



**AGENDA
GREER CITY COUNCIL**

August 27, 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. August 13, 2024 Workshop
(Action Required)
2. August 13, 2024
(Action Required)

Special Recognition

1. Greer Baseball Club 12 and Under All Stars - Dixie Youth Baseball South Carolina State Champions

Departmental Reports

1. Building and Development Standards Activity Report - July 2024
2. Economic Development Activity Report - July 2024
3. Engineering Activity Report - July 2024
4. Financial Activity Report - July 2024
Link to detailed Financial Reports

5. Fire Department Activity Report - July 2024
6. Parks, Recreation & Tourism Activity Report - July 2024
7. Police Department Activity Report - July 2024
8. Public Services Activity Report - July 2024
9. Website Activity Report - July 2024

Petitioner

1. Linda Parr
Upcoming projects and financing of those projects.

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final Reading of Ordinance Number 32-2024
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY FRANK W. AND TAMMY MERRITT LOCATED AT 1035 ABNER CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF MDR (MEDIUM DENSITY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)
2. Second and Final Reading of Ordinance Number 33-2024
AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE V OF THE GREER CITY CODE ("PROCUREMENT CODE") (Action Required)

New Business

1. First and Final Reading of Resolution Number 26-2024
A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA, DIRECTING THE PLANNING COMMISSION OF THE CITY OF GREER TO CONDUCT ONE OR MORE STUDIES AND MAKE RECOMMENDATIONS REGARDING THE DEVELOPMENT OF AN IMPACT FEE ORDINANCE, WHICH SHALL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT, CODIFIED IN SOUTH CAROLINA CODE ANNOTATE SECTION 6-1-910, ET SEQ.; AND PROVIDING FOR OTHER RELATED MATTERS. (Action Required)

Andy Merriman, City Administrator

2. First Reading of Ordinance Number 35-2024

AN ORDINANCE (A) IMPOSING DEVELOPMENT IMPACT FEES IN THE CITY OF GREER, (B) ENACTING ARTICLE IV. DEVELOPMENT IMPACT FEES OF CHAPTER 46 (LAND DEVELOPMENT), BY CREATING SECTION 46-400 THROUGH AND INCLUDING SECTION 46-407 OF THE CODE OF THE CITY OF GREER, SOUTH CAROLINA (“CITY CODE”) RELATED TO DEVELOPMENT IMPACT FEES, (C) INVOKING THE PENDING ORDINANCE DOCTRINE, AND (D) PROVIDING FOR OTHER RELATED MATTERS. (Action Required)

Andy Merriman, City Administrator

3. First and Final Reading of Resolution Number 27-2024

A RESOLUTION TO ACCEPT OAKTON SUBDIVISION STREETS, NAMELY OAKTON DRIVE, CLAIRBROOK COURT, APPLE CREEK TRAIL, AND MAPLE GROVE WAY INTO THE CITY OF GREER STREET SYSTEM (Action Required)

David Buchanan, Civil Engineer

Executive Session

Council may take action on matters discussed in executive session.

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
8/27/2024

Councilwoman Judy Albert

ATTACHMENTS:

Description	Upload Date	Type
📄 2024 Council Invocation Schedule	8/13/2024	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
8/27/2024

August 13, 2024 Workshop

Summary:

(Action Required)

ATTACHMENTS:

	Description	Upload Date	Type
▢	August 13, 2024 Council Workshop Minutes	8/20/2024	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the WORKSHOP MEETING of GREER CITY COUNCIL August 13, 2024

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

Call to Order of the Workshop Meeting Mayor Rick Danner – 5:31 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: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Mike Sell, Deputy City Administrator, Catrina Woodruff, Assistant City Administrator, and various other staff.

Subject: Impact Fees

Andy Merriman, City Administrator introduced Carson Bise with Tischler Bise. Mr. Bise spoke in depth regarding impact fees and infrastructure financing strategies, fiscal and economic impact analysis, capital improvement planning, infrastructure finance, revenue enhancement, real estate and market feasibility. Information attached.

Lengthy discussion was held.

Adjournment – 6:21 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, GreerCitizen.com, GreerToday.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, August 9, 2024.

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
8/27/2024

August 13, 2024

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ August 13, 2024 Council Meeting Minutes	8/20/2024	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL August 13, 2024

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:34 P.M.

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

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Mike Sell, Deputy City Administrator, Catrina Woodruff, Assistant City Administrator, and various other staff.

Invocation and Pledge of Allegiance

Councilman Wryley Bettis

Public Forum

No one signed up to speak

Minutes of the Council Meeting

July 23, 2024 Workshop and July 23, 2024 Regular Session

ACTION – Councilmember Wryley Bettis made a motion that the minutes of July 23, 2024 Workshop and the minutes of July 23, 2024 Council Meeting be received as written. Councilmember Judy Albert seconded the motion.

VOTE - Motion carried unanimously.

Presentation

UpstateSCAlliance

John Lummus, President & CEO

John Lummus, President and CEO of UpstateSCAlliance updated Council on the region's economic development activities. Information attached.

**OneSpartanburg Inc.
Allen Smith, President & CEO**

No one appeared.

Andy Merriman, City Administrator presented the following:

Greerview

The Communications team at the City of Greer recently started Greerview to keep the Greer community more aware of what is going on within the city. Greerview recaps the previous week and also looks ahead at events for the coming week as well. Greerview can be seen on the City of Greer's social media pages.

Citizens Police Academy

The Greer Police Department's fall Citizens Police Academy is coming up soon. It is a free 12-week program to help citizens better understand and support the Greer Police Department. The fall 2024 Citizens Police Academy will operate from September 5, 2024, until November 21, 2024. The application is on the City of Greer website.

OLD BUSINESS

Second and Final Reading of Ordinance Number 31-2024

AN ORDINANCE AUTHORIZING THE DONATION OF CERTAIN PERSONAL PROPERTY OF THE CITY OF GREER (MSA self-contained breathing apparatus's (SCBA), various hoses and nozzles, ladders and other outdated equipment)

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 31-2024. Councilmember Karuiam Booker seconded the motion.

VOTE – Motion carried unanimously.

NEW BUSINESS

First and Final Reading of Resolution Number 23-2024

A RESOLUTION IN CONSIDERATION OF A REQUEST FOR CLOSURE OF AN ALLEY IN THE CITY OF GREER AND TO REFER THE CLOSURE TO THE CITY ATTORNEY PURSUANT TO CITY ORDINANCE 78-11 (133 Tremont Avenue)

Andy Merriman, City Administrator presented the request.

ACTION – Councilmember Karuiam Booker made a motion to approve First and Final Reading of Resolution Number 23-2024. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 24-2024

A RESOLUTION CERTIFYING CERTAIN SOUTH LINE STREET, PARK AVENUE, MOORE STREET AND TRADE STREET PROPERTIES AS AN

ABANDONED TEXTILE MILL SITES IN CITY OF GREER, SOUTH CAROLINA

Reno Deaton, Economic Development Director presented the request and introduced Richard Few with Parker Poe Adams & Bernstein LLP and Mike McCarthy with Meridian Property Purchaser, LLC. they also spoke regarding the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 24-2024. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 25-2024

A RESOLUTION AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES 2024 IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$5,000,000 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND OTHER RELATED MATTERS

Catrina Woodruff, Assistant City Administrator presented the request.

ACTION – Councilmember Mark Hopper made a motion to approve First and Final Reading of Resolution Number 25-2024. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 32-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY FRANK W. AND TAMMY MERRITT LOCATED AT 1035 ABNER CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF MDR (MEDIUM DENSITY RESIDENTIAL) FOR SAID PROPERTY.

Ashley Kaade, Planning Manager presented the request. Staff recommends approval. Planning Commission will hold a Public Hearing August 19, 2024. Neither the owner nor a representative was present.

ACTION – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 32-2024. Councilmember Jay Arrowood seconded the motion.

Discussion held.

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

First Reading of Ordinance Number 33-2024
AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE V OF THE GREER CITY CODE ("PROCUREMENT CODE")

Catrina Woodruff, Assistant City Administrator presented the request.

ACTION – Councilmember Mark Hopper made a motion to receive First Reading of Ordinance Number 33-2024. Councilmember Wryley Bettis seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Executive Session

- 1. Contractual Matter – Project Indy**
- 2. Contractual Matter – South Carolina Department of Health and Environmental Control**

ACTION – In (7:54 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Contractual Matter pertaining to Project Indy and a Contractual Matter pertaining to the South Carolina Department of Health and Environmental Control related to Greenville County Tax Map Number 0535010103502; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

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

ACTION - Out (8:40 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

Motion after Executive Session

ACTION – Councilmember Lee Dumas made a motion to authorize the City Administrator to enter into a VCC (Voluntary Cleanup Contract) with South Carolina Department of Health and Environmental Control. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried unanimously.

Adjournment – 8:41 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, GreerCitizen.com, GreerToday.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, August 9, 2024.

DRAFT

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
8/27/2024

Building and Development Standards Activity Report - July 2024

ATTACHMENTS:

Description	Upload Date	Type
▢ Building and Development Standards Activity Report - July 2024	8/13/2024	Backup Material

Building and Development Standards

JULY REPORT FOR 2024

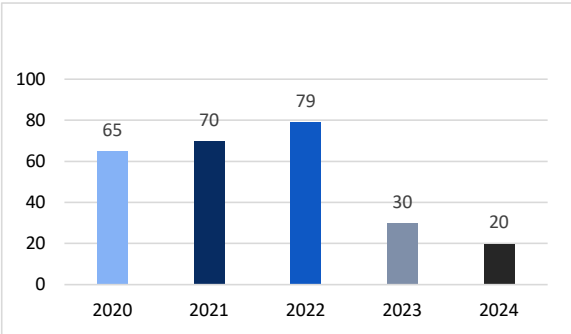


This is the Yearly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

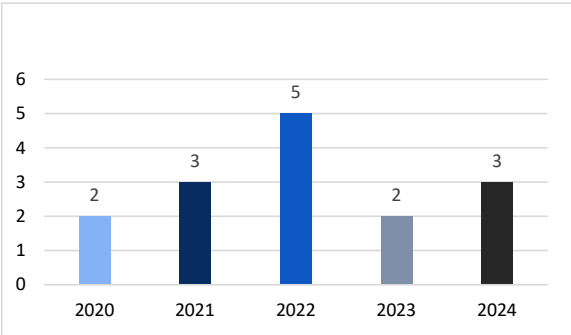
Planning Commission

The Planning Commission review total for July is four.



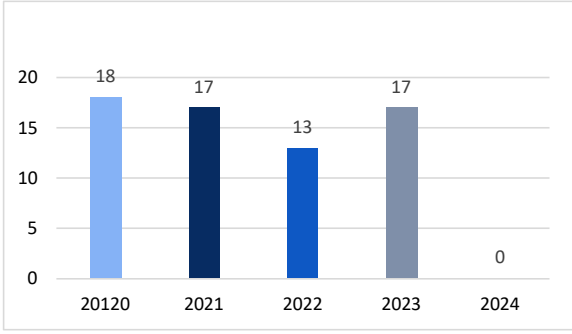
Board of Architectural Review

The Board of Architectural Review total for July is zero.



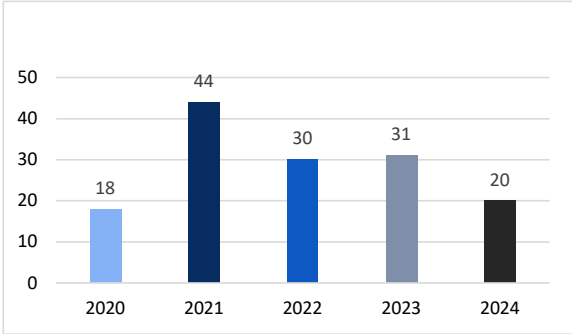
Board of Zoning Appeals

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



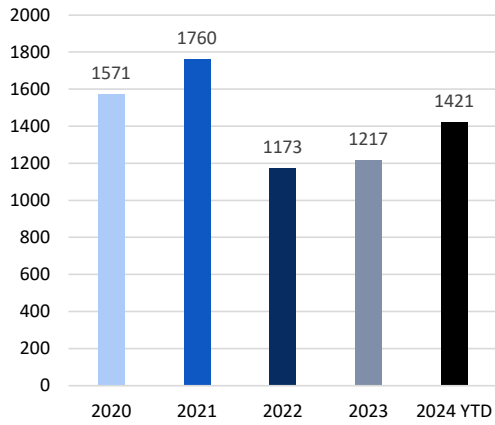
Planning Advisory Committee

The Planning Advisory Committee review total for July is six.

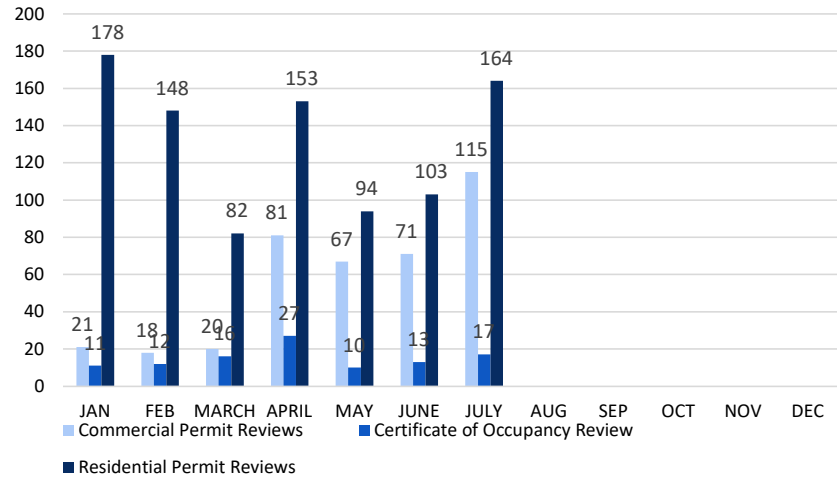


For more information about these cases, please visit the Planning and Zoning webpage at: <http://www.cityofgreer.org> or visit the GIS webpage to see an interactive Development Dashboard.

Zoning Reviews Monthly Comparison

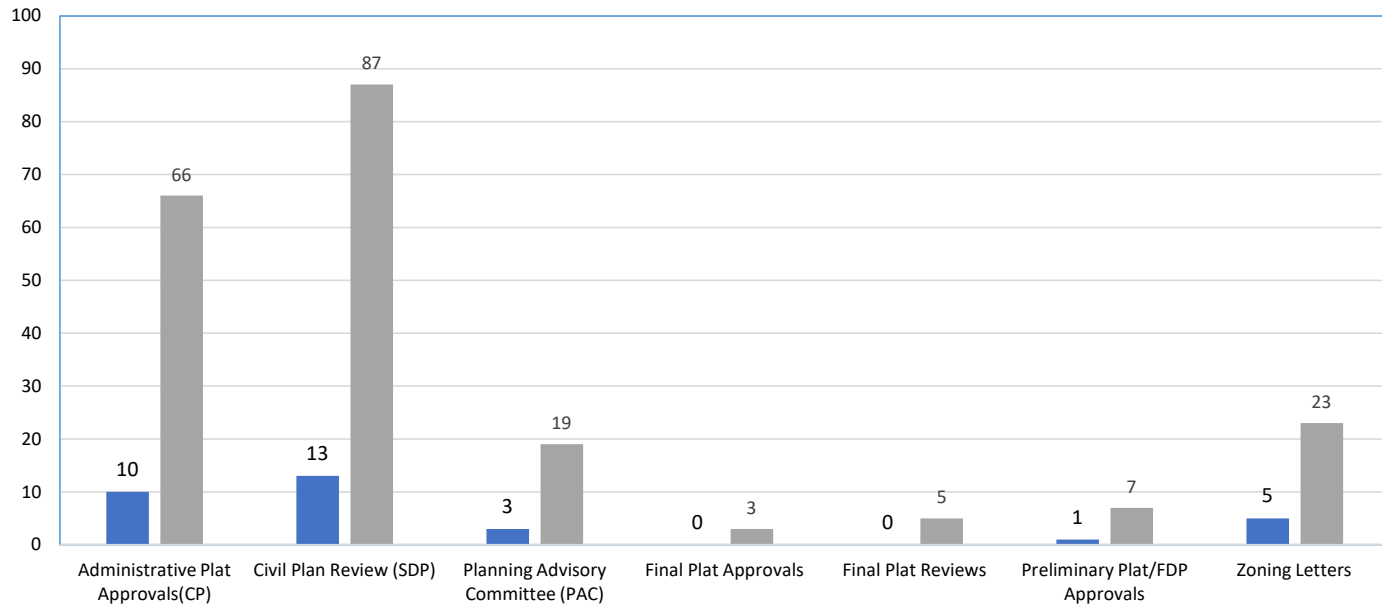


Zoning Review Breakdown



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	210	178	118	261	171	187	296					
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

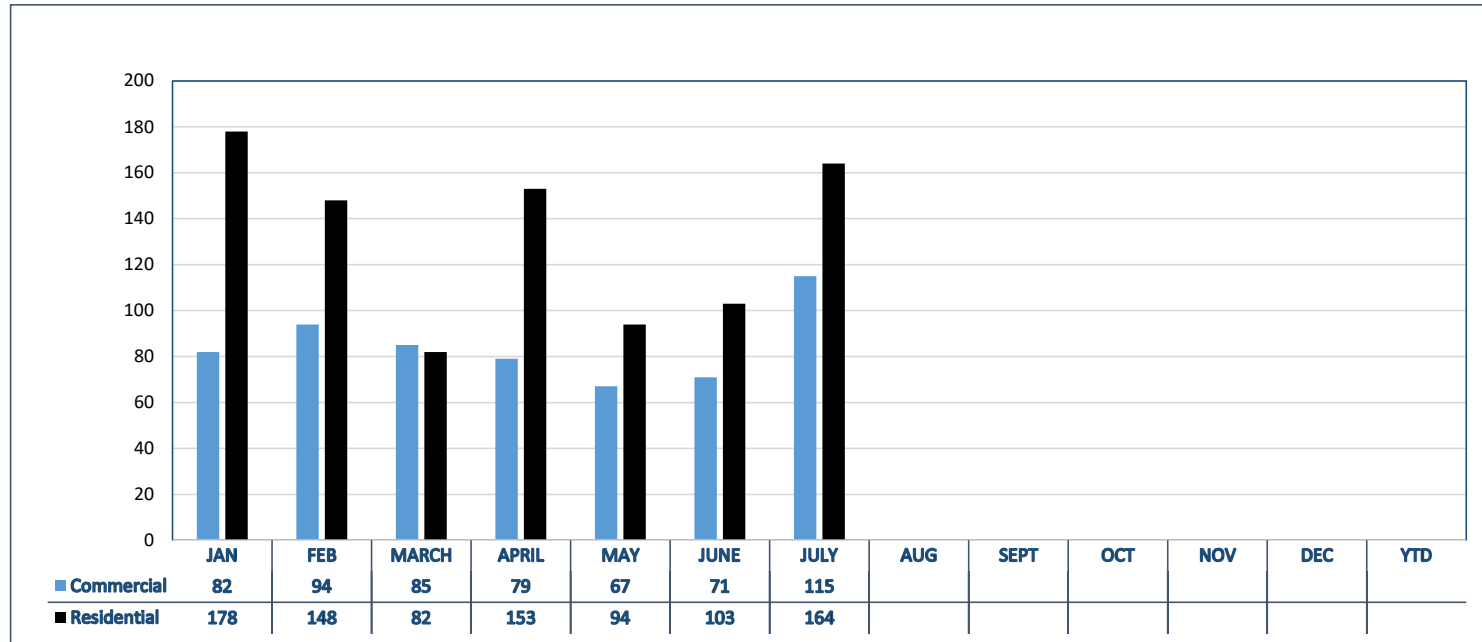


July 2024 YTD

Commercial Plan Reviews

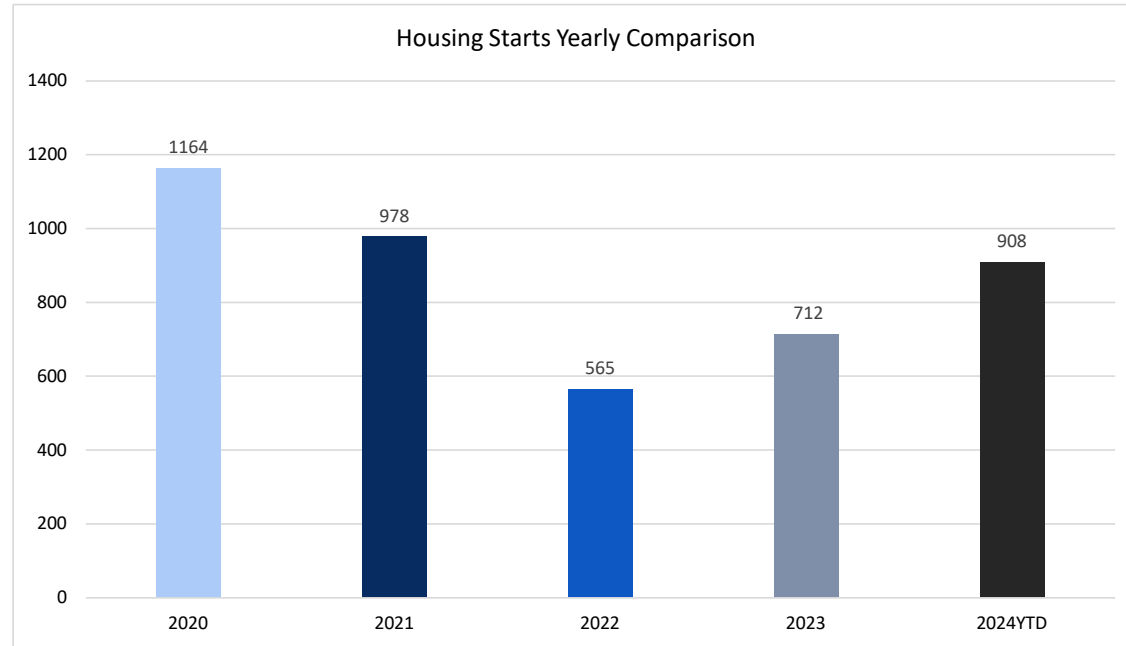
COMMERCIAL PLAN REVIEW	ADDRESS
CALDWELL CONSTRUCTORS – UPFIT	1503 S BUNCOMBE RD
REEVES YOUNG –ADDITION	446 PENNSYLVANNIA AVE
CORNERSTONE CONSTRUCTION TEAM -REROOF	113 COTTAGE CREEK CIR
THE BOARDMAN GROUP LLC –RETAINING WALL	1308 W WADE HAMPTON BLVD
LANE VALENTINE INDUSTRIES INC - UPGRADE	13770 E WADE HAMPTON BLVD
EXCEL ELECTRIC, INC - UPGRADE	220 GSP LOGISTICS PKWY
J DAVIS CONSTRUCTION – TENANT SPACE	311 104 GENOBLE RD
THS CONSTRUCTORS INC - RACKING	785 VICTOR HILL RD
SUMMIT CELLULAR – ANTENNAS	1511 S HIGHWAY 101
BRAD WINDSOR – RACKING	226 GSP LOGISTICS PKWY
BRETON AVENIR – UPFIT	5314 A WADE HAMPTON BLVD
CUNNINGHAM RECREATION DBS –SHADE STRUCTURE	200 MORGAN ST
CHUCK BRUMMOND – NEW STRUCTURE	1095 W WADE HAMPTON BLVD

Plan Reviews



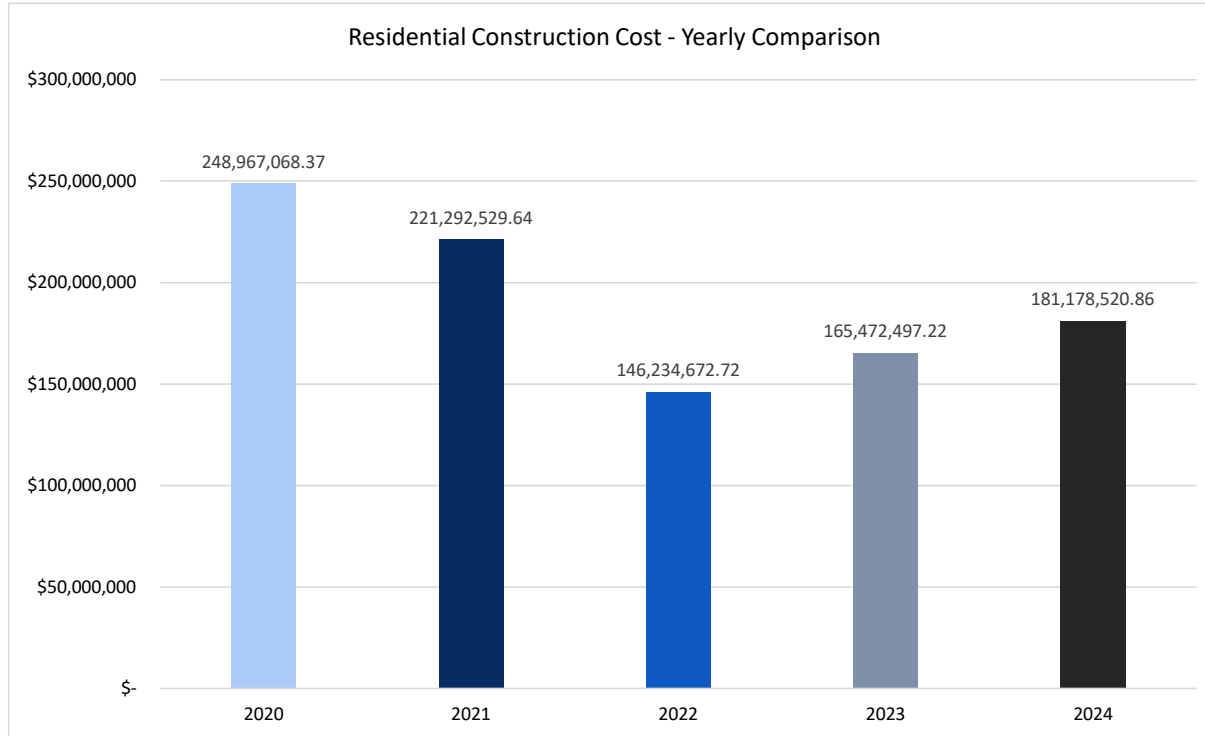
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
2023 Commercial	96	77	91	57	71	62	45	51	31	54	25	26	686
2023 Residential	28	64	57	55	49	86	94	65	88	89	79	74	828

Housing Starts



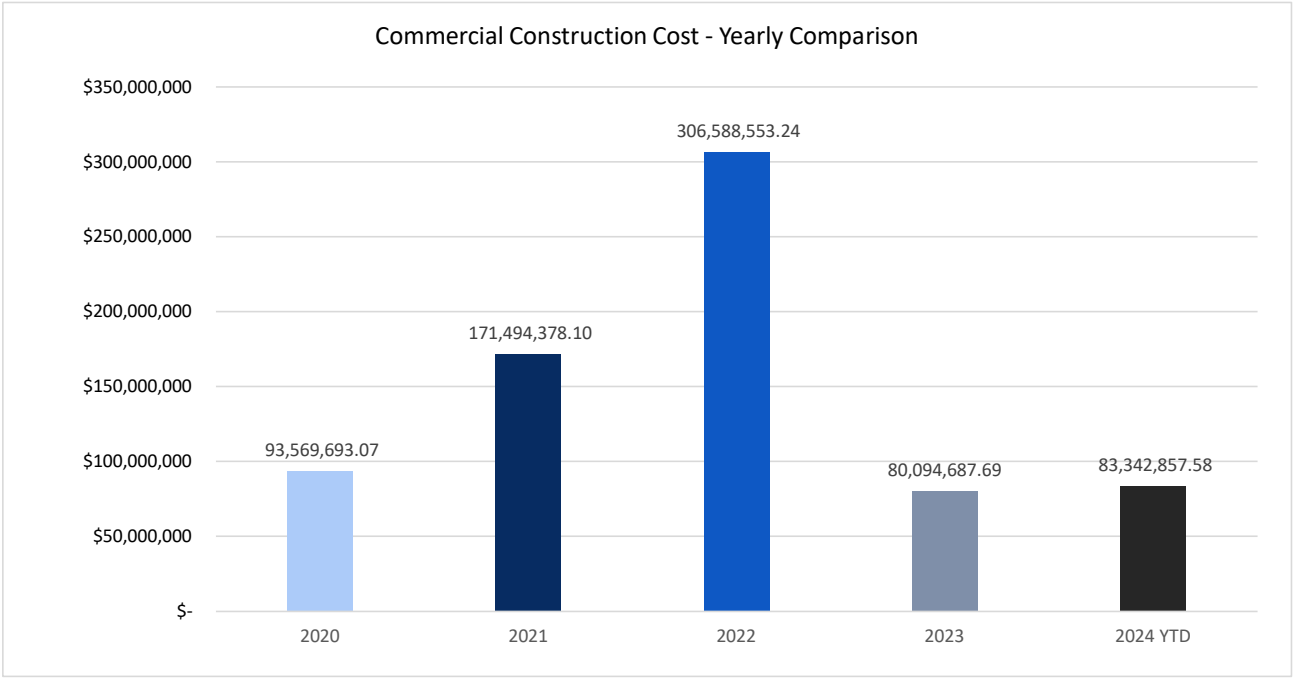
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	178	148	76	145	94	103	164					
2023	15	56	47	44	45	77	80	54	78	80	71	65

Residential Construction Costs



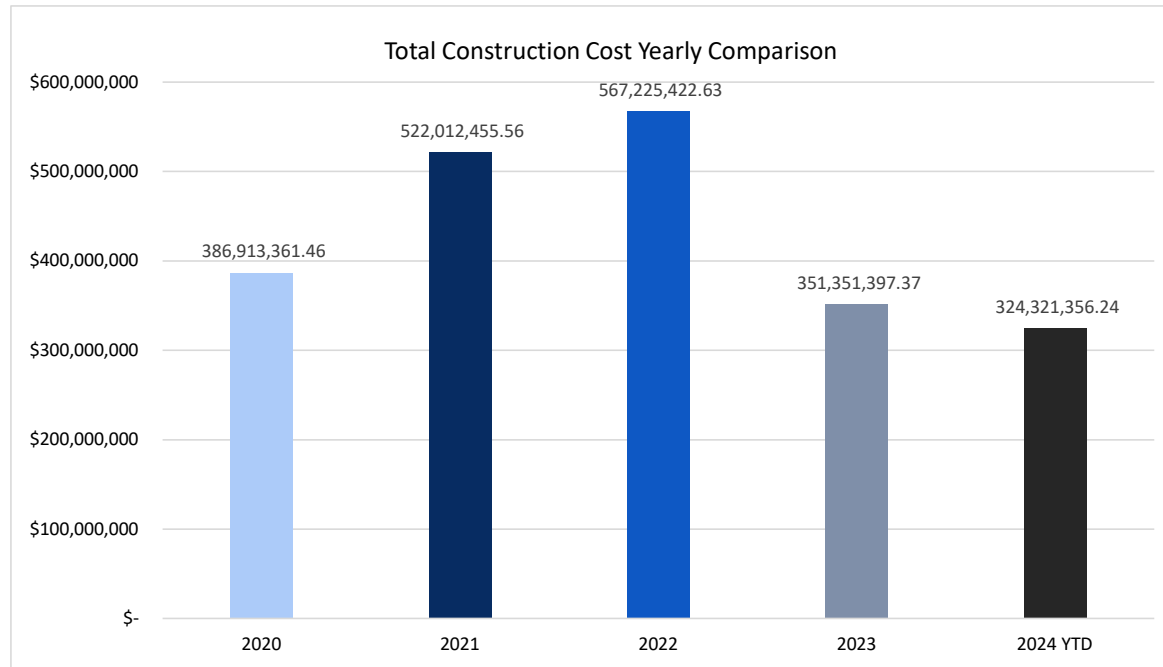
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	32,043,219	29,407,098	19,886,421	26,272,911.76	23,444,357.83	24,108,677.31	26,015,836.63					
2023 YTD	3,499,086	12,100,365	10,713,665	10,022,376	10,969,941	17,279,273	16,060,787	12,929,867	19,372,792	18,744,834	15,740,578	18,038,933

Commercial Construction Costs



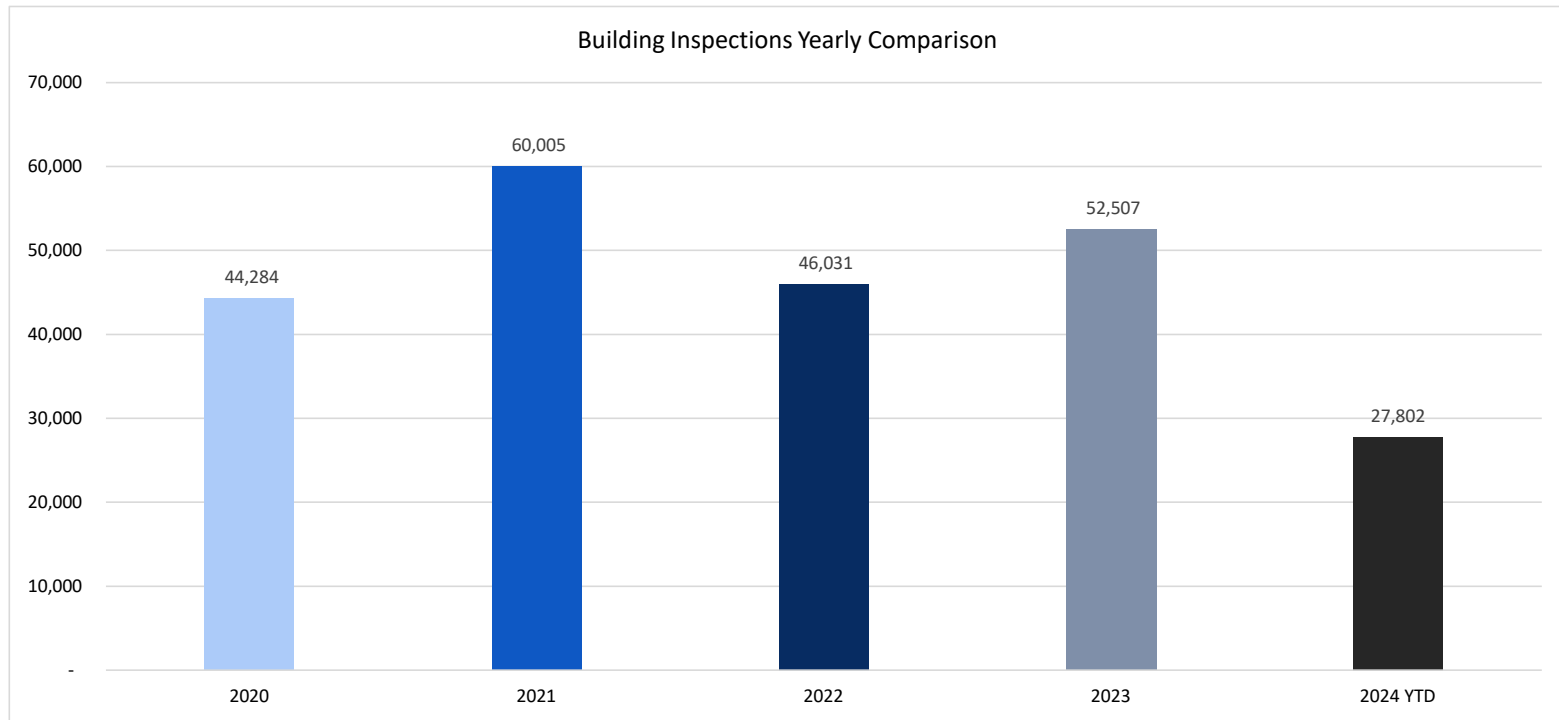
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	21,165,766.64	26,360,277	8,538,672	7,538,259	7,852,455	6,271,838	5,615,856					
2023	3,982,418	4,896,390	12,001,216	3,213,388	5,497,019	1,472,313	4,898,327	5,163,935	12,425,146	5,252,206	17,654,738	3,637,593

