



**AGENDA
GREER CITY COUNCIL**

January 14, 2025

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

6:30 PM

COUNCIL REGULAR MEETING

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Mayor Rick Danner

Public Forum

Minutes of Council Meeting

1. December 10, 2024
(Action Required)

Special Recognition

1. Proclamation - Community Risk Reduction Week
2. Greer Moves/Platform at Greer Bootcamp Grant Winner
Reno Deaton, Economic Development Director

Departmental Reports

1. Building and Development Standards Activity Report - November 2024
2. Economic Development Activity Report - November 2024
3. Engineering Department Activity Report - November 2024
4. Finance Department Activity Report - November 2024
<https://www.cityofgreer.org/o/admin/documents/finance/monthly-financial-reports/505450>

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

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Housing Authority of the City of Greer
Alison Rauch has resigned effective 12/31/2024, her term will expire 10/31/2029 (Action Required)
2. Board of Zoning Appeals
District 3 Adam Thoma has resigned effective 12/31/2024 his term will expire 6/30/2026. (Action Required)

Old Business

1. Second and Final Reading of Ordinance Number 49-2024
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY CAROLYN J. HAMBY A/K/A CAROLYN B. HAMBY LOCATED AT 770 BROCKMAN McCLIMON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TN (TRADITIONAL NEIGHBORHOOD) FOR SAID PROPERTY (Action Required)
2. Second and Final Reading of Ordinance Number 50-2024
AN ORDINANCE TO AMEND THE CITY OF GREER CODE OF ORDINANCE CHAPTER 18 - BUSINESSES, ARTICLE VIII. SOLICITORS, CANVASSERS, AND PEDDLERS, SECTION 18-311 THROUGH SECTION 18-315 OF THE GREER CITY CODE OF ORDINANCES. (Action Required)

New Business

1. Construction Management at Risk services for new Sports and Events Center - Award Recommendation

The City of Greer Administration Department solicited sealed proposals from qualified offerors for the Construction Management at Risk (CMaR) services for the New Sports and Events Center. The proposal opening was held on November 14, 2024, at 11 a.m. A total of thirteen (13) proposals were received of which three (3) companies qualified (see attached proposal summary) for the second phase in procurement process and were invited for an in-person presentation and interview. After all evaluations were completed, evaluation committee recommends project be awarded to Harper General Contractors. Staff requests approval from Council to proceed with negotiations.

Rosalyn Carcamo, Purchaser

2. First and Final Reading of Resolution Number 1-2025

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

Keith Choate, Risk Manager & ADA Coordinator

3. First and Final Reading of Resolution Number 2-2025

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

Keith Choate, Risk Manager & ADA Coordinator

4. First Reading of Ordinance Number 1-2025

AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA AMENDING THE COMPREHENSIVE FEE SCHEDULE TO INCLUDE IMPACT FEES, PEDDLERS ID CARD FEE AND SOLICITORS, CANVASSERS AND PEDDLERS PERMIT FEE. (Action Required)

Ordinance Number 1-2025 is an ordinance adding Impact Fees, Peddler's ID Card Fee and Solicitors, Canvassers and Peddler's Permit Fee to the Comprehensive Fee Schedule.

Chris Kline, Finance Director

5. First Reading of Ordinance Number 2-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY MOUNTAIN CREEK REAL ESTATE, LLC LOCATED AT 116 MOUNT VERNON CIRCLE FROM RURAL RESIDENTIAL (RR) TO SUBURBAN NEIGHBORHOOD (SN) (Action Required)

Ordinance 2-2025 is a rezoning request for one parcel located at 116 Mount Vernon Circle. The request is to rezone the parcel, consisting of 1.17 acres, from Rural Residential (RR) to Suburban Neighborhood (SN). The intent of the rezoning is to allow for subdivision of the lot and construction

of an additional single-family detached home. The Planning Commission conducted a public hearing on December 16, 2024 for the rezoning and recommended approval.

Ashley Kaade, Planning Manager

6. First Reading of Ordinance Number 3-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY B. SCOTT STREETMAN, LLC LOCATED ON NORTH LINE STREET EXTENSION FROM MEDIUM DENSITY RESIDENTIAL (MD) TO COMMERCIAL CORRIDOR (CC) (Action Required)

Ordinance 3-2025 is a rezoning request for one parcel located on N Line Street Extension. The request is to rezone the parcel, consisting of 0.294 acres, from Medium Density Residential (MD) to Commercial Corridor (CC). The intent of the rezoning is to allow for combination with larger adjacent parcel. The Planning Commission conducted a public hearing on December 16, 2024 for the rezoning and unanimously recommended approval.

Ashley Kaade, Planning Manager

7. First Reading of Ordinance Number 4-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY JANET L. PAINTER AND JOHN E. LYNN LOCATED AT 1386 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES (Action Required)

Ordinance 4-2025 is an annexation and zoning request for three parcels located near the intersection of W Wade Hampton Boulevard and Hillcrest Drive in Greenville County. The parcels consist of 1.302 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to develop a fast-food restaurant. The Planning Commission will conduct a public hearing on January 27, 2025 for the zoning of the parcel.

Ashley Kaade, Planning Manager

Executive Session

Council may take action on matters discussed in executive session.

1. Personnel Matter

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

Adjournment

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number:
Item Number:



AGENDA
GREER CITY COUNCIL
1/14/2025

Mayor Rick Danner

ATTACHMENTS:

Description	Upload Date	Type
☐ 2025 Council Invocation Schedule	12/10/2024	Backup Material



**Greer City Council
2025 Invocation Schedule**

January 14, 2025	Mayor Rick Danner
January 28, 2025	Councilmember Jay Arrowood
February 11, 2025	Councilmember Karuiam Booker
February 25, 2025	Councilmember Mark Hopper
March 11, 2025	Councilmember Lee Dumas
March 25, 2025	Councilmember Wryley Bettis
April 8, 2025	Councilmember Judy Albert
April 22, 2025	Mayor Rick Danner
May 13, 2025	Councilmember Jay Arrowood
May 27, 2025	Councilmember Karuiam Booker
June 10, 2025	Councilmember Mark Hopper
June 24, 2025	Councilmember Lee Dumas
July 8, 2025	Councilmember Wryley Bettis
July 22, 2025	Councilmember Judy Albert
August 12, 2025	Mayor Rick Danner
August 26, 2025	Councilmember Jay Arrowood
September 9, 2025	Councilmember Karuiam Booker
September 23, 2025	Councilmember Mark Hopper
October 14, 2025	Councilmember Lee Dumas
October 28, 2025	Councilmember Wryley Bettis
November 11, 2025	Councilmember Judy Albert
November 25, 2025	Mayor Rick Danner
December 9, 2025	Councilmember Jay Arrowood

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/14/2025

December 10, 2024

Summary:

(Action Required)

ATTACHMENTS:

	Description	Upload Date	Type
▢	December 10, 2024 Council Meeting Minutes	12/17/2024	Backup Material

CITY OF GREER, SOUTH CAROLINA

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

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:30 P.M.

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

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

Invocation and Pledge of Allegiance

Councilwoman Judy Albert

Public Forum

Becky McLaughlin, 208 Lindbergh Court spoke in opposition to Ordinance Number 49-2024 and Ordinance Number 47-2024.

Zhe "Jer" Fan Little, 132 Fox Farm Way, thanked City Council and Greenville County Councilmembers present for their service.

Minutes of the Council Meeting November 26, 2024

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the November 26, 2024 Council Regular Meeting be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition **Employee Recognition**

Mayor Rick Danner read Resolution Number 29-2024 recognizing and commending the following City of Greer Employees for their dedicated and faithful service. Each employee was presented with a Certificate of Appreciation and a day off.

Ashley Kaade has served in the Building and Development Standards Department for 5 years, Patricia Sexton has served in the Parks, Recreation and Tourism Department for 5 years, Travis Durham has served in the Public Services Department for 10 years, Gary Melton has served in the Public Services Department for 15 years and Scott Ruttgers has served in the Police Department for 15 years.

Keys to the City

Mayor Rick Danner presented Butch Kirven with a Key to the City it read as follows:

Let this Key serve as a lasting token of sincere appreciation from Mayor Rick Danner to Butch Kirven for his service to the City of Greer as a member of Greenville County Council and as a champion of projects to enhance economic development in the City of Greer and quality of life for its residents. His leadership, vision, and dedication to core values will forever be remembered for helping to ensure the welfare and prosperity of the City of Greer.

