



AGENDA
GREER CITY COUNCIL

September 24, 2024

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

6:30 PM

COUNCIL REGULAR MEETING

Public Hearing

1. Alley Closure - 133 Tremont Avenue

IN CONSIDERATION OF A REQUEST FOR CLOSURE OF AN ALLEY IN THE
CITY OF GREER

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilman Jay Arrowood

Public Forum

Minutes of Council Meeting

1. September 10, 2024
(Action Required)

Special Recognition

1. John Holland

Departmental Reports

1. Building and Development Standards Activity Report - August 2024
2. Economic Development Activity Report - August 2024
3. Engineering Activity Report - August 2024

4. Fire Department Activity Report - August 2024
5. Finance Activity Report - August 2024
<https://www.cityofgreer.org/o/admin/documents/finance/monthly-financial-reports/505450>
6. Municipal Court Activity Report - August 2024
7. Parks, Recreation & Tourism Activity Report - August 2024
8. Police Department Activity Report - August 2024
9. Public Services Activity Report - August 2024
10. Website Activity Report - August 2024

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final 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)

New Business

1. First Reading of Ordinance Number 34-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY ERRICK G. BRIDWELL LOCATED AT 711 NORTH MAIN STREET FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Ordinance 34-2024 is a rezoning request for one parcel located at 711 N Main St. The request is to rezone the parcel, consisting of a total of .32 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to build a duplex. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner II

2. First Reading of Ordinance Number 36-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY PEGGY S. HENSON LOCATED AT 780 BROCKMAN MCCLIMON ROAD AND 945 ABNER CREEK ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Ordinance 36-2024 is a rezoning request for two parcels located at the intersection of Brockman McClimon Rd and Abner Creek Rd. The request is to rezone the parcels, consisting of a total of 17.98 acres, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with three adjacent parcels (Ords 37 through 39-2024) to develop a single-family residential development. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner II

3. First Reading of Ordinance Number 37-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BRIAN ALLEN AND JANICE L. HENSON LOCATED AT 784 BROCKMAN MCCLIMON ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Ordinance 37-2024 is a rezoning request for one parcel located at 784 Brockman McClimon Rd. The request is to rezone the parcel, consisting of a total of one acre, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with four adjacent parcels (Ords 36, 38 and 39-2024) to develop a single-family residential development. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner II

4. First Reading of Ordinance Number 38-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JEFFREY L. AND AMY E. HARVEY LOCATED AT 788 BROCKMAN MCCLIMON ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Ordinance 38-2024 is a rezoning request for one parcel located at 788 Brockman McClimon Rd. The request is to rezone the parcel, consisting of a total of one acre, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with four

adjacent parcels (Ords 36-37 and 39-2024) to develop a single-family residential development. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

5. Heather Stahl, Planner II
First Reading of Ordinance Number 39-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY MICHAEL AND NANCY HAWKINS SMITH LOCATED AT 792 BROCKMAN MCCLIMON ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Ordinance 39-2024 is a rezoning request for one parcel located at 792 Brockman McClimon Rd. The request is to rezone the parcel, consisting of a total of one acre, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with four adjacent parcels (Ords 36 through 38-2024) to develop a single-family residential development. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner II

6. First Reading of Ordinance Number 40-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY DURHAM KIDS INVESTMENTS LP AND JONES KIDS INVESTMENTS LP LOCATED AT 107 CANNON STREET FROM CC (COMMERCIAL CORRIDOR) TO GS (GREER STATION DOWNTOWN) (Action Required)

Ordinance 40-2024 is a rezoning request for one parcel located at 107 Cannon St. The request is to rezone the parcel, consisting of a total of .79 acres, from Commercial Corridor (CC) to Greer Station (GS). The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner II

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: 1.



AGENDA
GREER CITY COUNCIL
9/24/2024

Alley Closure - 133 Tremont Avenue

Summary:

IN CONSIDERATION OF A REQUEST FOR CLOSURE OF AN ALLEY IN THE CITY OF GREER

Category Number:
Item Number:



AGENDA
GREER CITY COUNCIL
9/24/2024

Councilman Jay Arrowood

ATTACHMENTS:

Description	Upload Date	Type
📎 2024 Council Invocation Schedule	9/11/2024	Backup Material



Greer City Council 2024 Invocation Schedule

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

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
9/24/2024

September 10, 2024

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
📎	September 10, 2024 Council Meeting	9/18/2024	Backup Material
	Minutes		

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL September 10, 2024

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:32 P.M.

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

Councilmember Lee Dumas was absent.

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

Invocation and Pledge of Allegiance

Mayor Rick Danner

Public Forum

No one signed up to speak

Minutes of the Council Meeting

August 27, 2024 Special Called Meeting

ACTION – Councilmember Mark Hopper made a motion that the minutes of August 27, 2024 Special Called Meeting be received as written. Councilmember Wryley Bettis seconded the motion.

VOTE - Motion carried unanimously.

August 27, 2024 Regular Session

ACTION – Councilmember Jay Arrowood made a motion that the minutes of August 27, 2024 Council Meeting be received as written. Councilmember Wryley Bettis seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition **Constitution Week**

Mayor Danner presented Pam Smith and Laura Lubinski with the Joyce Scott Chapter of the National Society of the Daughters of the American Revolution (NSDAR) with a proclamation proclaiming September 17th through 23rd as Constitution Week in the City of Greer.

Andy Merriman, City Administrator presented the following:

Benefits and Wellness Fair for City of Greer Employees

The Benefits and Wellness Fair for City of Greer Employees will be Thursday, September 26th from 7:30am-12:00pm at the Cannon Center. Vendors on site to include blood draws, flu shots, hearing tests, and many wellness companies. Benefit brokers will be there also to schedule in person open enrollment appointments.

Police Department

The City of Greer Police Department welcomed its newest Officer Julius Thompson. He was one of the first recipients of the Greer Police Departments diversity scholarship through Greenville Tech that was started a few years ago for students interested in local law enforcement.

Fire Department

Join us in celebrating the new Suber Road Fire Station. Grand Opening will be Wednesday, September 18th at 10:00am. Councilman Bettis will be speaking at this event.

Parks, Recreation and Tourism

We're excited to announce along with City of Greer Parks, Recreation & Tourism that Century Park has been nominated for the 2025 KABOOM Awards through Kidding Around Greenville! Century Park has been nominated under the Best Family Fun category for Best Outdoor Fun and Best Playground. This is the first round of nominations with more to follow, so we need your help. Head on over to: <https://kiddingaroundgreenville.com/kaboom> to vote for Century Park! Nominations end on September 15th and the top nominees will move forward to the voting stage opening on October 7th.

Turner Field

Turner Field will have its Grand Opening on Monday, September 16th at 6:00pm with first pitch at 6:10pm. Mayor Danner and Councilman Bettis will speak at this event.

Greer Relief

Greer Relief officially opened the Neighborhood Impact Center on Berry Avenue with a ribbon cutting ceremony! The ribbon cutting ceremony has been a long time coming and saw a multitude of speakers at the event. The center will serve as Greer Relief's new center for essential services and will help serve the less fortunate in our community.

Local Businesses

Are you a local business looking to expand your marketing reach? Then you'll want to join us for the upcoming Digital Media Marketing Training event on September 16th from 5:30 – 7:30 PM at Greer City Hall! In partnership with Michelle Taylor of Taylor Brand Consulting, we're

aiming to help businesses: leverage their social media, set up lead generation and e-mail marketing, as well as showcase website basics that will allow you to achieve enhanced sales through e-commerce. The training is free for City of Greer Businesses, and \$50 for non-City of Greer businesses. Link for registration is on the City of Greer website.

NEW BUSINESS

Bid Summary – Demolition at Greer Convenience Center

The City of Greer Engineering Department solicited sealed bids from qualified offerors for the demolition of the maintenance shed and cardboard compactor at the Greer Convenience Center. The solicitation included the optional work of filling in the cavity resulting from the demolition of the compactor with clean, compacted fill to create a gentle slope free from any voids and holes and in order to prevent the accumulation of standing water.

A mandatory pre-bid meeting was held on July 30, 2024. Nine (9) contractors attended the meeting. The bid-opening was held August 15, 2024 at 11:00 am. Four (4) bids were received (see attached bid summary). After review, staff requested an additional breakdown of the optional work pricing from the two lowest offerors. Staff recommends awarding the bid, including the optional work, to D. H. Griffin Wrecking Company, Inc. Their bid was for \$75,575.00 and \$35,700.00 for the Optional Work, for a total of \$111,275.00. D.H. Griffin has done excellent work for the city in the past.

Funding for this project will come from the Real Property Fund. Staff requests approval from Council to proceed. Information attached.

John Goughneour, Facilities and Projects Manager

ACTION – Councilmember Jay Arrowood made a motion to approve D. H. Griffin Wrecking Company, Inc. in the amount of \$111,275.00. Councilmember Mark Hopper seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Executive Session

1. Contractual Matter – Project Keystone

ACTION – In (6:47 p.m.) – Councilmember Mark Hopper made a motion to enter into Executive Session to discuss a Contractual Matter pertaining to Project Keystone; 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 (7:18 p.m.) – Councilmember Jay Arrowood made a motion to come out of Executive Session. Councilmember Karuam Booker seconded the motion. Motion carried unanimously.

Motion after Executive Session

ACTION – Councilmember Mark Hopper made a motion to authorize the City Administrator to enter into negotiations on behalf of the City with Project Keystone. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

Adjournment – 7:19 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, September 6, 2024.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
9/24/2024

John Holland

ATTACHMENTS:

Description	Upload Date	Type
📎 Proclamation	9/5/2024	Backup Material



PROCLAMATION

Mayor Rick Danner and Greer City Council hereby recognizes

John Holland

WHEREAS, John Holland was first appointed to the City of Greer Planning Commission by Councilman Wryley Bettis in 2004; and

WHEREAS, Mr. Holland served the City of Greer Planning Commission first as Vice Chairman from 2007-2019, then as Chairman from 2019-2024; and

WHEREAS, Mr. Holland's service on the City of Greer Planning Commission occurred during a period of incredible growth in the City of Greer with Planning Commission Agendas often packed with new projects and opportunities for the City of Greer, and Planning Commission Meetings lasting well into the night; and

WHEREAS, Mr. Holland consistently and carefully made sure that every person had an opportunity to speak on issues before the Planning Commission – whether they were in favor of the action or opposed to it, that members of the Planning Commission had all facts necessary to discuss and reach fair decisions in the best interests in the City of Greer, and that the City of Greer Planning Commission operated at all times in the most professional and ethical manner; and

WHEREAS, Mr. Holland's service on the City of Greer Planning Commission coincides with service as a Volunteer Firefighter / Engineer with the City of Greer Fire Department from 1988-2022.

NOW, THEREFORE, be it resolved that the City of Greer recognizes John C. Holland for a lifetime of exemplary service to the City of Greer and for his impact in promoting transparency in government and fostering quality growth.

DONE AND RATIFIED by the Mayor of the City of Greer and Greer City Council duly assembled on this 10th day of September 2024.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND
AND CAUSED THIS SEAL TO BE AFFIXED



RICHARD W. DANNER
MAYOR

24th day of September 2024

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
9/24/2024

Building and Development Standards Activity Report - August 2024

ATTACHMENTS:

Description	Upload Date	Type
📎 Building and Development Standards Activity Report - August 2024	9/18/2024	Backup Material

Building and Development Standards

AUGUST REPORT FOR 2024

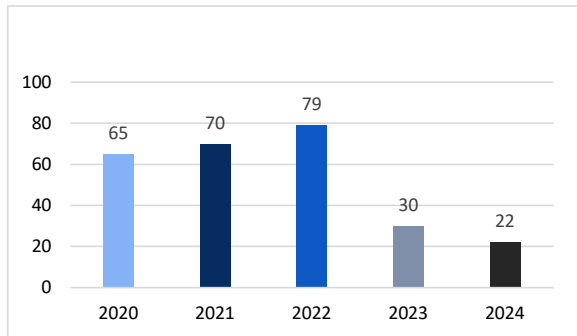


This is the Yearly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

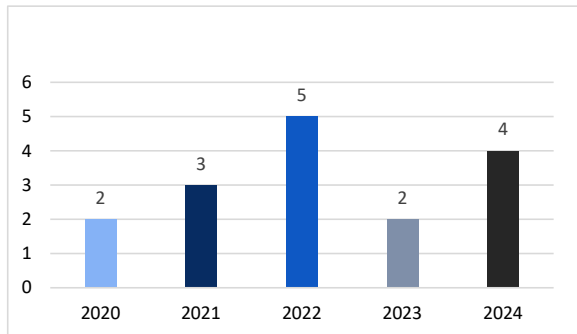
Planning Commission

The Planning Commission review total for August is two.



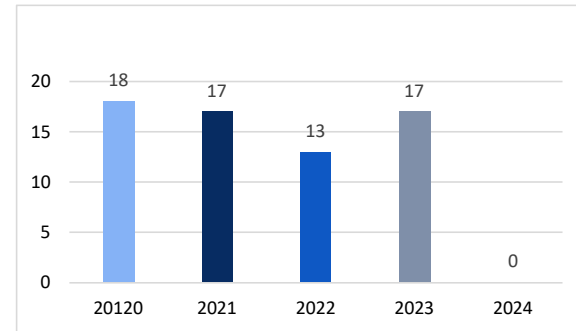
Board of Architectural Review

The Board of Architectural Review total for August is one.



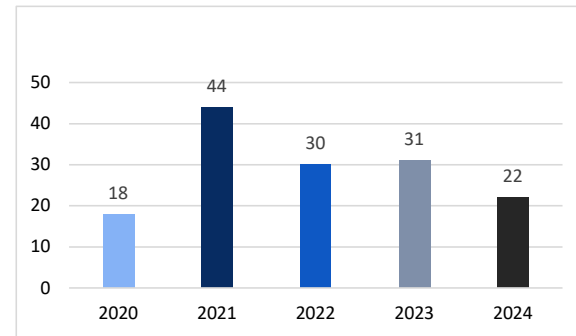
Board of Zoning Appeals

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



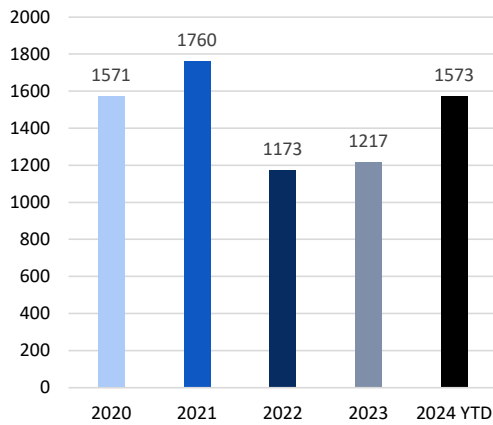
Planning Advisory Committee

The Planning Advisory Committee review total for August is two.

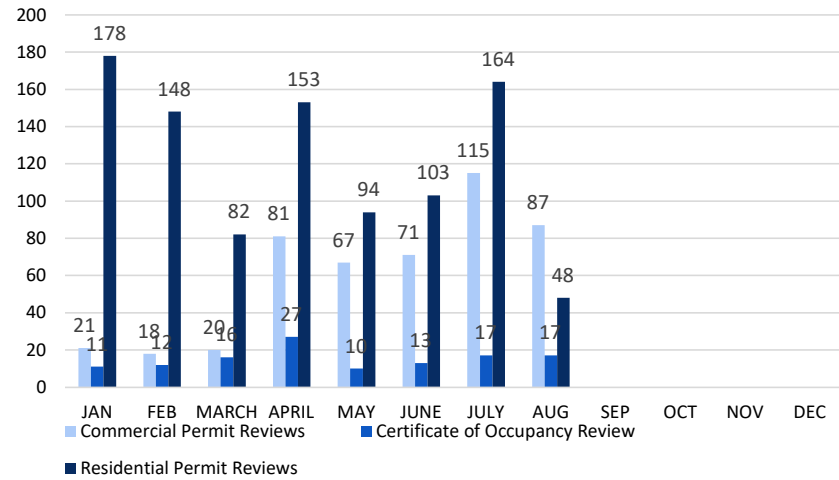


For more information about these cases, please visit the Planning and Zoning webpage at: <http://www.cityofgreer.org> or visit the GIS webpage to see an interactive Development Dashboard.

Zoning Reviews Monthly Comparison

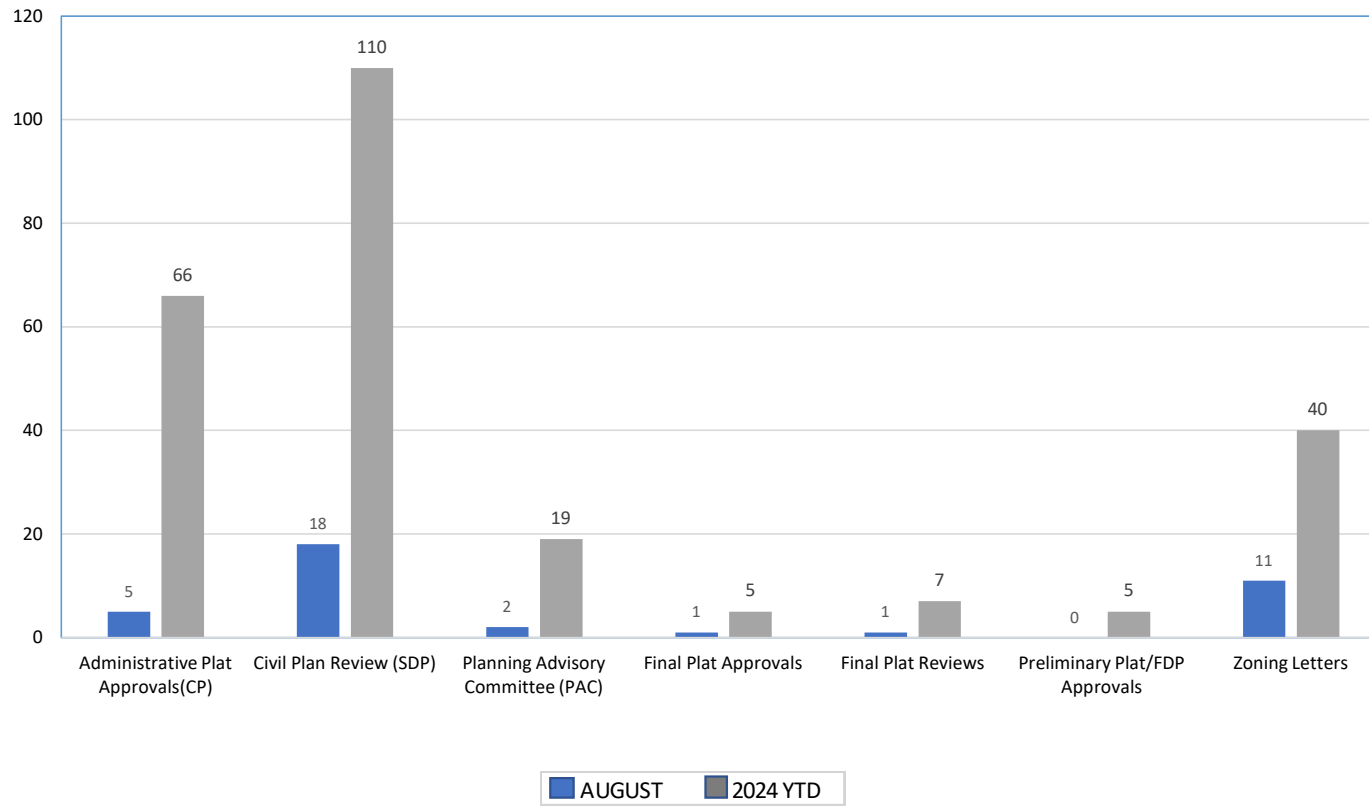


Zoning Review Breakdown



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	210	178	118	261	171	187	296	152				
2023 YTD	51	95	98	78	72	163	157	98	103	109	99	94
2022 YTD	132	134	94	76	68	109	72	111	138	105	77	57

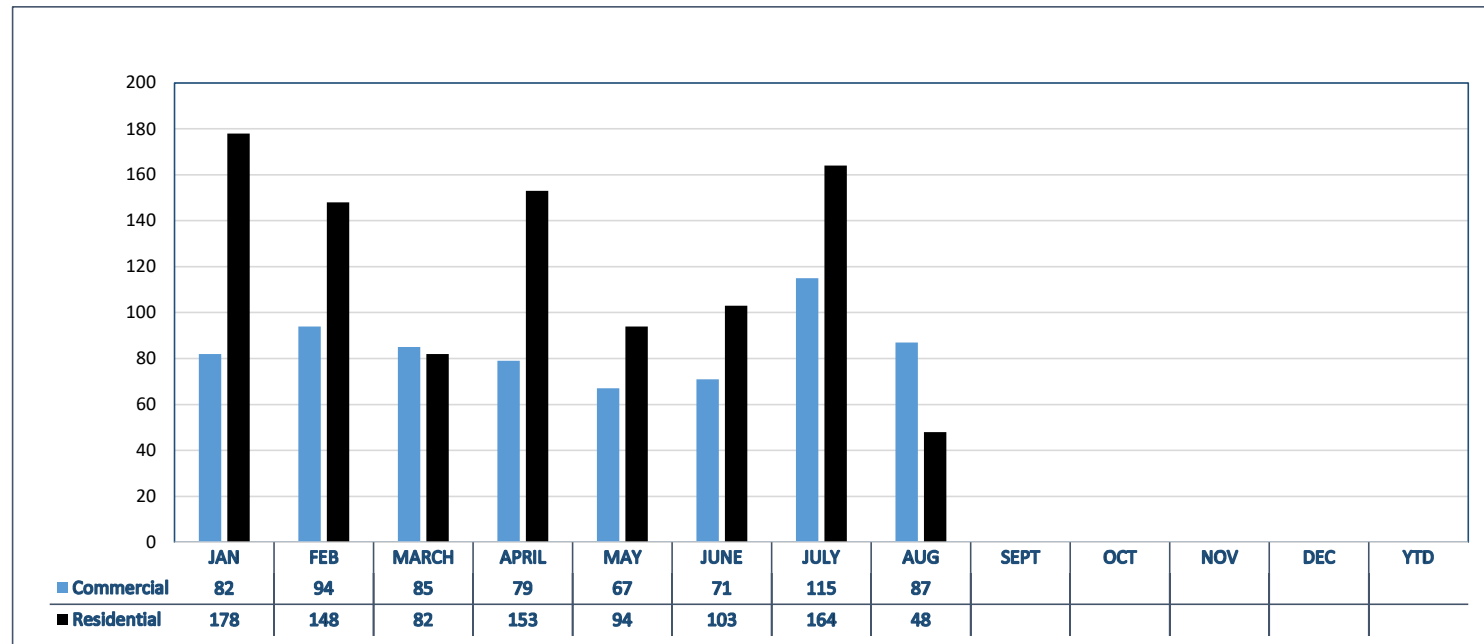
Other Planning & Zoning Activity



Commercial Plan Reviews

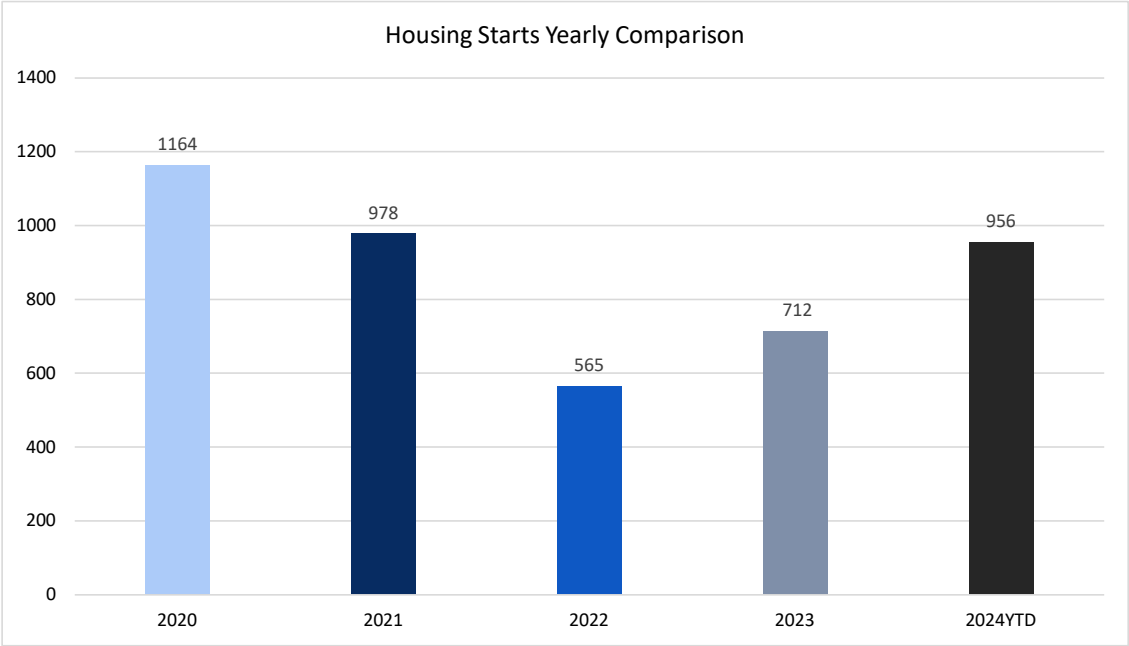
COMMERCIAL PLAN REVIEW	ADDRESS
NATIONAL MECHANICAL CORP-EV CHARGERS	52 BOBO ST
ACCESS ELECTRICAL CONTRACTORS-POLE LIGHTS	100 GALATIONS DR
J DAVIS CONSTRUCTION-UPFIT	104 GENOBLE RD
RATCLIFFE ARCHITECTS-STRUCTURE	2690 HIGHWAY 14
SUMMIT CELLULAR INC-UPGRADE	740 BROCKMAN MCCLIMON RD
ZENITH BUILDING GROUP-UPFIT	2750 Q S HIGHWAY 14
BLUE FROG LLC-NEW STRUCTURE	1103 S HIGHWAY 14
LANGLEY&ASSOCIATES-CREAMATORY	863 GAP CREEK RD
P AND F CONSTRUCTION-UPGRADE	315 TRADE ST
ZENITH BUILDING GROUP-UPFIT	2740 N S HIGHWAY 14
BRAD WINDSOR-UPFIT	226 GSP LOGISTICS PKWY
LANGLEY&ASSOCIATES-ADDITION	117 TRADE ST
MASTEC NETWORK SOLUTIONS LLC-UPGRADE	205 SCHOOL ST

Plan Reviews



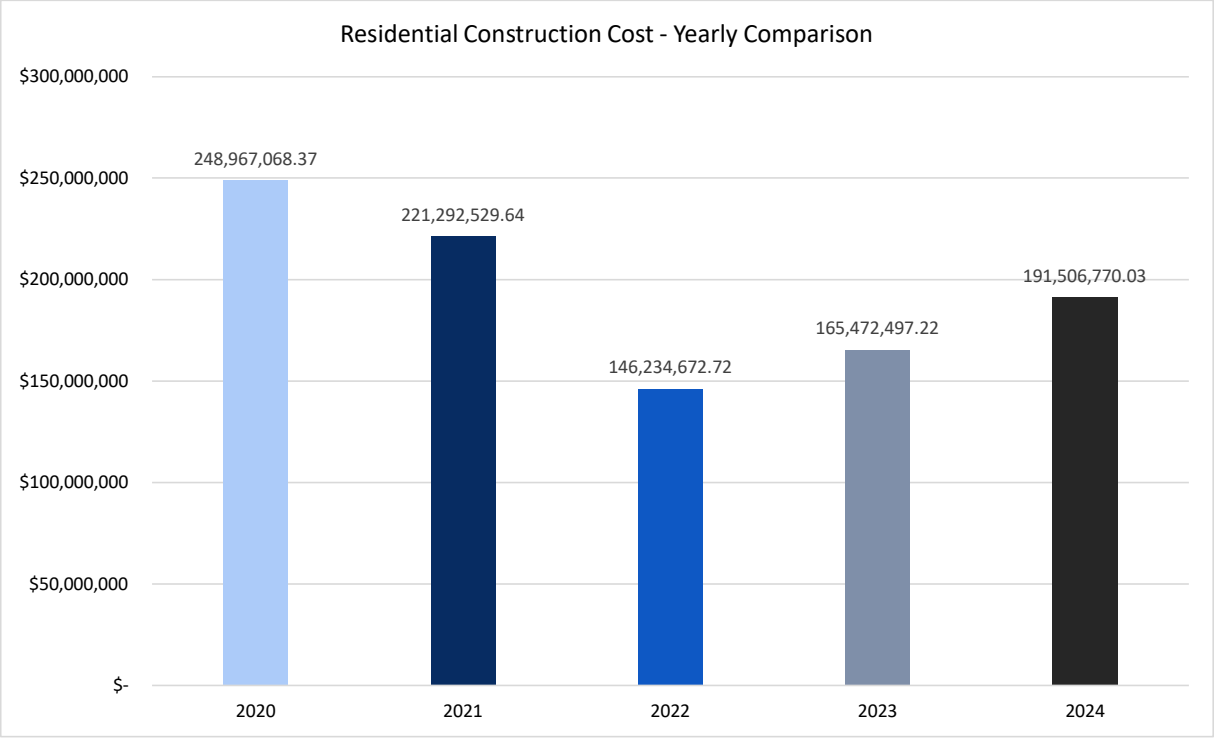
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
2023 Commercial	96	77	91	57	71	62	45	51	31	54	25	26	686
2023 Residential	28	64	57	55	49	86	94	65	88	89	79	74	828

Housing Starts



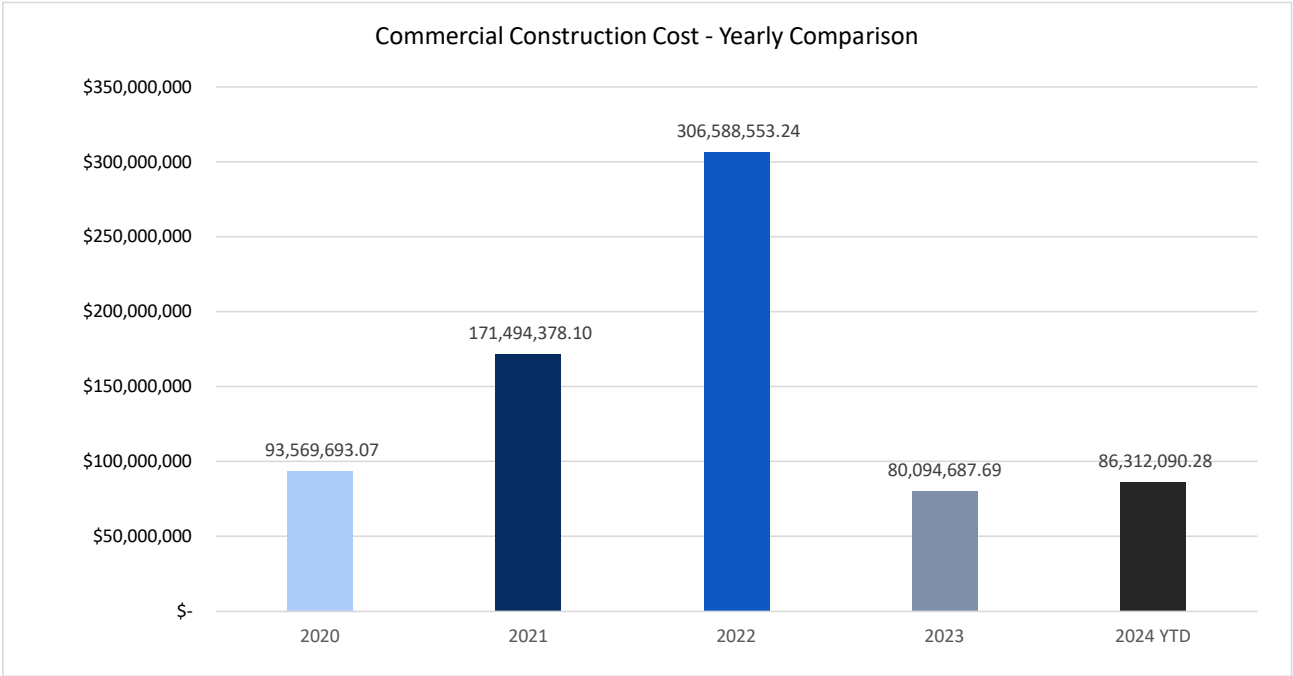
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	178	148	76	145	94	103	164	48				
2023	15	56	47	44	45	77	80	54	78	80	71	65

Residential Construction Costs



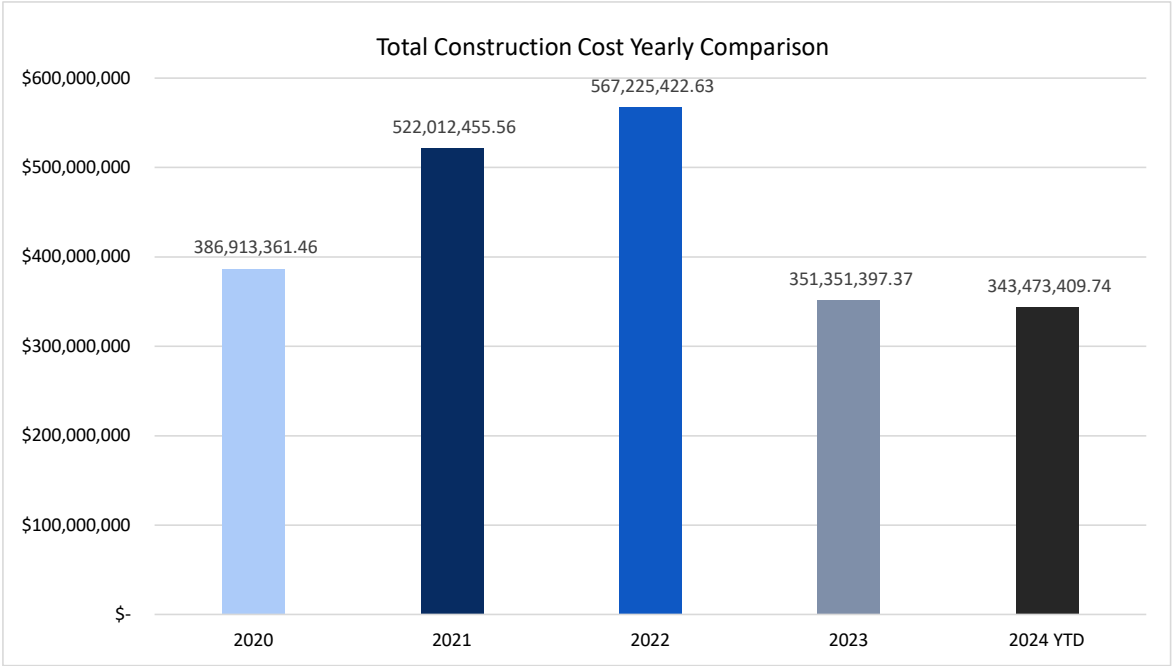
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	32,043,219	29,407,098	19,886,421	26,272,911.76	23,444,357.83	24,108,677.31	26,015,836.63	10,328,249.17				
2023 YTD	3,499,086	12,100,365	10,713,665	10,022,376	10,969,941	17,279,273	16,060,787	12,929,867	19,372,792	18,744,834	15,740,578	18,038,933

Commercial Construction Costs



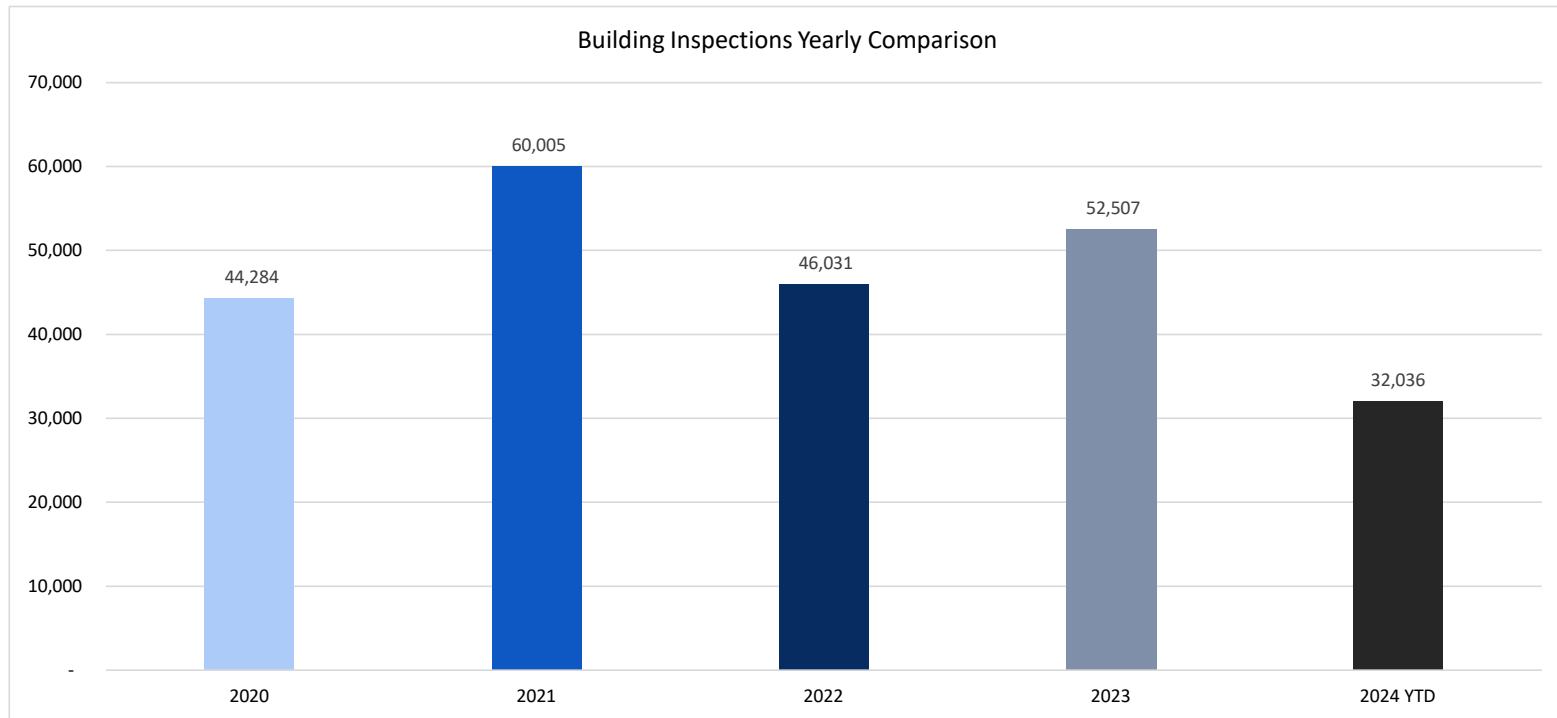
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	21,165,766.64	26,360,277	8,538,672	7,538,259	7,852,455	6,271,838	5,615,856	2,969,232				
2023	3,982,418	4,896,390	12,001,216	3,213,388	5,497,019	1,472,313	4,898,327	5,163,935	12,425,146	5,252,206	17,654,738	3,637,593

