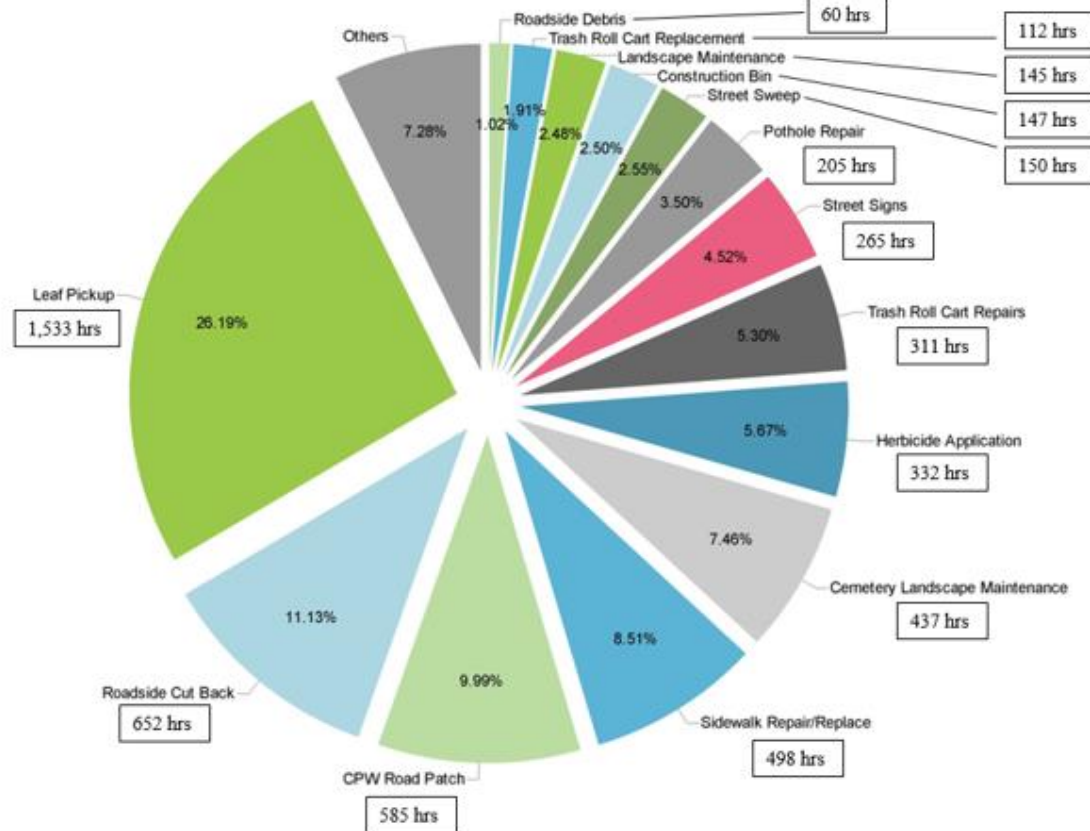
## *CPW Street Cut Repairs*

- Staff temporary patched
  - 104 Line St Ext
  - Hampton Rd
  - 121 Buncombe St
  - 103 Jackson St
  - 510 Arlington Rd
  - 205 Lanford St
  - 302 W Arlington Ave
  - 230 Highland Dr

## *Signs Repaired/Replaced*

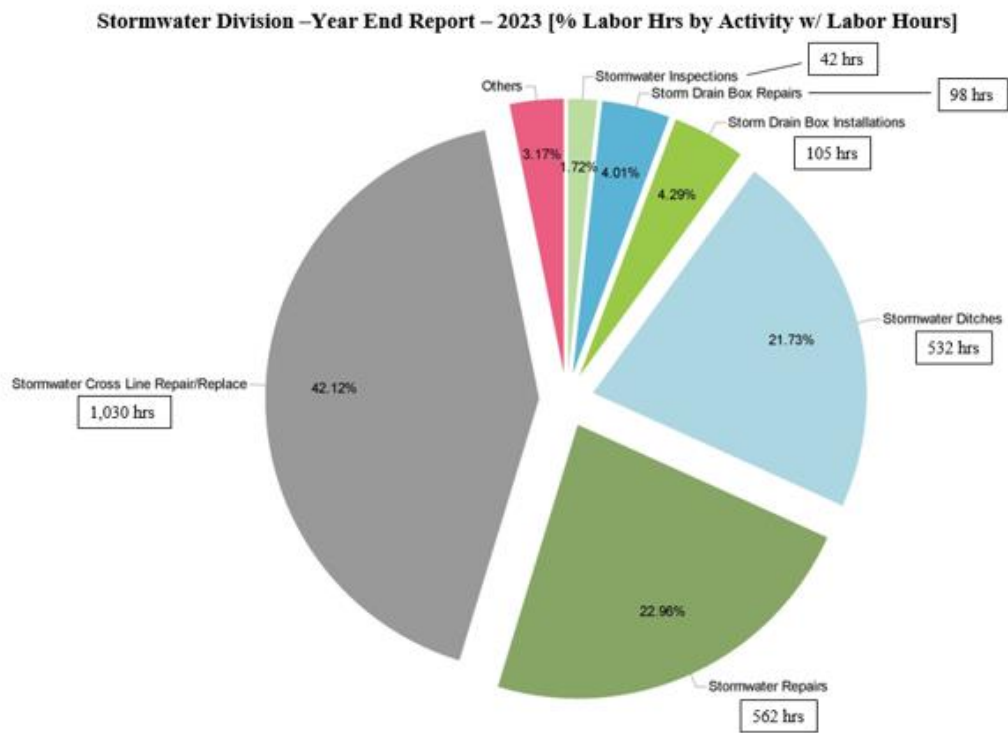
- Staff made and installed new stop sign at Trade St and Poinsett St ( 2 employees – 16 hours)
- Staff worked in sign shop to make signs for future use ( 1 employee – 4 hours)

Street Maintenance Division –Year End Report – 2023 [% Labor Hrs by Activity w/ Labor Hours]



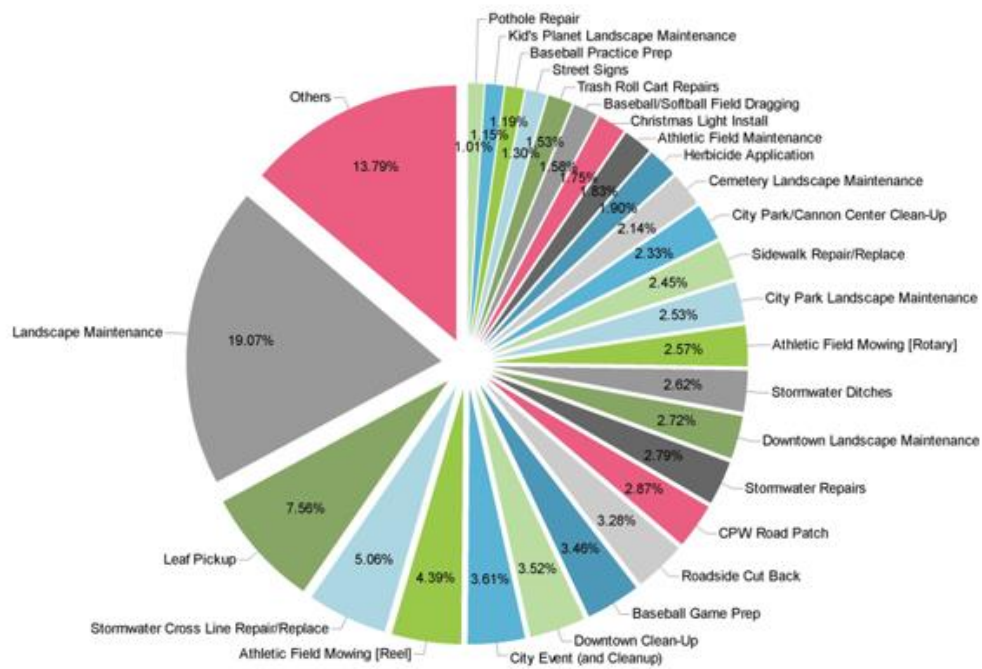
## *Stormwater Division*

- Staff removed existing , manufacturer decals on new jet truck in preparation for City logos ( 2 employees – 8 hours)

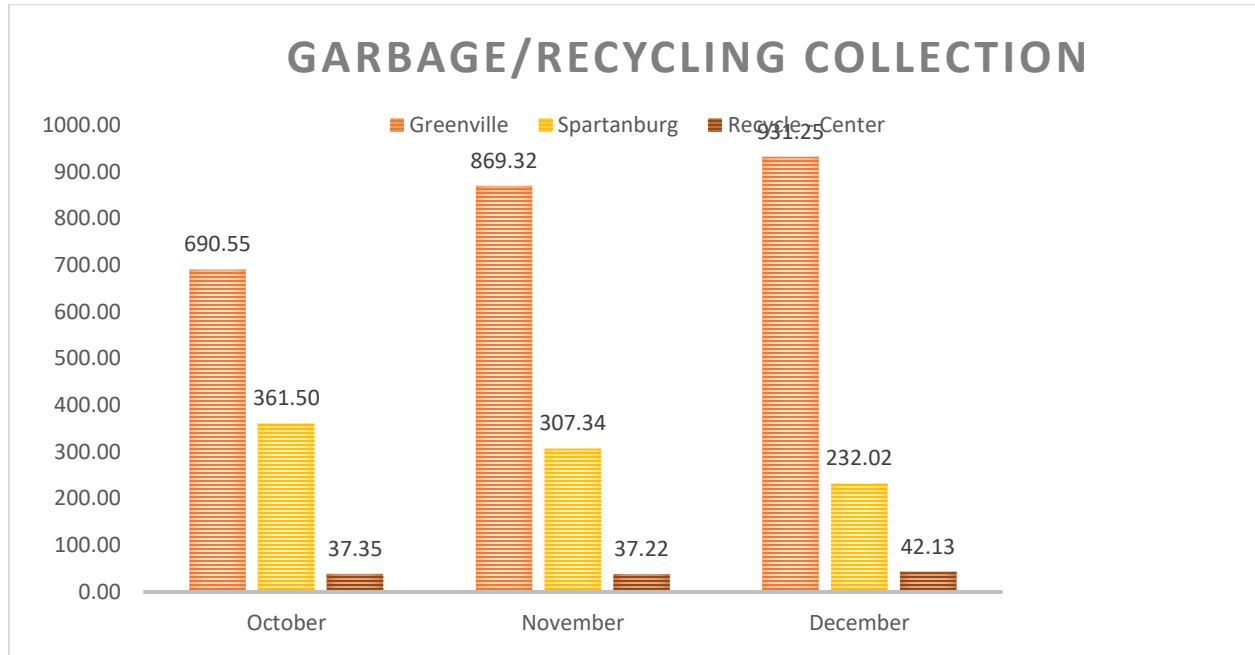


## *Public Services Department – All Divisions – Year End Graph*

**Public Services Department – ALL Divisions –Year End Report – 2023 [% Labor Hrs by Activity]**



## *Solid Waste Division*



YTD Fiscal Year Totals: Greenville 5624.60 + Spartanburg 1590.97 = **7215.57 Total**

## *Bins & Carts Delivered*

NEW HOME CARTS: **58**      REPAIRED/REPLACEMENT CARTS: **24**

YARD WASTE CARTS: **1**      DELIVERED RECYCLE BINS: **3**

2<sup>nd</sup> CART DELIVERED: **1**      PURCHASED REPLACEMENT CARTS: **1**

Category Number:  
Item Number: 9.



**AGENDA**  
**GREER CITY COUNCIL**  
1/23/2024

**Website Activity Report - December 2023**

**ATTACHMENTS:**

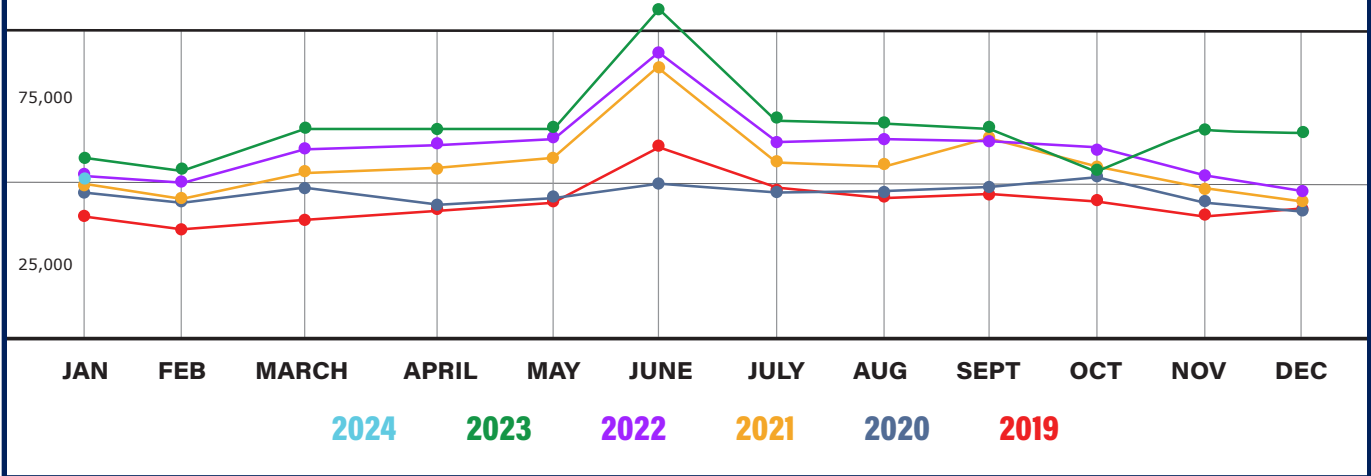
Description	Upload Date	Type
📎 Website Activity Report - December 2023 1/18/2024		Backup Material



# WEBSITE REPORT

DECEMBER 1ST - JANUARY 1ST

## TOTAL PAGE VIEWS BY MONTH



## VISITORS TO CITYOFGREER.ORG

**Total Users: 23,000**

**New Users: 22,165**

First user data, channel group	New users	Engaged sessions	Engagement rate	Engaged sessions per user	Average engagement time
	22,165	18,046	81.42%	0.81	48s
1 Direct	12,141	4,802	39.55%	0.39	38s
2 Organic Search	7,882	7,776	98.53%	0.99	1m 04s
3 Referral	1,249	962	77.01%	0.77	55s
4 Organic Social	774	427	55.17%	0.52	13s
5 Paid Search	119	104	86.55%	0.87	22s

## RETENTION

**MONTHLY PAGE VIEWS: 50,000k**

Avg. Page Views Per Session: 1.67

## TOP USERS BY LOCATION

Greer, SC - 5,037 Users

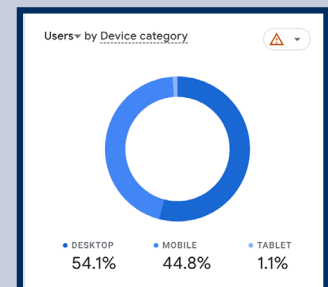
Atlanta, GA - 1,812 Users

Greenville, SC - 931 Users



## MOST VIEWED WEBSITE PAGES

1. Home/Home Page
2. Home/Events Calendar
3. Public Services/Trash and Yard Waste
4. PRT/Greer Christmas 7's National Rugby
5. PRT/Christmas Tree Lighting
6. Police/Home Page
7. Home/News - Holiday Trash Schedule Article
8. PRT/Events Calendar
9. Administration/Documents
10. PRT/Home
11. Home/News - Greer's Christmas Parade: City Departments' Coordination For A Festive And Safe Celebration Article
12. PRT/Youth Sports
13. Home/Contact



Category Number:  
Item Number: 1.



**AGENDA**  
**GREER CITY COUNCIL**  
**1/23/2024**

**Second and Final 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)

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 1-2024	1/11/2024	Ordinance
▣ Ord 1-2024 Exhibit A Map	1/11/2024	Exhibit
▣ Ord 1-2024 Exhibit B Title to Real Estate	1/11/2024	Exhibit
▣ Ord 1-2024 Exhibit C Survey	1/11/2024	Exhibit
▣ Ord 1-2024 Rezoning Application	1/11/2024	Backup Material
▣ Ord 1-2024 Planning Commission Minutes	1/11/2024	Backup Material

## **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: Councilman Jay Arrowood

First Reading: January 9, 2024

Second and  
Final Reading: January 23, 2024

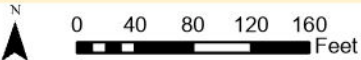
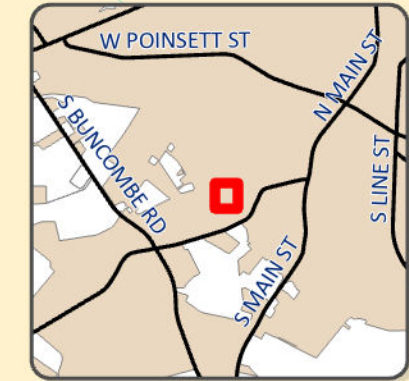
Approved as to Form:

---

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 Holly Lane Green SC 29651  
TAX MAP #S G005000102800, 29.00 & 81.00

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

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

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.

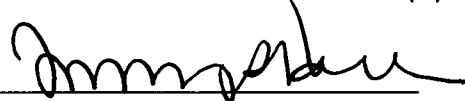
**NOTE: THE PORTION OF THE PURCHASE PRICE ASSOCIATED WITH THIS PARCEL IS \$5,000.00**

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.