Mayor Rick Danner presented Chris Harrison with a Key to the City it read as follows:

Let this Key serve as a lasting token of sincere appreciation from Mayor Rick Danner to Chris Harrison for his service to the City of Greer as a member of Greenville County Council and as a champion of projects to enhance economic development in the City of Greer and quality of life for its residents. His creativity, collaboration, and committed connection to those he was elected to represent will forever be remembered for helping to ensure the welfare and prosperity of the City of Greer.

Mayor Rick Danner presented Mike Barnes with a Key to the City it read as follows:

Let this Key serve as a lasting token of sincere appreciation from Mayor Rick Danner to Mike Barnes for his service to the City of Greer as a member of Greenville County Council and as a champion of projects to enhance economic development in the City of Greer and quality of life for its residents. Born, raised, and self-made in Greer, his commitment to family and community will forever be remembered for helping to ensure the welfare and prosperity of the City of Greer.

Andy Merriman, City Administrator presented the following:

Debris Pick Up – Andy thanked Keith Choate, Risk Manager, Catrina Woodruff, Assistant City Administrator and Travis Durham, Director of Public Services for insuring the streets are cleaned up and working with our partners at the county and state level. As of now on the Greenville County side of Greer the State has picked up in the neighborhood of 21,000 to 22,000 cubic yards of debris and on the Spartanburg County side of the city it has seen 9,000 to 10,000 cubic yards of debris removed. Both sides expect to be completed by mid-January 2025. We will continue to update via social media. If you have debris it needs to be placed at the road by January 1st.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Construction Board of Adjustments and Appeals

Gwinn Harvey's term will expire 12/31/2024.

ACTION – Councilmember Jay Arrowood nominated Gwinn Harvey for reappointment to the Construction Board of Adjustments and Appeals. Councilmember Karuiam Booker seconded the motion.

VOTE – Motion carried unanimously.

Keith Flynn's term will expire 12/31/2024.

ACTION – Councilmember Wryley Bettis nominated Keith Flynn for reappointment to the Construction Board of Adjustments and Appeals. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Elections Commission

Linda Parr's term will expire 12/31/2024.

ACTION – Councilmember Wryley Bettis nominated Linda Parr for reappointment to the Election Commission. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Planning Commission

District 3 Ryan Acierno resigned effective December 31, 2024 his term will expire 6/30/2025.

ACTION – Councilmember Mark Hopper nominated Adam Thoma for appointment to the District 3 seat on the Planning Commission. Councilmember Karuiam Booker seconded the motion.

VOTE – Motion carried unanimously.

OLD BUSINESS

Second and Final Reading of Ordinance Number 43-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY KEYSTONE CONSTRUCTION, INC. LOCATED AT 2065 COUNTRY CLUB ROAD FROM SN (SUBURBAN NEIGHBORHOOD) TO TN (TRADITIONAL NEIGHBORHOOD)

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

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 43-2024. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 47-2024

AN ORDINANCE TO AMEND THE CITY OF GREER UNIFIED DEVELOPMENT ORDINANCE

Ashley Kaade, Planning Manager presented updated information.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 47-2024. Councilmember Karuiam Booker seconded the motion.

Discussion held.

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

Second and Final Reading of Ordinance Number 48-2024

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY PROFESSIONAL OFFICES AT 106 W CHURCH STREET, LLC LOCATED AT 106 WEST CHURCH STREET FROM OP (OFFICE PROFESSIONAL) TO TN (TRADITIONAL NEIGHBORHOOD)

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

ACTION – Councilmember Karuiam Booker made a motion to approve Second and Final Reading of Ordinance Number 48-2024. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried unanimously.

NEW BUSINESS

Stevens Field Site Improvements – Bid Summary

The City of Greer Engineering Department solicited sealed bids from qualified offerors for the Stevens Field site improvements which include stormwater improvements, the construction of two fenced-in basketball courts, and a patron parking lot. A Mandatory Pre-Bid Meeting was held on November 12, 2024. Eight (8) contractors attended the meeting. The bid opening was held on November 21, 2024, at 11 a.m. Six (6) bids were received of which four (4) qualified as responsive (see attached bid summary). After review, staff recommends awarding the bid to P and F Construction LLC, for a total of \$ 1,007,352.70. Funding for this project will come from the American Rescue Plan Act (ARPA) federal grant funds. Staff requests approval from Council to proceed.
Rosalyne Carcamo, Purchaser

ACTION – Councilmember Jay Arrowood made a motion to approve P and F Construction LLC, in the amount of \$1,007,352.70. Councilmember Mark Hopper seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 49-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY CAROLYN J. HAMBY A/K/A CAROLYN B. HAMBY LOCATED AT 770 BROCKMAN McCLIMON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TN (TRADITIONAL NEIGHBORHOOD) FOR SAID PROPERTY

Ashley Kaade, Planning Manager presented the request and stated the Planning Commission will hold a Public Hearing December 16, 2024.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 49-2024. Councilmember Wryley Bettis seconded the motion.

Discussion held. A representative Dave Craig, Material Capital Partners was present and spoke.

VOTE – Motion carried 5-2 with Councilmembers Hopper and Albert voting in opposition.

First Reading of Ordinance Number 50-2024

AN ORDINANCE TO AMEND THE CITY OF GREER CODE OF ORDINANCE CHAPTER 18 - BUSINESSES, ARTICLE VIII. SOLICITORS, CANVASSERS,

AND PEDDLERS, SECTION 18-312 THROUGH SECTION 18-313 OF THE GREER CITY CODE OF ORDINANCES.

Chris Kline, Finance Director presented the request. Heather Towner, Business License Supervisor provided additional information.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 50-2024. Councilmember Judy Albert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Executive Session

1. Personnel Matter – City Administrator

ACTION – In (7:37 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Personnel Matter pertaining to the City Administrator; as allowed by State Statute Section 30-4-70(a)(1). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

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

ACTION - Out (8:08 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Mark Hopper seconded the motion. Motion carried unanimously.

Adjournment – 8:08 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, December 6, 2024.

Category Number:
Item Number: 1.

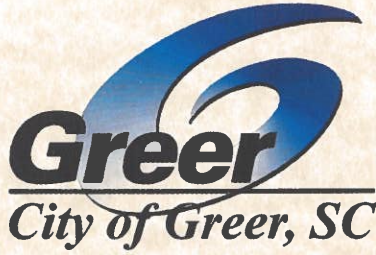


AGENDA
GREER CITY COUNCIL
1/14/2025

Proclamation - Community Risk Reduction Week

ATTACHMENTS:

Description	Upload Date	Type
☐ Proclamation - Community Risk Reduction Week	12/10/2024	Backup Material



PROCLAMATION

*Mayor Rick Danner and Greer City Council recognize
Community Risk Reduction Week*

WHEREAS, every 23 seconds, a fire department in the United States responds to a fire somewhere in the nation.; and

WHEREAS, fires nationally were responsible for 3,670 civilian deaths and 79% of these fatalities in 2023 occurred in the home; and

WHEREAS, fires nationally were responsible for 13,350 civilian injuries and 77% of these injuries in 2023 were also related to fires in the home; and

WHEREAS, an estimated \$23.2 billion in property damage nationally occurred as a result of fire in 2023; and

WHEREAS, the fire service responds to a growing number of medical calls for service, surpassing 80% of total call volume in some jurisdictions; and

WHEREAS, the goal of Community Risk Reduction is to reduce the occurrence and impact of emergency events for both community members and emergency responders through deliberate action in the areas of the five E's of Education, Engineering, Enforcement, Emergency response, and Economic incentive.

WHEREAS, Community Risk Reduction is a data-informed process to identify and prioritize local risks, followed by integrated and strategic investment of resources to reduce their occurrence and impact; and

WHEREAS, the goal of Community Risk Reduction is to reduce the occurrence and impact of emergency events for both community members and emergency responders through deliberate action in the areas of the five E's of Education, Engineering, Enforcement, Emergency response, and Economic incentive.

NOW, THEREFORE, I, Rick Danner, Mayor of the City of Greer, do hereby proclaim January 20-26, 2025, as Community Risk Reduction Week in the City of Greer.