Total Construction Costs



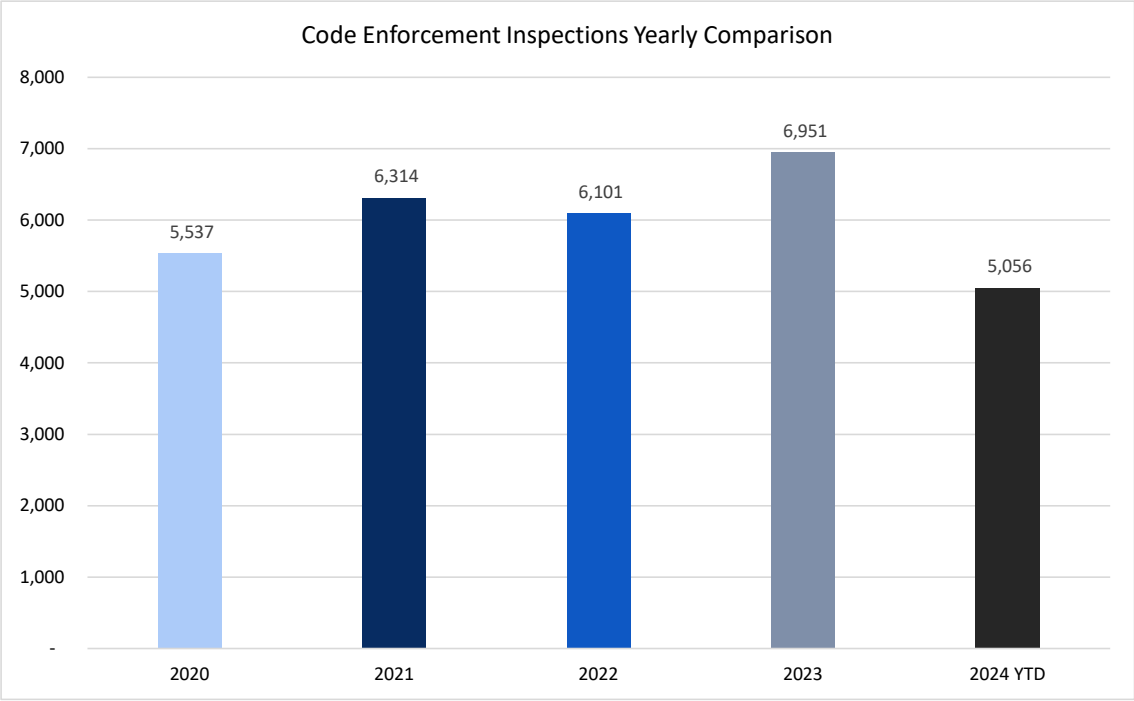
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	61,900,822	67,527,861	42,198,490	39,345,546	37,865,375	38,765,847	36,717,414	19,152,053				
2023 YTD	13,042,046	48,099,991	29,370,297	17,709,900	23,706,507	40,637,679	24,027,843	22,930,162	35,372,356	28,209,063	39,200,812	29,044,741

Building Inspections



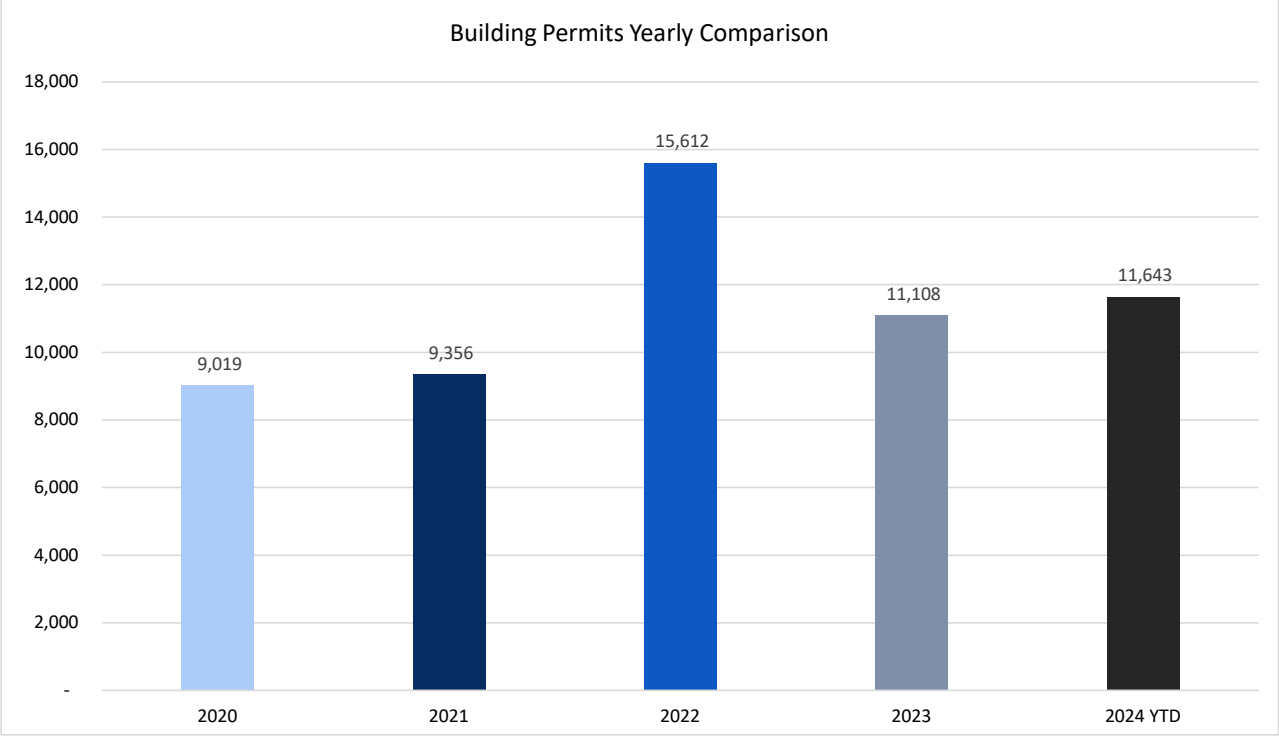
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	2516	4409	3924	3896	4315	4713	4029	4234				
2023 YTD	4196	5050	5627	4036	4822	3731	4800	4717	4425	3975	3615	3513

Code Enforcement Inspections



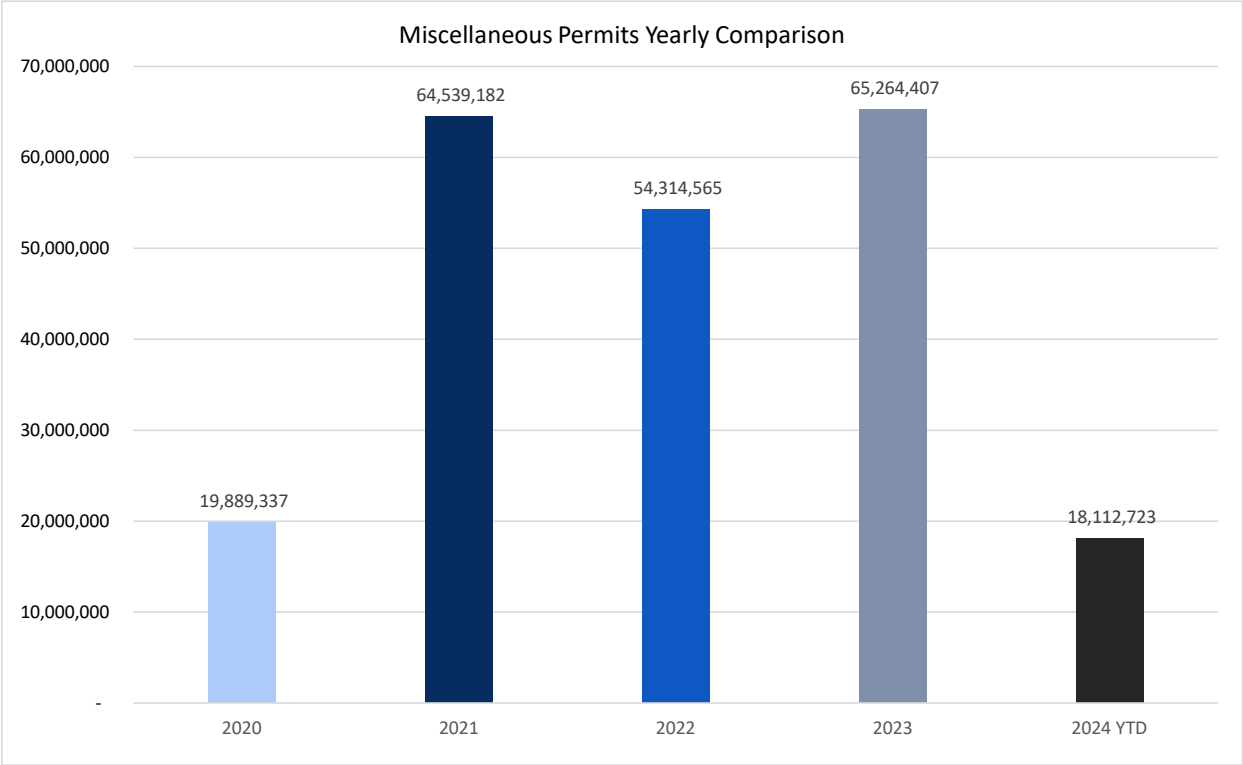
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	396	526	651	429	680	915	743	716				
2023 YTD	417	330	533	667	716	812	657	758	767	507	480	307

Building Permits



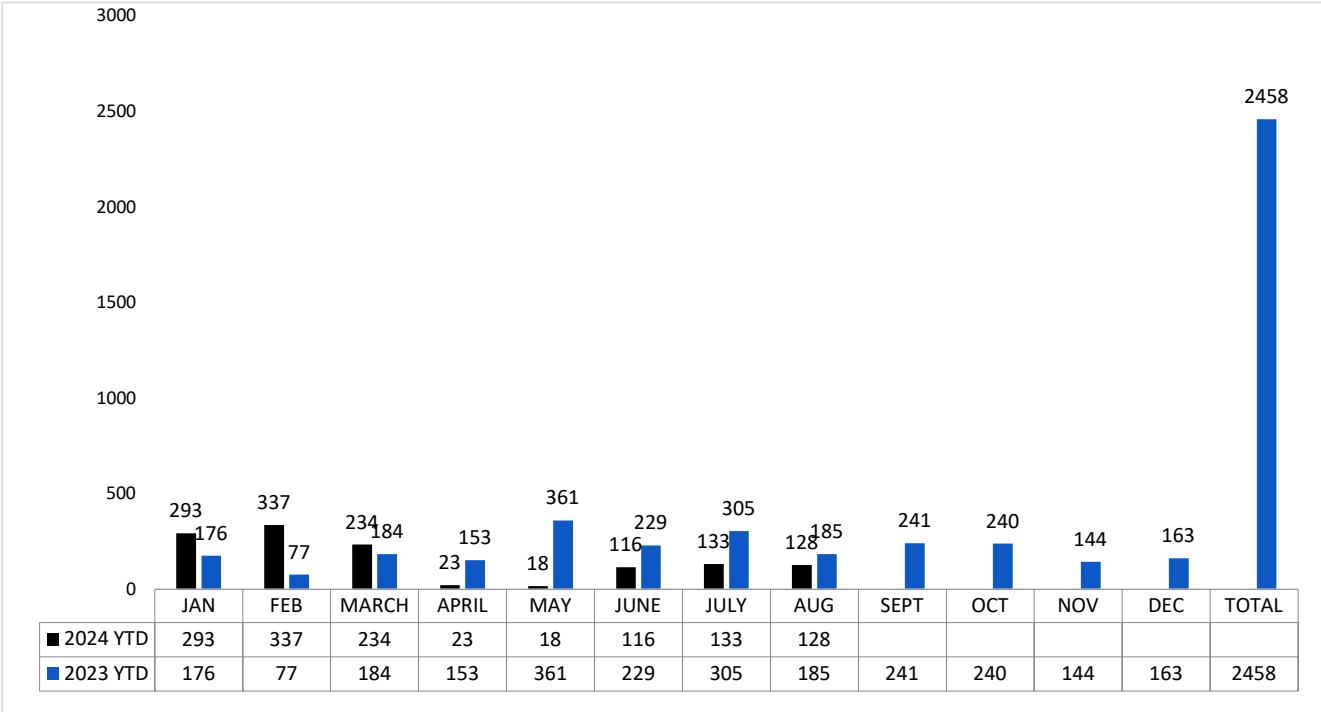
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	1815	1628	1098	1484	1649	1117	1555	1297				
2023	768	773	1322	725	963	978	981	986	904	1060	848	800

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	1,027,554				
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
9/24/2024

Economic Development Activity Report - August 2024

ATTACHMENTS:

Description		Upload Date	Type
📎	Economic Development Activity Report -	9/19/2024	Backup Material
	August 2024		

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
August 2024

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Business Retention	Conduct Company Visits	Schedule 20 minute Business Retention and Expansion ("BRE") visits with Greer Businesses to address concerns and issues, determine needs, and assess opportunities.	25 BRE visits completed. 28 companies targeted for BRE visits. 27 companies attempted but declined visit or failed to respond.	Meeting Expectations	Continue BRE visits.
	Support Industry Objectives: Workforce, Supply Chain, and Sustainability	Deploy Monthly Newsletter. Hold Quarterly Roundtables.	Launched BRE Newsletter in June 2024. 55% open rate. Quarterly Roundtable (Business with a Bite) on August 7 featuring SCMEP and Michelin	Meeting Expectations	Offer accepted by new Business Development Manager. Employment pre-screening, on boarding, and program development.
	Support Small Businesses	Provide resources and assistance to help small businesses be successful and stay connected to the City of Greer.	Social Media Marketing Training on September 16 with Taylor Brand Consulting.	Meeting Expectations	Review attendee evaluations and determine training topic for Q1 2025.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Economic Development Recruiting	Build a Healthy Economic Development Project Pipeline	Build relationships, generate leads, convert prospects to projects, and manage pipeline to company decision.	Active Pipeline: 9 Projects, 9 Prospects, 18 Leads, and 85 meetings with influencers. Inactive Pipeline: 41 losses or inactive projects.	Meeting Expectations	Monitor marketing initiative around Pelham Crossing Launch marketing initiatives around Atlas at Inland Port Greer and Velocity Park.
	Diversify the Greer Economy	Recruit companies and talent that diversity the Greer economy.	Pipeline (Wins and Projects) represent the following: Self Storage, Banking/Finance, HVAC service, Veterinary Hospital, Logistics, Restaurant, Automotive Manufacturing, Tech Manufacturing, Spec Industrial Construction, Multi-family, Medical, and Convenience Stores.	Exceeding Expectations	Create value propositions for targeted industries.
	Increase Tax Base and Promote Job Creation	Close projects that increase tax base, create jobs at or above the County wage average, and improve quality of life.	25 new or expanded businesses in the City of Greer. \$91.2M in new capital investment.	Exceeding Expectations	Prepare for fall opportunities. Manage pipeline.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Product Development	Industrial Product Development	Facilitate new competitive industrial buildings and sites.	Pelham Crossing. Atlas at Inland Port Greer.	Meeting Expectations	Identify off market land that may be available for sale.
	Commercial Product Development	Facilitate redevelopment of commercial buildings and creation of new commercial buildings and sites.	Pelham Crossing first level.	Meeting Expectations	Build relationships with new broker groups.
	Special Projects	Facilitate unique and mixed use projects that are significant to Greer.	Project Lineout. ForGreer launch.	Meeting Expectations	Assist Project Lineout. Assist ForGreer effort.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
August 2024

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Entrepreneurship and Innovation	Brand Recognition and Partnerships	Market the Platform at Greer to create brand recognition and facilitate partnerships.	"All Aboard" Weekly Social Media Feature	Meeting Expectations	Boost social media posts. Direct posts to target geographies.
	Bootcamp	Complete three Bootcamps for high potential entrepreneurs and innovators.	2 Bootcamps completed (Feb and May) with Cohorts of 6 companies each.	Meeting Expectations	Planning for October 2 & 3 Bootcamp.
	Huddle	Conduct Monthly Huddles to provide resources to entrepreneurs and innovators and build community.	9 monthly Huddles completed. Avg attendance: 50 (50% founders/50% diverse)	Meeting Expectations	Preparation for October and November Huddle.
	IGNITE Greer	Conduct monthly IGNITE Greer programs to introduce Platform at Greer services and build community.	9 monthly IGNITE Greer events completed (2 presenters per event). Avg attendance: 30 (60% founders/30% diverse).	Meeting Expectations	Preparation for October and November IGNITE (tbd)
	Coaching Program	Build a cohort of 6-8 high potential Bootcamp graduates and take them through a 12-month guided coaching program.	6 members of Cohort identified. One-on-one coaching sessions monthly. 3 Quarterly group events (Strategy, Finance, Marketing/Sales).	Meeting Expectations	Secure 7th member of group.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Admin	Develop Staff	Participate in professional development programs and implement materials into program of work	<u>Reno</u> - Southern Economic Development Council, South Carolina Economic Developers Association, International Council of Shopping Centers. <u>Michelle</u> - Women Confidence Builders, Career Real Estate Women, South Carolina Economic Development Institute.	Meeting Expectations	Prepare for fall events. Attend meetings and events.
	Support Greer Moves	Provide staff support to Greer Moves.	Meeting support for February, May, and August Board meetings.	Meeting Expectations	Admin and capacity building

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
9/24/2024

Engineering Activity Report - August 2024

ATTACHMENTS:

Description	Upload Date	Type
📎 Engineering Activity Report - August 2024 9/18/2024		Backup Material



August 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% - utilities being notified
- City Intersection study – Phase 2 – final report received

Stormwater Projects:

- Stormdrain CIP – initial meeting with consultant
- Storm Drain Asset Mgmt./Pilot watershed study- developing scope and priorities
- Stevens Field SD Improvement – adding to American Legion parking project
- Greer Mill West SD Improvement – added to Greer Mill site contractor scope
- Veterans Park Sinkhole – Construction about 99% complete

Engineering Activities:

- Pavement Preservation contractor (HA5) underway
- BP Edwards Park parking lot evaluation
- 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
- Coordinating with CPW regarding street cuts-ongoing



Subdivision/Development Projects – Meetings with engineers and developer representatives discussing details with new subdivisions or commercial sites that are either in planning stages or under construction.

Active projects:

- Streams Apartments – met with owner
- Oneal Village Phase 6 meeting with developer
- Braeburn Orchard – close out follow up
- Abner Creek Townes – Pre-con
- Intake reviews – S. Main office bldg., Monarch Grove, Carniceria Store
- Nina Meadows access discussion

Other:

- Attended ARC fundraising workshop in Greenville
- Floodplain permit review
- Caliber Ridge road issue – met Public Services
- Coordination meeting with PZ and GIS
- Flood complaint – Milky Way
- Development project process meetings

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Miscellaneous Task – Engineering:

- Reviewed four (4) Engineering Submittals for SDPs.
- Reviewed encroachment process with staff and revised process to more efficiently cover inspections.
- Finalizing B. P. Edwards Park drop off area pavement resurfacing plan.
- Drafting plans for the repair of Brookshire Road.

Other:

- Reviewed near peer municipalities' traffic calming process, in hopes to start framework of a revised traffic calming policy.
- Ongoing discussions with the development team of O'Neil Village related to near future acceptance proposal for the roadways of the earlier phases.
- Kickoff meeting with Planning on Quiet Crossing for the downtown area of Greer.
- Ongoing internal department training related to the review and inspection of finish grade of individual lots.

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

Engineering & Stormwater Report for August 2024

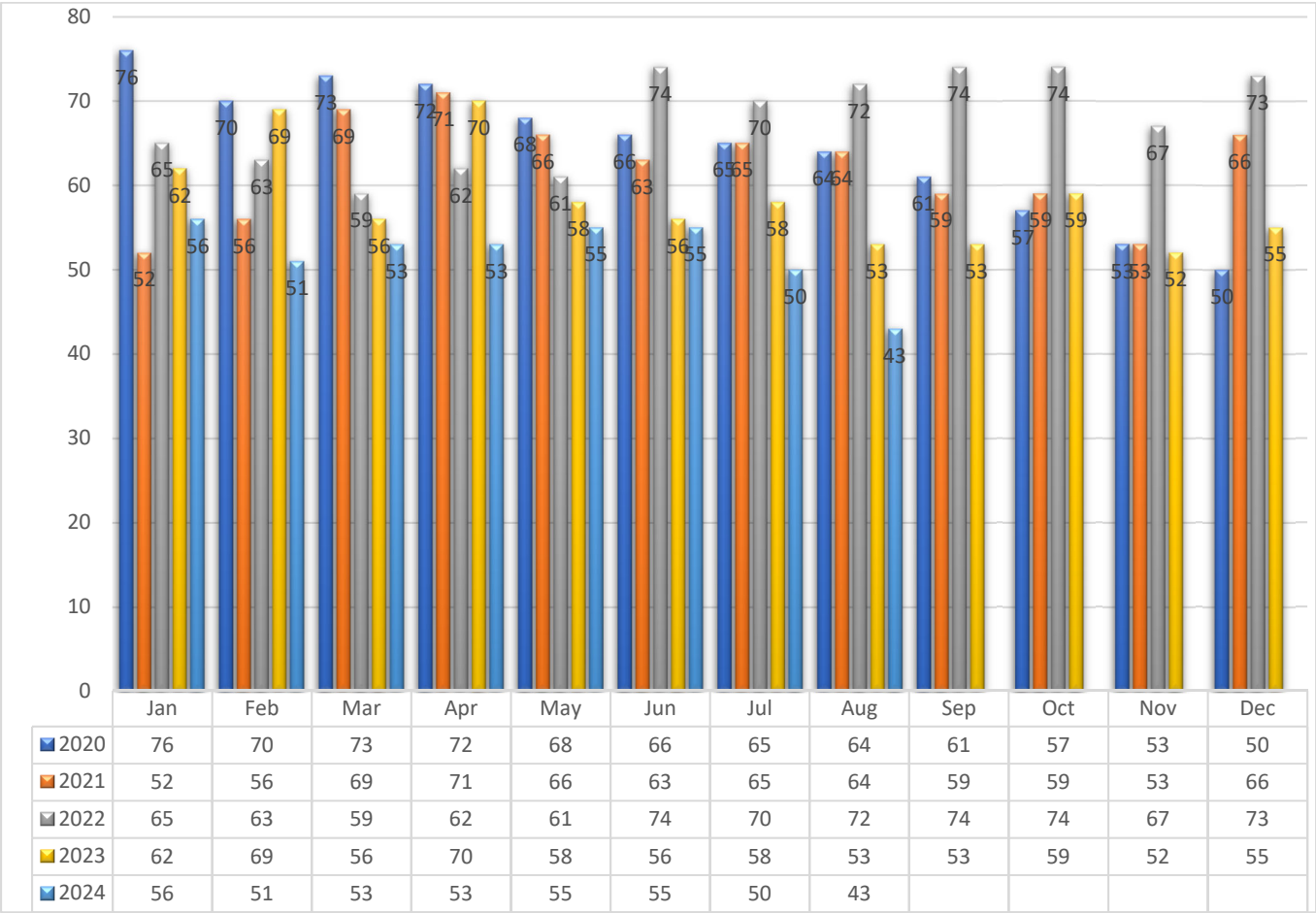
- 1) Encroachment Inspection Training 8/2
- 2) RetractaScreen Pre-construction Meeting and Grading Permit Issued 8/6
- 3) Abner Creek Townes Pre-construction Meeting and Grading Permit Issued 8/7
- 4) Development Project Checklist Review Training 8/9
- 5) COG Capital improvements 2024 Meeting w/ Alliance Engineering Consultants 8/12
- 6) Chisholm HVAC Pre-construction Meeting and Grading Permit Issued 8/13
- 7) Development Checklist Review Training 8/14
- 8) Greer Christian Learning Center Pre-construction Meeting and Grading Permit Issued 8/15
- 9) Grading Plan and Lot Drainage Review Training 8/28

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.

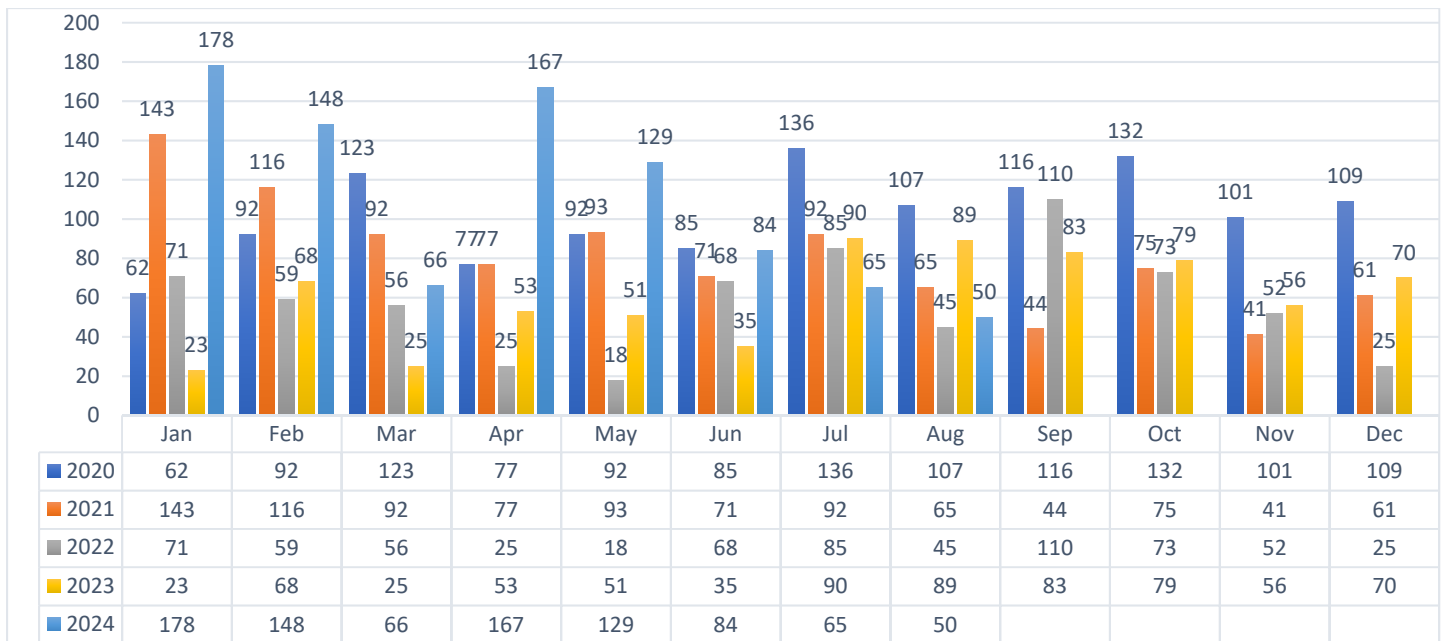
2024 Stormwater Summary January 1 st through August 31 st , 2024		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
27	38	18

Historical Project Submittals	
Year	Projects Submitted
2024	27
2023	51
2022	50
2021	55
2020	32
2019	41
2018	46

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



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



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

Subd. / Project Name	Date	Operation
Haven Rest Towns	8/5/2024	Asphalt Binder Placement
Haven Rest Towns	8/6/2024	Asphalt Binder Placement

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Clogged Storm Drains / Road Flooding	8/16/2024	719 S. Line St.	Site visit was made and it was determined that COG maintenance would unclog the drains.	8/20/2024
Mud on Roadway	8/16/2024	11 Arlington Rd	Site visit was made and it was determined that the existing ditches requires silt removal and grass stabilization.	8/23/2024
Mud/Silt Runoff onto neighboring residents.	8/16/2024	109 Oakdale	Site visit was made and it was determined that new home construction was being performed and the perimeter silt fence in the rear was damaged / missing. Anthony spoke to contractor and new silt fence was installed.	8/23/2024

PROJECT DEVELOPMENTS – John Goughneour and Lindsey James

- The Suber Road Fire Station project is nearly complete. A TCO has been issued, and the Grand Opening is scheduled for September 18th.
- The original scope of the Greer Golf Clubhouse renovation project is complete. The additional scope for the kitchen upfit is wrapping up, and full project should be complete by September 13th.
- Construction is wrapping up at the Turner Field Improvement Project. Weather has been a significant challenge on this project, but a punch walk is scheduled for September 10th, with grand opening later in the month.
- The American Legion/Stevens Field Basketball Courts project is currently wrapping up review and should go out to bid later this month.
- The test repair for the Cannon Centre Deck was approved and full project has been awarded. Repairs are scheduled for October 14-25.
- The Recycle Center Demolition project will be presented to Council for approval on September 10th. D.H. Griffin has been given a notice of intent to award.
- The Bay Floor Resurfacing Project at Fire Department Headquarters has been awarded to Greer Flooring Center. The project is scheduled for the beginning of October.
- The Fleet Shop Expansion project at the Operations Center interior is now complete.
- The SDP for the Police and Fire Training Facility has been submitted for review. The permit for the septic tank has been issued by DES. CDs are expected to be finished by September 14th.
- The Depot Street Garage project is nearing the end of design phase. Construction Drawings are nearly complete, and finish selections are ongoing.

Facilities Maintenance Developments – William Bulot and Michael Paulson

- Fire Extinguisher Inspections
- Generator Inspections
- 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 again. Priority One replaced a circuit board in one of the closers.
- Repaired one of the 12.5 ton HVAC unit at Victor Gym.
- Replaced HVAC units at PD dispatch and a PD data closet.
- Repaired the starter and replaced a circuit board on the Station 41 generator.
- Completed AP and Payroll misc. office needs related to their recent office move.
- Still working through warranty repairs at Greer relief, 10 doors were readjusted, we are still working on successfully completing the sensor lights. Two sliding door units are now rubbing the frames, Cely is scheduling for September.
- The fleet shop expansion electrical work was awarded to Spearman, Andrew and Mitchell completed the air and water installation work. Straight Line Fence completed the fence installation using the fence removed from the old records storage area now being prepared for PD evidence storage.
- Eliminated a rodent infestation in City Park and the arbor area by setting traps.

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
9/24/2024

Fire Department Activity Report - August 2024

ATTACHMENTS:

Description		Upload Date	Type
📎	Fire Department Activity Report - August 2024	9/18/2024	Backup Material



AUGUST
2024

MONTHLY REPORT

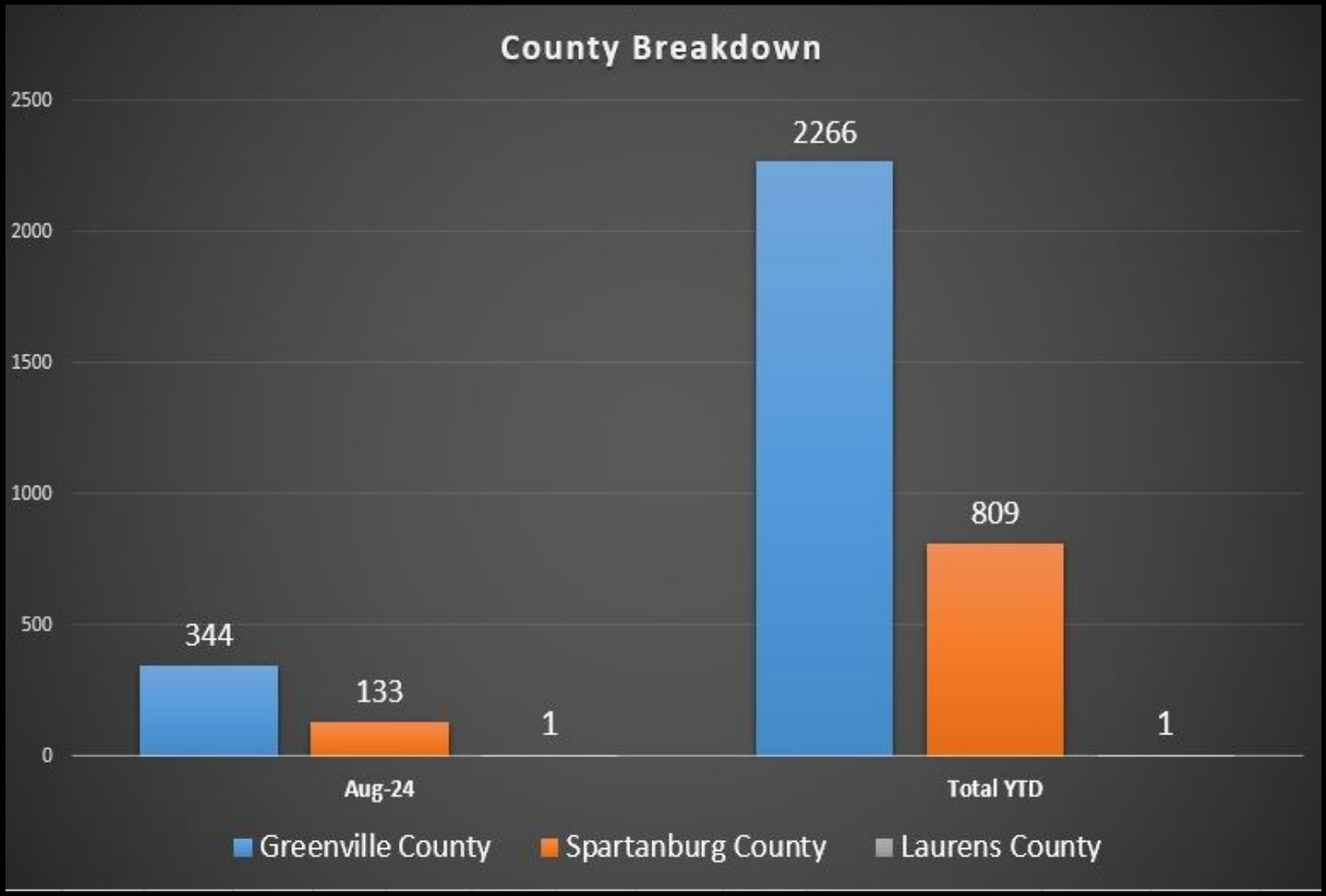
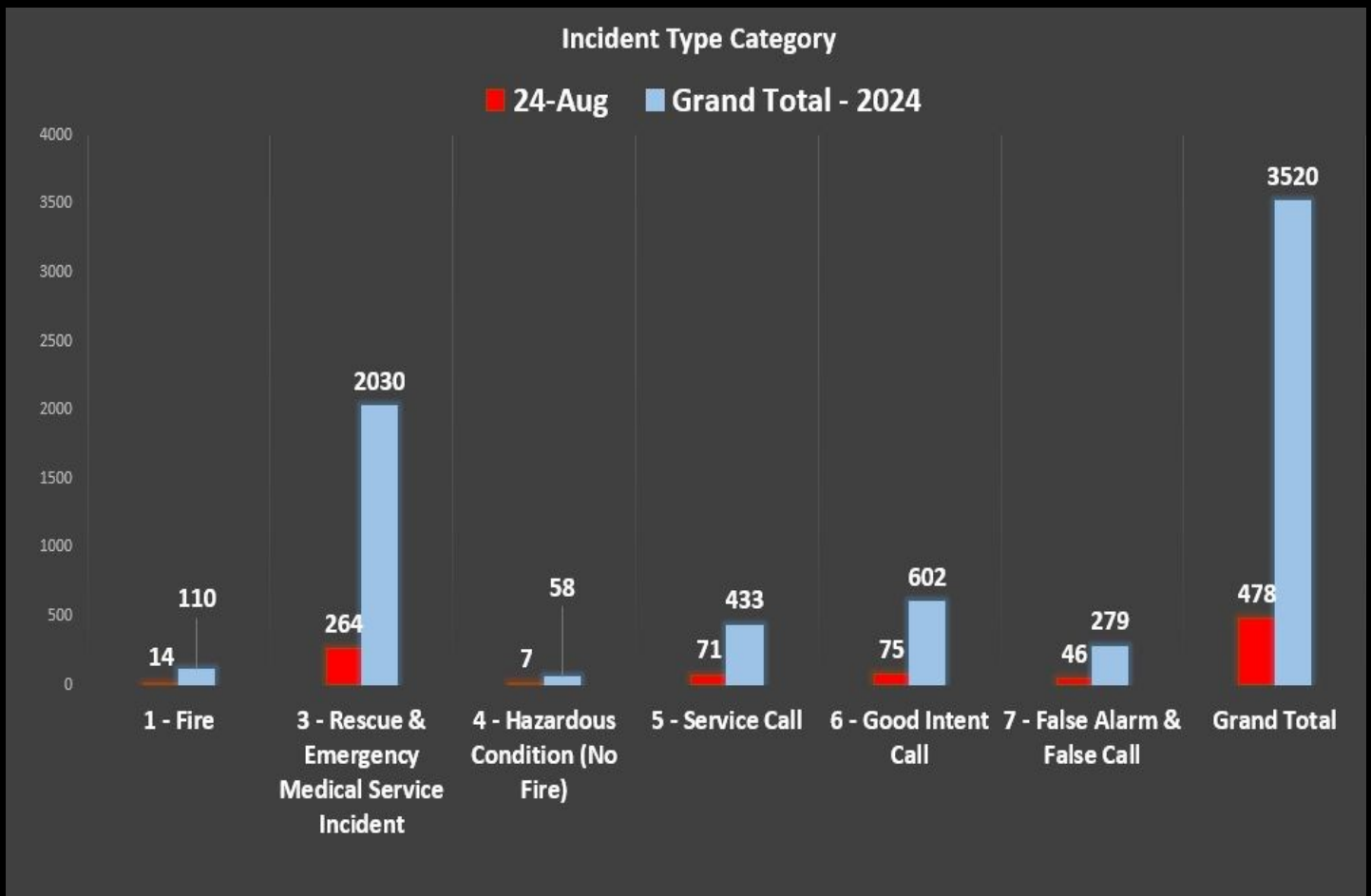


CITY OF GREER
FIRE DEPARTMENT

OPERATIONS



During the month of August all shifts conducted landing zone safety training with area Air Transport Units (ATU).





Public Education—Tower 41 and Engine 41 participated in Plastic Omniums Family day by spraying water for the kids at the event.



Above—Chief Brown and Chief Holzheimer at Fire Rescue International—Dallas, TX.

Left—Crews participated in auto aid training with partners from Taylors, Pelham, BSFD, and Lake Cunningham.