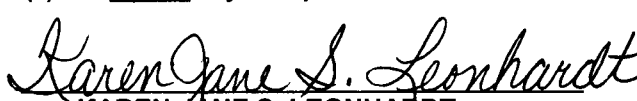


Witness



Witness

State of South Carolina)

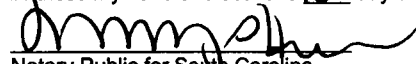
  
KAREN JANE S. LEONHARDT

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

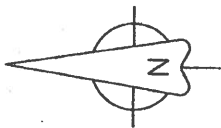


**NOTES:**  
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASES OF WAY, ZONING ORDINANCES, AND RESTRICTIONS (NOT OF RECORD, THAT A CURRENT TITLE SEARCH I

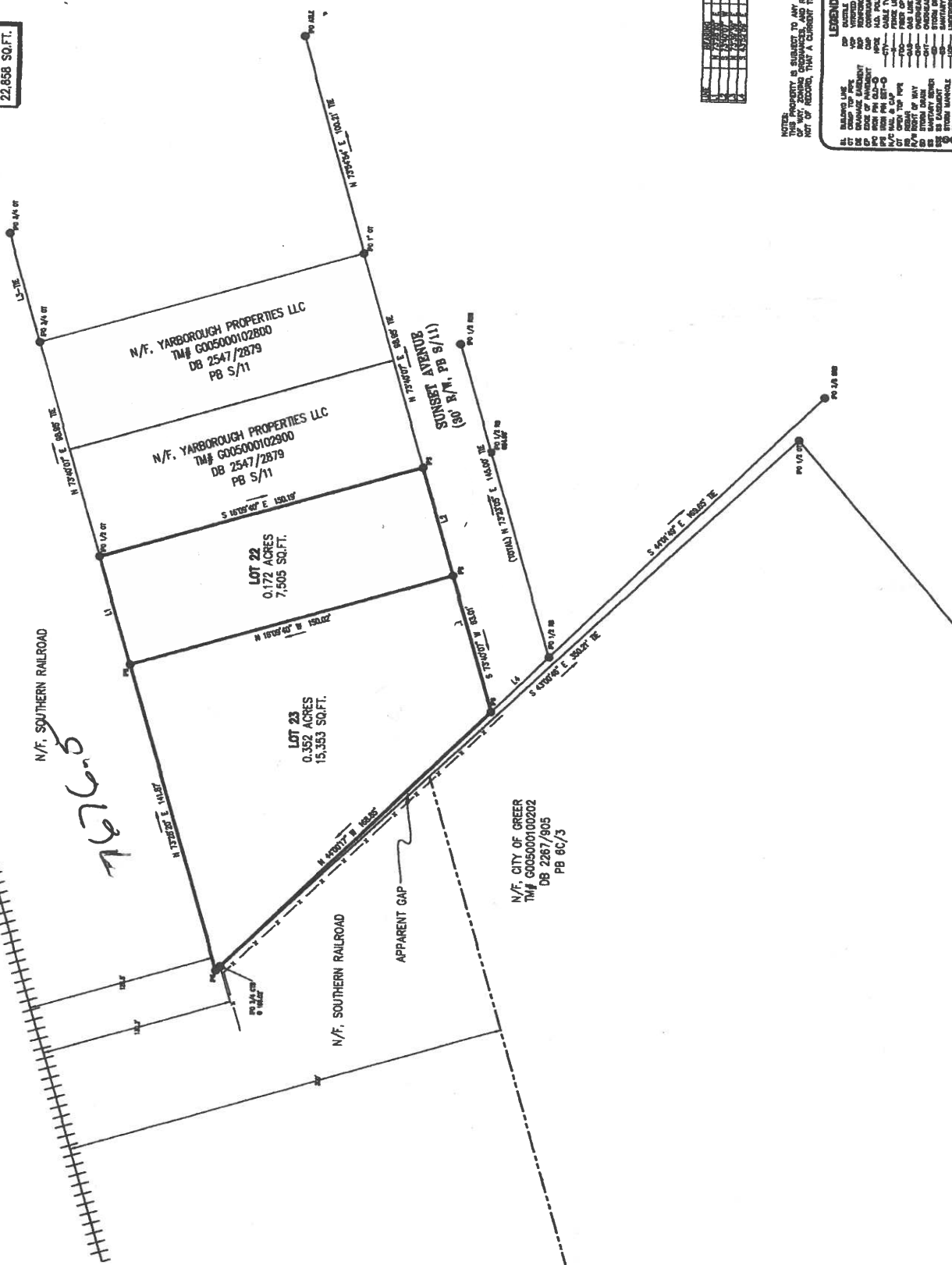
[illegible]

CITY OF GREER  
GREENVILLE COUNTY, SOUTH CAROLINA

5/10/22	118 & 122 SUNSET AVENUE FURNITURE ADDRESS	0050000103100 & 3000 CUB FURN	30 0 30 FIELD CODE 60	JR-JT	W/L
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[illegible]

**TOTAL AREA**  
0.525 ACRES  
22,858 SQ.FT.



N/F, CITY OF GREER  
TM# G005000100202  
DB 2267/905  
PB 6C/3

N/F, SOUTHERN RAILROAD

N/F, SOUTHERN RAILROAD

2000

**APPARENT**

**LOT 23**  
0.352 ACRES  
15,353 SQ.FT.

**LOT 22**  
0.172 ACRES  
7,505 SQ.FT.

N/F. YARBOROUGH PROPERTIES LLC  
TM# G005000102900  
DB 2547/2879  
PB 5/11

N/F. YARBOROUGH PROPERTIES LLC  
TIN# G005000102800  
DB 2547/2879  
PB S/11

•

TO ALL

147

RES

1

**DR. WEN WOLFE**



**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](http://www.cityofgreer.org)

**OFFICE USE ONLY**

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

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

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

See Reverse

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, 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.

Category Number:  
Item Number: 2.



**AGENDA**  
**GREER CITY COUNCIL**  
**1/23/2024**

**Second and Final 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)

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 2-2024	1/11/2024	Ordinance
▣ Ord 2-2024 Exhibit A Map	1/11/2024	Exhibit
▣ Ord 2-2024 Exhibit B Title to Real Estate	1/11/2024	Exhibit
▣ Ord 2-2024 Exhibit C Plat	1/11/2024	Exhibit
▣ Ord 2-2024 Rezoning Application	1/11/2024	Backup Material
▣ Ord 2-2024 Planning Commission Minutes	1/11/2024	Backup Material

## **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:

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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: Councilman Jay Arrowood

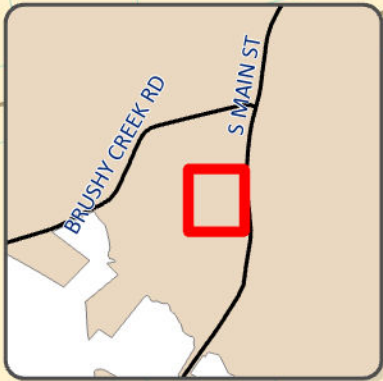
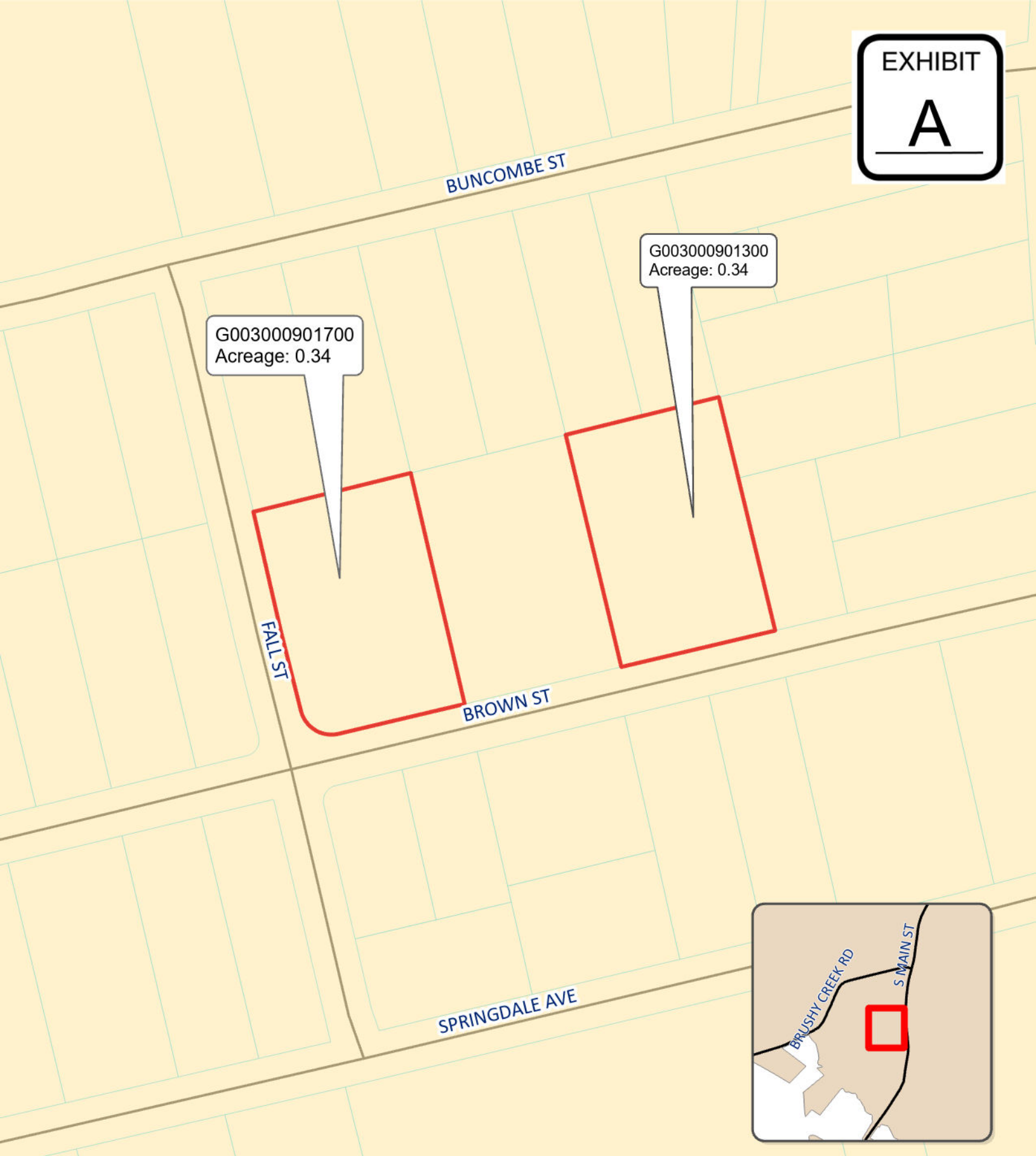
First Reading: January 9, 2024

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

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

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    )

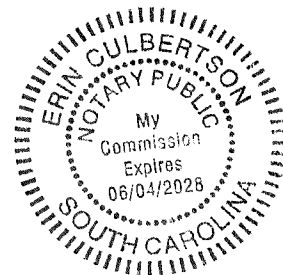
**ACKNOWLEDGEMENT**

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 )

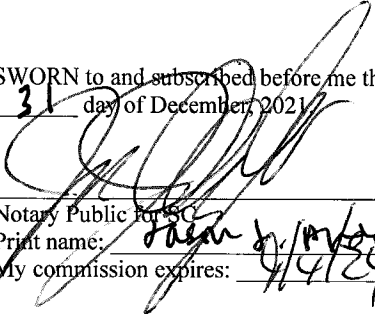
Affidavit

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.

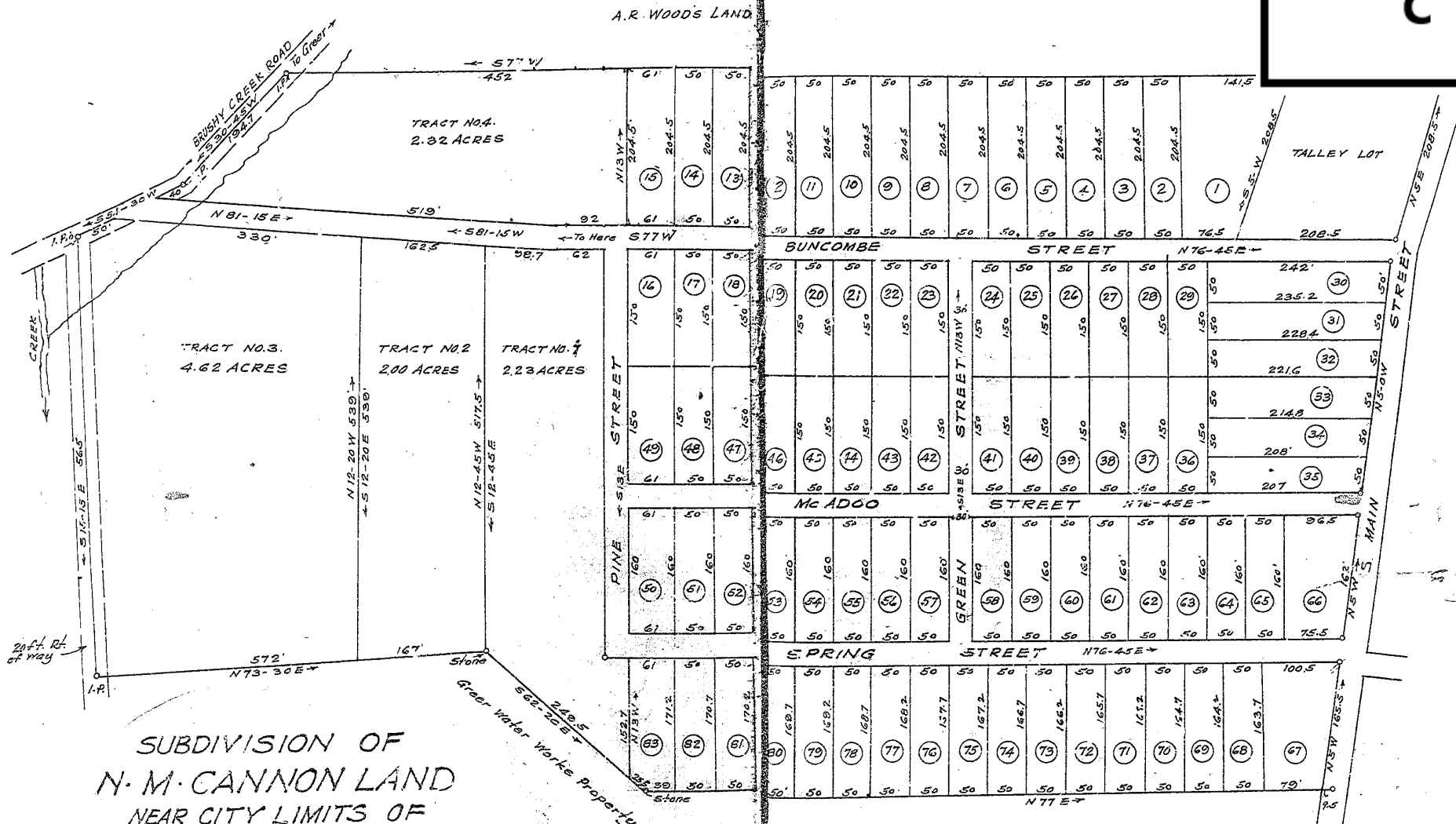
Exempted from the fee are deeds:

- (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



SUBDIVISION OF  
N. M. CANNON LAND  
NEAR CITY LIMITS OF  
GREER, S. C.

Scale 1"=100' Jan. 1924.

H. S. BRACKMAN, SUR.

Recorded Feb. 13, 1924, by R.E.D.



**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](http://www.cityofgreer.org)*

**OFFICE USE ONLY**

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

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

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

**See Reverse**

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**MONDAY, 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.

Category Number:  
Item Number: 3.



**AGENDA**  
**GREER CITY COUNCIL**  
**1/23/2024**

**Second and Final 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)

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 3-2024	1/11/2024	Ordinance
▣ Ord 3-2024 Exhibit A Map	1/11/2024	Exhibit
▣ Ord 3-2024 Exhibit B Title to Real Estate	1/11/2024	Exhibit
▣ Ord 3-2024 Exhibit C Survey	1/11/2024	Exhibit
▣ Ord 3-2024 Rezoning Application	1/11/2024	Backup Material
▣ Ord 3-2024 Planning Commission Minutes	1/11/2024	Backup Material

## **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: Councilwoman Judy Albert

First Reading: January 9, 2024

Second and  
Final Reading: January 23, 2024

Approved as to Form:

---

Daniel R. Hughes, City Attorney



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**

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**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.

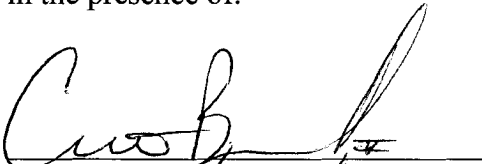
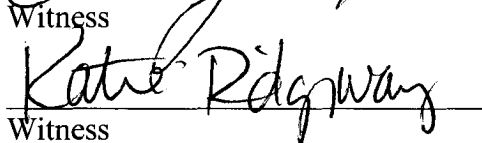
This being the same property conveyed to H&C Properties of the Upstate, LLC by Deed of Ruby Katie Bridwell, recorded June 23, 2002 in Deed Book 76-D, Page 426, Spartanburg County ROD. See also Deed from Barbara M. Howell to Barbara M. Howell, as Trustee of the Barbara M. Howell Revocable Trust dated 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 23<sup>rd</sup> day of June, 2020.

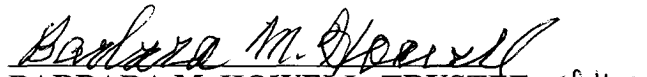
SIGNED, sealed and delivered  
in the presence of:

  
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 23<sup>rd</sup> day of June, 2020.