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



RICHARD W. DANNER
MAYOR

14th day of January 2025

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/14/2025

Building and Development Standards Activity Report - November 2024

ATTACHMENTS:

	Description	Upload Date	Type
▢	Building and Development Standards Activity Report - November 2024	12/10/2024	Backup Material

Building and Development Standards

NOVEMBER REPORT FOR 2024

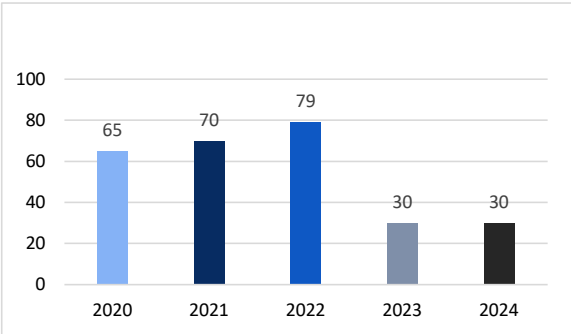


This is the Yearly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

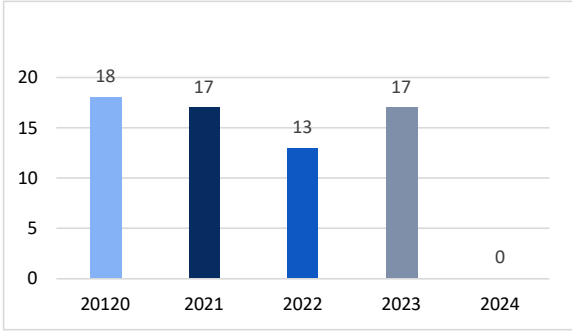
Planning Commission

The Planning Commission review total for October is three.



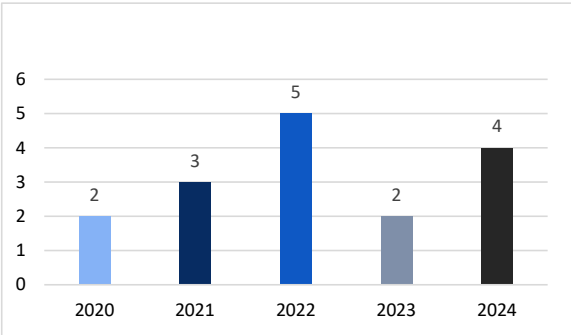
Board of Zoning Appeals

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



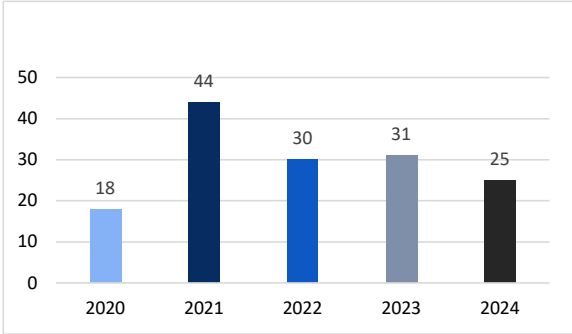
Board of Architectural Review

The Board of Architectural Review total for October is zero.



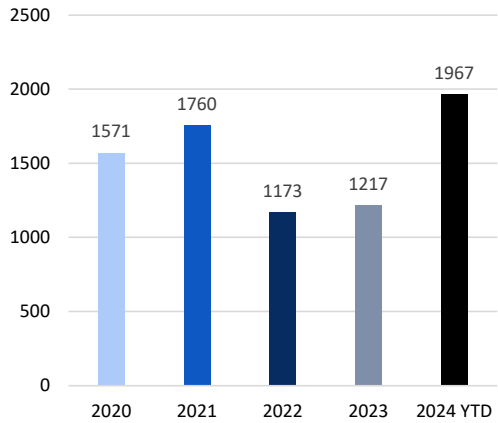
Planning Advisory Committee

The Planning Advisory Committee review total for September is two.

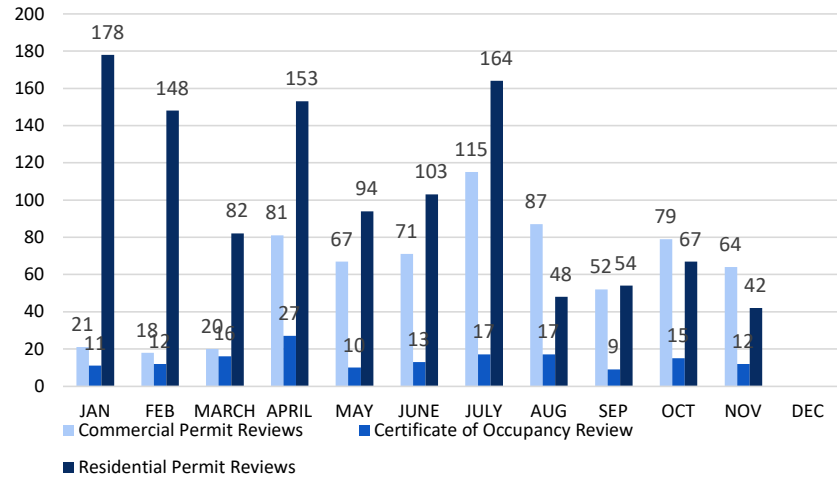


For more information about these cases, please visit the Planning and Zoning webpage at: <http://www.cityofgreer.org> or visit the GIS webpage to see an interactive Development Dashboard.

Zoning Reviews Monthly Comparison

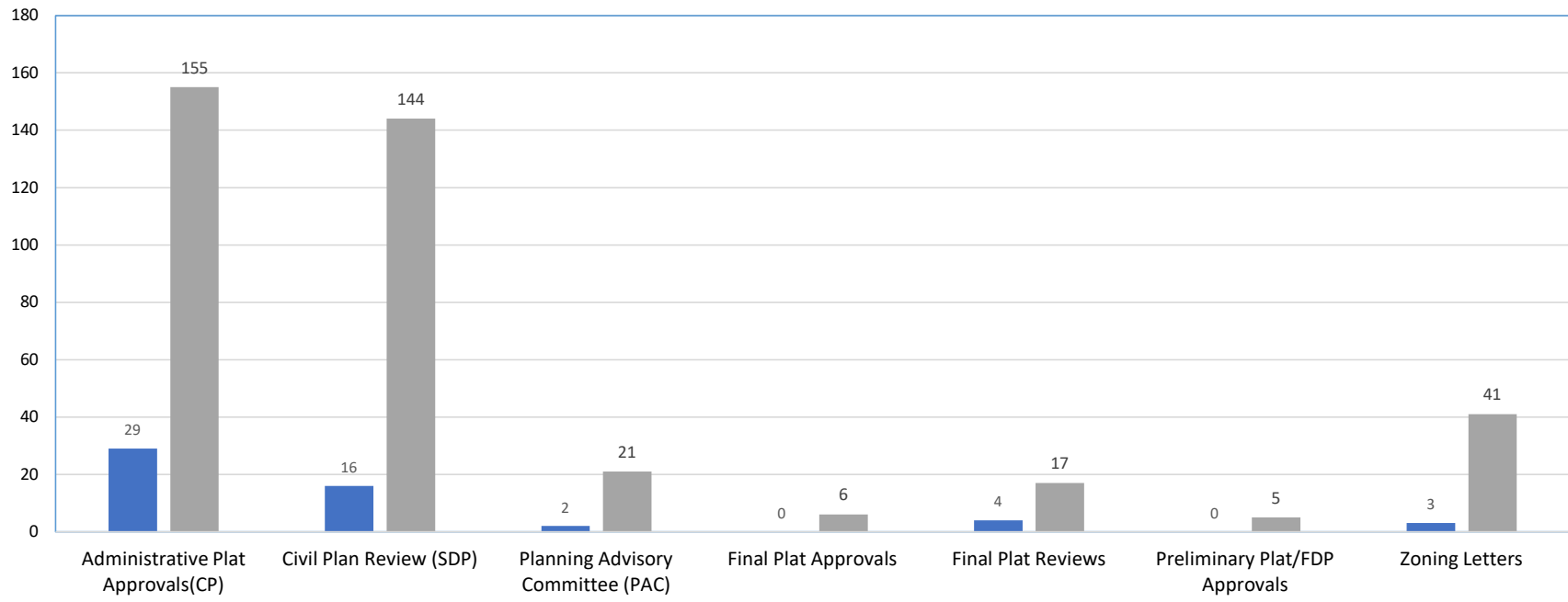


Zoning Review Breakdown



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	210	178	118	261	171	187	296	152	115	161	118	
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