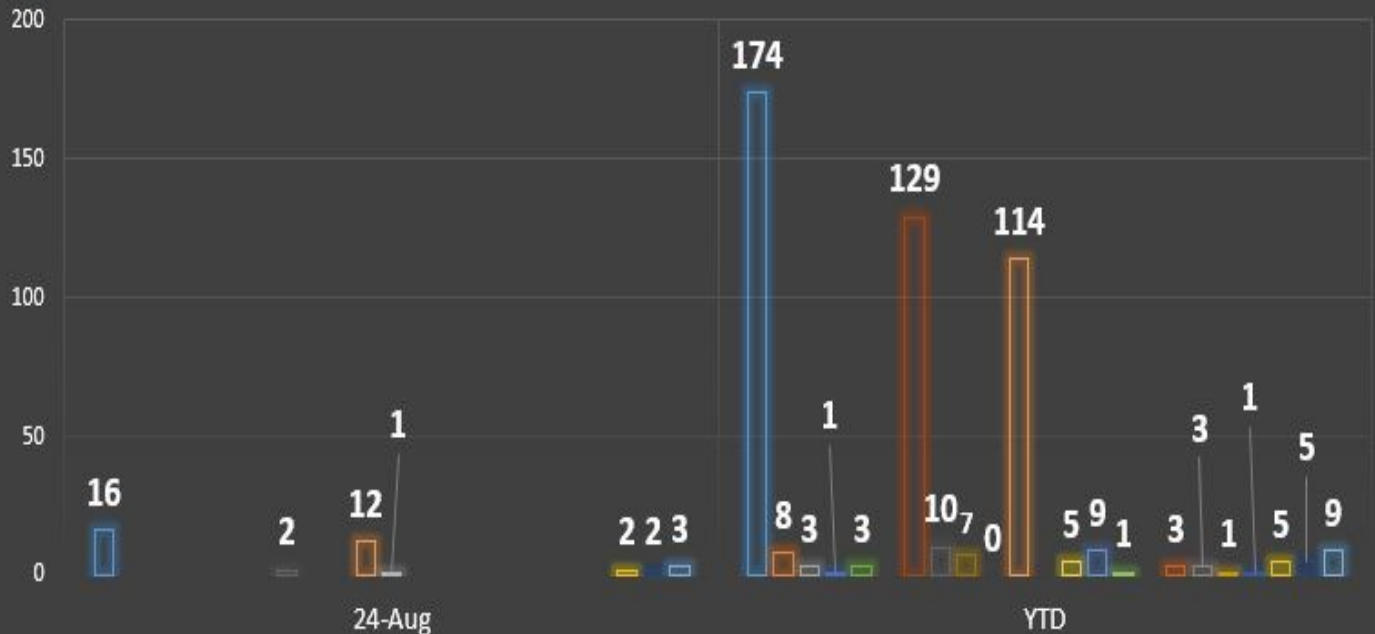
Top—EN151, R41, and BAT41 responded to a 3 vehicle motor vehicle accident with injuries at Gary Armstrong and E. Wade Hampton Blvd. Crews worked quickly to identify hazards and number of patients. Crews provided patient care until the arrival of EMS.

Below—EN41, EN42, EN56, TW41 and BAT41 responded to a fully involved camper fire on Reese Avenue. Crews quickly brought the fire under control and protected all exposures. No injuries were reported.

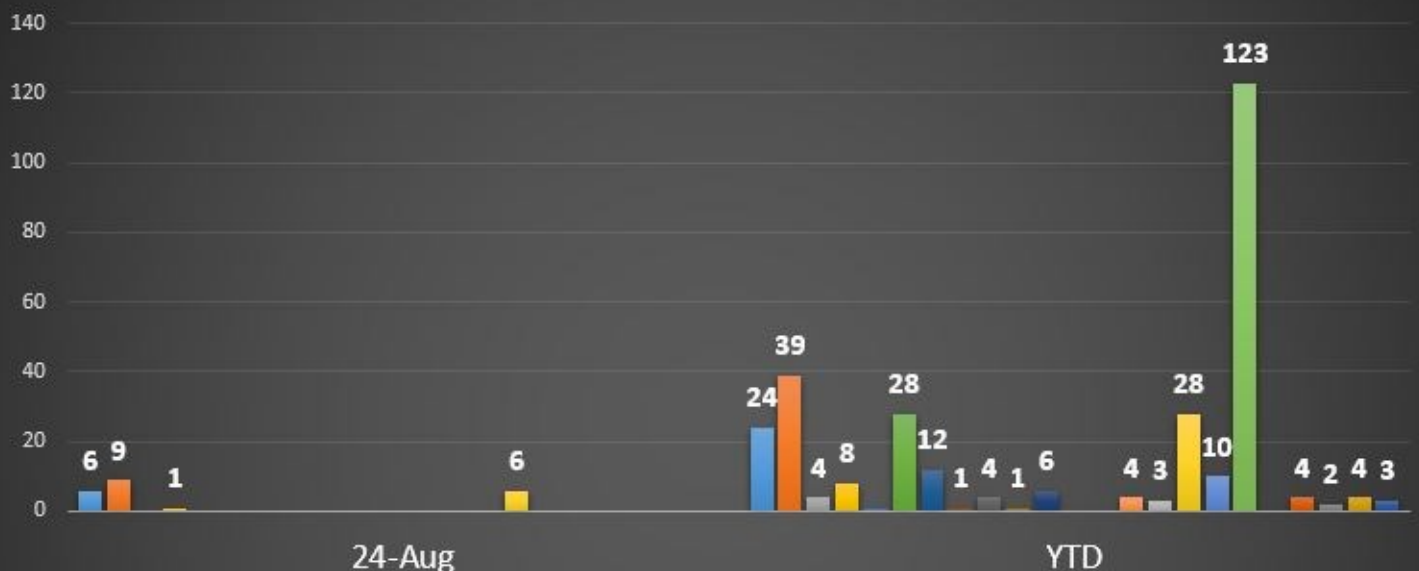


Treatments Provided

- 12 Lead ECG
- CPR, Manual
- ECG Monitoring
- Immobilization using Long Board
- Nasal Airway Insertion
- Assisted Ventilations
- C-Spine Stabilization
- ETCO2 Digital Capnography
- IV Catheter
- Nebulizer therapy
- Cervical Collar Applied
- Defibrillation, Manual
- General Wound Care
- IM Injection
- Oral Airway Insertion



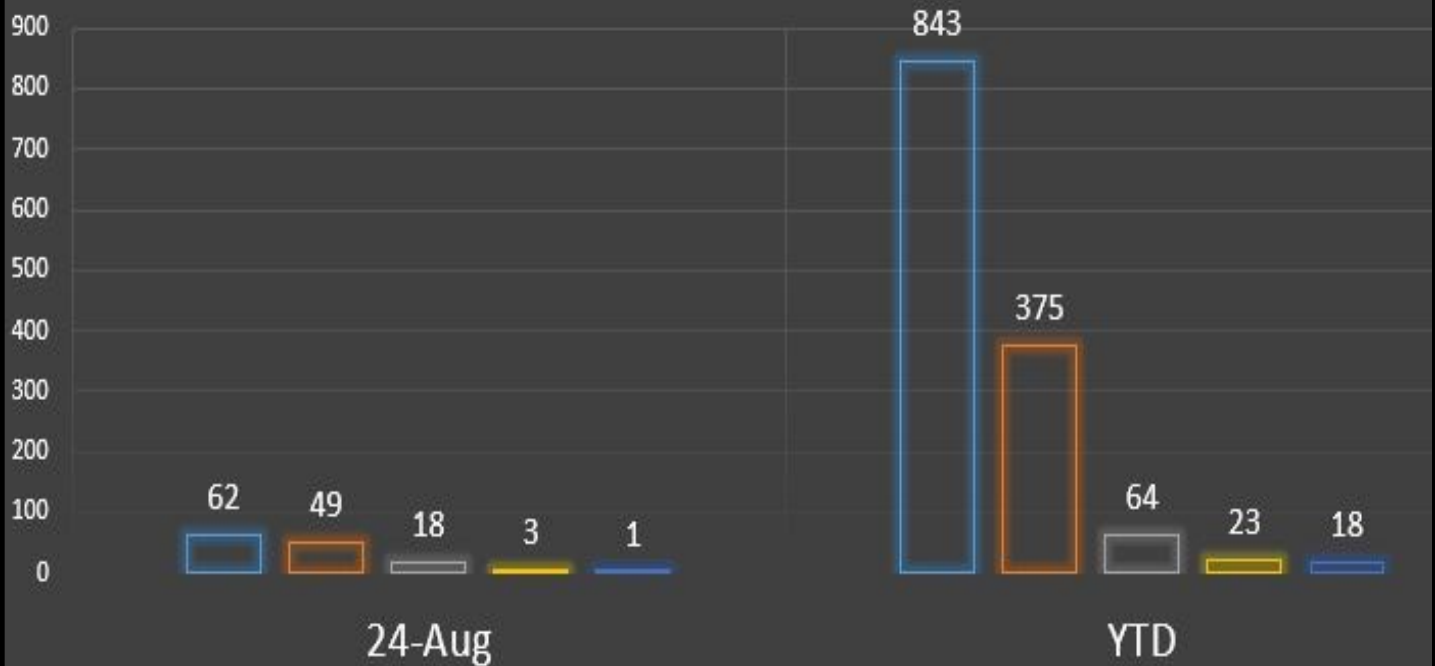
Medication Administered



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

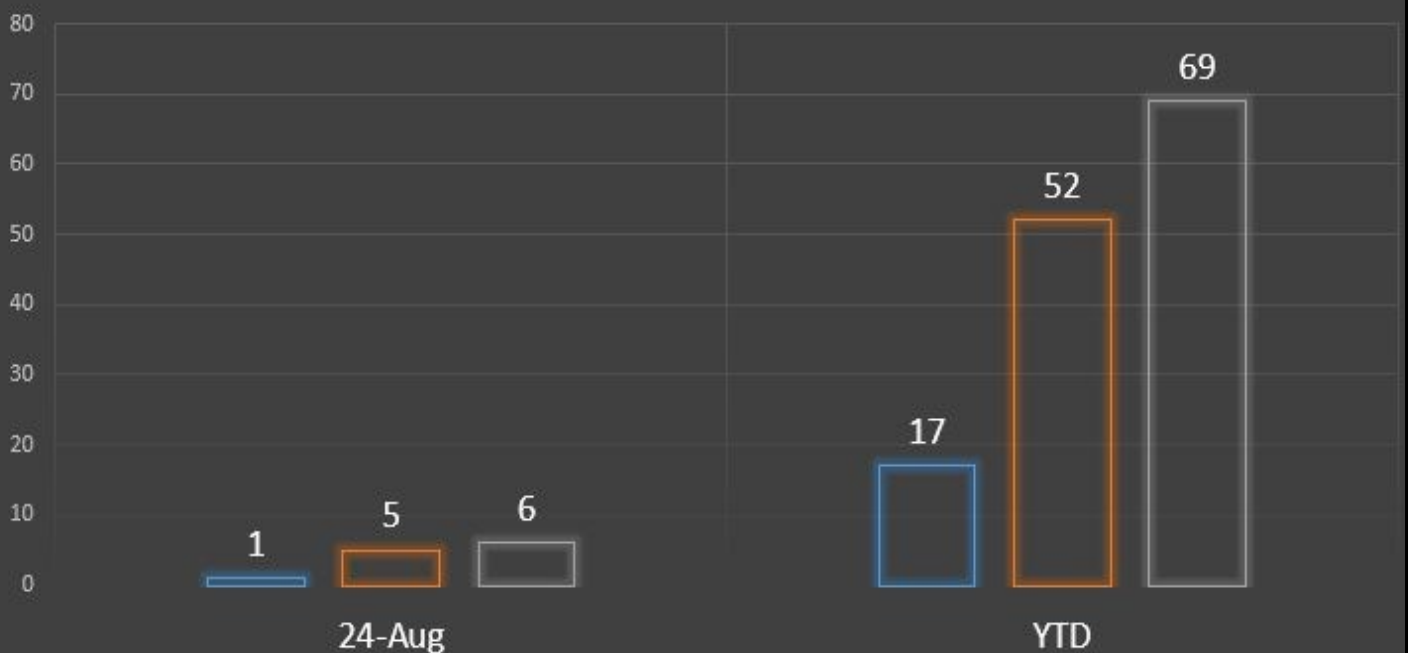
EMS Arrival Delays

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



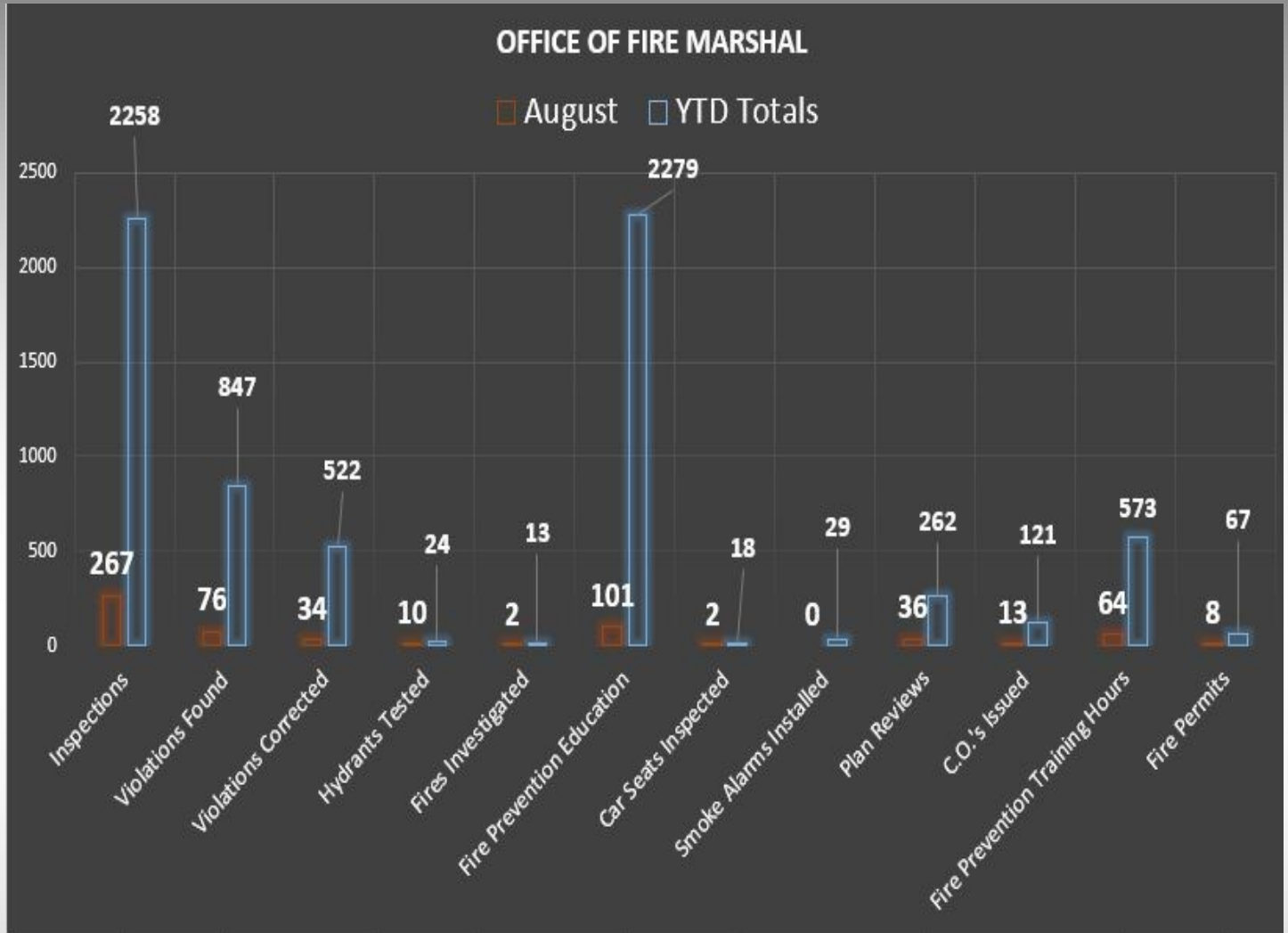


The following personnel completed training in the month of August:

Training:

- ♦ Chief Flowers, Chief Holzheimer and Chief Brown attended Fire Rescue International in Dallas, TX.
- ♦ Lt. South attended BLS Instructor.
- ♦ Lt. Riendeau attended Swift Water Technician and NFA Command and Control for Multi-Alarm Incidents at the National Fire Academy.

ADMINISTRATION



STAFFING REPORT					
DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	57	56	1	1	1
ADMINISTRATION	8	8	0	0	0
PART-TIME	16	11	0	4	0

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
9/24/2024

Finance Activity Report - August 2024

Summary:

<https://www.cityofgreer.org/o/admin/documents/finance/monthly-financial-reports/505450>

ATTACHMENTS:

Description	Upload Date	Type
☐ Finance Activity Report - August 2024	9/18/2024	Backup Material



August 2024 Summary Financial Report



Financial Performance Summary

As of Month End August, 2024

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↓	\$ 6,946,276
Revenue	↑	↓	\$ 1,881,093
Total Expenditures	↑	↑	\$ 7,627,439
Total Percentage (Over) / Under	↓	↑	1%
Revenue Benchmark Variance	↓	↓	\$ (305,245)
Expenditure Benchmark Variance	↓	↑	\$ (509,976)
Overall Benchmark Variance	↓	↓	\$ (815,221)
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 1,551,915
Revenue	↑	↓	\$ 633,904
Expenditures	↑	↓	\$ 99,638
STORM WATER FUND			
Cash Balance	↓	↑	\$ 2,817,338
Revenue	↑	↑	\$ 31,605
Expenditures	↑	↓	\$ 406,512

Cash Balance - General Fund

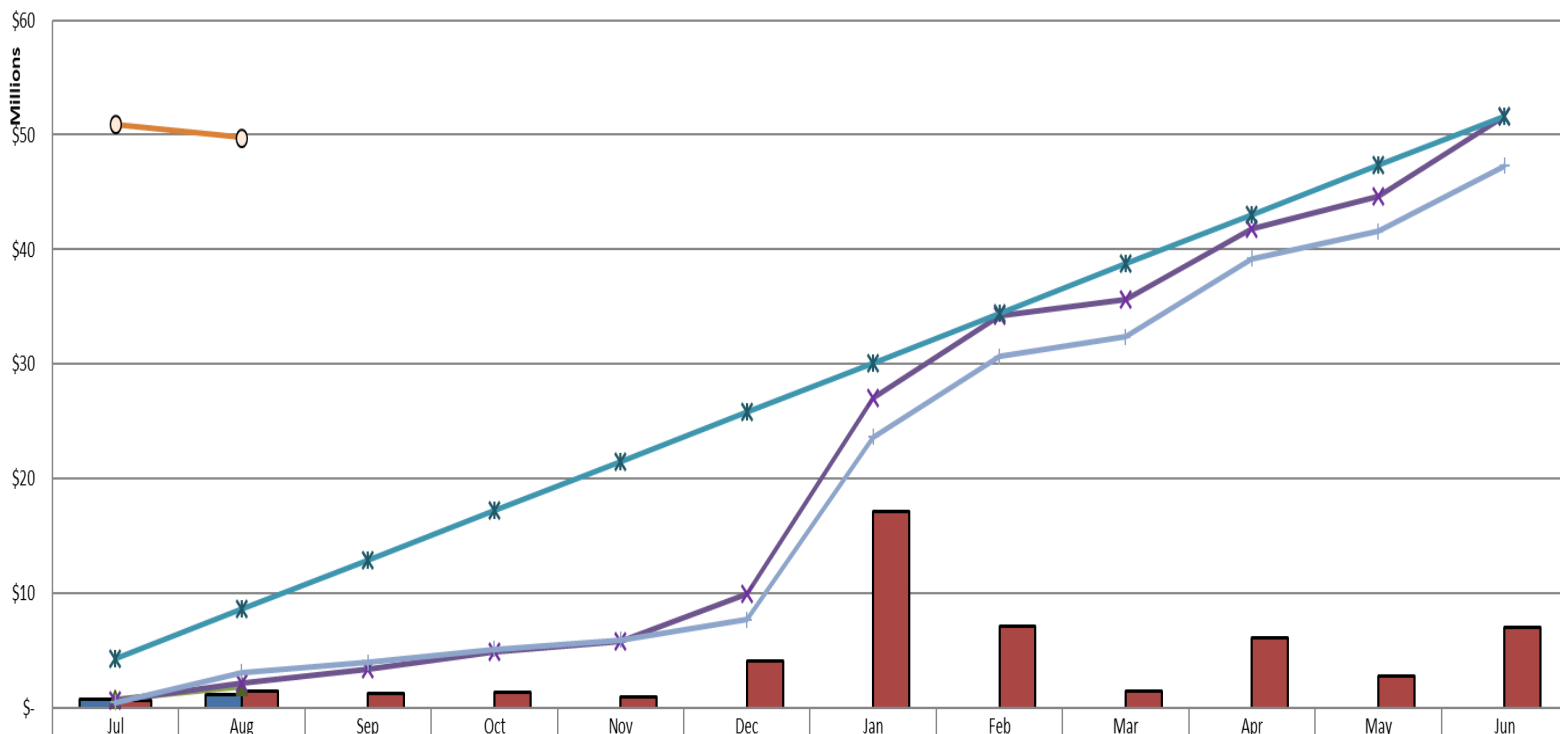
Fiscal Year 2024/25



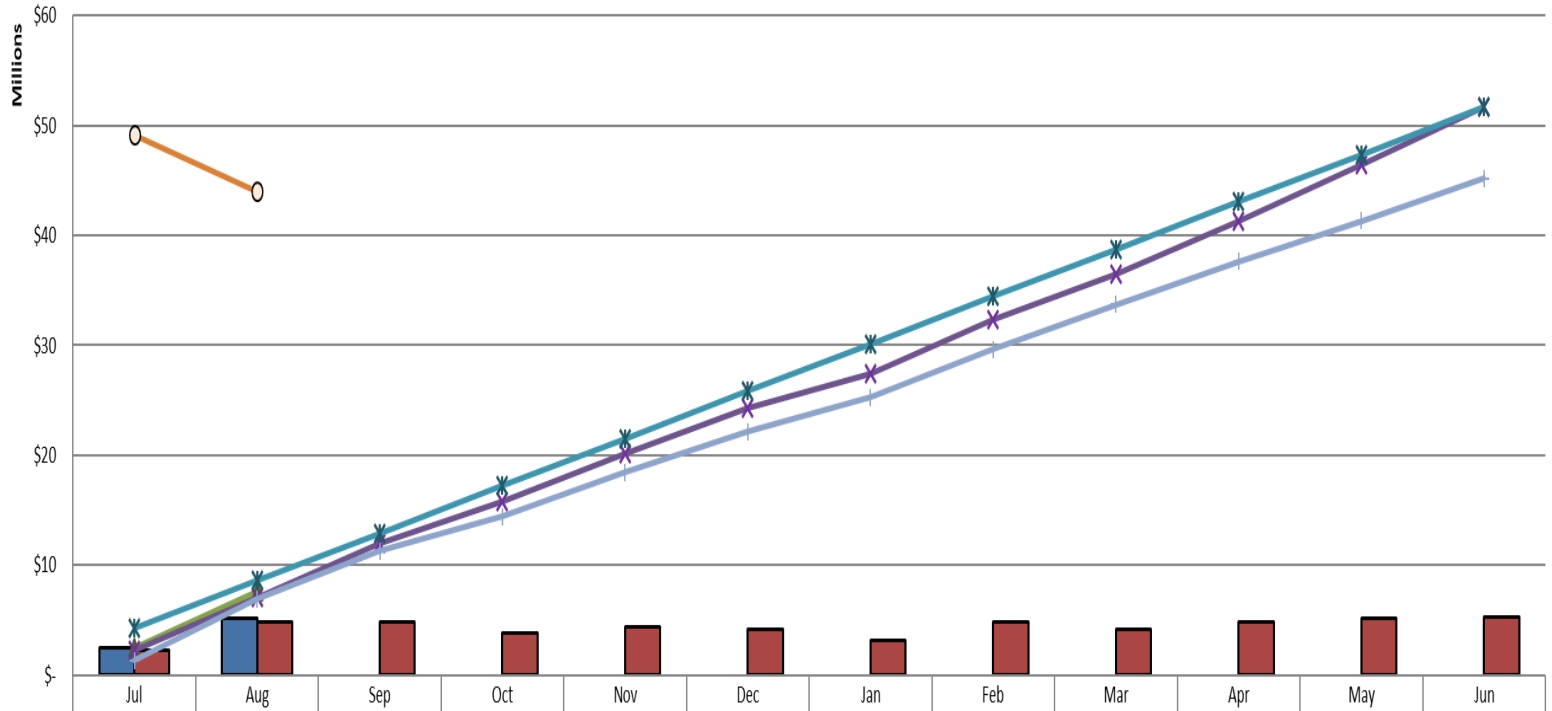
Net Monthly Cash	(3,545,771)	(8,419,386)	-	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	15,365,663	6,946,276										
Prior Fiscal YTD Balance	19,495,285	16,975,586	14,317,332	11,282,140	8,403,790	5,720,056	18,112,482	21,771,364	20,830,522	22,865,909	17,105,636	18,911,435

Revenue - General Fund

Fiscal Year 2024/25

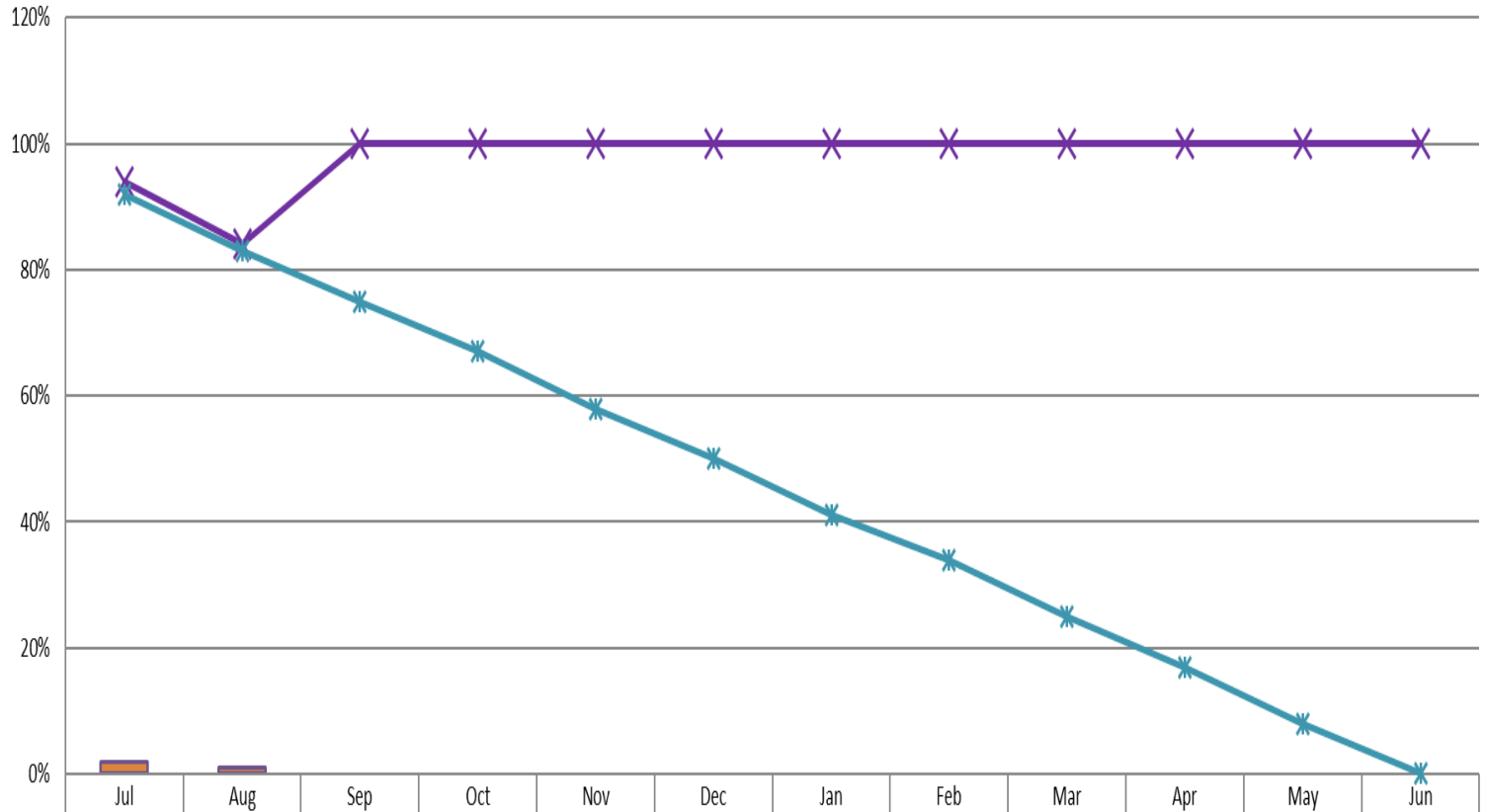
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Expenditures - General Fund

[illegible]

Budget Percent Remaining - General Fund

Fiscal Year 2024/25



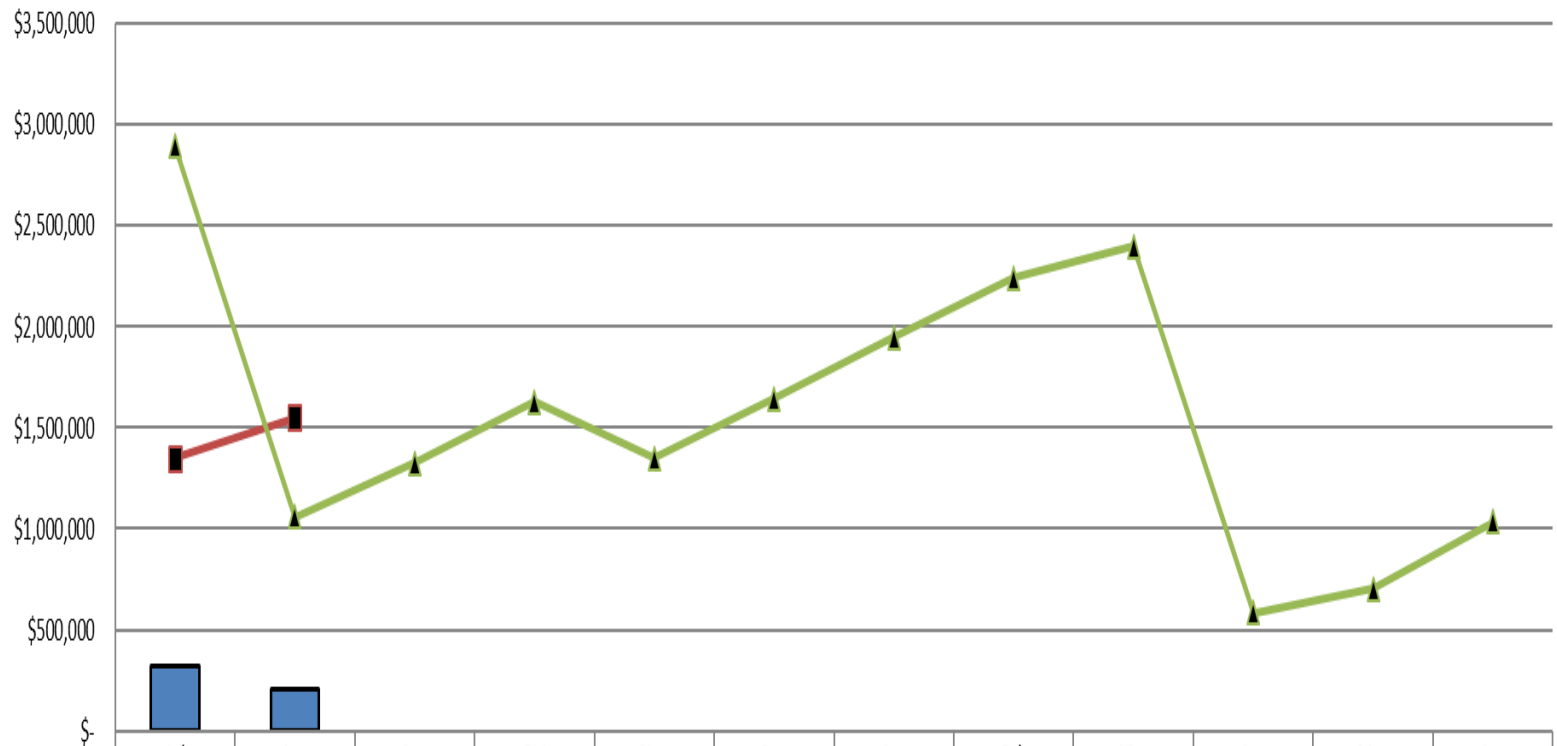
(Over) Under Budget	2	1										
Actual Percent Remaining	94	84	100	100	100	100	100	100	100	100	100	100
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

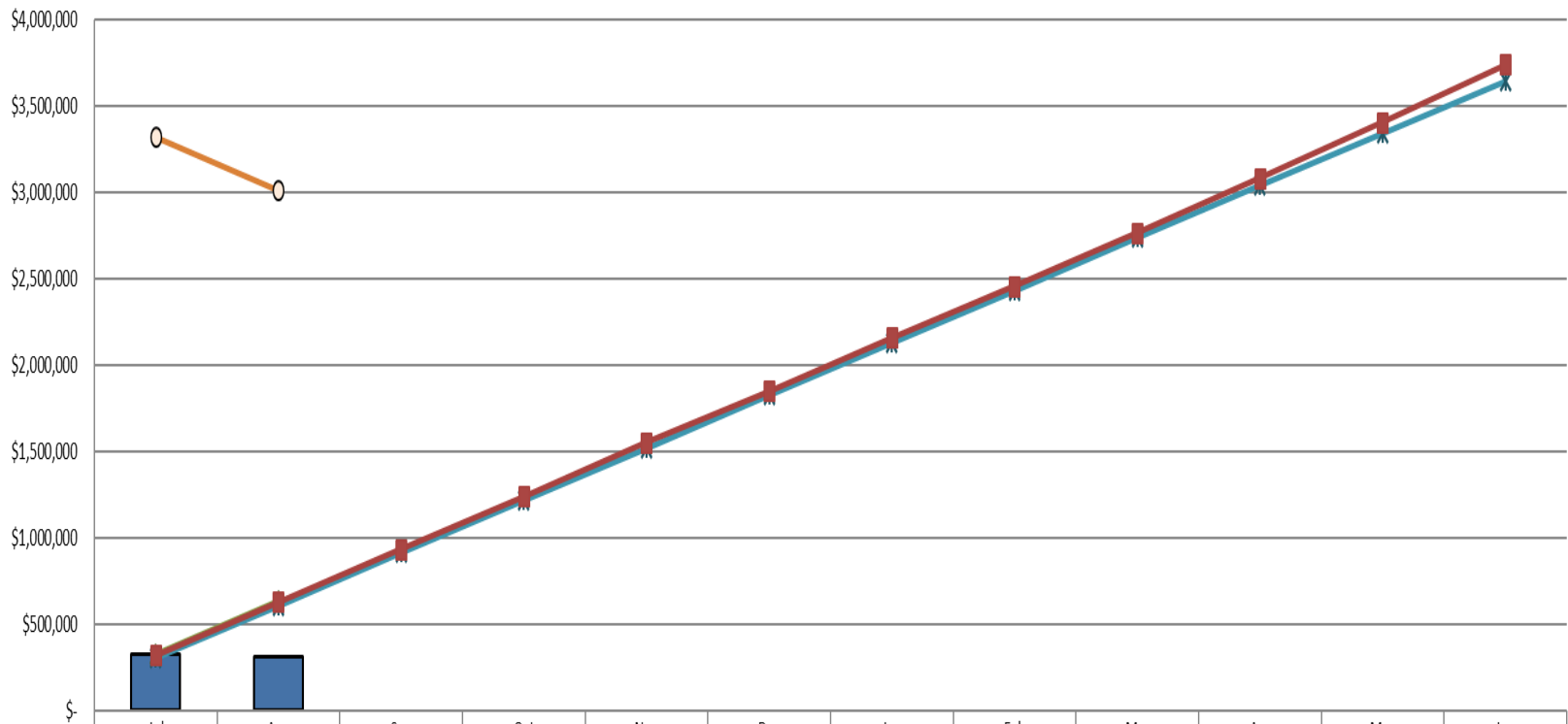
Cash Balance - Hospitality Taxes Fund

Fiscal Year 2024/25

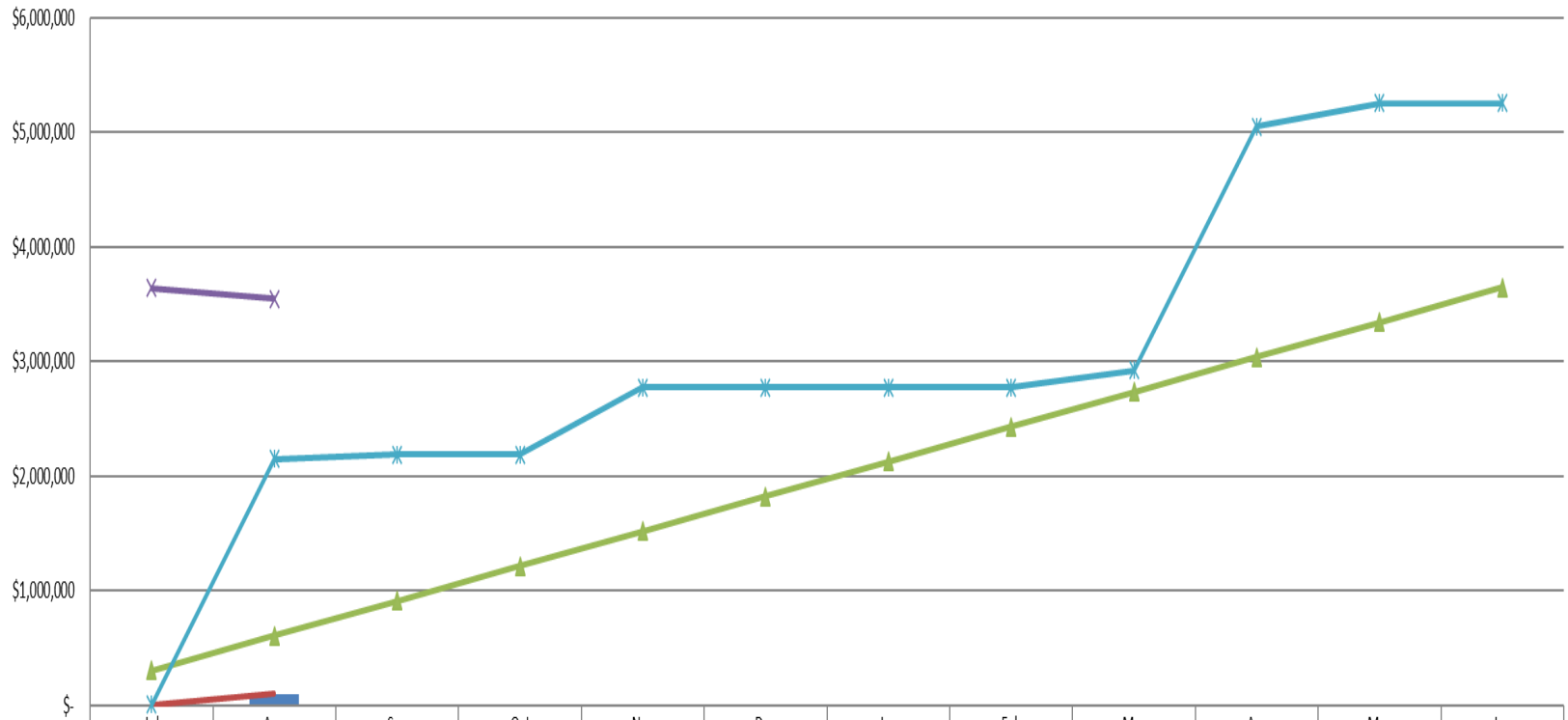


Net Monthly Cash	316,829	201,964	-	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	1,349,951	1,551,915										
Prior Fiscal YTD Balance	2,898,337	1,058,468	1,324,902	1,626,683	1,349,261	1,643,583	1,945,629	2,242,647	2,397,959	582,801	704,315	1,033,122