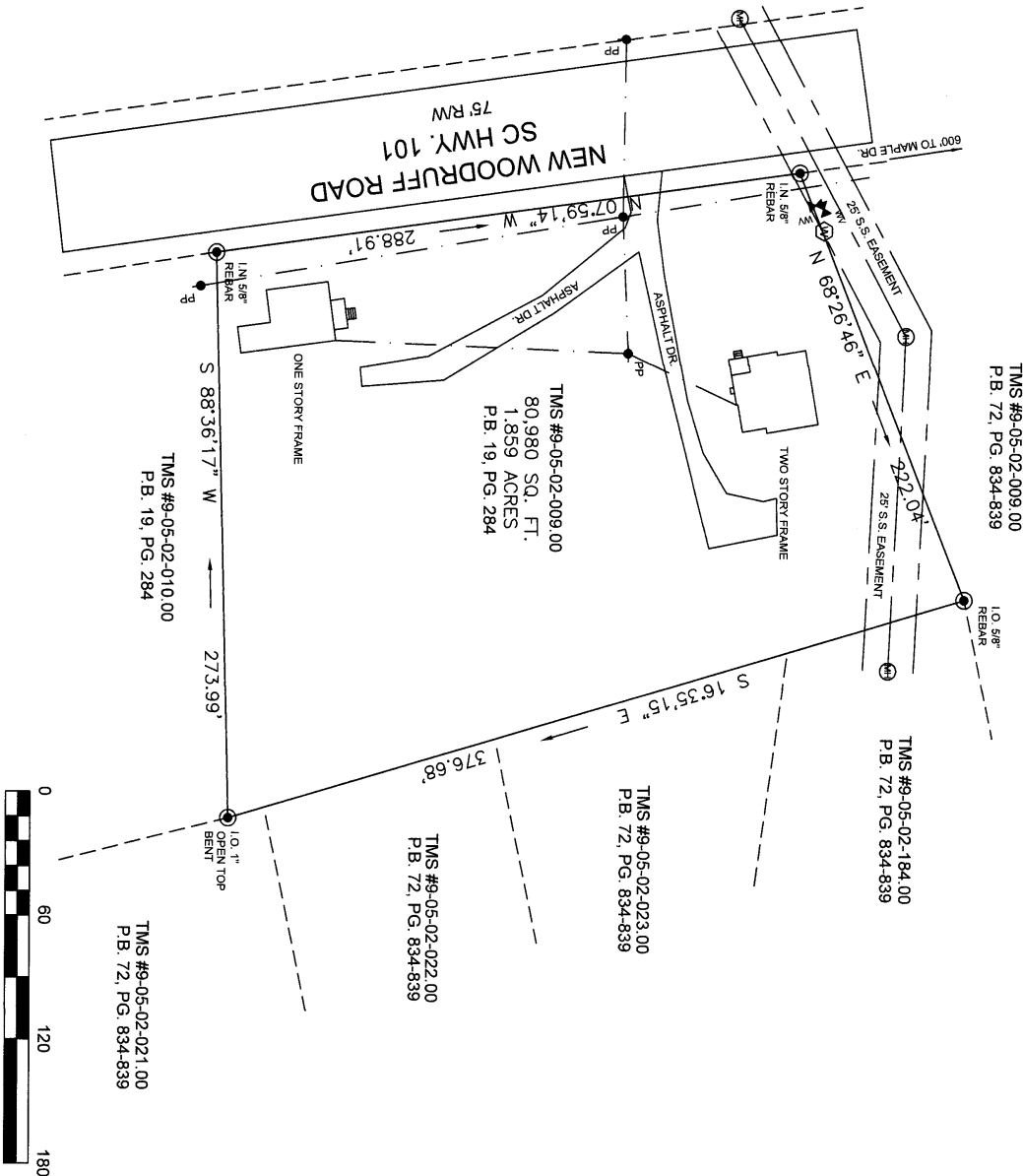
Notary Public for South Carolina  
My commission expires: 3/14/21



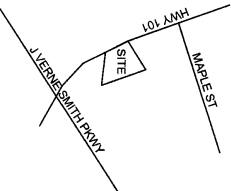
PLT-2020-26828  
PLT BK 177 PG. 633-633  
Recording Fee: \$25.00  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Dorothy Earle, Register Of Deeds



APPROVED BY CITY OF GREER  
Approved for the recording in the office of the  
County Register of Deeds  
Director, Building & Zoning, or  
Planning & Zoning Coordinator  
Date: 6-19-20



LOCATION MAP NOT TO SCALE



CERTIFICATION: GERMAN GARCIA  
THIS IS TO CERTIFY TO LIBIA GARCIA THAT AN ACTUAL  
FIELD SURVEY WAS PERFORMED, AS REQUESTED, ON THIS PROPERTY UNDER MY  
SUPERVISION AND I DECLARE THAT THIS PLAT REPRESENTS AN INDEPENDENT RESUME  
OF THE SURVEY AND THAT THE INFORMATION HEREON IS CORRECT  
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.  
2. ALL RIGHTS-OF-WAYS, EASEMENTS AND ENCROACHMENTS, OBVIOUS AND  
APPARENT FROM FIELD OBSERVATION AT THE TIME OF THE SURVEY ARE AS  
SHOWN AND RECORDED. I, SURVEYOR, DO NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE  
OF ANY OTHERS, RIGHTS, EASEMENTS, AND RESTRICTIONS, AND/OR  
UNRECORDED RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS.  
3. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND  
DOES NOT CREATE A NEW STREET OR CHANGE ANY EXISTING STREETS AND ALL  
STREETS ARE SHOWN AS EXISTING.  
4. THE AREA OF THE SUBJECT PROPERTY WAS CALCULATED BY COMPUTER  
AND THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS "A" SURVEY AS  
DEFINED 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  
13857  
SOUTH CAROLINA REGISTRATION NUMBER

\*BASED UPON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE  
IN A FLOOD/HAZARD SPECIAL FLOOD HAZARD AREA ZONE AND PER COUNTY  
COMMUNITY PANEL NO. DATED  
\*BASED UPON GRAPHIC DETERMINATION, THIS STRUCTURE DOES NOT LIE  
IN A FLOOD/HAZARD SPECIAL FLOOD HAZARD AREA ZONE AND PER COUNTY  
COMMUNITY PANEL NO. DATED

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

SURVEYED AS REQUESTED BY

GERMAN GARCIA  
LIBIA GARCIA

SPARTANBURG COUNTY, SOUTH CAROLINA  
DATE OF SURVEY 06/12/2020 NAME OF DWS. 501\_NW\_WDRFF\_RD TAX MAP NUMBER 9-05-02-009.00

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



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

Date Nov 18<sup>th</sup>, 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](http://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 \_\_\_\_\_

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Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

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

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**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

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**ANALYSIS:** **RZ 23-14**

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**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**  
**1/23/2024**

**First and Final Reading of Resolution Number 3-2024**

**Summary:**

A RESOLUTION TO ACCEPT SADDLEBROOK FARM SUBDIVISION STREETS, NAMELY BACKARE COURT, CROSSBUCK TRAIL, RED HORSE WAY, PALERMO DRIVE, TURFWAY DRIVE, STIRRUP COURT, MINT JULEP COURT INTO THE CITY OF GREER STREET SYSTEM (Action Required)

**Executive Summary:**

David Buchanan, Civil Engineer

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Resolution Number 3-2024	1/18/2024	Resolution
❑ Res 3-2024 Statement of Dedication	1/18/2024	Backup Material
❑ Res 3-2024 Phase 1 Final Plat	1/18/2024	Backup Material
❑ Res 3-2024 Phase 2 Final Plat	1/18/2024	Backup Material
❑ Res 3-2024 Saddlebrook Farms Street View	1/18/2024	Backup Material
❑ Res 3-2024 Saddlebrook Farms Aerial	1/18/2024	Backup Material

**RESOLUTION NUMBER 3 – 2024**

**A RESOLUTION TO ACCEPT SADDLEBROOK FARM SUBDIVISION  
STREETS, NAMELY BACKARE COURT, CROSSBUCK TRAIL, RED  
HORSE WAY, PALERMO DRIVE, TURFWAY DRIVE, STIRRUP COURT,  
MINT JULEP COURT INTO THE CITY OF GREER STREET SYSTEM**

**WHEREAS**, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

**WHEREAS**, the lots within the subdivision shall be built upon to City standards;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council duly assembled this 23rd day of January, 2024 that the certain streets within **SADDLEBROOK FARM** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

**RED HORSE WAY** from its intersection with Brockman McClimon Road to its end, a length of approximately 819 feet with a right-of-way width of 44 feet.

**PALERMO DRIVE** from its intersection with Red Horse Way to its end, a length of approximately 214 feet with a right-of-way width of 44 feet.

**BACKACRE COURT** from its intersection with Palermo Drive to its end, a length of approximately 788 feet with a right-of-way width of 42 feet.

**CROSSBUCK TRAIL** from its intersection with Palermo Drive to its end, a length of approximately 1,278 feet with a right-of-way width of 42 feet.

**TURFWAY DRIVE** from its intersection with Red Horse Way to its end, a length of approximately 233 feet with a right-of-way width of 42 feet.

**STIRRUP COURT** from its intersection with Turfway Drive to its end, a length of approximately 415 feet with a right-of-way width of 42 feet.

**MINT JULEP COURT** from its intersection with Turfway Drive to its end, a length of approximately 175 feet with a right-of-way width of 42 feet.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

Attest:

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Tammela Duncan, Municipal Clerk

Approval Date: January 23, 2024

**STATEMENT OF DEDICATION AND TRANSFER OF  
STREETS AND ROADS TO THE CITY OF GREER  
FOR PUBLIC USE BY A CORPORATION  
STATE OF SOUTH CAROLINA  
COUNTY OF**

We, the undersigned, do hereby state that we are duly authorized officers of and that said corporation is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named Saddlebrook Farm, as shown on a plat which is on file in the office of the Planning Commission of City of Greer, and which upon approval by said Commission will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the corporation freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien or encumbrance, except: None

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this 12 day of June, 2023

Signed, Sealed and Delivered  
in the presence of:

Ellison Ledbetter  
Ellison Ledbetter  
Erin McNeal  
Erin McNeal

Colts Neck Development Group, LLC (SEAL)

Name of Corporation

By: Scott Gillespie

And Scott Gillespie, Manager

**PROBATE**

**STATE OF SOUTH CAROLINA  
COUNTY OF**

PERSONALLY appeared before me Erin McNeal who being first duly sworn, deposes and says that (s)he saw the within named Colts Neck Development Group, LLC, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Ellison Ledbetter witnessed the execution thereof.

SWORN to before me this 12<sup>th</sup> day of June, 2023  
[Signature] (L.S.)  
Notary Public for South Carolina

My Commission Expires: 11/9/2032



DEE-2023-22229



DEE BK 142-F PG 523-523

Recorded 1 Pages on 06/13/2023 02:16:08 PM

Recording Fee: \$25.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Ashley B. Williams, Register Of Deeds

## TWO YEAR WARRANTY AGREEMENT

### CITY OF GREER

DATE \_\_\_\_\_ RECORDED: PLAT  
BK \_\_\_\_\_ PAGE INST NO: \_\_\_\_\_

This agreement is entered into this 12 day of June, 20 23, between the City of Greer, SC, hereinafter referred to as the City of Greer and COLTS NECK DEV GROUP, LLC, hereinafter referred to as the Developer.

#### WITNESSETH:

WHEREAS, COLTS NECK DEV GROUP, LLC is the developer of record for a project known as SADDLEBROOK FARM located at 820 Brockman McClum Rd; Tax Map No. 9-06-00-100.00; and

WHEREAS, the City of Greer requires that all improvements, including grading, drainage, paving of roads, sidewalks, and curbing in such developments be completed and properly certified by the appropriate agencies as a condition of receiving final plat approval; and WHEREAS, all grading, drainage, paving of roads, sidewalks, and curbing in such development have been inspected by the City of Greer and have been certified as meeting all City of Greer construction and engineering standards; and WHEREAS, the Developer has applied to the City of Greer for final plat approval of such development; and offered RED HORSE WAY, BACKACRE COURT, PALEMO DRIVE, CROSSBUCK TRAIL (road(s)); between lots 1-130 for dedication. TURFWAY DRIVE, MINT JULEP COURT, STIRRUP COURT

WHEREAS, the City of Greer further requires as a condition of final plat approval the Developer enter into an agreement with the City to repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which may occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer for a period of two (2) years from the date such work is accepted by and dedicated to the City of Greer. This date commences at the termination of any bond work once the roads are complete.

NOW, THEREFORE, for and in consideration of the terms and conditions hereinafter set forth, the parties agree as follows:

1. The Developer agrees to promptly repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer to the project described in Paragraph 1 above for a period of two (2) years from the date such Final Plat is recorded in the Register of Deeds Office of the appropriate county evidencing the dedication to the City of Greer of such improvements. Such repairs shall be commenced within thirty (30) days of receipt of written notification by Developer, provided however, that such length of time may be extended by the City of Greer for good cause shown. If the Developer fails to correct any defects pursuant to these provisions, the City of Greer shall be free to pursue all other available remedies provided for by law.
2. Written notification by the City of Greer to the Developer may be given and shall be deemed to have been duly given if either delivered personally or mailed in any general or branch post office enclosed in a certified or registered postpaid envelope containing the below stated address:

To Developer at: 702 E. Washington St.  
Greenville, SC 29601

The Developer may at any time change the address for notices by delivering or mailing an aforesaid notice at least five (5) days prior to such change and setting forth the change.

This contract cannot be assigned without the prior written approval of the City and such written approval shall not be unreasonably withheld.


This document contains the entire agreement between the parties and no statement or representation not contained herein shall be valid.

City of Greer Planning Staff or Department Head

By: 

Title: CITY ENGINEER

ATTESTED:

Ashley Henning  


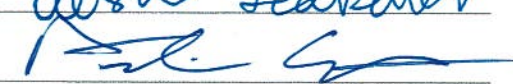
DEVELOPER

By: 

Title: Manager

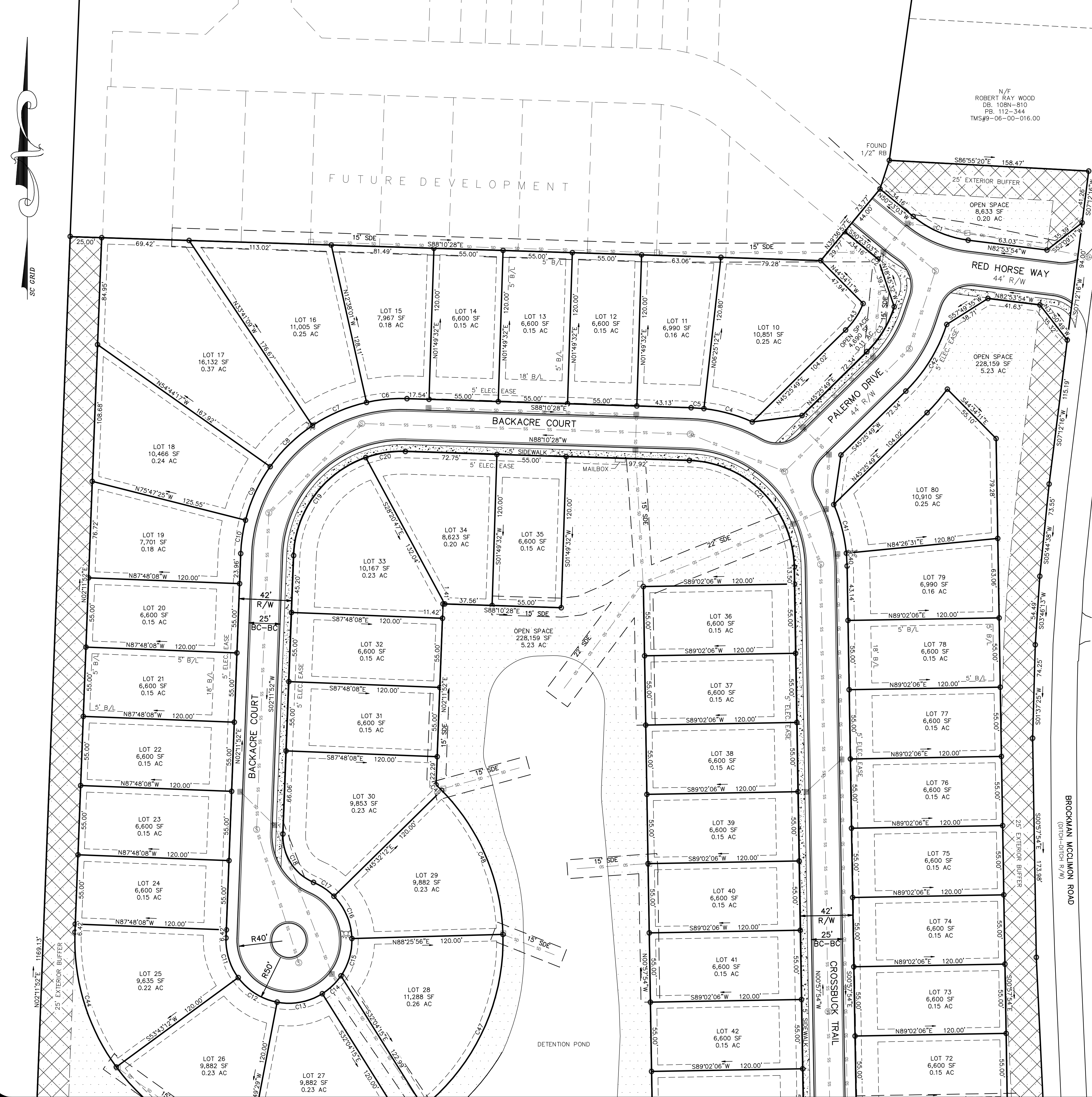
Its officer or agent duly authorized to execute this Contract on its behalf.

ATTESTED:

Ellen Sedbetter  


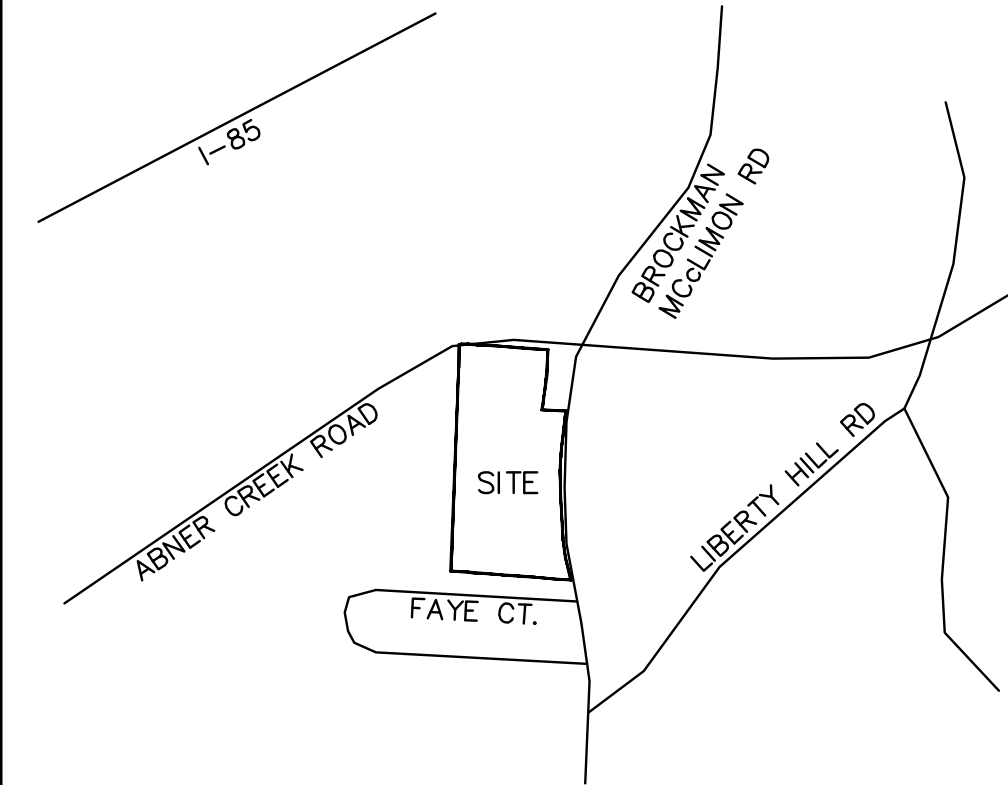


NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.