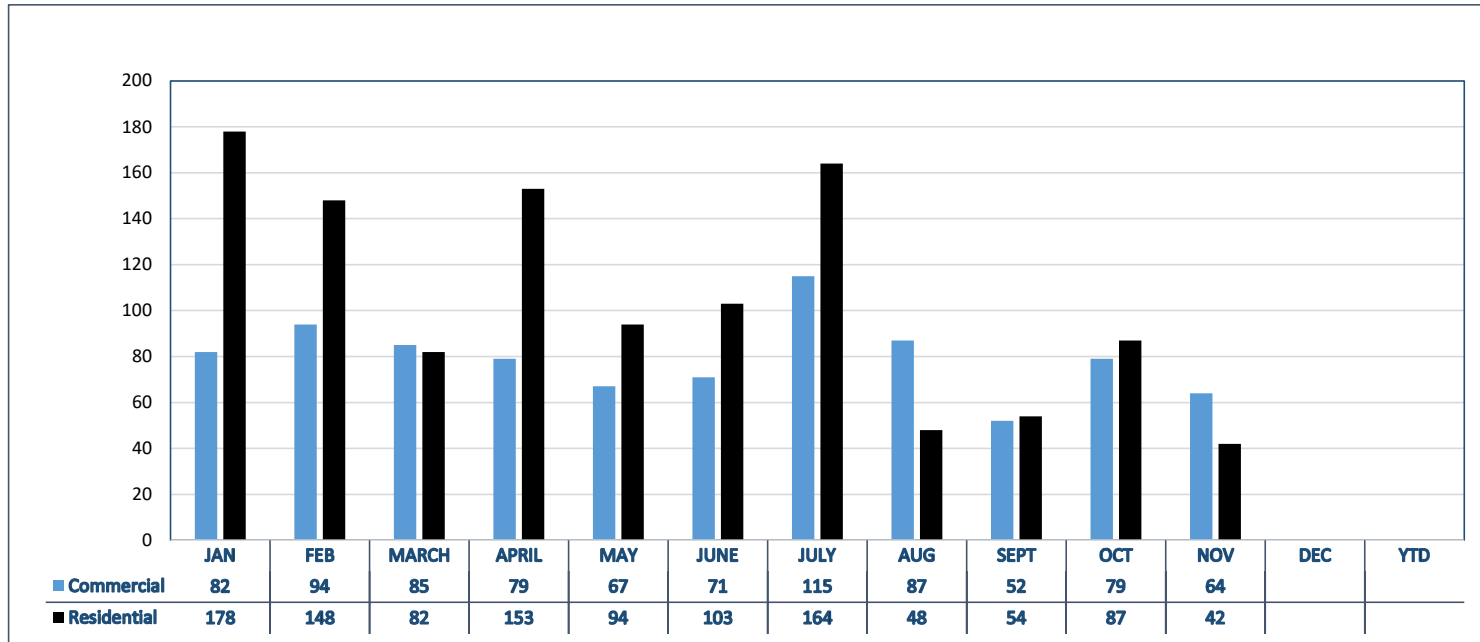


■ NOVEMBER ■ 2024 YTD

Commercial Plan Reviews

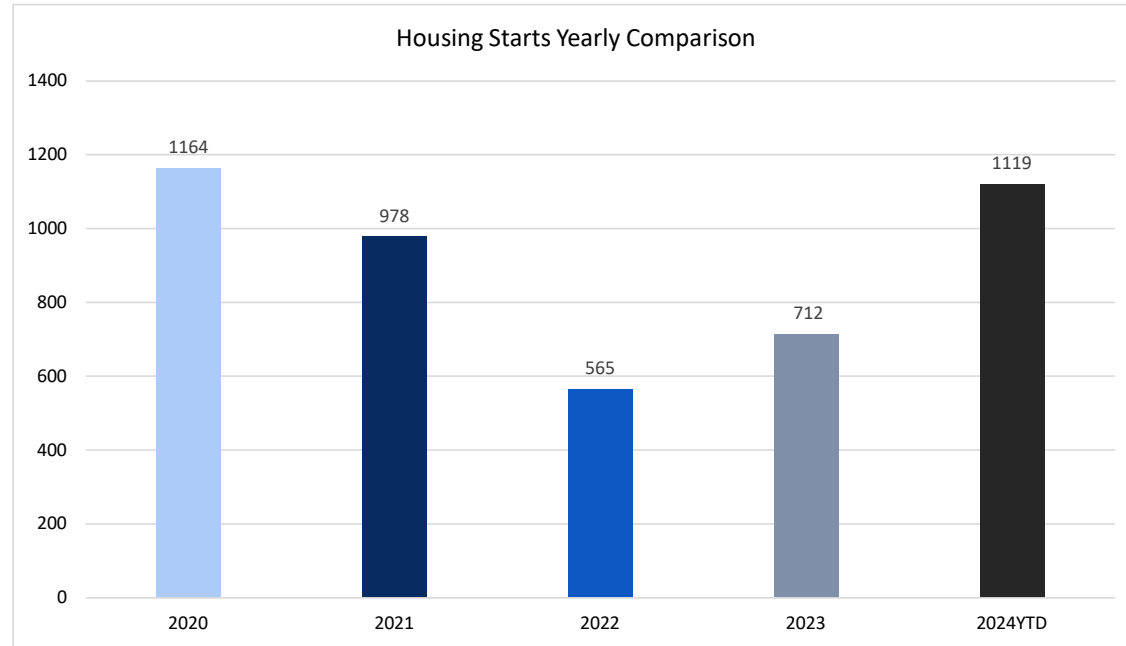
COMMERCIAL PLAN REVIEW	ADDRESS
EXPERTISE ELECTRIC – UPFIT	1100 W WADE HAMPTON BLVD
JASON L. SMITH – INTERIOR UPFIT	1289 S SUBER RD
ROLLINS INDUSTRIAL – SHELL	507 ENTREPRENEUR CT
PAULINO MUNOZ - UPFIT	215 SUNNYSIDE DR
TEDROW DESIGN GROUP PC – UPFIT	5323 A WADE HAMPTON BLVD
WILDFLOWER DESIGN STUDIO PC – UPFIT	108 W CHURCH ST
HOT SPRINGS POOLS LLC – BLAIZE RIDGE	155 CAREFREE CT

Plan Reviews



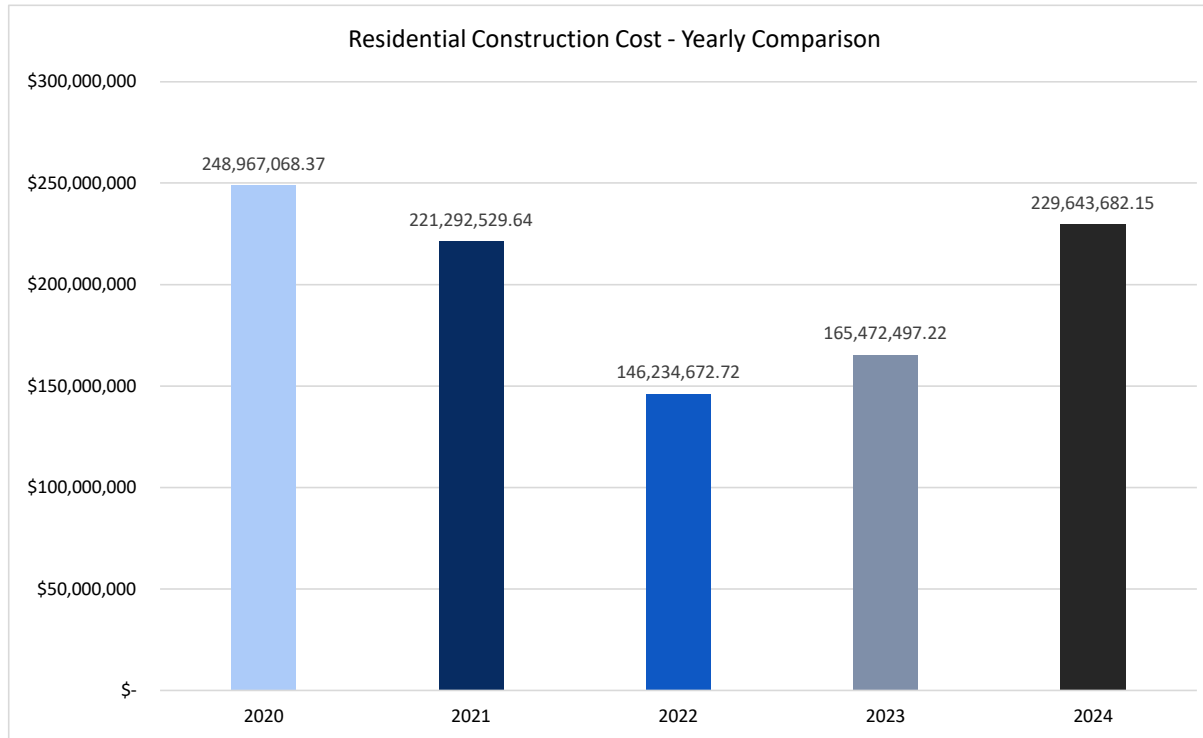
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
2023 Commercial	96	77	91	57	71	62	45	51	31	54	25	26	686
2023 Residential	28	64	57	55	49	86	94	65	88	89	79	74	828