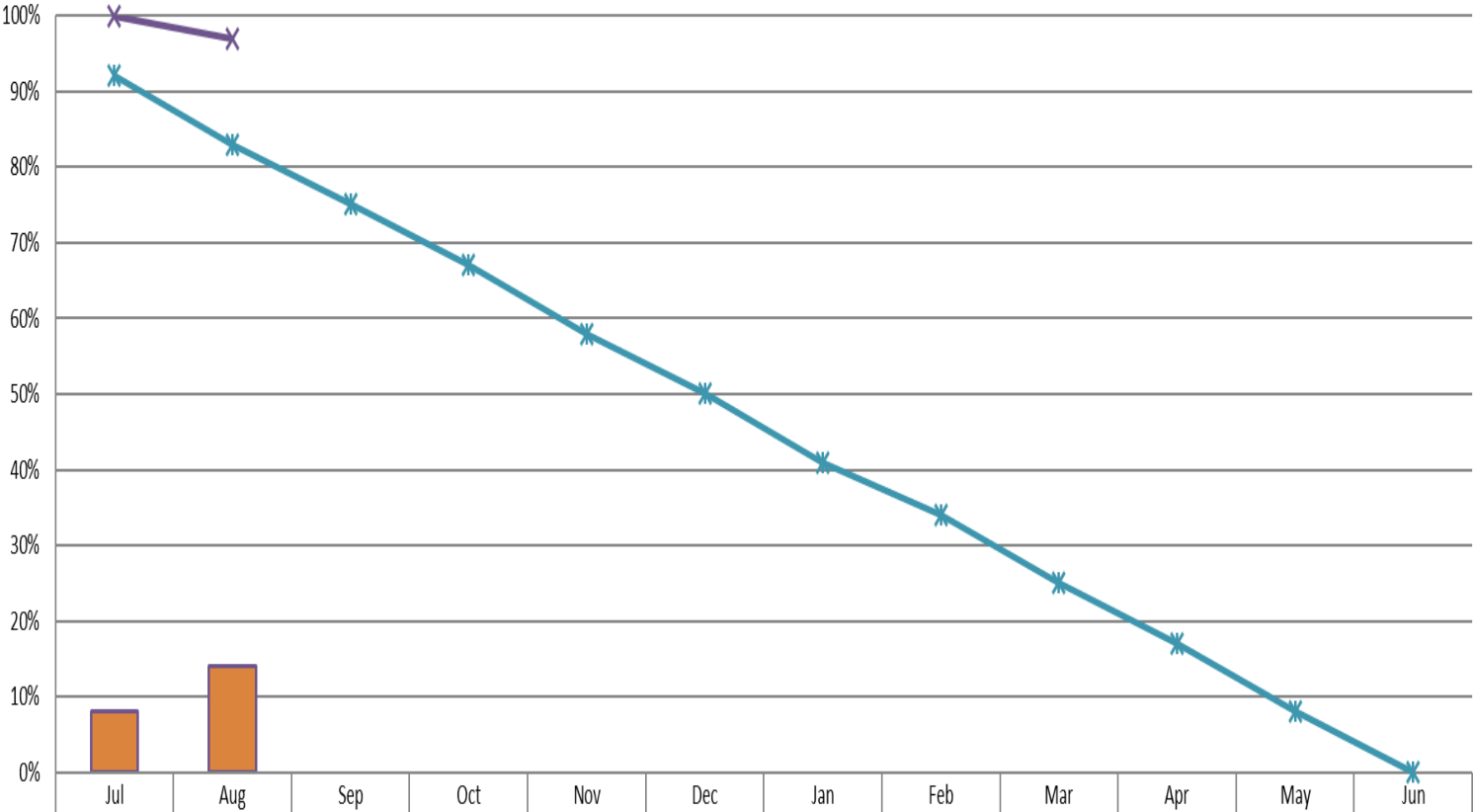
Fiscal Year 2024/25

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Expenditures - Hospitality Taxes Fund
Fiscal Year 2024/25

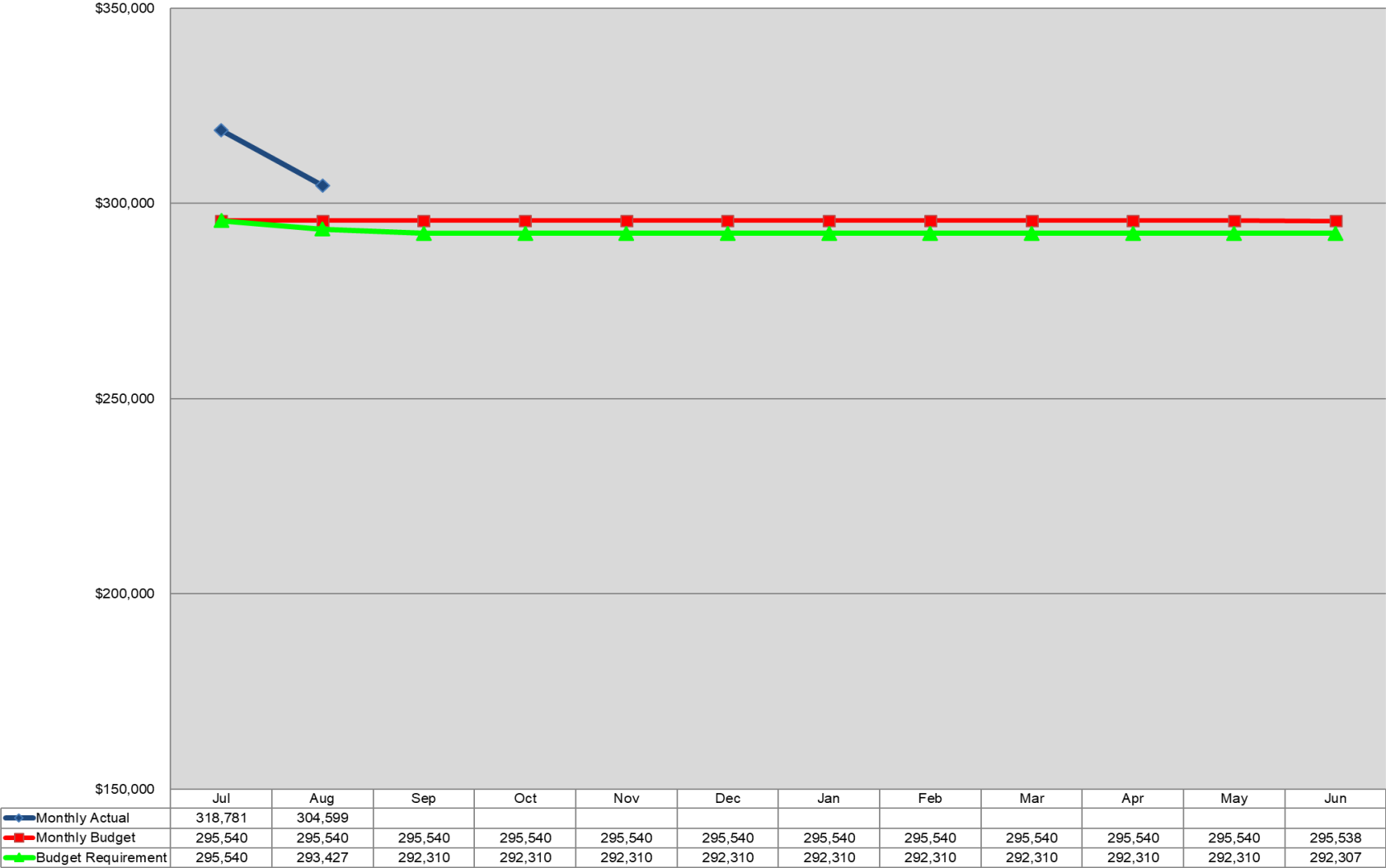
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Budget Percent Remaining - Hospitality Taxes Fund
Fiscal Year 2024/25



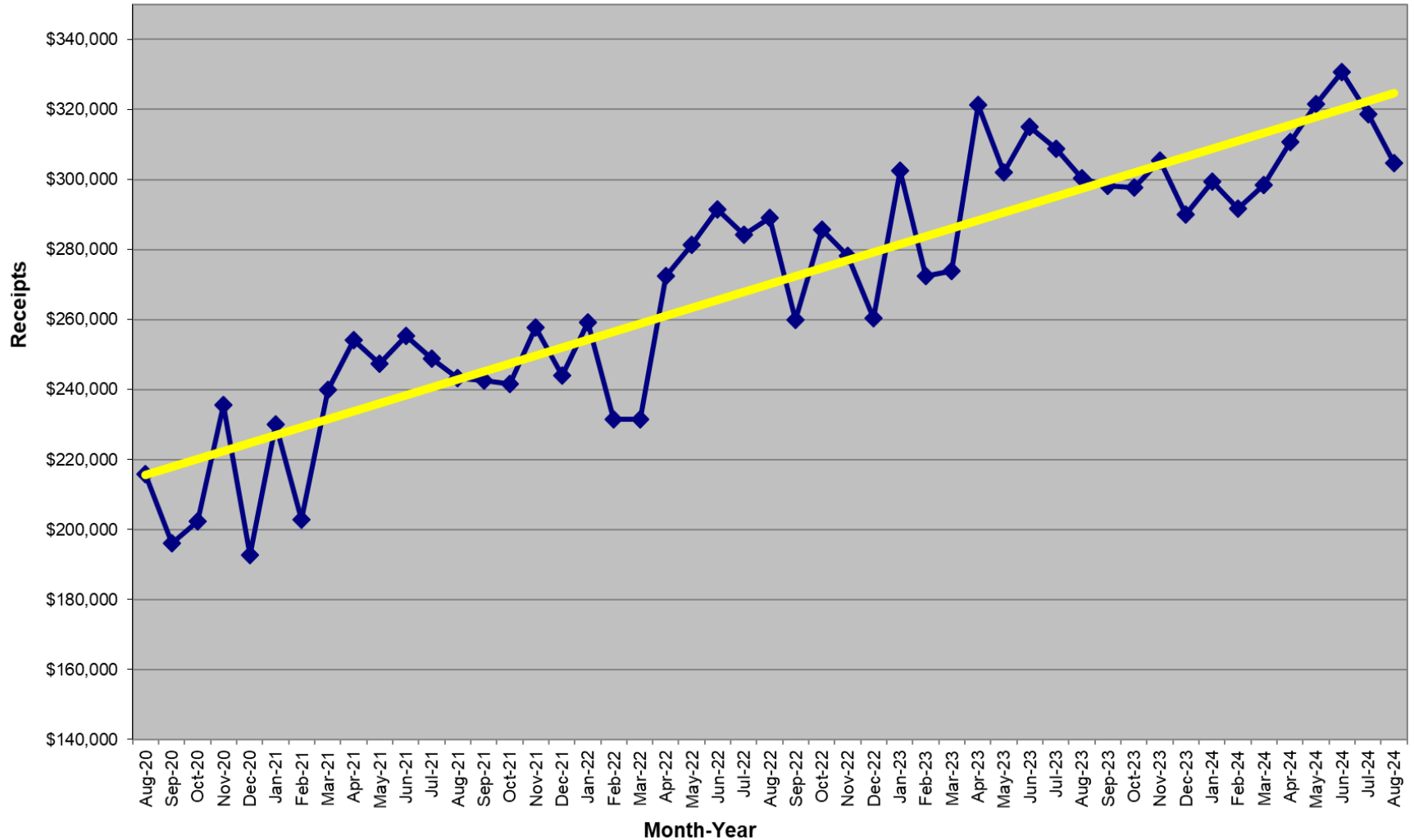
(Over) Under Budget	8	14										
Actual Percent Remaining	100	97										
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Hospitality Taxes
Fiscal Year 2024/25



Hospitality Tax

4 - Year Trending

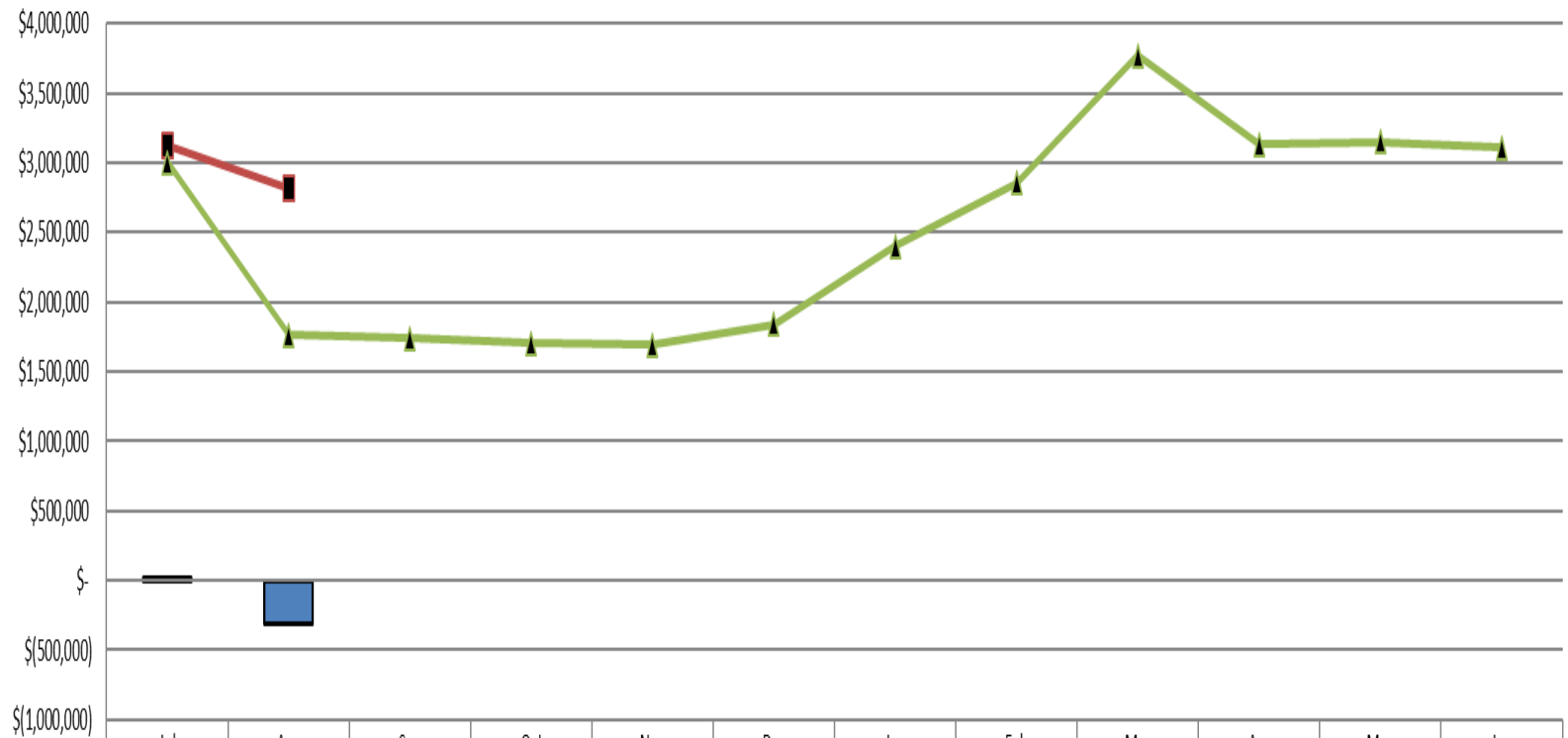




Storm Water Fund

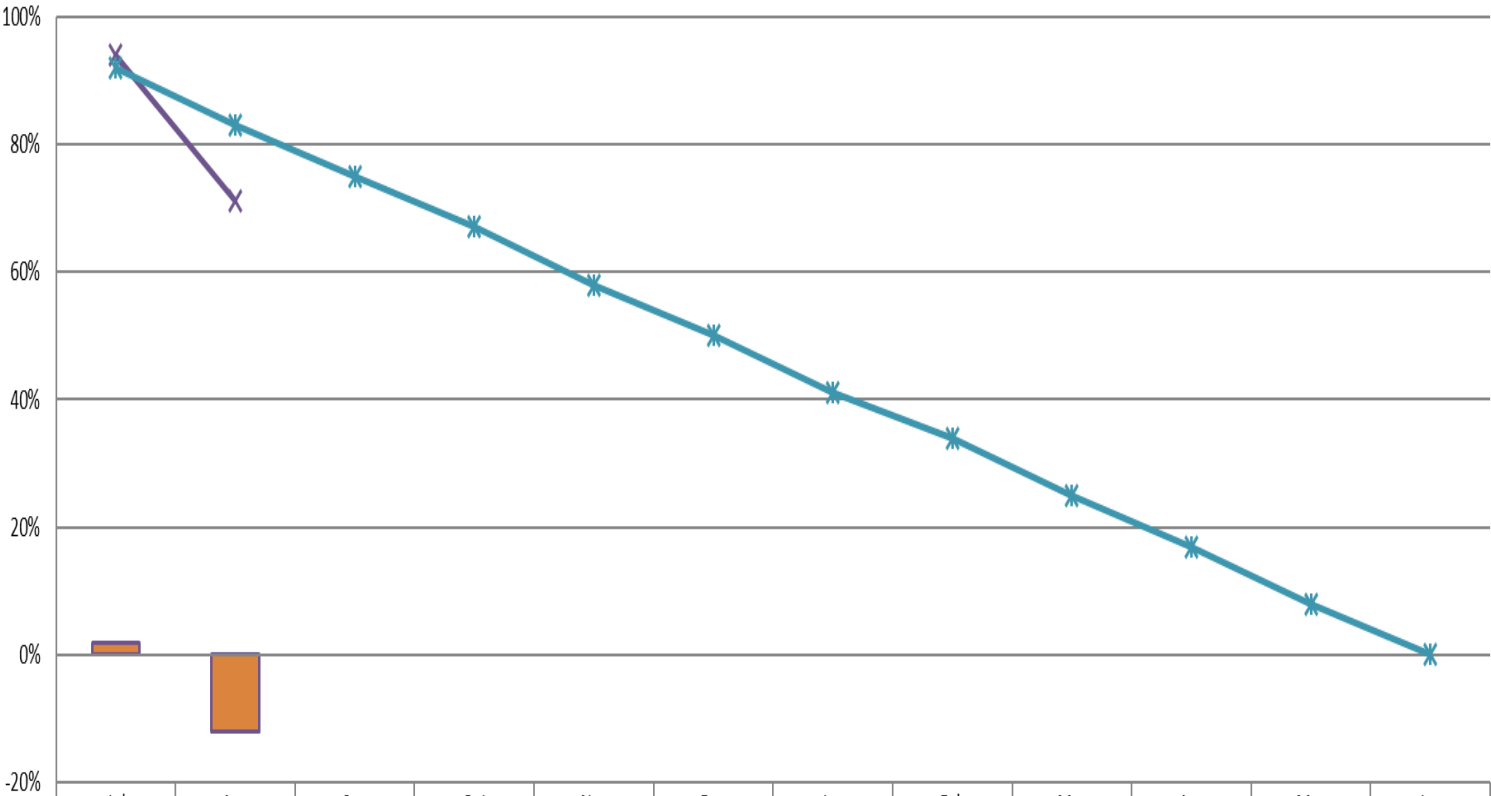
Cash Balance - Storm Water Fund

Fiscal Year 2024/25



Net Monthly Cash	14,084	(307,103)	-	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	3,124,442	2,817,338										
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

-12

Actual Percent Remaining

94

71

Prorated Percent Remaining

92

83

75

67

58

50

41

34

25

17

8

0

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
9/24/2024

Municipal Court Activity Report - August 2024

ATTACHMENTS:

Description		Upload Date	Type
▢	Municipal Court Activity Report August 2024	9/16/2024	Backup Material



MUNICIPAL COURT

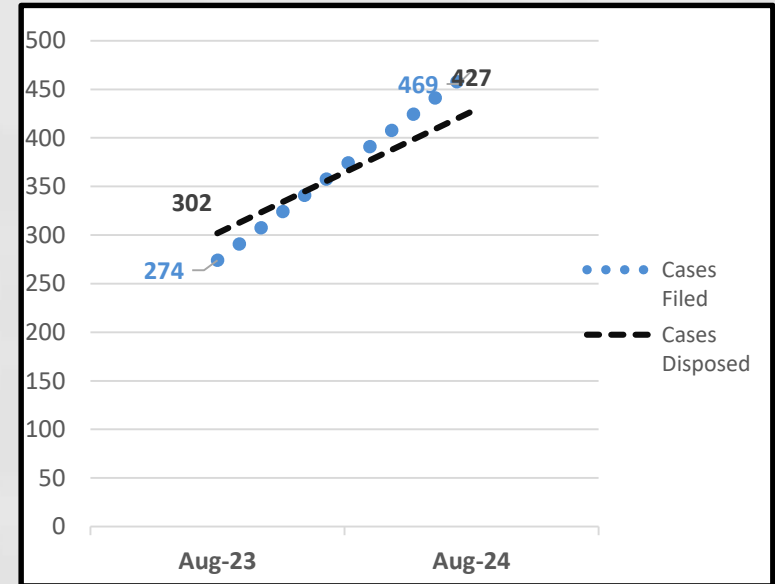
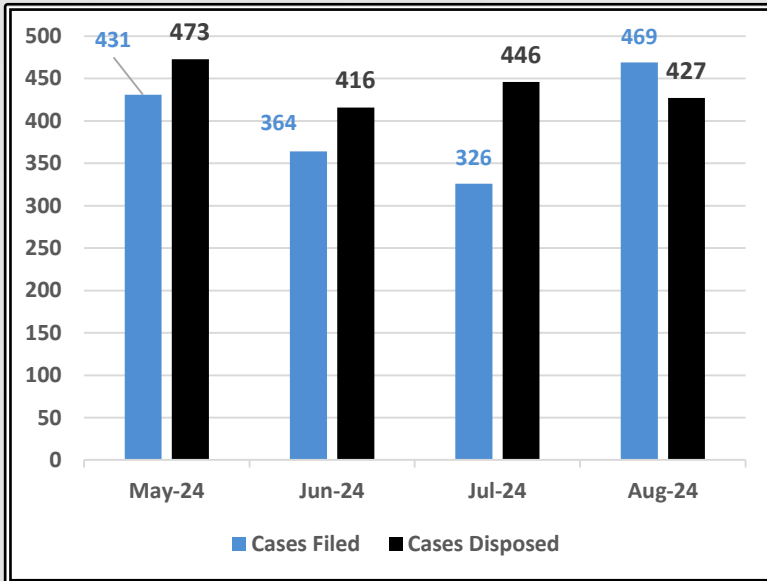
Monthly Report
August 2024

CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: **427**

Total cases filed by officers: **469**

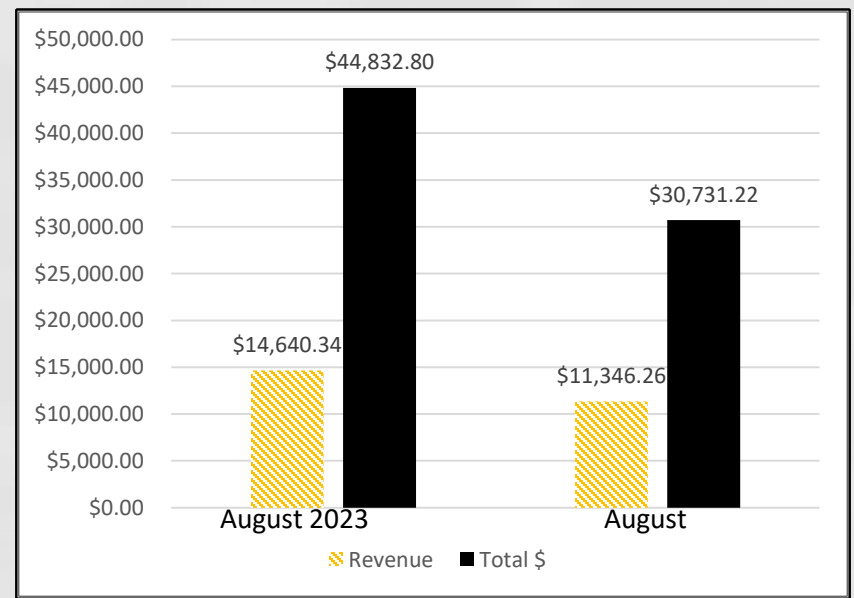
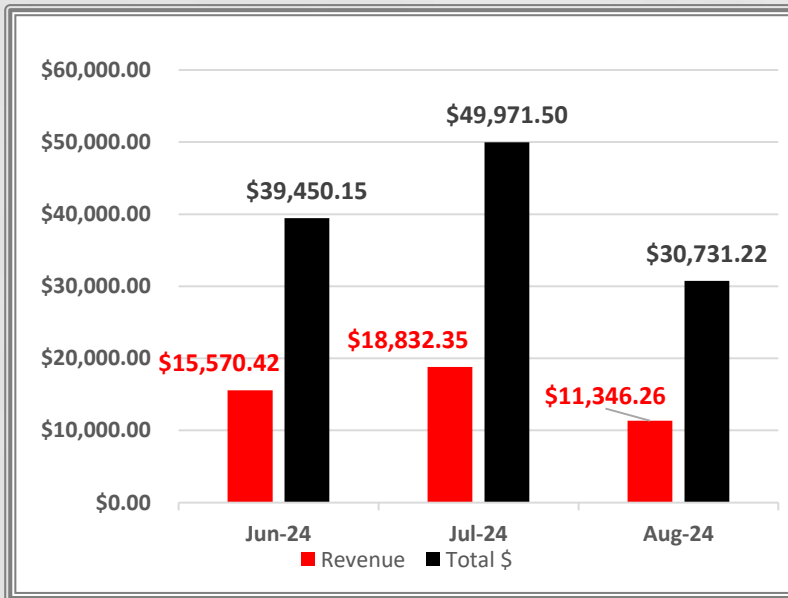


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	65
Arraignments-# of defendants	115
Arraignments-# of charges	213
Bench Warrants issued	10
Bench Warrants served	9
Search Warrants issued	10

Revenue

Total Revenue	\$11,346.26
Sent to State Treasurer	\$16,506.55
Victim Assistance Funds	\$ 2,104.24
Total Collected	\$30,731.22



ACTIVITY

- Traffic Court was held on August 7, 14, 21 and 28.
- Preliminary Hearings were held on August 2.
- Domestic Violence Court was held on August 8.
- Pretrial Conferences were held August 9
- C Jamerson, S Johnson and K. Pressley attended the annual MCAA conference August 13-16.

Category Number:
Item Number: 7.



AGENDA
GREER CITY COUNCIL
9/24/2024

Parks, Recreation & Tourism Activity Report - August 2024

ATTACHMENTS:

Description		Upload Date	Type
▢	Parks, Recreation & Tourism Activity	9/19/2024	Backup Material
	Report - August 2024		

Parks, Recreation & Tourism

August 2024 Monthly Report

ADMINISTRATION:

Wards Creek Trail System

- The City of Greer's attorney is working on acquiring a right-of-way for the first phase of the Wards Creek Trail system. Once this is resolved, we will resume moving forward with the development of this phase.

South Tyger River Greenway

- Keck & Wood consultants are working on a colored rendering for Phase 1A of the trail construction. City staff is creating an RFQ to advertise for qualified contractors in early 2025.

Victor Park

- Greer PRT ended all programming in Victor Gym and Victor Ball Field on August 31. Staff from our department, the Public Services Department, and the Engineering Department are removing and relocating equipment and materials to other facilities.
- A date to close the outdoor basketball courts will be determined later. We will keep the courts open as long as possible until the dismantling of the goals is complete.

Turner Ball Park

- Construction continues at Turner Park. Keck & Wood, our consultant, will continue all construction administration efforts to monitor change orders, pay applications, and general project correspondence.
- Laser grading of the playing field and installation of field turf is complete.
- The curb line along Virginia Avenue was adjusted to meet existing ground correctly with the new parking and curb, and paving for road-side parking spaces. The parking lot should be completed in early September.
- Sod installation for the commons areas began last week and is expected to be completed in early September.
- Cunningham Recreation is scheduled to complete the installation of playground equipment and pour-in-place safety surfacing by late September.
- Staff has ordered wind-screen banners to be displayed at our Grand Opening, scheduled for September 16.

Greer Golf - Clubhouse and Pool Area Renovation

- Installation of the kitchen equipment is ongoing. The remaining equipment to be installed is scheduled to ship on September 9.

DIVISIONS:

Tourism

- Staff met with Greer Golf and White Wine & Butter on Thursday, August 15 to discuss marketing plans for the restaurant opening.
- Lindsey Shaffer and Reno Deaton met with Patrick McKenna, of Southern Dance Connection, on Thursday, August 15 to discuss SDC's plan for a cheer complex and bringing in organizations from across the country to compete in Greer.
- Lindsey Shaffer met with Katie Collins, CEO of the Greater Greer Chamber of Commerce, on Monday, August 19 for a tourism overview.
- Staff completed Discover Greer's advertisement for the 2025 South Carolina Vacation Guide, which will highlight 5 popular locations in Greer. The ad is primarily funded through the Accommodations Tax Grant.
- Special Event Permits were approved for the Police Department's Trunk or Treat on Trade (October 31) and the Greer Christmas Parade (December 8).

Athletics

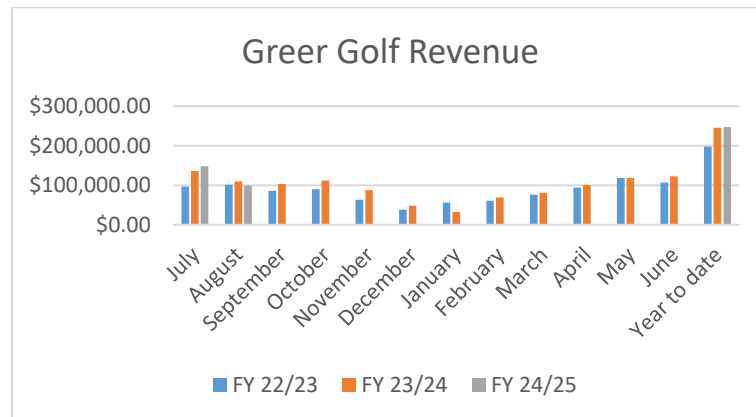
- The following activities were facilitated:
 - Greer PRT Tackle Football practice and league play at Greer City Stadium, Country Club Road Park, Suber Road Park, and other municipal fields.
 - NFL Flag Football:
 - Practices and games are held at Country Club Road Park.
 - League games are scheduled for Country Club Road Park every Monday, Tuesday, and Thursday.
 - Currently, Country Club Road Park is home to soccer, baseball, tackle football, and flag football practices.
 - Foothills Soccer Club of Greer Recreational League practices are held at Suber Road Park.
 - Foothills Soccer Club of Greer Academy League practices and games are held at Suber Road Park and Country Club Road Park.
 - Greer Baseball & Softball Clubs':
 - Fall 2024 recreation practices and games are held at Century Park, Country Club Road Park, and Riverside Middle School.
 - Greer Baseball Club Fall 2024 academy practices at Century Park.
 - Greer Softball Club Fall 2024 practices at Riverside Middle School.
- PRT Cheerleading hosted all Cheer For Greer games, practices, and training at Greer City Stadium and other municipal fields.
- Participants were registered for the upcoming Greer 76ers 24-25 High School and Youth Rugby Season.
 - New Greer 76ers windscreens will go up in the next two weeks at Country Club Road Park.
- The celebration of our 2024-2025 Varsity Boys South Carolina State Champions is scheduled for Tuesday, October 8th (recognition by the council).
- Teams/Clubs were registered for the upcoming Greer Christmas 7s Tournament set for December 6th, 7th, and 8th.
 - We currently have clubs committed to play from Indiana, Georgia, South Carolina, and North Carolina.
 - Registration concludes in November.
 - Practice begins September 9th, for our Varsity Boys 7s team competing this fall in Charlotte, SC.
- The finalized Opening Day date for Turner Park is Monday, September 16.
 - Opening day is designed to be a celebration of girls' softball in our community.
- PRT hosted the following events:
 - South Carolina Youth Soccer Association statewide soccer matches were held at Suber Road Park.
 - Greer Adult Baseball league games are held at Stevens Field.
 - League plays every Monday, Tuesday, Wednesday, and Thursday at Stevens Field.

Cultural Arts

- A new Artist in Residence, Claudia Holmes, a fiber artist took possession of Studio 4.
- Staff met with Greenville SC Digital about a marketing campaign for the Day of the Dead festival.
- Staff organized 26 artists for the upcoming Hispanic/ Latino art exhibit. Artists have already started dropping off their work.
- Clay classes (Monday, Tuesday, Wednesday, Thursday, and Saturday) and the Wednesday after-school art class continued.
- Wizard of Oz rehearsals continue on Monday, Tuesday, and Thursday evenings, and Saturday mornings.

Golf

- Grounds staff received and installed a power module at our irrigation pump station in an effort to resolve an issue that shuts our irrigation pumps down at night.
- Revenue for the month of August was \$98,745.05. This is \$10,699.87 less than last year and includes an adjustment of -\$18,142.39 due to staff reconciling member accounts and writing off past due balances from 2020, 2021, 2022, and 2023.
- Staff is working with Greer CPW to enhance parking lot lighting at Greer Golf, because White Wine and Butter plans to operate at night.

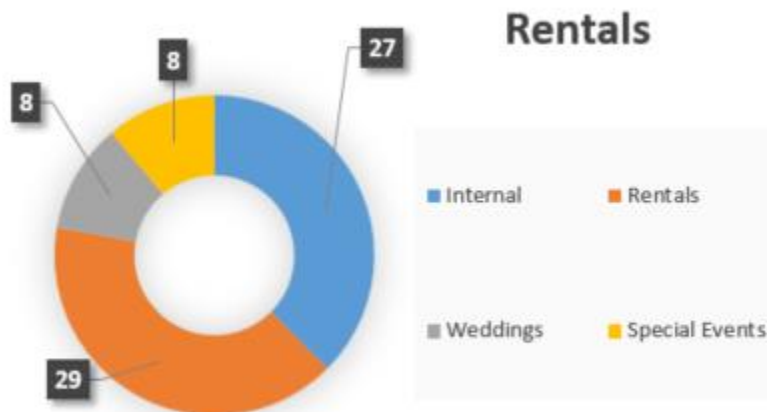


Recreation

- Never Alone, Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
- SOAR activities included:
 - Weekly Wednesday Line Dancing sessions were held at the Cannon Centre. There were 112 in attendance.
 - Bi-Weekly card games were held with 14 seniors in attendance.
 - Three Bingo Game Days were held during the month of August with 97 seniors in attendance.
- The following activities were hosted:
 - Pickleball open play sessions were held at Victor Gym and Tryon Park.
 - Open Play Basketball sessions were held at Victor Gym.
 - The monthly Artifacts Club meetings was held on 8/26 at Tryon Recreation.
 - The Flex Disc Golf Tourney was held at Century Park on August 31, with 53 participants in attendance.
- Our afterschool programs continued:
 - Needmore Recreation Center operates with 10 kids.
 - Creative Advancement Afterschool is operating at the Tryon Recreation Center with approximately 40 kids.
- Recreation submitted the GCRA Annual report and reimbursement request for the youth summer camp program.
- Rentals: Recreation Centers -7, Kids Planet- 49

Events

- The Events Division hosted 72 total events – Internal: 27, Rentals: 29, Special Events: 8, Weddings: 8. A total of 15,000 guests visited the City of Greer Events Center.
 - Upcoming events include the Food Truck Rollout on September 20 and Railfest on September 28.
- The Upstate Renaissance Faire took place on Friday, September 6, and Saturday, September 7, with another increase in attendance. Over the course of this two-day event, it's estimated that 25,000 people attended (final numbers will be confirmed). This festival offered an immersive experience with more than 200 vendors, entertainers, live performances, and interactive quests, truly embracing the spirit of the Renaissance. Support for the event came from various departments, including the PRT - Events Division, Public Services, Facilities, Police, and Fire, all working together to ensure its success and safety. The event paid the City of Greer \$30,381 for facility rentals and operational services, making it the largest rental in the city. In the coming weeks, staff will meet to discuss their thoughts and experiences with the Renaissance team to further enhance the event. The Upstate Renaissance Faire serves as a significant economic catalyst for the city.
- The last Greer Farmers Market of the summer took place on Tuesday, August 27. Guests were invited to enjoy offerings from more than 40 vendors, live music, and food trucks. The Greer Farmers Market will kick off its fall series in partnership with the Food Truck Rollout on Friday, September 20.
- Throughout August, the Ambassadors provided excellent customer service, assisting over 750 passengers in downtown Greer Station.



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: 8.



AGENDA
GREER CITY COUNCIL
9/24/2024

Police Department Activity Report - August 2024

ATTACHMENTS:

Description		Upload Date	Type
📎	Police Department Activity Report -	9/18/2024	Backup
	August 2024		

Greer Police Department Monthly Report

August 2024



Command Staff

Chief Hamby

Captain Pressley- Support
Services Bureau

Captain Ellis- Operations
Bureau

Lt. Blackwell- Administrative
Division

Lt. Varner- Operational
Support Division

Lt. Forrester- Patrol Division

Vacant- Criminal
Investigations Division

102 S. Main St. Greer, SC 29650

Administrative Division

Monthly Staffing Report

DEPARTMENT	TOTAL POSITION ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/FMLA/MILITA RY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	73 FT/1 PT	72 FT/0 PT	3	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	3	7 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	478
TRAFFIC CITATIONS ENTERED IN DATABASE	368
RECORDS REQUESTS/FOIA	297
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	435
EXPUNGEMENTS RECEIVED	91
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	0
TOTAL EXPUNGEMENTS	1200
CRIMINAL HISTORY CHECKS	22
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

118

OF VOLUNTEER
HOURS THIS MONTH

816

OF VOLUNTEER
HOURS YTD

Training

8

OF CLASSES THIS
MONTH

48

OF CLASSES YTD

133

OF STUDENTS THIS
MONTH

599

OF STUDENTS YTD

55

OF CLASS HOURS
THIS MONTH

452.5

OF CLASS HOURS
YTD

831

TOTAL HOURS TRAINING
TIME THIS MONTH

6505

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

JOB DESCRIPTION	QUANTITY
CONFERENCES WITH TEACHERS OR ADMIN STAFF	29
INDIVIDUAL MEETINGS WITH STUDENTS	28
PHONE CONFERENCE WITH PARENTS	11
CONFERENCES WITH PARENTS	15
SCHOOL EVENTS	13
CLASSROOM VISITS	13
CODE 5	11
FOLLOW UPS	3
BTAM'S	4

Administrative Division Activity

- The month of August was a busy one for Community Outreach. Events and neighborhood engagement were minimal since school started on 8/6/2024.
- We held Coffee with a Cop at Starbucks on 8/7/2024. This event was hugely successful and fostered a relationship between Starbucks and the Greer Police Department.
- Casting with a Cop was held on 8/10/2024. There were 30 adults and 47 children in attendance. Officer Chambers worked with businesses and citizens throughout the city to ensure there were enough supplies, rods, and prizes for every child in attendance! Tom Mills was, once again, our biggest supporter.
- Relief SROs, Sgt. Wright, and Lt. Blackwell covered 25 school days in three different schools.
- SRO Anderson came back from FMLA on 8/26/2024.
- SRO Aguayo Ruiz went out on FMLA on 8/28/2024.