Total Construction Costs



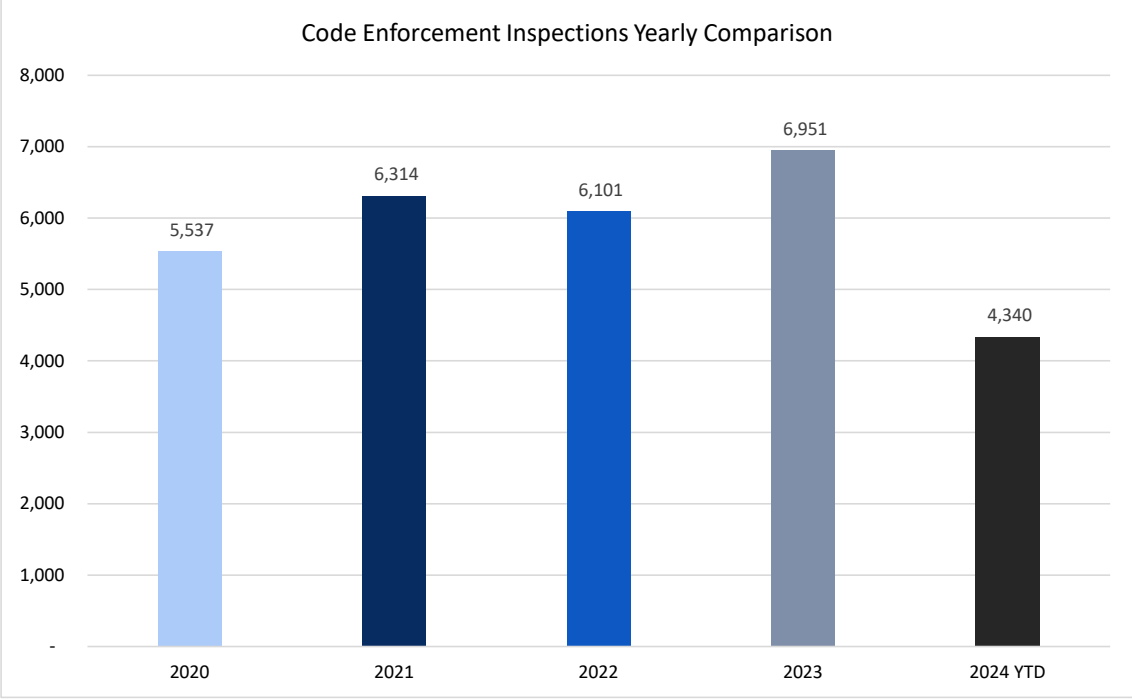
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	61,900,822	67,527,861	42,198,490	39,345,546	37,865,375	38,765,847	36,717,414					
2023 YTD	13,042,046	48,099,991	29,370,297	17,709,900	23,706,507	40,637,679	24,027,843	22,930,162	35,372,356	28,209,063	39,200,812	29,044,741

Building Inspections



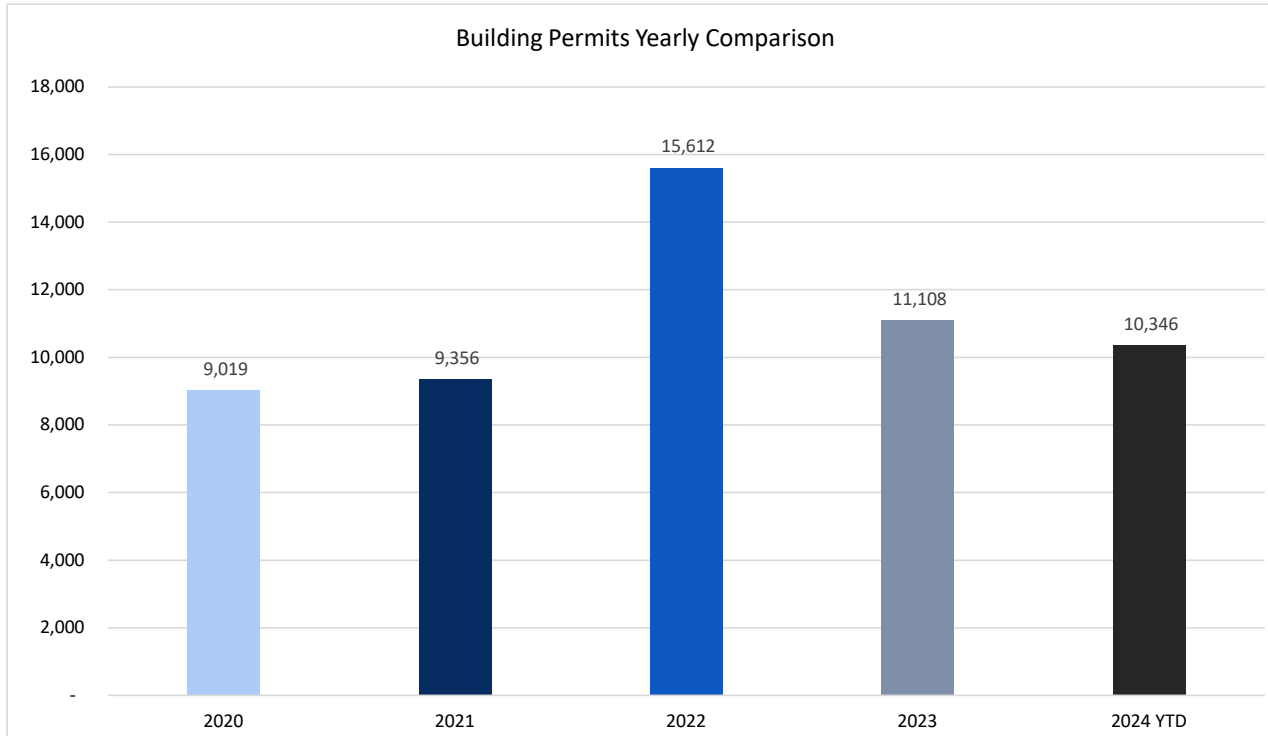
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	2516	4409	3924	3896	4315	4713	4029					
2023 YTD	4196	5050	5627	4036	4822	3731	4800	4717	4425	3975	3615	3513

Code Enforcement Inspections



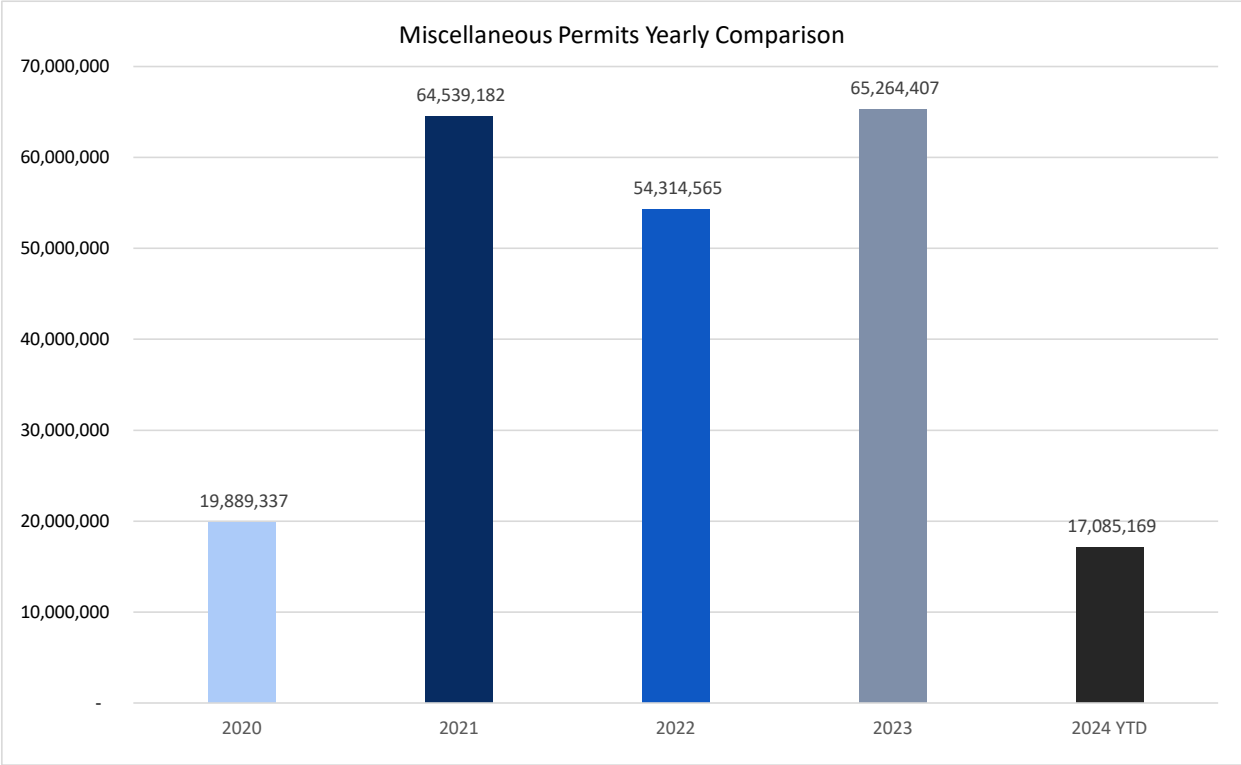
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	396	526	651	429	680	915	743					
2023 YTD	417	330	533	667	716	812	657	758	767	507	480	307

Building Permits



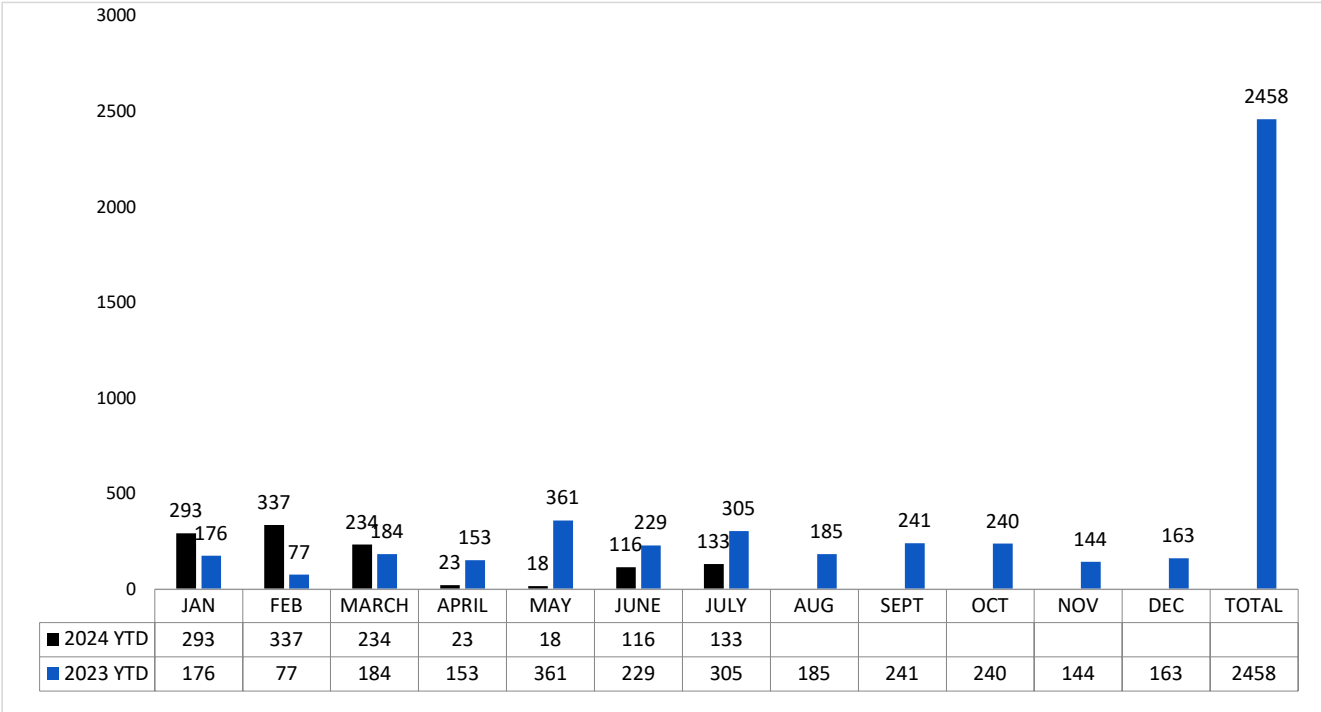
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	1815	1628	1098	1484	1649	1117	1555					
2023	768	773	1322	725	963	978	981	986	904	1060	848	800

Miscellaneous Permits



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	2,962,315	2,594,836	5,470,991	599,793	437,729	3,562,421	1,173,144					
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

Illegal Signs



Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
8/27/2024

Economic Development Activity Report - July 2024

ATTACHMENTS:

	Description	Upload Date	Type
▢	Economic Development Activity Report - July 2024	8/23/2024	Backup Material



the
PLATFORM
@ GREER

Soft Landing. Incubator. Start Up.

BLUEINC 

Q2-2024 Metrics

...we're on a learning journey to discover the best ways to make entrepreneurial dreams come true in Greer...

OBJECTIVE

To measure our **progress**,
understand areas in need of **focus**,
and hold ourselves **accountable** to
the goals of the Platform.

Metrics

Engagement Metrics

Pipeline Metrics

Coaching Metrics – New!

Greer Moves Metrics



Engagement Metrics



Q2: Summary & Discussion

Highlights & Discussion Points

Highlights

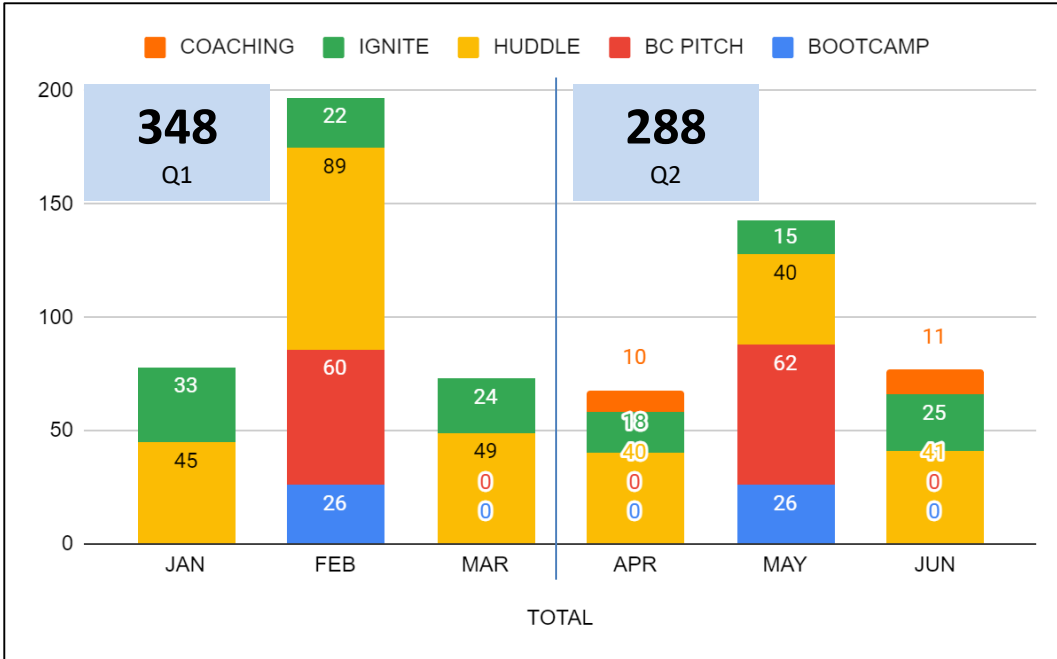
- **Attendance down** -17% Q2 vs. Q1, but still substantially **ahead of last year** (+21%)
- Key driver of lower attendance is **large huddle** in Q1/Feb (89 attendees!)
- Launched **coaching-program in Q2**
- **Ignite**: only 1 of 3 events > 20 attendees in Q2
- **Founders: making progress!** equal # of founders in Q1 (despite overall attendance decline) & higher % of founders in overall attendance (pitches, huddles, etc)
- **Diversity: steady** as a % of total (~46%)
- **Huddles: steady** around ~40 attendees in Q2
- Quality: we are seeing **more “consequential businesses”** actively participate

Discussion Points

- **Founders** – continue intentionality of what’s working with attracting founders (ex. huddle topics, use BC-pitch for recruiting, etc.)
- **Huddles**
 - How do we make huddles more sticky for the Platform ? (high turnover)
 - Are “Mega-Huddles” actually “Summits” ? (ex. mayor, etc.)
- **Quality**: is there a metric for “quality” ? (important for city stakeholders). Initial thoughts:
 - Attach to “verticals” – biotech, tech ... vs retail, etc.
 - “Roots in Greer” ?

Year to Date

January to June 2024



TAKEAWAYS

- **Overall Trends:**
 - Q2 down vs Q1, -17% (-60ppl)
 - Key drivers:
 - “XL-huddle in Q1” (Feb)
 - Ignite: two months <20
- **Coaching** – new in Q2 (only counting roundtables)
- **Bootcamp** – almost same attendance with only 6 teams (vs 7 in Q1)

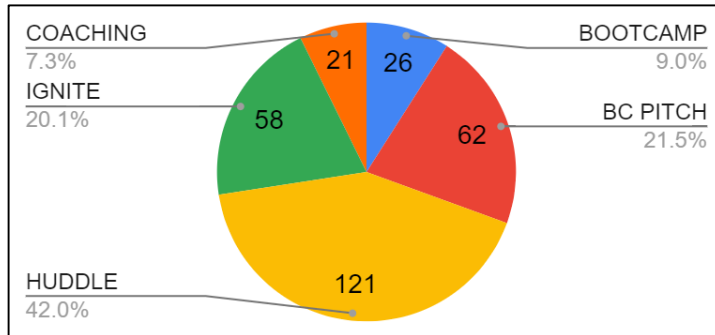
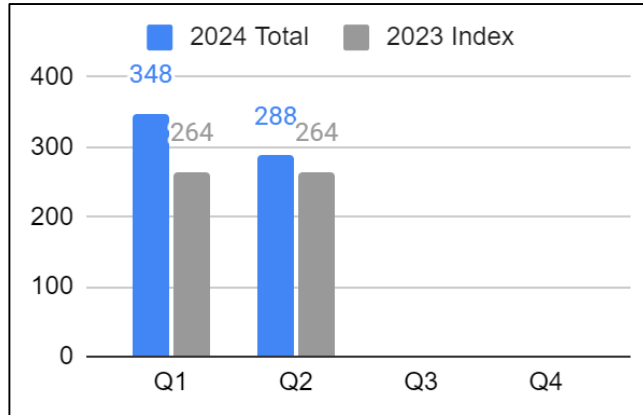
Q2 Zoom Out

Full Quarter View

*2023 Index = total in 2023
(1054) divided by four

+21%

2024 vs 2023 YTD



TAKEAWAYS

- Still ahead of last year (by quarter & YTD)
- Rough split:
 - 40% (Q1: 50%) Huddle
 - 30% (Q1: 25%) Bootcamp
 - 20% (Q1: 25%) Ignite

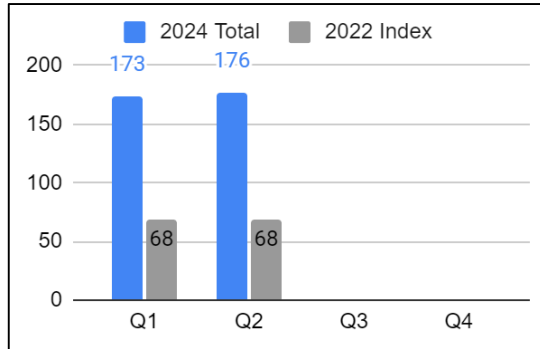
Founder Participation

Attendance & Percent of Total

*2022 Index = total in 2022 (420) divided by four (note: was not tracked in 2023)

+155%

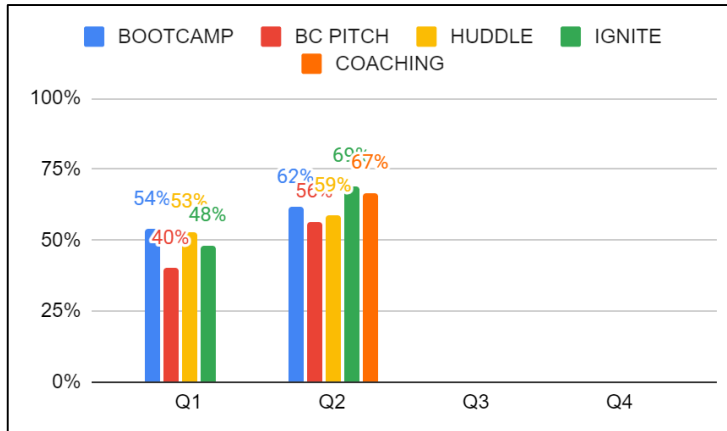
2024 vs 2022 YTD



Q1: 50%

Q2: 61%

Overall



TAKEAWAYS

- Strong progress vs 2022
- Held steady (#) and grew % of total (despite lower Q2 overall)
- All programs >50% founder participation
- Focus on using BC-Pitch as a recruitment-tool for founders
- Coaching (new!) – “founders only”

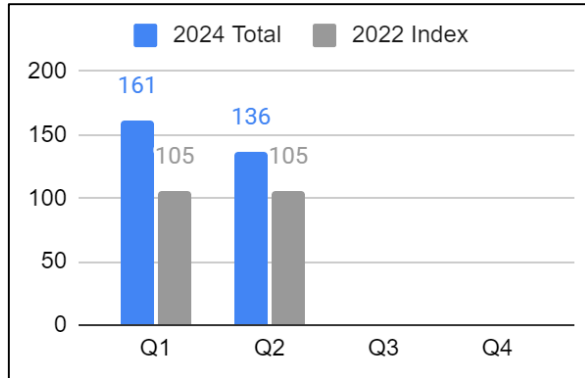
Diversity Participation

Attendance & Percent of Total

*2022 Index = total in 2022
(273) divided by four
(note: was not tracked in 2023)

+41%

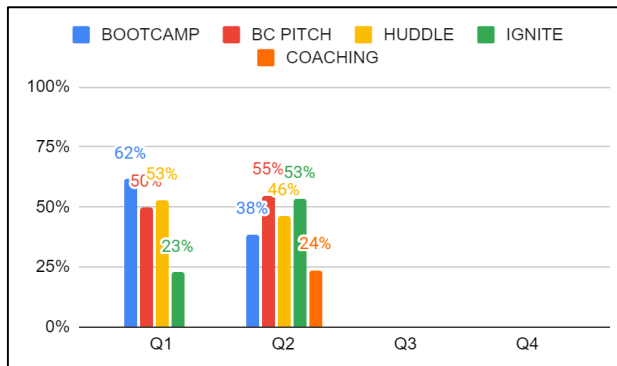
2024 vs 2022 YTD



Q1: 46%

Q2: 47%

Overall



TAKEAWAYS

- Strong progress vs 2022
- Steady overall %
- Ignite: higher % diverse vs Q1
- Bootcamp: lower % diverse vs Q1 (although pitch slightly higher)
- Coaching (new!)

Q2: Summary & Discussion

Highlights & Discussion Points

Highlights

- **Attendance down** -17% Q2 vs. Q1, but still substantially **ahead of last year** (+21%)
- Key driver of lower attendance is **large huddle** in Q1/Feb (89 attendees!)
- Launched **coaching-program in Q2**
- **Ignite**: only two events had > 20 attendees in Q2
- **Founders: making progress!** equal # of founders in Q1 (despite overall attendance decline) & higher % of founders in overall attendance (pitches, huddles, etc)
- **Diversity: steady** as a % of total (~46%)
- **Huddles: steady** around ~40 attendees in Q2
- Quality: we are seeing **more “consequential businesses”** actively participate

Discussion Points

- **Founders** – continue intentionality of what’s working with attracting founders (ex. huddle topics, use BC-pitch for recruiting, etc.)
- **Huddles**
 - How do we make huddles more sticky for the Platform ? (high turnover)
 - Are “Mega-Huddles” actually “Summits” ? (ex. mayor, etc.)
- **Quality**: is there a metric for “quality” ? (important for city stakeholders). Initial thoughts:
 - Attach to “verticals” – biotech, tech ... vs retail, etc.
 - “Roots in Greer” ?

Pipeline Metrics



Summary & Discussion

Highlights & Discussion Points

Highlights

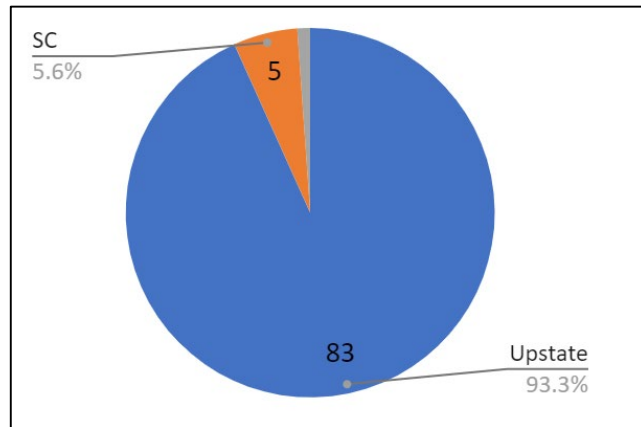
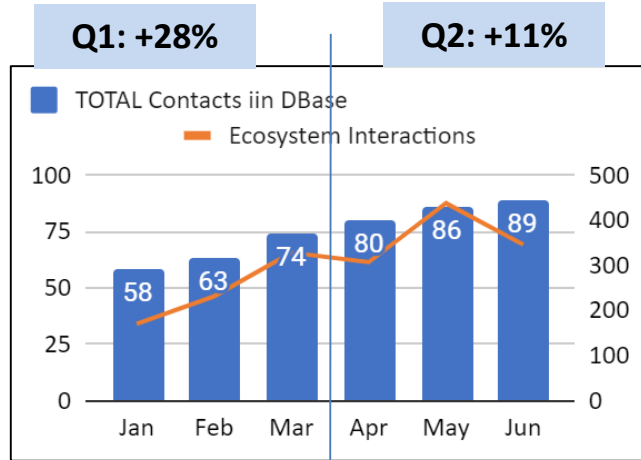
- Q2: focus was on **“working leads”** (vs new leads)
- Region: **Upstate-candidates** are still almost exclusively the dominant focus
- Churn: **2 potential** candidates for every **10 reviewed** (~=30 to get a cohort of 6 teams)
- Sources: The most effective source is still **“personal contact”** BUT **“marketing outreach”** is growing
- Verticals: Tech, Ag/Construction, Retail are the **dominant sectors (>50%)**, BUT **“Professional Services”** is growing

Discussion Points

- How do we reach **beyond the Upstate**?
- How do we add **more qualified leads** to the pipeline? (ongoing focus)
- How do we **continue the increase of founders** participating in the Platform (quality & quantity)?

Month-by-Month

YTD 2024



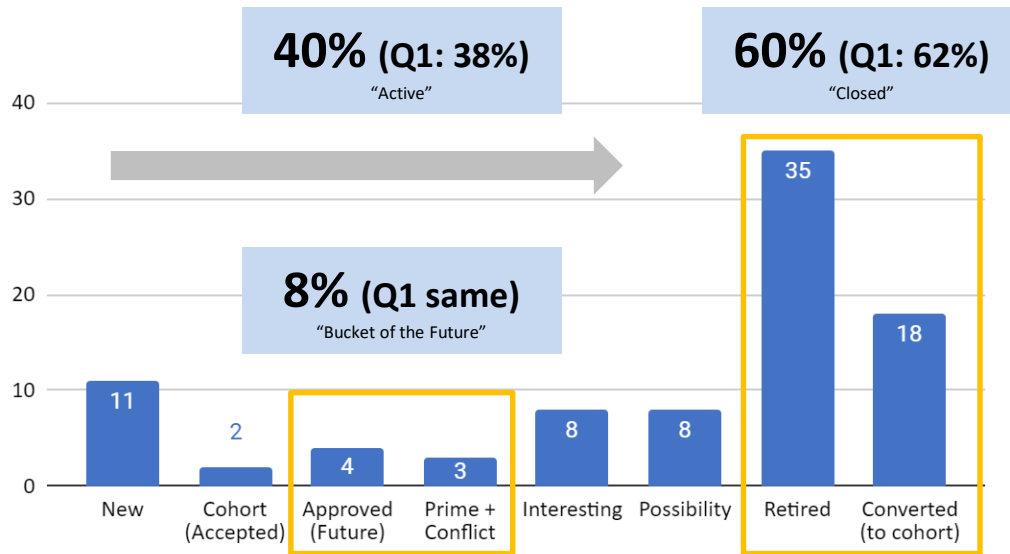
TAKEAWAYS

- Q2 focus was on “working contacts” vs “adding new ones” (Q2: >300 outreaches/mo)
- >90% of pipeline in the Upstate (consider the ambition of “SC-reach”)

(Note: new database started in 2024, 600+ contacts in previous)

Pipeline Flow

Open, Closed, Potential Candidates

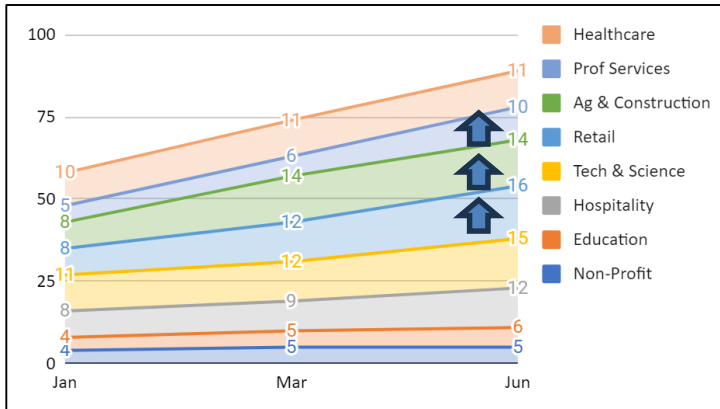
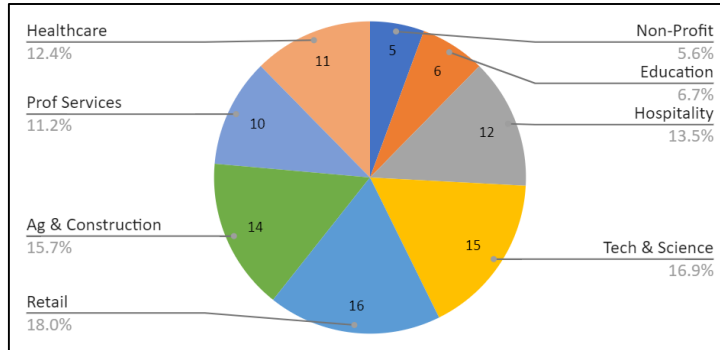


TAKEAWAYS

- 38% active, 62% closed
- Focus is on building “Bucket of the Future” (= “Prime”, hi-value candidates). Currently low (7), i.e no backlog.
- ~2 candidates accepted (~22%) for every 10 reviewed (cohort accepted + converted to cohort vs the rest)

Verticals

Industry Sectors

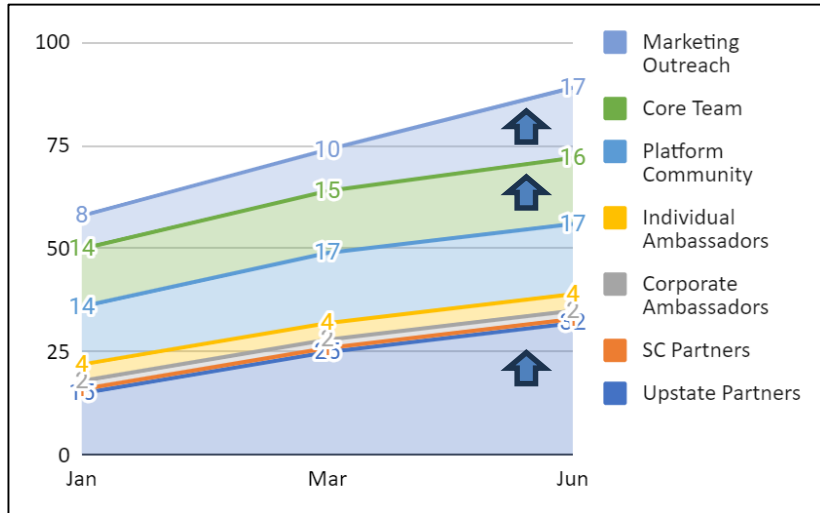
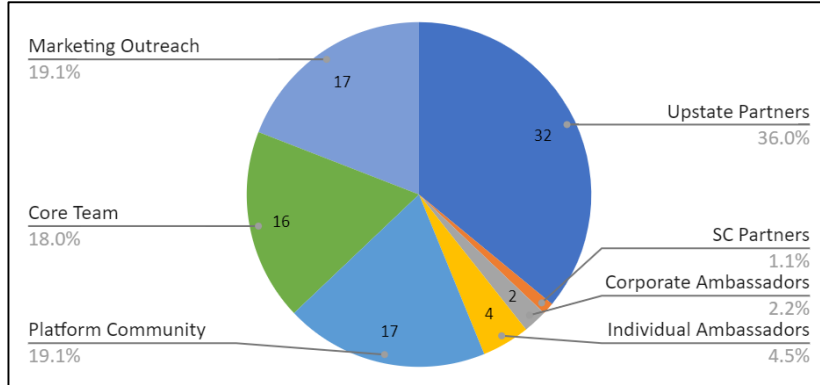


TAKEAWAYS

- >50% of the pipeline made up of 3 categories: AG/Construction, Tech/Science, Retail
- ...but Prof Services is growing
- “Top 3” Growth (Jan → Jun):
 - Retail (+100%)
 - Prof Services (+100%)
 - AG & Constructions (+75%)
- Potential stakeholder “quality metric” ?

Sources of Leads

Where Leads are Coming From



TAKEAWAYS

- Outreach to “people we know” still the most effective way of outreach (~65% = Upstate Partners + Platform Community + Core Team)
- ... but Marketing Outreach is growing
- “Top 3” Growth (Jan → Jun):
 - Marketing Outreach (+113%)
 - Upstate Partners (+113%)
 - Platform Community (+21%)

Summary & Discussion

Highlights & Discussion Points

Highlights

- Q2: focus was on **“working leads”** (vs new leads)
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Discussion Points

- How do we reach **beyond the Upstate**?
- How do we add **more qualified leads** to the pipeline? (ongoing focus)
- How do we **continue the increase of founders** participating in the Platform (quality & quantity)?

Coaching Metrics



Entrepreneur Business-Coaching Program



OUR GOAL

Through targeted business coaching (“focus”), nurture a small group of **hi-potential entrepreneurs/ startups** to accelerate their growth via specific goals on their journey to success, thereby avoiding the “failure zone” (“stall”) often caused by lack of focus, momentum and reticence to pivot.



Kevin Pahl
Evergreen Traditions



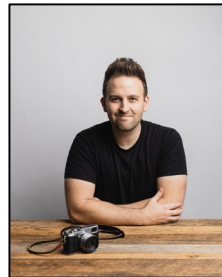
Connie O'Neill
Big Play in a Box



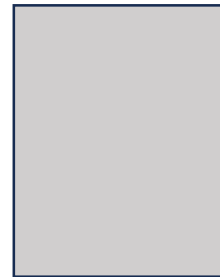
LaShonn Edmunds
Caires Shoes



Rich Johnston
Performance
Enhanced Delivery



Jon Conolly
Little Personalities



B Legrange & C Davidson
Blue Ridge Heating & Air

Q2: Coaching Dashboard

HIGHLIGHTS

- Started **program in Q2**, incl design and execution of training of coaches + recruiting
- **6 total participants** (+ 1 Blue Ridge HVAC in July)
- **2 quarterly roundtables** held so far with good attendance & engagement (strategy & finance)
- What **stories should we tell** ? Incl "the grind"...

Coach	Person	Company Name	# of 1:1 Meetings (Target 3/qtr)	Overall Focus ("Strategy")	Top 2 Challenges	Success Stories
Brett Owen	LaShonn Edmunds	CAIRS Shoes	3	Go to market in the B2B space via medical practitioners.	1. Cost-effective, timely design-to-production cycle 2. FDA / insurance approval	LaShonn has sold about 100 pairs to date via grass-roots marketing and sales, and people are really pleased with the product (opportunity to capitalize on this)
Kenneth Fields	Rich Johnston	Performance Enhanced Delivery	3	1) Sell GrowScripts online and use revenue to reinvest 2) Sell PED to farmers and consumers first to prove it works	1) Staying focused on the short term 2) Cash flow while waiting for large POs to get paid	1) Increasing monthly online sales 2) Good results of PED tests with Clemson
Frank Condon	Connie O'Neill	Big Play in a Box	4	1. Sell inventory to DSS, Foster care Parents, partner with companies and agencies. 2. Create an advisory board.	1. She just one person. 2. Pressure to sell her inventory.	1. She had a \$5,000 sale with DSS Anderson. 2. She has recruited an elderly home to build out her boxes. 3. She has her 1st advisory board meeting at the end of the summer.
Vickie Johnson	Kevin Pahl	Evergreen Traditions	3	Developing a plan for phase 2 of Evergreen Traditions: 1) Moving & growing Christmas event and 2) adding Wedding Venue Business	1) Deciding on best location for wedding venue business and 2) Assessing the financial cost and risk of new startup venue and moving Christmas Traditions	1) Submitted 2nd Grant submission 2) Decided on structure for new business (family) 3) drafted first business plan for wedding venue business 4) ran report to look at customers of Christmas traditions residence by zip code 5) Drafted family and business budget for planning purposes.
Johannes Mutzke	Jon Conolly	Little Personalities	1	Finding the "scaling approach" to Little Personalities - what's the next step so it can grow beyond Jon & Marie	1. Heavily dependent on Jon & Marie - experience, brand, etc 2. Approach to scale - different brand? people?	1. First international photo-shoots - big success (London)! -- others planned 2. Sessions mostly completely pre-booked 3. First "hires" as experiment

Started in June





Greener Moves

Grant Activity

Available Funding + Grants

Grant campaign	March 2024	June 2024	November 2024
Funding (\$)	25000	10000	
Grants	1 x \$15000 1 x \$10000	1 x \$10000	
Requests for application package	23	12	
Number of applications received	15	11	
Grantees	\$15000: Big Play in a Box (Connie O'Neill) \$10000: CAIRS Shoes (Lashon Edmund)	\$10000: Performance Enhanced Delivery (Rich)	

Rich's story demonstrates that grit is essential to an entrepreneur. Although his request for a grant was not retained during our first grant campaign, he reflected on our published dos and don'ts and submitted a more robust application.