7	6/9/20	Updated Certificates	THT
6	6/3/20	Comments from Client	THT
5	5/22/20	Comments from Client	THT
4	5/19/20	Updated Road Names	THT
3	4/26/20	Comments from Client	THT
2	4/7/20	Comments from Client	THT
1	12/17/19	Released for Owners Review	THT
NO.	DATE	DESCRIPTION	BY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION
C1	48.24	85.00	32°30'51"	24.79	S66°38'28"E
C2	0.28	129.00	0°07'26"	0.14	S50°26'48"E
C3	42.04	85.23	28°15'51"	21.46	N31°17'53"E
C4	40.00	128.00	17°54'18"	20.16	N74°37'38"W
C5	10.26	128.00	4°35'40"	5.13	N85°52'38"W
C6	32.30	128.00	14°27'33"	16.24	S84°35'45"W
C7	47.03	128.00	21°03'08"	23.78	S86°50'25"W
C8	47.03	128.00	21°03'08"	23.78	S45°47'17"W
C9	47.03	128.00	21°03'08"	23.78	S24°44'09"W
C10	26.83	128.00	12°00'42"	13.47	S08°12'14"W
C11	33.58	50.00	38°28'40"	17.45	S17°02'28"E
C12	37.43	50.00	42°53'44"	19.64	S97°44'05"E
C13	37.43	50.00	42°53'44"	19.64	N79°22'37"E
C14	20.58	50.00	23°34'41"	10.44	N48°08'24"E
C15	31.35	50.00	35°55'08"	16.21	N16°23'30"E
C16	37.43	50.00	42°53'44"	19.64	N23°00'58"W
C17	19.64	50.00	22°30'40"	9.95	N55°43'08"W
C18	48.29	40.00	69°10'21"	27.58	S32°23'18"E
C19	102.63	86.00	68°22'36"	58.42	S36°23'10"W
C20	31.90	86.00	21°15'03"	16.13	S81°12'00"W
C21	130.90	86.00	87°12'34"	81.91	N44°34'11"W
C22	77.08	86.00	51°21'02"	41.34	N24°42'37"E
C23	10.02	86.00	6°40'22"	5.01	N53°43'19"E
C24	56.07	86.00	37°21'23"	29.07	N75°44'12"E
C25	18.29	40.00	26°12'02"	9.31	S17°02'28"E
C26	30.00	40.00	42°58'02"	15.75	S37°53'55"E
C27	28.60	50.00	32°46'43"	14.71	N32°48'08"W
C28	20.58	50.00	23°34'41"	10.44	N60°58'50"W
C29	37.43	50.00	42°53'44"	19.64	S85°46'57"W
C30	37.43	50.00	42°53'44"	19.64	S42°53'17"E
C31	30.00	50.00	34°22'39"	15.47	S04°15'02"W
C32	26.18	50.00	30°00'00"	13.40	S27°56'17"E
C33	37.28	50.00	42°43'30"	19.56	S64°18'02"E
C34	40.90	128.00	18°18'31"	20.63	N80°15'37"E
C35	47.03	128.00	21°03'08"	23.78	N65°34'48"E
C36	46.36	128.00	20°44'59"	23.43	N44°40'44"E
C37	5.00	128.00	21°41'19"	2.50	N33°11'06"E
C38	47.03	128.00	21°03'08"	23.78	N21°32'22"E
C39	26.76	128.00	11°58'42"	13.43	N05°01'22"E
C40	10.26	128.00	4°35'44"	5.13	N03°15'41"W
C41	40.00	128.00	17°54'24"	20.17	N14°30'40"W
C42	62.63	129.30	27°45'10"	31.94	N31°32'15"E
C43	25.29	60.91	23°47'23"	12.83	N33°32'02"E
C44	114.17	170.00	38°28'40"	59.33	S17°02'28"E
C45	127.27	170.00	42°53'44"	66.79	S97°43'40"E
C46	127.27	170.00	42°53'44"	66.79	N79°22'37"E
C47	156.48	170.00	52°44'27"	84.28	N24°48'08"E
C48	127.27	170.00	42°53'44"	66.79	N23°00'58"W
C49	6.32	170.00	2°07'43"	3.16	N45°31'39"W
C50	4.26	170.00	1°26'08"	2.13	N37°30'48"W
C51	82.43	170.00	27°46'56"	42.04	N52°07'20"W
C52	127.27	170.00	42°53'44"	66.79	S85°46'57"W
C53	127.27	170.00	42°53'44"	66.79	S42°53'17"E
C54	57.09	170.00	18°14'29"	28.82	S11°49'07"W
C55	24.68	153.05	9°14'16"	12.37	N40°48'41"E



LOCATION MAP  
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT"

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CITY OF GREER, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREER PLANNING COMMISSION OF SPARTANBURG COUNTY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE SPARTANBURG COUNTY REGISTER OF DEEDS.

DATE \_\_\_\_\_ AUTHORIZED REPRESENTATIVE CITY OF GREER PLANNING COMMISSION

FINAL PLAT

SADDLEBROOK FARM  
PHASE 1 SHEET 2 OF 2  
GREER, 29651

OWNER

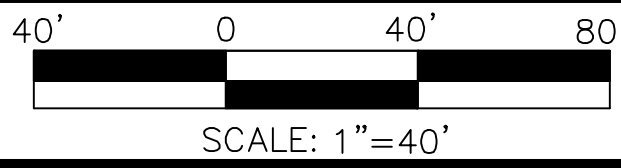
DEEP RIVER SOUTH DEVELOPMENT, LLC  
110 MCDANIEL GREENE  
GREENVILLE, SC 29601

NO. OF ACRES: 22.31 PH1 MILES OF NEW ROAD: 0.47

NO. OF LOTS: 71 CURRENT ZONING: DRD

ERROR OF CLOSURE: 1:10,000 DATE: 12/17/19

TYPE OF DEVELOPMENT: SINGLE-FAMILY



CERTIFICATE OF ACCURACY

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

DATE \_\_\_\_\_ DAVID MODNY, P.L.S.



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

- NOTES:  
PROPERTY REFERENCE:  
1) TM# 9-06-00-100.00  
2) REFERENCE PLAT BY 30 LAND SURVEYING ENTITLED SURVEY FOR DEEP RIVER SOUTH DEVELOPMENT, LLC, DATED AUGUST 7, 2018 AND RECORDED IN SPARTANBURG COUNTY R.C.D. OFFICE AT PLAT BOOK 174 PAGE 483 ON AUGUST 8, 2018. DEED BOOK 123A, PAGE 897.  
3) BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM 45045C0427E FOR SPARTANBURG COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.  
4) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.  
5) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.  
6) SETBACK INFORMATION:  
30' ALONG ABNER CREEK ROAD  
30' ALONG BROCKMAN MCCLIMON ROAD  
18' FRONT SETBACK ALONG INTERNAL ROADS  
5' SIDE SETBACKS  
25' EXTERIOR SETBACK  
7) ALL PROPERTY CORNERS ARE 1/2" REBARS SET, UNLESS NOTED OTHERWISE  
8) THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE OTHERWISE NOTED.  
9) SANITARY SEWER EASEMENTS ARE 25' (12.5' FROM C/L OF PIPE), UNLESS NOTED OTHERWISE. STORM DRAIN EASEMENTS ARE 15' (7.5' FROM C/L OF PIPE), UNLESS NOTED OTHERWISE. GAS LINE EASEMENTS ARE 10' (5' FROM C/L OF LINE). ELECTRIC EASEMENTS ARE 5' (2.5' FROM C/L OF LINE).  
10) ALL NEW ROADS HAVE A 42' R/W, UNLESS OTHERWISE NOTED. SIDEWALKS IF APPLICABLE WILL BE INSTALLED AS SHOWN ON PLAT. ALL NEW ROAD WAY AND/OR SIDEWALKS SHOWN PER DRAWINGS PROVIDED BY THE CIVIL ENGINEER.  
11) ALL EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR INSTALLATION OF SANITARY SEWERS, STORM SEWERS, PUBLIC UTILITIES AND OPEN STORM DRAINS UNLESS OTHERWISE NOTED.

- CITY OF GREER NOTES:  
1) OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED. TREES WITHIN THE OPEN SPACE SHALL NOT BE CUT OR REMOVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SUBDIVISION ADMINISTRATION STAFF.  
2) INTERNAL ACCESS ONLY. NO ACCESS TO EXISTING ROAD(S) FROM NEWLY CREATED LOTS.  
3) STREET SIGNS ARE PRIVATE AND MAINTENANCE OF SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THE STREET SIGNS CONFORM TO CITY OF GREER STANDARDS.  
4) PERMANENT WATER QUALITY EASEMENT. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF THESE FEATURES AND EASEMENTS.  
5) THE OPEN SPACE IS PROTECTED BY A CONSERVATION EASEMENT PLACED ON ALL LANDS AND PRIVATE WATERS USED TO SATISFY THE OPEN SPACE REQUIREMENTS TO ENSURE THAT THE LAND REMAINS UNDEVELOPED. THE CONSERVATION EASEMENT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. PROVISIONS FOR SAID EASEMENT ARE FURTHER DESCRIBED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR SADDLEBROOK FARM SUBDIVISION WHICH ARE RECORDED WITH SPARTANBURG COUNTY SIMULTANEOUSLY AS OF THE DATE OF THIS PLAT.  
6) THE COVENANTS FOR THIS PHASE OF DEVELOPMENT HAVE BEEN RECORDED AT SPARTANBURG COUNTY ROD.  
7) AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN SADDLEBROOK FARM SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN SADDLEBROOK FARM SUBDIVISION, AS SHOWN / FOUND ON THE APPROVED STORM WATER PLAN FOR SADDLEBROOK FARM SUBDIVISION.  
8) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF ALL OPEN SPACE, WALKWAYS, SPARTANBURG COUNTY AND THE CITY OF GREER ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY TEMPORARY SEDIMENT BASINS AREAS USED DURING CONSTRUCTION, NOR PERMANENT DETENTION PONDS TO BE ON SITE UPON COMPLETION OF CONSTRUCTION.  
9) A STORMWATER MANAGEMENT AND POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. STORMWATER PERMIT NUMBER: SCOWC FILE NO. S80102026, DATED FEBRUARY 27, 2018.  
10) DOUBLE FRONTAGE LOTS MAY ONLY ACCESS ONE STREET  
11) NO STRUCTURES ALLOWED IN PLATTED DRAINAGE EASEMENTS INCLUDING BUT NOT LIMITED TO FENCES, PLANTS/TREES, OUTBUILDINGS, FILL DIRT, OR ANYTHING THAT WOULD BLOCK NATURAL DRAINAGE PATH.  
12) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE PIPE LOCATED OUTSIDE OF ROAD RIGHT-OF-WAY AND/OR ON HOA PROPERTY OR ANY PIPE THAT DOES NOT CARRY WATER FROM PUBLIC ROAD.  
13) DRAINAGE AND STORM DRAINAGE EASEMENTS MUST STIPULATE THAT NO TREES, SHRUBS, STRUCTURES, EXCAVATION OR FILL BE PLACED WITHIN THE EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.  
14) THE GRADING OF ALL LOTS SHALL BE PRESCRIBED FOR THE PASSAGE OF WATERS. NO STRUCTURE OR VEGETATION WHICH WOULD OBSTRUCT THE FLOW OF STORM WATER SHALL BE ALLOWED, NOR SHALL ANY CHANGE BE MADE TO PRESCRIBED GRADES AND CONTOURS OF THE SPECIFIED STORMWATER CHANNELS.

- 1) RANDAL C. Jr. N/F PATRICIA A. MUELLER  
DB. 84N-316  
TMS#9-06-00-018.01  
2) COURTNEY & STACY M. MILLS  
DB. 115A-898  
TMS#9-06-00-018.00  
3) ISAAC & JENA SCHRADER  
DB. 100H-163  
P.B. 116-864  
TMS#9-07-00-047.02

- 4) LOT 125 26.00' 20.00' 20.00' 26.00'  
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LOT 63 26.00' 20.00' 20.00' 26.00'  
LOT 62 26.00' 20.00' 20.00' 26.00'  
LOT 61 26.00' 20.00' 20.00' 26.00'  
LOT 60 26.00' 20.00' 20.00'







**AGENDA**  
**GREER CITY COUNCIL**  
**1/23/2024**

**First and Final Reading of Resolution Number 4-2024**

**Summary:**

A RESOLUTION TO ACCEPT RESERVE AT RED CROFT SUBDIVISION STREETS, NAMELY VALESCOURT DRIVE, GREASBY COURT, WALSLEY LANE, DITTON COURT, MARLETT COURT, APSLEY COURT, STAVORDALE COURT INTO THE CITY OF GREER STREET SYSTEM (Action Required)

**Executive Summary:**

David Buchanan, Civil Engineer

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Resolution Number 4-2024	1/18/2024	Resolution
❑ Res 4-2024 Reserve at Red Croft Statement of Dedication	1/18/2024	Backup Material
❑ Res 4-2024 Reserve at Red Croft Final Plat	1/18/2024	Backup Material
❑ Res 4-2024 Reserve at Red Croft Street View	1/18/2024	Backup Material
❑ Res 4-2024 Reserve at Red Croft Aerial View	1/18/2024	Backup Material

**RESOLUTION NUMBER 4 – 2024**

**A RESOLUTION TO ACCEPT RESERVE AT RED CROFT SUBDIVISION  
STREETS, NAMELY VALESCOURT DRIVE, GREASBY COURT,  
WALSLEY LANE, DITTON COURT, MARLETT COURT, APSLEY  
COURT, STAVORDALE COURT INTO THE CITY OF GREER STREET  
SYSTEM**

**WHEREAS**, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

**WHEREAS**, the lots within the subdivision shall be built upon to City standards;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Council duly assembled this 23rd day of January, 2024 that the certain streets within **RESERVE AT RED CROFT** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

**VALESCOURT DRIVE** from its intersection with Westmoreland Road to its end, a length of approximately 890 feet with a right-of-way width of 44 feet.

**GREASBY COURT** from its intersection with Valescourt Drive to its end, a length of approximately 159 feet with a right-of-way width of 40 feet.

**WALSLEY LANE** from its intersection with Valescourt Drive to its end, a length of approximately 290 feet with a right-of-way width of 40 feet.

**DITTON COURT** from its intersection with Valescourt Drive to its end, a length of approximately 256 feet with a right-of-way width of 40 feet.

**MARLETT COURT** from its intersection with Valescourt Drive to its end, a length of approximately 417 feet with a right-of-way width of 40 feet.

**APSLEY COURT** from its intersection with Valescourt Drive to its end, a length of approximately 343 feet with a right-of-way width of 40 feet.

**STAVORDALE COURT** from its intersection with Valescourt Drive to its end, a length of approximately 526 feet with a right-of-way width of 42 feet.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

Attest:

---

Tammela Duncan, Municipal Clerk

Approval Date: January 23, 2024

STATEMENT OF DEDICATION AND TRANSFER OF  
STREETS AND ROADS TO THE CITY OF GREER  
FOR PUBLIC USE BY A CORPORATION  
STATE OF SOUTH CAROLINA  
COUNTY OF

We, the undersigned, do hereby state that we are duly authorized officers of DILLARA CREEK, LLC and that said corporation is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named RESERVE @ BEACROFT, as shown on a plat which is on file in the office of the Planning Commission of City of Greer, and which upon approval by said Commission will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the corporation freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien or encumbrance, except:

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this 8 day of MAY, 2023

Signed, Sealed and Delivered  
in the presence of:

DILLARA CREEK, LLC (SEAL)

Name of Corporation

SCOTT P. MILKS

By: [Signature]

And \_\_\_\_\_

PROBATE

STATE OF SOUTH CAROLINA  
COUNTY OF Pickens

PERSONALLY appeared before me Cayla James who being first duly sworn, deposes and says that (s)he saw the within named SCOTT MILKS, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with \_\_\_\_\_ witnessed the execution thereof.

SWORN to before me this 8th day of May, 2023

Cayla James (L.S.)  
Notary Public for South Carolina

My Commission Expires  
October 12, 2031

My Commission Expires: \_\_\_\_\_

## TWO YEAR WARRANTY AGREEMENT

### CITY OF GREER

DATE \_\_\_\_\_ RECORDED: PLAT \_\_\_\_\_

BK \_\_\_\_\_ PAGE INST NO: \_\_\_\_\_

This agreement is entered into this 23<sup>rd</sup> day of JANUARY, 20 24, between the City of Greer, SC, hereinafter referred to as the City of Greer and DILLARA CREEK, LLC, hereinafter referred to as the Developer.

#### WITNESSETH:

WHEREAS, DILLARA CREEK, LLC is the developer of record for a project known as RESERVE @ REACROFT, located at WEST MORELAND RD; Tax Map No. 9-07-00-080.00; and 9-07-00-080.02

WHEREAS, the City of Greer requires that all improvements, including grading, drainage, paving of roads, sidewalks, and curbing in such developments be completed and properly certified by the appropriate agencies as a condition of receiving final plat approval; and WHEREAS, all grading, drainage, paving of roads, sidewalks, and curbing in such development have been inspected by the City of Greer and have been certified as meeting all City of Greer construction and engineering standards; and WHEREAS, the Developer has applied to the City of Greer for final plat approval of such development; and offered VALESCOURT LN, GREASBY CT, DITTON CT, APSLEY CT, STAVORNALE CT (road(s)); between lots 1-63 for dedication. MARLETT CT, WAISLEY CT

WHEREAS, the City of Greer further requires as a condition of final plat approval the Developer enter into an agreement with the City to repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which may occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer for a period of two (2) years from the date such work is accepted by and dedicated to the City of Greer. This date commences at the termination of any bond work once the roads are complete.

NOW, THEREFORE, for and in consideration of the terms and conditions hereinafter set forth, the parties agree as follows:

1. The Developer agrees to promptly repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer to the project described in Paragraph 1 above for a period of two (2) years from the date such Final Plat is recorded in the Register of Deeds Office of the appropriate county evidencing the dedication to the City of Greer of such improvements. Such repairs shall be commenced within thirty (30) days of receipt of written notification by Developer, provided however, that such length of time may be extended by the City of Greer for good cause shown. If the Developer fails to correct any defects pursuant to these provisions, the City of Greer shall be free to pursue all other available remedies provided for by law.
2. Written notification by the City of Greer to the Developer may be given and shall be deemed to have been duly given if either delivered personally or mailed in any general or branch post office enclosed in a certified or registered postpaid envelope containing the below stated address:

To Developer at: DILLARA CREEK, LLC % SCOTT MILKS  
141 JOE LEONARD RD.  
GREER, SC 29651

The Developer may at any time change the address for notices by delivering or mailing an aforesaid notice at least five (5) days prior to such change and setting forth the change.

This contract cannot be assigned without the prior written approval of the City and such written approval shall not be unreasonably withheld.

This document contains the entire agreement between the parties and no statement or representation not contained herein shall be valid.

City of Greer Planning Staff or Department Head

By: 

Title: CITY ENGINEER

ATTESTED:



City of Greer, Civil Engineer

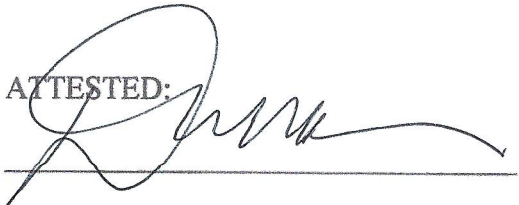
DEVELOPER

By: 

Title: MANAGER

Its officer or agent duly authorized to execute this Contract on its behalf.