Crisis Intervention Monthly Activity

Calls: 36

Notable Activity:

SHAUNA ARMSTRONG: Throughout the month, both CIT and Patrol responded to several calls involving Shauna Armstrong. Armstrong is a homeless female previously of 113 Harvey Rd. She and a massive amount of her belongings ended up at Victor Baptist Church, with her belongings laying in the lawn by the entrance of the church. The church made several attempts to assist her, but she was not receptive. They eventually requested that she be placed on trespass and removed. She was trespassed by Officer Wong on 08/22. During that time she relocated her belongings to the back side of Stevens Field. On 08/26 we began receiving calls from Parks and Rec about her and her belongings being at Stevens Field. I attempted to locate her to trespass her and make her remove her belongings, but could not locate her. She eventually moved most of her items. There have been no further complaints.



BROOKS EVERETT: Parks and Rec reported that a blue Chevrolet truck was in the parking lot of Wards Creek Park, and was up on blocks. I learned that Patrol had previously responded to a call of someone living and doing drugs in this vehicle. They made contact with Brooks Everett during that call. When I responded on 08/28, no one was present. I attempted to contact the owner of the vehicle (Everett's mother) with no luck. The vehicle was towed by Barnes.



Crisis Intervention Monthly Activity

PERSON IN CRISIS: I responded to McDonalds at HWY 29/Memorial for a call concerning a female driver who was observed driving erratically and punching herself in the face. I made contact with the female in the parking lot and was able to de-escalate her.

SUICIDAL TEENAGER: I responded to 420 Combahee Ct in reference to a suicidal 16 year old girl. She was upset about a breakup and skipped school to go to her ex-boyfriend's house, where she stated she was suicidal. I was able to de-escalate her and her family, and she was transported by EMS.

JORDAN BOLING: On 08/19 FD requested assistance with Jordan Boling at 300 Northview Dr. Jordan was burning a mattress in his back yard and FD was on scene to put it out. Boling was belligerent with FD and refused to let them put the fire out. I was able to reason with Boling and he put the fire out himself.

MENTAL HEALTH COMMITMENT: Officer Blomberg and I responded to Pelham Medical in reference to a mental health patient causing a disturbance. The female was already on a mental health detainer and had commitment papers to go to Carolina Behavioral Health. She did not want to go but we persuaded her to cooperate and we transported her.

HOMELESS CAMP: I have checked on the former homeless camp in the woods at Perry Ave several times throughout the month. There is a massive amount of trash at this site but I have not seen any erected tents or any subjects.



Community Outreach

CASTING WITH A COP



Operational Support Division

Communications Center

Dispatch and Call Frequency	Jul-24	Aug-24	% Change from Previous Month	Year to Date 2023	Year to Date 2024	% Change from Previous Year
Number of 911 Calls	1,578	1,659	5.1%	11,488	11,914	3.7%
Incoming 7-Digit Line Calls	4,855	4,887	0.7%	40,498	39,313	-2.9%
Police Calls for Service	2,786	3,044	9.3%	24,209	23,463	-3.1%
Fire Calls for Service	1,091	1,174	7.6%	8,487	9,002	6.1%
Total Dispatched Calls	3,877	4,218	8.8%	32,426	32,465	0.1%

Detention Center

Inmate and Process Total	Jul-24	Aug-24	% Change from Previous Month	Year to Date 2023	Year to Date 2024	% Change from Previous Year
Number of Adults Processed	99	113	14.1%	808	891	10.3%
Transported to Greenville	21	21	0.0%	157	196	24.8%
Transported to Spartanburg	11	17	54.5%	108	127	17.6%
Inmate Transport by 600	12	13	8.3%	88	80	-9.1%

Animal Control Services

ANIMAL CONTROL ACTIVITY	JUL-24	AUG-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	139	189	36%	1225	1227	0%
LIVE DOGS PICKED UP	9	9	0%	55	74	35%
LIVE CATS PICKED UP	0	4	0%	25	9	-64%
TRAPS DELIVERED	5	2	-60%	36	17	-53%
FOLLOW UP CALLS	9	8	-11%	86	81	-6%
CITATIONS ISSUED	0	2	0%	7	10	43%
DOGS TAKEN TO COUNTY SHELTER	5	6	20%	38	47	24%
CATS TAKEN TO COUNTY SHELTER	0	4	0%	25	9	-64%

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	JUL-24	AUG-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	114	144	26.3%	1172	1291	10.2%
NEW ITEMS ENTERED	87	113	29.9%	911	780	-14.4%
ITEMS PURGED	40	35	-12.5%	693	415	-40.1%
ITEMS RELEASED	6	2	-66.7%	74	88	18.9%
CASES SENT TO CO 23 LAB	7	5	-28.6%	73	62	-15.1%
CASES SENT TO CO 42 LAB	0	14	0%	60	50	-16.7%
HOURS SPENT AT LABS	1.5	7	366.7%	31	25	-19.4%
HOURS SPENT IN COURT	46	26	-43.5%	266.5	283	6.2%

Patrol Division

POLICE PATROL ACTIVITY	23-AUG	24-AUG	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	231	405	75.32%	2915	2671	-8.37%
ARRESTS	92	117	27.17%	918	926	0.87%
INCIDENT REPORTS	351	333	-5.13%	2890	3027	4.74%
COLLISION REPORTS	165	147	-10.91%	1229	1144	-6.92%
WARNING CITATIONS	232	362	56.03%	2627	3478	32.39%
PATROL MILES	41,597	43,283	4.05%	357,855	348,925	-2.50%
WARRANTS SERVED	51	62	21.57%	511	453	-11.35%

Patrol Division

Proactive Efforts

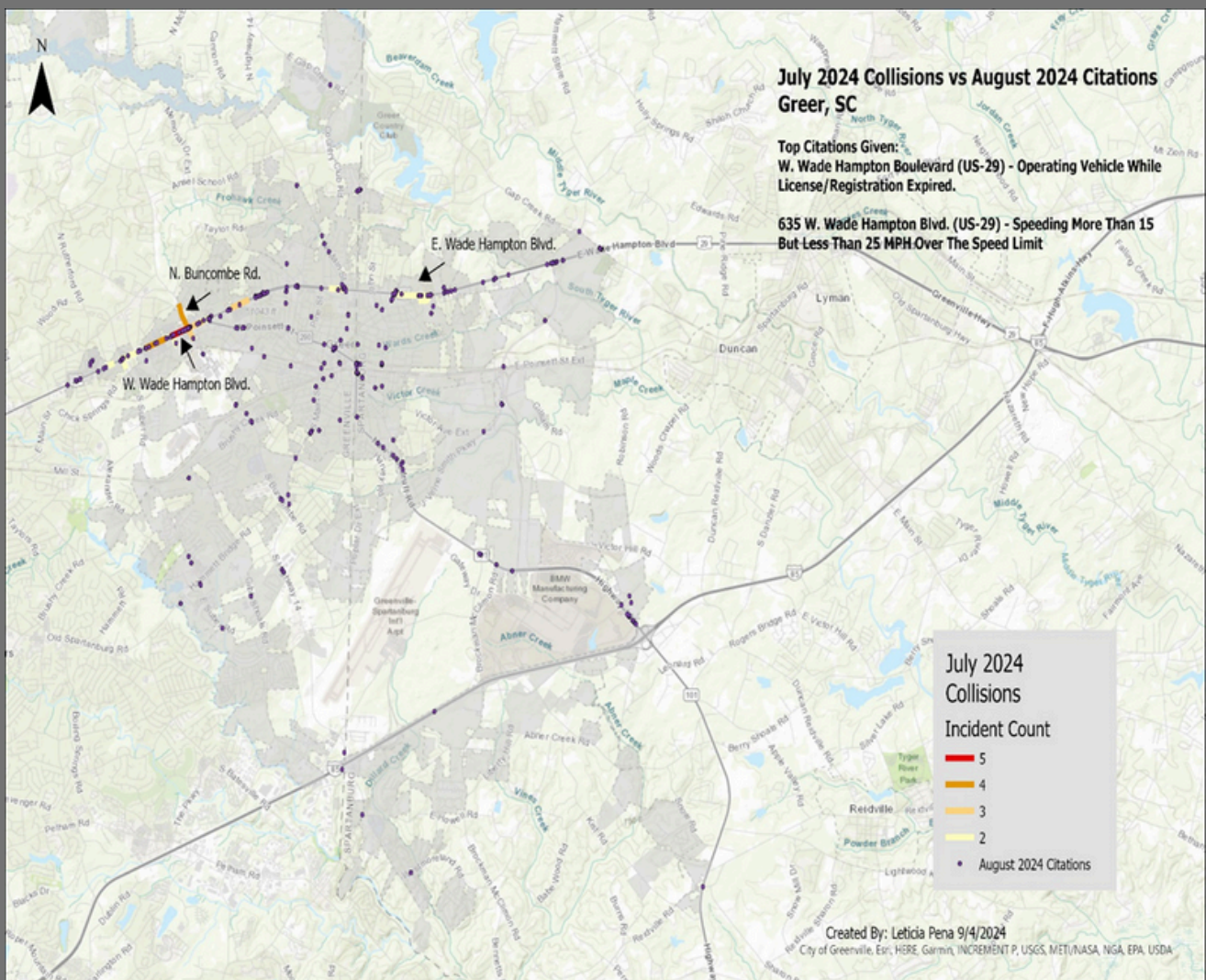
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
12	9	95	30	52

Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	56 GRAMS
COCAINE	.8 GRAMS
FENTANYL	12.4 GRAMS
METH	11.3 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	4 GRAMS
OTHER	N/A

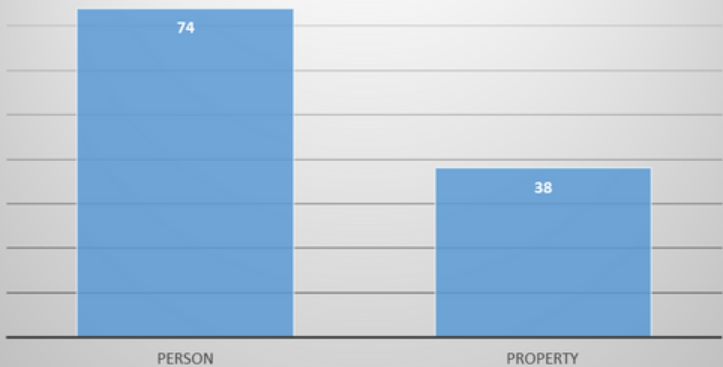
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

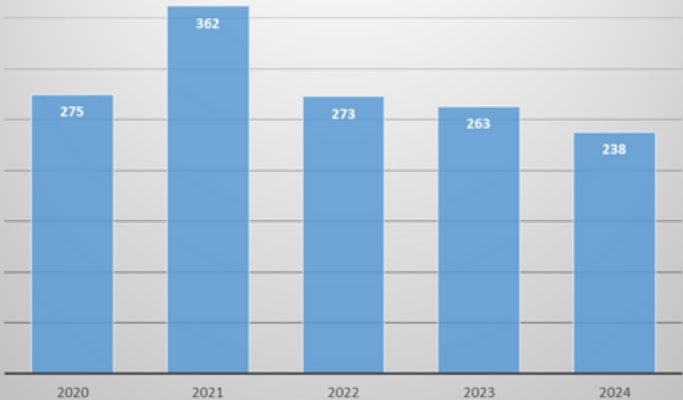


Criminal Investigations Division

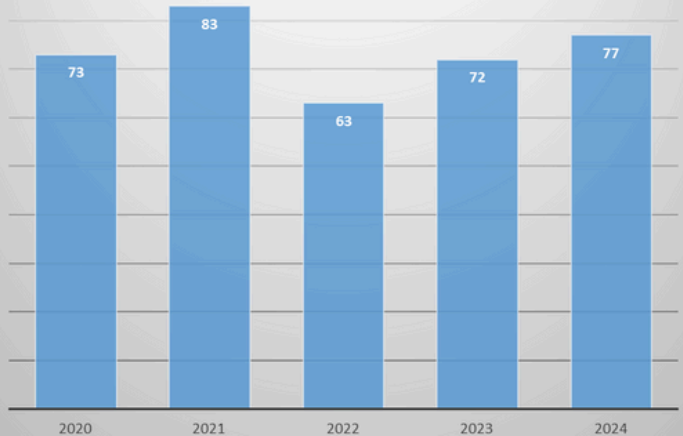
CID Closed Cases - 2024 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)



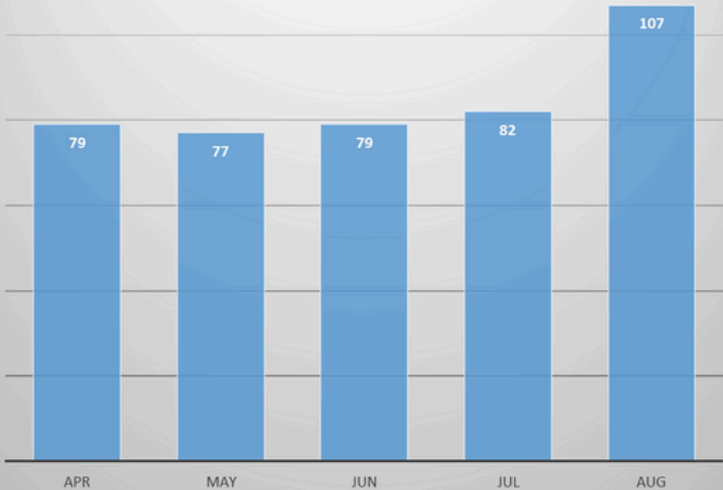
CID Assigned Cases
2024 Total YTD



White Collar Cases
2024 Total



New VA Cases
AUGUST 2024



Criminal Investigations Division

NARCOTIC TIPS

·THERE WERE NO DRUG COMPLAINTS
THIS MONTH.

Category Number:
Item Number: 9.



AGENDA
GREER CITY COUNCIL
9/24/2024

Public Services Activity Report - August 2024

ATTACHMENTS:

Description		Upload Date	Type
📎	Public Services Activity Report - August 2024	9/19/2024	Backup Material



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

FROM: Public Services Department

SUBJECT: August Activity Report

DATE: September 19, 2024

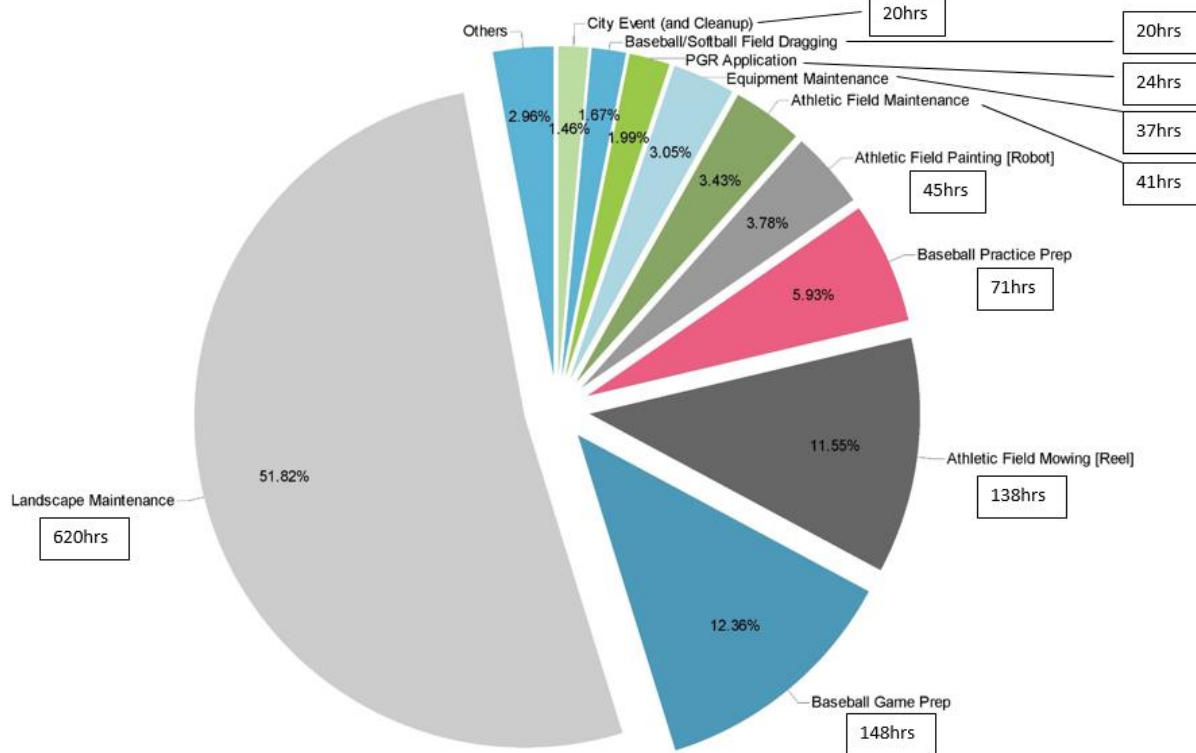
Department Involved Events

- 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- 16 hours)

Grounds Maintenance Division

- Staff continues weekly reel mowing of all athletic fields
- Staff continues weekly landscape maintenance of all common areas at the athletic fields, Fire Department Station 56, Suber Road FD, Hood Road FD, Shooting Range, Berry Road, Kids Planet and Brushy Creek Road
- Irrigation Spray Tech made repairs to broken irrigation wiring at Veterans Park
- 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 sprayed an insecticide from the In-House Turf Program on athletic fields at Suber Soccer, Country Club, City Stadium, Stevens Field, Victor and Century Park Field 1
- Staff prepped Stevens Fields for weekly adult baseball games
- Irrigation Spray Tech sprayed a post emergence herbicide from the In-House Turf Program on athletic fields at Suber Soccer, Country Club, City Stadium, Stevens Field, Victor and Century Park Field 1
- Staff prepped Century Fields 1-3 for charity Police Softball Tournament that were held on August 24-25, 2024
- Staff prepped/painted Suber Soccer fields for weekly practice and State Soccer Games held on August 16, 20 and 23, 2024
- Staff prepped/painted City Stadium for a Home School Football game on August 23, 2024
- Staff continue to prep/paint County Club Fields 1-3 for weekly flag and tackle football games
- Staff installed four [4] ADA picnic tables at City Stadium
- Staff laid sod at two [2] goal mouths at Suber Soccer Fields, in a low spot on the field at City Stadium and in front of the mound at Stevens Fields

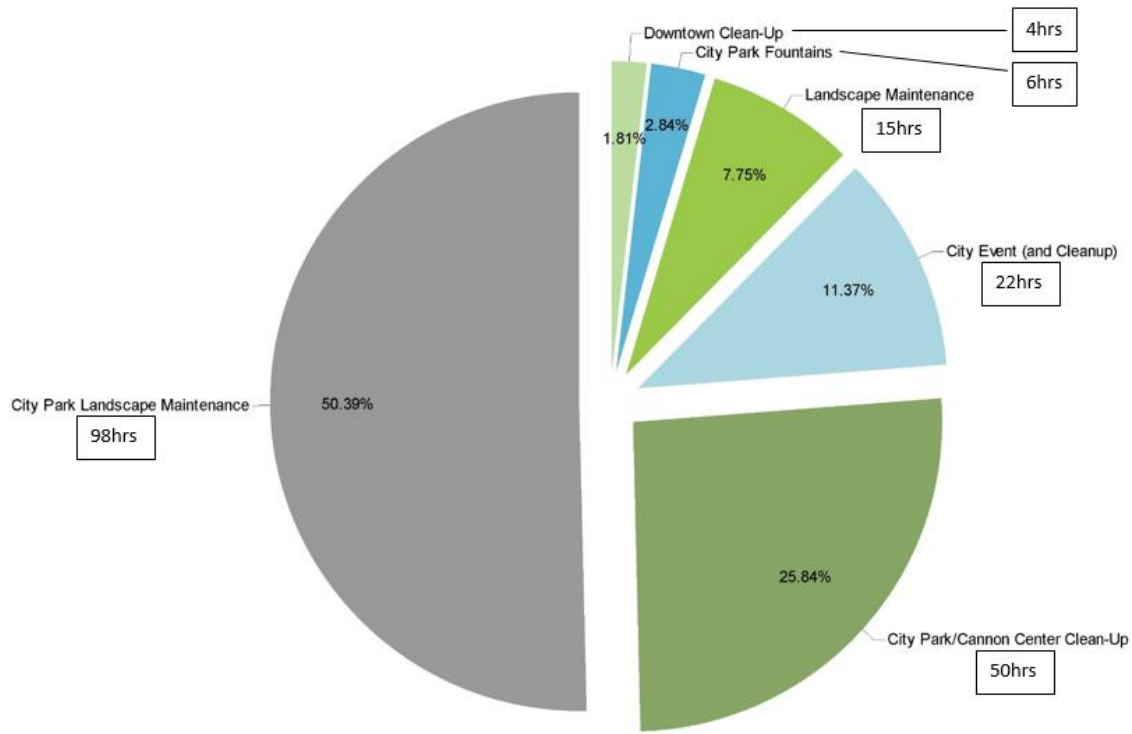
Grounds Division – Athletics – Monthly Report – August 2024 [% Labor Hrs by Activity w/ Labor Hours]



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 over growth on all plants and shrubs at City Park, Cannon Centre and throughout the downtown area
- Staff pressure washed the outside patio concrete area at the Operation Center
- Staff members cleared overgrown brush at the Operation Center in the employee parking lot
- Staff members removed all overgrown shrubs along the side of the old Greer Relief Building
- Staff relandscaped the road sign bed (Removed old dirt and backfilled with a gravel base, dirt, top soil, flowers and mulch) at Veterans Park
- Staff replace three [3] Goshiki Shrubs at Tryon Recreation Center
- Staff pruned all shrubs around Needmore and Tryon Recreation Center

Grounds Division – Urban Parks – Monthly Report – August 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-eight [28] times
- Hauled seven [7] loads of E-Waste to the landfill
- Hauled seven [7] loads of brush to the landfill
- Road/curb side weed spraying seventeen [17] days for a total of 716 miles
- Cut grass around town thirteen [13] days
- Both roadside tractors were utilized to cut back street right-of-ways for seventeen [17] days
- Ran sweeper truck eighteen [18] days for a total of 348 miles
- Staff ran the RC Mower two [2] days to cut Country Club Park, Suber Soccer Fields and Barnett Bridge
- Staff continued covering Greer Recycle Center on Saturdays (1 employee – 24 hours)

- Staff mowed the grass at Mountain View and Jason Street Cemetery (8 employees – 360 hours)
- Staff prepped area and poured two [2] 8x8 concrete pads for benches to be set at Victor Park
- Staff delivered, picked up and cleaned roll carts that was used for Tunes in the Park on August 17, 2024
- Staff removed trees that fell during storms on Lancaster Ave, Pennsylvania Ave and Jason St
- Staff delivered trash cart to Century Park for Baseball Tournament
- Staff removed old, formed and backfilled 150 feet of sidewalk on W Arlington Ave

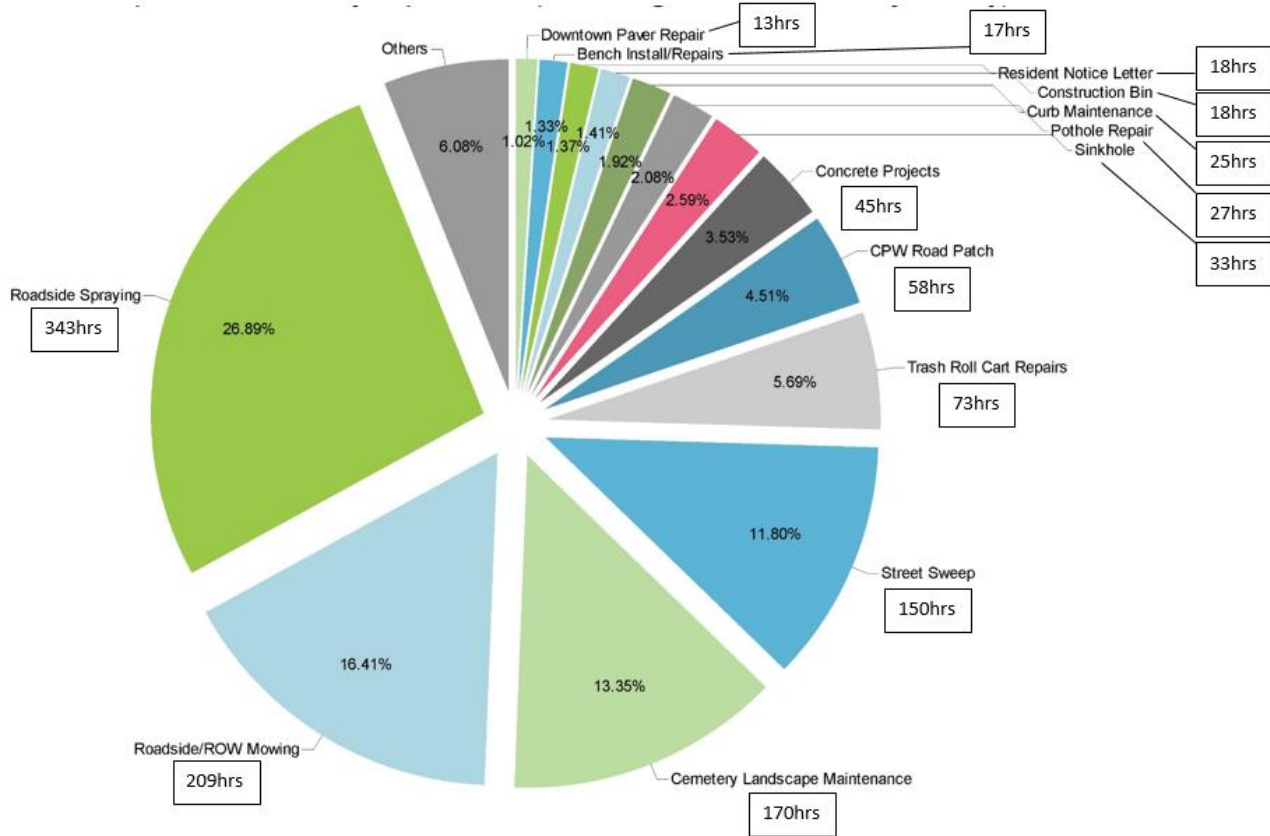
CPW Street Cut Repairs

- Staff completed four [4] CPW Street Cuts:
 E Arlington Ave
 Burlwood Dr
 E Bearden St
 McDade St

Signs Repaired/Replaced

- Staff placed new speed limit sign on Hampton Ridge Road
- Staff placed new street sign at Burns Rd and Maximus Dr
- Staff placed a new stop sign on Sylvan Dr
- Staff place a new Stop Ahead sign on Victor Ave

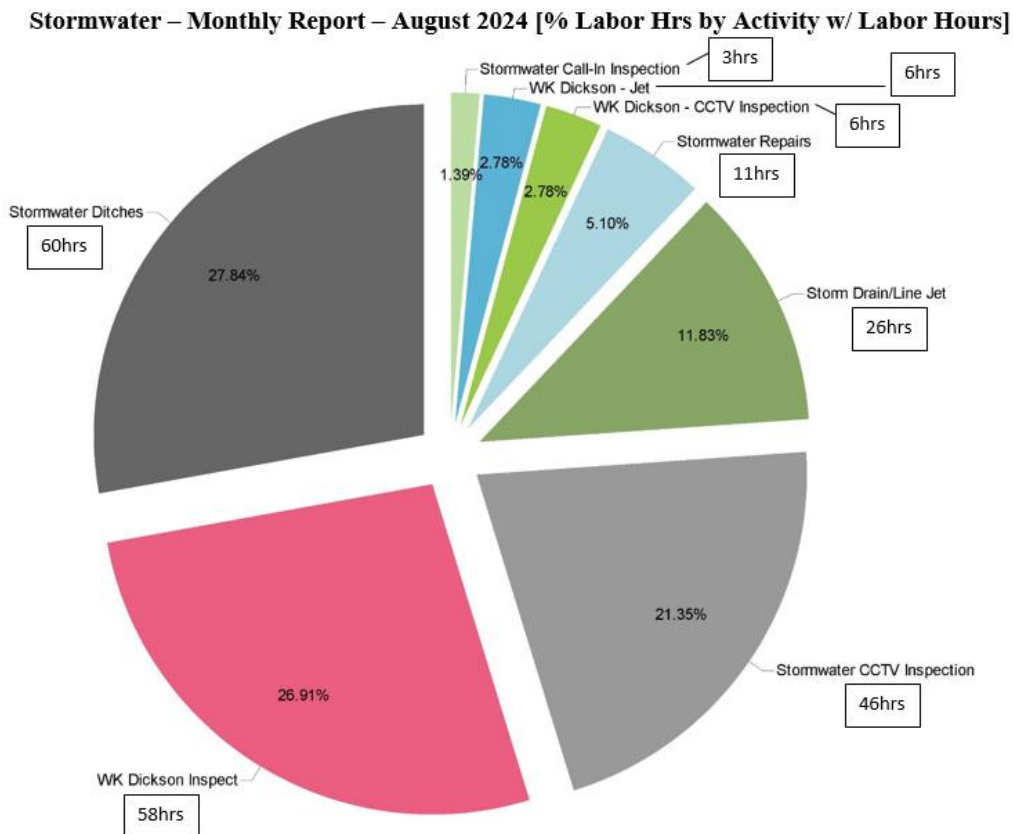
Street Maintenance – Monthly Report – August 2024 [% Labor Hrs by Activity w/ Labor Hours]



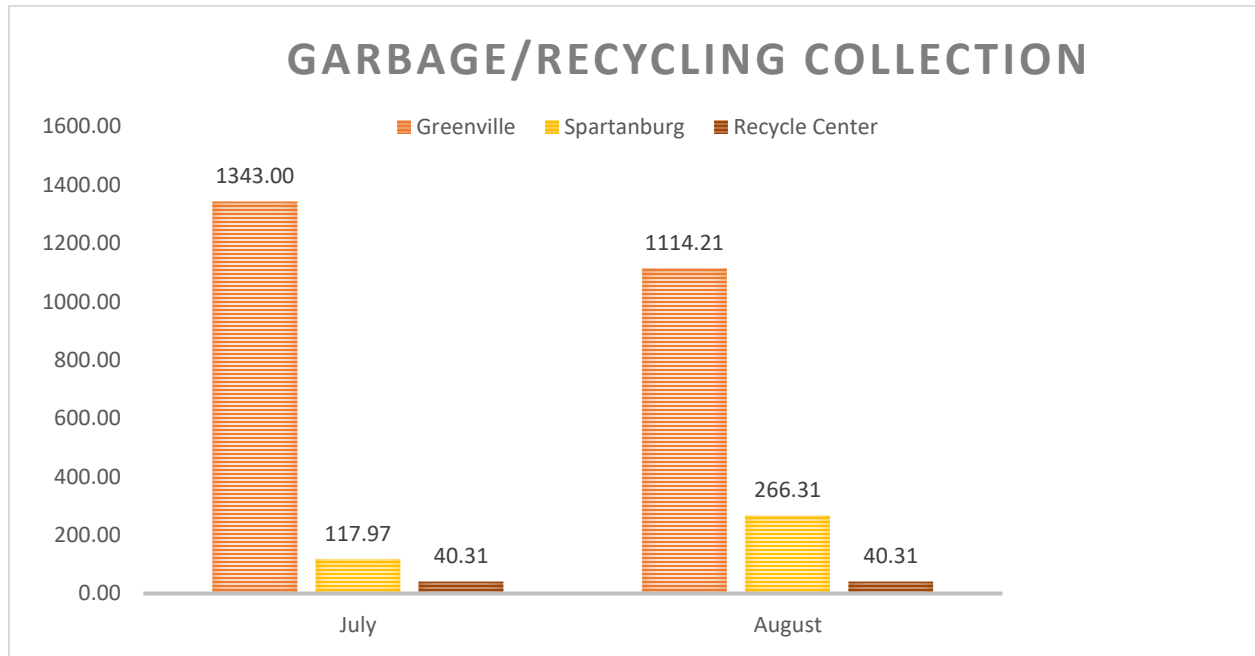
Stormwater Division

- Staff ran camera for 227.5 ft on Oakton Dr and 528 ft on Caliber Ridge
- Staff dug out and made repairs to shoulder of the road on Biblebrook
- Staff repaired storm drain box on Orchard Crest then poured section of the sidewalk
- Staff replaced broken stormdrain lid on Chestnut Dr
- Staff filled dirt around boxes on Highland Parc Dr and Chestnut
- Staff jetted 125 ft of storm drain pipe on Kay St

- Staff redefined the storm drain box to help keep water run off out of the yard on Wildwood Dr
- Staff replaced the broken stormdrain lid on Chestnut Dr
- Staff continue to work on the WK Dickson Inspection Project:
 - Inspected stormdrain boxes on Medora Dr, Wildwood Dr, Chartwell Dr and Marshland Ln
- Ran camera 267 ft on Circle Dr



Solid Waste Division



YTD Fiscal Year Totals: Greenville 2457.21 + Spartanburg 384.28 = **2841.49**

Bins & Carts Delivered

NEW HOME CARTS: **52** REPAIRED/REPLACEMENT CARTS: **48**

YARD WASTE CARTS: **4** DELIVERED RECYCLE BINS: **5**

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

Category Number:
Item Number: 10.



AGENDA
GREER CITY COUNCIL
9/24/2024

Website Activity Report - August 2024

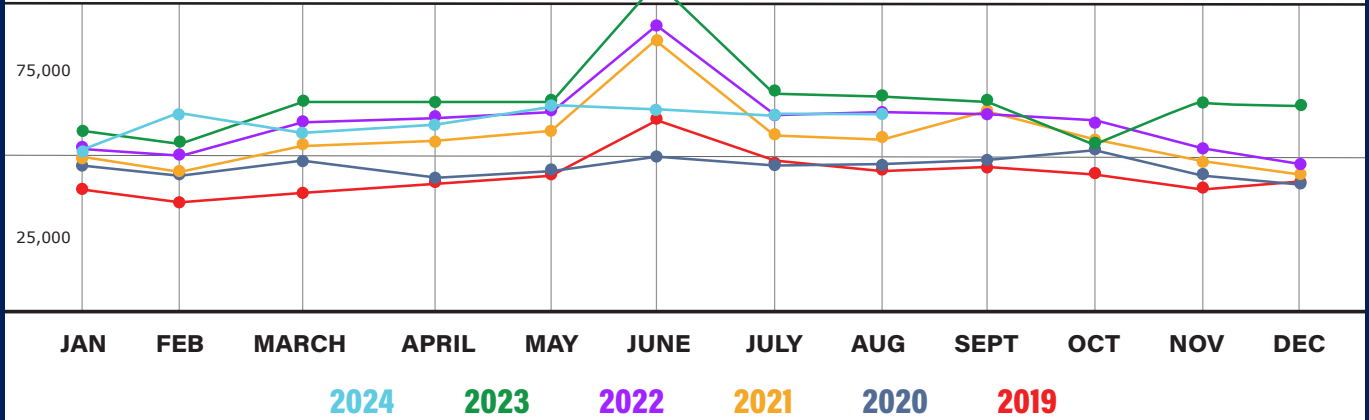
ATTACHMENTS:

Description	Upload Date	Type
📎 Website Activity Report - August 2024	9/18/2024	Backup Material

WEBSITE REPORT

AUGUST 1 - AUGUST 31, 2024

TOTAL PAGE VIEWS BY MONTH



VISITORS TO CITYOFGREER.ORG

Total Users: 22,171

New Users: 20,571

	Total users	New users	Returning users	Average engagement time per active user
Total	22,171	20,571	4,499	58s
1 Organic Search	12,056	10,979	3,048	1m 10s
2 Direct	8,194	7,978	1,224	37s
3 Referral	1,087	1,078	181	40s
4 Organic Social	653	626	25	24s
5 Unassigned	21	21	1	30s
6 Paid Search	9	0	9	1m 55s
7 Email	6	6	0	22s
8 Organic Video	2	2	1	5s

RETENTION

MONTHLY PAGE VIEWS: 57,804

Avg. Page Views Per Session: 2.63

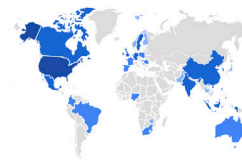
TOP USERS BY LOCATION

Greer, SC - 6,035 Users

Atlanta, GA - 2,561 Users

Greenville, SC - 1,031 Users

Active users by Country



MOST VIEWED WEBSITE PAGES

1. Home/Home Page
2. Events
3. Departments
4. BDS/Permits
5. PRT/Century Park
6. PRT/Tunes in the Park
7. Police/Home
8. PS/Trash and Yard Waste
9. PRT/Youth Sports
10. Admin/ForGreer
11. PRT/Home
12. PRT/Events
13. BDS/Home
14. PRT/Youth Soccer
15. Fire/Operations

Active users by Device category

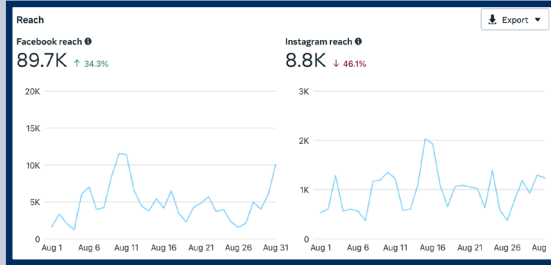


SOCIAL MEDIA REPORT

AUGUST 1 - AUGUST 31, 2024

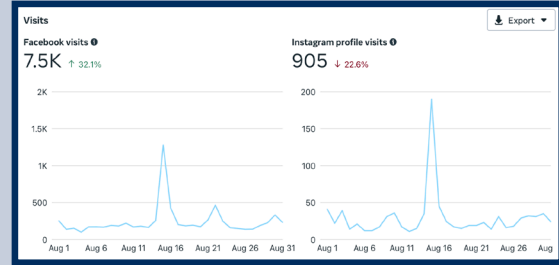
TOTAL REACH

Facebook: 89.7k
Instagram: 8.8k



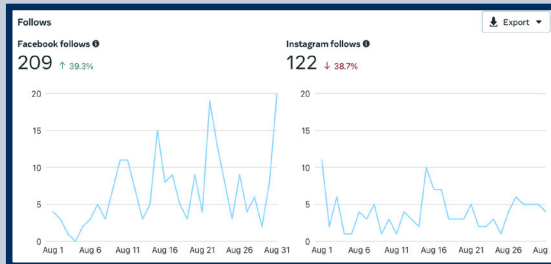
TOTAL VISITS

Facebook: 7.5k
Instagram: 905



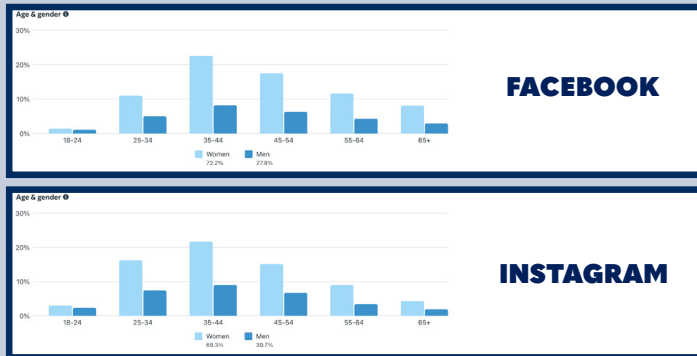
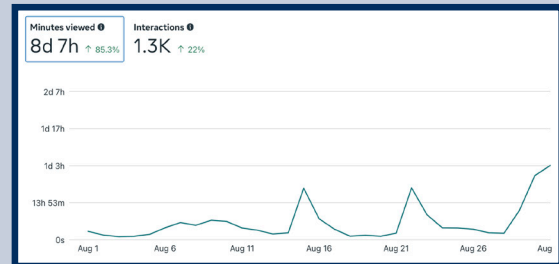
NEW FOLLOWERS

Facebook: 209
Instagram: 122



VIDEO PERFORMANCE

Minutes Viewed: 8 Days 7 hours (11940 minutes)
Interactions: 1.3k



AUDIENCE METRICS

Top Views by City (Facebook)
Greer (35.1%) (up from 34.8% last month)
Greenville (7.4%) (down from 8.3% last month)
Tailors (7%) (up from 6.5% last month)

Top Views by City (Instagram)
Greer (27.9%) (up from 27.1% last month)
Tailors (9.2%) (down from 9.3% last month)
Greenville (7.7%) (up from 7.6% last month)

147,973 Impressions on FB

3.9k Content Interactions on FB

8,028 FB Followers

7,394 IG Followers

Highest Engagement Days on FB:
August 10 & 22

Highest Engagement Days on IG:
August 10 & 16



AGENDA
GREER CITY COUNCIL
9/24/2024

Second and Final 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)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 35-2024	9/4/2024	Ordinance
▣ Planning Commission Resolution	9/19/2024	Backup Material

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 Ordinances 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: Councilman Jay Arrowood

First Reading: August 27, 2024

Second Reading / Final Approval: September 24, 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]

**A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA,
PLANNING COMMISSION MAKING CERTAIN
RECOMMENDATIONS TO THE CITY COUNCIL OF THE CITY OF
GREER, SOUTH CAROLINA, REGARDING THE IMPOSITION OF
DEVELOPMENT FEES ACCORDING TO 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.**

WHEREAS, the City Council ("Council") for the City of Greer, South Carolina ("City"), by Resolution No. 26-2024, adopted August 27, 2024, directed this Commission to conduct one or more studies in accordance with the South Carolina Development Impact Fee Act, codified in South Carolina Code Annotated section 6-1-910, et seq. (collectively, "Act"), specifically, section 6-1-960, and to make recommendations to the City Council in accordance with the Act regarding the development and imposition of development impact fees;

WHEREAS, the Commission, considering, the City's increased, explosive growth in population and development with the 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, including, for example, the need for parks and recreational services, police and fire, and other public safety services, that 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, the Commission has considered the information provided by Tischler Bise, Inc., which is attached to this Resolution as Exhibit A, as the capital improvements plan and development impact fee study, and incorporated by reference in this Resolution;

WHEREAS, the Commission has considered the proposed ordinance, which is attached to this Resolution as Exhibit B, as the proposed ordinance for the imposition and management of development impact fees for the City;

WHEREAS, to ensure adequate provision and continuity of such services to the residents of and visitors to the City, and according to the Act, the Commission conducted and/or reviewed such studies as the Commission deemed appropriated, and intends by this Resolution to make the recommendation to the City Council, for the adoption of the capital improvements plan and development impact fee study as is attached to this Resolution as Exhibit A, and for the enactment of the proposed ordinance for the imposition and management of development impact fees as is attached to this Resolution as Exhibit B;

WHEREAS, the Commission has provided such notice, and held such public hearing(s), and in all respects acted, in compliance with the requirements of Act, including, for example, specifically section 6-1-960, applicable to the Commission's part of the development impact fee process;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City:

1. The recommendation of Tischler Bise, Inc. materials, attached to, and incorporated in, this Resolution as Exhibit A are adopted by the Commission and recommended for adoption by the City Council; and
2. The draft ordinance attached to, and incorporated in, this Resolution as Exhibit B is adopted by the Commission and recommended for enactment by the City Council;

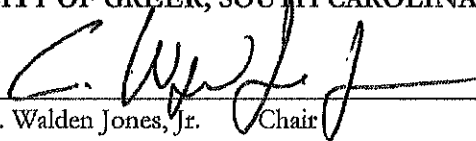
The Commission authorizes (a) the Chair and/or the Vice Chair, each individually, to execute any and all documents and to take any and all further actions, as may be reasonably necessary and prudent to effect this Resolution's intent, and (b) the City's Planning Manager to attest and deliver any such documents related to the same.