TAKEAWAYS

- The **overall engagement** level remains high (11 applications vs 15 for the first campaign).
- The **individual engagement** level is higher (11 applications/12 requests for the package vs. 15 applications/23 requests last time)
- The **quality of the applications** is generally higher, with solid projects and more thought given to presenting a credible plan and explaining how the grant money will be used.

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
8/27/2024

Engineering Activity Report - July 2024

ATTACHMENTS:

Description	Upload Date	Type
☐ Engineering Activity Report - July 2024	8/20/2024	Backup Material



**July
2024**



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):

- Depot Street Garage – utility coordination
- Hood Road Training Facility – utility coordination
- McElrath Road Improvement – design at 70% City Intersection study – Phase 2 – final report received
- W. Poinsett Road Diet – Contractor finishing punch list

Stormwater Projects:

- Storm Drain Asset Mgmt./Pilot watershed study- Reviewing 224 pg. report, developing scope and priorities
- Stevens Field SD Improvement – adding to American Legion parking project
- Greer Mill West SD Improvement – part of WS Study, coord. w/Contractor
- Veterans Park Sinkhole – Construction about 90% complete



Engineering Activities:

- Infrastructure inspection data collection getting underway (ADA ramps, sidewalks, striping, curb)
- VCC application coordination for proposed properties
- Biblebrook Bridge replacement discussion
- Underground utilities – review in relation to developments
- Development process review - ongoing
- Road Evaluation (PCI) – evaluating final data from consultant
- Monthly Inspection at Recycle Center completed
- 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:

- Middleton and W Hampton intersection – met owner
- Poinsett St property access meeting/coordination
- Braeburn Orchard – close out follow up
- Blue Ridge Plantation – drainage issue
- Abner Creek Townes TIA

Other:

- Greer Housing Authority street issue
- Suber Road FD entrance drainage issue
- Met with Facility assessment consultant
- Coordination meeting with PZ and GIS
- Interview – Assistant City Engineer
- Ben Edwards parking lot review

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Miscellaneous Task – Engineering:

- Reviewed four (4) Engineering Submittals for SDPs.
- On-site project scope kickoff meeting for Biblebrook Rd Bridge
- Finalizing B. P. Edwards Park drop off area pavement resurfacing plan.

Other:

- Field training with GIS group on the IMS verification project.
- Restructuring internal process for encroachment inspection scheduling.

Engineering and Stormwater Civil Engineer – Adam Vidalis, P.E.

Engineering & Stormwater Report for July 2024

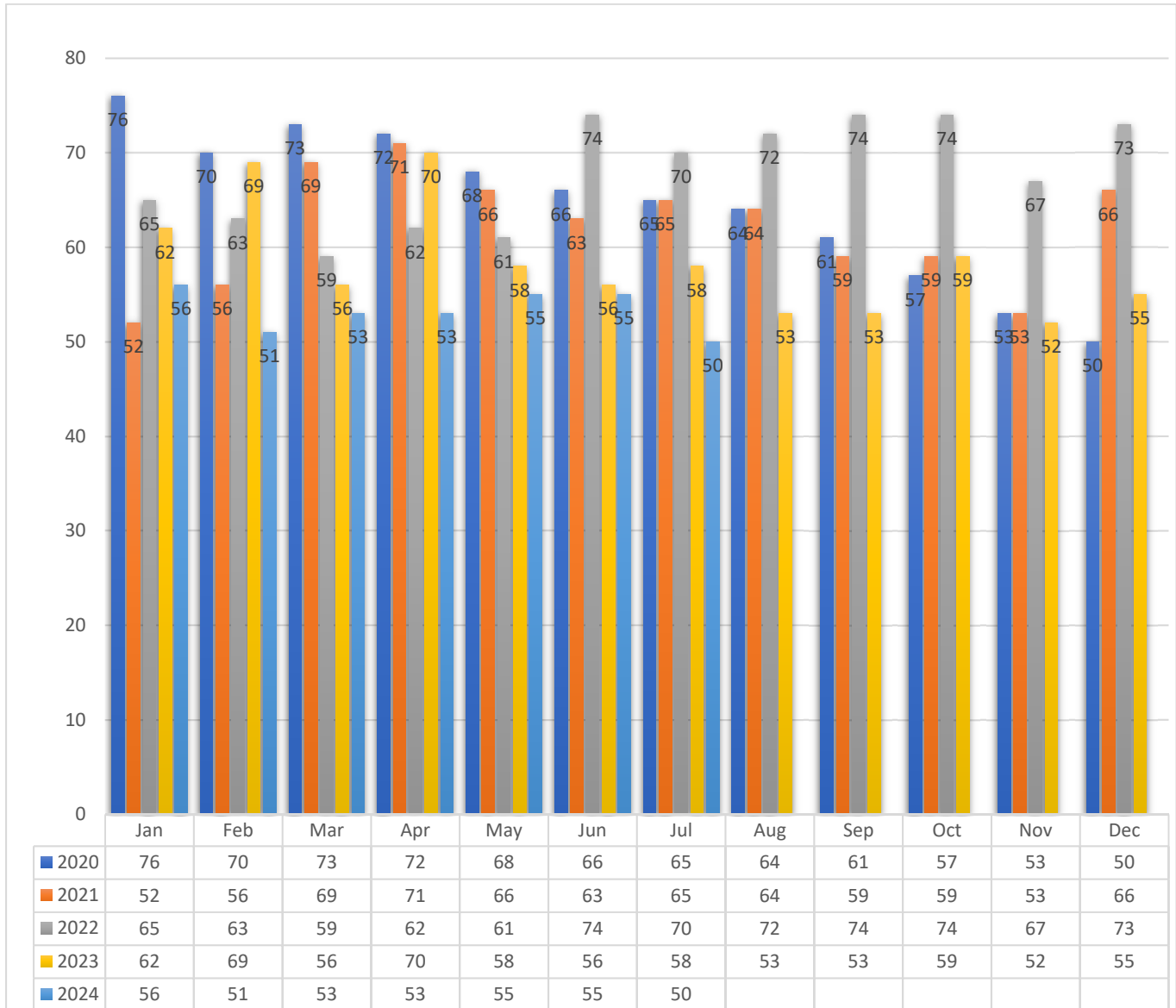
- 1) IMS Field Training 7/1
- 2) Snow White Subdivision Bond Claim initiated with Surety 7/5, follow up meeting 7/15. Surety to contact us for next steps.
- 3) Engineering Inspector Weekly Meetings every Monday, Tuesday and Friday
- 4) Workload Priority Meeting w/ Engineering Dept 7/9, 7/25
- 5) Wet Weather TMDL Monitoring – Summer 2024 7/9
- 6) Engineering & Stormwater Meeting 7/10, 7/24
- 7) Planning Advisory Committee 7/11, 7/25
- 8) Dry Weather TMDL Monitoring – Summer 2024 7/17
- 9) Mayfield Truck Terminal Pre-construction Meeting and Grading Permit Issued 7/16
- 10) Stormwater Coordination Meeting 7/23
- 11) Royal Farms Pre-construction Meeting and Grading Permit Issued 7/23
- 12) Streams Self Storage Pre-construction Meeting and Grading Permit Issued 7/25

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.

2024 Stormwater Summary January 1 st through July 31 st , 2024		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
21	27	14

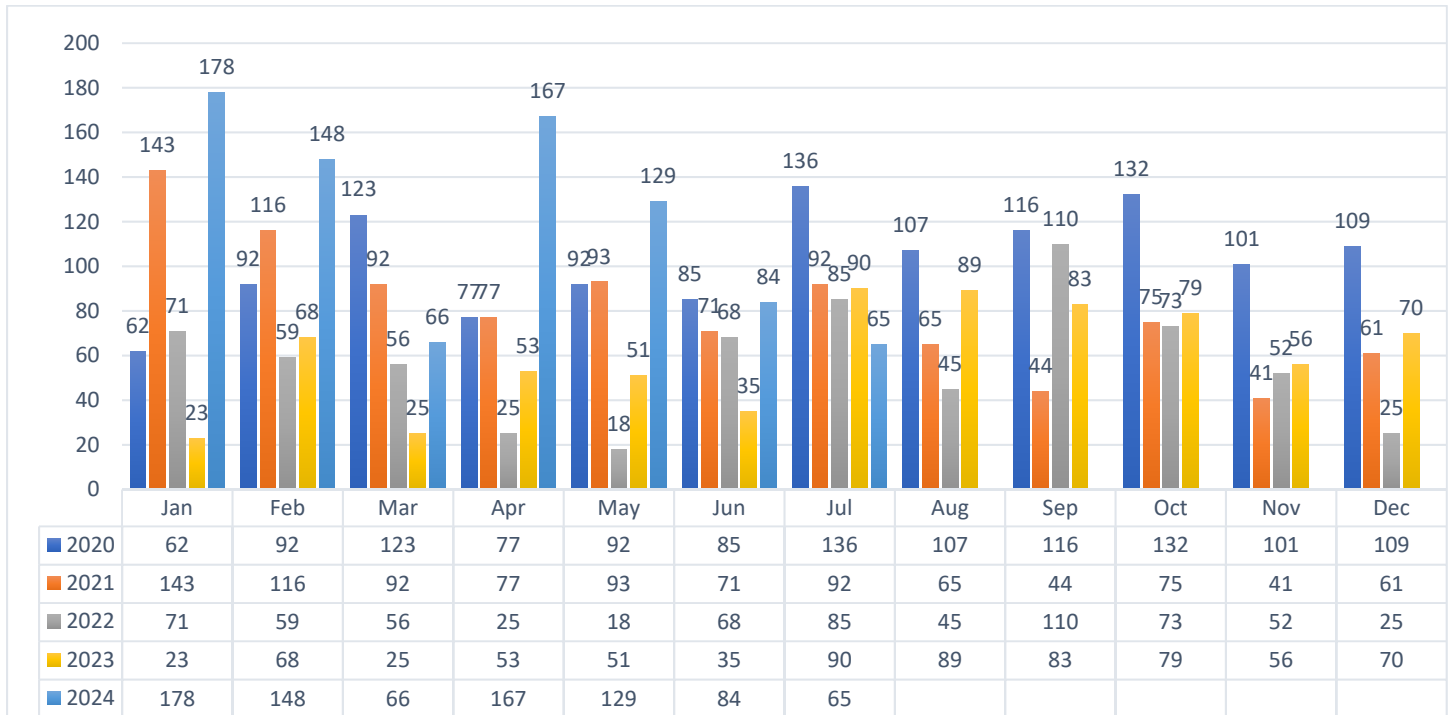
Historical Project Submittals	
Year	Projects Submitted
2024	21
2023	51
2022	50
2021	55
2020	32
2019	41
2018	46
2017	37
2016	41

**STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau
50 Active Site Inspected (Per Month)**



STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau

65 Individual LOT Drainage Plan Reviews (Per Month)



Asphalt Activities Inspection: Anthony Copeland / Scott Reid / Jim Arnau

Subd. / Project Name	Date	Operation
Bailey View Ave	7/3/2024	Encroachment Cut Asphalt Top Off
Haven Rest Towns	7/17/2024	Subgrade Proof-roll

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Potholes	7/2/2024	Jackson St Greer, SC	Site visit was made and it was determined that additional stone was needed at the encroachment cuts	7/8/2024

PROJECT DEVELOPMENTS – John Goughneour and Lindsey James

- Construction at the Suber Road Fire Station is nearing substantial completion. A Punch Walk has been scheduled for September 9th.
- The original scope of the Greer Golf Clubhouse renovation project is complete. The additional scope for the kitchen Upfit is expected to be completed this month.
- Construction is ongoing at the Turner Field Improvement Project. Weather has been a significant challenge on this project. The infield clay and outfield sod is scheduled to be installed week of August 12th.
- Stormwater improvements have been rolled into the American Legion/Stevens Field Basketball Courts project. These were identified in the W.K. Dickson study as in need of repair. The SDP is currently under review.
- The Swing Arbor Repair at City Park Project was completed on August 8th. The swings have been rehung and are in use.
- The test repair for the Cannon Centre Deck was approved and full project has been awarded. Repairs are scheduled for October 14-25.
- The Needmore Center Flooring Replacement Project is complete.
- The Recycle Center Demolition project went out to bid on July 21st, with a submittal deadline of August 15th.
- The upstairs flooring replacement project at Fire Department Headquarters is scheduled for August 8-9th.
- The Fleet Shop Expansion project at the Operations Center interior is underway. All equipment for the Upfit has been ordered, and the project is currently in permitting.
- The SDP for the Police and Fire Training Facility has been submitted for review, and CDs are expected to be finished by September 14th.
- The Depot Street Garage project nearing the end of design phase. Construction Drawings are expected by the end of August, and finishes are being reviewed week of August 12th.

Facilities Maintenance Developments – William Bulot and Michael Paulson

- Assisted with several office moves within the payroll, procurement and finance departments.
- Ongoing review of all Electrical, Mechanical and Custodial closets for safety and security concerns at each location.
- Elevator Inspections at City Hall, Police Station and Parking Deck.
- Exterior gates at OC have broken down numerous over the past couple of months. This month, we had a welder repair the gate so that it is now solid. On 8/2, the closer motor began malfunctioning. We are having Priority One ensure the closers are in good condition.
- Completed a temporary repaired on the lobby lighting at the Cannon Center so that it could be turned off each night due to a recent lightning strike. We are waiting on parts to arrive to repair the light sensors that were damaged in the strike.
- We installed three wall mounted TV's at the golf course, in the dining room, golf shop and outside under the cabana.
- Began a bid exercise for Greer Relief hand railing, exterior lights power. Also, contacted and scheduled Cely Construction to complete warranty repairs on HVAC, Door adjustments, Sensor Light devices and Free Medical Fans.
- Reviewed several BMW1 job applications and made an offer to one who dropped out before completing the hiring process. We created a new requisition and will continue.

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
8/27/2024

Financial Activity Report - July 2024

Summary:

Link to detailed Financial Reports

ATTACHMENTS:

Description	Upload Date	Type
▣ Financial Activity Report - July 2024	8/22/2024	Backup Material



July 2024 Summary Financial Report



Financial Performance Summary

As of Month End July, 2024

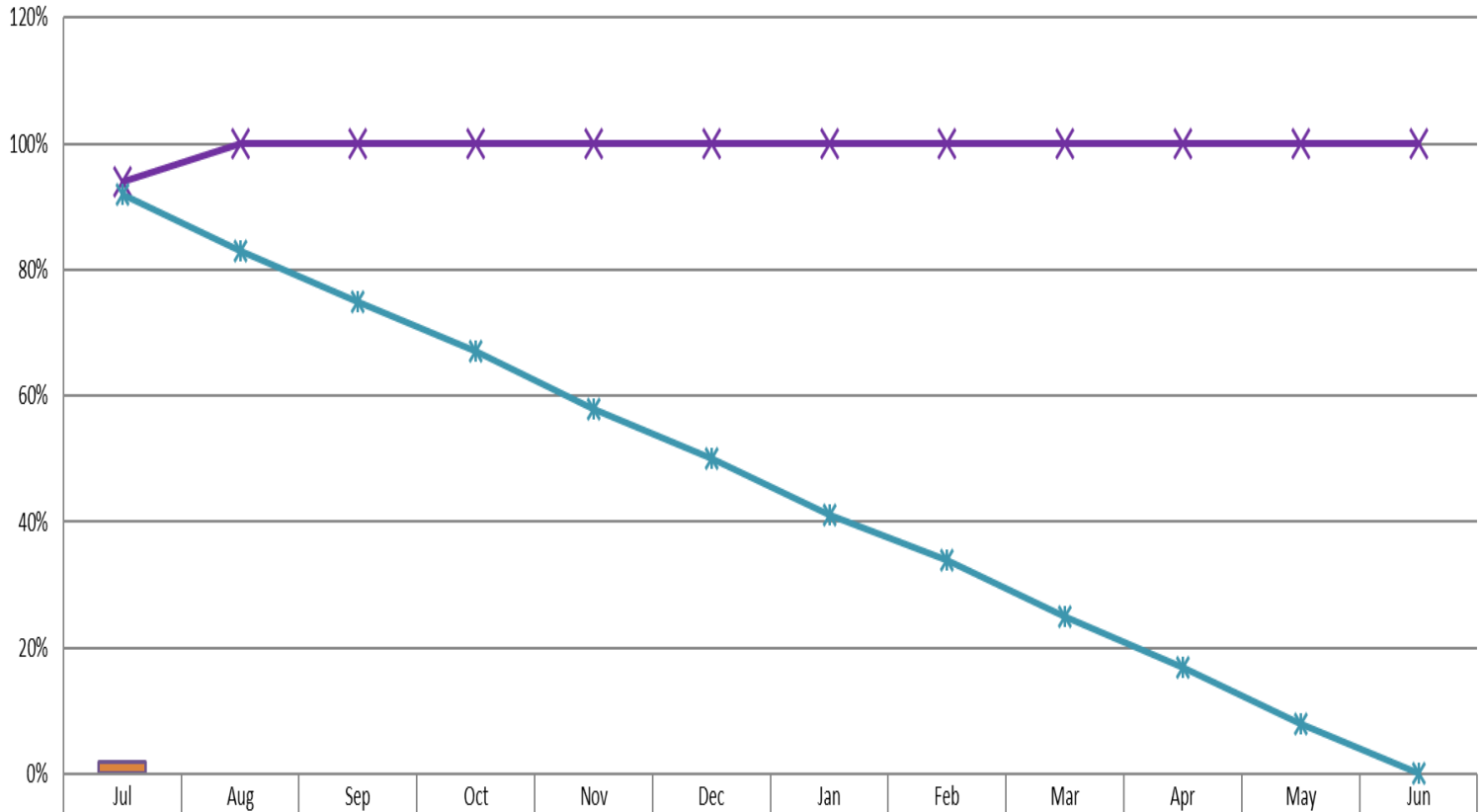
Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↓	\$ 15,365,663
Revenue	↓	↑	\$ 724,221
Total Expenditures	↓	↑	\$ 2,510,280
Total Percentage (Over) / Under	↓	↑	2%
Revenue Benchmark Variance	↑	↑	\$ 59,594
Expenditure Benchmark Variance	↓	↓	\$ (245,124)
Overall Benchmark Variance	↓	↓	\$ (185,530)
HOSPITALITY FUND			
Cash Balance	↑	↓	\$ 1,349,951
Revenue	↓	↑	\$ 323,949
Expenditures	↑	↑	\$ 4,370
STORM WATER FUND			
Cash Balance	↑	↑	\$ 3,124,442
Revenue	↓	↓	\$ 13,642
Expenditures	↓	↓	\$ 455

Cash Balance - General Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(3,545,771)	-	-	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	15,365,663											
Prior Fiscal YTD Balance	19,495,285	16,975,586	14,317,332	11,282,140	8,403,790	5,720,056	18,112,482	21,771,364	20,830,522	22,865,909	17,105,636	18,911,435

Budget Percent Remaining - General Fund Fiscal Year 2024/25

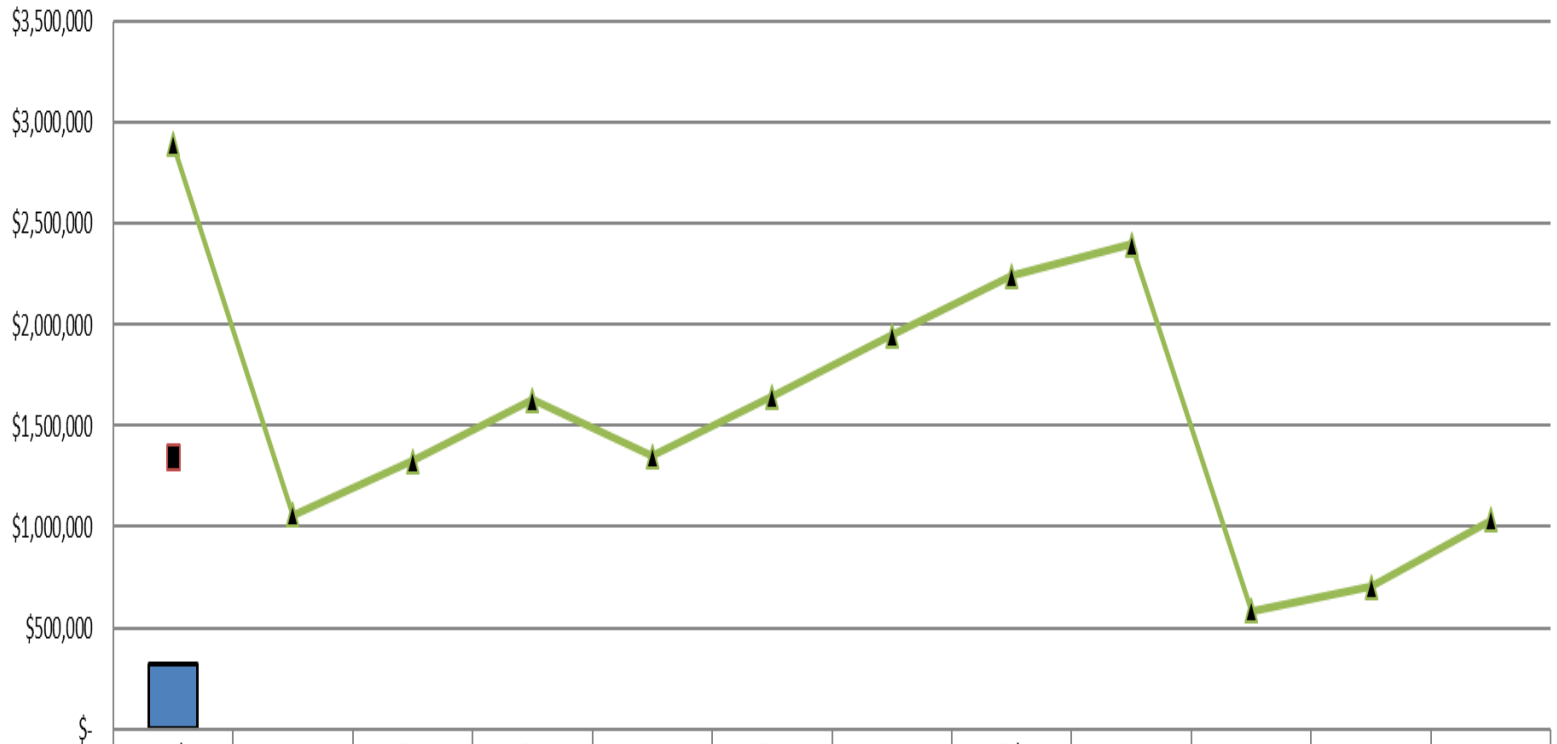


(Over) Under Budget	2											
Actual Percent Remaining	94	100	100	100	100	100	100	100	100	100	100	100
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



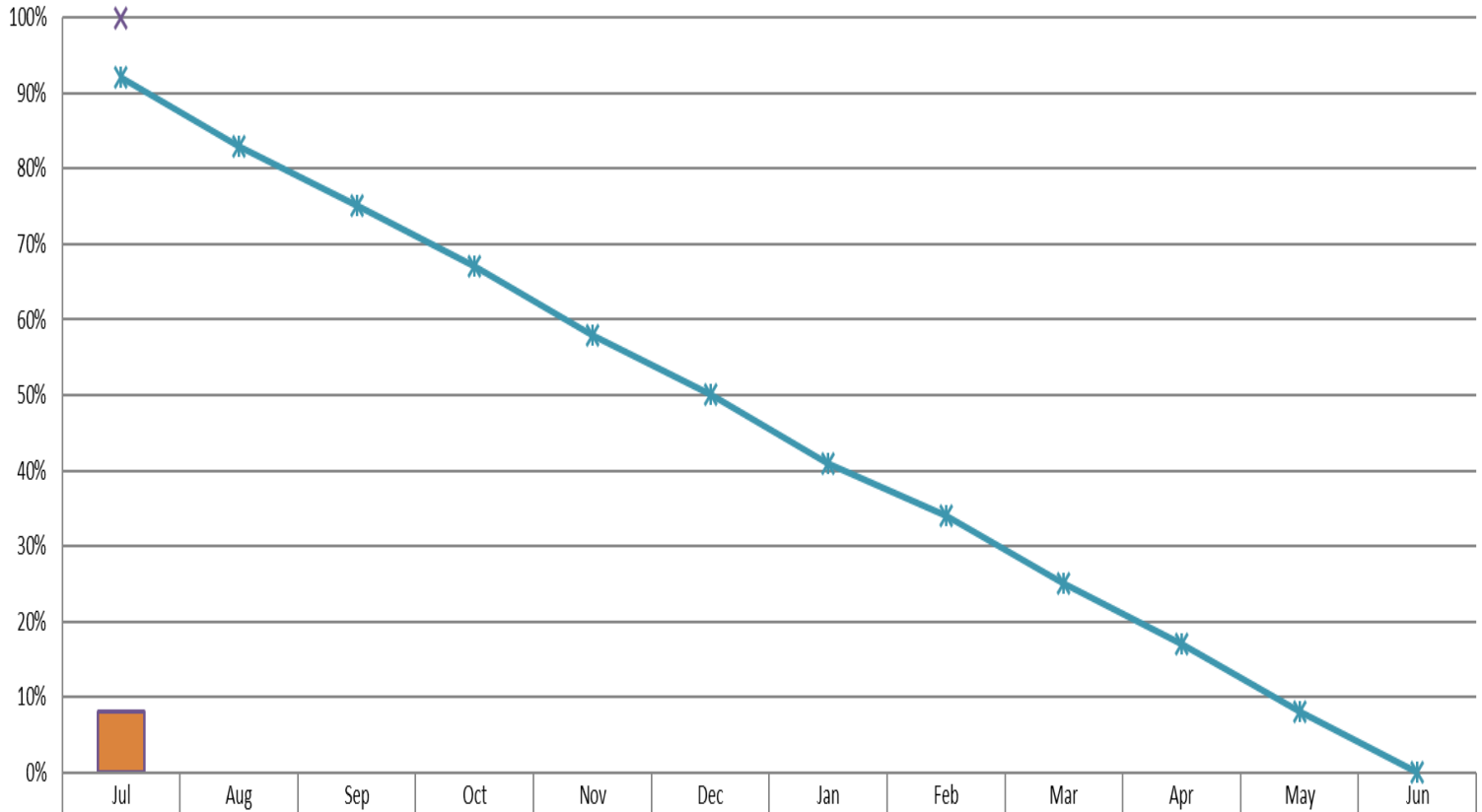
Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	316,829	-	-	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	1,349,951											
Prior Fiscal YTD Balance	2,898,337	1,058,468	1,324,902	1,626,683	1,349,261	1,643,583	1,945,629	2,242,647	2,397,959	582,801	704,315	1,033,122

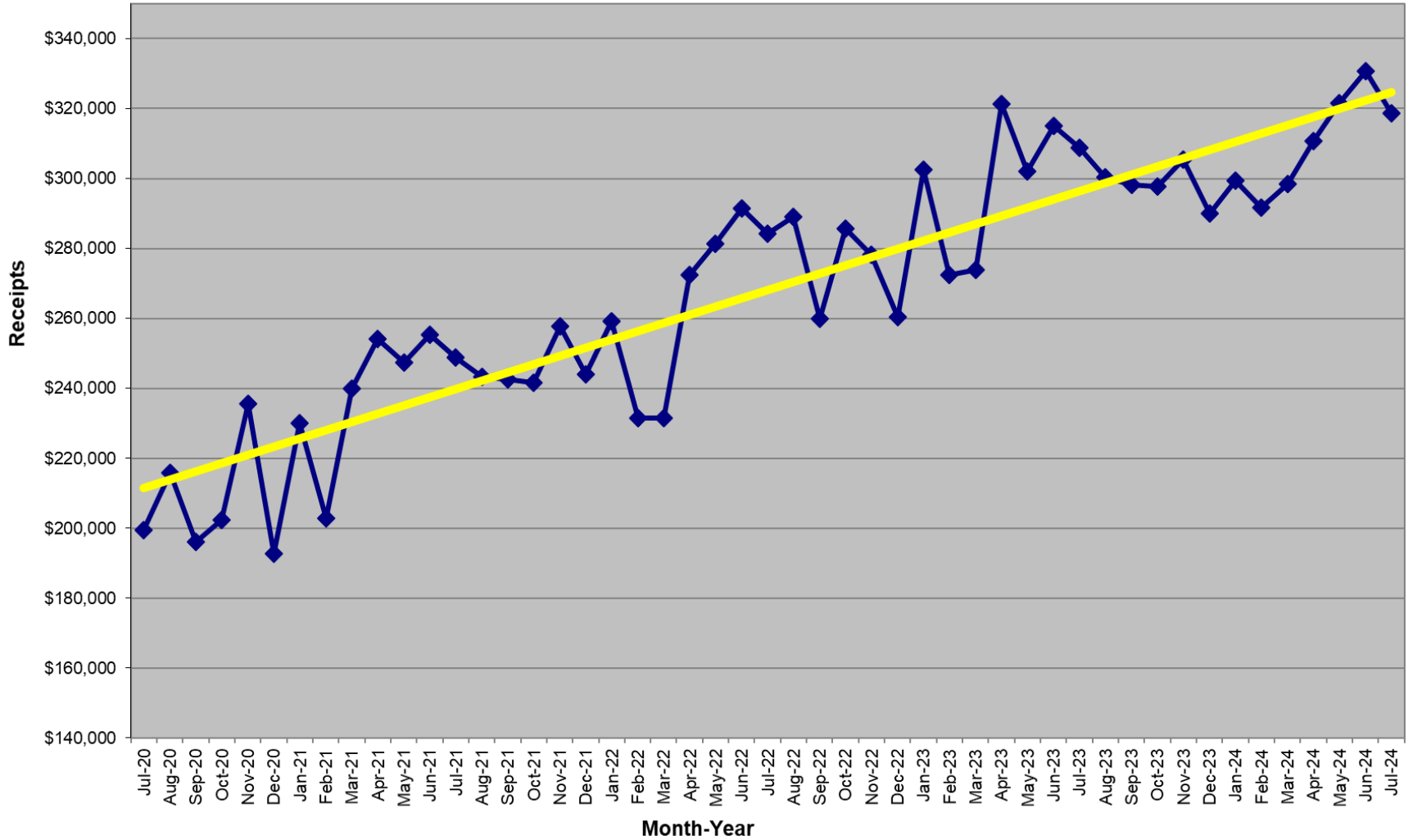
Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2024/25



(Over) Under Budget	8											
Actual Percent Remaining	100											
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Hospitality Tax

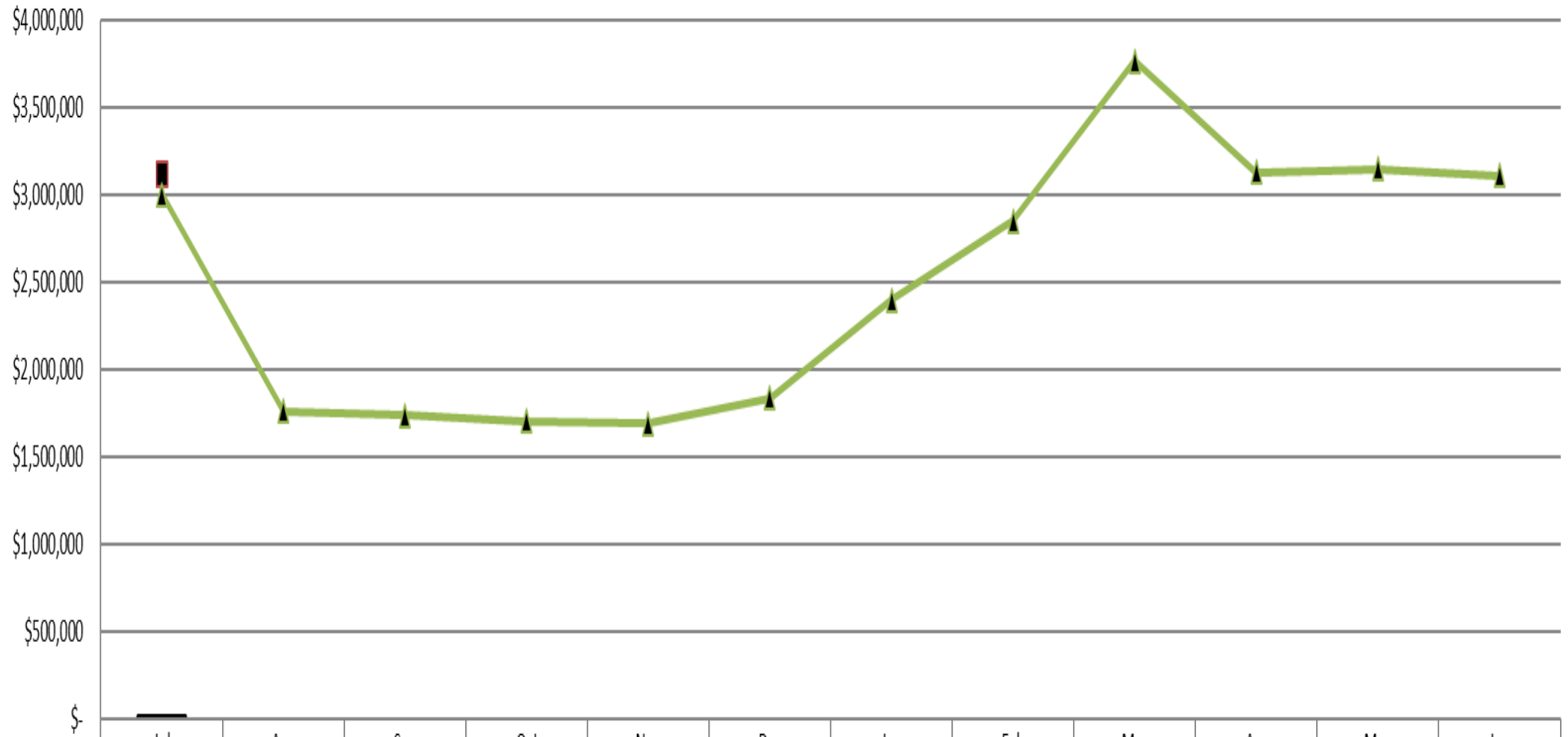
4 - Year Trending





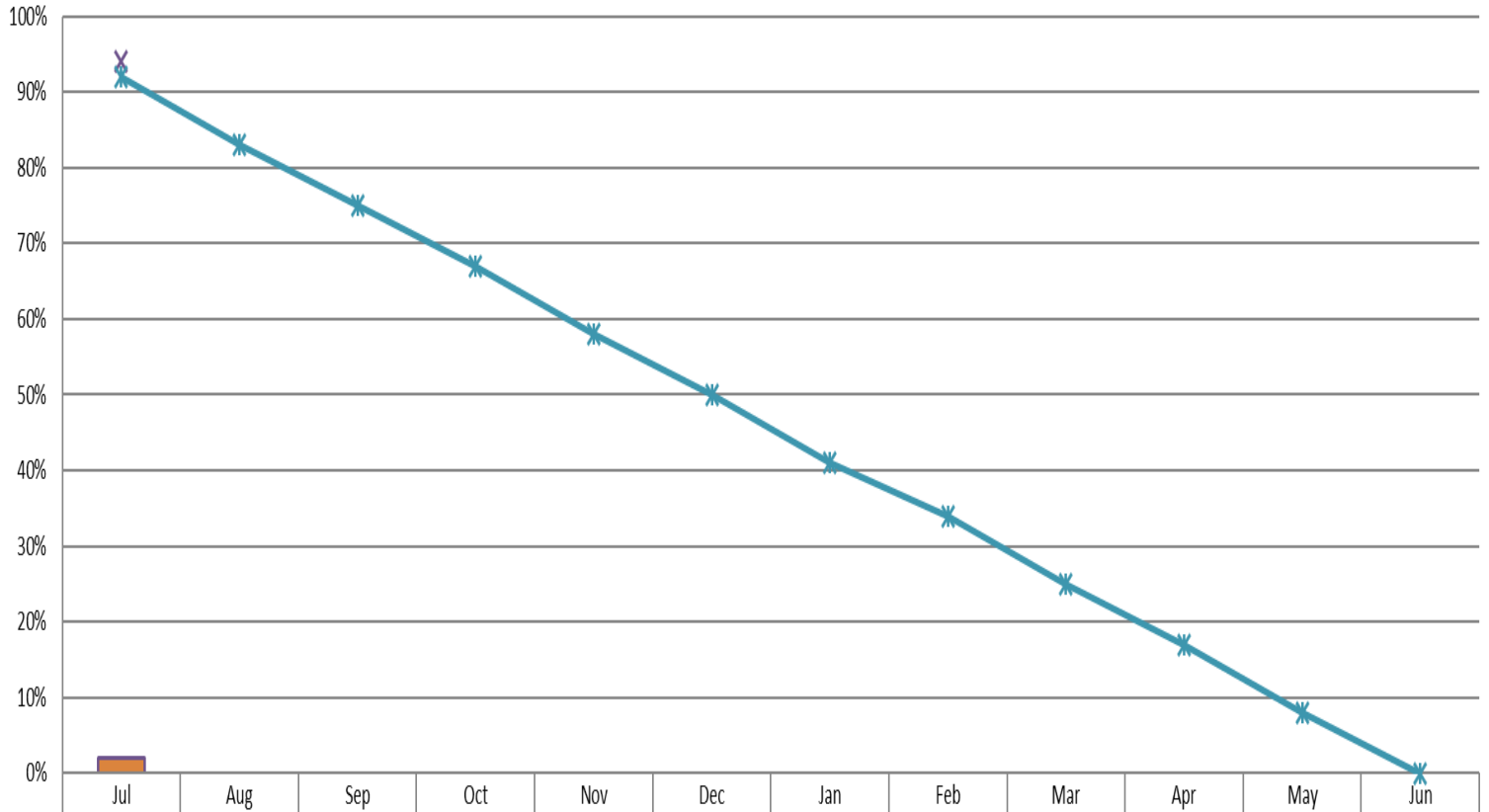
Storm Water Fund

Cash Balance - Storm Water Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	14,084	-	-	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	3,124,442											
Prior Fiscal YTD Balance	3,001,971	1,759,969	1,737,099	1,705,379	1,690,374	1,836,255	2,397,173	2,852,285	3,766,806	3,128,914	3,147,841	3,110,358