ATTESTED:



LOT ADDRESSES PER SPARTANBURG COUNTY.  
PLEASE SEE NOTE 21 FOR CORNER LOTS

LOT #	STREET ADDRESS	LOT #	STREET ADDRESS
1	2102 GREASBY COURT	45	2404 MARLETT COURT
2	2106 GREASBY COURT	46	2408 MARLETT COURT
3	2110 GREASBY COURT	47	2412 MARLETT COURT
4	2109 GREASBY COURT	48	2416 MARLETT COURT
5	2105 GREASBY COURT	49	2420 MARLETT COURT
6	2103 GREASBY COURT	50	2424 MARLETT COURT
7	2101 GREASBY COURT	51	2428 MARLETT COURT
8	2302 DITTON COURT	52	2432 MARLETT COURT
9	2306 DITTON COURT	53	2436 MARLETT COURT
10	2310 DITTON COURT	54	2440 MARLETT COURT
11	2314 DITTON COURT	55	2444 MARLETT COURT
12	2318 DITTON COURT	56	2448 MARLETT COURT
13	2322 DITTON COURT	57	2452 MARLETT COURT
14	2326 DITTON COURT	58	2456 MARLETT COURT
15	2330 DITTON COURT	59	2460 MARLETT COURT
16	2334 DITTON COURT	60	2464 MARLETT COURT
17	2338 DITTON COURT	61	2468 MARLETT COURT
18	2342 DITTON COURT	62	2472 MARLETT COURT
19	2502 APSLEY COURT	63	2476 MARLETT COURT
20	2506 APSLEY COURT		
21	2510 APSLEY COURT		
22	2514 APSLEY COURT		
23	2518 APSLEY COURT		
24	2522 APSLEY COURT		
25	2526 APSLEY COURT		
26	2530 APSLEY COURT		
27	2534 APSLEY COURT		
28	2538 APSLEY COURT		
29	2542 APSLEY COURT		
30	2546 APSLEY COURT		
31	2550 APSLEY COURT		
32	2554 APSLEY COURT		
33	2558 APSLEY COURT		
34	2562 APSLEY COURT		
35	2566 APSLEY COURT		
36	2570 APSLEY COURT		
37	2574 APSLEY COURT		
38	2578 APSLEY COURT		
39	2582 APSLEY COURT		
40	2586 APSLEY COURT		
41	2590 APSLEY COURT		
42	2594 APSLEY COURT		
43	2598 APSLEY COURT		
44	2602 APSLEY COURT		

LOT #	STREET ADDRESS	LOT #	STREET ADDRESS
1	2404 MARLETT COURT	45	2404 MARLETT COURT
2	2408 MARLETT COURT	46	2408 MARLETT COURT
3	2412 MARLETT COURT	47	2412 MARLETT COURT
4	2416 MARLETT COURT	48	2416 MARLETT COURT
5	2420 MARLETT COURT	49	2420 MARLETT COURT
6	2424 MARLETT COURT	50	2424 MARLETT COURT
7	2428 MARLETT COURT	51	2428 MARLETT COURT
8	2432 MARLETT COURT	52	2432 MARLETT COURT
9	2436 MARLETT COURT	53	2436 MARLETT COURT
10	2440 MARLETT COURT	54	2440 MARLETT COURT
11	2444 MARLETT COURT	55	2444 MARLETT COURT
12	2448 MARLETT COURT	56	2448 MARLETT COURT
13	2452 MARLETT COURT	57	2452 MARLETT COURT
14	2456 MARLETT COURT	58	2456 MARLETT COURT
15	2460 MARLETT COURT	59	2460 MARLETT COURT
16	2464 MARLETT COURT	60	2464 MARLETT COURT
17	2468 MARLETT COURT	61	2468 MARLETT COURT
18	2472 MARLETT COURT	62	2472 MARLETT COURT
19	2476 MARLETT COURT	63	2476 MARLETT COURT
20	2480 MARLETT COURT		
21	2484 MARLETT COURT		
22	2488 MARLETT COURT		
23	2492 MARLETT COURT		
24	2496 MARLETT COURT		
25	2500 MARLETT COURT		
26	2504 MARLETT COURT		
27	2508 MARLETT COURT		
28	2512 MARLETT COURT		
29	2516 MARLETT COURT		
30	2520 MARLETT COURT		
31	2524 MARLETT COURT		
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37	2548 MARLETT COURT		
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39	2556 MARLETT COURT		
40	2560 MARLETT COURT		
41	2564 MARLETT COURT		
42	2568 MARLETT COURT		
43	2572 MARLETT COURT		
44	2576 MARLETT COURT		

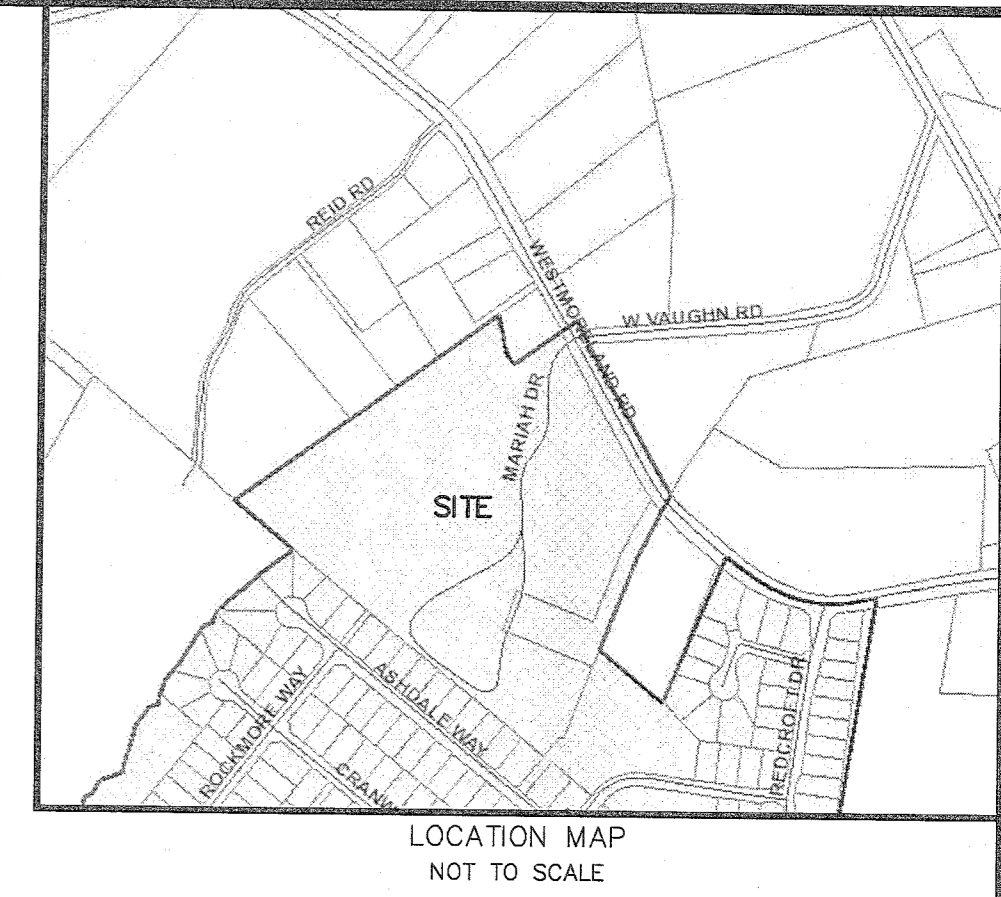
NO BUILDING OR PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR ERECTED WITHIN THE BOUNDARY OF THE RIGHT OF WAY AND/OR EASEMENT THAT WOULD PREVENT OR HINDER ACCESS TO A SEWER LINE IN THE EVENT OF AN EMERGENCY OR FOR THE OPERATION AND MAINTENANCE OF A SEWER LINE. EXAMPLES: BUILDINGS, LAKES/PONDS, DETENTION/SEDIMENT PONDS, FOUNDATIONS AND FOOTINGS, SWIMMING POOLS, RETAINING WALLS, PERMANENT DUMPSTER PADS, TREES, GAZEBOS, STRUCTURE AND/OR ANY PORTION OF THE STRUCTURAL FOOTING, BUILDINGS, EAVES, DECKS, PATIOS, AND HVAC UNITS ARE NOT ALLOWED IN ANY PORTION OF THE 25 FT SANITARY SEWER EASEMENT. ANY BUILDING FOOTPRINT LOCATED WITHIN 10 FT OF A SANITARY SEWER EASEMENT MUST SHOW A 5 FT SETBACK IN REFERENCE TO THE OUTSIDE LIMITS OF THE SEWER EASEMENT. A FOUNDATION SURVEY, IN REFERENCE TO THE ASSOCIATED SEWER EASEMENT, WILL BE REQUIRED FOR GREER CPW'S REVIEW FOR ANY BUILDINGS LOCATED WITHIN 10 FT OF THE SANITARY SEWER EASEMENT. FENCES ARE NOT PERMITTED IN THE 25 FT SANITARY SEWER EASEMENT PARALLEL TO THE SEWER LINE. WRITTEN CONSENT FROM GREER CPW IS REQUIRED IN INSTANCES WHERE THE FENCE IS PLACED PERPENDICULAR TO THE SEWER LINE. IF PERMITTED, (2) TWO-(6) SIX FOOT GATES ARE REQUIRED WHERE THE FENCE CROSSES THE SEWER EASEMENT. THE USE OF THE 25 FT SANITARY SEWER EASEMENT SHALL NOT INJURE, ENDANGER OR RENDER THE SEWER LINE OR ITS APPURTENANCES INACCESSIBLE IN ANY WAY.

LEGEND

---	PROPERTY LINE
---	WETLANDS
---	BUFFER
---	RIGHT OF WAY
---	EASEMENT
---	SEWER LINE
---	ADJACENT PROPERTY LINE
---	OVERHEAD POWER LINE
---	POWER POLE
---	GUY
---	MONUMENT
---	WATER VALVE
---	FIRE HYDRANT
---	RIGHT OF WAY
---	IRON OLD (FOUND)
---	IRON PIN NEW (SET)
---	OPEN TOP
---	CRIMP TOP
---	REBAR
---	WETLANDS

- NOTES:
- TMS # 9-07-00-080.00 & TMS #9-07-00-080.02  
TOTAL AREA: 1,021,145 SQ. FT. OR 23.44 ACRES  
VESTING DEED: DB 121-1 PG 334
  - TMS # 9-07-00-080.00  
SITE ADDRESS: 310 MARIAH DRIVE, GREER  
SPARTANBURG COUNTY, SOUTH CAROLINA
  - TMS # 9-07-00-080.02  
SITE ADDRESS: 365 MARIAH DRIVE, GREER  
SPARTANBURG COUNTY, SOUTH CAROLINA

- PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND R/W OF RECORD AND NOT OF RECORD.
- HORIZONTAL DATUM IS S.C.S.P.C. (NAD 83)  
DATUM WAS ESTABLISHED USING STATIC GPS  
SURVEYING AND "NGS OPUS"
- ALL PROPERTY CORNERS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
- WETLAND DETERMINATION/SURVEY NOT PROVIDED FOR SITE.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 45083C03270, WITH A DATE OF IDENTIFICATION OF 8-18-14, FOR COMMUNITY NUMBER 450175, IN SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND BASED UPON REFERENCES AND DESIGN PLANS.
- STORMWATER MANAGEMENT AND SEDIMENT PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. SEE DRCD COVER SHEET FOR APPROVAL.
- THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE OTHERWISE NOTED.
- NO VEHICULAR ACCESS TO WESTMORELAND ROAD FROM NEWLY CREATED LOTS. INTERNAL ACCESS ONLY.
- ALL ROADS ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF GREER ONCE VOTED UPON AND ACCEPTED BY CITY COUNCIL FOR OPERATIONS AND MAINTENANCE.
- A LETTER OF CREDIT HAS BEEN APPROVED BY THE CITY OF GREER.
- SIDEWALKS WILL BE INSTALLED AS SHOWN.
- ALL DETENTION AREA, EMERGENCY ACCESS AND PEDESTRIAN PATH AREAS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- NO TREES, SHRUBS, STRUCTURES, EXCAVATION OR FILL TO BE PLACED WITHIN THE DRAINAGE AND STORM DRAINAGE EASEMENTS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.
- THE GRADING OF ALL LOTS SHALL BE PRESCRIBED AND ESTABLISHED FOR THE PASSAGE OF WATERS. NO STRUCTURE OR VEGETATION WHICH WOULD OBSTRUCT THE FLOW OF STORMWATER SHALL BE ALLOWED, NOR SHALL ANY CHANGES BE MADE TO PRESCRIBED GRADES AND CONTOURS OF THE SPECIFIED STORMWATER CHANNEL.
- HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE PIPE LOCATED OUTSIDE OF ROAD RIGHT-OF-WAY AND/OR ON HOA PROPERTY, OR ANY PIPE THAT DOES NOT CARRY WATER FROM A PUBLIC ROAD.
- CITY OF GREER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION/RETENTION POND AREA OR THE COMPONENTS ASSOCIATED WITH THE DETENTION POND (CONCRETE RETAINING WALL, OUTLET STRUCTURE, OUTLET PIPE).
- VEHICULAR ACCESS TO CORNER LOTS RESTRICTED TO ROAD, SEE BELOW:  
LOT(S) 1 & 7 ACCESS TO GREASBY COURT ONLY  
LOT(S) 8 & 17 ACCESS TO DITTON COURT ONLY  
LOT(S) 18 ACCESS TO APSLEY COURT ONLY  
LOT(S) 43 ACCESS TO STAVORDALE COURT ONLY  
LOT(S) 58 & 63 WALSLEY LANE ONLY  
LOT(S) 44 & 57 MARLETT COURT ONLY
- AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORMWATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN THE RESERVE AT REDCROFT SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE AND REPAIR OF THAT STORMWATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN SUBDIVISION AS SHOWN/FOUND ON THE APPROVED STORMWATER PLAN FOR RESERVE AT REDCROFT SUBDIVISION.
- PER THE CITY OF GREER ZONING ORDINANCE, THE SIDE SETBACKS ARE 10% OF TOTAL LOT WIDTH BUT NOT LESS THAN 5'. 5' SIDE SETBACKS SHOWN BUT MAY BE INCREASED BASED ON LOT WIDTH.
- ROAD DIMENSIONS ARE TO BACK OF CURB.



PLT-2020-45720  
PLT BK 178 PG 168-168  
Recorded 1 Pages on 10/07/2020 04:22:38 PM  
Recording Fee: \$25.00  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Dorothy Earle, Register Of Deeds

# FINAL PLAT

## CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT."

10/7/2020  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
SIGNED  
SIGNED  
SIGNED

## CERTIFICATE OF ACCURACY

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

10/7/2020  
DATE  
REGISTERED LAND SURVEYOR  
S.C. REGISTRATION NO. 26594

## CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF GREER, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREER PLANNING COMMISSION OF GREER, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS."

10-7-2020  
DATE  
DIRECTOR OF PLANNING  
CITY OF GREER PLANNING COMMISSION

## FILE NUMBER

## RESERVE AT REDCROFT

GREER, SC 29651  
SPARTANBURG COUNTY

DILLARD CREEK, LLC,  
2131 WOODRUFF ROAD #2100  
GREENVILLE, SC 29607  
864-877-1117

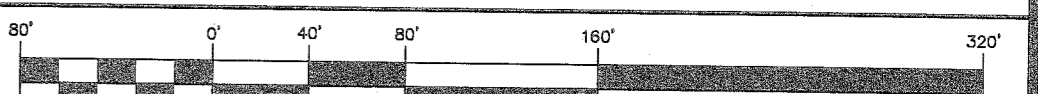
FANT, REICHERT & FOGLEMAN, INC.  
25 WOODS LAKE ROAD, SUITE 705  
GREENVILLE, S.C. 29607  
(864) 271-8633

OWNER  
ENGINEER/SURVEYOR

NO. OF ACRES: 23.44  
MILES OF NEW ROAD: 0.55

NO. OF UNITS: 63  
DATE: 10/7/2020

ZONING: R-10



1 inch = 80 ft. ( IN FEET )

Parcel Line Table

Line #	Length	Direction
L1	5.00	S81° 20' 48"W
L2	10.00	S20° 49' 25"W
L3	14.42	N89° 59' 48"W
L4	39.77	S38° 40' 53"W
L5	36.38	S38° 40' 53"W
L6	29.82	N50° 13' 34"W
L7	22.79	N54° 42' 33"E
L8	16.18	N54° 42' 33"E
L9	15.48	N54° 42' 33"E
L10	35.33	S17° 18' 01"W
L11	36.65	N81° 13' 25"W
L12	12.53	S49° 07' 27"E
L13	34.50	S49° 07' 27"E
L14	36.65	N5° 20' 33"W
L15	8.22	N55° 37' 10"W
L16	34.50	S72° 44' 59"E
L17	36.65	S72° 44' 59"E
L18	47.89	S21° 20' 48"E
L19	59.13	S32° 34' 57"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.17	2975.00	0.56	S28° 56' 03"E	29.17
C2	44.48	2970.00	0.86	S28° 13' 28"E	44.48
C3	66.13	517.00	7.33	S31° 27' 36"E	66.09
C4	54.87	517.00	6.08	S38° 09' 53"E	54.84
C5	45.80	522.00	5.00	S59° 47' 37"W	45.58
C6	16.63	50.00	19.05	N47° 53' 30"W	16.55
C7	34.51	50.00	39.54	N77° 11' 20"W	33.83
C8	50.59	50.00	57.97	S54° 03' 14"W	48.46
C9	35.66	50.00	40.86	S4° 38' 16"W	34.91
C10	59.50	50.00	68.18	S49° 52' 51"E	56.05
C11	18.17	50.00	20.82	N85° 37' 15"E	18.07
C12	57.96	50.00	66.42	S71° 34' 36"E	54.77
C13	70.63	522.00	7.75	S43° 32' 03"W	70.58
C14	39.77	50.00	45.57	N27° 30' 17"W	38.73
C15	42.08	50.00	48.22	N28° 49' 36"W	40.85
C16	37.85	50.00	43.37	N74° 37' 09"W	36.95
C17	39.32	50.00	45.08	S81° 10' 02"W	38.32
C18	35.77	50.00	40.99	S18° 08' 33"W	35.01
C19	38.70	50.00	44.35	S24° 31' 44"E	37.78
C20	42.89	50.00	49.15	S71° 17' 16"E	41.59
C21	39.77	50.00	45.57	S73° 04' 40"E	38.73
C22	39.77	50.00	45.57	N27° 29' 46"W	38.73
C23	31.10	50.00	35.64	N22° 31' 46"W	30.63
C24	45.81	50.00	52.50	N69° 35' 51"W	44.23
C25	41.57	50.00	47.64	S63° 20' 11"W	40.38
C26	40.73	50.00	46.48	S16° 10' 48"W	39.62
C27	77.40	50.00	85.70	S51° 30' 25"E	69.90
C28	39.77	50.00	45.57	S73° 04' 09"E	38.73
C29	6.41	50.00	7.35	S48° 40' 05"E	6.41

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C30	32.65	50.00	37.42	S24° 17' 08"E	32.07
C31	47.72	50.00	54.66	S32° 55' 02"E	45.93
C32	42.40	50.00	48.59	S84° 33' 02"E	41.14
C33	37.58	50.00	43.06	N49° 37' 36"E	36.70
C34	10.02	50.00	11.48	N22° 21' 30"E	10.00
C35	37.04	50.00	42.45	N4° 38' 20"W	36.20
C36	60.46	50.00	69.29	N60° 26' 08"W	56.84
C37	8.87	50.00	10.16	S89° 58' 27"W	8.86
C38	30.20	50.00	34.60	N67° 36' 36"W	29.74
C39	38.77	50.00	45.57	S27° 33' 21"E	38.73
C40	32.12	50.00	36.81	S23° 10' 20"E	31.57
C41	46.81	50.00	53.64	S68° 23' 39"E	45.12
C42	39.27	50.00	40.42	N64° 34' 44"E	34.54
C43	43.49	50.00	49.84	N19° 27' 08"E	42.13
C44	46.81	50.00	53.64	N32° 17' 19"W	45.12
C45	32.12	50.00	36.81	N77° 30' 45"W	31.57
C46	39.77	50.00	45.57	N73° 07' 44"W	38.73
C47	61.44	478.00	7.36	N43° 20' 23"E	61.39
C48	12.67	170.00	13.00	S44° 51' 55"E	12.62
C49	38.52	170.00	4.25	S53° 29' 32"E	38.73
C50	39.77	50.00	45.57	S32° 49' 59"E	38.73
C51	36.77	50.00	42.13	S31° 08' 42"E	35.94
C52	82.30	50.00	94.31	N80° 40' 12"E	73.32
C53	117.58	50.00	134.71	N33° 50' 16"W	92.29
C54	39.77	50.00	45.57	N78° 24' 22"W	38.73
C55	39.15	130.00	17.25	N46° 59' 34"W	38.00
C56	37.41	478.00	4.48	N60° 03' 14"E	37.40

\*\*\*CAUTION\*\*\*

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.