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 Commission.

Adopted: September 18, 2024.

**PLANNING COMMISSION OF THE
CITY OF GREER, SOUTH CAROLINA**


C. Walden Jones, Jr. Chair

ATTEST:


Ashley Kaade, City of Greer Planning Manager



AGENDA
GREER CITY COUNCIL
9/24/2024

First Reading of Ordinance Number 34-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY ERRICK G. BRIDWELL LOCATED AT 711 NORTH MAIN STREET FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Executive Summary:

Ordinance 34-2024 is a rezoning request for one parcel located at 711 N Main St. The request is to rezone the parcel, consisting of a total of .32 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to build a duplex. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.
Heather Stahl, Planner II

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	9/19/2024	Cover Memo
❑ Ordinance Number 34-2024	9/19/2024	Ordinance
❑ Ord 34-2024 Exhibit A Map	9/19/2024	Exhibit
❑ Ord 34-2024 Exhibit B Deed of Distribution	9/19/2024	Exhibit
❑ Ord 34-2024 Exhibit C Survey	9/19/2024	Exhibit
❑ Ord 34-2024 Rezoning Application	9/19/2024	Backup Material
❑ Ord 34-2024 Planning Commission Minutes	9/19/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance #34-2024

Date: September 19, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 34-2024 is a rezoning request for one parcel located at 711 N Main St. The request is to rezone the parcel, consisting of a total of .32 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to build a duplex.

The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

ORDINANCE NUMBER 34-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY ERRICK G. BRIDWELL LOCATED AT 711 NORTH MAIN STREET FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Errick G. Bridwell located at 711 North Main Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G018000400800 containing approximately .321 +/- acres attached hereto marked as Exhibit A, the Deed of Distribution attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on September 18, 2024.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to TN (Traditional Neighborhood).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 711 North Main Street more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G018000400800 containing approximately .321 +/- acres attached hereto marked as Exhibit A shall be changed from SN (Suburban Neighborhood) to TN (Traditional Neighborhood).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

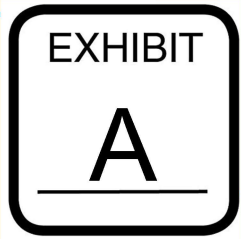
Introduced by:

First Reading: September 24, 2024

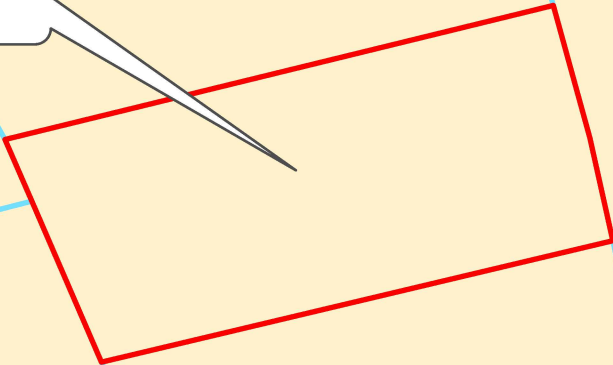
Second and
Final Reading: October 8, 2024

Approved as to Form:

Daniel R. Hughes, City Attorney

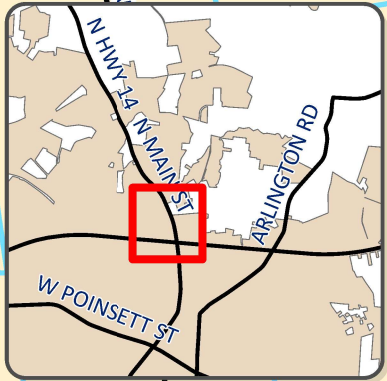


Subject Property
G018000400800
Acres 0.321



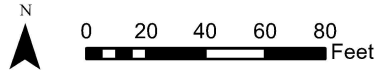
WILDWOOD

N MAIN ST NORTH MAIN



Ordinance 34-2024

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



- Streets
- City Limits
- Parcels



2022084730

3 P

EXHIBIT

B

DEED/DIST Book: DE 2673 Page: 1150 - 1152

November 9, 2022 10:17:55 AM

Rec: \$15.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Haney

STATE OF SOUTH CAROLINA

IN THE PROBATE COURT

COUNTY OF GREENVILLE

DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED

IN THE MATTER OF:

MARY JULIA GUNTER BRIDWELL

(Decedent)

CASE NUMBER: 2022ES2301753

The undersigned states as follows:

Decedent died on April 27, 2021; and probate of the Estate is being administered in the Probate Court for Greenville County, South Carolina, in File #2022ES2301753.

I was appointed Personal Representative on June 14, 2022.

Decedent owned real property described as follows:

Tax Map Number(s): G018000400800, 0537070102500, 02600 & 02605

Street/Property Address(es): 711 N. Main St., Greer SC 29651, 2710 N Hwy 14, Greer SC 29651, and two parcels no street number on N Hwy 14, Greer SC 29651

Legal Descriptions:

Parcel 1:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the west side of Highway #14, or North Main Street Extension, just north of the corporate limits of the City of Greer, and having the following courses and distances, to-wit:

BEGINNING at the W. E. Finley corner on the west side of North Main Street Extension, (also known as Mostella Road), and runs thence with the Finley line, S.76-30W., 193 feet to an iron pin, on line of other property of Nancy W. Finley, thence N.23-27W., 77 feet to iron pin on the same line, cornering with the M.L. Brannon lot; thence with the (former) Brannon line, N.75-30E., 207 feet to iron pin on the side of Mostella Road, or North Main St., Extension; thence with the said Street, S.13-E., 80 feet to the beginning point.

This being the same property as conveyed to Mary G. Bridwell (same as Mary Julia Gunter Bridwell) and Errick G. Bridwell by deed of Frank G. Bridwell recorded 12/04/1991 in Deed Book 1456 at Page 729.

Parcel 2:

All that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, having the following courses and distances, to-wit:

BEGINNING at an iron pin in the Mostella Road, and running thence S.64-26W., 118.36 poles to iron pin; thence S.40 E., 16 poles to iron pin; thence N.67 E., 116 poles to iron pin on said Mostella Road; thence down said Mostella Road, N. 35 W., 17.5 poles to iron pin, the beginning corner. This being one-half (the southeast portion) of Tract No. 2 of the Green Rector Estate according to plat of the Estate of Green Rector, made by G.W. Justice, Surveyor, dated September 28, 1927, said plat being recorded in the ROD Office for Greenville County in Plat Book H at Page 96 and according to said plat and survey of said Tract No. 2 by Homer Brockman, Surveyor, Greer, SC.

LESS: 6.14 acres as shown in Deed Book 2045 at Page 1595.

This being the same property as conveyed to Mary G. Bridwell (same as Mary Julia Gunter Bridwell) and Errick G. Bridwell by deed of Frank G. Bridwell recorded 12/04/1991 in Deed Book 1456 at Page 725.

Parcel 3:

All that lot of land in the State of South Carolina, County of Greenville, O'Neal Township, containing approximately four (4) acres, lying on the westerly side of South Carolina Highway No. 14, and being designated as parcel no. 26.2, Block 1, on Sheet 537.7 of the Greenville County Tax Maps.

The subject property is the remaining portion of a 26.83 acre tract conveyed to the late Earl Southern by deed of VE Rector, et al, recorded February 15, 1928 in Deed Book 86 at Page 283.

LESS: All those previous deed of records in the ROD Office out of this property.

This being the same property as conveyed to Mary G. Bridwell (same as Mary Julia Gunter Bridwell) and Errick G. Bridwell by deed of Frank G. Bridwell recorded 12/04/1991 in Deed Book 1456 at Page 721.

Parcel 4 (consisting of two parcels that have been combined into one tax map number)

All that piece, parcel or lot of land located in O'Neal Township, Greenville County, State of South Carolina, near Mosteller's Mill, containing one acre more or less, as shown on plat prepared for Richard Brockman by H.S. Brockman, RLS, May 9, 1970 and being more particularly described as follows:

BEGINNING at an iron pin on Southern Road, corner of J.C. Wilson property and running thence S.20-20E., 274 feet to an iron pin on P.D. Bridwell property, thence N.65-19E., 200 feet to an iron pin on line of Earl Southern, thence N.24-31W., 185.5 feet to an iron pin on bank of Southern Road, thence along said road, S.86-54W., 100 feet to an iron pin, thence N.86-20W., 100 feet to an iron pin, the point of beginning.

This being the same property as conveyed to Erric(s) Bridwell and Mary Bridwell (same as Mary Julia Gunter Bridwell) by deed of Richard Brockman recoded 07/15/1978 in Deed Book 894 at Page 173.

ALSO:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, located approximately three (3) miles north of Greer and being shown and designated as a 0.89 acres tract as shown on the plat of property of Errick Bridwell and Mary Bridwell prepared by James L. Strickland, RLS, May 19, 1983 and recorded in the ROD Office for Greenville County in Plat Book 9-S at Page 99. Reference to said plat for a more complete description.

This being the same property as conveyed to Errick Bridwell and Mary Bridwell (same as Mary Julia Gunter Bridwell) by deed of William Thomas Cannon recorded 05/20/1983 in Deed Book 1188 at Page 631.

☐ Additional sheet(s) for additional property(ies) is/are attached (check is applicable).

This transfer is made pursuant to:

x Decedent's Will

Intestacy Statute: SCPC 62-2-103

Private Family Agreement: SCPC 62-3-912

Disclaimer by: _____

Probate Court Order issued on _____

Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative does hereby release all of the Personal Representative's right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

% / fractional interest of decedent's interest inherited: 100%

Name: Errick G. Bridwell

Address: P.O. Box 412

Greer SC 29652

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 8 day of November, 2022.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Karen B. Brewton
(Witness Signature)

Karen B. Brewton
(Print Name)

E. Pierce Williams Jr
(Witness Signature)

E. Pierce Williams Jr
(Print Name)

Estate of: MARY JULIA GUNTER BRIDWELL

[Signature]
(Personal Representative Signature)

ERRICK G BRIDWELL

(Print Name)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, E. Pierce Williams Jr, Notary Public, a notary for the State of South Carolina do hereby certify that ERRICK G BRIDWELL, as Personal Representative(s) of the Estate of MARY JULIA GUNTER BRIDWELL, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 8 day of November, 2022.

[Signature]
(Signature of Notary Public)

E. Pierce Williams Jr
(Print name of Notary Public)

Notary Public for State of South Carolina

My Commission Expires: My Commission Expires
December 11, 2022

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

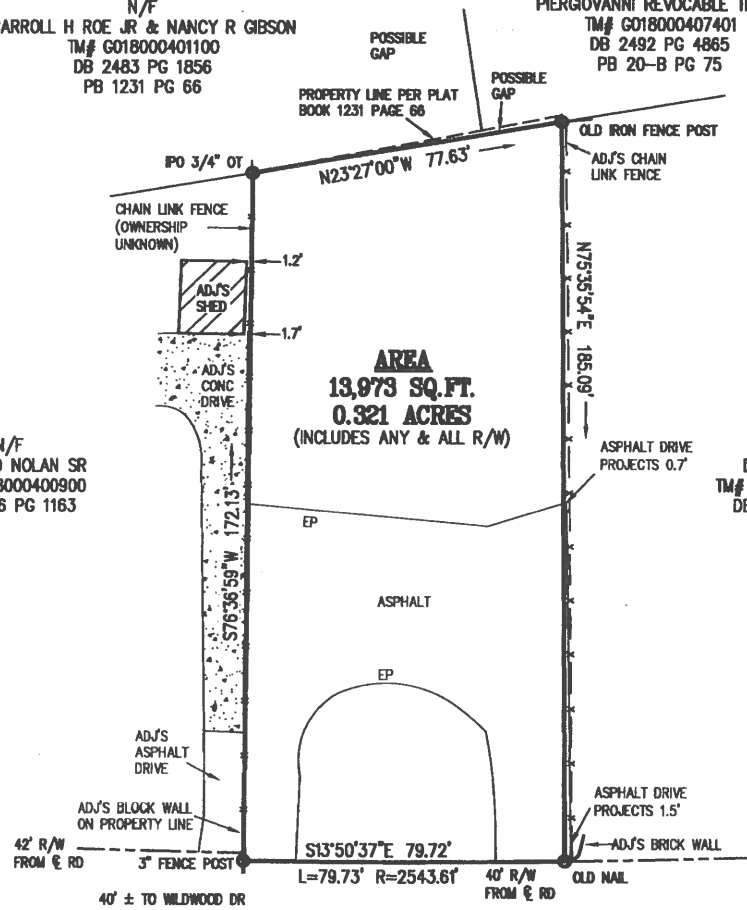
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

N/F
CARROLL H ROE JR & NANCY R GIBSON
TM# G018000401100
DB 2483 PG 1856
PB 1231 PG 66

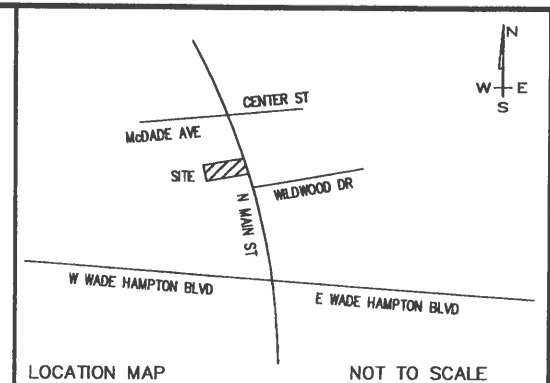
N/F
PIERGIOVANNI REVOCABLE TRUST
TM# G018000407401
DB 2492 PG 4865
PB 20-B PG 75

N/F
QUINCY D NOLAN SR
TM# G018000400900
DB 2686 PG 1163

N/F
DAVID H ROE
TM# G018000400700
DB 2518 PG 35



NORTH MAIN STREET
(SC HWY 14)



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

REF DEED - 2673/1150
SCDOT PLANS - DOCKET 23.650, SHEET 36

LEGEND

- | | | |
|--------------------------|--------------------------|-----------------------|
| BL BUILDING LINE | CO CLEAN OUT | A. CLAY JONES, P.L.S. |
| CL CENTERLINE | CB CATCH BASIN | S.C. REG. NO. 26210 |
| CM CORRUGATED METAL PIPE | DI DROP INLET | |
| CT CURB TOP | E ELEVATION | |
| DE DRAINAGE EASEMENT | EX ELEC TRANS | |
| EP EDGE OF PAVEMENT | FX FIRE HYDRANT | |
| EPD IRON PIN OLD | G GAS METER | |
| EPS IRON PIN SET | H GAS VALVE | |
| HAC NAIL & CAP | LP LIGHT POLE | |
| OT OPEN TOP | PP POWER POLE | |
| RS REBAR | SMH MANHOLE (SD) | |
| RCP REINFORCED CONC PIPE | SMH MANHOLE (SS) | |
| R/W RIGHT OF WAY | TMH MANHOLE (TELEPHONE) | |
| SD STORM DRAIN | TEPED TELEPHONE PEDestal | |
| SS SANITARY SEWER | CHIPPED CABLE PEDestal | |
| SSE SS EASEMENT | W WATER METER | |
| VCP VITRIFIED CLAY PIPE | WV WATER VALVE | |

SURVEY FOR			
H DILLARD CO INC			
GREENVILLE COUNTY, SOUTH CAROLINA			
SCALE 1" = 30'	PROPERTY ADDRESS 711 NORTH MAIN STREET	TAX PIN G018000400800	
DATE 7/31/24	30 0 30 30	FIELD CREW MM/ZD	DRAWN BY BM

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

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





ZONING MAP AMENDMENT APPLICATION
(REZONING)

Date 7/15/2024

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

Tax Map Number(s) G018000400800
Property Address(s) 711 NORTH MAIN ST. GREER, SC 29651
Acreage of Properties .33 AC County GREENVILLE

Applicant Information

Name H. DILLARD CO., INC.
Address 101 SUGAR MILL ROAD
GREER, SC 29650
Contact Number 864-380-5400
Email HALDILLARD22@gmail.com
Business Name H. DILLARD CO., INC.

Property Owner Information
(If multiple owners, see back of sheet)



Name EMILY B. BOWELL
Address 2719 N. Hwy 14
Greer SC 29651
Contact Number 864-304-4163
Email kbbnewton57@gmail.com
Business Name _____

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

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

The applicant hereby requests that the property described be rezoned from
SUBURBAN NEIGHBORHOOD (SN) to TRADITIONAL NEIGHBORHOOD (TN).

Existing Use: VACANT LOT (1180) Proposed Use: NEW CONSTRUCTION OF (2) HOUSES

Signature(s) 
DocuSigned by:

F7F836958DF8462...

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

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Wednesday, September 18, 2024

DOCKET: RZ 24-09

APPLICANT: H. Dillard Co., Inc

PROPERTY LOCATION: 711 N Main St

TAX MAP NUMBER: G018000400800

EXISTING ZONING: Suburban Neighborhood (SN)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: 0.321 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 24-09**

RZ 24-09 is a rezoning request for one parcel located at 711 N Main ST with a total acreage of .321 acres. The request is to rezone the property from Suburban Neighborhood to Traditional Neighborhood. The intent of the applicant is to develop residential units.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood – duplex
East:	N Main St and Traditional Neighborhood
South:	Suburban Neighborhood – residence
West:	Suburban Neighborhood – residence

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

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses and the Comprehensive Plan, therefore, staff supports the request. As this property is located in close proximity to the Wade Hampton corridor and located adjacent to a major thoroughfare, higher density residential is appropriate (the property used to house a quadplex, which was legally nonconforming).

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Mr. Lamb asked what the total acreage of the property is. Mr. Dillard returned to the podium to answer .34 acres and explained his intention of building two Charleston style houses on the lot. The houses would meet all setbacks of the new zoning district

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



AGENDA
GREER CITY COUNCIL
9/24/2024

First Reading of Ordinance Number 36-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY PEGGY S. HENSON LOCATED AT 780 BROCKMAN MCCLIMON ROAD AND 945 ABNER CREEK ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Executive Summary:

Ordinance 36-2024 is a rezoning request for two parcels located at the intersection of Brockman McClimon Rd and Abner Creek Rd. The request is to rezone the parcels, consisting of a total of 17.98 acres, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with three adjacent parcels (Ords 37 through 39-2024) to develop a single-family residential development. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner II

ATTACHMENTS:

Description	Upload Date	Type
❏ Cover Memo	9/19/2024	Cover Memo
❏ Ordinance Number 36-2024	9/19/2024	Ordinance
❏ Ord 36-2024 Exhibit A Map	9/19/2024	Exhibit
❏ Ord 36-2024 Exhibit B Deed	9/19/2024	Exhibit
❏ Ord 36-2024 Exhibit C Plat	9/19/2024	Exhibit
❏ Ord 36-2024 Rezoning Application	9/19/2024	Backup Material
❏ Ord 36-2024 Planning Commission Minutes	9/19/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance #36-2024

Date: September 19, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 36-2024 is a rezoning request for two parcels located at the intersection of Brockman McClimon Rd and Abner Creek Rd. The request is to rezone the parcels, consisting of a total of 17.98 acres, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with three adjacent parcels (Ords 37 through 39-2024) to develop a single-family residential development.

The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

ORDINANCE NUMBER 36-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY PEGGY S. HENSON LOCATED AT 780 BROCKMAN MCCLIMON ROAD AND 945 ABNER CREEK ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Peggy S. Henson located at 780 Brockman McClimon Road and 945 Abner Creek Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 5-28-00-012.00 and 5-28-00-012.04 containing approximately 17.98 +/- acres attached hereto marked as Exhibit A, the Deed and the Quit Claim Deed attached hereto marked as Exhibit B; and the Plat attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of her properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on September 18, 2024.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to TN (Traditional Neighborhood).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of properties located at 780 Brockman McClimon Road and 945 Abner Creek Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 5-28-00-012.00 and 5-28-00-012.04 containing approximately 17.98 +/- acres attached hereto marked as Exhibit A shall be changed from RR (Rural Residential) to TN (Traditional Neighborhood).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

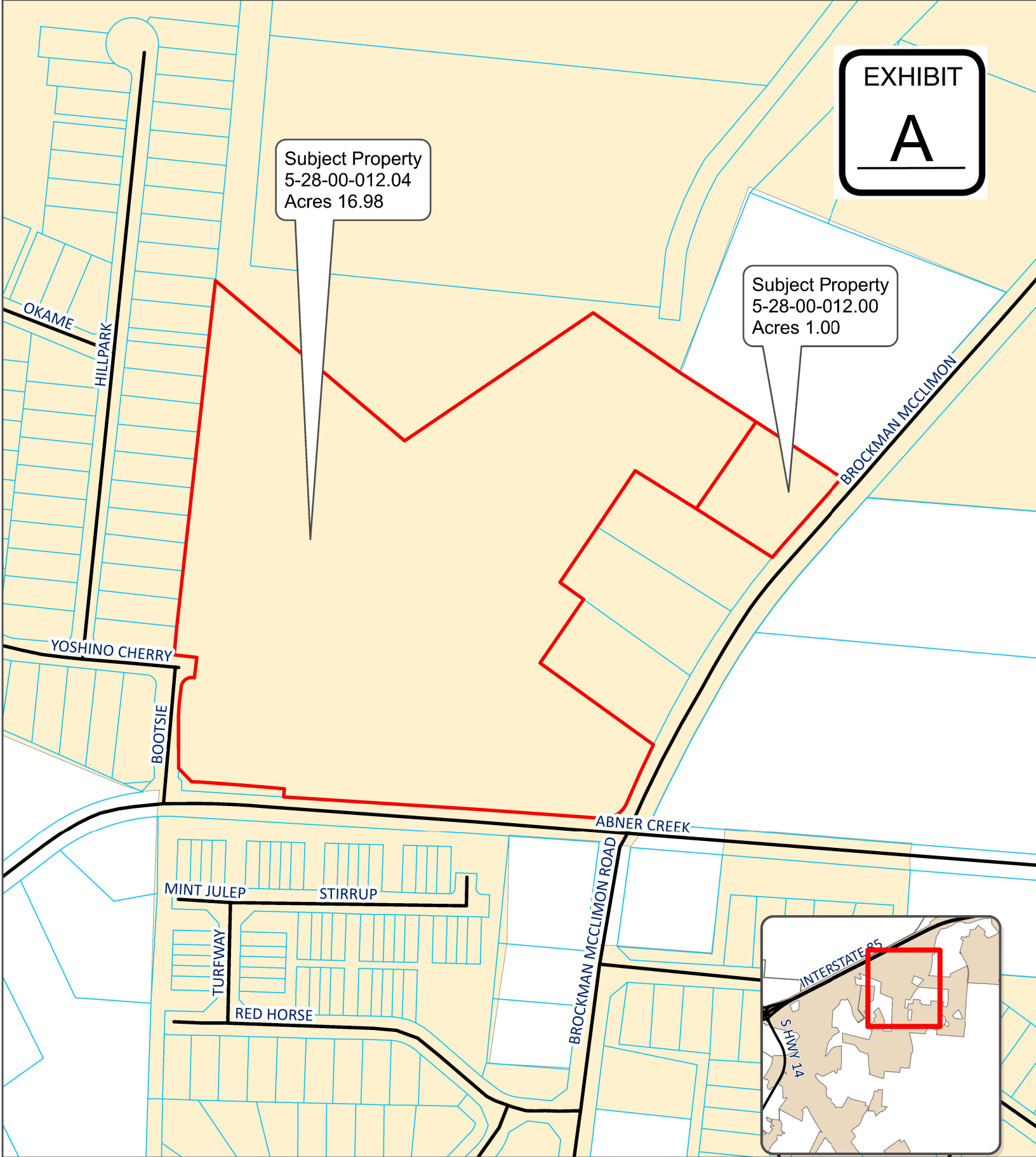
First Reading: September 24, 2024

Second and
Final Reading: October 8, 2024

Approved as to Form:

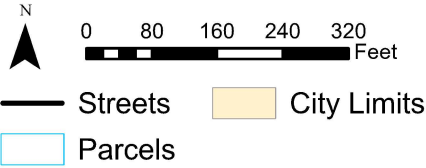
Daniel R. Hughes, City Attorney

EXHIBIT
A



Ordinance 36-2024

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



STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

DEED
 NO TITLE EXAMINATION

KNOW ALL MEN BY THESE PRESENTS, **Mitchell D. Smith** for and in consideration of Five (\$5.00) Dollars, love and affection the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **Ralph A. Henson and Peggy S. Henson, as joint tenants with right of survivorship and not as tenants in common**, to be theirs absolutely, the following described property to-wit:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, containing 1.00 acre on the north western side of Brockman McClimon Road and being 582 feet from the center line of Abner Creek Road as shown on plat prepared by Jeffery M. Wallace, RLS # 12251, dated October 20, 1997, entitled "Boundary Survey for Wilson M. Smith," recorded in the ROD Office for Spartanburg County in Plat Book 142, Page 728 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin in the center line of Brockman McClimon Road 582 feet from the center of Abner Creek Road, and running N. 55-41-32 W 203.07 feet to an iron pin; thence turning and running N 34-18-32 E 202.09 feet to an iron pin; thence turning and running S 55-41-28 E 228.48 feet to an iron pin in the center line of Brockman McClimon Road; thence turning and running S 41-37-10 W 168.52 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to Mitchell D. Smith from the estate of Wilson M. Smith by Deed of Distribution, Spartanburg Probate case number 2008-ES-42-00547, dated March 12, 2009 and recorded April 21, 2009 in the ROD Office for Spartanburg County in Deed Book 93-R at Page 86.

TMS: 5-28-00-01200

Grantee's Address: 780 Brockman-McClimon Rd
 Greer, SC 29651

This conveyance is made subject to all easements, restrictions, rights of ways, roadways and/or zoning ordinances, if any, affecting subject property.

together with all and singular the rights, members, hereditaments and appurtenances to

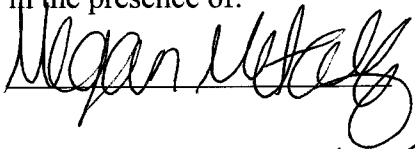



said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and grantor's(s') heirs and successors, executors and administrators to warrant and forever defend all and singular said

premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) this 22 day of April, 2011.

SIGNED, sealed and delivered
in the presence of:




_____(SEAL)
Mitchell D. Smith

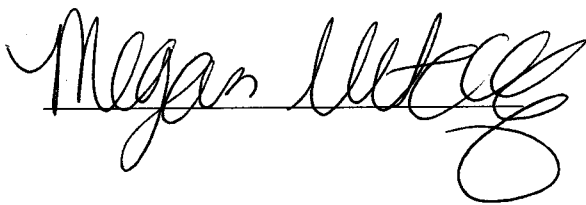


_____(SEAL)

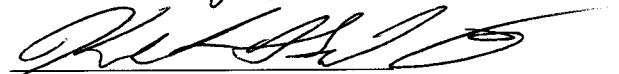
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written Deed and that (s)he with the other witness subscribed above, witnessed the execution thereof.



SWORN to before me this
22 day of April, 2011


Notary Public for South Carolina
My Commission Expires: Oct 3, 2013

STATE OF SOUTH CAROLINA
CERTIFICATION OF VITAL RECORD

DEATH CERTIFICATION

139-2023-002529

* RALPH ALLEN HENSON *

AKA: N/A

DECEDENT INFORMATION

DATE OF DEATH: JANUARY 16, 2023

PLACE OF DEATH TYPE: DECEDENT'S HOME

PLACE OF DEATH NAME AND ADDRESS: 780 BROCKMAN MCCLIMON ROAD, GREER, SC, 29651

CITY OF DEATH: GREER

MARITAL STATUS: MARRIED

SURVIVING SPOUSE: PEGGY SMITH

MOTHER NAME: EULINE SATTERFIELD

FATHER NAME: C B HENSON

RESIDENCE: 780 BROCKMAN MCCLIMON ROAD, GREER, SPARTANBURG
COUNTY, SC, 29651

TIME OF DEATH: 1155

SOCIAL SECURITY NUMBER: -3575

COUNTY OF DEATH: SPARTANBURG

DATE OF BIRTH:

AGE: 73 YEARS

PLACE OF BIRTH: SOUTH CAROLINA

SEX: MALE

ARMED FORCES: YES

INFORMANT INFORMATION

NAME: PEGGY S HENSON

MAILING ADDRESS: 780 BROCKMAN MCCLIMON ROAD, GREER, SC, 29651

RELATIONSHIP: WIFE

DISPOSITION/FUNERAL HOME INFORMATION

PLACE: HILLCREST MEMORY GARDENS, GREER, SC

FUNERAL HOME: THE WOOD MORTUARY, INC.

FUNERAL HOME ADDRESS: 300 WEST POINSETT STREET, GREER, SC, 29650-1548

FUNERAL DIRECTOR NAME: CLYDE T RAMPEY III

EMBALMER: CLYDE T RAMPEY III

METHOD: BURIAL

LICENSE NUMBER: 2225

LICENSE NUMBER: 2225

MEDICAL INFORMATION

CERTIFIER: MD JAMIE DAVIS FREELIN

ADDRESS: 220 N. MAIN STREET, SUITE 500, GREENVILLE, SC, 29601

CAUSE OF DEATH - PART I:

SEQUELAE OF CEREBRAL INFARCTION

LICENSE NUMBER: 33562

MANNER OF DEATH: NATURAL

OTHER SIGNIFICANT CONDITIONS - PART II: N/A

CORONER CONTACTED?: NO

DATE OF INJURY: N/A

LOCATION OF INJURY: N/A

PLACE OF INJURY: N/A

HOW INJURY OCCURRED: N/A

AUTOPSY PERFORMED?: NO

AUTOPSY AVAILABLE?: N/A

TIME OF INJURY: N/A

INJURY AT WORK?: N/A

DATE FILED: JANUARY 18, 2023

DATE ISSUED: JANUARY 18, 2023

AMENDMENT HISTORY

N/A

DEE-2023-35527



DEE BK 143-K PG 81-81

Recorded 1 Pages on 09/11/2023 04:06:18 PM

Recording Fee: \$10.00

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

Ashley B. Williams, Register Of Deeds

SC11144759

This is a true certification of the facts on file in the Division of Vital Records, SC Department of Health and Environmental Control.

Edward D. Simmer, MD, MPH, DFAPA
Director and State RegistrarCaleb N. Cox
Assistant State Registrar

This is watermarked paper. Do not accept without noting watermark. Hold to light to verify watermark.

Revision Date: 08/09/2022



GRANTEE'S ADDRESS: 780 Brockman McClimon Rd E

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

QUIT-CLAIM DEED
NO TITLE SEARCH

KNOW ALL MEN BY THESE PRESENTS that **Hendrix J. Bennett**, (hereinafter "Grantor"), for and in consideration of **One Dollar (\$1.00) and no other consideration**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and quitclaimed, and, by these presents, does grant, bargain, sell and release and quitclaim unto

Peggy S. Henson,

Their successors and assigns, forever, all of Grantor's right, title, and interest, if any they have, in and to the following real property:

SEE ATTACHED EXHIBIT "A"

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

TO HAVE AND TO HOLD, all and singular, the premises before-mentioned unto the said Grantee, his successors and assigns, forever.

Witness my hands and seal this 11 day of April, 2013.

Signed, sealed and delivered in the Presence of:

Megan Mitcalfe
Witness

Hendrix J. Bennett
Hendrix J. Bennett

[Signature]
Witness


DEE-2013-23506
Recorded 8 Pages on 5/29/2013 11:26:56 AM
Recording Fee: \$12.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the above-named Grantor before me and Acknowledged that he, as his
act and deed, signed and delivered the within Quitclaim Deed for the uses and purposes therein
mentioned this 11 day of April, 2013.



Notary Public for South Carolina

My commission expires: Oct 3, 2013

Exhibit "A"

Parcel I (Approximately 16 acres)

ALL that piece, parcel, or tract of land in Spartanburg County, State of South Carolina, located on the western side of Road No. 12, and being shown as part of property on plat of Minnie W. McClimon Estate, made by Neil R. Phillips & Company, In., RLS, dated October 15, 1994, and has the following courses and distance, to-wit:

BEGINNING at a pin in the intersection of Road No. 12 and Road No. 63 (Pelham-Startex Road) and running thence N. 86-00-00 W., 895.36 feet with center of Road No. 63 to pin in road; thence N. 5-46-37 E., 957.78 feet to new pin; thence S. 52-48-43 E., 466.95 feet to point; thence N. 74-38-18 E., 55.33 feet to a point; thence N. 45-51-09 E., 162.86 feet to a point; thence N. 58-37-02 E., 181.59 feet to a point; thence N. 46-26-11 E., 49.76 feet to pin, corner of Lloyd & Annie Bayne; thence with Bayne S. 55-41-37 E., 600 feet to center of Road No. 12; thence with the center of said road the following courses and distances: S. 41-37-10 W., 168.52 feet, S. 40-19-50 W., 58.74 feet, S. 38-01-33 W., 60.79 feet, S. 34-44-23 W., 57.29 feet and S. 28-25-44 W., 388.62 feet to the beginning corner and containing 20.874 acres, more or less, subject to road right of way.

This being the same property conveyed to Mitchell D. Smith, Earline H. Smith, Wilson M. Smith, Billy Smith, Frances H. Smith, Hendrix J. Bennett & Ruby S. Bennett by deed of Eddie Runion dated January 12, 1998 and recorded on January 14, 1998 in the ROD Office for Spartanburg County in Deed Book 67-E at Page 511. Also, this being the same property conveyed to Mitchell S. Smith by deed of distribution from the estate of Wilson M. Smith estate number 2008-ES-42-00547 dated March 12, 2009 and recorded on April 21, 2009 in the ROD Office for Spartanburg County in Deed Book 93-R at Page 086.

LESS:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, containing 1.00 acre on the northwestern side of Brockman McClimon Road and being 582 feet from the center line of Abner Creek Road as shown on plat prepared by Jeffry M. Wallace, RLS#12251, dated October 20, 1997, entitled "Boundary Survey for Wilson M. Smith,; recorded in the ROD Office for Spartanburg County in Plat Book 142, at Page 728, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of Brockman McClimon Road 582 feet from the center line of Abner Creek Road, and running N. 55-41-32 W. 03.07 feet to an iron pin; thence turning and running N. 34-18-32 E. 202.09 feet to an iron pin; thence turning and running S. 55-41-28 E. 228.48 feet to an iron pin in the center line of Brockman McClimon Road; thence turning and running S. 41-37-10 W. 168.52 feet to an iron pin, the point of beginning.

LESS:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, containing 1.00 acre on the northwestern side of Brockman McClimon Road and being 323 feet from the center line of Abner Creek Road as shown on plat prepared by Jeffry M. Wallace, RLS#12251, dated October 20, 1997, entitled "Boundary Survey for Mitchell D. Smith and Earline H. Smith," recorded in the ROD Office for Spartanburg County in Plat Book 142, at Page 729, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron point in the center of Brockman McClimon Road, said pin being 323 feet from the center line of Abner Creek Road and running N. 55-41-28 W. 340.88 feet to an iron pin; thence turning and running N. 33-30-23 E. 129.68 feet to an iron pin; thence turning and running S. 55-41-28 E. 336.36 feet to an iron pin in the center of Brockman McClimon Road; thence turning and running along the center line of Brockman McClimon Road S. 31-58-20 W. 64.64 feet to an iron pin; thence continuing along said center line S. 28-25-44 W. 65.45 feet to an iron pin, the point of beginning.