Budget Percent Remaining - Storm Water Fund Fiscal Year 2024/25



(Over) Under Budget	2											
Actual Percent Remaining	94											
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
8/27/2024

Fire Department Activity Report - July 2024

ATTACHMENTS:

	Description	Upload Date	Type
▢	Fire Department Activity Report - July 2024	8/13/2024	Backup Material



JULY
2024

MONTHLY REPORT



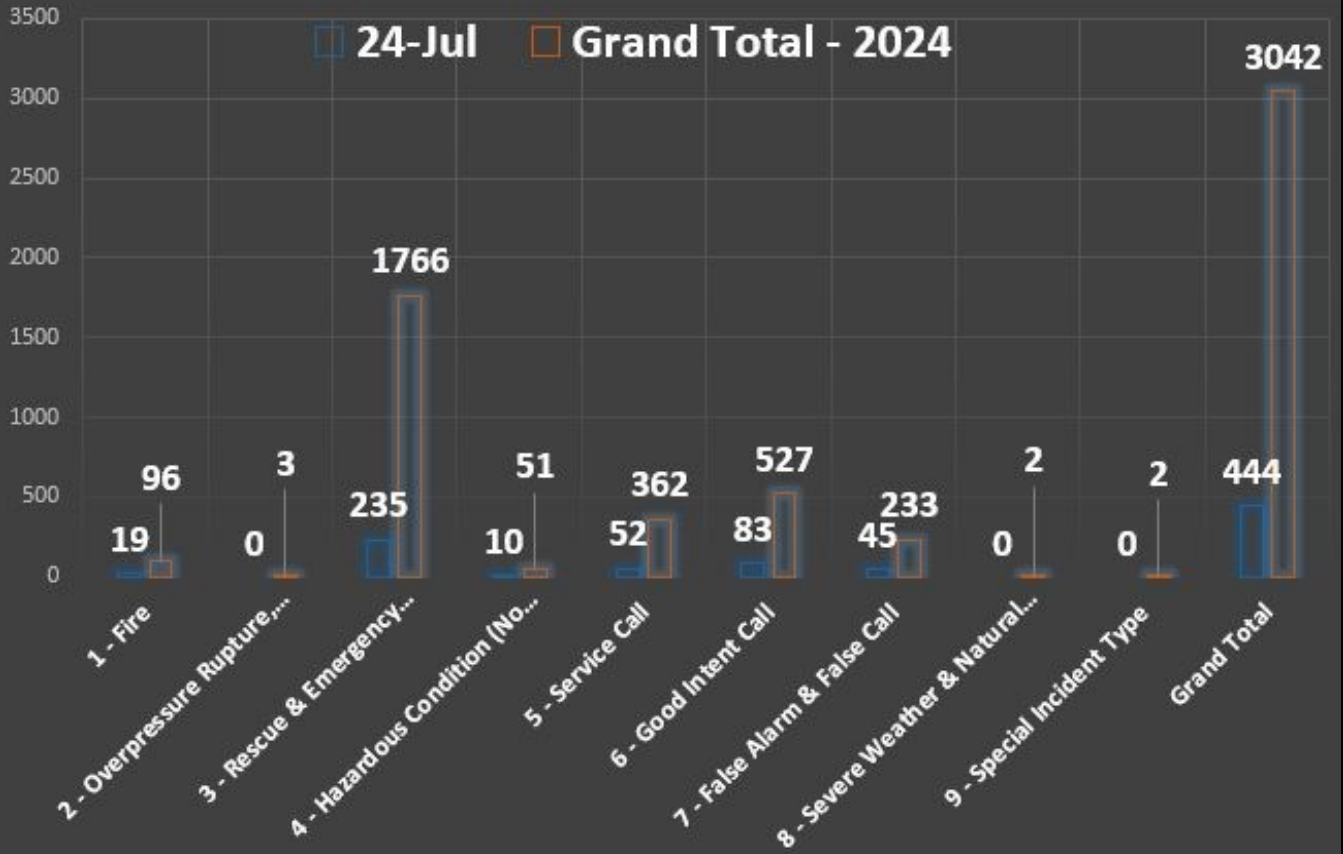
CITY OF GREER
FIRE DEPARTMENT

OPERATIONS



July 29, 2024—EN56 and Deputy Chief 41 (A-Shift) participated in a Summer Block Party with Greer PD at Drummond Village Apartments..

Incident Type Category





Structure Fire—July 15, 2024 EN41, EN151, EN42, EN56, TW41, R81, BAT41, and BAT 81 responded to a reported structure fire at 102 Earl St. Units arrived to find a detached garage full involved. Crews worked quickly to extinguish the fire and protect exposures. No other property damage was reported and no injuries were reported.



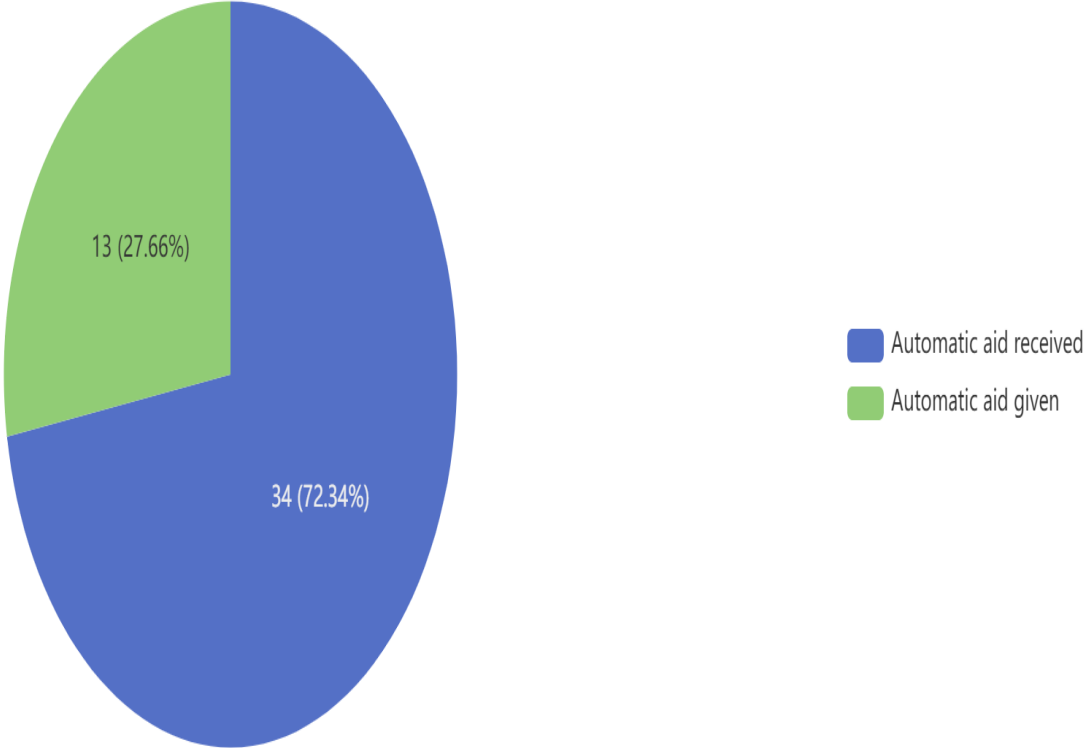


Left—Engineer Chase Bradshaw goes over proper placement of a child in a car seat with an expecting mother.

Below—Lt. Blackwell, Engineer Douglas and FF. Altman had the honor of escorting Ivey Tapp to Greer Community Ministries for her annual can drive.



Total aid given and received (47)

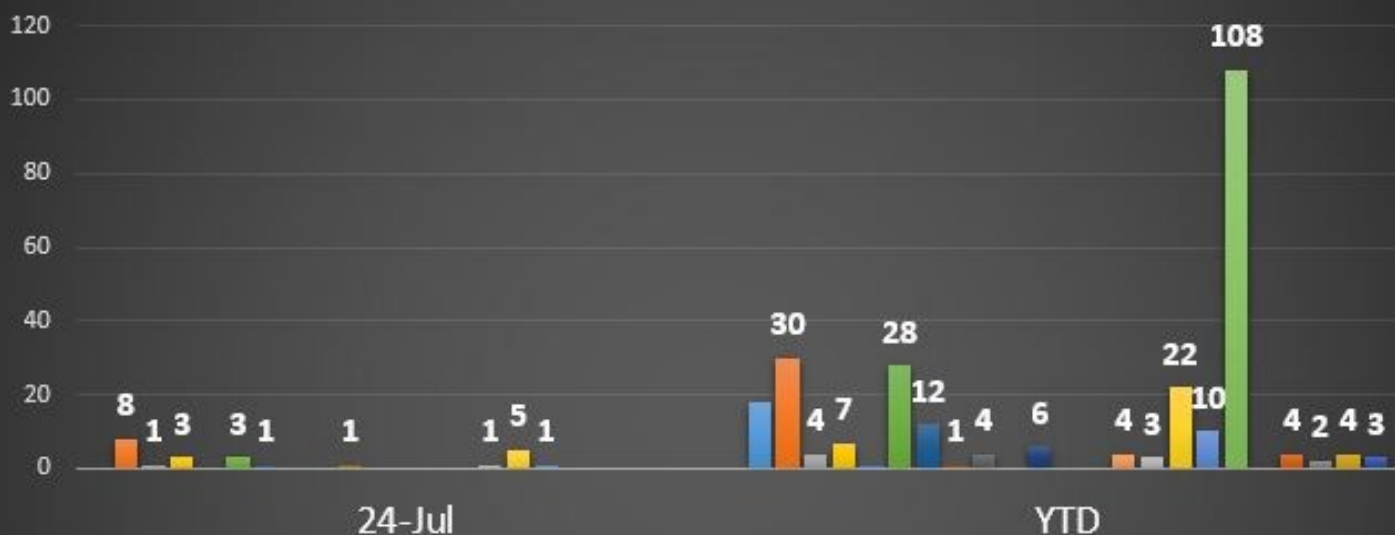


Treatments Provided

- 12 Lead ECG
- ECG Monitoring
- IV Catheter
- Splinting, General
- Assisted Ventilations
- Cervical Collar Applied
- General Wound Care
- Nasal Airway Insertion
- Suction Airway
- ETCO2 Digital Capnography
- CPAP
- IO Cannulation
- Nebulizer therapy
- Intubation
- i-gel



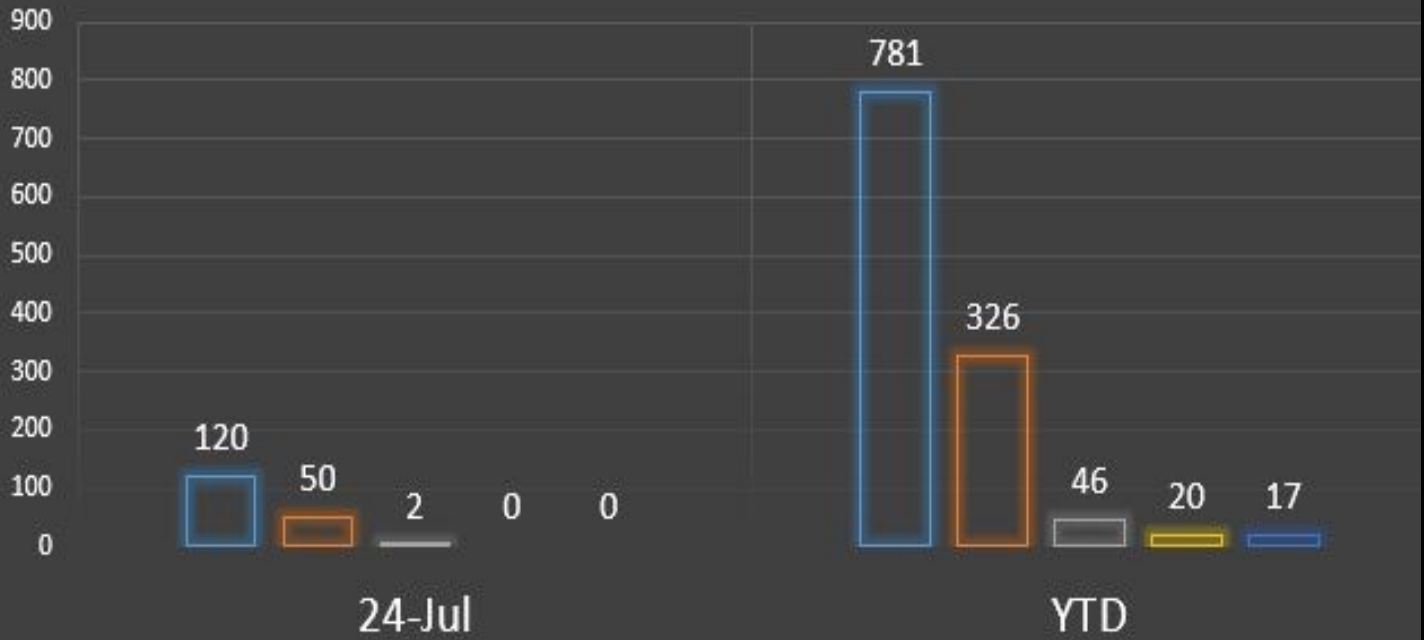
Medication Administered



- Albuterol
- Dexamethasone
- Glucose
- Lorazepam
- Ondansetron
- Magnesium Sulfate
- Aspirin
- Epi 1:10,000
- Heparin
- Midazolam
- Oxygen
- Metoprolol
- Atropine
- Fentanyl
- Ipratropium
- Naloxone
- Oxymetazoline
- Amiodarone
- D10
- Glucagon
- Ketamine
- Nitroglycerin
- Solumedrol

EMS Arrival Delays

- Less than 10 minutes
- Greater than 10 Minutes
- Greater than 20 Minutes
- Greater than 30 Minutes
- Greater than 40 Minutes



Provide ALS for Transport Agency

- Greenville County
- Spartanburg County
- Total



2024 Department Training



The following personnel completed training in the month of July:

Training:

- ◆ We held a joint TECC and Mass Causality drill with PD at Praise Cathedral. This event was led by Chief Blanchard and members of the fire department.

July 18, 2024

Greer Fire Department had the pleasure of hosting summer intern Meg Hilton. Meg was able to get an Aerial view of Greer 100' up in Tower 41 with Engineer Dotson and Lt. Wilson and crew took her out on Marine 97. She also was able to tour the new fire station.





Above—Tower 41 had the honor of working with the Columbus Fire Department to fly the American flag at Tara Atkins funeral.

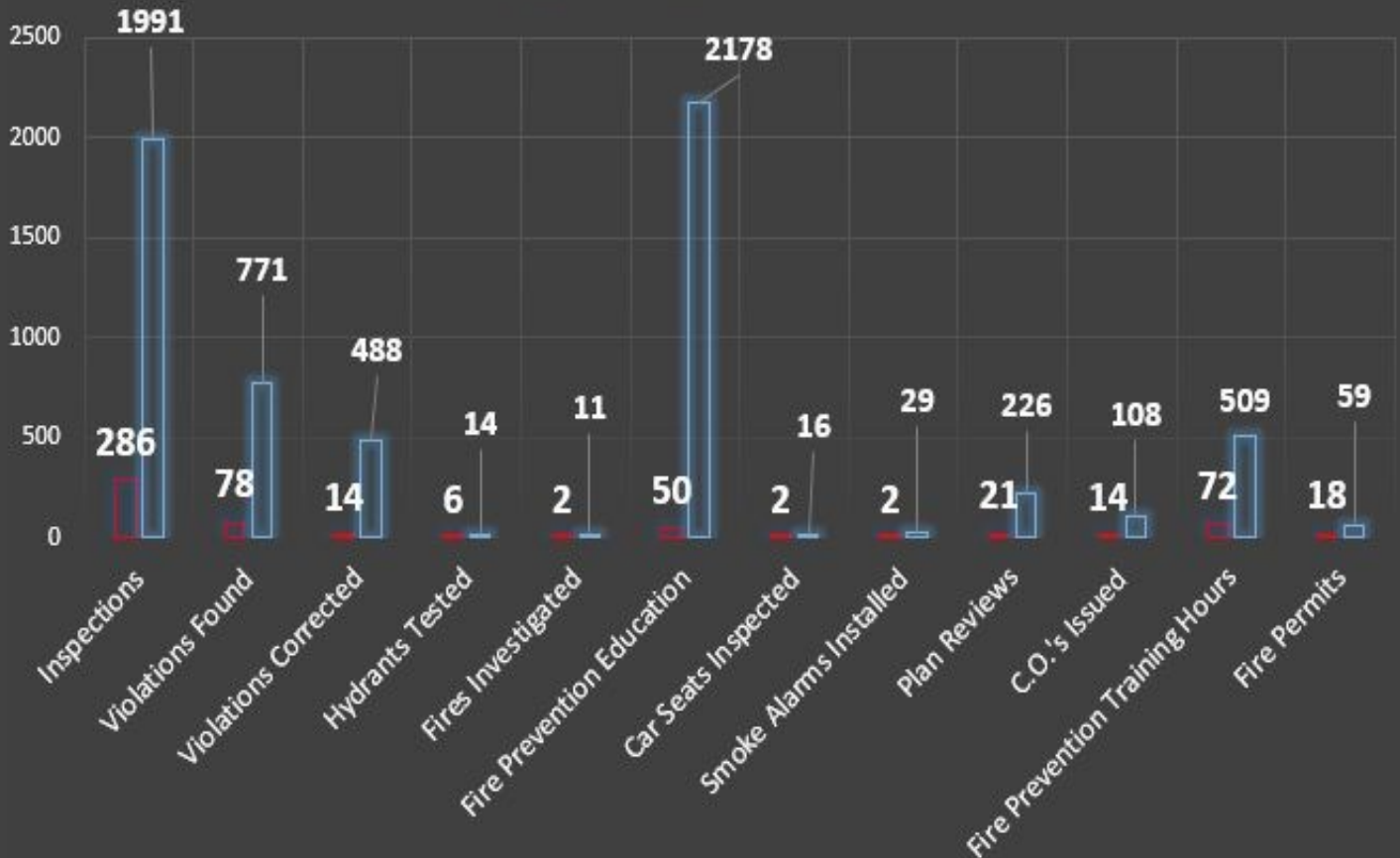
Below—UTV41, EN41 and Tower 41 had the honor of escorting the Mayor's Annual 4th of July Parade.



ADMINISTRATION

OFFICE OF FIRE MARSHAL

July YTD Totals



STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	57	54	1	1	2
ADMINISTRATION	8	8	0	0	0
PART-TIME	16	11	0	4	0

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
8/27/2024

Parks, Recreation & Tourism Activity Report - July 2024

ATTACHMENTS:

Description	Upload Date	Type
▢ Parks, Recreation & Tourism Activity Report - July 2024	8/22/2024	Backup Material

Parks, Recreation & Tourism

July 2024 Monthly Report

Wards Creek Trail System

- The City of Greer is reviewing the ROW boundary between Greenleaf and Biblebrook Drives with the City Attorney. This ROW may serve as a road and trail system connecting residents in neighboring communities.

South Tyger River Greenway

- The COG is creating an RFP to advertise to select a qualified contractor to build Phase 1 of the South Tyger River Greenway. The selected contractor will be required to have experience in trail development and construction.

Victor Park

- Greer PRT will end all programming in Victor Gym and Victor Ball Field on August 31. Removing and relocating equipment and materials to other facilities will be completed by the end of August. A date to close the outdoor basketball courts will be determined at a later date. We will keep the courts open as long as possible until the goals are dismantled. New outdoor basketball courts will be installed at Stevens Ball Field.
- Currently, Tuesday through Sunday, the inside Gym Schedule allows for Open Play for Basketball, Pickleball, and Pickleball Clinics.

Turner Ball Park

- Construction at Turner Park is ongoing. Keck + Wood, our consultants, are actively managing all construction administration tasks, including monitoring change orders, pay applications, and project correspondence.
- Currently, there are some differences between the design survey and the existing ground. We are working on adjusting the curb line along Virginia Avenue to meet the existing ground correctly with the new parking and curb.
- The lights, bleachers, and shade structures have been relocated from Victor Park.
- The field turf is planned for installation in early August and play is expected to begin at Big Turner Ball Field in September.

Greer Golf - Clubhouse and Pool Area Renovation

- White Wine & Butter (WW&B) Catering has been selected as our new restaurant operator at Greer Golf. They will be providing food in both the dining room and cabana. Our main goal is to provide a daily golfer's menu and also have the opportunity to offer other options for lunch and dinner for those visiting the course but perhaps not playing golf.
- We are awaiting kitchen equipment installation in the cabana and the clubhouse kitchen. WW&B is expected to open in late August or early September, with a Grand Re-Opening scheduled for the beginning of October.
- The Public Services Department re-striped the parking lot on Tuesday, July 23.

Athletics

- Athletics facilitated the Greer American Legion Junior and Senior baseball programs at Stevens Field.
- Facilitated Greer Baseball Club practices at Country Club Park and Century Park.
- Competed in the 10U and 12U SC Diamond Youth Baseball State Championships. The event is a 12-team bracket, week-long tournament.
 - Greer Baseball Club 10U All-Stars competed in Columbia, SC July 6 through July 11.
 - Greer Baseball Club 12U All-Stars competed in Sumter, SC July 6 through July 11.
 - Greer PRT - 12U Greer Baseball Club All Stars are 2024 South Carolina State Champions, and will now represent the State of South Carolina in the Diamond Youth Baseball World Series in Louisiana.
- Greer 76ers Youth Flag Rugby completed their athletics sessions at Country Club Park, leading current junior flag players into the winter tackle season.
- The Greer 76ers Varsity Boys and Junior Varsity Boys registration begins August 1.
- The registration started for the Greer Christmas 7s, 2024 National Rugby Tournament.
- Staff completed Foothills Soccer Club of Greer 2024 Fall Recreation Registration.
- Staff completed Greer PRT Tackle Football 2024 Fall Registration.
- Greer Baseball, Adult Baseball and Softball Club 2024 Fall Registration has been completed.
- Greer PRT NFL Flag Football 2024 Fall Registration Completed.
- Athletics hosted the preseason Greer PRT Tackle Football meeting at the Operations Center. Coaches received playbooks, conditioning plans, and preseason schedules.
- The 2024 Fall Academy of Foothills Soccer Club in Greer has completed the summer workouts.
- PRT hosted the SC LEAD program in which our division participated. The program, designed to produce future PRT directors, was a two-day event, on July 11 & 12.

Cultural Arts

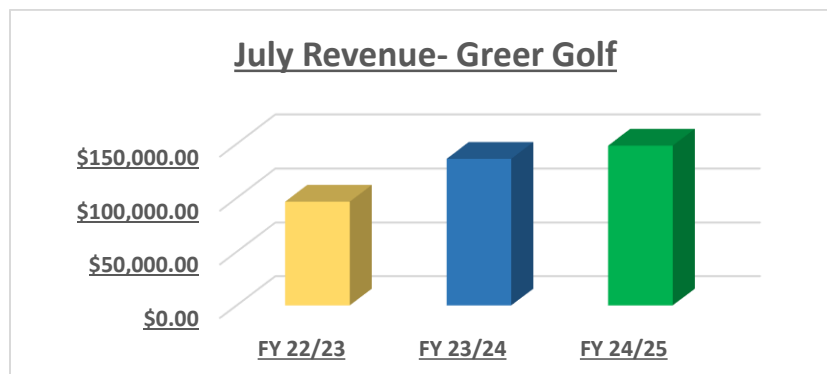
- Staff met with two of the performers for the Day of the Dead festival to coordinate logistics and sound setup. The festival will take place on November 2 at the Center for the Arts.
- Tunes in the Park took place on July 20 featuring a performance by The Mighty Kicks. The rain held off, and there was a good turnout. All of the food and beverage vendors had a successful day.
- GCAC completed two weeks of art camps, one from July 8 to 11 and another from July 15 to 18. Both camps were fully booked. Special guests included Wildlife Rehab of Greenville, Marci the Balloon Fairy, Science Heroes, JJ's Magic, and Jeff Lambdin, a mime actor.
- Robin Byouk was part of the team that presented at the SC LEAD conference which was held at Greer City Hall, July 11 and 12, 2024.
- Staff worked on the Special Event beer/wine licenses for Tunes In the Park.
- Staff worked on artwork for upcoming events and logistics for the Day of the Dead festival.
- Staff worked on updating our website content and adding social media postings.
- The Greer Cultural Arts Council (GCAC's) Wizard of Oz production team met on Tuesday evening July 16 to prepare for upcoming auditions.
- Tunes in the Park was scheduled for May 18 but was rescheduled to July 26. Mac Arnold and Plate Full O' Blues performed, and the amphitheater was packed. However, the event was interrupted by a sudden rainstorm at 8:45 pm. As a result, the Greer Idol Jr voting and the Greer Idol competition were unable to be completed, and the R&B music round was cancelled. The next round will take place on August 17, featuring country music.

Events

- Preparations are underway for the Food Truck Rollout on August 16 and Railfest on September 28.
- The Greer Farmers Market continued its summer series on July 9 and July 16, attracting at least 1,000 visitors each day. Attendees enjoyed offerings from over 40 vendors, live music, and food trucks. The July 16 market featured the Peach Cook-off. The market will be open every Tuesday through August 27 at Greer City Park. For more information, visit: www.greerfarmersmarket.com.
- The Moonlight Movies series resumed on July 11 with a screening of “Frozen”. Attendees experienced a touch of winter in July with snow machines and a visit from Anna and Elsa. Abbott's Frozen Custard provided concessions at the event. The series will continue on Thursdays through August 1.
- In July, Ambassadors provided exceptional customer service, assisting over 890 passengers in downtown Greer Station.
- **The Events division hosted a total of 64 events, categorized as follows: Internal Events- 29, Rentals - 20, Special Events – 9, Wedding Events - 6**

Golf

- On July 12, Greer Golf hosted the Baker Wedding Rehearsal Dinner, which was our first event since re-occupying the Pro Shop. The event was a great success and we received numerous compliments. White Wine & Butter provided the catering, and the party made use of the dining room and the Cabana.
- Grounds Maintenance is coordinating with Gordon Langley to schedule all reel grinding for the upcoming fiscal year, allowing the Grounds Superintendent to have more time to manage the golf course.
- Our new golf cart fleet was delivered on Tuesday, July 16. The carts are a newer version of our previous fleet and have been very well received by our golfers.
- The Grounds Maintenance team has been carrying out regular maintenance on the golf course, specifically focusing on preparing the greens for the Greenville County Amateur Tournament on July 26, 27, & 28. One hundred and forty-four (144) of Greenville County’s best golfers competed in this event. We received mostly rave reviews of our facilities and the course, although some golfers expressed a desire for new grass on our putting greens.
- Revenue for July was \$148,381.91, \$12,000 more than last year, starting the fiscal year strong.



Recreation

- Senior Action continued meeting at the Tryon Recreation Center and met Monday-Fridays for activities and lunch (20-25 seniors daily).
- Never Alone Fellowship of Narcotics Anonymous continued meeting on Tuesdays at the Tryon Recreation Center.
- Seniors Out and Around (SOAR) hosted the following activities for our seniors during July.
 - Four Line Dancing sessions on Wednesdays at the Cannon Centre with a total of 116 seniors.
 - Hand and Foot card game on July 10 with 10 seniors.
 - A Book Club meeting on July 16 July at the Cannon Centre with a total of 8 seniors.
 - Bingo on July 18 with 8 seniors.
 - Movie Day at City Hall on July 22 with 28 seniors.
- The Recreation Division hosted the following activities open to the public during July.
 - Archery Club on Wednesdays at City Stadium.
 - Pickleball Open Play sessions at Victor Gym and Tryon Recreation Center.
 - Open Play Basketball sessions at Victor Gym.
 - The monthly Artifacts meeting at Tryon Recreation Center on July 22.
- Summer camp at the Needmore Recreation Center continues to operate Monday through Friday from 7:30 am to 5:45 pm, with 60 kids daily.
- The Recreation Division participated in SC LEAD on July 11 and 12, involving department presentations, tours, and activities.
- **Rentals: Recreation Centers – 4; Kids Planet- 57; Buses- Summer camp daily**

Tourism

- Special Event Permits were approved for the Never Forget 9:11 Endurance Challenge on September 8, and 2Slow4Boston Marathon on April 27, 2025. Both events will take place in the Turner Park Neighborhood.
- Staff met with Greer Relief on Wednesday, July 17, to discuss logistics for the Greer Christmas Parade scheduled for December 8.
- Staff assisted the Economic Development Department on Wednesday, July 17, with inviting downtown merchants to a free, Digital Marketing Workshop scheduled for September 16. This is part of an effort to provide resources to merchants to help support them in promoting their businesses and downtown.

<u>Upcoming Events</u>	<u>Current Projects</u>
<ul style="list-style-type: none"> • Moonlight Movies –August 1, Thursdays (Greer City Park) • Food Truck Rollout – August 16, September 20, October 18 (Greer City Park) • Greater Greer Open – August 17 & 18 (Greer Golf) • Tunes in the Park – August 17, September 14 (Greer City Park) • Greer Farmers Market – Tuesdays until August 27 (Greer City Park) • Upstate Renaissance Faire- September 6-7 (Greer City Park) • Railfest – September 28 (Greer City Park) • Greer Arts & Eats Festival, October 5 (Greer City Park) • Artisan Makers Market – October 19 (Greer City Park) • Dia De Los Muertos (Day of the Dead) Festival – November 2 (Center for the Arts) • Greer Christmas Tree Lighting – December 6 (Greer City Park) • Breakfast with Santa – December 7 (Cannon Centre) • Greer Farmers Market Christmas Festival – December 7-8 (Greer City Park) • Greer Relief Christmas Parade – December 8 (Downtown Greer) 	<ul style="list-style-type: none"> • Greer Golf Redesign of Clubhouse & Pool Area • H.R. Turner Park Renovation • South Tyger River Greenway • Wards Creek Greenway • Davenport Park Renovation • Kids Planet

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
8/27/2024

Police Department Activity Report - July 2024

ATTACHMENTS:

	Description	Upload Date	Type
▢	Police Department Activity Report - July 2024	8/20/2024	Backup Material

Greer Police Department Monthly Report

July 2024



Command Staff

Chief Hamby

Captain Pressley- Support
Services Bureau

Captain Scott Ellis-
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	72 FT/0 PT	2	1 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	1 FT/0 PT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	105 FT/2 PT	98 FT/1 PT	2	7 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	789
TRAFFIC CITATIONS ENTERED IN DATABASE	300
RECORDS REQUESTS/FOIA	260
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	477
EXPUNGEMENTS RECEIVED	52
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	60
TOTAL EXPUNGEMENTS	2,693
CRIMINAL HISTORY CHECKS	22
SLED SUBMITTAL	3

MONTHLY STATISTICS

Volunteer Hours

134

OF VOLUNTEER
HOURS THIS MONTH

698

OF VOLUNTEER
HOURS YTD

Training

3

OF CLASSES THIS
MONTH

40

OF CLASSES YTD

30

OF STUDENTS THIS
MONTH

466

OF STUDENTS YTD

57

OF CLASS HOURS
THIS MONTH

397.5

OF CLASS HOURS
YTD

588

TOTAL HOURS TRAINING
TIME THIS MONTH

5674

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

SRO's were not in schools for the month of July.

JOB DESCRIPTION	QUANTITY
CONFERENCES WITH TEACHERS OR ADMIN STAFF	N/A
INDIVIDUAL MEETINGS WITH STUDENTS	N/A
PHONE CONFERENCE WITH PARENTS	N/A
CONFERENCES WITH PARENTS	N/A
SCHOOL EVENTS	N/A
CLASSROOM VISITS	N/A
CODE 5	N/A
FOLLOW UPS	N/A
BTAM'S	N/A

Administrative Division Activity

- On July 2, Green Laundry Lounge hosted Coffee with a Cop.
- Youth Citizens Police Academy was held July 8-12.
- Most of the Community Outreach Team attended a two day active threat training hosted by Greenville County Sheriff's Office and Greenville County School District. This training was held at Taylors Elementary School. There were 6 law enforcement agencies represented, 3 fire departments, and over 100 district employees.
- Community Outreach partnered with the Greer Housing Authority and the Greer Fire Department to host block parties at each of their properties over the summer. The final block party with Greer Housing Authority was held on July 29th at Drummond Village.
- Community Outreach planned and hosted a Sunnyside block party on July 31. This event was a back to school celebration in conjunction with Ms. Tena Irby at Dunbar Child Development Center.
- On July 12, Ofc. Chambers and Ofc. Grimstad spent the morning at Bob Jones University for the last day of their CJ youth camp. They engaged with kids and showed them Greer PD police vehicles that were on display with other agencies.
- On July 16, Community Outreach officers attended First Responders Day at Needmore Rec Center. Ofc. Grimstad spoke to the group about the dangers of social media and internet safety.
- On July 17, Community Outreach officers attended Memorial United Methodist Church's Touch a Truck. Kids got to see Greer PD equipment and ate popsicles with police officers.
- Ofc. Edgar spent Friday and Saturday nights patrolling the bars on Trade Street and Thursday nights in the park.
- Ofc. Edgar took a report for malicious damage to a city trailer at the city park (Jason St). Camera footage was obtained, but the camera is reflecting on the dome and doesn't allow for quality footage to investigate further.
- Ofc. Chambers attended patrol level interview and interrogation training in Clemson.
- Ofc. Chambers spend numerous days in General Sessions court for trial.
- All Community Outreach officers attended 3rd Quarter shooting and driving to prevent them attending after school is back in session.
- New employees Leticia Pena (Crime Analyst), Brooklyn Jacobs (UPO) and Whitney Cozzoli (SRO) began employment this month and are in training phases for their positions.

Crisis Intervention Monthly Activity

Calls- 42

- Ofc. Ferrell visited the Soup Kitchen during peak times on numerous days during the month. On one occasion, Ofc. Ferrell assisted with the arrest of Tyvario Woodruff for Trespass After Notice at the location.
- Ofc. Ferrell visited Greer Community Ministries and spoke with Bill Broadus about recent activity after hours. Bill showed several places on the property where he thinks people are coming to at night, an outbuilding that someone attempted to break into, and the front door lock that appeared to be tampered with during one incident. Ofc. Ferrell advised that he would create a post on Zoho for night shift to be aware.
- Ofc. Ferrell responded to Brushy Meadows for a suicidal subject who was not willing to speak to officers. Ofc. Ferrell was able to talk the subject into letting him enter the residence to speak with him and eventually go with EMS for evaluation. The incident duration was nearly two hours of communication by Ofc. Ferrell.
- Ofc. Ferrell assisted with four days of GST training.
- Ofc. Ferrell participated in TECC with Greer FD & PD.