**AGENDA**  
**GREER CITY COUNCIL**  
1/23/2024

**First Reading of Ordinance Number 5-2024**

**Summary:**

AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES, SECTION 18-311 THROUGH SECTION 18-430 OF THE GREER CITY CODE OF ORDINANCES. (Action Required)

**Executive Summary:**

Historically, the City has had very little requirements and regulations governing peddlers. Staff is bringing this ordinance to Council, in part, because this business model generally involves the seller initiating contact with the buyer, and many times in the buyer's home. We feel these additional guidelines and regulations are in the best interest of the City's citizens, residents, and visitors, and ask for your consideration of this ordinance.

David Seifert, CFO

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 5-2024	1/18/2024	Ordinance
▣ Peddlers Permit Application	1/18/2024	Backup Material

## ORDINANCE NUMBER 5-2024

### AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES, SECTION 18-311 THROUGH SECTION 18-430 OF THE GREER CITY CODE OF ORDINANCES.

**WHEREAS**, the City of Greer City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and,

**WHEREAS**, while most business transactions begin with consumers initiating contact with merchants at the merchants' stores or other forums advertised by merchants, business initiated by peddlers, canvassers, and solicitors are made through unsolicited visits to the homes or business of consumers. The purpose of the amendments to Article VIII of Chapter 18 contained herein is to address the unique nature of such door-to-door sales so that the City can better protect a consumer who makes contact and/or purchases from a peddler, solicitor or canvasser who comes to the consumer's home or business; and,

**WHEREAS**, the City of Greer City Council believes that the regulations set out in this ordinance are in the best interests of and promote the health, safety, and general welfare of the citizens, residents, and visitors of the City.

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

**Section 1.** To amend Chapter 18 – Businesses by amending Article VIII, Section 18-311 through Section 18-430 to the Code of the City of Greer as follows:

#### CODE OF ORDINANCES

#### Chapter 18 - BUSINESSES

#### ARTICLE VIII. SOLICITORS, ~~AND~~ CANVASSERS, **AND PEDDLERS**

##### **Sec. 18-311. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Solicitors, ~~and~~ canvassers, **and peddlers (collectively, “peddler” or “peddlers”)*** means any person who, **resident or not**, traveling by foot, wagon, bicycle, any **type of motor** vehicle, **or any type of conveyance, going from place to place, homes, businesses or streets, public or private,** **who** offers or attempts to offer for sale any item **of goods, wares and merchandise** or service for present or future delivery, or any person selling any product on a temporary basis from any area

outside a building within the city. This may include photographs, prints, magazines, clothing, fixtures, machines, appliances and any other things to be made, manufactured or produced.

Sponsor business means any corporation, LLC, partnership, individual proprietorship or nonprofit business that employs or contracts with peddlers.

Frequent complaints mean five (5) or more complaints from citizens, businesses or any member of the public within a three (3) month period regarding conduct of the sponsor business or peddler.

No soliciting signs means that the resident or business of the dwelling or business does not want to receive unsolicited communication or contact, prohibiting peddlers from contacting the homeowner or business without being requested or invited.

(Code 1982, § 16-111; Code 2007, § 18-311)

#### **Sec. 18-312. Permit and Fees.**

Sponsor businesses and peddlers shall acquire a business license and peddler permit prior to operating in the City and shall be subject to the regulations set forth herein, the terms of the permit, and Chapter 18 of the Greer City Code of Ordinances.

The fee for the peddler permit shall be set by Greer City Council in the City of Greer Comprehensive Fee Schedule.

(Code 1982, § 16-112; Code 2007, § 18-312)

#### **Sec. 18-313. Free permit.**

~~Upon proof that an organization is a bona fide charity or nonprofit agency, the city shall issue a free permit for the agency to conduct its canvassing or soliciting activities.~~

~~(Code 1982, § 16-113; Code 2007, § 18-313)~~

#### **Sec. 18-313. Permit Requirements.**

Applicants for a peddler's permit must submit the following information and payment, as applicable to the City of Greer, at least five (5) days prior to the date they begin operating in the City:

- (a) Business License application and payment of the business license tax for the peddler or the sponsor business, as applicable under Chapter 18, Article II – Licensing and Regulation.
- (b) Peddler's permit application and payment of the permit fee for each peddler.
- (c) A copy of each peddler's state issued driver's license or identification card.
- (d) A background check from the South Carolina Law Enforcement Division (SLED), no more than thirty (30) days old, must be provided to the City of Greer from each person making application as a peddler. The background check is to be provided

**by the sponsor business or peddler at its own cost. If an applicant is found to have been convicted of any of the following offenses, regardless of the timeframe, he or she will not be allowed to operate as a peddler.**

- (1) **Any form of abuse**
- (2) **Any form of assault/battery**
- (3) **Any crime of a sexual nature**
- (4) **Homicide or manslaughter**
- (5) **Attempted murder**
- (6) **Domestic violence**
- (7) **Child neglect**
- (8) **Felony drug crimes**
- (9) **Felony DUI**
- (10) **Animal cruelty**
- (11) **Felony theft**
- (12) **Robbery**
- (13) **Felony forgery/fraud**
- (14) **Kidnapping**
- (15) **Arson**
- (16) **Weapons violation**
- (17) **Any crime involving children.**

**Two (2) misdemeanors (excluding traffic violations not listed above) or felonies, other than those listed above, within the previous five (5) years will result in automatic disqualification.**

- (e) **The City of Greer will verify the status of each person applying for a peddler's permit with the South Carolina Public Sex Offender Registry website. Any person whose name appears on the registry is automatically disqualified.**
- (f) **Applicant must pay all applicable fees and taxes associated with the business license, and all ad valorem and sales tax, state and local hospitality and accommodations taxes, County taxes and/or other similar taxes, as required.**
- (g) **Upon receiving a business license and peddlers permit, the licensee and permittee shall be subject to the requirements contained in Article and Chapter 18 of the Greer City Code, and the failure to do so may result in the revocation or suspension of the business license in Section 18-45 or the issuance of an ordinance summons pursuant to Section 18-316.**

**Sec. 18-314. Permits generally.**

- ~~(a) *Issuance; identification cards.* A permit shall be issued to all persons soliciting or canvassing in the city or attempting to solicit or canvass in the city on a form provided by the city. An identification card shall be provided for each person soliciting or canvassing in the city.~~
- ~~(b) *Temporary sellers of produce.* Persons temporarily selling agricultural products from a vehicle or any area outside a building shall purchase a solicitors and canvassers permit.~~
- ~~(c) *Waiting period.* There shall be a 24 hour waiting period after the initial application is filed before a solicitors or canvassers permit will be issued.~~
- ~~(d) *Fundraisers, fairs, festivals, etc.* Any nonprofit organization sponsoring a community-oriented fundraiser, fair, festival, musical or theatrical performance, or similar event, upon proper application, shall be granted a single permit for the appropriate registration fee to cover all bona fide participants in such event who are solicitors and canvassers; provided the event is at a location under the control of the sponsoring organization and provided the sponsoring organization maintains a list of bona fide participants.~~

~~(Code 1982, § 16-114; Code 2007, § 18-314)~~

**Sec. 18-314. Rules and Regulations.**

**All peddlers must adhere to the following:**

- (a) Must wear picture ID provided by sponsored business and obtain and carry a City of Greer peddlers permit and business license.**
- (b) The peddler's state issued driver's license or identification card will be at all times carried and available for inspection of any law enforcement or code enforcement agency, department, or personnel.**
- (c) Must only solicit between the hours of 9:00 am and 7:00 pm, Monday through Saturday, and not at any time on Sundays, except by invitation or appointment.**
- (d) Entering upon a subdivision or private property where there is clear posting of "no soliciting" is prohibited.**
- (e) Must leave any premise and not return after having been notified to leave by the owner or occupant of property.**
- (f) Solicitation is prohibited of any occupants of vehicles being operated on any public right of way, moving, stopped or parked.**
- (g) Peddlers operating upon commercial property or commercially zoned property must obtain permission from the property owner to be located on the property, and proof of permission must be provided to the City at time of application.**
- (h) It shall be unlawful to make false or fraudulent statements regarding the quality of goods, wares, merchandise or services that are being offered.**
- (i) Any device which produces offensive or loud noise to attract customers is prohibited.**

- (j) The use of profanity, indecent, abusive, or threatening language or behavior is prohibited.
- (k) The sale or offer to sale by peddlers of dangerous or hazardous materials such as firearms and ammunition, explosives, and flammable gases and liquids is prohibited.

**Sec. 18-315. Exemptions.**

- (a) Fundraisers, fairs, festivals, etc. Any nonprofit organization sponsoring a community-oriented fundraiser, fair, festival, musical or theatrical performance, or similar event, upon proper application, shall be granted a single permit at no cost to cover all bona fide participants in such event who are peddlers provided the event is at a location under the control of the sponsoring organization and provided the sponsoring organization maintains a list of bona fide participants.
- (b) Sales or distributions made by charitable, education or religious organizations are exempt from obtaining a peddler's permit.

**Secs. 18-316. Violations.**

Any person violating any provision of this article shall be deemed guilty of an offense and shall be subject to a fine of up to \$500.00 or imprisonment for not more than 30 days, or both, upon conviction, in accordance with Section 18-49.

**Secs. ~~18-315~~317—18-430. Reserved.**

This Ordinance shall become effective upon second reading approval thereof.

**Section 2: SEVERABILITY: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.**

This Ordinance shall become effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced By:

First reading:            January 23, 2024

Second and  
Final reading:           February 13, 2024

Approved as to Form:

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Daniel Hughes, Esquire  
City Attorney



## APPLICATION FOR PEDDLERS PERMIT

The following information must be true and accurate. Falsifying information may result in denial of this permit. This permit is NOT valid until all fees have been paid and the permit and business license have been approved and issued.

Full Name:	
Address:	
Phone number:	
Sponsor Organization:	
Sponsor Organization address:	
Sponsor Organization phone number:	

1. Brief description of goods, wares, merchandise or services that are being offered:

--

2. Time period goods are to be sold: \_\_\_\_\_

3. Place(s) where goods are to be sold: \_\_\_\_\_

4. Place where goods are stored and method of delivery: \_\_\_\_\_

5. List any other municipalities where the applicant is working:

\_\_\_\_\_

Please attach the following to this application:

- Copy of valid state issued driver's license or identification card.
- Background check provided by South Carolina Law Enforcement Division (SLED).
- Non-refundable application fee of \$25.00.

I acknowledge that I have read, understand and certify that the above information is correct and I agree to pay all applicable fees and taxes. I understand that it is the responsibility of the Business License Coordinator to determine the character of worthiness of the proposed peddler and whether or not such solicitation is in the best interest of the health, life, safety and property of the citizens of the City of Greer. I also understand that any violation of the rules and regulations governing peddlers will result in revocation of this permit and/or business license.

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**For Official use only:** Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

By signing above I certify that I have inspected the SLED report, driver's license, and SC Public Sex Offender Registry status of the above applicant.

## B U S I N E S S L I C E N S E D I V I S I O N



**AGENDA**  
**GREER CITY COUNCIL**  
**1/23/2024**

**First Reading of Ordinance Number 6-2024**

**Summary:**

AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES OF THE CITY OF GREER CODE OF ORDINANCES BY ADDING ARTICLE XII – MOBILE FOOD UNITS, SECTION 18-501 THROUGH SECTION 18-524 TO ESTABLISH CERTAIN RULES AND REGULATIONS FOR MOBILE FOOD UNITS (Action Required)

**Executive Summary:**

In recent years, and especially since 2020 following the beginning of COVID, the popularity of food trucks has greatly increased. The City does not presently have any regulations and requirements in place to specifically monitor and permit mobile food units. This ordinance will create Article XII in Chapter 18 of the Greer City Code of Ordinances and will establish guidelines and regulations for mobile food units, as well as help promote the health, safety, and general welfare of the City's citizens, residents, and visitors. We request your consideration of this ordinance.

David Seifert, CFO

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 6-2024	1/18/2024	Ordinance
▣ Ord 6-2024 Mobile Food Vendor Permit	1/18/2024	Backup Material

## **ORDINANCE NUMBER 6-2024**

### **AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES OF THE CITY OF GREER CODE OF ORDINANCES BY ADDING ARTICLE XII – MOBILE FOOD UNITS, SECTION 18-501 THROUGH SECTION 18-524 TO ESTABLISH CERTAIN RULES AND REGULATIONS FOR MOBILE FOOD UNITS**

**WHEREAS**, the City of Greer City Council at various times reviews the city ordinances to make the necessary improvements and/or changes; and,

**WHEREAS**, with the increased number of public events in the City, there has been an increase in the use of mobile food units to serve the public; and,

**WHEREAS**, the Greer City Council believes that there needs to be standards for mobile food units to balance the access of the public to food at public events while promoting the health, safety and general welfare of the citizens, residents and visitors of the City.

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

**Section 1.** To amend Chapter 18 – Businesses by adding Article XII - Mobile Food Units, Section 18-501 through Section 18-524 to the Code of the City of Greer as follows:

#### **CODE OF ORDINANCES**

#### **CHAPTER 18 – BUSINESSES**

**Secs. 18-501 – 18-510. – Reserved.**

#### **ARTICLE XII. – MOBILE FOOD UNITS**

##### **Sec. 18-511. - Definitions.**

**The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:**

Commissary is a permitted retail food establishment that is authorized by the South Carolina Department of Health and Environmental Control (SCDHEC) to provide support of operations, storage, food preparation, and servicing area for mobile food units or mobile food pushcarts.

Mobile food vendor is any person selling food from a mobile food unit, mobile food pushcart, or ice cream truck.

Mobile food units are fully enclosed mobile kitchens that may prepare, cook and serve foods as an extension of the commissary. This includes mobile food trucks, mobile food markets, and mobile food trailers. A mobile food unit must be permitted by SCDHEC to operate from a retail food establishment.

Mobile food pushcarts are limited food service units that operate as an extension of a commissary. A mobile food pushcart must be permitted by SCDHEC to operate from a commissary.

Ice cream truck is defined as a motor vehicle containing a freezer and from which a vendor sells frozen, prepackaged food products such as ice cream, frozen yogurt, frozen custard, frozen flavored water and any similar frozen products.

#### Sec. 18-512. – Permit and Fees.

Mobile food vendors shall acquire a City Business License and Mobile Food Vendor Permit prior to operating in the City and shall be subject to the regulations set forth herein, the terms of the permit, and Chapter 18 of the Greer City Code of Ordinances.

The fee for the Mobile Food Vendor Permit shall be set Greer City Council in the City of Greer Comprehensive Fee Schedule.

#### Sec. 18-513. - Requirements

- (a) At the time of application for a business license, the mobile food vendor shall provide a copy of valid driver's license, vehicle registration, and proof of general liability insurance for operation of the vehicle as a motor vehicle, SCDHEC permits and South Carolina Retail License, as applicable.
- (b) Mobile food vendors must comply with all requirements and regulations as established by SCDHEC in S.C. Code of Regulations R. 61-25.
- (c) Upon receiving a Business License and Mobile Food Vendor Permit, the mobile food vendor shall be subject to the requirements contained in this Article and Chapter 18 of the Greer City Code, and the failure to do so may result in the revocation or suspension of the Business License and/or Mobile Food Vendor Permit as

established in Section 18-515 below or the issuance of an ordinance summons pursuant to Section 18-516.

- (d) The mobile food vendor must collect and remit hospitality taxes in the same manner as any other food or drink establishment.
- (e) The mobile food vendor or one of its employees must be present at the mobile food unit, mobile food pushcart, or ice cream truck at all times.
- (f) The mobile food vendor is responsible for securing access to restrooms for employees.
- (g) A background check from the South Carolina Law Enforcement Division (SLED), not more than thirty (30) days old, must be provided to the City of Greer by the applicant at its own cost at the time of application for a business license and any renewal thereof. If an applicant is found to have been convicted of any of the following offenses, regardless of the timeframe, he or she will not be allowed to operate as a mobile food vendor.

- (1) Any form of abuse
- (2) Any form of assault/battery
- (3) Any crime of a sexual nature
- (4) Homicide or manslaughter
- (5) Attempted murder
- (6) Domestic violence
- (7) Child neglect
- (8) Felony drug crimes
- (9) Felony DUI
- (10) Animal cruelty
- (11) Felony theft
- (12) Robbery
- (13) Felony forgery/fraud
- (14) Kidnapping
- (15) Arson
- (16) Weapons violation
- (17) Any crime involving children.