Housing Starts



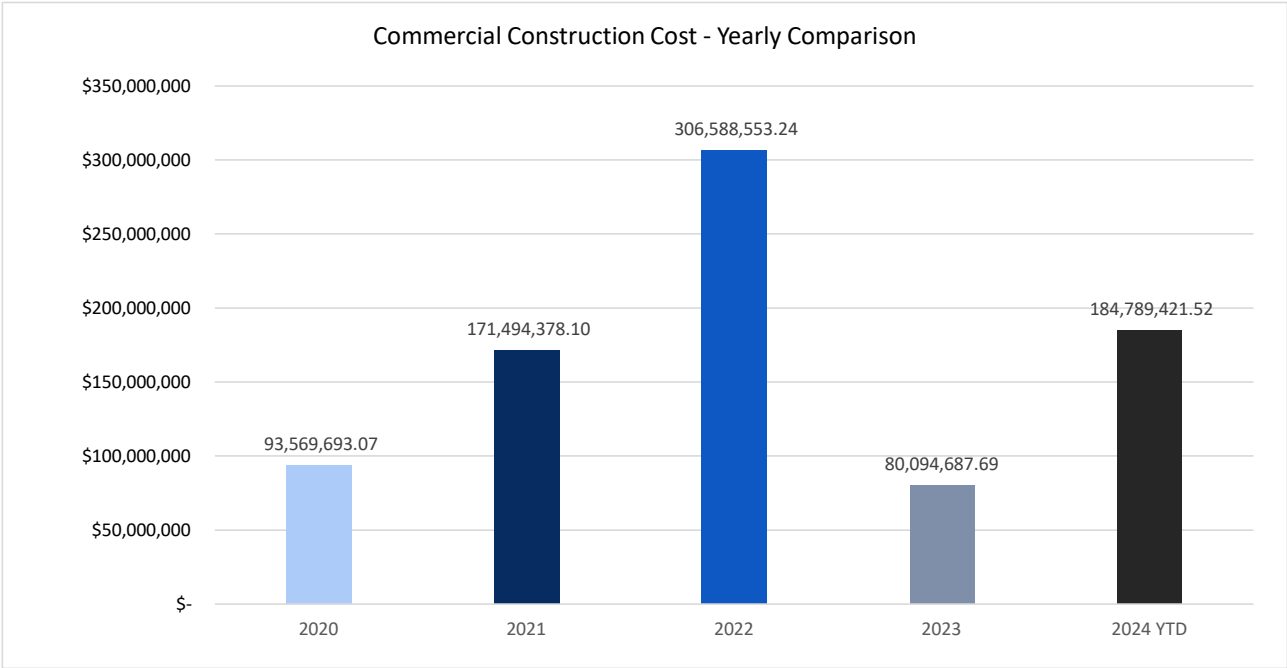
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	178	148	76	145	94	103	164	48	54	67	42	
2023	15	56	47	44	45	77	80	54	78	80	71	65

Residential Construction Costs



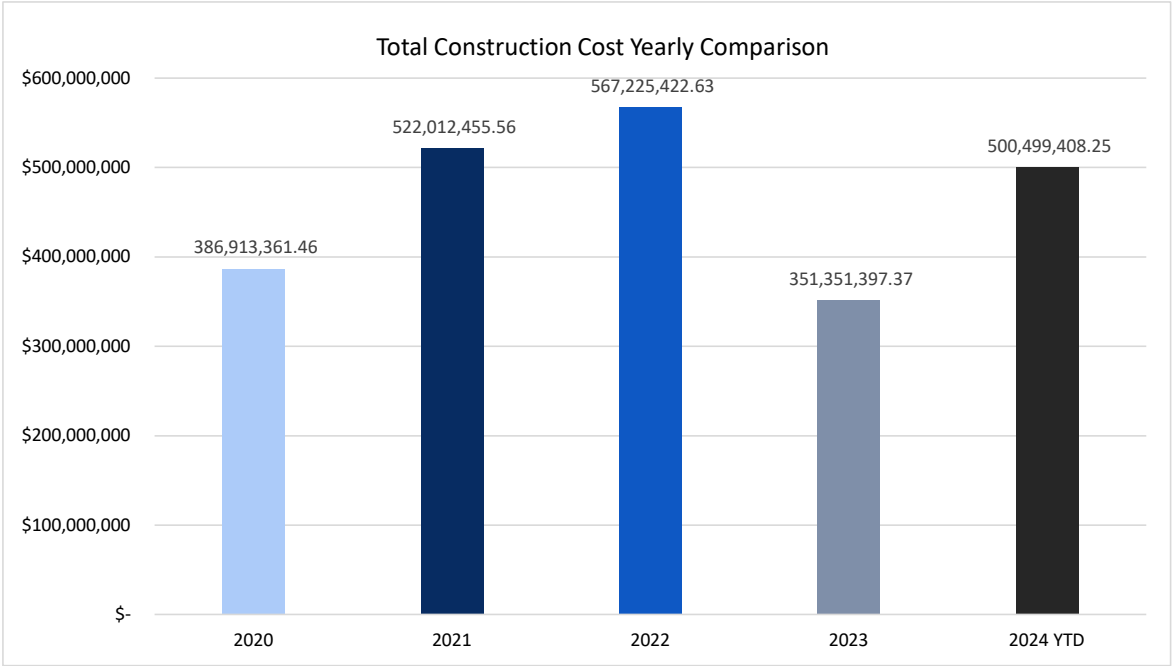
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	32,043,219	29,407,098	19,886,421	26,272,911.76	23,444,357.83	24,108,677.31	26,015,836.63	10,328,249.17	11,966,946	15,766,019.67	10,403,946.45	
2023 YTD	3,499,086	12,100,365	10,713,665	10,022,376	10,969,941	17,279,273	16,060,787	12,929,867	19,372,792	18,744,834	15,740,578	18,038,933

Commercial Construction Costs



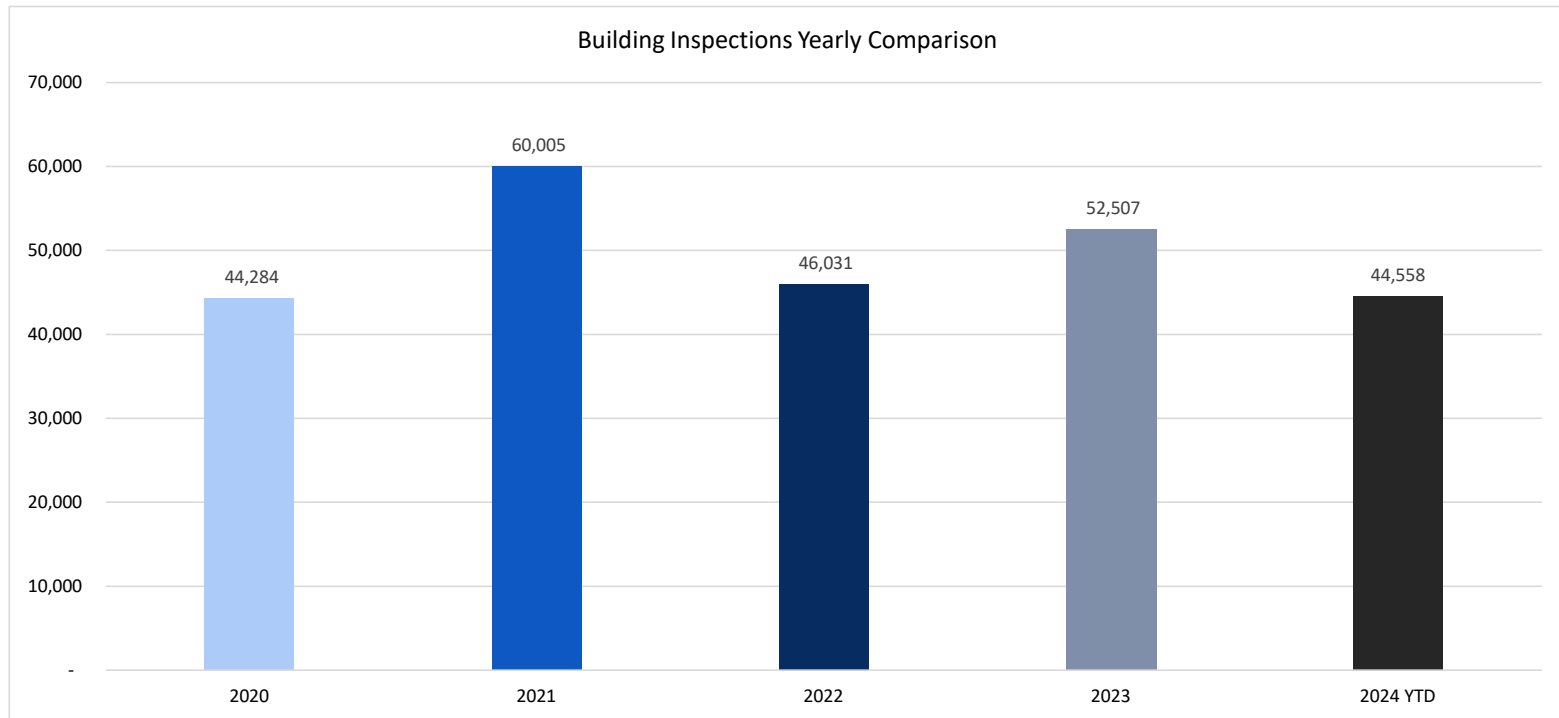
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	21,165,766.64	26,360,277	8,538,672	7,538,259	7,852,455	6,271,838	5,615,856	2,969,232	26,917,838	3,677,268.43	67,882,226.20	
2023	3,982,418	4,896,390	12,001,216	3,213,388	5,497,019	1,472,313	4,898,327	5,163,935	12,425,146	5,252,206	17,654,738	3,637,593