Community Outreach

OFFICER COZZOLI HAD HER HAIR STYLED AT THE DRUMMOND VILLAGE BLOCK PARTY WHILE CAPTAIN ELLIS PLAYED KICKBALL!



YCPA-MOCK TRAFFIC STOPS



ACTIVE THREAT TRAINING WITH GCSO/GCSD



Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	JUN-24	JUL-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,606	1,578	-1.7%	10,097	10,255	1.6%
INCOMING 7-DIGIT LINE CALLS	5,274	4,855	-7.9%	35,563	34,426	-3.2%
POLICE CALLS FOR SERVICE	2,911	2,786	-4.3%	21,396	20,419	-4.6%
FIRE CALLS FOR SERVICE	1,105	1,091	-1.3%	7,393	7,828	5.9%
TOTAL DISPATCHED CALLS	4,016	3,877	-3.5%	28,519	28,247	-1.0%

Detention Center

INMATE AND PROCESS TOTAL	JUN-24	JUL-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	102	99	-2.9%	726	778	7.2%
TRANSPORTED TO GREENVILLE	27	21	-22.2%	133	175	31.6%
TRANSPORTED TO SPARTANBURG	9	11	22.2%	96	110	14.6%
INMATES TRANSPORT BY 600	6	12	100.0%	70	79	12.9%

Animal Control Services

ANIMAL CONTROL ACTIVITY	JUN-24	JUL-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	139	139	0%	1074	1038	-3%
LIVE DOGS PICKED UP	5	9	80%	42	65	55%
LIVE CATS PICKED UP	0	0	0%	25	5	-80%
TRAPS DELIVERED	2	5	150%	34	15	-56%
FOLLOW UP CALLS	8	9	13%	80	73	-9%
CITATIONS ISSUED	0	0	0%	6	8	33%
DOGS TAKEN TO COUNTY SHELTER	2	5	150%	27	41	52%
CATS TAKEN TO COUNTY SHELTER	0	0	0%	25	5	-80%

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	JUN-24	JUL-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	145	114	-21.4%	1049	1147	9.3%
NEW ITEMS ENTERED	119	87	-26.9%	811	667	-17.8%
ITEMS PURGED	42	40	-4.8%	611	380	-37.8%
ITEMS RELEASED	11	6	-45.5%	54	86	59.3%
CASES SENT TO CO 23 LAB	0	7	0%	66	57	-13.6%
CASES SENT TO CO 42 LAB	11	0	-100.0%	50	36	-28.0%
HOURS SPENT AT LABS	6.5	1.5	-76.9%	25	18	-28.0%
HOURS SPENT IN COURT	27	46	70.4%	236	257	8.9%

Patrol Division

POLICE PATROL ACTIVITY	JULY-23	JULY-24	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	289	278	-3.81%	2,684	2,440	-9.09%
ARRESTS	109	90	-17.43%	826	809	-2.06%
INCIDENT REPORTS	358	357	-0.28%	2,539	2,694	6.10%
COLLISION REPORTS	134	132	-1.49%	1,064	997	-6.30%
WARNING CITATIONS	264	361	36.74%	2,395	3,116	30.10%
PATROL MILES	41,108	42,207	2.67%	316,258	305,642	-3.36%
WARRANTS SERVED	52	53	1.92%	460	391	-15.00%

Patrol Division

Proactive Efforts

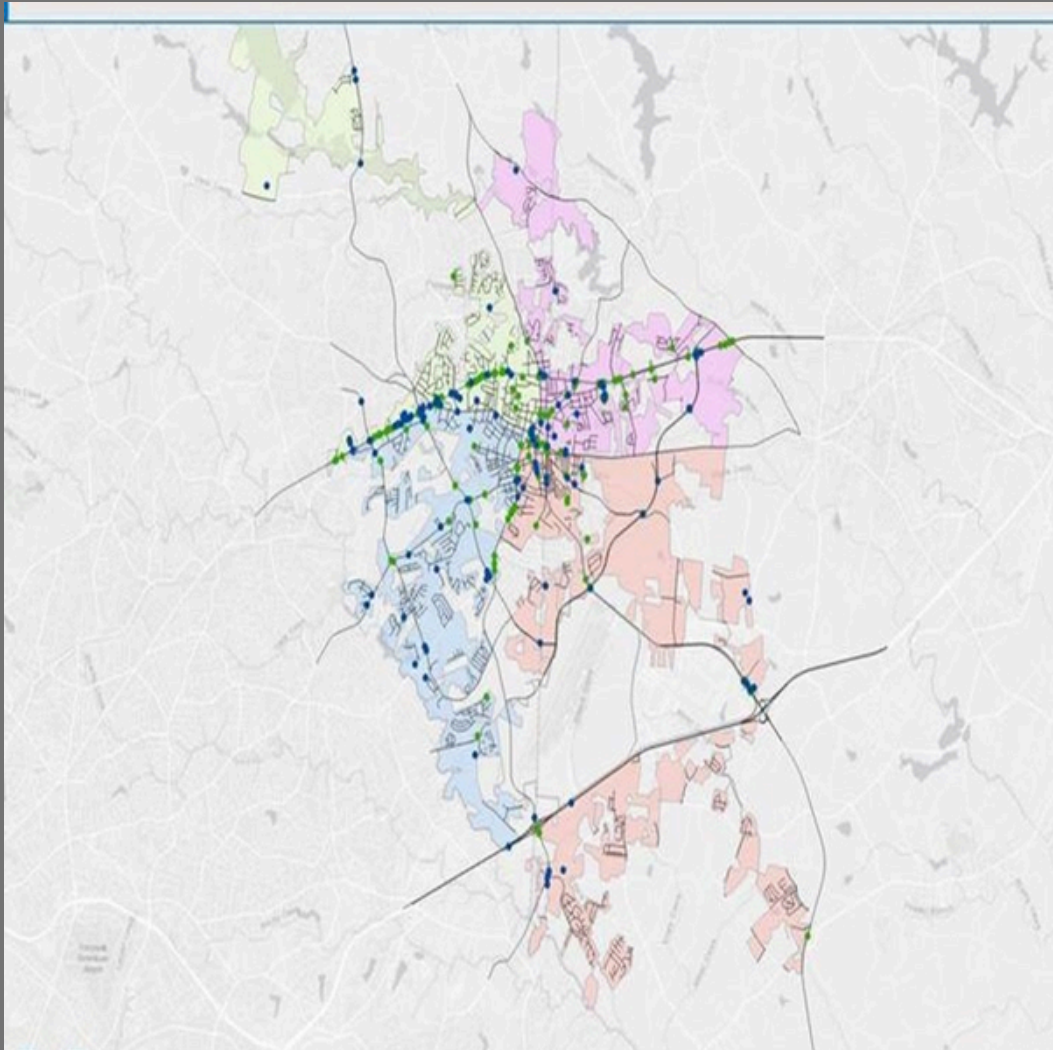
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
16	12	66	27	51

Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	21.22 GRAMS
COCAINE	2.5 GRAMS
FENTANYL	6.6 GRAMS
METH	0.1 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	0.7 GRAMS
OTHER	N/A

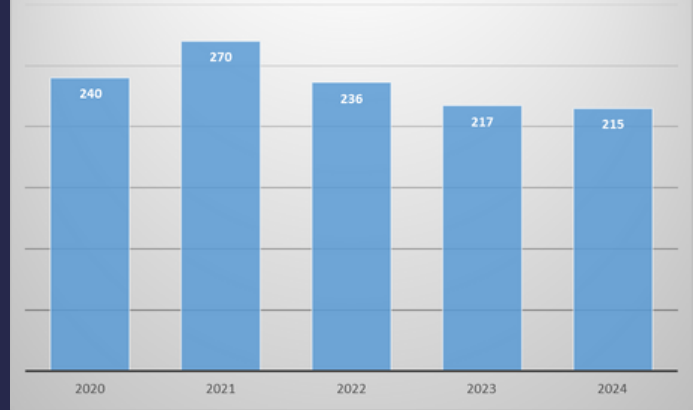
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

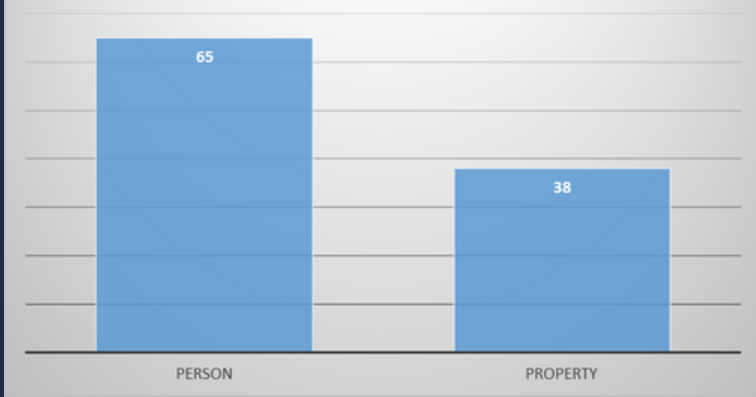


Criminal Investigations Division

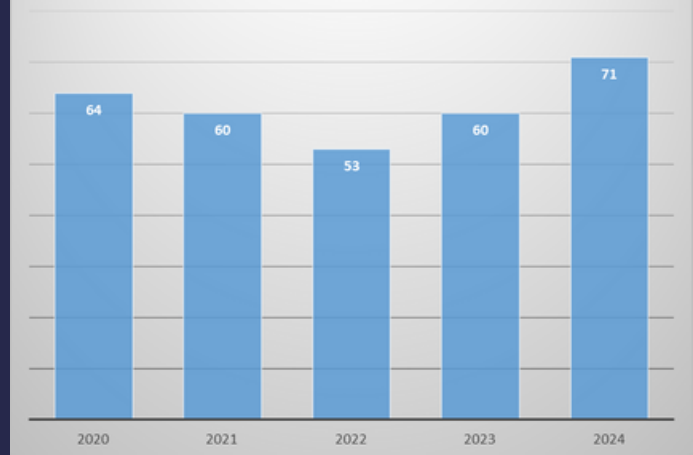
CID Assigned Cases 2024 Total YTD



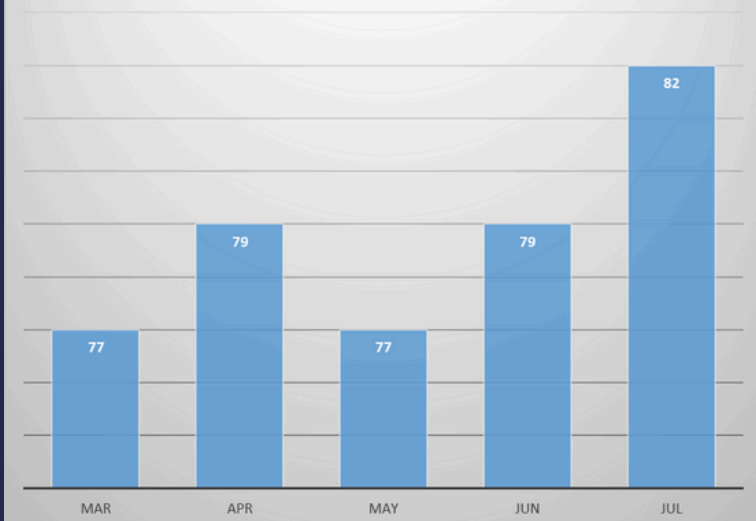
CID Closed Cases - 2024 Total (Admin, Ex-Clear, No Status, Unfounded, Arrest)



White Collar Cases 2024 Total



New VA Cases JULY 2024



Criminal Investigations Division

NARCOTIC TIPS

·THERE WERE NO DRUG COMPLAINTS
THIS MONTH.

Category Number:
Item Number: 8.



AGENDA
GREER CITY COUNCIL
8/27/2024

Public Services Activity Report - July 2024

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Services Activity Report - July 2024	8/22/2024	Backup Material



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

FROM: Public Services Department

SUBJECT: July Activity Report

DATE: August 22, 2024

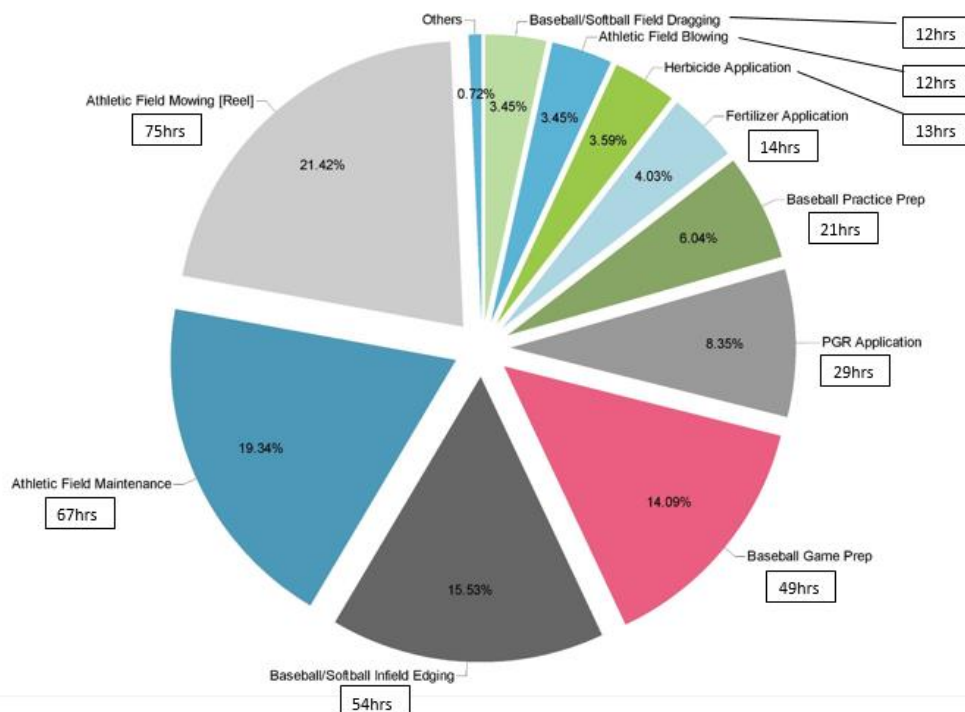
Department Involved Events

- Staff prepared City Park for Greer Farmer's Market on Tuesdays (4 employees – 48 hours)
- Staff prepared the amphitheater and delivered event trailer for Moonlight Movies (4 employees- 48 hours)
- Staff prepared the Amphitheater area and adjusted stage spot lights for Tunes in the Park (2 employees – 4 hours)

Grounds Maintenance Division

- Staff continues weekly reel mowing of all athletic fields
- Staff continues weekly landscaping of all common areas at the athletic fields, Fire Department Station 56, Suber Road and Hood Road, Police Department, Shooting Range, Kids Planet and Brushy Creek Road
- Irrigation Spray Tech sprayed growth regulator from the In-House Turf Program on athletic fields at Suber Soccer, Country Club, City Stadium, Stevens Field, Victor and Century Park Field 1
- Irrigation Spray Tech applied fertilizer from the In-House Turf Program on athletic fields at Suber Soccer, Country Club, City Stadium and Stevens Field
- Staff programmed the new Turf Tank Robot used to paint athletic fields for soccer, football and Rugby games (1 employee – 18 hours)
- Staff prepped Stevens Field for the American Legion practices and games held the month of July
- Staff performed first {1st} initial cut at Suber Road Fire Department (5 employees 12 hours)
- Staff used robot to paint Country Club Field 1 for Rugby practices July 1st, 8th, 15th and 22nd
- Staff prepared soccer goals at Country Club for FSCG Soccer
- Irrigation tech drained and cleaned Veterans Park Fountain
- Irrigation Spray Tech continues to make time adjustments to irrigation clocks located at the at Suber Soccer, Country Club Baseball and Soccer, Stevens, City Park, Century Field 1 and Kids Planet

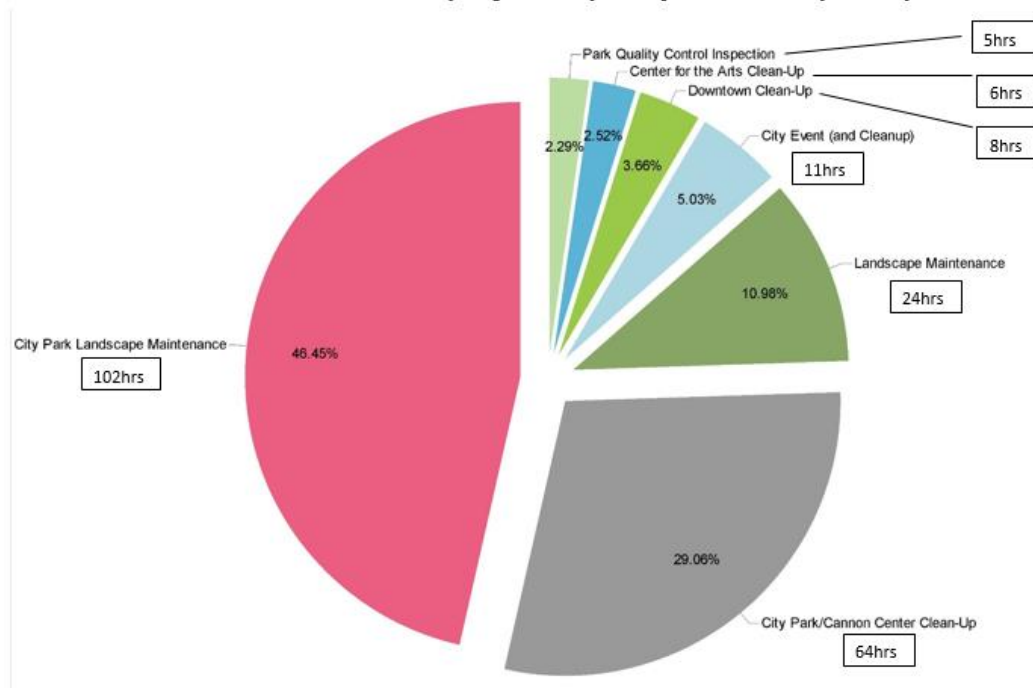
Grounds Division – Athletics – Monthly Report – July 2024 [% Labor Hrs by Activity w/ Labor Hours]



Urban Parks Division

- Staff continue daily routine maintenance (Cutting grass, trimming hedges, edging, spraying, pruning of trees and daily cleaning) of the downtown area and City Parks
- Staff continue landscape and pruning of spring growth on all plants and shrubs at City Park, Cannon Centre and throughout the downtown area
- Staff changed out aerator motor in the City Park Pond (4 employees – 12 hours)
- Due to broken irrigation and no rain, Dreamscape brought out the hydro-seeder and watered the field areas at City Hall

Grounds Division – Urban Parks – Monthly Report – July 2024 [% Labor Hrs by Activity w/ Labor Hours]



Street Maintenance Division

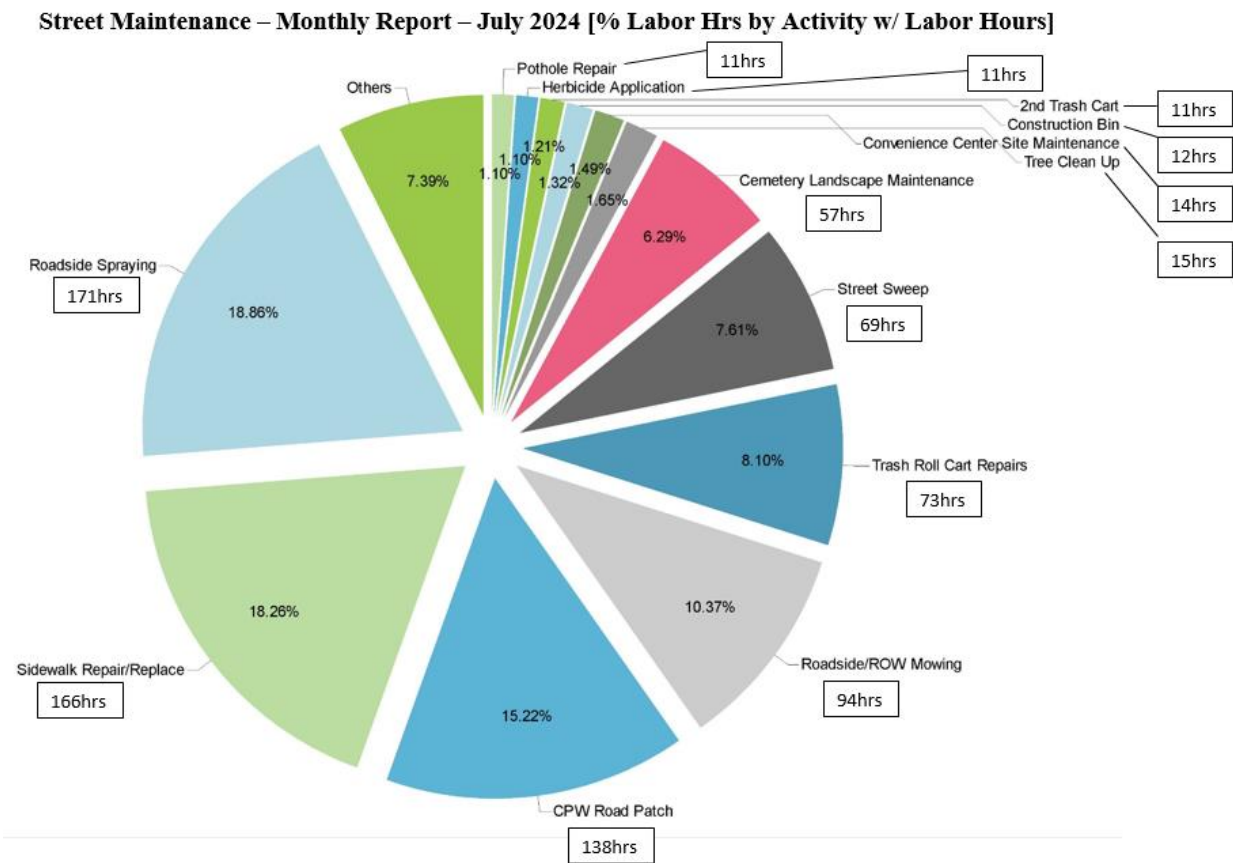
- Hauled thirteen [13] loads of construction material to the landfill
- Emptied construction bin at the Convenience Center twenty-seven [27] times
- Hauled seven [7] loads of E-Waste to the landfill
- Hauled eight [8] loads of brush to the landfill
- Road/curb side weed spraying fourteen [14] days for a total of 538 miles
- Cut grass around town nine [9] days
- Both roadside tractors were utilized to cut back street right-of-ways for fifteen [15] days
- Ran sweeper truck ten [10] days for a total of 218 miles
- Staff continued covering Greer Recycle Center on Saturdays (1 employee – 24 hours)
- Staff mowed the grass at Mountain View and Jason Street Cemetery (6 employees – 90 hours)
- Staff removed the trees that fell in the roadway during storms : 7th St, Burgess St, Hampton Rd, and in Shelburne Farms Subdivision
- Staff set up barricades on Lorla St for an event on July 6
- Staff repainted parking lot at Greer Country Club for the Golf Course
- Staff removed tree limb that fell in the cemetery on Jason St
- Staff cleaned up the OC building, trucks and equipment

CPW Street Cut Repairs

- Staff completed six [6] CPW Street Cuts:
 - Two [2] -Highland Dr
 - Vandiventer Dr
 - Brown St
 - Two [2] Bobo St

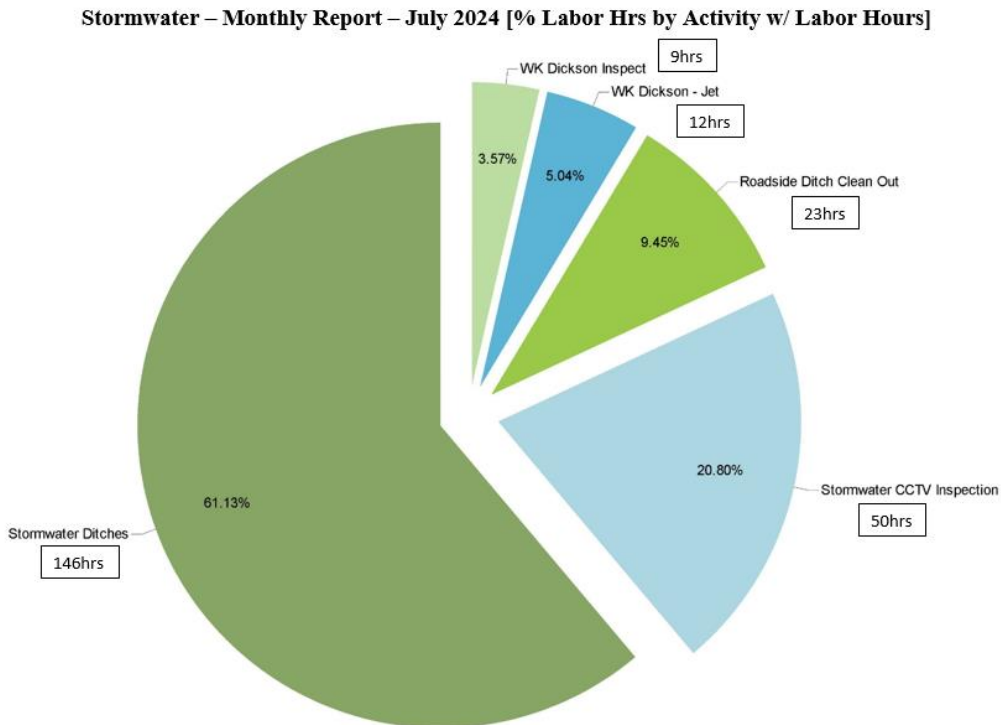
Signs Repaired/Replaced

- Staff replaced No Parking signs at the Cannon Center
- Placed Do Not Enter Sign on 16th Street
- Repaired speed limit sign on Roselite Circle

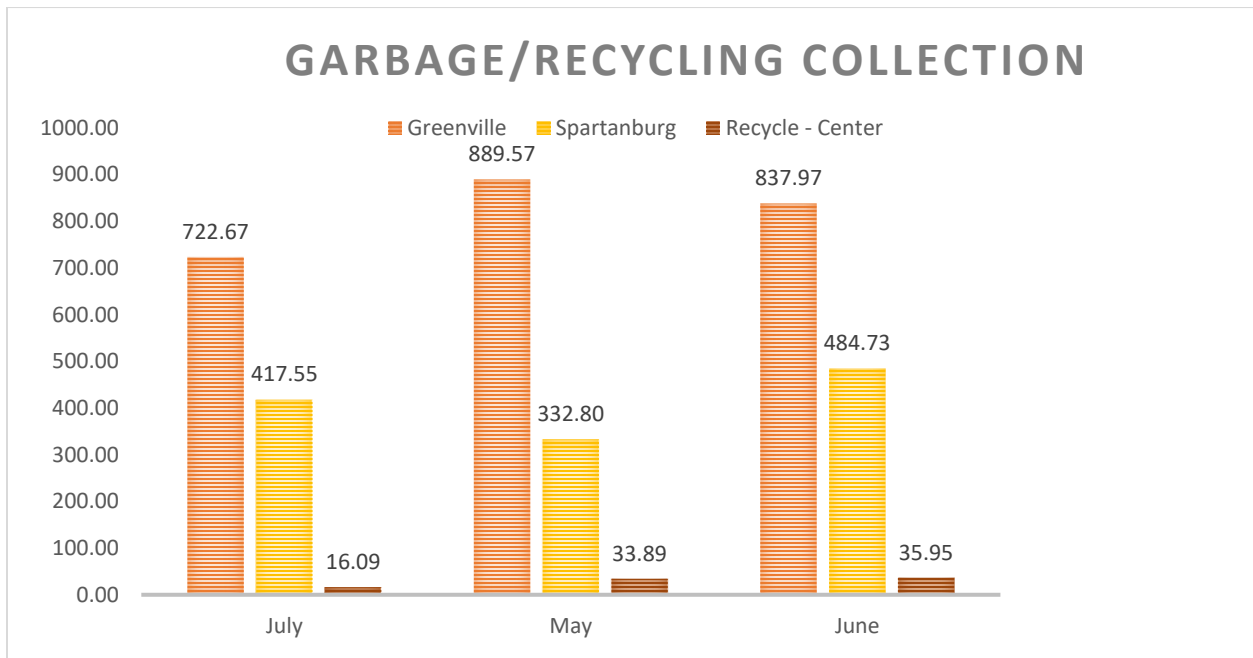


Stormwater Division

- Staff jetted 175 feet of pipe and repaired area sinking on the right of way on Ebbit St
- Staff ran camera van to inspect new drain pipes at Veterans Park
- On Arlington Road, staff redefined 100 feet of the ditch line and repaired the stormdrain pipe. Once work was completed, the area was landscaped with rock and grass – 6 employees – 180 hours
- Staff ran camera 175 feet to inspect pipe for engineers at Blue Ridge Plantation
- Staff ran camera and inspected 200 feet of pipe on Duke St for any visible damage
- Staff ran camera and inspected section of pipe on Glen Willow Court for any visible damage
- Staff worked on the W K Dickson Watershed Study project inspecting storm drain boxes and structures



Solid Waste Division



YTD Fiscal Year Totals: Greenville 1343.00 + Spartanburg 117.97 = **1460.97 Total**

Bins & Carts Delivered

NEW HOME CARTS: **81** REPAIRED/REPLACEMENT CARTS: **64**

YARD WASTE CARTS: **4** DELIVERED RECYCLE BINS: **1**

2nd CART DELIVERED: **8** PURCHASED REPLACEMENT CARTS: **3**

Category Number:
Item Number: 9.



AGENDA
GREER CITY COUNCIL
8/27/2024

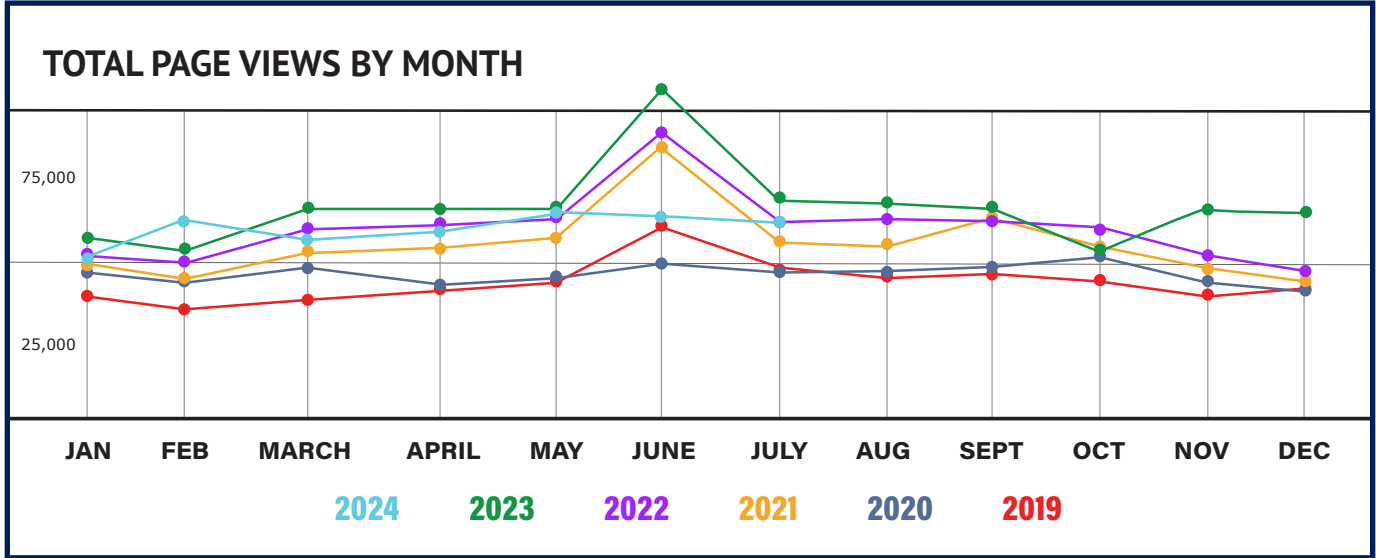
Website Activity Report - July 2024

ATTACHMENTS:

Description	Upload Date	Type
☐ Website Activity Report - July 2024	8/13/2024	Backup Material

WEBSITE REPORT

JULY 1 - JULY 31, 2024



VISITORS TO CITYOFGREER.ORG

Total Users: 22,621
New Users: 21,569

First user path, Channel Group	New users	Engaged sessions	Engagement rate	Engaged sessions per user
	21,569 100% of total	12,617 100% of total	58.84% Avg 9%	0.78 Avg 9%
1 Organic Search	10,834	11,067	63.04%	0.95
2 Direct	8,990	5,062	41.49%	0.55
3 Referral	1,092	910	61.78%	0.79
4 Organic Social	516	276	48.34%	0.52
5 Paid Search	132	106	52.22%	0.74
6 Organic Video	3	2	66.67%	0.67
7 Unassigned	2	2	100%	1.00

RETENTION

MONTHLY PAGE VIEWS: 57,923
Avg. Page Views Per Session: 2.56

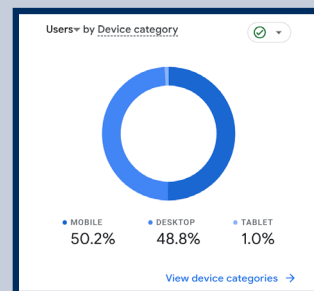
TOP USERS BY LOCATION

Greer, SC - 6,235 Users
Atlanta, GA - 2,495 Users
Charlotte, NC - 1,025 Users



MOST VIEWED WEBSITE PAGES

- Home/Home Page
- Events
- PRT/Tunes in the Park
- PS/Trash and Yard Waste
- PRT/Moonlight Movies
- Departments
- Fire/Operations
- BDS/Permits
- Police/Home
- PRT/Events
- PRT/Century Park
- PRT/Youth Sports
- PRT/Home
- PRT/Sports
- PRT/Events Center Rentals

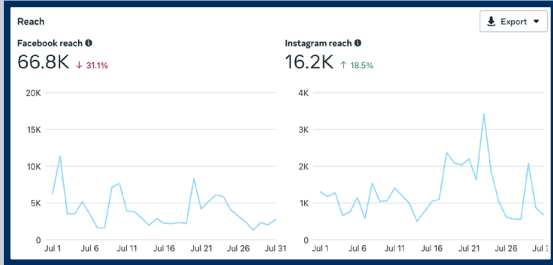


SOCIAL MEDIA REPORT

JULY 1 - JULY 31, 2024

TOTAL REACH

Facebook: 66.8k
Instagram: 16.2k



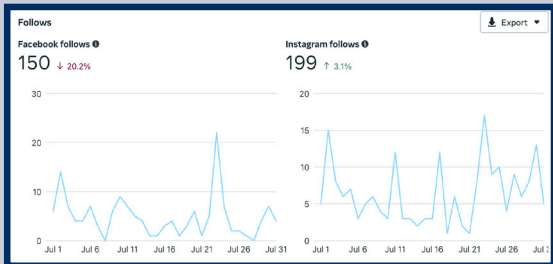
TOTAL VISITS

Facebook: 5.7k
Instagram: 1.2k



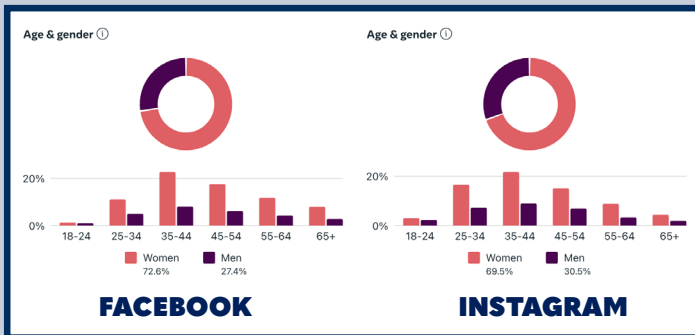
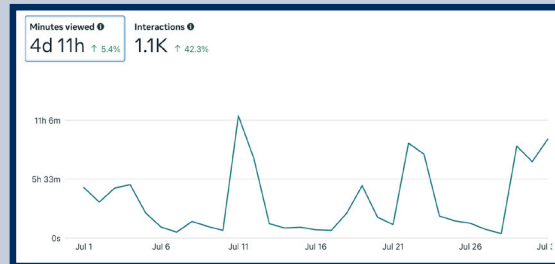
NEW FOLLOWERS

Facebook: 150
Instagram: 199



VIDEO PERFORMANCE

Minutes Viewed: 4 Days 11 hours (6420 minutes)
Interactions: 1.1k



AUDIENCE METRICS

Top Views by City (Facebook)
Greer (34.8%) (up from 34.1% last month)
Greenville (8.3%) (down from 8.5% last month)
Taylors (6.5%) (down from 6.6% last month)

Top Views by City (Instagram)
Greer (27.1%) (same as previous month)
Taylors (9.3%) (down from 9.5% last month)
Greenville (7.6%) (up from 6.7% last month)

106k Impressions on FB
3.4k Content Interactions on FB

7,831 FB Followers
7,341 IG Followers

Highest Engagement Days on FB:
July 2 & 20

Highest Engagement Days on IG:
July 18 & 23



AGENDA
GREER CITY COUNCIL
8/27/2024

Second and Final Reading of Ordinance Number 32-2024

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY FRANK W. AND TAMMY MERRITT LOCATED AT 1035 ABNER CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF MDR (MEDIUM DENSITY RESIDENTIAL) FOR SAID PROPERTY. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance 32-2024	8/20/2024	Ordinance
▣ Ord 32-2024 Exhibit A Title to Real Estate	8/20/2024	Exhibit
▣ Ord 32-2024 Exhibit B Survey	8/20/2024	Exhibit
▣ Ord 32-2024 Exhibit C Map	8/20/2024	Exhibit
▣ Ord 32-2024 Exhibit D FIRM	8/20/2024	Exhibit
▣ Ord 32-2024 Petition for Annexation	8/20/2024	Backup Material
▣ Ord 32-2024 Planning Commission Minutes	8/22/2024	Backup Material

ORDINANCE NUMBER 32-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY FRANK W. AND TAMMY MERRITT LOCATED AT 1035 ABNER CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF MDR (MEDIUM DENSITY RESIDENTIAL) FOR SAID PROPERTY.