Two (2) misdemeanor (excluding any traffic violation not described above) or felony convictions, other than those listed above, within the previous five (5) years will result in automatic disqualification.

- (h) The City of Greer will verify the status of each person applying for a business license as a mobile food vendor with the South Carolina Public Sex Offender Registry website. Any person whose name appears on the registry is automatically disqualified.

- (i) The applicant must pay all applicable fees and taxes associated with the Business License, and all ad valorem and sales tax, state and local hospitality taxes, County taxes and/or other similar taxes, as required.

**Sec. 18-514. - Rules and Guidelines.**

- (a) Mobile food vendors are prohibited from operations on any non-residential street or thoroughfare, sidewalk, alley, trail, other right-of-way or City owned property, including parks, unless approved by the City as part of a permitted event or contract with the City.
- (b) No mobile food unit, mobile food pushcart, or ice cream truck shall operate prior to 7:00 a.m. or after the same general operational hours of local restaurants in the area in which the mobile food unit is located, or if serving at an event, not after the event has officially ended, unless otherwise approved by the City of Greer.
- (c) A mobile food vendor operating as a caterer at a private event must be located on private property, or if approved upon submitting a Special Event Permit Application to the City, may park in an adjacent public parking lot. Food and beverage items are only to be sold to the private event audience, and not to the public.
- (d) Mobile food vendors may not operate within 250 feet of an existing restaurant while it is open for business unless permission is given by the restaurant owner or if approved by the City as part of an event.
- (e) The mobile food vendor must receive written permission from the property owner to operate on their premises. This written permission must be with the vendor during the hours of operation and must be produced when requested by City officials.
- (f) Mobile food vendors shall not operate as a drive-in, drive-through, or drive-up window.
- (g) Mobile food vendors must vacate premises and return to the commissary in accordance with S.C. Code of Regulations R. 61-25.
- (h) The mobile food vendor shall always ensure the mobile food unit, mobile food pushcart, or ice cream truck is parked in a location that does not create traffic or safety issues and does not impede the activities of others at the location.

- (i) Mobile food units must be self-contained. Any non-self-contained mobile food units and mobile pushcarts may not utilize any outside power source.
- (j) Each licensed mobile food unit, mobile food pushcart, and ice cream truck must maintain sufficiently sized garbage receptacles for the litter being generated by the sales of the mobile food unit, pushcart, or ice cream truck. The mobile food vendor shall rid the premises of any litter which is associated with sales prior to departing the premises.
- (k) Devices in which an offensive or loud noise are used to attract customers are not permitted.
- (l) Liquid waste or grease shall not be released or disposed of in tree pits, storm drains, on sidewalks, streets or any other public spaces, or into the sanitary sewer system under any circumstances.
- (m) Mobile food units and ice cream trucks must have a UL rated 2A:10B:C fire extinguisher, a carbon monoxide detector, and a propane or other fuel detector, if propane or other fuel is being used in the operations of the mobile food unit.
- (n) No temporary lighting shall be provided on site where the mobile food unit or ice cream truck is operating, except that localized lighting may be used in or on the mobile food unit for the purpose of inside food preparation and menu illumination.
- (o) The mobile food unit, mobile pushcart, and ice cream truck shall not occupy, block, or impede access to any handicapped accessible parking space.
- (p) Mobile food units, mobile pushcarts, and ice cream trucks must comply with SC Code Section 56-5-2530 in regard to parking in proximity to listed restrictions, such as fire hydrants, fire department connections, driveway entrances, alleys, intersections, crosswalks and sidewalks.
- (q) Mobile food units selling beer and wine at an event must obtain a Beer and Wine Special Event License from the South Carolina Department of Revenue (SCDOR). The application must be approved by the City's police department as required by the SCDOR, and the license can only be used on the day(s) of the event. Vendors must meet all requirements set forth by the South Carolina Department of Revenue.
- (r) Liquor Special Event Permits may only be obtained by nonprofit organizations through application with the SCDOR. The application must be approved by the City's police department as required by the SCDOR, and the license can only be used on the day(s) of the event. Vendors must meet all requirements set forth by South Carolina Department of Revenue.

#### **Sec. 18-515. - Ice Cream Trucks**

- (a) Ice cream trucks are required to obtain a business license.**
- (b) Ice cream trucks must remain mobile, except for short periods of time in order to make sales. However, if the ice cream truck is operating for permitted events under Section 18-513(a) or Section 18-513(b), the ice cream truck may remain parked in its designated area for the length of time specified in the Special Event Permit.**
- (c) Ice cream trucks shall not operate before 9:00 a.m. and all operations must stop one-half hour prior to sunset as stated by the National Weather Service.**
- (d) A bell or musical recording may be sounded to announce the arrival of the vehicle.**

#### **Sec. 18-516. - Denial, Revocation and Suspension**

**A Business License and/or Mobile Food Vendor Permit can be denied, revoked or suspended for the following reasons, but not limited to:**

- (a) Violations in accordance with City of Greer Code Section 18-45.**
- (b) Failure to maintain current vehicle registration and general liability insurance to operate the mobile food unit.**
- (c) The owner(s), licensees, and/or manager(s) submitting false or fraudulent information or statements during any inspections.**
- (d) The mobile food unit operates in an unsafe manner.**
- (e) If SCDHEC denies, revokes or suspends their respective licenses or permits of the mobile food unit.**
- (f) Failure to comply with this ordinance or any other ordinance of the City.**
- (g) Any appeal of a business license or permit suspension or revocation shall be governed by City of Greer Code Section 18-46.**

#### **Sec. 18-517. –Violations**

- (a) Any official from the City of Greer shall have the right, at any time after displaying proper identification, to enter any mobile food unit for the purpose of ascertaining whether or not any of the provisions of this Ordinance are being violated.**

- (b) The provisions of this section are not exclusive. This section shall not prevent the enforcement of any other provisions of this Ordinance or other local, state, and federal laws and regulations.
- (c) Any person violating any provision of this article shall be deemed guilty of any offense and shall be subject to a fine of up to \$500.00 or imprisonment for not more than 30 days, or both, upon conviction, in accordance with Section 18-49.

Secs. 18-518 – 18-524. – Reserved.

Section 2: SEVERABILITY: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

This Ordinance shall become 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 23, 2024

Second and  
Final reading: February 13, 2024

Approved as to Form:

\_\_\_\_\_  
Daniel Hughes, Esquire  
City Attorney



**City of Greer Mobile  
Food Vendor Permit**

This permit must be displayed at an approved location to conduct business in the City of Greer. The permit is valid for one year from date stamp but may be revoked at any time for due cause.

Issued by: \_\_\_\_\_

2023	2024	2025	1	16
			2	17
			3	18
	Jan		4	19
	Feb		5	20
	Mar		6	21
	Apr		7	22
	May		8	23
	Jun		9	24
	Jul		10	25
	Aug		11	26
	Sep		12	27
	Oct		13	28
	Nov		14	29
	Dec	15	30/31	



**AGENDA**  
**GREER CITY COUNCIL**  
**1/23/2024**

**First Reading of Ordinance Number 8-2024**

**Summary:**

AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER 78 – STREETS, SIDEWALKS AND PUBLIC PROPERTY – OF THE GREER CITY CODE OF ORDINANCES (Action Required)

**Executive Summary:**

Ordinance #08-2024 will allow for Street Performances to take place on sidewalks, plazas, and other public spaces in the Downtown Central Business District. Performers must obtain an annual permit and pay an application fee. Staff is also proposing under the same ordinance to change the submission deadline for the Special Event Permit Application from 30 days prior to 60 days prior to the event. Lindsey Shaffer, Tourism Specialist

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 8-2024	1/19/2024	Ordinance
▣ Ord 8-2024 Street Performance Application	1/19/2024	Backup Material

## **ORDINANCE NUMBER 8-2024**

### **AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER 78 – STREETS, SIDEWALKS AND PUBLIC PROPERTY – OF THE GREER CITY CODE OF ORDINANCES**

**WHEREAS**, the City of Greer City Council reviews its Ordinances at various times to make necessary improvements and/or changes; and,

**WHEREAS**, the City of Greer desires to amend its existing ordinances governing streets, sidewalks and public property to establish rules regarding the eligibility of street performances and street performers; and,

**WHEREAS**, the Mayor and Council find that the amendments contained herein are in the best interests of the citizens and residents of the City of Greer.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer, South Carolina as follows:

**Section 1.** To amend Chapter 78 – Streets, Sidewalks, and Public Property – by amending Article IV, Sections 78-101 through 78-115 to the Code of the City of Greer as follows:

#### **CODE OF ORDINANCES**

##### **Chapter 78 – Streets, Sidewalks, and Public Property**

#### **ARTICLE IV. PARADES, EVENTS, BLOCK PARTIES, PERFORMANCES, FILMING AND PICKETING**

##### **Sec. 78-101. Enforcement of other laws.**

Nothing contained in this article shall prohibit the authority of any officer to arrest a person engaged in activity granted under this article, if the conduct of such person violates the laws of the state, provisions of this Code, or other ordinances of the city, or unreasonably obstructs the public streets and sidewalks of the city, or if such person engages in acts that cause or would tend to cause a breach of the peace.

##### **Sec. 78-102. Definition**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Block party* means a private outdoor gathering on a public street which involves the closure of a street. This may include games, rides, live or taped music and the distribution of food and beverages.

**City Administrator means the city administrator or his designee.**

*Event* means any festival, concert, bike or foot races, walks, or other announced public gathering upon any public street, right-of-way or property of the city.

*Filming* means any filming of movies, commercials, documentaries, and other motion pictures, video projects, or commercial photographs.

*Parade* means a march, ceremony, pageant, or procession of any kind moving upon any public street or sidewalk of the city which does not comply with normal traffic regulations.

*Performance* means any public presentation, exhibition, fireworks display, **street performance**, or appearance.

*Picketing* means demonstrating and demonstrators and other First Amendment activity.

**Street Performance means acting, dancing, imitating statues, juggling, magic performances, playing one or more musical instruments, singing, storytelling, and other similar acts of entertainment on city-owned or operated sidewalks, plazas, and other public spaces.**

**Street Performer means someone who engages in street performances for entertainment.**

#### **Section 78-103 Permit required.**

- (a) No person or organization is to engage, aid, form, start, host, organize, plan, coordinate, operate an event, party, parade, performance, picketing or filming on or requiring closure of city properties, streets, parks, plaza, rights-of-way, or other public properties unless a permit is obtained from the city administrator.
- (b) This section shall not apply to the following:
  - (1) Funeral processions supervised by a licensed mortuary.
  - (2) A parade, event or performance that is under the control of the city parks and recreation department.

#### **Sec. 78-104. Application for permit.**

- (a) A person or organization seeking the issuance of a parade, event, block party, performance or filming permit shall file an application with the city administrator. The city administrator may authorize a city official to enforce this section. Upon receipt of the application, the city official shall notify the appropriate staff members, who will make a recommendation to the city administrator as expeditiously as possible.
- (b) An application and processing fee for any permit required by this section shall be made to the city administrator's office ~~30~~ **60** days before the date on which the parade, event, block party, performance or filming is to be conducted. The administrator where good cause is shown, shall have the authority to consider any application which is filed less

than ~~30~~ **60** days before the date sought. **The fee for the permits required herein shall be set by Greer City Council in the City of Greer Comprehensive Fee Schedule.**

- (c) The application shall be signed by the applicant, and shall include, but not be limited to, the following:
  - (1) The name, address and telephone number of the person or organization seeking to conduct such parade, event, block party, performance, or filming.
  - (2) The name address and telephone number of the headquarters of the organization, and of the authorized and responsible head of the organization.
  - (3) The date when the proposed parade, event, block party, performance or filming is to be conducted.
  - (4) The route to be traveled, the starting point and the termination point, or the area sought to be used or closed off for the parade, event, block party, performance, or filming.
  - (5) The approximate number of persons, vendors, animals and vehicles participating, and the types of animals, and a description of the vehicles.
  - (6) The time when the parade, event, block party, performance or filming will start and terminate.
  - (7) The location, by streets, of any assembly area and the time of such assembly for parades.
  - (8) Provisions for sanitation facilities, crowd, noise, and traffic control, and parking.
  - (9) A description of food and beverages to be sold or distributed.
  - (10) The individuals or entity that will benefit if revenue is anticipated to be generated by the activity.
  - (11) Interval of space to be maintained between units of a parade.
  - (12) Any additional information which a city official shall find reasonably necessary to a fair determination as to whether a permit should be issued.
- (d) The city administrator shall issue a permit for a proposed parade, event, block party, performance, or filming unless he finds that:
  - (1) The conduct of the parade, event, block party, performance or filming will substantially interrupt the safe and orderly movement of other traffic contiguous to its route.
  - (2) The conduct of the parade, event, block party, performance or filming will require the diversion of so great a number of police officers of the city to properly police the line of movement and of contiguous areas that adequate police protection cannot be provided to the remainder of the city.
  - (3) The concentration of persons, animals, equipment or vehicles at assembly points or other areas will substantially interfere with adequate fire and police protection of or ambulance service to areas near such areas, or will hinder the movement of firefighting equipment;

- (4) The conduct of the parade, event, block party, performance or filming is reasonably likely to result in violence to persons or property, causing serious harm to the public;
  - (5) The route has been requested recurring in the past year and is too disruptive to residents or business; or
  - (6) Any proposed use of public property, rights-of-way or facilities will interfere with the normal use of the property, right-of-way or facility by the city or the general public.
- (e) The city administrator may require proof of public liability insurance in an amount equal to the city's liability under the Government Tort Claims Act (S.C. Code 1976, § 15-78-10 et seq.), and require the execution of a hold harmless agreement to indemnify the city in the event it is held liable for any injuries or damage as a result of the event.
  - (f) The persons or organization shall be in compliance with all other applicable federal, state, local statutes, ordinances, licenses, permits, rules or regulations.
  - (g) The persons or organizations shall also comply with all directives and instructions in verbal or written form from the city administrator, police, fire, public services and parks and recreation personnel.

#### **Sec. 78-104. Street Performers.**

**The following requirements shall apply specifically to Street Performers, and in the event there is any conflict between these requirements and other requirements set forth in this Article, these requirements shall control:**

- (a) **Street performers must obtain a street performance permit from the city administrator or his designee. Each applicant must complete a criminal records check prior to permit approval. The city reserves the right to deny a permit if an applicant is found to have been convicted of an offense that would represent a potential threat to public safety or security for a viewing audience. Applicants must submit a permit application at least 14 business days prior to the first street performance.**
- (b) **Permit term. Permits expire on December 31. Permits may be renewed on or before December 31 upon the completion of a new application and payment of the permit fee.**
- (c) **Permit fee. The fee for the street performance permit shall be set by Greer City Council in the City of Greer Comprehensive Fee Schedule.**
- (d) **Permit appearance and display. Upon approval, the city shall laminate permits at the time of issuance. Street performers shall prominently display the permit at the place of performance during the entirety of the performance.**
- (e) **Nontransferable. Permits are only issued to individuals. Group performances are only allowed if each individual of the group has an approved street performance permit.**
- (f) **Excluded areas. Street performances are not permitted within 50 feet of a structure which is a school, hospital, funeral home, courthouse, or cemetery. No performance shall occur within an encroachment area for sidewalk dining. No performance activity shall be allowed in a special event area permitted by the City without the written authorization of the event organizer.**

- (g) Sidewalk blockage. Performers shall keep a clear path for pedestrians on the sidewalk and not block access to businesses, crosswalks, or private property. All cords must be properly covered.
- (h) Excluded performances. Dangerous materials such as knives, swords, fireworks, and flames shall be prohibited as well as chalk drawings and performances with live animals.
- (i) Performance Times. Permitted street performances may occur between 10:00 a.m. and 10:00 p.m. seven days a week. Performers shall move their location or end their performance after one hour of performing.
- (j) Gratuities and the sale of goods. With a current and approved permit, the performer may accept gratuities. No performer may solicit payments. However, the performer may place a money receptacle at the performance site. It may remain open before, during, or after the performance. A sign inviting gratuities shall not be larger than 12 inches by 18 inches. The sale of goods is prohibited unless the performer obtains a valid City of Greer Business License in order to sell, or offer for sale, merchandise.
- (k) Sound level and amplification. Street performers may utilize battery powered amplification only. No City power shall be used for sound equipment. The sound shall not interfere with conversation levels at a distance of 20 feet or more from where the sound originates.
- (l) Insurance. Based on the type of performance, the city may determine that liability insurance is needed to address claims of injury and damage sustained by members of the public, owners and occupants of real property, and the city. The insurance policy shall name the city as an additional insured.
- (m) Use of profanity, indecent, abusive, or threatening language or behavior constitutes acts of harassment against the public peace and shall result in denial or revocation of a permit.

#### Sec. 78-105. Violations

- (a) The city may suspend or revoke the permit of any permit issued herein determined by the city administrator, or his designee, to have violated the requirements set forth herein.
- (b) In addition to the foregoing, any person violating any provision of this article shall be deemed guilty of an offense and shall be subject to a fine of up to \$500.00 or imprisonment for not more than 30 days, or both, upon conviction, in accordance with Section 18-49.

#### Sec. 78-105107. Notice of application.

- (a) The city administrator shall act upon the application for a permit required by this article as expeditiously as possible, notifying the applicant by mail of the decision. If the application is disapproved, the reasons therefor shall be set forth in writing.
- (b) The city administrator shall forward copies to each department head informing them of the approval of the application and any provisions that need to be addressed for the applicant.

**Sec. 78-~~106~~108. Approval of permit under alternative date, time, route, or conditions.**

The city administrator in denying an application for a permit under this article, shall be empowered to authorize the conduct of the parade, event, block party, performance or filming at a date, at a time or over a route and under different conditions from that requested by the applicant.

**Sec. 78-~~107~~109. Denial and appeal of denial.**

Any person or organization aggrieved shall have the right to appeal the denial of a ~~parade~~ permit required by this article to the city council. The appeal shall be ~~taken~~ **made in writing to the city administrator's office** within ~~five~~ **two** days after notice ~~of denial in written form to~~ from the city administrator's office. The city council shall act upon the appeal at the first council meeting following the appeal.

(Code 2007, § 78-107; Ord. No. 7-2005, § 26-60, 3-22-2005)

**Sec. 78-~~108~~110. Duties of permittee.**

- (a) *Generally.* A permittee under this article shall comply with all permit directions, instructions, guidelines, and conditions.
- (b) *Displaying or carrying of permit.* The applicant, individual, or any representative of the organization shall display the permit or carry it upon his person during the parade, event, performance, or filming.