Total Construction Costs



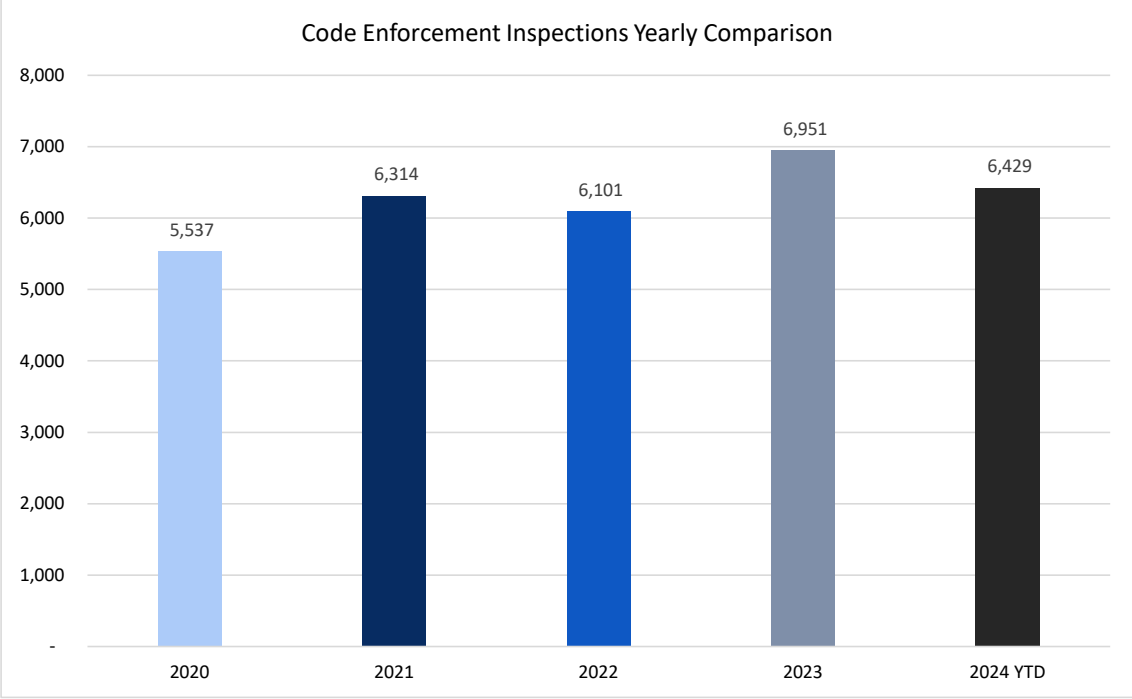
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	61,900,822	67,527,861	42,198,490	39,345,546	37,865,375	38,765,847	36,717,414	19,152,053	47,847,474	25,770,898.99	82,292,138.86	
2023 YTD	13,042,046	48,099,991	29,370,297	17,709,900	23,706,507	40,637,679	24,027,843	22,930,162	35,372,356	28,209,063	39,200,812	29,044,741

Building Inspections



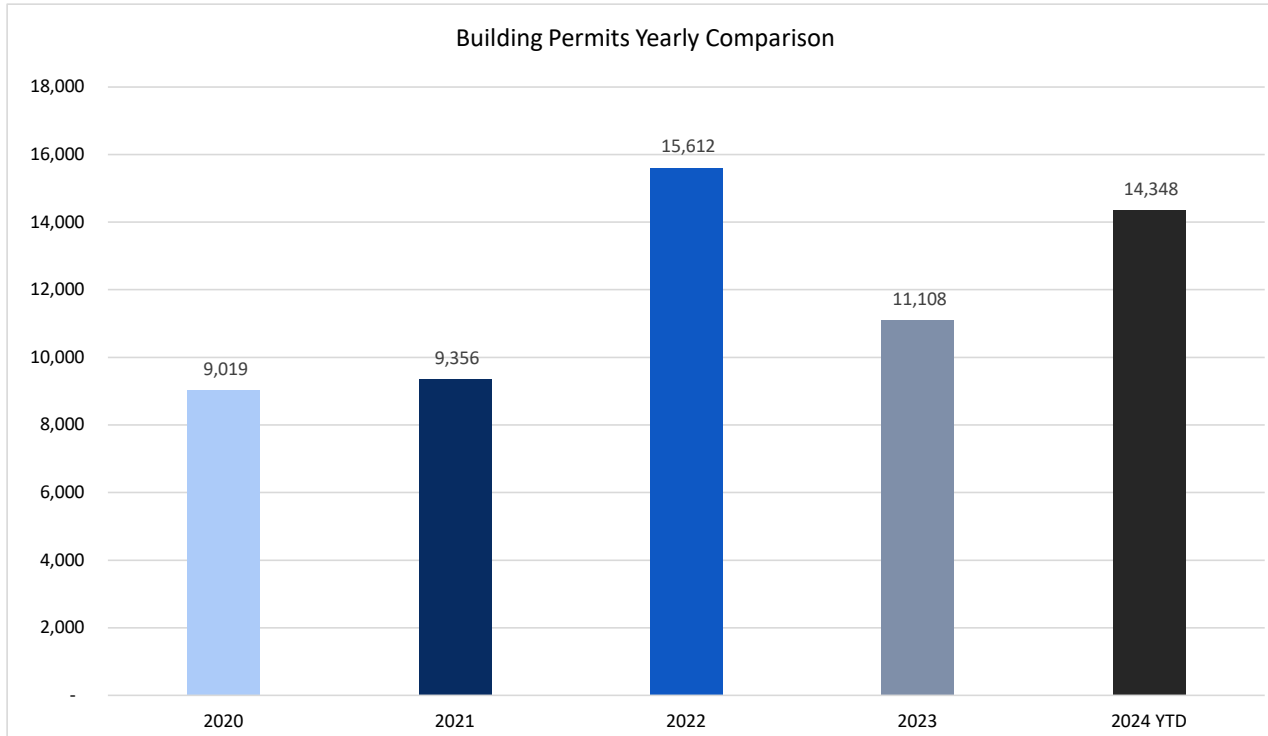
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	2516	4409	3924	3896	4315	4713	4029	4234	3445	5103	3974	
2023 YTD	4196	5050	5627	4036	4822	3731	4800	4717	4425	3975	3615	3513