WHEREAS, Frank W. and Tammy Merritt are the sole owners of a certain property located at 1035 Abner Creek Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Number 5-28-00-020.00 containing approximately 24.37 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0327D and 45045C0364D attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has two (2) occupants; and,

WHEREAS, Frank W. and Tammy Merritt have petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owners have requested that the subject property be zoned MDR (Medium Density Residential); and,

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

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

1. ANNEXATION: The 24.37 acres +/- property shown in red on the attached map owned by Frank W. and Tammy Merritt located at 1035 Abner Creek Road as described on the attached City of Greer Map as Greenville County Parcel Number 5-28-00-020.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 931 FEET OF ABNER CREEK ROAD ROADWAY: 931 feet of Abner Creek Road roadway along the edge of the annexed property owned by Frank W. and Tammy Merritt as shown in Exhibit C is hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced property shall be zoned MDR (Medium Density Residential) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference property shall be designated as Mixed Employment on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAPS: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Numbers 45083C0327D and 45045C0364D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: August 13, 2024

Second and
Final Reading: August 27, 2024

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

DEE-2020055413
Recorded 3 on 12/01/2020 12:12:12 PM
Recording Fee: \$15.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
DOROTHY EARLE REGISTER OF DEEDS
BK:DEE 130-D PG:456-458

EXHIBIT
A

FAYSSOUX & LANDIS, ATTORNEYS AT LAW, P.A. Post Office Box 10207, Greenville, SC 29603

State of South Carolina)
)
County of Spartanburg) **NO TITLE SEARCH**
) **TITLE TO REAL ESTATE**
) **QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Tammy Merritt**, (hereinafter called "Grantor"), in consideration of **One Dollar Love and Affection (\$1.00)**, to the Grantor in hand paid at and before the sealing of these presents, by Frank W. Merritt and Tammy Merritt, as Joint Tenants with Right of Survivorship and Not as Tenants in Common,(hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release all my right title and interest unto

Frank W. Merritt and Tammy Merritt,
as Joint Tenants with Right of Survivorship and Not as Tenants in Common

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg containing 24.38 acres more or less as shown on plat entitled "Survey for Frank W. Merritt" dated August 25, 1999 prepared by Chapman Surveying Co., Inc. recorded in the RMC Office for Spartanburg County, in Plat Book 145 at page 674 and having, according to said plat, metes and bounds as shown thereon.

Beginning at an old spike in the center line of Brockman-McClimon Road at the intersection of the rights of ways of Brockman-McClimon Road and Abner Creek Road and running thence, along the center line of Brockman-McClimon Road, N. 28-25-44 E. 388,62 feet to a new nail; thence N. 31-38-49 E. 53.01 feet to a new nail; thence S. 85-12-11 E. 709.98 feet to an old iron pin; thence N. 4-48-48 E. 283.06 feet to an old iron pin; thence S 85-11-34 E. 1,090.11 feet to an old iron pin, thence S. 7-05-15 W. 344.07 feet to an old iron pin; thence S. 77-28-11 E. 42.38 feet to an old iron pin; thence S. 6-32-14 W. 322.21 feet to an old nail in the center line of Abner Creek Road; thence along the center line of Abner Creek Road, N. 85-37-22 W. 1,997.41 feet to an old spike in the center line of Brockman-McClimon Road at the intersection of Brockman-McClimon Road and Abner Creek Road the point and place of beginning.

This being the same property acquired by Grantor by deed of Frank W. Merritt recorded in Deed Book 93-Z at page 763 on June 16, 2009.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 1035 Abner Creek Road Greer, SC 29651
TMS No.: 5-28-00-020.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF Spartanburg)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Tammy Merritt
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 amount of _____.
 - (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 of as a distribution to a trust beneficiary. The fee is computed on the fair market value of the realty which is _____.
 - (c) X EXEMPT from the deed recording fee because (See Exemptions) #12.
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTOR *Afforment*
5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

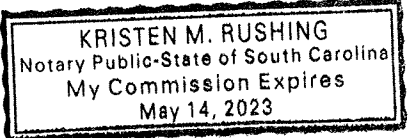
[Handwritten Signature]

Responsible Person Connected with the Transaction

SWORN to me before this 23
day of NOV, 2020

[Handwritten Signature]

Notary Public for South Carolina
My Commission Expires:
05/14/23



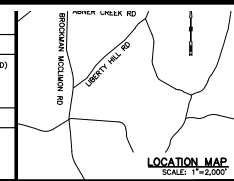
EXHIBIT

B

- NOTES:
- NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON SC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - PLAT BOOK 145, PAGE 674 RECORDED IN THE SPARTANBURG COUNTY REGISTER OF DEEDS OFFICE.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
 - THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
 - THE AREA WAS DETERMINED BY DMD METHOD.
 - ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ONE CALL TOGETHER (#2402282276). FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #45083003270; EFFECTIVE JANUARY 6, 2011.
 - ZONING PROVIDED BY SPARTANBURG COUNTY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
 - TOTAL AREA = 1,061,684 S.F. = 24.3735 ACRES
 - NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.
 - THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
 - NO VISIBLE FLAGGING EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE HE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

PARCEL DESCRIPTION:
 ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN SPARTANBURG COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A RAILROAD SPIKE ON THE CORNER FORMING THE INTERSECTION OF BROCKMAN MCDLUMON ROAD (S-12) (66 FOOT PUBLIC RIGHT-OF-WAY) AND ABERN CREEK ROAD (S-63) (DITCH TO DITCH PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 1,108,286.78 E 1,642,287.64; THENCE ALONG BROCKMAN MCDLUMON ROAD (FOR THE FOLLOWING TWO CALLS) (1) N28°13'19"E A DISTANCE OF 388.63 FEET TO A NAIL, (2) THENCE N02°22'52"E A DISTANCE OF 53.03 FEET TO A NAIL, THENCE ALONG THE COMMON LINE OF PELHAM BATESVILLE FIRE DEPARTMENT (FOR THE FOLLOWING TWO CALLS) (1) S85°57'7"E A DISTANCE OF 709.29 FEET TO AN IRON PIN, (2) THENCE N04°33'44"E A DISTANCE OF 283.35 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF WOOD (FOR THE FOLLOWING THREE CALLS) (1) S82°22'01"E A DISTANCE OF 1,090.24 FEET TO AN IRON PIN, (2) THENCE S06°56'34"W A DISTANCE OF 343.89 FEET TO AN IRON PIPE, (3) THENCE S77°28'30"E A DISTANCE OF 42.27 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF NORIA PROPERTIES, LLC S06°22'13"W A DISTANCE OF 322.17 FEET TO A NAIL, THENCE ALONG ABERN CREEK ROAD N00°49'04"W A DISTANCE OF 1,996.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,061,684 S.F. OR 24.3735 ACRES MORE OR LESS.

UTILITY INFORMATION	ZONING DATA
WATER: SUND (864) 949-2809	ZONED: UNZONED
SEWER: GREER SPW (864) 948-5500	
ELECTRIC: LAURENS ELECTRIC COOPERATIVE (800) 942-3141	FLOOD INFORMATION
GAS: AMARSCO PALMETTO (864) 949-2809	FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 45083003270 EFFECTIVE DATE: JANUARY 6, 2011
TELEPHONE: A1&T (864) 576-1800	PARKING
CABLE: CHARTER COMMUNICATIONS (888) 438-2427	REGULAR = N/A HANDICAP = N/A



LJA
COA
7090

LJA SURVEYING INC.
 107 HILL CREEK AVENUE
 SPARTANBURG, SC 29301
 (864) 451-0176

REVISIONS

ALTA/NPS LAND TITLE SURVEY
 PREPARED FOR:
 PROPERTY OF: FRANK W. MERRITT
 SPARTANBURG COUNTY, SOUTH CAROLINA

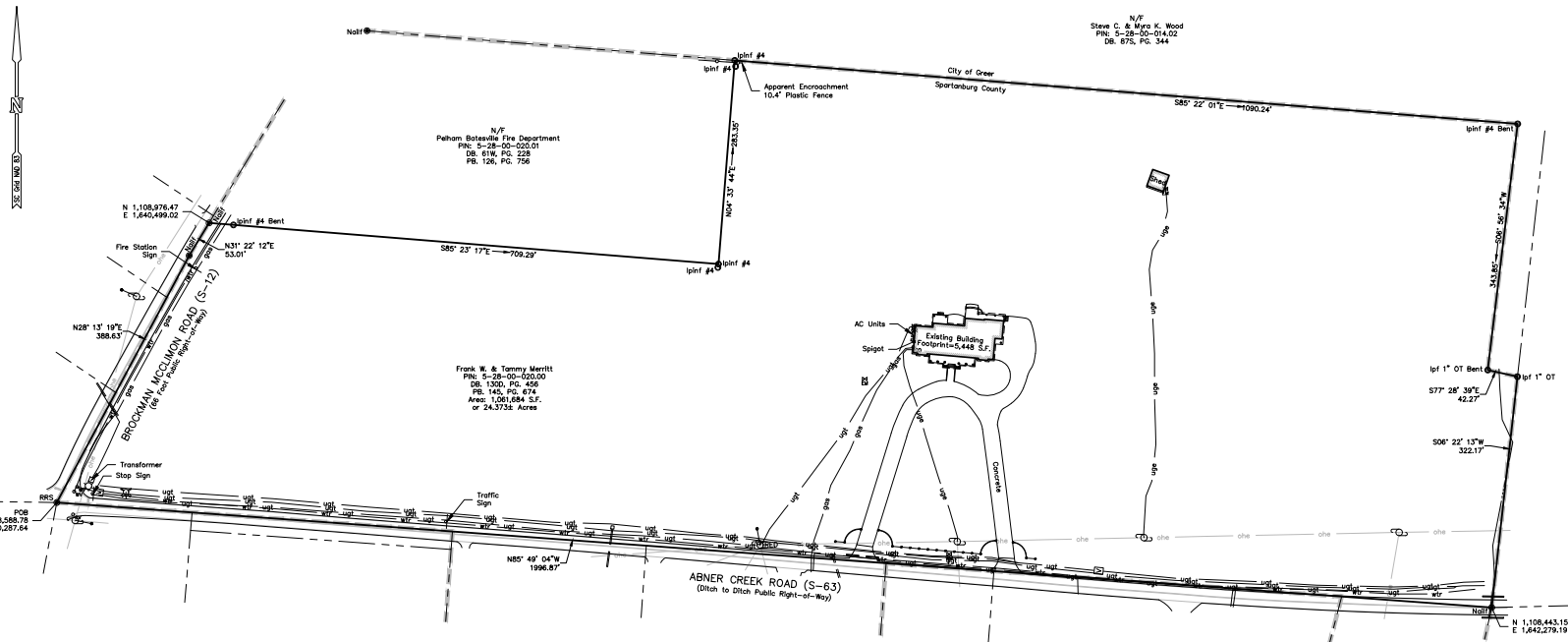
DRAWN: NMR
 CHECKED: NLM

SCALE: 1" = 80'

DATE OF SURVEY: 03/08/2024
 DATE OF PLAT: 03/12/2024

PROJECT NO. 24-1034

1 of 1
 SHEET NO.



LEGEND	
—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
—	WATER CENTERLINE
—	STORM DRAINAGE PIPE
—	WATER LINE
—	GAS LINE
—	UNDERGROUND TELEPHONE
—	UNDERGROUND ELECTRIC
—	OVERHEAD ELECTRIC
—	PLASTIC FENCE
—	METAL FENCE
—	OVERHANG
—	GLY WIRE
—	LIGHT POLE
—	UTILITY POLE
—	WATER METER
—	WATER VALVE
—	HYDRANT
—	CLEANOUT
—	GAS VALVE
—	GAS METER
—	ELECTRIC METER
—	AIR CONDITIONING
—	UNDERGROUND UTILITY BOX
—	TELEPHONE PEDISTAL
—	IRON PIN-REBAR FOUND
—	IRON PIPE FOUND
—	NAIL FOUND
—	RAILROAD SPIKE

N/A
 Steve C. & Miro K. Wood
 P.N. 5-28-00-014.02
 DB. 675, PG. 344

N/A
 Pelham Batesville Fire Department
 P.N. 5-28-00-020.01
 DB. 676, PG. 228
 PB. 126, PG. 756

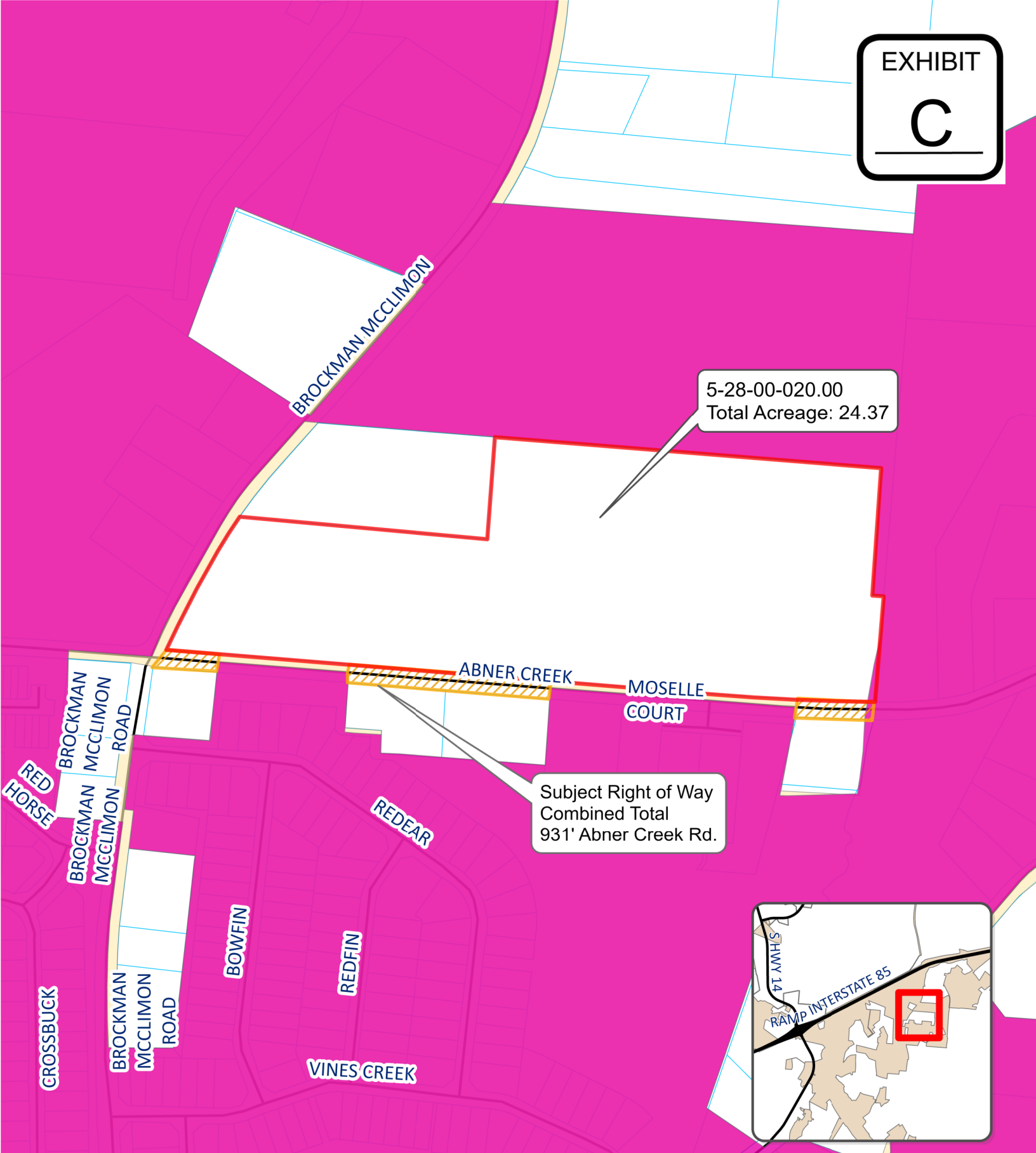
Frank W. & Tommy Merritt
 P.N. 5-28-00-000.00
 DB. 1300, PG. 456
 PB. 145, PG. 674
 Area: 1,061,684 S.F.
 or 24.3735 Acres

N/A
 Nor's Properties, LLC
 P.N. 5-28-00-027.07
 DB. 1260, PG. 793
 PB. 174, PG. 318

TO: LLC
 TITLE INSURANCE COMPANY

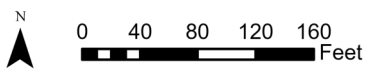
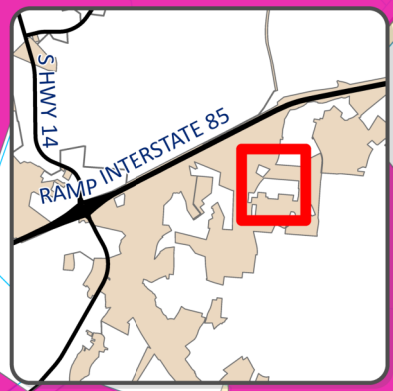
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 7C, 8, 9, 10, 11A, 11B, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 8, 2024.

Nicholas L. Mansfield
 NICHOLAS L. MANSFIELD DATE: 3/12/2024 REGISTRATION #27454
 *THE WORDS "CERTIFY" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.



5-28-00-020.00
Total Acreage: 24.37

Subject Right of Way
Combined Total
931' Abner Creek Rd.



Ordinance 32-2024

Council Districts

1	4
2	5
3	6

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

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updates or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of Flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (CBFEs) shown on this map apply only landward of 0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that Coastal Flood Elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **Floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **Flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was State Plane South Carolina FIPS 3200. The **horizontal datum** was NAD 83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geospatial Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geospatial Survey website at <http://www.ngs.noaa.gov/> or contact the National Geospatial Survey at the following address:

NGS Information Services
NOAA, NNGS2
National Geospatial Survey
SSM-C-3 4#202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geospatial Survey at (301) 713-3242, or visit their website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided in digital format by Spartanburg County, South Carolina.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities with National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Information exchange** at 1-877-336-2827 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Information exchange may also be reached by fax at 1-800-368-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program, in general, please call 1-877-FEMA-HELP (1-877-336-2827) or visit the FEMA website at <http://www.fema.gov/>.

EXHIBIT D

LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone X, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the elevation of the 1% annual chance flood.
- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Area of Special Flood Hazard formerly protected from the 1% annual chance flood by a flood control system that was subsequently discontinued. Zone "AR" indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and CBR boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, Flood depths or flood velocities
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- Cross section line
- Transect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83):

- 79°00'00"E
- 1000-meter Universal Transverse Mercator grid values, zone 17
- 5000-foot grid ticks; South Carolina State Plane coordinate system (NAD83) Lambert Projection.
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

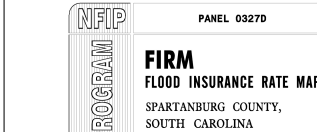
MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
JANUARY 6, 2011

EFFECTIVE DATES OF REVISIONS TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0327D

FIRM FLOOD INSURANCE RATE MAP

SPARTANBURG COUNTY, SOUTH CAROLINA AND INCORPORATED AREAS

PANEL 327 OF 555

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

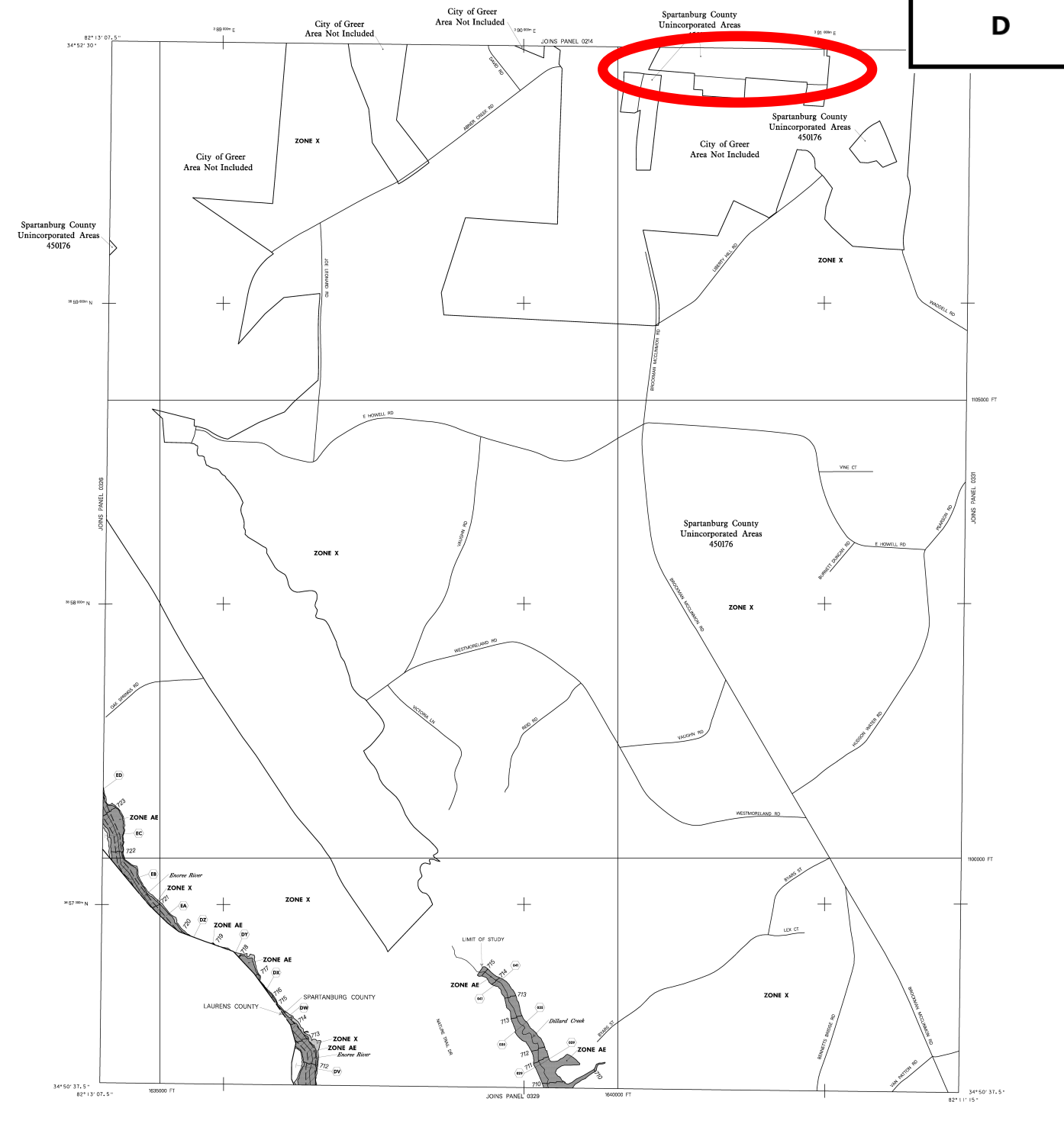
CONTAINS	NUMBER	PANEL	SUFFIX
COMMUNITY	45076	0327	D
SPARTANBURG COUNTY	45076	0327	D

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

MAP NUMBER
450830327D

EFFECTIVE DATE
JANUARY 6, 2011

Federal Emergency Management Agency



This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of South Carolina and the Federal Emergency Management Agency (FEMA). The State of South Carolina has implemented a long term approach of floodplain management to decrease the costs associated with flooding. This approach is supported by the State's commitment to map floodplain areas at the local level. As a part of this effort, the State of South Carolina has joined in a Cooperating Technical State agreement with FEMA to produce and maintain this digital FIRM.

<http://www.dnr.state.sc.us/>

National Flood Hazard Layer FIRMette



EXHIBIT

D

82°11'57"W 34°52'46"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INFO

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation
Zone A, V, AE |
| | | With BFE or Depth
Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard
Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes.
Zone X |
| | | Area with Flood Risk due to Levee
Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard
Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard
Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

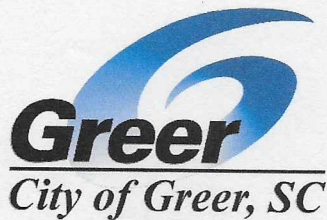
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/19/2024 at 11:18 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



82°11'19"W 34°52'17"N

Basemap Imagery Source: USGS National Map 2023



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 1035 ABNER CREEK RD GREER, SC 29651 more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-28-00-020.00 attached hereto marked as Exhibit C containing approximately 24.37 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 6 day of June, 2024 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to Medium Density Residential (MD).

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

Yes No

Print Name: FRANK WAYNE MERRITT
Signature: [Signature]
Address: 1035 Abner Creek Road
Witness: [Signature]
Date: June 6, 2024
Phone number: 864-567-1041
Email: Wayne@ShipDMX.com

Print Name: TAMMY B MERRITT
Signature: [Signature]
Address: 1035 Abner Creek Rd
Witness: [Signature]
Date: June 6, 2024
Phone number: 864 567-1031
Email: trbm dog@ADL.com

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, August 19, 2024

DOCKET: AN 24-06

APPLICANT: Dream Finders Homes

PROPERTY LOCATION: 1035 Abner Creek Rd

TAX MAP NUMBER: 5-28-00-020.00

REQUEST: Annex and zone to MD, Medium Density Residential

SIZE: 24.73 acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **AN 24-06**

AN 24-06 is a request to annex one parcel located at the intersection of Brockman McClimon and Abner Creek Rds. The applicant is requesting to annex into the city and zone to MD, Medium Density Residential. The purpose of the annexation is to develop a single-family attached subdivision.

Surrounding land uses and zoning include:

North: Unzoned Spartanburg County and Manufacturing & Logistics – residential and fire station
East: Rural Residential – residential
South: Unzoned Spartanburg County, Rural Residential, DRD – vacant, residential, Vines Creek
West: Rural Residential - vacant

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

This request for medium-density residential zoning is compatible with the Future Land Use map and staff recommends approval. This property serves as a transition point between more intense zoning and uses to the north and detached single-family residential to the south.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Denial

Public Hearing

Nick Meyers, Seamon Whiteside, was present as project engineer gave a brief overview of the project. He said that the development would act as a transitional project from the industrial area to the north to the suburban neighborhood to the south.

There was one person to speak against the item. Scott Gillespie, the developer of Saddlebrook, Vines Creek, and the Ledges. He said that the proposed townhome development was not consistent with the existing development patterns present in the area. Vines creek has a density of 3.7 units per acre and is a DRD. Saddlebrook, which has townhomes at the front of the subdivision, also has a density of 3.7 per

acre. The TIA for this townhome development allows up to 17 units per acre. He strongly urges the commission to consider recommending DRD for this development, which would guarantee unites and materials and landscaping. The density of the development and blanket rezoning is not a good fit for this location.

New Business

Ms. Medford asked what the intention of Medium Density Zoning request. Mr. Meyers responded that the actual density of the project was not yet finalized but would likely be much lower, between 6-7 units per acre. The overall size of the parcel is about 24.3 acres and the current plan is to build townhomes.

Mr. Lamb stated that he was uncomfortable with the density.

Mr. Booker asked how many units they would be building. Mr. Meyers responded that right now the plan is about 160 units.

Mr. Jones asked about the TIA, if there was any mitigation. Mr. Meyers responded that DOT had strict access requirements and they would only be permitted two separate ingress/egress points on Abner Creek. Ms. Stahl stated that the TIA recommended a southbound right turn lane on Brockman McClimon for mitigation at that intersection.

Ms. Medford asked why not go with the traditional neighborhood zoning if the density they plan to build will fill that zoning district. Mr. Meyers stated that the developer preferred the Medium Density Residential district because of the future land use designation in the area and the industrial uses to the north.

Mr. Jones asked what the density is for Traditional Neighborhood. Ms. Stahl responded 10 units per acre.

Mr. Jones asked if DRD would still be considered as an option. Ms. Kaade answered yes, but staff is reluctant because the UDO was adopted in part to allow for townhomes by right in certain zoning districts and move away from the widespread use of DRD for typical development.

Mr. Acierno said if the project moves forward with the proposed zoning district, then there could potentially be hundreds of units.

Mr. Lavender said he was leaning towards a recommendation of denial.

Mr. Lamb asked how big the townhome lots in Medium Density Residential are. Mr. Meyers said they would be a standard size of 20' x 100'.

ACTION – Mr. Lamb made a motion to recommend disapproval of the request. Ms. Jones seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
8/27/2024

Second and Final Reading of Ordinance Number 33-2024

Summary:

AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE V OF THE GREER CITY CODE (“PROCUREMENT CODE”) (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▢ Ordinance Number 33-2024	8/23/2024	Ordinance

ORDINANCE NUMBER 33 - 2024

AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE V OF THE GREER CITY CODE (“PROCUREMENT CODE”)

WHEREAS, pursuant to South Carolina Code §11-35-5320, the City of Greer (the “City”) has the legal authority to adopt ordinances or procedures embodying sound principles of appropriately competitive procurement; and,

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

WHEREAS, the City recognizes the need to amend its procurement code to improve efficiency, increase and maximize purchasing value, to provide safeguards to maintain purchasing quality and integrity, and to standardize processes; and,

WHEREAS, the City finds that Chapter 2, Article V of the Code of Ordinances should be amended according to the terms set forth herein; and,

WHEREAS, the City, after considering all of the facts and circumstances surrounding the procurement code, do hereby find that amendments contained herein are in the best interests of the City.

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

Section 1. Amendment. Amend Section 2:291 through Section 2:230 – Article V of Chapter 2 – Purchasing Rules and Procedures, as follows (*language that is ~~struck through~~ is language proposed to be deleted, underlined language is language proposed to be added, language is not ~~struck through~~ or underlined is not to be changed, and *** represents sections of the Ordinance that have been skipped and remain unchanged*):

ARTICLE V. - PURCHASING RULES AND PROCEDURES REGULATIONS^[4]

Footnotes:

--- (4) ---

State Law reference— Requirement that political subdivisions develop and adopt procurement laws, S.C. Code 1976, § 11-35-~~50~~5320.

Sec. 2-291. - Purpose.

- (a) The provisions of this article are adopted pursuant to S.C. Code 1976, § 11-35-~~505320~~, and may be referred to as the city procurement code or purchasing rules and procedures regulations.
- (b) ~~The purpose of this system is to assure that the city receives the best possible prices from vendors for quality goods and services. The purpose of this code is to assure that all purchases of goods and services needed by the city are efficient and economical.~~
- (c) A comprehensive outline of the city's policies and procedures can be found in the City of Greer Purchasing Policy and Procedures manual, the terms of which are incorporated herein where not inconsistent with the terms of this ordinance.

(Code 1982, § 2-171)

Sec. 2-292. - 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:

Formal bid solicitation means the request for a sealed, written response for a proposed project, quotation of price or submittal of qualifications to be received in response to an advertised solicitation through the competitive process of a Request for Proposal, Request for Bid, or Request for Qualifications for such items conforming to city specifications. Formal bids responses to solicitations must be written and submitted after vendors have been properly notified that the city seeks such bids responses.

Informal bid solicitation means the request for any oral or written competitive quotation of price for materials or services conforming to specifications required by the city that is not requested through the process of a formal, advertised request for responses. State purchasing contracts or other such contracts may be considered an informal bid.

(Code 1982, § 2-172)

Sec. 2-293. - ~~Small purchases.~~ Public Access to Procurement Information

Procurement information shall be a public record to the extent required by S.C. Code, §§ 30-4-10 et seq. (the South Carolina Freedom of Information Act). Commercial or financial information obtained in response to any type of solicitation which is privileged and confidential shall not be disclosed as well as other information which may be exempt from disclosure. Privileged and confidential information means information in specific detail not customarily released to the general public, the release of which might cause harm to the competitive position of the party supplying the information or constitute an unreasonable invasion of privacy. Examples of this type information include, but are not limited to:

- (1) Design recommendations and identification of prospective problem areas;
- (2) Design concepts, including methods and procedures;
- (3) Biographical data on key employees of the bidder;

- (4) Evaluative documents predecisional in nature such as inter or intra agency memoranda containing technical evaluations and recommendations;
- (5) Items marked as proprietary by a bidder under an RFP and not subject to public access under any other provisions.

~~A small purchase is one where the items or services required do not exceed \$1,000.00. The items purchased must be within the budget appropriation (refer to monthly budgetary statement). The approval of the department head for the small purchase shall be certification that funds are appropriated and available for purchased items or services.~~

- ~~(1) *Step one.* The department head determines the item needed is below \$1,000.00 and that funds are available in the budget for the item or service to be purchased.~~
- ~~(2) *Step two.* The department head authorizes the order from the vendor most advantageous to the city.~~
- ~~(3) *Step three.* The department head delivers invoices/receipts to the finance office coded to the proper departmental line item with approval for payment.~~
- ~~(4) *Step four.* The finance office checks the invoice for pricing and mathematical errors and ensures the payment is not a duplicate; then stamps and initials the invoice signifying verification of the invoice details and accuracy of the departmental line item to which the invoice is coded.~~
- ~~(5) *Step five.* The finance office issues a check and sends payment to the vendor along with a payment stub or copy of the invoice, and files appropriately.~~

(Code 1982, § 2-173; Ord. No. 1-2017, 1-24-2017)

Sec. 2-294. - **Regular p**Purchases.

The purpose of the Purchasing Rules and Regulations is to provide for equitable treatment in purchasing, and to maximize purchasing value to provide safeguards for maintaining quality and integrity. This chapter applies to contracts for the procurement of goods and supplies, services, and construction entered into by the city. It shall apply to every expenditure of public funds irrespective of their source. Procurement processes are coordinated by centralized procurement personnel in the Finance Department. The Purchasing Policy and Procedures standardizes the city's centralized procurement and purchasing processes and clearly defines authority, responsibility, and establishes guidelines for the organization.

- (1) The rules and procedures for Purchases are as follows:
 - (a) Ordinary purchases of goods and services that have been duly authorized and appropriated by City Council during the budget process do not require further action of Council, except for those purchases that are specifically identified or requested by Council for review, or are required by state laws and regulations or ordinances.
 - (b) Purchase requisitions must be submitted for goods and services over \$5,000.00.

- (c) Department directors are authorized to approve purchase requisitions for appropriated and budgeted goods and services within their area of responsibility up to a value of \$75,000.00. Approval from the city administrator is required for appropriated and budgeted purchases in excess of \$75,000.00.
 - (d) At times, it may be necessary to amend or adjust planned, appropriated, and budgeted purchases to address an immediate or altered need. Amendments to planned purchases require authorization of the city administrator. Upon his determination of need, the city administrator may reallocate appropriated funds in order to absorb the purchase of the unbudgeted items within the current year's appropriated budget. Any purchase of unbudgeted goods and services that require additional appropriation of funds require authorization from City Council.
 - (e) Procurement requests shall not be artificially divided so as to avoid certain purchasing rules and regulations.
- (2) Use of Formal Solicitations
- (a) Formal solicitations must be utilized for purchases valued at or above \$50,000.00. For projects valued under \$50,000.00, and when the City determines that it is difficult to obtain competitive responses to an informal solicitation, the city may elect to conduct a formal solicitation to select multiple firms to supply the goods and/or services on an as-needed basis. The term for such contract for each individual vendor shall not exceed one calendar year. The city shall strive to reasonably distribute costs annually amongst the selected vendors. All formal solicitations, regardless of value or amount, must be presented to City Council for approval when there is only one qualified respondent.
- (3) Use of Informal Solicitations
- (a) Competitive quotes are recommended, but not required, for goods or services under \$5,000.00. However, competitive quotes shall be obtained for goods or services valued between \$5,000.00 and \$50,000.00. State purchasing contracts, or other such competitively bid cooperative purchasing contracts, may be considered as a response to an informal solicitation.