**Sec. 78-~~109~~111. Public conduct.**

- (a) No person shall unreasonably hamper, obstruct, impede, or interfere with any parade, event, performance or filming, or with any person, vehicle or animal participating or used in the event.
- (b) No driver of any vehicle shall drive between the vehicles or persons comprising a parade when such vehicles are in motion and are conspicuously designated as parade, nor shall any driver drive around or through any event or properly designated or barricaded area.
- (c) The city administrator shall have the authority to prohibit or restrict the parking of vehicles along a street or area properly designated or posted for a parade, event, performance or filming; and it shall be unlawful for any person to park or leave unattended any vehicle in violation thereof.
- (d) No glass bottles, containers or cans may be sold or distributed on the public right-of-way, and no patron may carry a glass bottle, container or can on the public right-of-way during a parade, event, performance or filming. It shall be unlawful for any vendor to sell beverages in glass containers for off-premises consumption at parades or events.
- (e) Prohibited novelties. Aerosol/spray plastic/foam string and fireworks to include those known as "poppers" or "snaps" are prohibited on parade routes and city-permitted events, unless specifically permitted by the city. It shall be unlawful for vendors to sell or distribute prohibited novelties during parades, events, block parties, performances, filming, picketing and similar events.

**Sec. 78-~~110~~112. Payment of costs of services and equipment provided by the city.**

- (a) The city administrator may impose reasonable fees and requirements upon the applicant as necessary to cover the costs of public services and equipment provided by the city for the event.
- (b) A bond may be required to cover the cost of labor and equipment if the event fails to take place without 24 hours' notice of cancellation. Forfeiture of the bond will not apply in the event of inclement weather, disaster or other unforeseen event not in the permittee's control.

**Sec. 78-~~111~~113. Security.**

The applicant must provide adequate security for the event as directed by the police department. The applicant may be required to hire sworn off-duty law enforcement officers to provide security and ensure public safety.

**Sec. 78-~~112~~114. Road closures.**

- (a) Blocking of all or a portion of a street will require a traffic control plan approved by the police department. The applicant will be responsible for placing and removing barricades, unless prior arrangements have been made with the police department or public services department.
- (b) If blocking a street is necessary, the applicant must provide notification to all adjacent businesses and residents of the date and time of the event with a detail description of the roads to be closed no more than ten days and no less than five days before the event.
- (c) The permittee must maintain a 12-foot lane on all blocked roads for emergency vehicle access.

**Sec. 78-~~113~~115. Food, beverage, and litter control.**

- (a) No glass containers will be permitted on city property or streets. Beverages must be served in paper or plastic containers.
- (b) Procedures and logistics for serving alcoholic beverages must be submitted with the permit application. They shall include, but are not limited to location, hours of operation, locations with site diagram, security procedures (volunteer and uniform staffing, ID checking, and dispensing operations), enclosure requirements, parking locations for beer trucks, etc. The service of and consumption of alcoholic beverages must comply with all the state alcohol beverage control commission regulations. The city reserves the right to revoke the permit or require the applicant to discontinue alcohol sales whenever the consumption of alcohol by participants becomes excessive, or when over a period of time participants regularly demonstrate obnoxious, loud, abusive, or other inappropriate behavior following events.
  - (1) The applicant must post signs stating the alcoholic beverages are prohibited beyond the approved permitted area and underage drinking is prohibited.
  - (2) All participants consuming alcohol must wear an armband to identify that they are of legal drinking age.

- (3) All alcohol sales must end 30 minutes before the permittee's ABC license expires or the conclusion of the event, whichever comes first.
- (c) Arrangements must be made with the public services department by the permittee for trash containers and procedures to clean the streets. Cleanup must begin immediately at the conclusion of the event.
- (d) Vendors must obtain the appropriate licenses and permits from city hall, codes department and DHEC and observe all regulations.

**Sec. 78-~~114~~116. Picketing.**

Peaceful picketing in the furtherance of a lawful purpose shall be allowed in the city without a permit being required, provided the picketing is done under the following conditions:

- (1) Picketing may be conducted only on the sidewalks or other city-owned areas, or right-of-way normally used or reserved for pedestrian movement, and may not be conducted on the portion of a street used primarily for vehicular traffic.
- (2) Such pickets may carry written or printed placards or signs, provided the placards and staffs or poles to which they are attached do not interfere with the free use of the sidewalk by other pedestrians. Such placards, with reasonable use, shall be deemed to comply if they do not exceed 20 inches by 30 inches or 600 square inches. Such staff and poles, with reasonable use, shall be deemed to comply if they are made of wood, do not exceed 40 inches in length, are not more than one inch in diameter, and are blunt at each end. Placard, staffs and poles exceeding these dimensions, and staffs and poles having pointed ends, are presumed threats to safety.
- (3) Such pickets must march single file and not congregate so as to block the sidewalk or any driveway.
- (4) If pickets promoting different objectives desire to use the same sidewalk within a block for picketing, the police department shift commander shall allot time to each group of pickets for the use such sidewalk on an equitable basis, but each group shall be permitted to picket subject to the provisions of this section in alternating four-hour time periods.
- (5) Picketing done contrary to this section shall be unlawful and each individual in violation shall be subject to a fine up to \$50.00 for the first offense, and a fine up to \$100.00 for second and subsequent offenses within a period of two years.
- (6) It shall be unlawful for any person to physically interfere with such pickets in the use of sidewalks or address profane, indecent, abusive or threatening language to or at such pickets or others to breach the peace.
- (7) A shift commander or supervisor of the police department may, in the event of the assemblage of persons in such numbers as to tend to intimidate pickets pursuing their lawful objective through numbers alone or through the use of inflammatory words, direct the dispersal of persons so assembled, and any police officer may arrest any person who fails to leave the place of assemblage when so directed by the police.

**Sec. 78-~~115~~117. Discrimination.**

Events held on city property must not discriminate on the basis of race, gender, national origin, color or creed.

**Secs. 78-~~116~~ 118—78-140. Reserved.**

**Section 2: SEVERABILITY: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.**

This ordinance shall take effect upon second and final reading.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 23, 2024

Second and  
Final Reading: February 13, 2024

Approved as to Form:

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Daniel R. Hughes  
City Attorney



## Street Performance Rules & Regulations

### Street Performer Definition

A street performer or busker is defined as someone who engages in street performances for entertainment. Street performances include: acting, dancing, imitating statues, juggling, magic performances, playing one or more musical instruments, singing, and storytelling on City-owned or operated sidewalks, plazas, and other public spaces – NOT on vehicular streets, nor in vehicular parking lots.

### Rules & Regulations

- Performance hours are between 10:00am until 10:00pm, and allowed within the Downtown Central Business District only.
- The performer must keep a clear path for pedestrians on the sidewalk and not block access to businesses.
- No performances shall occur within an encroachment area for dining on a public sidewalk.
- **With a current and approved permit, the performer may accept gratuities.** No performer may *solicit* payments. However, the performer may place a money receptacle at the performance site. It may remain open before, during, or after the performance.
- **The sale of goods is prohibited unless the performer obtains a valid City of Greer Business License in order to sell, or offer for sale, merchandise.**
- Permits must be prominently displayed during the time of performance. Permits are not transferrable, and issued to individuals only. No group performances.
- Performers are responsible for removing all trash, equipment, and materials following the performance.
- Authorized street performers may utilize **battery powered amplification only**. No City power may be used for sound equipment. The sound may not interfere with conversation levels at a distance of 20 feet or more from where the sound originates.
- Street performers must obtain permission from a business owner before setting up outside of his/her storefront.
- Use of profanity, indecent, abusive, or threatening language or behavior constitutes acts of harassment against the public peace and can result in denial or revocation of a permit.
- No performance activity will be allowed in a special event area permitted by the City without the written authorization of the event organizer.
- Street performances are not permitted within 50 feet of a structure which is a school, hospital, funeral home, courthouse, or cemetery.
- The City of Greer Sidewalk Performance Permit does not include Greer City Park.
- Dangerous materials such as knives/flames are strictly prohibited as well as chalk drawings and performances with live animals.
- Performers must comply with City of Greer Ordinance Chapter 78 (Streets, Sidewalks and Public Property)

### Street Performance Permit Application Details

- Downtown Greer Street Performers must obtain an annual permit. **All permits expire on December 31<sup>st</sup>.**
- The application fee is \$50.00 or \$25.00 for current students with a valid student ID. The fee is non-refundable.
- A criminal record check is required for all ages.



## Street Performance Permit Application and Renewal

### Applicant Details

Applicant's Name: \_\_\_\_\_ Contact Number: \_\_\_\_\_

Email Address: \_\_\_\_\_ Stage Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Mailing Address (if different than home address): \_\_\_\_\_

Description of Performance: \_\_\_\_\_

Do you intend to sell merchandise related to your performance? \_\_\_\_\_ YES \_\_\_\_\_ NO

*\*If yes, you must obtain a City of Greer Business License prior to permit approval*

### Parental/Guardian Consent Details (if applicant is under 18)

I, (please print name) \_\_\_\_\_ hereby consent to my  
child (please print name) \_\_\_\_\_ performing as a street  
performer in the City of Greer.

I understand the City of Greer does not provide supervision of street performers and performers under the age of 18 years must be accompanied by an adult during the entire performance.

\_\_\_\_\_  
Parent/Guardian Name (please print)

\_\_\_\_\_  
Parent/Guardian Signature

\_\_\_\_\_  
Date



## Street Performance Permit Application and Renewal

### Hold Harmless Clause

I hereby certify that the information given herein is correct and true. I have read and understand the terms and conditions of holding this permit as set forth in Ordinances governing Street Performances (Section 78-102 & 103).

Permittee hereby shall assume all risks incident to or in connection with the permitted activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, when directly caused in whole or in part by the permittee. Notwithstanding the foregoing, permittee will not be liable for damage or injury arising out of the negligence of the City or its officers, agents, and employees. Permittee hereby expressly agrees to defend and save the City harmless from any penalties for violations of law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages or injuries resulting from the negligence or intentional acts or omissions of its officers, agents and employees, except to the extent and percentage attributable to the negligence or intentional acts or omissions of the City or its officers, agents and employees.

Applicant Name (please print): \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Return completed application to: City of Greer Tourism Division  
[tourism@cityofgreer.org](mailto:tourism@cityofgreer.org)  
Greer City Hall  
301 E. Poinsett Street  
Greer, SC 29651

### FOR OFFICIAL USE ONLY

Application: \_\_\_\_\_ Granted \_\_\_\_\_ Denied

Permit Number: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
City of Greer Tourism Division



## **Street Performer Criminal Background Check Guidelines**

If an applicant is found to have been convicted of any of the following offenses, regardless of the timeframe, he or she will not be allowed to operate as a street performer. Additionally, pending convictions of or arrests for the following offenses will be considered disqualifiers until decided otherwise:

- Any form of abuse
- Any form of assault/battery
- Any crime of sexual nature
- Homicide or Manslaughter
- Attempted Murder
- Domestic Violence
- Child neglect
- Felony drug crimes
- Felony DUI
- Animal cruelty
- Felony Theft
- Robbery
- Felony Forgery/Fraud
- Kidnapping
- Arson
- Weapons violations
- Any crime (misdemeanor or felony) involving children as an accomplice or victim
- **\*2 misdemeanors within the previous 5 years will result in automatic disqualification.**

If an applicant is found to have been convicted of any of the following offenses, he or she will be reviewed by the Parks, Recreation & Tourism staff for approval.

- Driving Under the Influence/Driving While Intoxicated within last 15 years
- Multiple driving citations/accidents within last 15 years
- Drug/Narcotics violation- One conviction within the last 10 years
- Disorderly Conduct- One conviction within the last 10 years
- Crime against a person
- Falsification of Information

*Any disqualification will be reported to the potential candidate by the City of Greer Human Resources Department, and may be appealed to the Parks, Recreation & Tourism Department Director only.*



### **Street Performer Disclosure**

(Please attach a photocopy of current driver's license)

**Please provide the following necessary information:**

Applicant's Full Name: \_\_\_\_\_

Alias/Maiden Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Social Security Number: \_\_\_\_/\_\_\_\_/\_\_\_\_

Driver's License State and ID Number: \_\_\_\_\_

Current Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Present Employer: \_\_\_\_\_

I, \_\_\_\_\_, hereby authorize the City of Greer to obtain background information regarding my criminal history and vehicle driving record as necessary in making decisions regarding my application. By granting this permission, I hereby release any agency or person from any civil or criminal liability, which would ordinarily attach to the confidentiality of this record of information.

Application Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## RELEASE OF LIABILITY

I, \_\_\_\_\_, acknowledge that as a Street Performer, I am not an employee of the City of Greer and am not entitled to receive salary, benefits or other compensation. I further understand that I do not qualify for workers' compensation benefits and am expected to carry personal medical insurance to cover medical expenses for any injuries I incur while performing services. As consideration for participating in street performances in Downtown Greer, I hereby agree that I, my assignees, heirs, spouses, guardians, and legal representatives will not make a claim against, sue, or attach the property of the City of Greer, its City Council, its employees, agents, and any other persons, agencies, firms or corporations affiliated with Greer from all actions, claims or demands that I, my assignees, heirs, spouses, guardians, and legal representatives now have or may hereafter have from any liability, whether currently known or unknown, resulting from my participation in providing a service. This release of liability and assumption of risk, in addition to covering any past occurrences, is intended to discharge in advance their respective successors and assigns from and against any and all liability arising out of or connected in any way with my participation as a street performer even though that liability may arise out of negligence or carelessness on the part of the persons or entities above mentioned or any other cause.

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Applicant's Signature

Printed Name of Applicant

Date

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Department Director's Signature

Date

### NOTICE

Street Performers under 18 years of age must have this agreement co-signed by their parent or guardian.

This is to certify that I, as parent/guardian with legal responsibility for this applicant, do consent and agree to his/her release as provided above, and for myself, my heirs, assigns and next of kin release and agree to indemnify and hold harmless the City of Greer from any and all liabilities incident to my minor child's involvement as a street performer EVEN IF ARISING FROM THE NEGLIGENCE OF THE CITY to the fullest extent permitted by law.

### Parent/Guardian

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
Phone Number: \_\_\_\_\_



**AGENDA**  
**GREER CITY COUNCIL**  
1/23/2024

**Bid Summary - Re-branding for the City of Greer**

**Summary:**

The City of Greer issued a Request for Proposals (“RFP”) for Re-branding the City of Greer. The City’s RFP sought proposals from qualified firms with extensive and demonstrable experience in community branding, regional marketing, and public relations to oversee a complete rebrand for the City of Greer. The requested re-brand would represent all facets of the City of Greer including progressive growth, authentic small town charm, international influence, community pride, and a truly unique sense of place. The RFP sought a new brand design, logo, and tagline that will be used. (Action Required)

**Executive Summary:**

Reno Deaton, Economic Development Director

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Cover Memo	1/11/2024	Cover Memo
❑ Bid Summary	1/11/2024	Backup Material

## MEMORANDUM

**TO:** Andy Merriman, City Administrator  
**FR:** Reno Deaton, Economic Development Director  
**CC:** Tammy Duncan, City Clerk  
Rosalyn Carcamo, Purchaser  
**DA:** January 3, 2024  
**RE:** RFP – Re-branding for the City of Greer

### **OPPORTUNITY PRESENTED**

The City of Greer issued a Request for Proposals (“RFP”) for Re-branding the City of Greer. The City’s RFP sought proposals from qualified firms with extensive and demonstrable experience in community branding, regional marketing, and public relations to oversee a complete rebrand for the City of Greer. The requested re-brand would represent all facets of the City of Greer including progressive growth, authentic small town charm, international influence, community pride, and a truly unique sense of place. The RFP sought a new brand design, logo, and tagline that will be used

- to represent the City of Greer as a progressive, transparent, inclusive, and authentically helpful and caring local government;
- to create a sense of value and connection for City of Greer employees;
- to recruit and retain talent, businesses, and industry to the City of Greer;
- and should be a point of community pride for all who live and work in the City of Greer.

15 firms submitted proposals.

### **RECOMMENDATION**

Following a review and selection process executed by the City of Greer’s Re-Branding Steering Committee, this Memo recommends awarding **Chandler Thinks** with a contract in the amount of **\$76,300** to re-brand the City of Greer.

### **DISCUSSION**

To effectively review and select a proposal to re-brand the City of Greer, Administration authorized assembling a Re-Branding Steering Committee of the following team members:

- Lady Munoz, Finance;
- Ayla Fitzpatrick, Communications;
- Lindsey Shaffer, Parks, Recreation, & Tourism;
- Michelle Willis; Economic Development;

- Colby Means, Fire Department;
- Lee Dumas, Greer City Council; and
- Reno Deaton, Economic Development.

The Re-branding Steering Committee followed a two-step process to select a proposal. First, the Committee reviewed all proposals to select a Top 3. Then, the Committee conducted in-person interviews with the Top 3.

### ***Selecting the Top 3***

The Re-Branding Steering Committee met on November 7, 2023 to select a Top 3. Discussion began by identifying what the Committee liked about each proposal relative to the processes proposed, the professionals to be involved, and the examples of work provided. Factors that were important to the committee included the extent to which proposals showed an ability to both capture the historical significance of the City of Greer while understanding the growth and aspirational opportunities available; and the extent to which proposals demonstrated an ability to create a brand and tagline where each element was significant, unique, and authentic to the City of Greer.

Through this process, the Re-Branding Steering Committee unanimously selected a Top 3 of Drum Creative, LLC, Blue Ion, LLC, and Chandler Thinks, LLC.

### ***Interviews and Final Selection***

The Re-Branding Steering Committee conducted in-person interviews with the Top 3 on November 21, 2023. The format included 15 minutes for presentation and up to 45 minutes of question and answer for each of the Top 3. Proposers were informed that the goals of the Interviews were for the City of Greer

- to get to know the firm with whom we will potentially be working and understand why your firm is best suited to accomplish the City of Greer's re-branding goals; and
- fully understand the proposed process, timeline, and costs as represented in the Proposal.

Following presentations, interviews, and a debrief discussion, the Re-Branding Steering Committee unanimously selected Chandler Thinks. Among the most compelling factors for this recommendation were

- the firm's experience in community branding;
- the firm's approach to research and engagement in developing a logo, tagline, etc.;
- the firm's approach to crafting a logo, tagline, etc. as a function of storytelling; and
- the deliverables associated with the proposal.



## BID SUMMARY

Below, please find the summary of bids for **Project #2024-004 Rebranding for City of Greer** as interviewed by the City of Greer Steering Committee.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
Blue Ion, LLC	301B King Street Charleston, SC 29401	\$80,000.00
ChandlerThinks, LLC	106 Mission Court, Suite 102A Franklin, TN 37067	\$76,300.00
Drum Creative, LLC	35 Cessna Court, Suite C Greenville, SC 29607	\$23,000.00