Code Enforcement Inspections



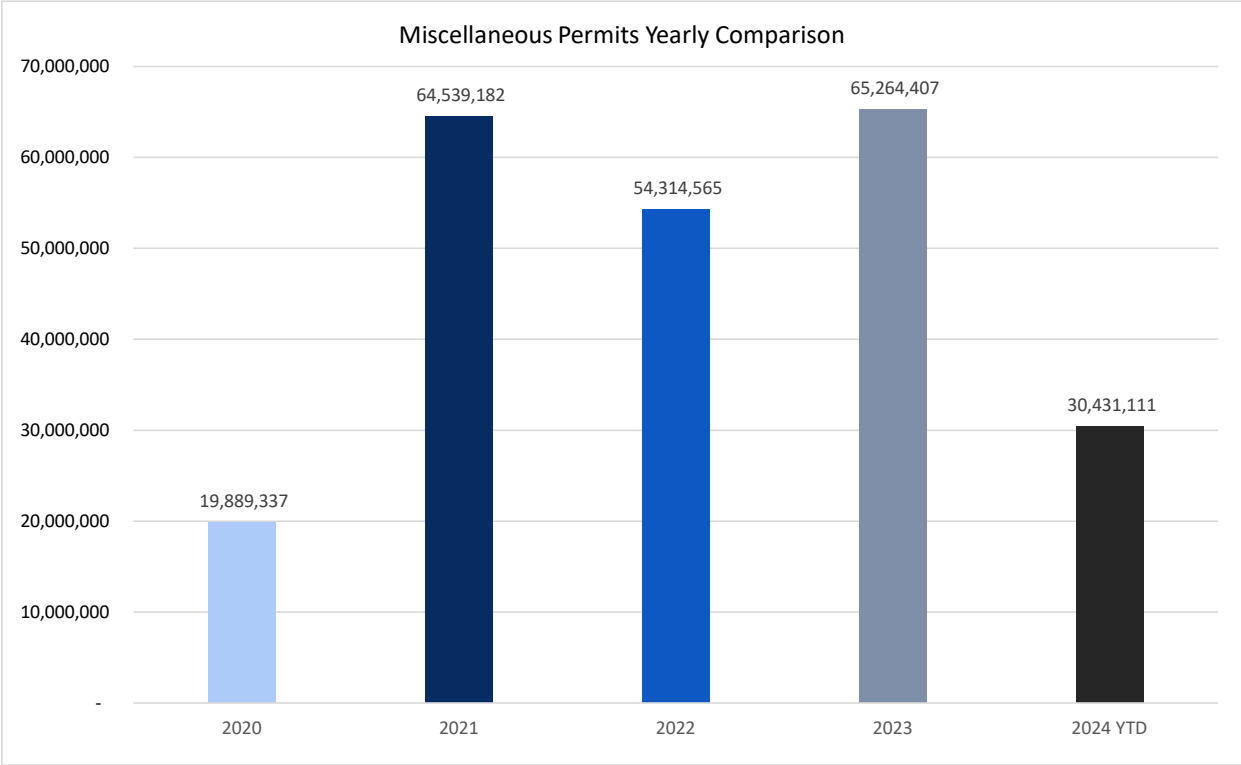
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	396	526	651	429	680	915	743	716	552	395	426	
2023 YTD	417	330	533	667	716	812	657	758	767	507	480	307

Building Permits



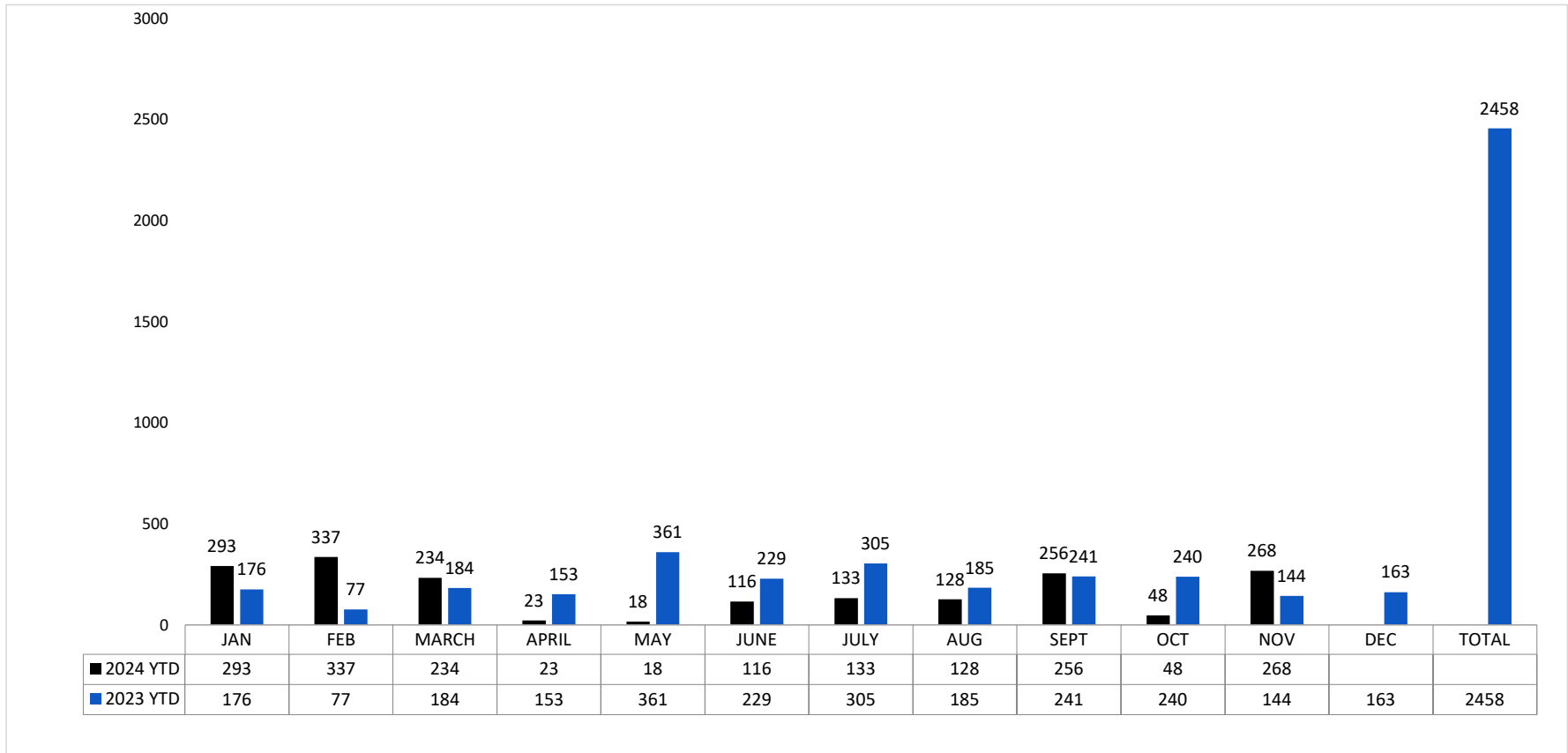
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	1815	1628	1098	1484	1649	1117	1555	1313	858	996	851	
2023	768	773	1322	725	963	978	981	986	904	1060	848	800