~~A regular purchase is any item that exceeds \$1,000.00 or any item for which quotes must be secured. The standard purchase order form shall be used for such purchases and the following procedure shall be used:~~

- ~~(1) *Step one.* The department head prepares requisition forms completely, ensuring the requisition form is properly filled out and the requisition does not exceed the budget, then submits the requisition to the finance office well in advance of the time goods and services are required.~~
- ~~(2) *Step two.* The department head, in cooperation with the finance office checks to see if the items requisitioned are covered by contract agreement (state purchasing, etc.). If so, proceed to step seven (subsection (7) of this section). Otherwise, proceed to step three (subsection (3) of this section).~~
- ~~(3) *Step three.* The finance office determines if the expenditure is less than \$10,000.00. If so, the finance office then determines whether or not this is a situation where informal bid may be waived (see section 2-297(g)), and if so, then proceeds to step seven~~

~~(subsection (7) of this section); otherwise the finance office, in cooperation with the department head, seeks and obtains at least three informal bids if possible, selects the vendor most advantageous to the city and proceeds to step seven (subsection (7) of this section). If the expenditure exceeds \$10,000.00, proceed to step four (subsection (4) of this section).~~

- ~~(4) — *Step four.* The finance office, having determined the expenditure exceeds \$10,000.00, then determines whether or not this is a situation where informal bid may be waived (see section 2-297(g)), and if so, then proceeds to step seven (subsection (7) of this section); Otherwise, the finance office, in cooperation with the department head, prepares a formal bid/proposal, drawing up detailed specifications and the bid/proposal notice, advertises the notice in a newspaper of general circulation at least ten days prior to receipt of bids/proposals, notifies suppliers that have indicated they wish to be notified, notifies applicable city business license holders, and secures a minimum of three bids/proposals where possible.~~
- ~~(5) — *Step five.* The city administrator, if the cost of the item is estimated to be over \$10,000.00 but less than \$35,000.00, opens the bids and awards the contract to the vendor most advantageous to the city. Except in an emergency situation, in the event that there is only one (1) bidder the City Administrator will bring the bid to Council for final approval or denial.~~
- ~~(6) — *Step six.* The city council, if the cost is over \$35,000.00, shall make the final decision as to which vendor will be awarded the contract.~~
- ~~(7) — *Step seven.* The finance office files the requisition and prepares the purchase order when the vendor selection process is complete.~~
- ~~(8) — *Step eight.* The finance office sends the original signed copy of the purchase order to the department head to be forwarded to the vendor when the order is placed and keeps one copy on file at the finance office.~~
- ~~(9) — *Step nine.* The vendor fills the order and sends it to the ordering department and provides the invoice to the finance office.~~
- ~~(10) — *Step ten.* The department of origin examines the received goods immediately upon delivery. The ordering department then provides notification to the finance office with the proper signatures certifying the items were received in good condition. Payment for these goods will not be made until this certification is made.~~
- ~~(11) — *Step eleven.* The finance office, after receiving the signed certification that the goods were received in good condition, matches the invoice and purchase order and checks them for billing and mathematical errors and ensures the payment is not a duplicate, then stamps and initials in appropriate spaces signifying verification of the order details and accuracy of the departmental line item to which the invoice is coded.~~
- ~~(12) — *Step twelve.* The city administrator approves final payment.~~
- ~~(13) — *Step thirteen.* The finance office issues the check and sends payment to the vendor, along with a payment stub or copy of the invoice and files appropriately. (Code 1982, § 2-174; Ord. No. 1-2017, 1-24-2017)~~

Sec. 2-295. - Emergency purchases.

An emergency purchase is may be authorized when the interruption of a project due to the need of ~~an item~~ materials or services will directly affects the efficient and orderly completion of the project, and when the use of normal purchasing procedures will cause an excessive delay in obtaining the needed ~~item~~ materials or service. ~~In such cases the following procedure shall be used:~~ Emergency purchases shall be approved by the city administrator, or his designee, in the absence of the city administrator.

- ~~(1) — Step one. The department head verbally explains the emergency situation to the city administrator, or mayor in the absence of the city administrator.~~
- ~~(2) — Step two. The city administrator or mayor, in the absence of the city administrator, after determining that funds are available for the purchase either from the budgeted account or contingency fund and the purchase is necessary to prevent interruption of a city project or service, gives verbal approval to the department head.~~
- ~~(3) — Step three. The department head, upon verbal approval, immediately obtains a purchase order number and refers this number to the vendor when placing the order.~~
- ~~(4) — Step four. The department head, by the end of the next working day, submits a requisition and one copy to the finance office. This requisition should list the items.~~
- ~~(5) — Step five. The finance office processes in the same manner as the normal purchasing procedure, but eliminates the pricing and vendor selection functions.~~
- ~~(6) — Step six. The finance office marks "emergency purchase" on the assigned purchase order.~~
- ~~(7) — Step seven. The city administrator reports at the next council meeting emergency purchases made and funds utilized if the city administrator determines the purchase will cause a financial hardship on the city.~~

(Code 1982, § 2-175; Ord. No. 1-2017, 1-24-2017)

Sec. 2-296. – ~~Central storehouse:~~ Sole source procurement.

Any request by a department director that a procurement be restricted to one (1) potential source shall be accompanied by a letter signed by the department director stating with specificity why no other source will be suitable or acceptable to meet the needs. **The city administrator will determine whether to grant the sole source payment.**

- ~~(a) — A new account, to be called central purchasing, shall be set up for ordering merchandise in bulk for more than one city department. When the merchandise is purchased, the amount of the purchase shall be debited to the central purchasing account. For purposes of inventory control, the city administrator shall designate an officer to keep a log of merchandise received in the storehouse and also merchandise disbursed from the storehouse. Then, when a commodity arrives at the storehouse, the date received, the quantity, and new balance shall be entered on the log. Then, when the merchandise is disbursed to the various departments, the proper entries are made, and the individual taking the merchandise for a city department must~~

sign the appropriate blank on the log. The following sample illustrates how the system may work:

CENTRAL STOREHOUSE DISBURSEMENT LOG

ITEM: (description of Mdse.)		UNIT COST: (XX per gal.)			Bal. 000
<i>QTY Received</i>	QTY Disbursed	Date	Dept.	Signature	Bal.
55 gal.	—	XX XX 75	—	—	55 gal.
—	-5 gal.	XX XX 75	Fire	(signature)	50 gal.
—	10 gal.	XX XX 75	Police	(signature)	40 gal.

~~(b) This log shall be submitted to the finance office monthly, where the dollar value of the merchandise taken out by each department shall be computed and charged to the appropriate department. Then, the total amount checked out by all departments for that month shall then be credited back to the central purchasing account. In addition, the designated officer shall conduct an inventory check quarterly to verify all log figures.~~

(Code 1982, § 2-176; Ord. No. 1-2017, 1-24-2017)

Sec. 2-297. - Other general rules.

- (a) Inventory checks should be conducted quarterly, if not more often to prevent stock outs and emergency purchases. It shall be the responsibility of the ~~various department heads~~ directors to see that such ~~an~~ inventory check is ~~carried out~~ performed.
- (b) Before appointing anyone to act as his agent for inventory or requisitioning purposes, the department ~~head~~ director shall clear such an appointment with the city administrator.
- (c) Quality checks may be made from time to time by the city administrator, ~~or his designee, or someone designated by him~~ to make sure all items used by the city departments are satisfactory and ~~up to~~ meet required standards.
- (d) The ~~city administrator's office~~ Finance Department ~~cannot accept~~ shall not process requisitions nor issue purchase orders ~~except within~~ that exceed the amount adopted in the budget without proper authorization. When unbudgeted items are deemed necessary for the city's purposes, the department director must submit the request to the city administrator for approval. Any unbudgeted items submitted to the city administrator for consideration shall have the funding source identified prior to submission to the city administrator for approval, subject to the rules of budgetary appropriation detailed in Section 2-294.
- (e) The ~~various department heads~~ directors should work with the city administrator's office, procurement personnel, and other department personnel that are involved in, and hold responsibility for, preparing specifications or standards expected of products to be purchased

by the city. Further, it shall be the responsibility of the department ~~heads-directors~~ to provide the city administrator with feedback as to the quality of merchandise, dependability of the vendors, etc and other relevant information related to vendors, products, and services that may affect procurement decisions.

- (f) All formal solicitations ~~invitations to bid~~ shall include the provision that the city reserves the right to reject any and all responses to the solicitation ~~bids~~.
- (g) ~~Bidding~~ Formal solicitation procedures may be waived under the following circumstances:
- (1) When there exists no possibility of a competitive bid, as in the case of only one source of supply.
 - (2) When it is to the city's advantage to acquire goods or services on the basis of a previously awarded bid or contract.
 - (3) In the case of emergency purchases or purchase of used equipment.
 - (4) When, in the opinion of the city administrator, it is to the advantage of the city to do so.
 - (5) For professional services where the person engaged is customarily employed on a fee basis rather than competitive bidding (including, but not limited to appraiser, architect, auditor, consultant, engineer, legal services, physician).
 - (6) Proposals invited on a competitive sealed basis.
 - (7) Negotiations after unsuccessful ~~competitive sealed bidding~~ formal solicitation.
 - (8) ~~Small purchases under \$1,000.00.~~(89) Blanket purchase agreements for repetitive small purchases, except when it is determined that it is in the best interest of the city to perform formal solicitation procedures to initiate the repetitive purchase not requiring a purchase order for each purchase.
 - (9) ~~Compatibility of equipment or parts is the paramount consideration.~~
 - (10) Procurement of information technology.
 - (11) Leasing or purchasing of real property.
 - (12) ~~Purchasing on state and other governmental contracts~~ or cooperative purchasing agreements when they are determined by competitive bidding process.
 - (13) "Piggybacking" on another properly executed ~~procurement~~ formal solicitation for procurement within one year of the original purchase.
- (h) The functions to be performed by department ~~heads-directors~~ may also be performed by an individual ~~designated~~ approved by the city administrator to act as purchasing assistant for the department head director.
- (i) Any funds expended by the city must be spent in accordance with the procedures in this section, except that, the city administrator may, in his discretion, choose to waive formal bidding procedures and modify existing specifications when purchasing used equipment.

(Code 1982, § 2-177; Ord. No. 1-2017, 1-24-2017)

Sec. 2-298. - Award of contracts by city.

- (a) Contracts for goods or services shall be awarded to the lowest responsible bidder respondent. In determining the lowest responsible bidder respondent, in addition to price, the city council, or city administrator or designee, shall consider:
- (1) The ability, capacity and skill of the bidder respondent to perform the contract or provide the service required;
 - (2) Whether the bidder respondent can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
 - (3) The character, integrity, reputation, judgment, experience and efficiency of the bidder respondent;
 - (4) The quality of performance ~~of~~ from previously provided contracts or services of the respondent;
 - (5) The previous and existing compliance by the bidder respondent with laws and ordinances relating to the contract or service;
 - (6) The sufficiency of the financial resources and ability of the bidder respondent to perform the contract or provide the services;
 - (7) The quality, availability and adaptability of the supplies or contractual services to the particular use required;
 - (8) The ability of the bidder respondent to provide future maintenance and service for the use of the subject of the contract; and
 - (9) The number and scope of conditions attached to the bid response to solicitation;
 - (10) Tie bids:
 - a. If two or more bids received are for the same total amount or unit price, quality and service being equal, the contract shall be awarded to the local bidder (as defined in subsection 2-298(b)), if applicable.
 - b. If two or more of such bids are submitted by local bidders, the purchasing agent shall award the contract to one of the local tie bidders by drawing lots in public.
 - c. If local bidders are not involved in the tie bids, the purchasing agent shall award the contract to one outside tie bidder by drawing lots in public.
 - (11) For construction projects, bids responses to solicitations may only be considered from bidders respondents holding with the properly qualified state licenses.
- (b) It is the policy of the city to support businesses located within the city limits. To that end, the city supports a local vendor preference applied to responses to requested bids solicitations. To qualify for the local vendor preference, the vendor must meet all of the following requirements:
- (1) The vendor must complete the application for local vendor preference certificate;
 - (2) The vendor must maintain an office within the legally defined boundaries of the city and have a majority of its full-time employees, chief officers and managers regularly conducting work and business from this office;

- (3) The vendor must have held a valid resident city business license for at least three consecutive years prior to the date of the application for certification; and
- (4) The vendor must submit a copy of their local vendor preference certificate with their bid response to a solicitation.
- (5e) Use of the local vendor preference during the bid solicitation evaluation process:
 - (1)a. For comparing bids responses, any vendor who meets all the criteria in [subsections] (b)(1)—(b)(4) above will have their bids responses price reduced by five percent, not to exceed a maximum reduction of \$2,500.00. If after the application of the local vendor preference, the vendor is determined to be the low responsive and responsible bidder, they will be awarded the contract; and
 - (2)—b. Final contract price will reflect the original bid amount before the local vendor preference was applied.

~~(d)~~(c) Minority-owned and woman-owned businesses:

- (1) It is the policy of the City of Greer to provide minorities and women equal opportunity for participating in all aspects of the city's contracting and procurement programs, including but not limited to employment, construction projects, and lease agreements consistent with the laws of the State of South Carolina.
- (2) It is further the policy of the City of Greer to prohibit discrimination against any person or business in pursuit of these opportunities on the basis of race, color, national origin, religion, sex, age, handicap, or veteran status.
- (3) It is further the policy of the City of Greer to conduct its contracting and procurement programs so as to prevent such discrimination and to resolve any and all claims of such discrimination.

(Code 1982, § 2-178; Ord. No. 7-2008, 4-8-2008)

Sec. 2-299. - Protests.

Invitations for ~~to bid~~ responses to a solicitation shall include procedures for the filing of protests by an actual prospective ~~bidder~~ bidder respondent who is aggrieved in connection with the solicitation or award of a contract.

(Code 1982, § 2-179)

Sec. 2-300. - Debarment or suspension.

The purchasing agent may issue a notice of debarment or suspension to a person or firm upon a determination, after reasonable notice and an opportunity to be heard, that there is cause for doing so in the best interest of the city. The determination of the purchasing agent may be appealed to council by written notice filed with the city administrator within ten days after receipt of the determination. The causes for debarment or suspension shall include, but not be limited to:

- (1) Conviction of a criminal offense incident to obtaining or attempting to obtain a public or private contract, or in the performance of such contract;
- (2) Conviction for embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or any other offense indicating a lack of business integrity or professional honesty which currently, seriously, and directly affects responsibility as a city contractor;
- (3) Conviction under antitrust laws arising out of submission of responses to solicitations;
- (4) A recent deliberate failure without good cause to perform in accordance with the terms of a contract;
- (5) Any other cause determined to be so serious and compelling as to affect responsibility as a city contractor, including debarment by another governmental entity.

(Code 1982, § 2-180)

Secs. 2-301—2-330. - Reserved.

Section 2: That the Ordinance shall be effective upon second and final reading.

Section 3: 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.

ADOPTED this _____ day of _____, 2024.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: August 13, 2024

Second and Final Reading: August 27, 2024

Approved as to Form:

Daniel Hughes, City Attorney



AGENDA
GREER CITY COUNCIL
8/27/2024

First and Final Reading of Resolution Number 26-2024

Summary:

A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA, DIRECTING THE PLANNING COMMISSION OF THE CITY OF GREER TO CONDUCT ONE OR MORE STUDIES AND MAKE RECOMMENDATIONS REGARDING THE DEVELOPMENT OF AN IMPACT FEE ORDINANCE, WHICH SHALL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT, CODIFIED IN SOUTH CAROLINA CODE ANNOTATE SECTION 6-1-910, ET SEQ.; AND PROVIDING FOR OTHER RELATED MATTERS. (Action Required)

Executive Summary:

Andy Merriman, City Administrator

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution Number 26-2024	8/20/2024	Resolution

RESOLUTION NUMBER 26-2024

A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA, DIRECTING THE PLANNING COMMISSION OF THE CITY OF GREER TO CONDUCT ONE OR MORE STUDIES AND MAKE RECOMMENDATIONS REGARDING THE DEVELOPMENT OF AN IMPACT FEE ORDINANCE, WHICH SHALL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT, CODIFIED IN SOUTH CAROLINA CODE ANNOTATED SECTION 6-1-910, ET SEQ.; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, South Carolina law authorizes municipalities to take actions not inconsistent with the Constitution and general laws of the State, regarding any subject the municipality finds necessary and proper for the health, safety, security, general welfare, and convenience of the municipality;

WHEREAS, the City has experienced increased, explosive growth in population and development with ever increasing demands on City public facilities and the services necessary to provide for the health, safety, security, general welfare, and convenience of the City's residents and visitors;

WHEREAS, these services, for example, parks and recreational services, police and fire, and other public safety services, are necessary to provide for and promote harmonious living conditions and to maintain quality standards of living for the City's residents and to encourage tourism; and

WHEREAS, to ensure adequate provision and continuity of such services to the residents of and visitors to the City, and according to the South Carolina Development Impact Fee Act, codified in South Carolina Code Annotated section 6-1-910, et seq. (collectively, "Act"), the City intends for the Planning Commission of the City of Greer to conduct one or more studies, make recommendations in accordance with the Act and, in all other respects, comply with the requirements of the Act, including, for example, specifically section 6-1-960, applicable to the Planning Commission's part of the development impact fee process;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greer, South Carolina, duly assembled that no later than September 30, 2024, the Planning Commission of the City of Greer is directed to conduct one or more studies, make recommendations in accordance with the Act and, in all other respects, comply with the requirements of the Act, including, for example, specifically section 6-1-960, applicable to the Planning Commission's part of the development impact fee process.

The City authorizes (a) the Mayor and/or the City Administrator, each individually, to execute any and all documents and to take any and all further actions, as may be reasonably necessary and prudent to effect this Resolution's intent, and (b) the City Clerk to attest and deliver any such documents.

All resolutions, orders, and parts thereof in conflict with this Resolution, are to the extent of that conflict, repealed.

This Resolution is effective and be in full force upon adoption by the Council.

[ONE SIGNATURE PAGE FOLLOWS]
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Adopted: August 27, 2024.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

**[SEAL]
ATTEST:**

Tammela Duncan, Municipal Clerk



AGENDA
GREER CITY COUNCIL
8/27/2024

First Reading of Ordinance Number 35-2024

Summary:

AN ORDINANCE (A) IMPOSING DEVELOPMENT IMPACT FEES IN THE CITY OF GREER, (B) ENACTING ARTICLE IV. DEVELOPMENT IMPACT FEES OF CHAPTER 46 (LAND DEVELOPMENT), BY CREATING SECTION 46-400 THROUGH AND INCLUDING SECTION 46-407 OF THE CODE OF THE CITY OF GREER, SOUTH CAROLINA ("CITY CODE") RELATED TO DEVELOPMENT IMPACT FEES, (C) INVOKING THE PENDING ORDINANCE DOCTRINE, AND (D) PROVIDING FOR OTHER RELATED MATTERS. (Action Required)

Executive Summary:

Andy Merriman, City Administrator

ATTACHMENTS:

Description	Upload Date	Type
▢ Ordinance Number 35-2024	8/20/2024	Ordinance

ORDINANCE NUMBER 35-2024

AN ORDINANCE (A) IMPOSING DEVELOPMENT IMPACT FEES IN THE CITY OF GREER, (B) ENACTING ARTICLE IV. DEVELOPMENT IMPACT FEES OF CHAPTER 46 (LAND DEVELOPMENT), BY CREATING SECTION 46-400 THROUGH AND INCLUDING SECTION 46-407 OF THE CODE OF THE CITY OF GREER, SOUTH CAROLINA (“CITY CODE”) RELATED TO DEVELOPMENT IMPACT FEES, (C) INVOKING THE PENDING ORDINANCE DOCTRINE, AND (D) PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, South Carolina law authorizes municipalities to take actions not inconsistent with the Constitution and general laws of the State, regarding any subject the municipality finds necessary and proper for the health, safety, security, general welfare, and convenience of the municipality;

WHEREAS, the City has experienced increased, explosive growth in population and development with ever increasing demands on City public facilities and the services necessary to provide for the health, safety, security, general welfare, and convenience of the City’s residents and visitors;

WHEREAS, these services, for example, parks and recreational services, police and fire, and other public safety services, are necessary to provide for and promote harmonious living conditions and to maintain quality standards of living for the City’s residents and to encourage tourism;

WHEREAS, to ensure adequate provision and continuity of such services to the residents of and visitors to the City, and according to South Carolina Code Annotated section 6-1-910, et seq., it is necessary to establish various rates, charges, and fees, as well as procedures to provide for the orderly collection and administration of such rates, charges, and fees relating to the provision of such services in the City;

WHEREAS, the City has considered the information provided by Tischler Bise, Inc., which is attached to this Ordinance as Exhibit A, as the capital improvements plan, and incorporated by reference in this Ordinance; and

WHEREAS, it is necessary to ensure the health, safety, security, general welfare, and convenience of the residents of and visitors to the City by promulgating rules and regulations, to include enforcement activities, rights, and procedures for the City and its residents relating to such development impact fees.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greer, South Carolina, duly assembled that the City Code, is amended by enacting Article IV of Chapter 46 by creating Section 46-400 through and including Section 46-407, which contain such information as provided below between the “*,” as follows:

ARTICLE IV: DEVELOPMENT IMPACT FEES

SECTION 46-400. PURPOSE AND INTENT.

The purposes and intent of the development impact fee procedures are:

(A) To establish uniform procedures for the imposition, calculation, collection, expenditure, and administration of development impact fees imposed on development;

(B) To implement the goals, objectives, and policies of the City comprehensive plan relating to assuring

that development contributes its fair share towards the costs of public facilities reasonably necessitated by the development;

(C) To ensure that development is benefitted by the provision of the public facilities funded, in whole or in part by the development impact fees; and

(D) To ensure that all applicable legal standards and criteria are properly incorporated in these procedures.

SECTION 46-401. DEFINITIONS.

The words or phrases used in this Article shall have the meaning prescribed in the current City Code except as otherwise indicated in this Section. To the extent that the definitions of words, terms, and phrases as prescribed in South Carolina Code Annotated section 6-1-920, conflict with the definition of words, terms, or phrases as defined in this Article or other City ordinances, the former shall control:

AFFORDABLE HOUSING. Housing affordable to families whose incomes do not exceed 80% of the median income for the service area or areas within the jurisdiction of the governmental entity. Median household income shall be based upon the most recent data available from the United States Bureau of the Census as of the date of the application for a building permit.

APPROPRIATION or TO APPROPRIATE. An action by the City Council or the applicable service provider to identify specific public facilities for which development impact fee funds may be utilized. **APPROPRIATION** shall include but shall not necessarily be limited to: inclusion of a public facility in the capital improvements plan for the particular development impact fee prepared in accordance with South Carolina Code Annotated section 6-1-910, *et seq.*; execution of a contract or other legal encumbrance for construction of a public facility using development impact fee funds in whole or in part; and actual expenditure of development impact fee funds through payments made from a fee account for public facilities in the capital improvements plan.

CAPITAL IMPROVEMENTS. Has the meaning established in South Carolina Code Annotated section 6-1-920(2) (improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of the public facility).

CAPITAL IMPROVEMENTS PLAN. Has the meaning established in South Carolina Code Annotated section 6-1-920(3) (a plan that identifies capital improvements for which development impact fees may be used as a funding source).

DEPARTMENT. City Administration.

DEVELOPER. Has the meaning established in South Carolina Code Annotated section 6-1-920(5) (an individual, corporation, partnership, or other entity undertaking development).

DEVELOPMENT. Has the meaning established in South Carolina Code Annotated section 6-1-920(6) (construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include but not be limited to, modular buildings and manufactured housing. **DEVELOPMENT** does not include alterations made to existing single-family homes).

DEVELOPMENT IMPACT FEE or DEVELOPMENT IMPACT FEE. Has the meaning established in South Carolina Code Annotated section 6-1-920(8).

DEVELOPMENT IMPACT FEE DISTRICT MAP. The map(s) defining the geographical extent of the development impact fee districts and subdistricts for each adopted development impact fee, as may be necessary, which, initially shall include the entire jurisdictional limits of the City, as may be amended from time to time.

DIRECTOR. The City Administrator or the City Administrator's designee.

DISTRICT or DEVELOPMENT IMPACT FEE DISTRICT. A defined geographic area or subarea of the City which serves as the service area within which particular development impact fees are collected, appropriated, and expended for public facility system improvements that are identified in the capital improvement plan for the public facility.

FEE PAYOR. Has the meaning established in South Carolina Code Annotated section 6-1-920(10) (the individual or legal entity that pays or is required to pay a development impact fee).

GOVERNMENTAL ENTITY. Has the meaning established in South Carolina Code Annotated section 6-1-920(11). (a municipality, as defined in South Carolina Code Annotated section 5-1-20).

LEVEL OF SERVICE. Has the meaning established in South Carolina Code Annotated section 6-1-920(14) (a measure of the relationship between service capacity and service demand for public facilities).

MULTIPLE USES. A development consisting of both residential and non-residential uses or one or more different types of non-residential uses on the same site or part of the same development.

PROPORTIONATE SHARE. Has the meaning established in South Carolina Code Annotated section 6-1-920(17) (that portion of the costs of system improvements determined pursuant to South Carolina Code Annotated section 6-1-990 which reasonably relates to the service demands and needs of the project).

PUBLIC FACILITIES. Has the meaning established in South Carolina Code Annotated section 6-1-920(18).

RETIREE HOUSING. A housing facility or community which constitutes “housing for older persons” as defined in the Fair Housing Act (42 U.S.C. § 3607(b)(2) and 24 C.F.R. § 100.303), or a housing facility or community which is otherwise restricted through the filing of a binding declaration of covenants, conditions, and restrictions (“CCR’s”) for occupancy by persons at least 62 years of age, provided however, that RETIREE HOUSING does not include any dwelling unit for which the CCR’s have been invalidated by any court of competent jurisdiction.

SERVICE AREA. Has the meaning established in South Carolina Code Annotated section 6-1-920(19) as depicted in the map, which is adopted as Section 46-409 (based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined).

SERVICE UNIT. Has the meaning established in South Carolina Code Annotated section 6-1-920(20) (a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements).

SUCCESSOR IN INTEREST. A person who gains a fee simple interest in land for which a development impact fee is paid, or an offset is approved pursuant to the terms of this Article.

SYSTEM IMPROVEMENTS. Has the meaning established in South Carolina Code Annotated section 6-1-920(21) (capital improvements to public facilities which are designed to provide service to a service area).

SYSTEM IMPROVEMENTS COSTS. Has the meaning established in South Carolina Code Annotated section 6-1-920(22).

SECTION 46-402. GENERAL PROVISIONS; APPLICABILITY.

(A) Term. These procedures shall remain in effect unless and until repealed, amended or modified by the City Council in accordance with applicable state law and City ordinances and resolutions.

(B) Annual review.

(1) At the first City Council meeting in March each year, the City Administrator or a designee shall coordinate the preparation and submission of a report on the subject of development impact fees. City Council, however, may request reports more frequently.

(2) The report shall include the following:

- (a) Recommendations on amendments, if appropriate, to these procedures or to specific ordinances adopting development impact fees for particular public facilities;
- (b) Proposed changes to the City comprehensive plan and/or an applicable capital improvements program, or the capital improvement plan for the particular public facility, including the identification of public facility system improvements anticipated to be funded wholly or partially with development impact fees;
- (c) Proposed changes to the boundaries of development impact fee districts or subdistricts, as appropriate;
- (d) Proposed changes to development impact fee schedules as set forth in the ordinances imposing and setting specific development impact fees;
- (e) Proposed changes to level of service standards;
- (f) Proposed changes in the development impact fee calculation methodology;
- (g) Other data, analysis or recommendations as the City Administrator or a designee may deem appropriate, or as may be requested by the City Council.

(3) Submission of development impact fee annual report and City Council action. The City Administrator or a designee shall submit the development impact fee annual report to the City Council, which shall receive the report and take such actions as the City Council deems appropriate, including, but not limited to, requesting additional data or analyses and holding public workshops and/or public hearings.

(C) Affected area.

(1) Development impact fee district. Development impact fees may be imposed on development in the City for particular public facilities authorized by applicable law. The particular development impact fees may be divided into development impact fee districts (and subdistricts) by the City Council for purposes of expenditure of development impact fees funds.

(2) Identification. The affected area, including development impact fee districts, subdistricts, if applicable shall be described and/or listed in the applicable fee-setting ordinances to the extent not otherwise set forth in the City Code.

(D) Type of development affected. These procedures shall apply to all development as defined in this chapter and as defined in the applicable fee-setting ordinances.

(E) Type of development not affected. The requirements of this Article and the applicable fee-setting ordinances shall not apply to:

(1) Building permits. Development for which a building permit has been issued prior to the effective date of these procedures.

(2) Previous payment of development impact fees. Development for which development impact fees have been paid in full.

(3) Public facilities provided by the state or federal government. The development of public

facilities by the state or the federal government.

(4) Spaces in existing mobile home parks existing prior to December 16, 1996. A mobile home located on a space in a mobile home park or court pursuant to an existing site plan or Planned Urban Development (“PUD”) District in which mobile homes are listed as part of the regulations applying to that district, which site plan or PUD District was approved on or before December 16, 1996, or for a mobile home park or court existing on or before July 7, 1986, pursuant to the plans and specifications approved by the South Carolina Department of Health and Environmental Control (“DHEC”) and for which a validly issued DHEC permit is in effect. This exception shall not apply to spaces approved within or adjacent to a mobile home park or court after December 16, 1996.

(F) Exemptions. The following structures or activities are exempt from development impact fees.

(1) Rebuilding. Rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe.

(2) No net increase in dwelling units. Remodeling or repairing a structure that does not result in an increase in the number of service units or replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of dwelling units does not increase.

(3) No net increase in non-residential square footage. New non-residential development which does not add square footage or floor area.

(4) Construction trailer or office during construction. The placement of a construction trailer or office on a lot during the period of construction on the lot.

(5) Increasing dwelling unit square footage. Constructing an addition on a residential structure which does not increase the number of service units.

(6) Uses accessory to residential uses. Adding uses that are typically accessory to residential uses, such as a tennis club or clubhouse, unless it is clearly demonstrated that the use creates a significant impact on the demand for a particular public facility.

(7) Affordable housing.

(a) All or part of a particular development project if:

1. The project is determined to create affordable housing; and

2. The exempt development’s proportionate share of system improvements is funded through a revenue source other than development impact fees.

(b) To maintain for the exemption, the developer or successor must annually file a report with the City Administration certifying the housing units meet the definition of affordable for a period of 30 years after the certificate of occupancy is issued. If the dwelling unit(s) are converted to market rate housing during this 30-year period, the developer or successor shall be responsible for paying the development impact fee due at the time the dwelling unit was permitted.

(8) Other uses. A use, development, project, structure, building, fence, sign, or other activity which does not result in an increase in the demand for a public facility system improvement for which development impact fees are imposed and collected in accordance with this Article and the applicable fee-setting ordinances.

(9) Schools. A new elementary, middle, or high school.

(10) New volunteer Fire Department. A new volunteer Fire Department.

(G) Waivers for retiree housing. Development impact fees for retiree housing may be waived pursuant to Section 46-406, if the applicant: (1) ensures the housing will maintain its eligibility as retiree housing as defined in this Article for at least 30 years from the date of building permit issuance; and (2) certifies each year thereafter, by the anniversary date of building permit issuance, that the housing still meets the requirement. If at any time during the 30-year period the housing fails to comply with these eligibility requirements, the waiver is automatically voided, and the owners of the development shall pay the development impact fees in effect on the date eligibility expires.

(H) Effect of payment of development impact fees on other applicable City land development regulations.

(1) The payment of development impact fees shall not entitle the applicant to a development permit unless all other applicable requirements, standards, and conditions of approval have been met. Such other requirements, standards, and conditions of approval are independent of the requirement for payment of development impact fees.

(2) Neither these procedures or the applicable fee-setting ordinances shall affect, in any manner, the use of property, density/intensity of development, design and improvement standards or other applicable standards or requirements of this code.

(I) Amendments. This Article, and any applicable fee-setting ordinances for any particular public facilities, may be amended from time-to-time by the City Council.

SECTION 46-403. PROCEDURES FOR IMPOSITION; CALCULATION AND COLLECTION OF DEVELOPMENT IMPACT FEES.

(A) In general. An applicant shall be notified by the City of the applicable development impact fee requirements at the time of application for a building permit, or other development permit if no building permit is required, and calculated and paid prior to issuance of a building permit.

(B) Calculation.

(1) Upon receipt of an application for a building permit, the Director shall determine: (a) whether it is a residential or non-residential use; (b) the specific category (type) of residential or non-residential development, if applicable; (c) if residential, the number of new dwelling units; (d) if nonresidential, the number of new or additional square feet of floor area and the proposed use, and; (e) the development impact fee district(s) in which the development is located. After making these determinations, the Director shall calculate the development impact fees due. If the applicant has requested an offset pursuant to division (C), the offset shall be calculated and subtracted from the development impact fees due.

(2) If the type of land use proposed for development is not expressly listed in the specific fee setting development impact fee ordinance, the Director shall: (a) identify the most similar land use type listed and calculate the development impact fees based on the fees for that land use; or (b) identify the broader land use category within which the specific land use would apply and calculate the development impact fees based on the development impact fees for that land use category.

(3) An applicant may request a non-binding estimate of development impact fees due from the Director for a particular development at any time. The estimate may change depending on the time a formal application for a building permit is submitted.

(4) The calculation of development impact fees due from a multiple-use development shall be based upon the fees due for each use.

(5) The calculation of development impact fees due from phased development shall be based upon the demand generated by each specific use of the phase of development.

(C) Offsets.

(1) Offsets against the amount of development impact fees due from a development may be provided by an applicant for the dedication of land and/or the provision of public facility system improvements that are identified in the capital improvement plan for the particular public facility if either (a) the costs of such land or public facilities have been included in the capital improvement plan for the public facility or the development impact fee calculation methodology, or (b) the land dedicated is determined by the Director to be a reasonable substitute for the cost of public facilities which are included in the capital improvement plan and applicable development impact fee calculation methodology.

(2) Applications for offsets shall be made on forms provided by the Director and shall be submitted concurrent or prior to an application for building permit. The application for an offset shall be accompanied by evidence establishing the eligibility of the applicant for the offset. The Director shall calculate the applicable development impact fees without the offset and then determine whether an offset is due and, if so, the amount of the offset. The offset shall be applied against the development impact fees due. In no event shall an offset be granted in an amount exceeding the development impact fees due.

(3) Offsets for dedication of land or provision of public facility system improvements that are identified in the capital improvement plan shall be applicable only as to development impact fees imposed for the same types of public facilities. Even if the value of the dedication of land or provision of a public facility exceeds the development impact fees due for the type of public facility, the excess value may not be transferred to development impact fees calculated as due from the applicant for other types of public facilities, nor may the excess value be transferred to other applicants or properties.

(D) Collection. The Director shall collect all applicable development impact fees at the time of issuance of a building permit unless:

(1) The applicant is determined to be entitled to a full offset;

(2) The applicant has been determined to be not subject to the payment of development impact fees; or

(3) The applicant has taken an appeal pursuant to Section 46-409, and a bond or other surety in the amount of the development impact fee, as calculated by the Director, has been posted with the City.

SECTION 46-404. ESTABLISHMENT OF DEVELOPMENT IMPACT FEE ACCOUNTS; APPROPRIATION OF DEVELOPMENT IMPACT FEE FUNDS; AND REFUNDS.

(A) Development impact fee accounts. A development impact fee account is established by the City for each public facility for which development impact fees are imposed. The accounts shall clearly identify the category, account, or fund for which the development impact fees are imposed. Subaccounts may be established for individual development impact fee districts and subdistricts. All development impact fees collected by the City shall be deposited into the appropriate development impact fee account or subaccount, which shall be interest bearing. All interest earned or monies deposited to the accounts or subaccounts shall be credited to and shall be considered funds of the account. The funds of each account shall not be commingled with other funds or revenues of the City. The City shall establish and implement necessary accounting controls to ensure that the development impact fee funds are properly deposited, accounted for, and appropriated in accordance with these procedures, and any other applicable legal requirements.

(B) Appropriation of development impact fee funds.