LESS:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, containing 1.00 acre on the northwestern side of Brockman McClimon Road and being 173 feet from the center line of Abner Creek Road as shown on plat prepared by Jeffry M. Wallace, RLS#12251, dated October 20, 1997, entitled "Boundary Survey for Billy Smith and France H. Smith," recorded in the ROD Office for Spartanburg County in Plat Book 142, at Page 727, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Brockman McClimon Road, said pin being 173 feet from the center line of Abner Creek Road and running N. 55-41-26 W. 299.62 feet to an iron pin; thence turning and running N. 34-18-32 E. 149.21 feet to an iron pin; thence turning and running S. 55-41-28 E. 284.26 feet to an iron pin in the center line of Brockman McClimon Road; thence turning and running along the center line of Brockman McClimon Road S. 28-25-44 W. 150.00 feet an iron pin, the point of beginning.

LESS:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, containing 1.00 acre on the northwestern side of Brockman McClimon Road and being 453 feet from the center line of Abner Creek Road as shown on plat prepared by Jeffry M. Wallace, RLS#12251, dated October 20, 1997, entitled "Boundary Survey for Hendrix J. Bennett and Ruby S. Bennett," recorded in the ROD Office for Spartanburg County in Plat Book 142, at Page 730, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Brockman McClimon Road, said pin being 453' from the center line of Abner Creek Road and running thence N. 55-41-28 W. 333.36 feet to an iron pin; thence turning and running N. 34-18-32 E. 129.83 feet to an iron pin; thence turning and running S. 55-41-28 E. 340.10 feet to an iron pin in the center line of Brockman McClimon Road; thence turning and running along the center line of Brockman McClimon Road S. 38-28-50 W. 84.36 feet to an iron pin; thence continuing with the center line of Brockman McClimon Road S. 35-03-54 W. 45.69 feet to an iron pin, the point of beginning.

TMS: 5-28-00-012.00

Parcel II (1 acre)

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg, containing 1.00 acre on the northwestern side of Brockman McClimon Road and being 323 feet from the center line of Abner Creek Road as shown on plat prepared by Jeffry M. Wallace, RLS#12251, dated October 20, 1997, entitled "Boundary Survey for Mitchell D. Smith and Earline H. Smith," recorded in the ROD Office for Spartanburg County in Plat Book 142, at Page 729, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron point in the center of Brockman McClimon Road, said pin being 323 feet from the center line of Abner Creek Road and running N. 55-41-28 W. 340.88 feet to an iron pin; thence turning and running N. 33-30-23 E. 129.68 feet to an iron pin; thence turning and running S. 55-41-28 E. 336.36 feet to an iron pin in the center of Brockman McClimon Road; thence turning and running along the center line of Brockman McClimon Road S. 31-58-20 W. 64.64 feet to an iron pin; thence continuing along said center line S. 28-25-44 W. 65.45 feet to an iron pin, the point of beginning.

Parcel III (Approximately 7.45 acres)

ALSO:

Wilson M. Smith, grantee and his heirs and assigns forever all of that certain tract of land in said State and County, Reidville Township about five miles South from the City of Greer, SC and near Pelham, SC and being all of that No. 4 on Plat of Property of P.L. Smith Sr., prepared by John A. Simmons Surveyor, dated June 7, 1963 and having the following metes and bounds:

Beginning at an iron pin, joint corner of tracts 4 and 5 and runs thence with the common line of said tracts S. 54-00 W. 1388 feet to iron pin; thence S. 83-00 E. 30 feet to stone; thence S. 84-43 E. 198.5 feet to iron pin, rear corner of lots or tracts No. 3 and 1; thence with the common line of said tracts N. 54-00 E. 1415 feet to iron pin; thence S 88-51 W. 232 feet to the point of beginning corner and containing 7.45 acres more or less and being and part of the same tract of land conveyed to me by Leroy Moore, master from Spartanburg County.

TMS: R9 07-00 027.00

This being the same property conveyed to Hendrix J. Bennett by deed of Mitchell Smith by Peggy Henson as his attorney in fact dated July 18, 2008 and recorded in the ROD Office for Spartanburg County in Deed Book 91-X at Page 938 on July 31, 2008 and Earline Smith by Peggy Henson as her attorney in fact dated July 18, 2008 and recorded on July 7, 2008 in the ROD Office for Spartanburg County in Deed Book 91-X at Page 944 and said deed dated February 19, 2013 and recorded on March 13, 2013 in the ROD Office for Spartanburg County in Deed Book ~~102~~ at Page 41.

102 - W

STATE OF SOUTH CAROLINA)
 COUNTY OF Spartanburg)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.

2. The property being transferred is located at _____
 bearing Spartanburg County Tax Map Number 5-28-00-012.00 and R 07-00 027.00
 was transferred by Hendrix J. Bennett
 to Peggy S. Henson

on _____.

3. The deed is exempt from the deed recording fee because (See Information section of affidavit):

#1

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

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

Attorney

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.

[Signature]
 Responsible Person Connected with the Transaction

Kenneth G. Sordley Jr.
 Print or Type Name Here

SWORN to before me this 25 day of April 20 13

[Signature]
 SIGNATURE OF NOTARY

Notary Public for SC

My Commission Expires: 3.7.2011

INFORMATION


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

Exempted from the fee are deeds:

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

Office of Register of Deeds
 Spartanburg, South Carolina
 Recorded in Deed
 Book 103-K Page 869
 D. Southwell
 Register of Deeds,
 Spartanburg, South Carolina

PALMETTO UTILITY LOCATION SERVICE

 **3 DAYS BEFORE DIGGING CALL
TOLL FREE 811**

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TMS #5-28-00-013.0
N/F CAROLYN J. HAMB
DB 105-B PG 195

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
11	188.52	N 41° 23' 45" W	121	4.75	S 88° 12' 30" E
12	65.28	E 52° 10' 20" W	122	13.93	N 30° 20' 25" E
13	150.00	S 10° 20' 20" W	123	40.48	N 88° 32' 45" E
14	100.00	N 10° 20' 20" W	124	30.98	N 10° 42' 45" E
15	14.66	N 80° 30' 35" E	125	3.88	N 88° 32' 45" E
16	13.26	N 80° 30' 35" E	126	54.03	N 48° 42' 45" E
17	11.26	N 89° 10' 43" E			
18	36.40	S 89° 11' 15" E			
19	16.86	S 88° 11' 15" E			
20	77.99	S 88° 10' 15" E			
21	68.16	S 88° 23' 01" E			
22	14.73	S 89° 51' 44" E			
23	14.73	N 89° 05' 15" E			
24	14.80	N 88° 51' 44" E			
25	68.31	S 88° 23' 01" E			
26	77.75	N 88° 56' 16" E			
27	17.63	N 89° 11' 15" W			
28	100.00	N 88° 32' 45" E			
29	102.34	N 88° 32' 45" E			
30	32.90	N 80° 54' 16" E			

Outlot Line Table		
Line #	Length	Direction
127	50.30	S 44° 12' 36" E
128	18.59	S 89° 23' 20" E
129	16.86	S 88° 32' 45" E
130	55.33	S 88° 32' 45" E
131	457.08	N 88° 32' 45" E
132	44.54	N 88° 32' 45" E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.40	178.00	6.89	N1° 59' 48"E	21.39
C2	31.37	20.00	89.84	N50° 21' 56"E	28.25
C3	35.16	1485.87	1.36	S40° 33' 42"W	35.16
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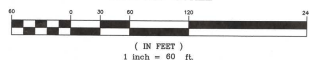
LEGE

- | | |
|-------------------------------|-----------------|
| PROPERTY LINE | |
| RIGHT OF WAY | TO BE ABANDONED |
| EASEMENT | |
| ADJACENT PROPERTY LINE | |
| UNDERGROUND TELECOMMUNICATION | |
| UNDERGROUND WATER LINE | |
| TOWN DRAINAGE | |
| OVERHEAD POWER LINE | |
| UNDERGROUND ELECTRIC LINE | |
| UNDERGROUND GAS LINE | |
| SANITARY SEWER LINE | |
| GLY WIRE | |
| WATER VALVE | |
| FIRE HYDRANT | |
| WATER METER | |
| LIGHT POLE | |
| POWER POLE | |
| SOIL | |
| SANITARY SEWER MANHOLE | |
| GAS METER | |
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| EDGE OF PAVEMENT | |
| RIGHT OF WAY | |
| IRON OLD (FOUND) | |
| POSTING NEW (SET) | |
| OPEN TOP | |
| IRON NUT | |

NOTES:

- [illegible]

GRAPHIC SCALE



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

PROPERTY SUBJECT TO ALL DOWNS AND ENCUMBRANCES BY RECORD

LANDSCAPE ARCHITECTS • CIVIL ENGINEERS
LAND SURVEYORS • LAND PLANNERS
PO BOX 263, Greenville, SC 29602
854.235.5569
postmodern@arbordesign.net

ARBOR
LAND DESIGN

RECOMBINATION PLAT FOR:
COTHRAN PROPERTIES LLC.

780, 784, 788, 792, 945
BROCKMAN MCCLIMON ROAD
CITY OF GREER
SPARTANBURG COUNTY, SC

APPROVED BY: PATRICK N. FOGLEMAN

045 ROAD Y, SC S.C. REG. NO. 26594	SCALE: 1" = 60'
	DATE: 6-1-22
	PT. FILE: 22113-ALL.txt
	DWG. NO: 22113-SURVEY.dwg



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 7/25/2024

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

Tax Map Number(s) 5-28-00-012.00

Property Address(s) 780 BROCKMAN MCCLIMON RD, GREER 29651

Acreage of Properties 1 County Spartanburg

Applicant Information

Name MCP RE Acquisitions LLC
Address 430 N Hanover Street, Charleston, SC 29403
Contact Number 617-549-3285
Email david@materialcapitalpartners.com
Business Name Material Capital Partners

Property Owner Information

(If multiple owners, see back of sheet)

Name Peggy Henson
Address 780 Brockman McClimon Rd
Contact Number 864-270-3119
Email _____
Business Name _____

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

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

The applicant hereby requests that the property described be rezoned from

Residential Suburban to Traditional Neighborhood

Existing Use: Vacant Land Proposed Use: Single family detached and attached homes

Signature(s) Peggy S. Henson

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

See Reverse

Complete the section below if multiple property owners

Name	<u>Peggy Henson</u>
Business Name	<u> </u>
Address	<u>790 Brockman McIlhenny Rd</u>
Contact Number	<u> </u>
Signature	<u>Peggy S. Henson</u>

Name	<u> </u>
Business Name	<u> </u>
Address	<u> </u>
Contact Number	<u> </u>
Signature	<u> </u>

Name	<u> </u>
Business Name	<u> </u>
Address	<u> </u>
Contact Number	<u> </u>
Signature	<u> </u>

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Contact Number	<u> </u>
Signature	<u> </u>

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Business Name	<u> </u>
Address	<u> </u>
Contact Number	<u> </u>
Signature	<u> </u>



ZONING MAP AMENDMENT APPLICATION (REZONING)

Date 7/25/2024

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

Tax Map Number(s) 5-28-00-012.04

Property Address(s) 945 BROCKMAN MCCLIMON RD, GREER 29651

Acreage of Properties 16.63 County Spartanburg

Applicant Information

Name MCP RE Acquisitions LLC
Address 430 N Hanover Street, Charleston, SC 29403
Contact Number 617-549-3285
Email david@materialcapitalpartners.com
Business Name Material Capital Partners

Property Owner Information

(If multiple owners, see back of sheet)

Name Peggy Henson
Address 945 Brockman McClimon Rd
Contact Number 864-270-3119
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Business Name _____

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

The applicant hereby requests that the property described be rezoned from

Residential Suburban

to Traditional Neighborhood

Existing Use: Vacant Land

Proposed Use: Single family detached and attached homes

Signature(s) Peggy S. Henson

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

See Reverse

Complete the section below if multiple property owners

Name Peggy Henson
Business Name _____
Address 945 Brockman McClimon Rd
Contact Number _____
Signature Peggy S. Henson

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Wednesday, September 18, 2024

DOCKET: RZ 24-10

APPLICANT: MCP RE Acquisitions, LLC

PROPERTY LOCATION: Brockman McClimon and Abner Creek Rd

TAX MAP NUMBER: 5-28-00-012.04, 5-28-00-012.02, 5-28-00-012.00, 5-28-00-012.01 and 5-28-00-012.03

EXISTING ZONING: Rural Residential (RR)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: +/- 18 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 24-10**

RZ 24-10 is a rezoning request for five parcels located at the northwest quadrant of the Brockman McClimon Rd and Abner Creek Rd intersection with a total acreage of almost 18 acres. The request is to rezone the properties from Rural Residential to Traditional Neighborhood. The intent of the applicant is to combine the properties and develop a mixed-product residential subdivision.

Surrounding land uses and zoning include:

North:	Manufacturing and Logistics – Clarius Park; Unzoned Spartanburg County - vacant
East:	Brockman McClimon Rd and Unzoned Spartanburg County
South:	Abner Creek Rd and DRD, Design Review District – Saddlebrook
West:	Traditional Neighborhood – Overton Park

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

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses and the comprehensive plan, therefore, staff supports the request. This property would serve as a transition between more intense industrial uses to the north and lower density residential to the south.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

(See next page)

Public Hearing

Mr. David Craig was present on behalf of Material Capital Partners as the applicant. He showed a brief presentation that showed their building products and their style of development. He said it was similar to a new urbanist design with an emphasis on parks, trails, and amenities. He said a local project that would be similar is Homestead at Hartness. He explained that they had not completed a TIA yet, because they wanted to ensure the project would be able to move forward, but they would be completed one as required.

Ms. Amy Harvey was present to speak during public hearing on behalf of the 5 property owners of the subject properties. She said that as a family they have lived in the area for over 25 years and watched the area change and grow. They have accepted that with the area's growth and the proximity of BMW and the highway, that traffic in the area is unavoidable. The property owners of the five parcels are confident that the developers will develop their property to with high standards and in a thoughtful manner and it will complement the existing developments in the area.

There were two speakers who expressed opposition and concern about the project. They cited concerns about traffic in the area and the poor road conditions, as well as the response times and availability of city services like the ambulance and fire with a larger population to serve.

New Business

Staff presented their analysis and recommendation of approval.

Mr. Jones asked the applicant to return to the podium to address concerns. Mr. Jones explained to the audience that a traffic study would be required of the project before approval.

Mr. Acierno asked if the site would be mostly townhomes. Mr. Craig said that it would be about 50/50 townhomes and single-family detached at about 6-7 units per acre.

Mr. Jones asked what the subdivision west of the parcels is and how many units per acre they had. Ms. Kaade answered that Overton Park was approved with 7,500 square foot lots.

Mr. Acierno asked what triggers taking a road. Ms. Stahl responded that when we annex property adjacent to a roadway is when we take ownership if they are county roads. When they are DOT roads, we accept the roadway for city services, but not for maintenance or ownership.

Mr. Booker asked Ms. Harvey if she spoke for the homeowners of all five properties. Ms. Harvey said yes. Mr. Booker said that he did not oppose the rezoning request because he respected the property rights of the homeowners and the rezoning request was appropriate for the area.

Mr. Acierno asked about the density of Rural Residential. Ms. Kaade responded 20,000 per acre minimum lots are the standard for the district, but pointed out that this property shared a boundary with intense industrial to the north and would serve as a transition to the residential to the south.

Mr. Lamb stated that while he did not love the zoning district they were requesting, he would support it.

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



AGENDA
GREER CITY COUNCIL
9/24/2024

First Reading of Ordinance Number 37-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BRIAN ALLEN AND JANICE L. HENSON LOCATED AT 784 BROCKMAN MCCLIMON ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Executive Summary:

Ordinance 37-2024 is a rezoning request for one parcel located at 784 Brockman McClimon Rd. The request is to rezone the parcel, consisting of a total of one acre, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with four adjacent parcels (Ords 36, 38 and 39-2024) to develop a single-family residential development. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner II

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	9/19/2024	Cover Memo
❑ Ordinance Number 37-2024	9/19/2024	Ordinance
❑ Ord 37-2024 Exhibit A Map	9/19/2024	Exhibit
❑ Ord 37-2024 Exhibit B Title to Real Estate	9/19/2024	Exhibit
❑ Ord 37-2024 Exhibit C Plat	9/19/2024	Exhibit
❑ ORd 37-2024 Rezoning Application	9/19/2024	Backup Material
❑ Ord 37-2024 Planning Commission Minutes	9/19/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance #37-2024

Date: September 19, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 37-2024 is a rezoning request for one parcel located at 784 Brockman McClimon Rd. The request is to rezone the parcel, consisting of a total of one acre, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with four adjacent parcels (Ords 36, 38 and 39-2024) to develop a single-family residential development.

The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

ORDINANCE NUMBER 37-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BRIAN ALLEN AND JANICE L. HENSON LOCATED AT 784 BROCKMAN MCCLIMON ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Brian Allen and Janice L. Henson located at 784 Brockman McClimon Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-28-00-012.01 containing approximately 1.00 +/- acre attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Plat attached hereto marked at Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on September 18, 2024.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to TN (Traditional Neighborhood).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 784 Brockman McClimon Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-28-00-012.01 containing approximately 1.00 +/- acres attached hereto marked as Exhibit A shall be changed from RR (Rural Residential) to TN (Traditional Neighborhood).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 24, 2024

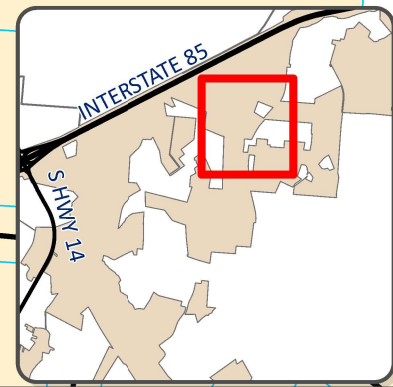
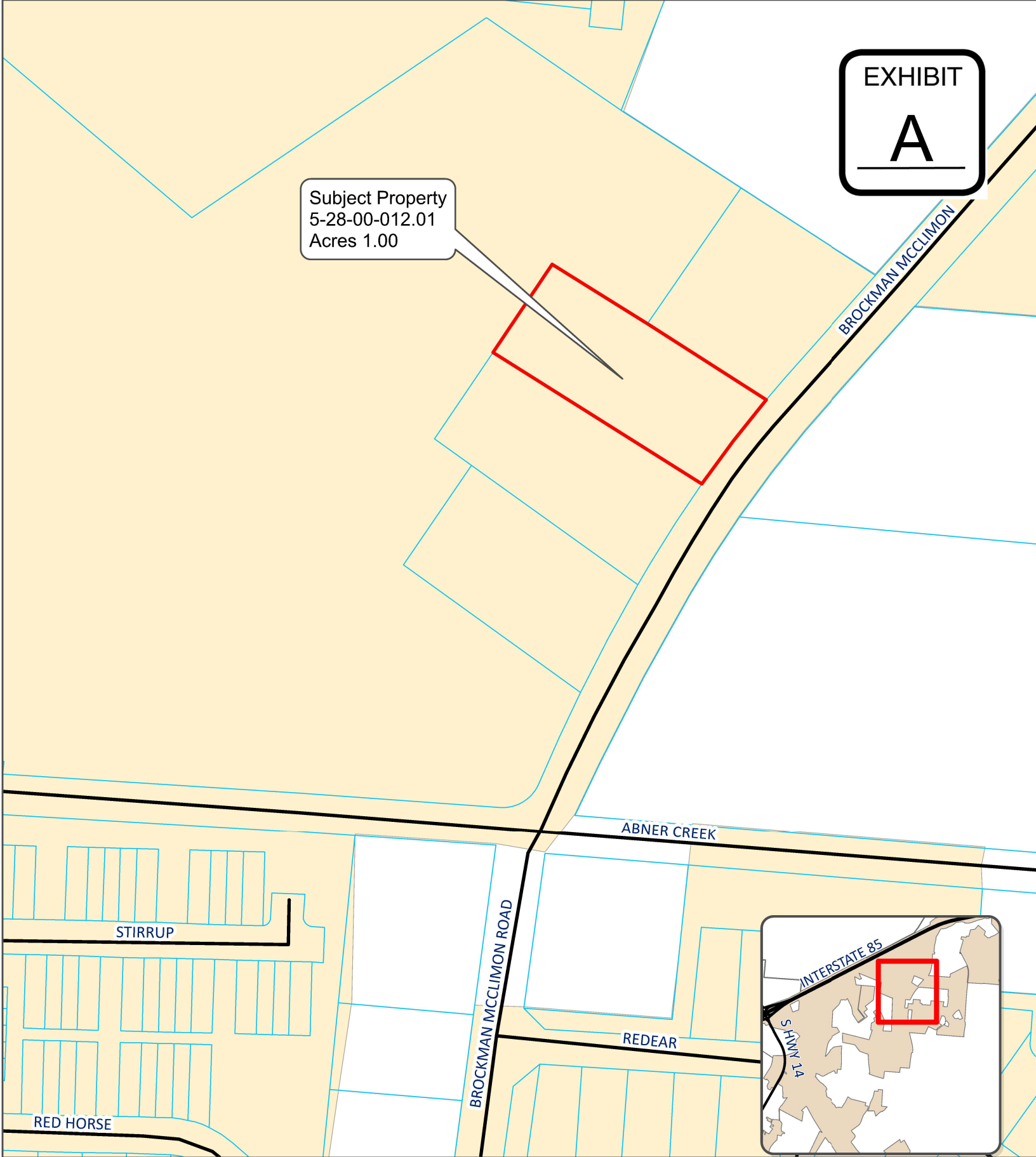
Second and
Final Reading: October 8, 2024

Approved as to Form:

Daniel R. Hughes, City Attorney

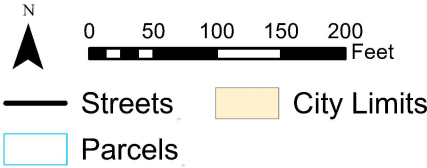
EXHIBIT
A

Subject Property
5-28-00-012.01
Acres 1.00



Ordinance 37-2024

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



DEE-2024021097

Recorded 1 on 05/31/2024 09:16:04 AM

Recording Fee: \$15.00

Office of REGISTER OF DEEDS, SPARTANBURG

ASHLEY B. WILLIAMS REGISTER OF DEEDS

BK:DEE 146-S PG:473-473

EXHIBIT**B**

Grantee Mailing address: 784 Brockman McClimon Rd., Greer SC 29651

Tax Map# 5-28-00-012.01

NO TITLE EXAM BY TAMMY S. HILL, ATTORNEY

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

KNOW ALL MEN BY THESE PRESENTS, that **BRIAN ALLEN HENSON** in consideration of **ONE DOLLAR, LOVE AND AFFECTION**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents, does grant, bargain, sell and release unto,

BRIAN ALLEN HENSON AND JANICE L. HENSON**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**

ALL THAT certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Spartanburg containing 1.00 acres on the northwestern side of Brockman McClimon Road and being 453 feet from the center line of Abner Creek Road as shown on plat prepared by Jeffry M. Wallace, RLS # 12251, dated October 20, 1997, entitled "Boundary Survey for Hendrix J. Bennett and Ruby S. Bennett, recorded in the ROD Office for Spartanburg County in Plat Book 142, Page 730, and having according to said plat the following metes and bounds,
to-wit:

BEGINNING at an iron pin in the center line of Brockman McClimon Road, said pin being 453 feet from the center line of Abner Creek Road and running thence N 55-41-28 W 333.36 feet to an iron pin; thence turning and running N 34-18-32 E 129.83 feet to an iron pin; thence turning and running S 55-41-28 E 340.10 feet to an iron pin in the center line of Brockman McClimon Road; thence turning and running along the center line of Brockman McClimon Road S 38-28-50 W 84.36 feet to an iron pin; thence continuing with the center line of Brockman McClimon Road S 35-03-54 W 45.69 feet to an iron pin, the point of beginning.

THIS BEING THE SAME PROPERTY AS CONVEYED TO ~~BRIAN ALLEN HENSON~~ BY DEED OF HENDRIX J. BENNETT RECORDED 10/11/2013 IN THE ROD OFFICE FOR SPARTANBURG COUNTY IN DEED BOOK 104-N AT PAGE 099.

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

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

Witness the Grantor's(s') Hand(s) and Seal(s) this 30 day of MAY 2024

Tami J. Loudon
Witness

Brian Allen Henson
BRIAN ALLEN HENSON

Tammy S. Hill
Witness

State of South Carolina)

Acknowledgment

County of Greenville)


I, Tami J. Loudon, Notary Public for SC, do hereby certify that Brian Allen Henson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 30 day of May 2024

Tami J. Loudon
Tammy S. Hill, Notary Public for South Carolina
My commission expires

TAMI J LOUDON
Notary Public-State of South Carolina
My Commission Expires
March 25, 2034

PALMETTO UTILITY LOCATION SERVICE

 **3 DAYS BEFORE DIGGING CALL
TOLL FREE 811**

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TMS #5-28-00-013.0
N/F CAROLYN J. HAMER
DB 105-B PG 195

[illegible]

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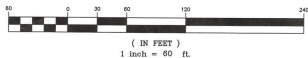
LEGE

—	PROPERTY LINE TO BE ABANDONED
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—	UNDERGROUND WATER LINE
—	STORM DRAINAGE
—	OVERHEAD POWER LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND SANITARY SEWER
—	SANITARY SEWER LINE
—	CITY WIRE
—	WATER VALVE
—	FIRE HYDRANT
—	WATER TOWER
—	LIGHT POLE
—	POWER POLE
—	SION
—	SANITARY SEWER MANHOLE
—	GAS METER
—	TRANSFORMER
—	ELECTRIC BOX
—	GAS VALVE
—	MONUMENT
—	FIBER OPTIC MARKER
—	TELECOMMUNICATION PERCESSION
—	REINFORCED CONCRETE PIPE
—	EDGE OF PAVEMENT
—	RIGHT OF WAY
—	IRON OLD (FOUND)
—	IRON PIN NEW (SET)
—	OPEN TOP
—	REBAR
—	CURB INLET

NOTES

- [illegible]

GRAPHIC SCALE



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PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

LANDSCAPE ARCHITECTS • CIVIL ENGINEERS
LAND SURVEYORS • LAND PLANNERS
PO BOX 263, Greenville, SC 29602
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postmodern@akille.net



ARBOR
LAND DESIGN

RECOMBINATION PLAT FOR:
COTHRAN PROPERTIES LLC.

780, 784, 788, 792, 945
BROCKMAN MCCLIMON ROAD
CITY OF GREER
SPARTANBURG COUNTY SC

APPROVED BY: PATRICK N. FOGLEMAN

SCALE: 1" = 60'

DATE: 6-1-22

PT. FILE:

S.C. REG. NO. 26384 22113-ALL.tx

DWG. NO:



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 7/25/2024

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

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Property Owner Information

(If multiple owners, see back of sheet)

Name Brian A Henson
Address 784 Brockman McClimon Rd
Contact Number 864-848-4868
Email _____
Business Name _____

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

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

The applicant hereby requests that the property described be rezoned from

Residential Suburban

to Traditional Neighborhood

Existing Use: Vacant Land

Proposed Use: Single family detached and attached homes

Signature(s) Brian A. Henson
Janice L. Henson

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

See Reverse

Complete the section below if multiple property owners

Name Brian A. Henson
Business Name _____
Address 784 Brockman McClimon Rd
Contact Number _____
Signature Brian A. Henson

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name Tanice L. Henson
Business Name _____
Address 784 Brockman McClimon Rd
Contact Number _____
Signature Tanice L. Henson

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Wednesday, September 18, 2024

DOCKET: RZ 24-10

APPLICANT: MCP RE Acquisitions, LLC

PROPERTY LOCATION: Brockman McClimon and Abner Creek Rd

TAX MAP NUMBER: 5-28-00-012.04, 5-28-00-012.02, 5-28-00-012.00, 5-28-00-012.01 and 5-28-00-012.03

EXISTING ZONING: Rural Residential (RR)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: +/- 18 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 24-10**

RZ 24-10 is a rezoning request for five parcels located at the northwest quadrant of the Brockman McClimon Rd and Abner Creek Rd intersection with a total acreage of almost 18 acres. The request is to rezone the properties from Rural Residential to Traditional Neighborhood. The intent of the applicant is to combine the properties and develop a mixed-product residential subdivision.

Surrounding land uses and zoning include:

North:	Manufacturing and Logistics – Clarius Park; Unzoned Spartanburg County - vacant
East:	Brockman McClimon Rd and Unzoned Spartanburg County
South:	Abner Creek Rd and DRD, Design Review District – Saddlebrook
West:	Traditional Neighborhood – Overton Park

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

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses and the comprehensive plan, therefore, staff supports the request. This property would serve as a transition between more intense industrial uses to the north and lower density residential to the south.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval
(See next page)

Public Hearing

Mr. David Craig was present on behalf of Material Capital Partners as the applicant. He showed a brief presentation that showed their building products and their style of development. He said it was similar to a new urbanist design with an emphasis on parks, trails, and amenities. He said a local project that would be similar is Homestead at Hartness. He explained that they had not completed a TIA yet, because they wanted to ensure the project would be able to move forward, but they would be completed one as required.

Ms. Amy Harvey was present to speak during public hearing on behalf of the 5 property owners of the subject properties. She said that as a family they have lived in the area for over 25 years and watched the area change and grow. They have accepted that with the area's growth and the proximity of BMW and the highway, that traffic in the area is unavoidable. The property owners of the five parcels are confident that the developers will develop their property to with high standards and in a thoughtful manner and it will complement the existing developments in the area.

There were two speakers who expressed opposition and concern about the project. They cited concerns about traffic in the area and the poor road conditions, as well as the response times and availability of city services like the ambulance and fire with a larger population to serve.

New Business

Staff presented their analysis and recommendation of approval.

Mr. Jones asked the applicant to return to the podium to address concerns. Mr. Jones explained to the audience that a traffic study would be required of the project before approval.

Mr. Acierno asked if the site would be mostly townhomes. Mr. Craig said that it would be about 50/50 townhomes and single-family detached at about 6-7 units per acre.

Mr. Jones asked what the subdivision west of the parcels is and how many units per acre they had. Ms. Kaade answered that Overton Park was approved with 7,500 square foot lots.

Mr. Acierno asked what triggers taking a road. Ms. Stahl responded that when we annex property adjacent to a roadway is when we take ownership if they are county roads. When they are DOT roads, we accept the roadway for city services, but not for maintenance or ownership.

Mr. Booker asked Ms. Harvey if she spoke for the homeowners of all five properties. Ms. Harvey said yes. Mr. Booker said that he did not oppose the rezoning request because he respected the property rights of the homeowners and the rezoning request was appropriate for the area.

Mr. Acierno asked about the density of Rural Residential. Ms. Kaade responded 20,000 per acre minimum lots are the standard for the district, but pointed out that this property shared a boundary with intense industrial to the north and would serve as a transition to the residential to the south.

Mr. Lamb stated that while he did not love the zoning district they were requesting, he would support it.

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



AGENDA
GREER CITY COUNCIL
9/24/2024

First Reading of Ordinance Number 38-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JEFFREY L. AND AMY E. HARVEY LOCATED AT 788 BROCKMAN MCCLIMON ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Executive Summary:

Ordinance 38-2024 is a rezoning request for one parcel located at 788 Brockman McClimon Rd. The request is to rezone the parcel, consisting of a total of one acre, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with four adjacent parcels (Ords 36-37 and 39-2024) to develop a single-family residential development. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner, II

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	9/19/2024	Cover Memo
❑ Ordinance Number 38-2024	9/19/2024	Ordinance
❑ Ord 38-2024 Exhibit A Map	9/19/2024	Exhibit
❑ Ord 38-2024 Exhibit B Title to Real Estate	9/19/2024	Exhibit
❑ Ord 38-2024 Exhibit C Plat	9/19/2024	Exhibit
❑ Ord 38-2024 Rezoning Application	9/19/2024	Backup Material
❑ Ord 38-2024 Planning Commission Minutes	9/19/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance #38-2024

Date: September 19, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 38-2024 is a rezoning request for one parcel located at 788 Brockman McClimon Rd. The request is to rezone the parcel, consisting of a total of one acre, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with four adjacent parcels (Ords 36-37 and 39-2024) to develop a single-family residential development.

The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

ORDINANCE NUMBER 38-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JEFFREY L. AND AMY E. HARVEY LOCATED AT 788 BROCKMAN MCCLIMON ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Jeffrey L. and Amy E. Harvey located at 788 Brockman McClimon Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-28-00-012.02 containing approximately 1.00 +/- acre attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Plat attached hereto marked at Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on September 18, 2024.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to TN (Traditional Neighborhood).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 788 Brockman McClimon Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-28-00-012.02 containing approximately 1.00 +/- acres attached hereto marked as Exhibit A shall be changed from RR (Rural Residential) to TN (Traditional Neighborhood).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 24, 2024

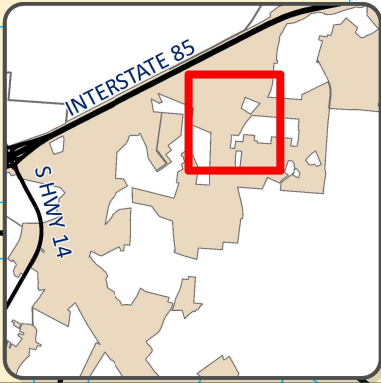
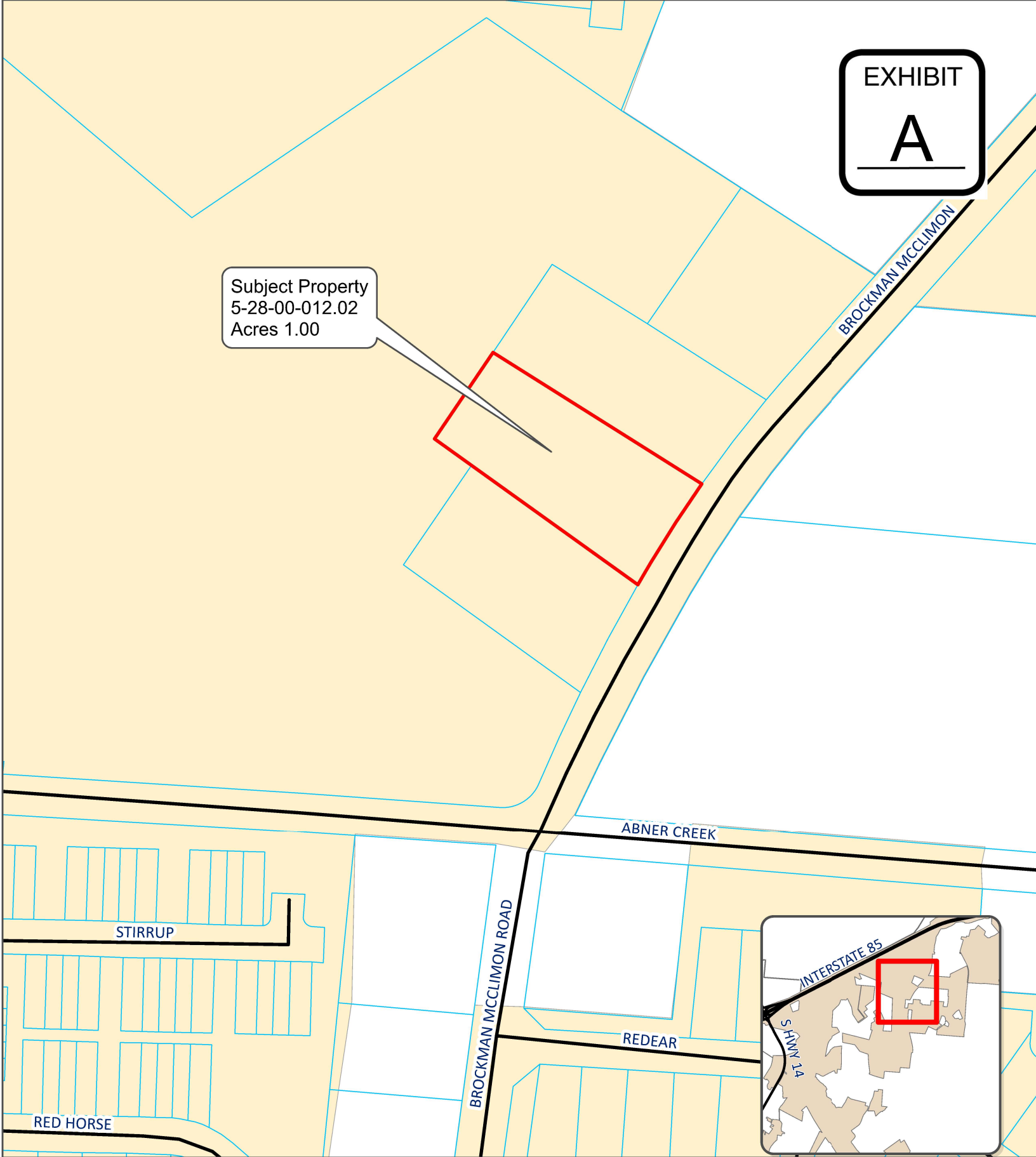
Second and
Final Reading: October 8, 2024

Approved as to Form:

Daniel R. Hughes, City Attorney

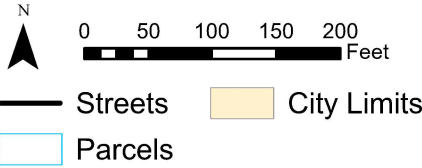
EXHIBIT
A

Subject Property
5-28-00-012.02
Acres 1.00



Ordinance 38-2024

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



EXHIBIT**B**

NO TITLE EXAMINATION BY TAMMY HILL, ATTORNEY

Grantee Mailing address: 788 Brockman-McClimon Road Greer SC 29651

Tax Map # 5-28-00-012.02

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

KNOW ALL MEN BY THESE PRESENTS, that **PEGGY S. HENSON** in consideration of **ONE DOLLAR (\$1.00) LOVE AND AFFECTION**, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto,

JEFFREY L. HARVEY & AMY E. HARVEY**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT TENANTS IN COMMON**

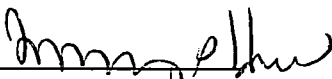

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH ALL IMPROVEMENTS THEREON OR HEREINAFTER CONSTRUCTED THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, **CONTAINING ONE (1) ACRE**, MORE OR LESS, ON THE NORTHWESTERN SIDE OF BROCKMAN MCCLIMON ROAD AND BEING 323 FEET FROM THE CENTER LINE OF ABNER CREEK ROAD, AS SHOWN ON PLAT PREPARED BY JEFFREY M. WALLACE, RLS, DATED OCTOBER 20, 1997, ENTITLED, **"BOUNDARY SURVEY FOR MITCHELL D. SMITH AND EARLINE H. SMITH"** AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR SPARTANBURG COUNTY IN **PLAT BOOK 142 AT PAGE 729**. REFERENCE BEING MADE TO SAID SURVEY FOR A MORE COMPLETE DESCRIPTION AS TO METES AND BOUNDS.