(1) In general. Development impact fee funds may be appropriated for public facilities identified in the capital improvement plan, as may be amended from time to time, of the public facility and for the payment of principal, bonds, contracts, and other obligations issued by or on behalf of the City to finance the public facilities.

(2) Restrictions on appropriations. Development impact fees shall be appropriated only (a) for the public facility for which they were imposed, calculated and collected, or included within, provided for in, or authorized by an amended capital improvements plan; (b) within the development impact fee district or subdistrict where collected. They shall be appropriated and expended within three years of the date they were scheduled to be expended in the capital improvements plan or any amended capital improvements plan. Development impact fees shall not be appropriated or expended for funding maintenance or repair of public facilities nor for operational or personnel expenses associated with the provision of the public facility.

(3) Appropriation of development impact fee funds outside of district or subdistrict where collected. Except for public education facilities development impact fees, development impact fee funds may be appropriated for a public facility located outside of the district or subdistrict where collected, if the demand for the public facility is generated in whole or in part by the development or if the public facility will serve the development.

(C) Procedure for appropriation of development impact fee funds.

(1) The City shall, each year, identify public facility projects anticipated to be funded in whole or in part with development impact fees. The public facility recommendations shall be based upon the development impact fee annual review set forth in Section 46-402 and such other information as may be relevant but shall not be part of the annual budget and capital improvements programming process.

(2) The recommendations shall be consistent with the provisions of these procedures, the fee setting development impact fee ordinance for the public facility, applicable legal requirements, and any guidelines adopted by the City Council.

(3) The City Council may include development impact fee-funded public facilities in the City's annual budget and capital improvements program. If included, the description of the public facility shall specify the nature of the public facility, the location of the public facility, the capacity to be added by the public facility, the service area of the public facility, the need/demand for the public facility and the anticipated timing of completion of the public facility.

(4) The City Council shall verify that adequate development impact fee funds are or will be available from the appropriate development impact fee accounts for the specified public facility.

(D) Refunds.

(1) Eligibility for refund.

(a) Expiration or revocation of permit or approval. An applicant or a successor-in-interest who has paid development impact fees for development for which an approval or permit has expired or been revoked is eligible to apply for a refund of development impact fees paid.

(b) Failure of City to appropriate development impact fee funds within time limit. The City shall notify the owner of record of a development that has been paid development impact fees if the City has failed to appropriate and expend the development impact fees collected from the applicant within the time limits established in division (B)(2), and the owner of record is eligible to apply for a refund of development impact fees paid. The accounting shall be based on a first-in, first-out basis.

(c) Reduction in density or intensity of development. The applicant or a successor-in-interest who paid development impact fees is eligible for a refund if the density or intensity of the development for which the development impact fees are paid is reduced after payment of the fees, and the fees are not appropriated and expended.

(2) Refund application for expiration or revocation of permit or approval. Applications for a

refund due to expiration or revocation of a permit or approval of the development shall include: (a) evidence that the applicant is the property owner or the duly designated agent of the property owner, (b) the amount of the development impact fees paid and receipts evidencing such payments, and (c) documentation evidencing the expiration or revocation of the permit or approval. Failure to apply for the refund within 60 days following expiration or revocation of the permit or approval shall constitute a waiver of entitlement to a refund. No interest shall be paid by the City in calculating the amount of the refunds.

(3) Refund application for failure of City to appropriate and expend funds. Applications for refunds due to City failure to appropriate and expend fees collected from an applicant within the time limits established in division (B)(2) shall be initiated by the owner-of-record within 120 days after the City has notified the owner of a right to a refund. To receive the refund, the owner-of-record shall submit (a) evidence that the applicant is the property owner or the duly designated agent of the property owner, and (b) the amount of the development impact fees paid and receipts evidencing the payments. Refunds shall include any interest earned on the development impact fees being refunded.

(4) Refund application due to reduction in density or intensity. Applications for refunds due to a reduction in density or intensity of development shall include (a) evidence that the applicant is the property owner or developer who paid the development impact fees or, if the applicant is the current owner, evidence that the developer has waived rights to a refund, (b) the amount of the development impact fees paid and receipts evidencing payments, and (c) documentation evidencing a reduction in density or intensity of the development. No refund shall be approved until a revised development plan is approved by the City; with any right to a refund being waived unless a written request for a refund is initiated within two years of the City approval of the revised development plan, or final construction is completed, whichever is later. The refund shall be paid to the current property owner or developer, as appropriate. Any refund shall include the pro rata share of any, if any, interest earned while the amount to be refunded was held by the City.

(5) Method of refund. The City may, at its option, make refunds of development impact fees by direct payment, by offsetting such refunds against other development impact fees due for the same public facility for development on the same property, or by other means subject to agreement with the person receiving the refund.

SECTION 46-405. APPEALS.

(A) A fee payor may pay a development impact fee under protest. A fee payor making the payment of development impact fees is not stopped from exercising the right of appeal under this Article or stopped from receiving a refund for any overpayment of the fees, if that is determined to be the case on appeal.

(B) An appeal from any decision of the Director pursuant to these procedures shall be made to the City Administrator. If the notice of appeal is accompanied by a letter of credit in a form satisfactory to the City Attorney in an amount equal to the development impact fees due, the development may be approved. The filing of an appeal shall not stay the imposition or the collection of development impact fees unless a bond or other sufficient surety is provided.

(1) No later than 30 days after receiving the appeal, the City Administrator or his or her authorized designee shall conduct an appeal-review in which the appellant and a representative from the City may present justification and documents related to the issue on appeal.

(2) The City Administrator shall consider all pertinent justification and materials submitted by the appellant and by the City representative, and all other available information to ensure a full and fair review.

(3) No later than 15 days after the hearing, the City Administrator shall furnish the appellant with a written decision that explains the basis for the decision.

(C) In its appeal before the City Administrator, the burden of proof shall be on the appellant to

demonstrate that the decision of the Director is erroneous.

SECTION 46-406. EXEMPTIONS; WAIVERS.

(A) Filing of application. Petitions for exemptions to the application of these procedures or waivers from specific development impact fees shall be filed with the department, on a form provided by the department. The Director shall process the petition for exemption within five business days and within ten business days for a waiver. Decisions of the Director shall be final. The applicant may appeal an adverse decision to the City Administrator in accordance with Section 46-405.

(B) Effect of grant of exemption for affordable housing or waiver. If the Director grants an exemption for affordable housing or a waiver, the amount of the development impact fees exempted for affordable housing or waived shall be provided by the City or other appropriate service provider for the particular public facilities, from non-development impact fee funds. The funds shall be deposited in the appropriate development impact fee account.

(C) Timing of provision of waived or exempted for affordable housing development impact fees. The provision of the amount of exempted or waived development impact fees by the City or other appropriate service provider shall be made within a reasonable period of time, consistent with the applicable capital improvements program and the capital improvement plan for the public facility.

(D) Development agreements. Nothing herein shall be deemed to limit the City’s authority and ability to enter into development agreements with applicants for development which provide for payments in-lieu of development impact fees.

SECTION 46-407. DISPUTE RESOLUTION.

If there is a dispute between a fee payor and the City about a development impact fee amount due, an offset, or a waiver, the City Council and the fee payor may agree to resolve the dispute through mediation, by using a qualified independent mediator, by mutual agreement. Participation in mediation does not preclude the fee payor from pursuing other remedies provided by law.

SECTION 46-408. SERVICE AREA, FEE SCHEDULE, AND LEVEL OF SERVICE.

The City adopts the Service Area, schedule of development impact fees, and appropriate level of service for the applicable Service Area and type of Service as described in Exhibit A.

Administration. The City Administrator is authorized to take whatever actions and execute and deliver whatever documents as either of the City Administrator deems appropriate to affect this Ordinance’s intent.

Repealer. Each ordinance, resolution, regulation, order, or other directive of the City, and each part of the same, in conflict with this Ordinance, is, to the extent of that conflict, repealed, and replaced by this Ordinance.

Codification. The City shall codify the contents of this Ordinance in Chapter 46, Article IV of the City Code as Section 46-400 through and including Section 46-407, or as otherwise appropriately numbered, online as soon as practicable and in print as part of the City’s next, regular, re-codification.

Rights Reserved to City. This Ordinance does not vest any rests in any person or entity, and the City reserves the right to repeal or amend this Ordinance and the portions of the City Code enacted by this Ordinance, and any portion of the same, and each other portion of the City Code, at any time, from time to time, as often as the City, in its sole discretion, deems appropriate.

Savings Clause. Nothing in this Ordinance abrogates, diminishes, or otherwise alters any matter that arose under any portion of the City Code then-existing prior to the enactment of this Ordinance and any matter that

so arose shall be administered according to such provisions as they existed prior to the enactment of this Ordinance.

Severability. If any part of this Ordinance is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

Pending Ordinance Doctrine; Effective Date. The “Pending Ordinance Doctrine,” as described and applied by the South Carolina Supreme Court in *Sherman vs. Reavis*, 273 S.C. 542, 257 S.E.2d 735 (1979), and as adopted and applied by South Carolina courts in other decisions, is adopted and declared to be in full force and effect in the City with respect to application of any City planning, zoning, development matters, and the imposition of development impact fees, as contemplated by this Ordinance. As a result, this Ordinance shall be deemed to be applicable at and after first reading.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

[SEAL]
ATTEST:

Tammela Duncan, Municipal Clerk

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Introduced by: _____

First Reading: August 27, 2024

Second Reading / Final Approval: September 10, 2024

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Root Law LLC

**EXHIBIT A
CAPITAL IMPROVEMENT PLAN
AND
DEVELOPMENT IMPACT FEE STUDY**

[SEE 79 PAGES, ATTACHED]



AGENDA
GREER CITY COUNCIL
8/27/2024

First and Final Reading of Resolution Number 27-2024

Summary:

A RESOLUTION TO ACCEPT OAKTON SUBDIVISION STREETS, NAMELY OAKTON DRIVE, CLAIRBROOK COURT, APPLE CREEK TRAIL, AND MAPLE GROVE WAY INTO THE CITY OF GREER STREET SYSTEM (Action Required)

Executive Summary:

David Buchanan, Civil Engineer

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 27-2024	8/22/2024	Resolution
☐ Res 27-2027 Statement of Dedication of Streets	8/22/2024	Backup Material
☐ Res 27-2024 Final Plat 1	8/22/2024	Backup Material
☐ Res 27-2024 Final Plat 2	8/22/2024	Backup Material
☐ Res 27-2024 Road Warranty Agreement	8/22/2024	Backup Material
☐ Res 27-2024 Aerial Image	8/22/2024	Backup Material
☐ Res 27-2024 - Street Photo	8/22/2024	Backup Material

RESOLUTION NUMBER 27 – 2024

**A RESOLUTION TO ACCEPT OAKTON SUBDIVISION STREETS,
NAMESLY OAKTON DRIVE, CLAIRBROOK COURT, APPLE CREEK
TRAIL, AND MAPLE GROVE WAY 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 27th day of August, 2024 that the certain streets within **Oakton** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

OAKTON DRIVE from its intersection with E. Gap Creek Road to its end, a length of approximately 837.5 feet with a right-of-way width of 44 feet.

CLAIRBROOK COURT from its intersection with Oakton Drive to its end, a length of approximately 1850.4 feet with a right-of-way width of 44 feet.

APPLE CREEK TRAIL from its intersection with Clairbrook Court to its end, a length of approximately 488.4 feet with a right-of-way width of 42 feet.

MAPLE GROVE WAY from its intersection with Clairbrook Court to its end, a length of approximately 399.5 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: August 27, 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 Oakton Phases 1 & 2, 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 30th day of July, 2024.

Signed, Sealed and Delivered in the presence of:

Somanta Fields
Melody Terpack

Mark III Properties (SEAL)
Name of Corporation
By: John W. Beugh, Jr.

PROBATE

**STATE OF SOUTH CAROLINA
COUNTY OF**

PERSONALLY appeared before me Somanta Fields who being first duly sworn, deposes and says that (s)he saw the within named Mark III Properties, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Melody Terpack witnessed the execution thereof.

SWORN to before me this 30th day of July, 2024

Melody Terpack (L.S.)
Notary Public for South Carolina

My Commission Expires: 9-25-2028

Melody Terpack
Notary Public, State of South Carolina
My Commission Expires September 25, 2028

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.

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, THIS PLAN, SPECIFICATION OR PLAT SHALL NOT BE SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

NOTES:
1) TM# GREENVILLE COUNTY: 0536010105000, SPARTANBURG COUNTY: 9-02-00-001.00

2) REFERENCE PLAT BY 3D LAND SURVEYING ENTITLED SURVEY FOR MARK III PROPERTIES, DATED JULY 31, 2019 AND RECORDED IN GREENVILLE COUNTY R.O.D. OFFICE AT PLAT BOOK 1346 PAGE 12 ON AUGUST 28, 2019.

3) BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM 45045C0351E FOR GREENVILLE 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 NOT 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 BEINGS SHOWN ARE BASED ON S. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

6) SETBACK INFORMATION: 30' ALONG E. GAP CREEK ROAD
20' FRONT SETBACK ALONG INTERNAL ROADS
10' SIDE STREET SETBACK
25' EXTERIOR SETBACK

7) ALL PROPERTY CORNERS ARE 1/2" REBAR'S 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. ELECTRIC LINE EASEMENTS ARE 5' (2.5' FROM C/L OF CONDUIT), UNLESS NOTED OTHERWISE. ELECTRIC LINE EASEMENTS ARE LOCATED BEHIND THE ROAD RIGHT-OF-WAY FOR CLAIRBROOK COURT, APPLE CREEK TRAIL, AND MAPLE GROVE WAY.

10) ALL NEW ROADS HAVE A 44' 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.

12) THE FINISH FLOOR ELEVATIONS (FFE) AND FINISH PAD ELEVATIONS (FPE) ARE ALL PROPOSED AND TAKEN FROM THE CIVIL ENGINEERING PLANS. FINISH FLOOR ELEVATIONS SHOULD BE VERIFIED BY THE BUILDER PRIOR TO CONSTRUCTION.

13) THERE IS A 30' LANDSCAPE EASEMENT ALONG THE EXTERIOR PROPERTY LINE.

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 AN OPEN SPACE EASEMENT PLACED ON ALL LAND AND PRIVATE WATERS USED TO SATISFY THE OPEN SPACE REQUIREMENTS TO ENSURE THAT THE LAND REMAINS UNDEVELOPED. THE OPENSPACE EASEMENT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. PROVISIONS FOR SAID EASEMENT ARE FURTHER DESCRIBED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR SUDOUTH FARMS SUBDIVISION WHICH ARE RECORDED WITH GREENVILLE COUNTY SIMULTANEOUSLY AS OF THE DATE OF THIS PLAT.

6) THE COVENANTS FOR THIS PHASE OF DEVELOPMENT HAVE BEEN RECORDED AT GREENVILLE COUNTY ROAD & SPARTANBURG COUNTY.

7) AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN OAKTON SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR PROTECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN OAKTON SUBDIVISION, AS SHOWN / FOUND ON THE APPROVED STORM WATER PLAN FOR OAKTON SUBDIVISION.

8) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF OPEN SPACE, WALKWAYS, GREENWAYS, GREENWAYS, WALKWAYS AND THE CITY OF GREER ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY TEMPORARY SEEDING 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 **KC20-0060** SCDEC FILE NO. **SC1020250**, DATED 11/30/2020.

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 STORMWATER SHALL BE ALLOWED, NOR SHALL ANY CHANGE BE MADE TO PRESCRIBED GRADES AND CONTOURS OF THE SPECIFIED STORMWATER CHANNELS.

15) STORM BOX CULVERT CROSSING AND ASSOCIATED RETAINING WALLS ARE TO BE MAINTAINED BY THE CITY OF GREER.

GREER CPW NOTES:

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 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.

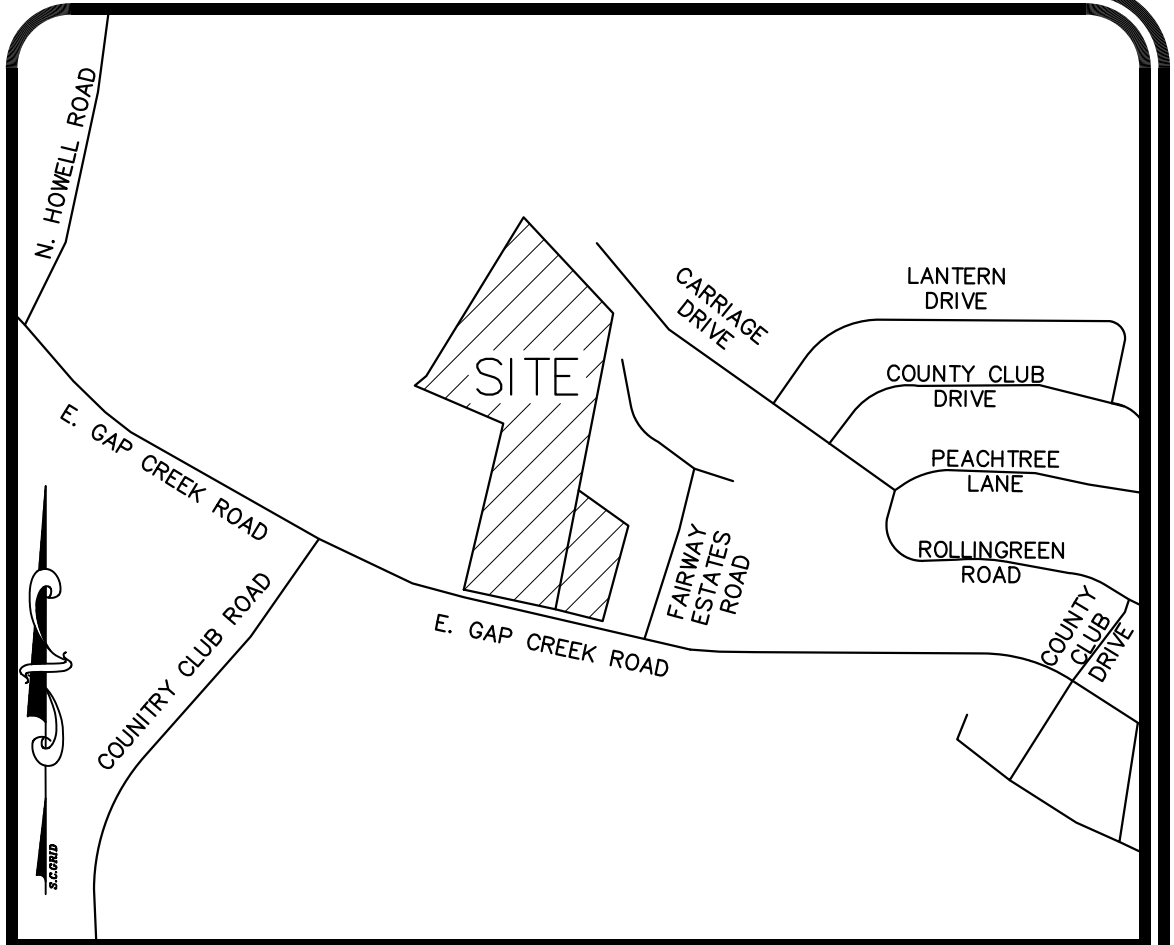
STRUCTURES AND/OR ANY PORTION OF THE STRUCTURAL FOOTING, BUILDINGS, DECKS, PATIOS, AND HVAC UNITS ARE NOT ALLOWED IN ANY PORTION OF THE 25 FT SANITARY SEWER EASEMENT. ANY BUILDING FOOTPRINT LOCATED WITHIN 10 FT OF A SANITARY SEWER EASEMENT MUST SHOW A 5 FT SETBACK FROM THE OUTSIDE LIMITS OF THE SEWER EASEMENT. A FOUNDATION SURVEY, IN REFERENCE TO THE ASSOCIATED SEWER EASEMENT, WILL BE REQUIRED FOR GREER CPW'S REVIEW FOR ANY BUILDING 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 BE AN OBSTACLE TO THE SEWER LINE OR ITS APPURTENANCES INACCESSIBLE IN ANY WAY.

LEGEND

- CT CRIMP TOP
- EP EDGE OF PAVEMENT
- SR SOLID ROAD
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- R/W RIGHT OF WAY
- ST ELEC TRANS
- PH FIRE HYDRANT
- LP LIGHT POLE
- MHSS MANHOLE (SS)
- PP POWER POLE
- TEL TELEPHONE PED
- WM WATER METER
- WV WATER VALVE
- FL FENCE LINE
- OHV OVERHEAD POWER
- SS SANITARY SEWER

NO.	DATE	DESCRIPTION	BY
4	11/3/22	Comments from City	THT
3	10/20/22	Added Addresses	THT
2	10/4/22	Comments from Engineer	THT
1	9/26/22	Released for Owners Review	TBH



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 HERewith HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR GREENVILLE COUNTY & SPARTANBURG COUNTY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR CITY OF GREER, SOUTH CAROLINA AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY.

DATE _____ AUTHORIZED REPRESENTATIVE AS DESIGNATED
 CITY OF GREER PLANNING COMMISSION

FINAL PLAT

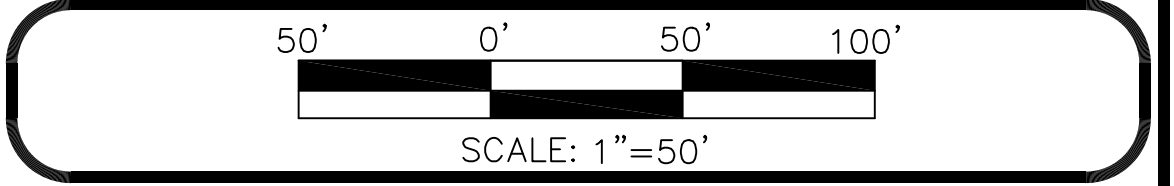
**OAKTON
 PHASE 2 SHEET 1 OF 2
 CITY OF GREER**

OWNER
 MARK III PROPERTIES, LLC
 170-C CAMELOT DRIVE
 SPARTANBURG, SC 29304

NO. OF ACRES: 17.40 MILES OF NEW ROAD: 0.37

NO. OF LOTS: 59 DATE: 9/26/22

ERROR OF CLOSURE: 1:10,000
 CURRENT ZONING: R-12(CLUSTER)



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.

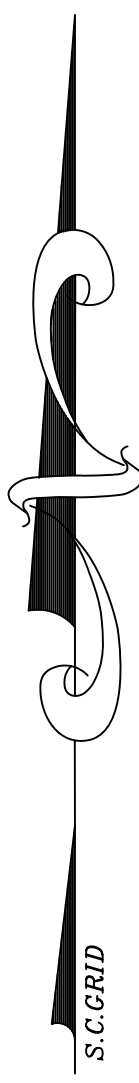
DATE _____ DAVID MOODY, P.L.S.

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. 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.

NOTICE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

LEGEND

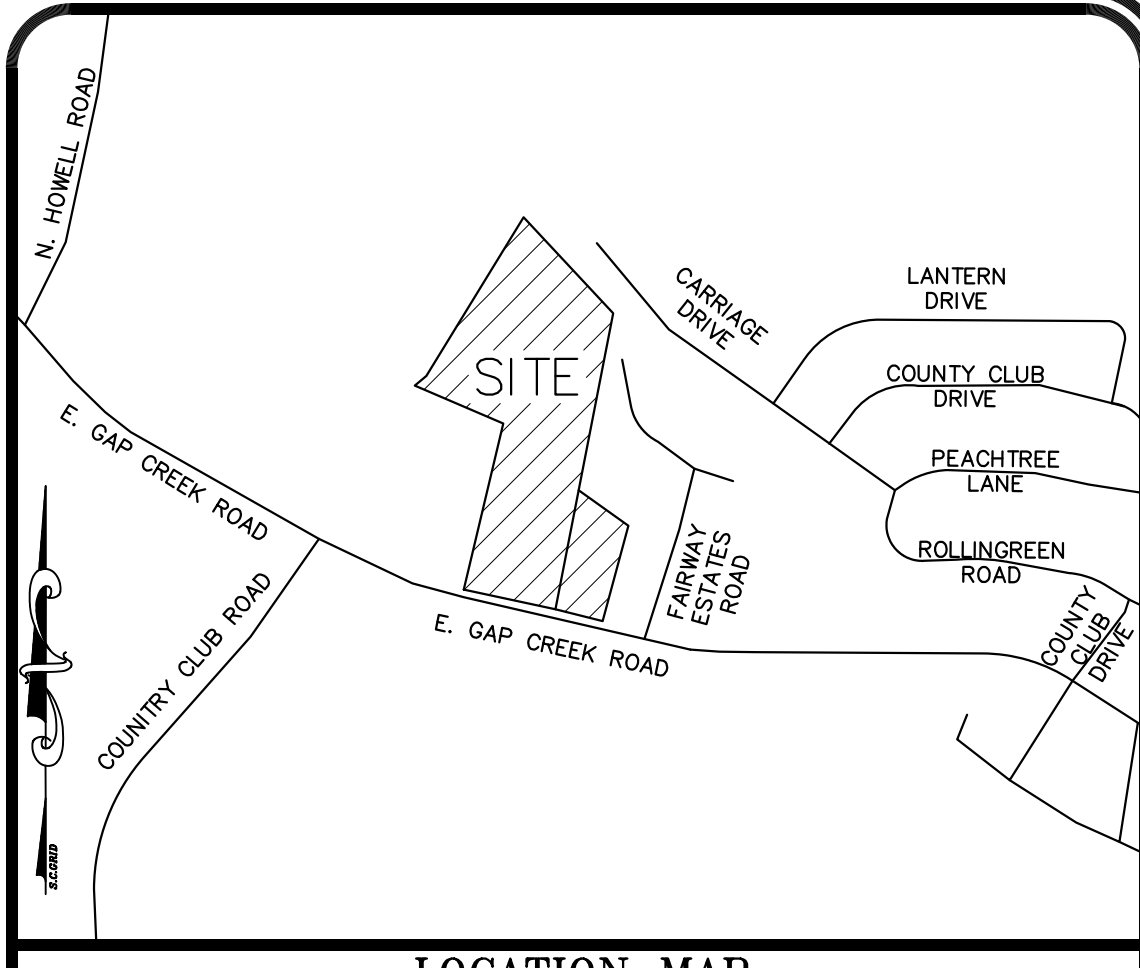
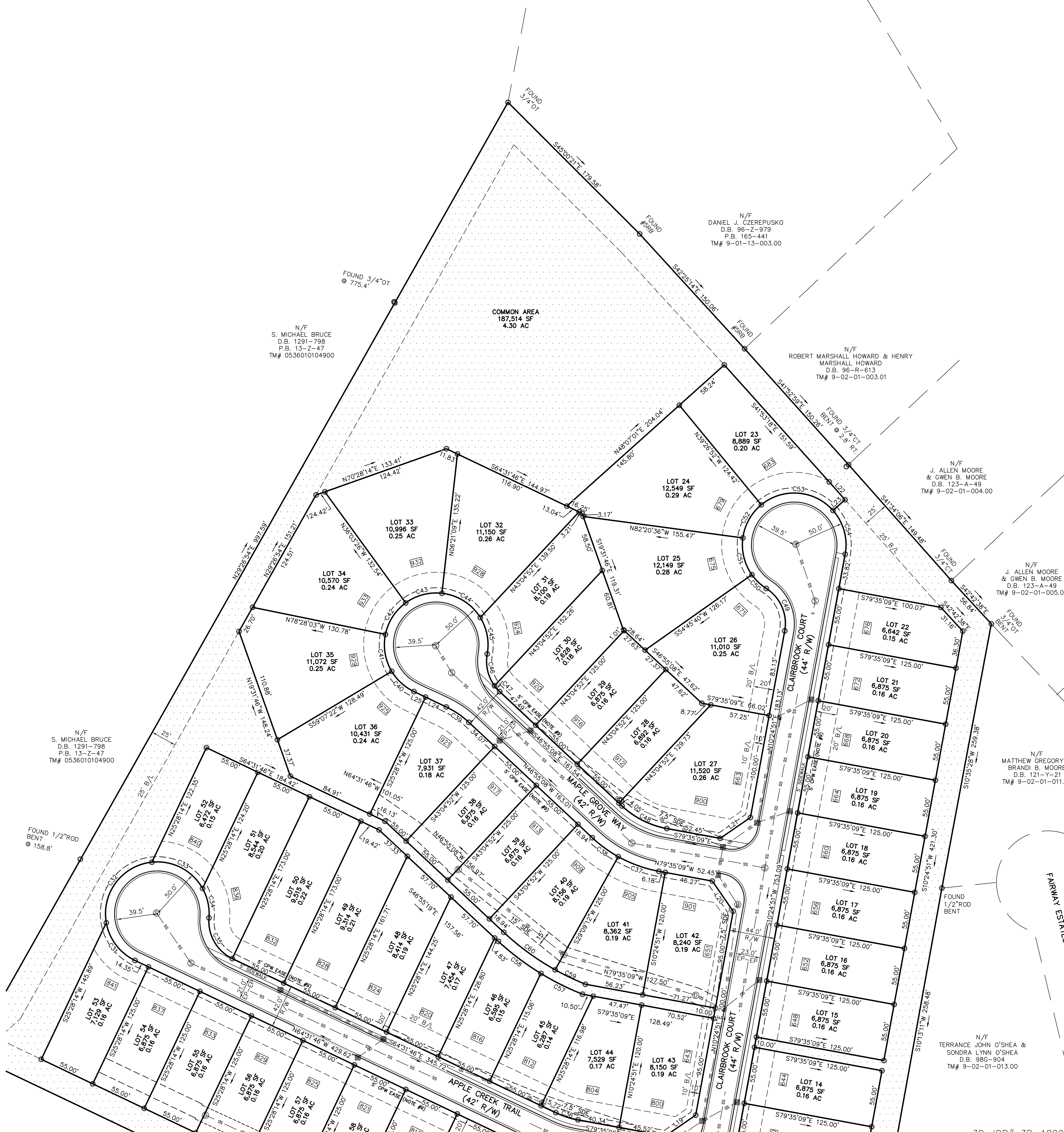
- CT CRIMP TOP
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- WM WATER METER
- WV WATER VALVE
- X FENCE LINE
- OHP OVERHEAD POWER
- SS SANITARY SEWER



CLUSTER DEVELOPMENT	ENTIRE DEVELOPMENT	PHASE 2
ZONING / PERMITTED DENSITY	R-12(CLUSTER)	
GROSS ACRES	29.18 ACRES	17.40 ACRES
# OF LOTS PROVIDED	90 LOTS	59 LOTS
REQUIRED OPEN SPACE OPTION 1 (15%)	4.38 ACRES	2.61 ACRES
PROVIDED OPEN SPACE		4.30 ACRES

LINE	BEARING	DISTANCE
L18	N34°35'09"W	35.36'
L19	N55°24'51"E	35.36'
L20	N34°35'09"W	35.36'
L21	N55°24'51"E	35.36'
L22	N41°34'06"W	23.03'
L23	N48°25'54"E	15.54'
L24	N64°31'46"W	22.17'
L25	N64°31'46"W	12.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C28	85.00'	34.30'	34.06'	N21°58'23"E	23°07'03"
C29	128.00'	12.25'	12.24'	N76°50'40"W	5°28'57"
C30	128.00'	21.39'	21.36'	N69°18'59"W	9°34'26"
C31	50.00'	47.47'	45.70'	N37°19'58"W	54°23'36"
C32	50.00'	82.15'	73.22'	N36°56'01"E	94°08'23"
C33	50.00'	58.27'	55.03'	S62°36'30"E	66°46'35"
C34	50.00'	29.55'	29.12'	S121°17'19"E	33°51'48"
C35	40.00'	48.29'	45.41'	S29°56'35"E	69°10'21"
C36	86.00'	22.60'	22.53'	S72°03'27"E	15°03'23"
C37	128.00'	41.86'	41.68'	N70°12'58"W	18°44'21"
C38	128.00'	31.11'	31.04'	N53°52'58"W	13°55'40"
C39	86.00'	26.43'	26.33'	N55°43'27"W	17°36'38"
C40	50.00'	36.62'	35.80'	S10°45'56"E	41°57'57"
C41	50.00'	37.01'	36.17'	N09°40'20"W	42°24'35"
C42	50.00'	37.01'	36.17'	N32°44'15"E	42°24'36"
C43	50.00'	37.01'	36.17'	N75°08'51"E	42°24'36"
C44	50.00'	45.29'	43.76'	S57°41'48"E	51°54'06"
C45	50.00'	36.62'	35.80'	N47°42'12"W	33°59'06"
C46	40.00'	32.33'	31.46'	S12°56'36"E	46°18'56"
C47	40.00'	7.55'	7.54'	S41°30'36"E	10°49'03"
C48	86.00'	49.03'	48.37'	S63°15'08"E	32°40'01"
C49	40.00'	47.34'	44.62'	N23°29'16"W	67°48'14"
C50	50.00'	19.33'	19.21'	N46°18'51"W	22°09'03"
C51	50.00'	37.43'	36.57'	N13°47'28"W	42°53'44"
C52	50.00'	37.43'	36.57'	N29°06'16"E	42°53'44"
C53	50.00'	76.69'	69.39'	S85°30'29"E	87°52'46"
C54	50.00'	45.36'	43.82'	S15°34'37"E	51°58'57"
C55	129.00'	47.99'	47.96'	S11°30'58"W	21°21'29"
C56	129.00'	47.09'	46.83'	S23°04'29"W	20°54'51"
C57	263.00'	44.92'	44.87'	N63°30'09"W	9°47'11"
C58	263.00'	51.52'	51.43'	N52°59'53"W	11°13'22"
C59	253.00'	32.36'	32.34'	N64°30'40"W	7°19'46"
C60	253.00'	61.50'	61.35'	N53°52'58"W	13°55'40"



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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DATE _____ SIGNED _____

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DATE _____ SIGNED _____

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CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____

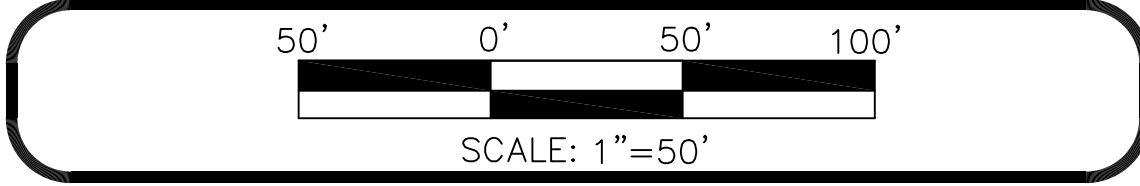
AUTHORIZED REPRESENTATIVE AS DESIGNATED
CITY OF GREER PLANNING COMMISSION

FINAL PLAT

OAKTON
PHASE 2 SHEET 2 OF 2
CITY OF GREER

OWNER
MARK III PROPERTIES, LLC
170-C CAMELOT DRIVE
SPARTANBURG, SC 29304

NO. OF ACRES: 17.40 MILES OF NEW ROAD: 0.37
NO. OF LOTS: 59 DATE: 9/26/22
ERROR OF CLOSURE: 1:10,000
CURRENT ZONING: R-12(CLUSTER)



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 MOODY, P.L.S.

3D LAND SURVEYING
P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net

3D JOB# 3D-180207

TWO YEAR WARRANTY AGREEMENT

CITY OF GREER

DATE	RECORDED:	PLAT
BK _____	PAGE	INST NO: _____

This agreement is entered into this 7th day of May, 2024, between the City of Greer, SC, hereinafter referred to as the City of Greer and Mark III Properties, LLC, hereinafter referred to as the Developer.

WITNESSETH:

WHEREAS, Mark III Properties, LLC is the developer of record for a project known as Oakton phases 1 & 2, located at E. Gap Creek Rd; Tax Map No. 0536010105000, 9-02-00-001.00 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 Oakton Drive, Clairbrook Ct., Apple Creek Trail, Maple Grove Way (road(s)); between lots 1-90,

for dedication.

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 work is accepted by and dedicated to the City of Greer. 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:


Mark III Properties, LLC
170-C Camelot Dr.
Spartanburg, SC 29301

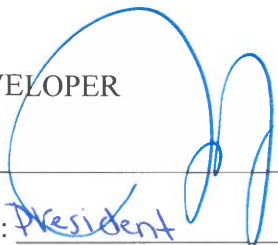
The Developer may at any time change the address for notices by delivering or mailing an aforesaid notice at least five (5) days prior to such change and setting forth the change.

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 Engineer or Designee:
By: 
Title: CITY ENGINEER

ATTESTED:

David M. Buchanan

DEVELOPER
By: 
Title: President

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

ATTESTED:





MAPLE GROVE WAY

APPLE CREEK DR

GAKTON DR

SPUR WALKER

GARRIG

TO HIGHWAY 12

425 42
431
432
428
29
133
32

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924 671
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