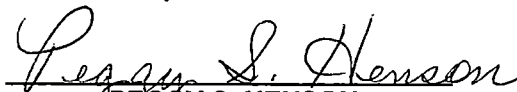
This being a portion of the same property as conveyed to Peggy S. Henson by deed of Hendrix J. Bennett recorded May 29, 2013 in the ROD office for Spartanburg County in Deed Book 103-K at Page 869.

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

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

Witness the Grantor's(s') Hand(s) and Seal(s) this 11 day of **DECEMBER 2015**


Witness

Witness


PEGGY S. HENSON

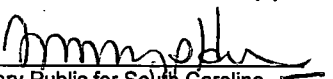
State of South Carolina)

County of Greenville)

Acknowledgement

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that Peggy S. Henson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 11 day of December, 2015.


Notary Public for South Carolina **Tammy S. Hill**
My Commission expires: 7/10/2017

DEE-2015-52366



DEE BK 110-V PG 880-880


EXEMPT

Recorded 1 Pages on 12/14/2015 02:15:48 PM

Recording Fee: \$10.00

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

PALMETTO UTILITY LOCATION SERVICE

 **3 DAYS BEFORE DIGGING CALL
TOLL FREE 811**

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TMS #5-28-00-013.0
N/F CAROLYN J. HAMB
DB 105-B PG 195

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
11	188.52	N 41° 23' 45" W	121	4.75	S 88° 12' 30" E
12	65.28	E 52° 10' 29" W	122	13.93	N 30° 20' 25" E
13	150.00	S 10° 20' 30" W	123	40.48	N 88° 32' 40" E
14	100.00	N 10° 20' 30" E	124	30.98	N 10° 42' 40" E
15	14.66	N 80° 30' 32" E	125	3.88	N 88° 10' 30" E
16	13.26	N 80° 30' 32" E	126	54.03	N 48° 42' 24" E
17	11.26	N 89° 10' 43" E			
18	36.40	S 89° 11' 15" E			
19	16.86	S 88° 11' 15" E			
20	77.99	S 88° 10' 30" E			
21	68.16	S 88° 23' 01" E			
22	14.73	S 89° 55' 44" E			
23	14.73	N 89° 05' 15" E			
24	14.80	N 88° 51' 44" E			
25	68.31	S 88° 23' 01" E			
26	77.75	N 88° 56' 16" E			
27	17.63	N 89° 11' 15" W			
28	100.00	N 88° 56' 16" E			
29	102.34	N 88° 56' 16" E			
30	32.90	N 80° 54' 16" E			

Outlot Line Table		
Line #	Length	Direction
127	50.30	S 44° 12' 36" E
128	18.59	S 89° 23' 20" E
129	16.86	S 88° 32' 30" E
130	55.33	S 88° 32' 30" E
131	457.08	N 88° 32' 40" E
132	44.54	N 88° 32' 40" E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.40	178.00	6.89	N1° 59' 48"E	21.39
C2	31.37	20.00	89.88	N50° 21' 06"E	28.25
C3	35.16	1485.87	1.36	S40° 33' 42"W	35.16
C4	84.37	1485.87	3.25	S38° 20' 41"W	84.36
C5	45.89	1023.82	2.58	S54° 55' 45"W	45.89
C6	84.62	1023.82	3.62	S31° 40' 33"W	84.61

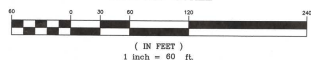
LEGE

- | | |
|-----|--------------------------------|
| | PROPERTY LINE |
| | PROPERTY LINE TO BE ABANDONED |
| | SIGHT WAY |
| | EASEMENT |
| | ADJACENT PROPERTY LINE |
| UT | UNDERGROUND TELECOMMUNICATIONS |
| | UNDERGROUND FUR LINE |
| | TORN DRAINAGE |
| DW | OVERHEAD POWER LINE |
| LOG | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND GAS LINE |
| SS | SANITARY SEWER MANHOLE |
| | GUY WIRE |
| | WATER VALVE |
| | FIRE HYDRANT |
| | WATERS METER |
| | LIGHT POLE |
| | PUMP POLE |
| | SIGN |
| | SANITARY SEWER MANHOLE |
| | GAS METER |
| | TRANSFORMER |
| | ELECTRIC BOX |
| | GAS VALVE |
| | MANNHOLE |
| | FIBER OPTIC MARKER |
| | TELECOMMUNICATION PEDESTAL |
| | REINFORCED CONCRETE PIER |
| | EDGE OF PAVEMENT |
| RCP | RIGHT OF WAY |
| PO | IRON OLD (FOUND) |
| OT | RIGHT OF WAY (SET) |
| O | OPEN TOP |
| C | CEILING |
| | CURB INLET |

NOTES:

- [illegible]

GRAPHIC SCALE



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

PROPERTY SUBJECT TO ALL DOWNS AND ENCUMBRANCES BY RECORD

LANDSCAPE ARCHITECTS • CIVIL ENGINEERS
LAND SURVEYORS • LAND PLANNERS
PO BOX 263, Greenville, SC 29602
854.235.5569
postm@arborlanddesign.net

ARBOR
LAND DESIGN

RECOMBINATION PLAT FOR:
COTHRAN PROPERTIES LLC.

780, 784, 788, 792, 945
BROCKMAN MCCLIMON ROAD
CITY OF GREER
SPARTANBURG COUNTY, SC

APPROVED BY: PATRICK N. FOGLEMAN

045 ROAD Y, SC S.C. REG. NO. 26594	SCALE: 1" = 60'
	DATE: 6-1-22
	PT. FILE: 22113-ALL.txt
	DWG. NO: 22113-SURVEY.dwg



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 7/25/2024

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

Tax Map Number(s) 5-28-00-012.02

Property Address(s) 788 BROCKMAN MCCLIMON RD, GREER 29651

Acreage of Properties 1 County Spartanburg

Applicant Information

Name MCP RE Acquisitions LLC
Address 430 N Hanover Street, Charleston, SC 29403
Contact Number 617-549-3285
Email david@materialcapitalpartners.com
Business Name Material Capital Partners

Property Owner Information

(If multiple owners, see back of sheet)

Name Jeff & Amy Harvey
Address 788 Brockman McClimon Rd
Greer SC 29651
Contact Number 593-16219
Email JeffHarvey330@gmail.com
Business Name _____

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

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

The applicant hereby requests that the property described be rezoned from

Residential Suburban

to Traditional Neighborhood

Existing Use: Vacant Land

Proposed Use: Single family detached and attached homes

Signature(s) Jeff Harvey
Amy Harvey

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

See Reverse

Complete the section below if multiple property owners

Name Jeff Harvey
Business Name _____
Address 788 Brockman McClimon Rd
Contact Number 593-6269
Signature Jeff Harvey

Name Amy Harvey
Business Name _____
Address 788 Brockman McClimon Rd
Contact Number 593-6692
Signature Amy Harvey

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Wednesday, September 18, 2024

DOCKET: RZ 24-10

APPLICANT: MCP RE Acquisitions, LLC

PROPERTY LOCATION: Brockman McClimon and Abner Creek Rd

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SIZE: +/- 18 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

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North:	Manufacturing and Logistics – Clarius Park; Unzoned Spartanburg County - vacant
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The request is compatible with surrounding land uses and the comprehensive plan, therefore, staff supports the request. This property would serve as a transition between more intense industrial uses to the north and lower density residential to the south.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

(See next page)

Public Hearing

Mr. David Craig was present on behalf of Material Capital Partners as the applicant. He showed a brief presentation that showed their building products and their style of development. He said it was similar to a new urbanist design with an emphasis on parks, trails, and amenities. He said a local project that would be similar is Homestead at Hartness. He explained that they had not completed a TIA yet, because they wanted to ensure the project would be able to move forward, but they would be completed one as required.

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Mr. Lamb stated that while he did not love the zoning district they were requesting, he would support it.

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



AGENDA
GREER CITY COUNCIL
9/24/2024

First Reading of Ordinance Number 39-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY MICHAEL AND NANCY HAWKINS SMITH LOCATED AT 792 BROCKMAN MCCLIMON ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD) (Action Required)

Executive Summary:

Ordinance 39-2024 is a rezoning request for one parcel located at 792 Brockman McClimon Rd. The request is to rezone the parcel, consisting of a total of one acre, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with four adjacent parcels (Ords 36 through 38-2024) to develop a single-family residential development. The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner II

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	9/19/2024	Cover Memo
❑ Ordinance Number 39-2024	9/19/2024	Ordinance
❑ Ord 39-2024 Exhibit A Map	9/19/2024	Exhibit
❑ Ord 39-2024 Exhibit B Title to Real Estate	9/19/2024	Exhibit
❑ Ord 39-2024 Exhibit C Plat	9/19/2024	Exhibit
❑ Ord 39-2024 Rezoning Application	9/19/2024	Backup Material
❑ Ord 39-2024 Planning Commission Minutes	9/19/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance #39-2024

Date: September 19, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 39-2024 is a rezoning request for one parcel located at 792 Brockman McClimon Rd. The request is to rezone the parcel, consisting of a total of one acre, from Rural Residential (RR) to Traditional Neighborhood (TN). The intent of the rezoning is to combine with four adjacent parcels (Ords 36 through 38-2024) to develop a single-family residential development.

The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

ORDINANCE NUMBER 39-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY MICHAEL AND NANCY HAWKINS SMITH LOCATED AT 792 BROCKMAN MCCLIMON ROAD FROM RR (RURAL RESIDENTIAL) TO TN (TRADITIONAL NEIGHBORHOOD)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Michael and Nancy Hawkins Smith located at 792 Brockman McClimon Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-28-00-012.03 containing approximately 1.00 +/- acre attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Plat attached hereto marked at Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on September 18, 2024.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to TN (Traditional Neighborhood).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 792 Brockman McClimon Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-28-00-012.03 containing approximately 1.00 +/- acres attached hereto marked as Exhibit A shall be changed from RR (Rural Residential) to TN (Traditional Neighborhood).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: September 24, 2024

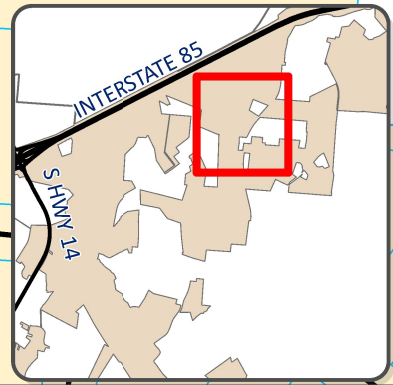
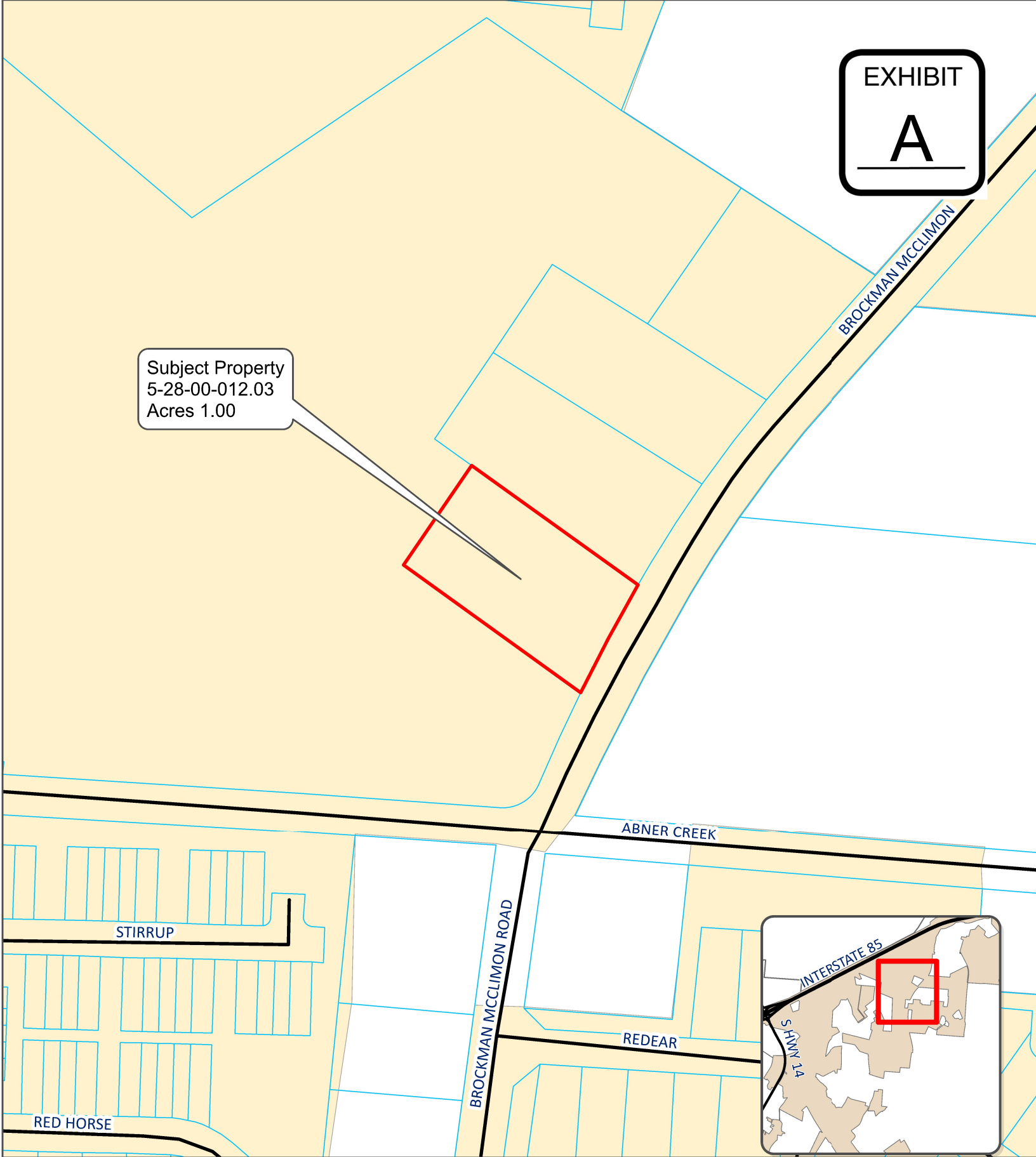
Second and
Final Reading: October 8, 2024

Approved as to Form:

Daniel R. Hughes, City Attorney

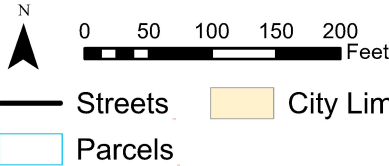
EXHIBIT
A

Subject Property
5-28-00-012.03
Acres 1.00



Ordinance 39-2024

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



DEE-2015-12270
 Recorded 3 Pages on 3/24/2015 3:21:40 PM
 Recording Fee: \$10.00 Documentary Stamps: \$0.00
 Office of Register of Deeds, Spartanburg, S.C.
 Dorothy Earle, Register



Grantee Address: 100 RANDALL STREET, GREER, SOUTH CAROLINA 29651

STATE OF SOUTH CAROLINA)
) **Title to Real Estate**
 COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that **K. MICHAEL SMITH**, (hereinafter "Grantor[s]") in consideration of **One and 00/100 (\$1.00) Dollars, LOVE AND AFFECTION** the receipt of which is hereby acknowledged, has granted, bargained, sold and release unto **K. MICHAEL SMITH AND NANCY HAWKINS SMITH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON** (hereinafter "Grantee[s]") his/her/their/it's successors and assignees forever, to-wit:

*ALL that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg, State of South Carolina, being now known and designated as **Lots 1, 2 and 3** as shown on a survey entitled "**Ridgewood Estates**" prepared by Thomas P. Dowling, Surveyor and recorded on September 23, 2005 in the ROD Office for Spartanburg County in **Plat Book 158 at Page 645**. This property was also known as Lots 49, 50 and a portion of Lot 51 on Plat of the Emma K. Cannon Estate, made by Dunahoo Surveyor dated November 7-10, 1950 and recorded in **Plat Book 26 at Page 488 – 491, inclusive**. Reference is hereby directed to the above-mentioned plat for a metes and bounds description thereof.*

***THIS** conveyance is made subject to all restrictions, easements, rights-of-way, setback lines, roadways and zoning ordinances, if any, of record on the recorded plat, or on the premises, affecting said property.*

***DERIVATION: THIS** is a portion of the property [as to portion of lot 51] conveyed to K. Michael Smith and Patricia T. Smith by deed from Billy and Frances H. Smith dated October 29, 1976 and recorded in the ROD Office for Spartanburg County on November 12, 1976 in **Deed Book 44-D at Page 862**. Also the same property [as to lot 49 & 50] conveyed to K. Michael Smith and Patricia T. Smith by deed from Hendrix J. Bennett and Ruby S. Bennett dated December 1, 1975 and recorded in the ROD Office for Spartanburg County on November 12, 1976 in **Deed Book 44-D at Page 863**; and by a more recent deed from Patricia T. Smith n/k/a Patricia Smith Edney dated May 26, 2005 and recorded in the ROD Office for Spartanburg County on July 12, 2005 in **Deed Book 83-L at Page 352**; and re-recorded on February __, 2015 in **Deed Book 108-N at Page 594**.*

Tax Map #: 9-03-06 002.02 & 9-03-06-002.03

AND

***ALL** that certain piece, parcel or lot of land situate, lying and being in he County of Spartanburg, State of South Carolina, in Reidville Township, about file miles south from the City*

of Greer and near Pelham, SC and being all of Tract 2, on a plat of property of P. L. Smith, Sr., prepared by John A. Simmons, Surveyor dated June 7, 1963 and having the following metes and bounds:

BEGINNING at an iron pin joint corner of lot or tract 2 and 3 and runs thence with the common line of said tracts, S. 54-00 west 1619 feet to iron pin near corner of said tract; thence S. 84-43 E. 282.5 feet to iron pin, rear corner of tract 1 and 2; thence with the common line of said tract, N 4-00 E. 1815 feet to an iron pin, corner of said lot, thence S; 60-20 W. 340 feet to the beginning corner, and containing 11.18 acres, more or less and being part of the same tract of land conveyed to P. L. Smith by Leroy Moore, Master for Spartanburg County.

THIS conveyance is made subject to all restrictions, easements, rights-of-way, setback lines, roadways and zoning ordinances, if any, of record on the recorded plat, or on the premises, affecting said property.

DERIVATION: **THIS** is the same property conveyed to K. Michael Smith, herein by deed from Bill Smith and Frances H. Smith dated August 19, 2002 and recorded in the ROD Office for Spartanburg County on September 3, 2002 in Deed Book 76-K at Page 226.

TAX MAP #: 9-07-00-029.00

AND

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, containing 1.00 acre on the northwestern side of Brockman McClimon Road and being 173 feet from the center line of Abner Creek Road as shown on plat prepared by Jeffry M. Wallace dated October 20, 1997 entitled "Boundary Survey for Billy Smith and Frances H. Smith" recorded in the ROD Office for Spartanburg County in Plat Book 142 at Page 727. Reference is hereby directed to the above-mentioned plat for a metes and bounds description thereof.

THIS conveyance is made subject to all restrictions, easements, rights-of-way, setback lines, roadways and zoning ordinances, if any, of record on the recorded plat, or on the premises, affecting said property.

DERIVATION: **THIS** is the same property conveyed to K. Michael Smith, herein by deed from Bill Smith and Frances H. Smith dated August 19, 2002 and recorded in the ROD Office for Spartanburg County on September 3, 2002 in Deed Book 76-K at Page 226.

TAX MAP #: 5-28-00-012.03

NO TITLE EXAM BY THIS OFFICE

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

TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantee(s), and grantee's(s) heirs or successors and assigns, forever.

AND, THE GRANTOR(S) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and

singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming the same or any part thereof.

WITNESS the Grantor(s) hand(s) and seal(s) this 29th day of January, 2015.

SIGNED, sealed and delivered
In the presence of:

Dorcas Brown
Witness 1

Amy E. Johnson
Witness 2

K. Michael Smith
K. MICHAEL SMITH

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

BEFORE ME personally appeared the undersigned and made oath that (s)he saw the within named Grantor(s) sign, seal, and as his/her/their act and deed, deliver the within written Deed, and that (s)he with the oath witness subscribed above witnessed the execution thereof.

Witness my hand and official seal

this 29th day of January, 2015


Dorcas Brown

Notary Public for South Carolina

My commission Expires: 12/3/2023

Amy E. Johnson
Witness 1 or 2

PALMETTO UTILITY LOCATION SERVICE

 **3 DAYS BEFORE DIGGING CALL
TOLL FREE 811**

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TMS #5-28-00-013.0
N/F CAROLYN J. HAMB
DB 105-B PG 195

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	186.52	N41° 23' 45" W	L21	2.85	S88° 17' 30" E
L2	63.28	E34° 10' 29" W	L22	43.73	N0° 42' 30" E
L3	63.28	E34° 10' 29" W	L23	43.48	N88° 10° 42" E
L4	173.17	S10° 15' 20" W	L24	59.28	N27° 32' 30" E
L5	14.66	N0° 30' 36" E	L25	3.88	N88° 10° 42" E
L6	13.26	N88° 36' 32" E	L26	54.03	N4° 48' 24" N
L7	11.35	N89° 10' 10" E			
L8	36.45	N89° 10' 10" E			
L9	16.89	S88° 17' 15" E			
L10	77.79	S88° 58° 16" E			
L11	68.16	S88° 23° 01" E			
L12	147.53	S0° 44' 42" E			
L13	14.80	S88° 17' 15" E			
L14	14.80	S88° 51° 44" W			
L15	68.31	S88° 23° 01" E			
L16	77.75	N88° 56° 16" E			
L17	17.63	N88° 51° 15" W			
L18	100.34	N88° 14° 20" W			
L19	100.34	N88° 14° 20" W			
L20	32.90	N0° 54° 16" E			

Quitclaim Line Table		
Line #	Length	Direction
L27	50.30	N41° 23' 45" W
L28	18.56	S88° 23° 20" E
L29	162.88	S49° 32' 30" E
L30	55.33	S70° 32' 30" E
L31	457.08	N0° 42' 30" E
L32	44.54	S88° 32' 48" E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.40	178.00	6.89	N1° 59' 48"E	21.39
C2	31.37	20.00	89.88	N50° 21' 06"E	28.25
C3	35.16	1485.67	1.36	S40° 33' 02"E	35.16
C4	84.37	1485.67	3.25	S38° 20' 41"E	84.36
C5	45.69	1023.82	2.56	S54° 55' 45"E	45.69
C6	54.82	1021.82	3.62	S31° 40' 33"E	54.81

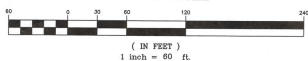
LEGE

- | | |
|-----|--------------------------------|
| | PROPERTY LINE TO BE ABANDONED |
| | RIGHT OF WAY |
| | EASEMENT |
| | ADJACENT PROPERTY LINE |
| UT | UNDERGROUND TELECOMMUNICATIONS |
| W | UNDERGROUND WATER LINE |
| X | STORM DRAINAGE |
| D | OVERHEAD POWER LINE |
| LO | UNDERGROUND ELECTRIC LINE |
| SS | UNDERGROUND GAS LINE |
| | SANITARY SEWER LINE |
| | CITY WIRE |
| | WATER VALVE |
| | FIRE HYDRANT |
| | WATER METER |
| | LIGHT POLE |
| | POWER POLE |
| | SEIN |
| | SANITARY SOWER MANHOLE |
| | GAS METER |
| | TRANSFORMER |
| | ELECTRICAL BOX |
| | GAS VALVE |
| | MANNHOLE |
| | FIBER OPTIC MARKER |
| RCP | TELECOMMUNICATION PEDESTAL |
| P | REINFORCED CONCRETE PIPE |
| PO | EDGE OF PAVEMENT |
| IP | RIGHT OF WAY |
| B | IRON OLD (FOUND) |
| OT | PIPE NEW (SET) |
| OB | OPEN TRENCH |
| | REBAR |
| | CURB INLET |

NOTES:

- [illegible]

GRAPHIC SCALE



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

PROPERTY SUBJECT TO ALL DOWNS AND ENCUMBRANCES BY RECORD

LANDSCAPE ARCHITECTS • CIVIL ENGINEERS
LAND SURVEYORS • LAND PLANNERS
PO BOX 263, Greenville, SC 29602
854.235.5569
postmodern@arbordesign.net

ARBOR
LAND DESIGN

RECOMBINATION PLAT FOR:
COTHRAN PROPERTIES LLC.

780, 784, 788, 792, 945
BROCKMAN MCCLIMON ROAD
CITY OF GREER
SPARTANBURG COUNTY, SC

APPROVED BY: PATRICK N. FOGLEMAN

945 ROAD Y, SC S.C. REG. NO. 20594	SCALE: 1" = 60'
	DATE: 6-1-22
	PT. FILE: 22113-ALL.txt
	DWG. NO: 22113-SURVEY.dwg



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 7/25/2024

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

Tax Map Number(s) 5-28-00-012.03

Property Address(s) 792 BROCKMAN MCCLIMON RD, GREER 29651

Acreage of Properties 1 County Spartanburg

Applicant Information

Name MCP RE Acquisitions LLC
Address 430 N Hanover Street, Charleston, SC 29403
Contact Number 617-549-3285
Email david@materialcapitalpartners.com
Business Name Material Capital Partners

Property Owner Information

(If multiple owners, see back of sheet)

Name K. Michael Smith
Address 100 Randall St.
Greer, SC 29651
Contact Number 864-483-1615
Email smithnm1@bellsouth.net
Business Name _____

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

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

The applicant hereby requests that the property described be rezoned from

Residential Suburban to Traditional Neighborhood

Existing Use: Vacant Land Proposed Use: Single family detached and attached homes

Signature(s) * K Michael Smith
* Nancy H Smith

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

See Reverse

Complete the section below if multiple property owners

* Name K. Michael Smith
Business Name _____
Address 100 Randall St. Greer, SC
Contact Number 864-483-1615
Signature K Michael Smith

* Name Nancy H. Smith
Business Name _____
Address 100 Randall St. Greer, SC
Contact Number 864-483-1615
Signature Nancy H. Smith

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Wednesday, September 18, 2024

DOCKET: RZ 24-10

APPLICANT: MCP RE Acquisitions, LLC

PROPERTY LOCATION: Brockman McClimon and Abner Creek Rd

TAX MAP NUMBER: 5-28-00-012.04, 5-28-00-012.02, 5-28-00-012.00, 5-28-00-012.01 and 5-28-00-012.03

EXISTING ZONING: Rural Residential (RR)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: +/- 18 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 24-10**

RZ 24-10 is a rezoning request for five parcels located at the northwest quadrant of the Brockman McClimon Rd and Abner Creek Rd intersection with a total acreage of almost 18 acres. The request is to rezone the properties from Rural Residential to Traditional Neighborhood. The intent of the applicant is to combine the properties and develop a mixed-product residential subdivision.

Surrounding land uses and zoning include:

North:	Manufacturing and Logistics – Clarius Park; Unzoned Spartanburg County - vacant
East:	Brockman McClimon Rd and Unzoned Spartanburg County
South:	Abner Creek Rd and DRD, Design Review District – Saddlebrook
West:	Traditional Neighborhood – Overton Park

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

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses and the comprehensive plan, therefore, staff supports the request. This property would serve as a transition between more intense industrial uses to the north and lower density residential to the south.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

(See next page)

Public Hearing

Mr. David Craig was present on behalf of Material Capital Partners as the applicant. He showed a brief presentation that showed their building products and their style of development. He said it was similar to a new urbanist design with an emphasis on parks, trails, and amenities. He said a local project that would be similar is Homestead at Hartness. He explained that they had not completed a TIA yet, because they wanted to ensure the project would be able to move forward, but they would be completed one as required.

Ms. Amy Harvey was present to speak during public hearing on behalf of the 5 property owners of the subject properties. She said that as a family they have lived in the area for over 25 years and watched the area change and grow. They have accepted that with the area's growth and the proximity of BMW and the highway, that traffic in the area is unavoidable. The property owners of the five parcels are confident that the developers will develop their property to with high standards and in a thoughtful manner and it will complement the existing developments in the area.

There were two speakers who expressed opposition and concern about the project. They cited concerns about traffic in the area and the poor road conditions, as well as the response times and availability of city services like the ambulance and fire with a larger population to serve.

New Business

Staff presented their analysis and recommendation of approval.

Mr. Jones asked the applicant to return to the podium to address concerns. Mr. Jones explained to the audience that a traffic study would be required of the project before approval.

Mr. Acierno asked if the site would be mostly townhomes. Mr. Craig said that it would be about 50/50 townhomes and single-family detached at about 6-7 units per acre.

Mr. Jones asked what the subdivision west of the parcels is and how many units per acre they had. Ms. Kaade answered that Overton Park was approved with 7,500 square foot lots.

Mr. Acierno asked what triggers taking a road. Ms. Stahl responded that when we annex property adjacent to a roadway is when we take ownership if they are county roads. When they are DOT roads, we accept the roadway for city services, but not for maintenance or ownership.

Mr. Booker asked Ms. Harvey if she spoke for the homeowners of all five properties. Ms. Harvey said yes. Mr. Booker said that he did not oppose the rezoning request because he respected the property rights of the homeowners and the rezoning request was appropriate for the area.

Mr. Acierno asked about the density of Rural Residential. Ms. Kaade responded 20,000 per acre minimum lots are the standard for the district, but pointed out that this property shared a boundary with intense industrial to the north and would serve as a transition to the residential to the south.

Mr. Lamb stated that while he did not love the zoning district they were requesting, he would support it.

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



AGENDA
GREER CITY COUNCIL
9/24/2024

First Reading of Ordinance Number 40-2024

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY DURHAM KIDS INVESTMENTS LP AND JONES KIDS INVESTMENTS LP LOCATED AT 107 CANNON STREET FROM CC (COMMERCIAL CORRIDOR) TO GS (GREER STATION DOWNTOWN) (Action Required)

Executive Summary:

Ordinance 40-2024 is a rezoning request for one parcel located at 107 Cannon St. The request is to rezone the parcel, consisting of a total of .79 acres, from Commercial Corridor (CC) to Greer Station (GS). The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

Heather Stahl, Planner II

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	9/19/2024	Cover Memo
❑ Ordinance Number 40-2024	9/19/2024	Ordinance
❑ Ord 40-2024 Exhibit A Map	9/19/2024	Exhibit
❑ Ord 40-2024 Exhibit B Limited Warranty Deed	9/19/2024	Exhibit
❑ Ord 40-2024 Exhibit C Plat	9/19/2024	Exhibit
❑ Ord 40-2024 Rezoning Application	9/19/2024	Backup Material
❑ Ord 40-2024 Planning Commission Minutes	9/19/2024	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance #40-2024

Date: September 19, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 40-2024 is a rezoning request for one parcel located at 107 Cannon St. The request is to rezone the parcel, consisting of a total of .79 acres, from Commercial Corridor (CC) to Greer Station (GS).

The Planning Commission conducted a public hearing on September 18, 2024 for the rezoning and recommended approval.

ORDINANCE NUMBER 40-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY DURHAM KIDS INVESTMENTS LP AND JONES KIDS INVESTMENTS LP LOCATED AT 107 CANNON STREET FROM CC (COMMERCIAL CORRIDOR) TO GS (GREER STATION DOWNTOWN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Durham Kids Investments LP and Jones Kids Investments LP located at 107 Cannon Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G021000100900 containing approximately .79 +/- acre attached hereto marked as Exhibit A, the Limited Warranty Deed attached hereto marked as Exhibit B; and the Plat attached hereto marked at Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on September 18, 2024.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to GS (Greer Station Downtown).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 107 Cannon Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G021000100900 containing approximately .79 +/- acre attached hereto marked as Exhibit A shall be changed from CC (Commercial Corridor) to GS (Greer Station Downtown).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

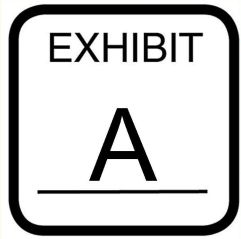
Introduced by:

First Reading: September 24, 2024

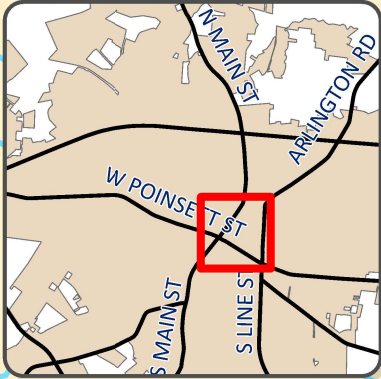
Second and
Final Reading: October 8, 2024

Approved as to Form:

Daniel R. Hughes, City Attorney



Subject Property
G021000100900
Acres 0.79



Ordinance 40-2024

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is 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.

N

0

20

40

60

80

Feet

—

Streets

—

City Limits

—

Parcels



2024004189

3 Pgs

EXHIBIT

B

DEED Book: DE 2709 Page: 3178 - 3180

January 24, 2024 10:56:17 AM Cons: \$2,500,000.00

Rec: \$15.00 Cnty Tax: \$2,750.00 State Tax: \$6,500.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Hanney

Grantee's Address: P.O. Box 2267, Greer, SC 29652

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Grady Steven Sandlin ("Grantor"), in consideration of the sum of **Two Million Five Hundred Thousand and 00/100 (\$2,500,000.00) Dollars**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does hereby grant, bargain, sell and release unto **Jones Kids Investments, LP** and **Durham Kids Investments, LP**, ("Grantee"), its successors and assigns forever:

See Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to all restrictions, reservations, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, that may appear of record on the recorded plat(s), or on the premises, affecting the above described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and assigns, forever.

AND THE GRANTOR does hereby bind the Grantor and Grantor's successors and/or assigns to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors and assigns and no others.

WITNESS, the Grantor's hand and seal this 23 day of January 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Stanley E. McLeod
S. McLeod

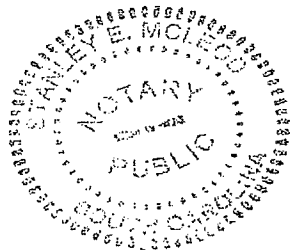
Grady Steven Sandlin (SEAL)
Grady Steven Sandlin

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, Stanley E. McLeod, a Notary Public for the State of South Carolina, do hereby certify that Grady Steven Sandlin personally appeared before me this 23 day of January 2024, and acknowledged the due execution of the foregoing instrument.

Stanley E. McLeod [SEAL]
My commission expires: 1-8-2025



EXHIBIT

C

W. V. HAWKINS.

15 FOOT ALLEY CONVEYED TO CITY BY C. E. SMITH
S. 32-22 W. 129.5'

S. 12-16 E.
28.46'

C. E. SMITH

CONVEYED TO CITY BY T. J. GLENN

B. N. BENNETT

JASON STREET

N. 57-08 W. 159.37'

SIDE WALK N. 29-52 E. 211.77'

CANNON STREET

17615 AUG 7-1953

PROPERTY OF

BALLENTINE • GROCERY • STORES • INC.

LOCATED IN GREER, S. C.

CHICK SPRINGS • TOWNSHIP • GREENVILLE • COUNTY.

SOUTH • CAROLINA •

SCALE: 1" = 30 • FEET • AUGUST • 4 • 1953 •

RE-SURVEYED JULY • 29 • 1953 •

H. S. BROCKMAN, REG. SURVEYOR.
GREER, S. C. NO. 959.

#17615 Filed This 7 day of Aug. 1953

And Recorded in Vol. DD Page 181 at 11

Register: Moshe Conveyance Greenville County, S. C.



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 8-27-2024

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

Tax Map Number(s) G-02/000100900
Property Address(s) 107 CANNON ST. GREER SC
Acreage of Properties .79 County GREENVILLE

Applicant Information

Name DUNHAM Kids Investments, LP
Address P.O. Box 2267
GREER SC 29652
Contact Number 864 304 1447
Email djones@servicetrausport.com
Business Name _____

Property Owner Information

(If multiple owners, see back of sheet)

Name _____
Address _____
Contact Number _____
Email _____
Business Name _____

If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

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

The applicant hereby requests that the property described be rezoned from

CC to GS

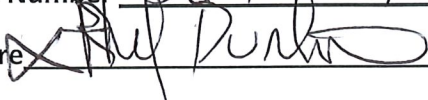
Existing Use: _____ Proposed Use: Food Hall and Entertainment Venue

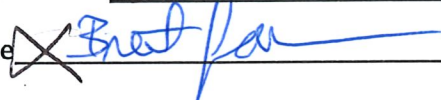
Signature(s) X Phil Dunham
X Brent

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

See Reverse

Complete the section below if multiple property owners

Name Phil Durham
Business Name Durham Kids Investments, LP
Address PO Box 2267 Green 29652
Contact Number 864 304-1447
Signature 

Name Brent Jones
Business Name Jones Kids Investments, LP
Address PO Box 2267 Green 29652
Contact Number 864 304-1446
Signature 

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Wednesday, September 18, 2024

DOCKET: RZ 24-11

APPLICANT: Dunham Kids Investments, LP &
Jones Kid Investments, LP

PROPERTY LOCATION: 107 Cannon St

TAX MAP NUMBER: G021000100900

EXISTING ZONING: Commercial Corridor (CC)

REQUEST: Rezone to Greer Station (GS)

SIZE: 0.8 Acres

COMPREHENSIVE PLAN: Downtown Living

ANALYSIS:

RZ 24-11

RZ 24-11 is a rezoning request for one parcel located at 107 Cannon St (formerly Spinning Jenny) with a total acreage of .8 acres. The request is to rezone the property from Commercial Corridor to Greer Station. The intent of the applicant is to redevelop the site into a food hall and entertainment venue.

Surrounding land uses and zoning include:

North:	Greer Station – Parkview Apartments
East:	Greer Station – Namaste, Harvest Kitchen, spa, boutique
South:	Greer Station – medical office and parking lot
West:	Greer Station – municipal parking garage

Downtown Living encompasses the community's historic core. Development is characterized by a mix of civic, entertainment, cultural, mixed-use buildings, detached and attached single-family homes, and mid-sized multi-family and commercial development. Much of this development is sidewalk and street oriented for strolling and outdoor seating. This area is compact, walkable, and well-connected with a wide sidewalk network and it supports multimodal transportation.

- **Primary Uses:** Retail, entertainment, and office commercial; and upper story, townhome, multiplex, and multi-family residential; civic uses and spaces
- **Secondary Uses:** Institutional facilities, regional parks, hotels and short-term rentals

The request is compatible with surrounding land uses and the Comprehensive Plan, therefore, staff supports the request. This property is one of the few in downtown that does not already have Greer Station zoning; the relaxation of parking requirements and setbacks are appropriate in this location.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

(See next page)

Public Hearing

Mr. Taft Worthen was present as the project contractor and applicant representative. He designed and built Vaughn's Food Hall in Simpsonville. The new food hall will have 600 seats both indoors and outdoors.

New Business

Staff presented their analysis and recommendation of approval.

Mr. Jones asked if the rezoning was for the use. Ms. Kaade answered that they needed to rezone in order to have the zero lot line setbacks permitted in the Greer Station zoning district and no parking requirement.

Mr. Lamb asked about the city's noise ordinance. Ms. Kaade explained that there is an noise ordinance but it is difficult to enforce because there is no decibel level cited.

Ms. Medford commented that the project seems appropriate for the location.

ACTION – Mr. Lavender made a motion to recommend approval of the request. Mr. Acierno seconded the motion. The motion carried with a vote of 7 to 0. The motion passed.