Miscellaneous Permits

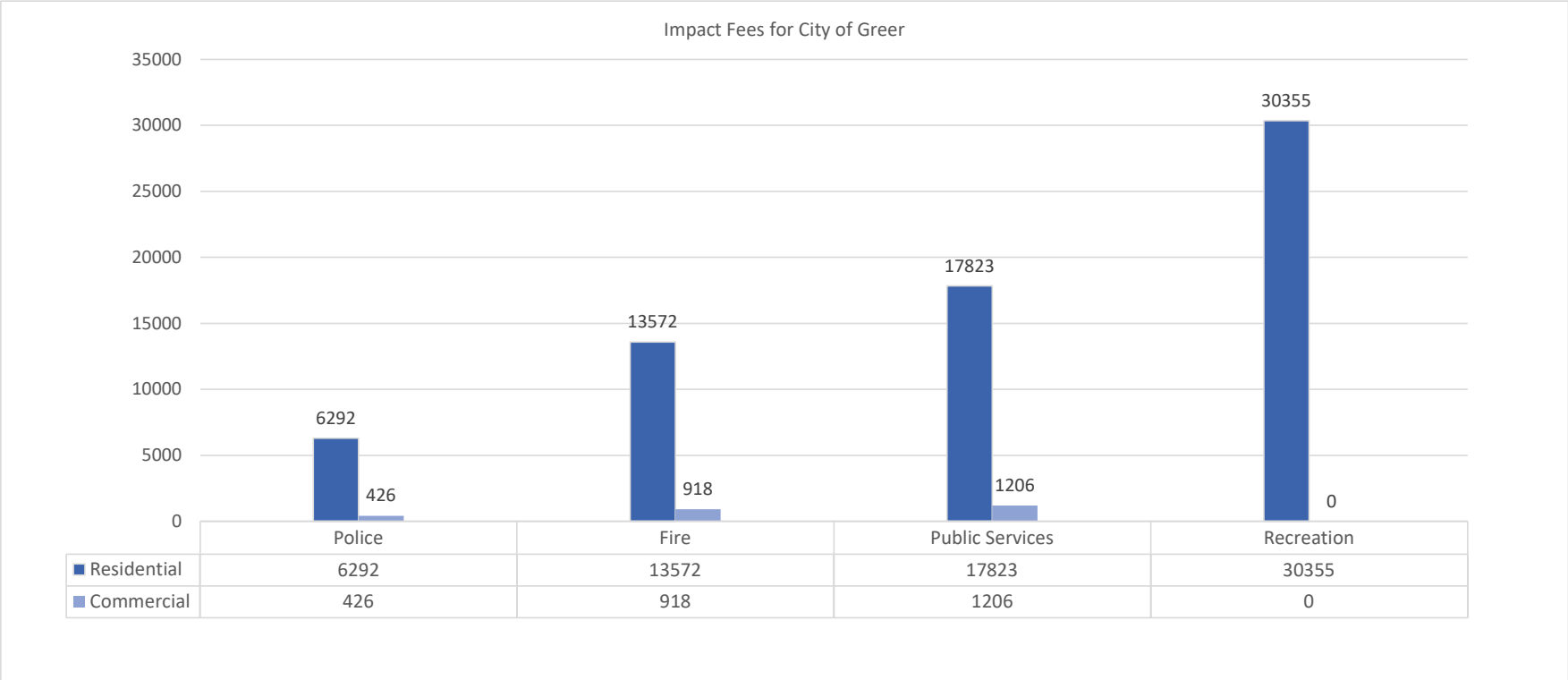


	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD	2,962,315	2,594,836	5,470,991	599,793	437,729	3,562,421	1,173,144	1,027,554	6,278,796	3,898,201	2,142,390	
2023 YTD	1,757,141	29,390,992	1,384,286	1,512,292	3,777,244	19,043,190	1,176,518	1,400,830	367,291	453,084	2,428,175	2,573,363

Illegal Signs



Impact Fees



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2024 YTD Residential										41,872	68,042	
2024 YTD Commercial										0	2,550	

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
1/14/2025

Economic Development Activity Report - November 2024

ATTACHMENTS:

Description	Upload Date	Type
▢ Economic Development Activity Report - November 2024	12/10/2024	Backup Material

**ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
November 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. 29 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	Evaluate quality connection/value add opportunities for 2025.
	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	Determine small business training topic for Q1 2025 and plan event.
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, 10 Prospects, 23 Leads, and 114 meetings with influencers. Inactive Pipeline: 41 losses or inactive projects.	Meeting Expectations	Re-establish relationships with Upstate real estate community. Finalize elements of donut hole annexation program.
	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.	Meeting Expectations	Create value propositions for targeted industries. Launch donut hole annexation program.
	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. \$129.4M in new capital investment.	Meeting Expectations	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	Finalize Velocity Park marketing support initiatives.
	Commercial Product Development	Facilitate redevelopment of commercial buildings and creation of new commercial buildings and sites.	Pelham Crossing first level. Highway 14 corridor.	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 ForGreer effort.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions

**ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
November 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.	3 Bootcamps completed (Feb, May, and November) with Cohorts of 6 companies each.	Meeting Expectations	Platform Stakeholder Workshop in January.
	Huddle	Conduct Monthly Huddles to provide resources to entrepreneurs and innovators and build community.	10 monthly Huddles completed. Avg attendance: 50 (50% founders/50% diverse)	Meeting Expectations	Platform Stakeholder Workshop in January.
	IGNITE Greer	Conduct monthly IGNITE Greer programs to introduce Platform at Greer services and build community.	10 monthly IGNITE Greer events completed (2 presenters per event). Avg attendance: 30 (60% founders/30% diverse).	Meeting Expectations	Platform Stakeholder Workshop in January.
	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	HOLD pending further evaluation of Platform at Greer program of work.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Admin	Develop Staff	Participate in professional development programs and implement materials into program of work	Reno - 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	Outline professional development goals and opportunities for 2025.
	Support Greer Moves	Provide staff support to Greer Moves.	Meeting support for February, May, August, and November Board meetings.	Meeting Expectations	Support Greer Moves Entrepreneurship Core team in evaluation of November Greer Moves Bootcamp grant. Prepare for January Advocacy event.

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
1/14/2025

Engineering Department Activity Report - November 2024

ATTACHMENTS:

Description	Upload Date	Type
▢ Engineering Department Activity Report - November 2024	12/10/2024	Backup Material



November 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.

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 – Reviewing proposal from consultant
- Storm Drain Asset Mgmt./Watershed study phs. 2- developing scope and priorities
- Stevens Field SD Improvement – adding to American Legion parking project
- Greer Mill West SD Improvement – Greer Mill site contractor scope - installed

Engineering Activities:

- 2024 Paving wrapping up – crack seal underway →
- 2025 Paving Program – finalized & presented to Council
- BP Edwards Park parking lot evaluation – evaluating proposals from paving contractors
- Infrastructure inspection data collection - ongoing (ADA ramps, sidewalks, striping, curb)
- VCC application coordination for proposed properties
- Underground utilities – review in relation to developments
- Development process review - ongoing
- Road Evaluation (PCI) – data review with consultant – project wrapping up
- 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:

- Sports & Events Center utility meeting
- Intake reviews – Urban Space, Race Trac, Greet BTR
- Stillwaters – closeout site inspection
- Hood Road training facility – Pre con meeting

Other:

- Trakit checklist updates for Inspectors
- Hubert St drainage issue
- CPW permit meeting
- Tree in alley issue – Connecticut Dr.

Assistant City Engineer – Nathan Jackson, P.E.

Tasks:

- Stillwater Phase 3 Project: Complaints addressed, Closeout Inspection performed, and plan to closeout early 2025 after contractor addresses the agreed punch list items.
- 1711 W Wade Hampton Blvd: Coordinated with Public Services to assess the culvert damage, developed plan to address damaged culvert, discussed using FEMA reimbursements to fund the remediation of the culvert and slope issues, and seeking contractor to address the slope failure.
- Encroachment Permit – Jackson St: Safety concern addressed, helped resolve dispute of pavement scope of work, and contractor plans to pave early December and seek closeout.
- Assisted team in the field with closeout inspections at Chase Bank and Adley Trace subdivision.
- Identified and discussed lot drainage issues with inspectors and contractors at Donahue subdivision. Contractor addressed issues.
- Ager Court: visited site with Public Services after receiving complaint, discussed the issue with Public Services and helped determine course of action.

Other:

- Hurricane Helene Response:
 - Visited Disaster Debris Management site on S Buncombe St which appeared in general conformance with DHEC Guidelines. Discussed status with DRC and SCDOT representatives.
- Performed training for inspectors on lot drainage, closeout, and CEPSCI inspections.
- Continued training on Trakit software and adjusted software's applications to best serve the stormwater team's process.
- Attended Pre-construction meetings which included GSP Business Park.
- Periodically observed field inspections with City of Greer inspectors.
- Received training on pavement improvement plan with Steve Grant and David Buchanan. Observed crack sealing process on multiple City roads.
- Attended council meeting.
- Attended Municipal Association of South Carolina conference in Columbia with Adam Vidalis.

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Miscellaneous Tasks – Engineering:

- Reviewed eight (8) Engineering Submittals for SDPs.
- Bennett paving was selected for the paving operation at B.P. Edwards Park. The City is waiting on updated insurance information prior to final approvals and work release.
- Morrow St. neighborhood petition has been released, this is the final step for the applicant prior to the finalization of the traffic calming petition being approved.

Other:

- Research on raised pavement markers (roadway reflectors) as we are evaluating using them on roads with blind curve that are striped, meeting with public services to determine on feasibility.
- Finalizing federal grant agreement draft with federal highway administration for the Safe Streets for All Grant; which the City of Greer was selected for a plan development project. This will allow us to pursue a Safety Action Plan that will help to identify problem areas with vehicular and pedestrian traffic on the city roadways.

Civil Engineer – Adam Vidalis, PE

Engineering & Stormwater Report for November 2024

- 1) GSP Business Park Pre-Con Meeting – 11/4
- 2) Brookside Farms Pre-Con Meeting – 11/5
- 3) SCASM Conference – 11/7
- 4) Hood Rd Police and Fire Training Facility Pre-Con Meeting – 11/12
- 5) Storm drain project Proposal Meeting w/ CEC Engineering – 11/19
- 6) CIP Priority List Review – 11/22
- 7) 5 SDP Stormwater Reviews

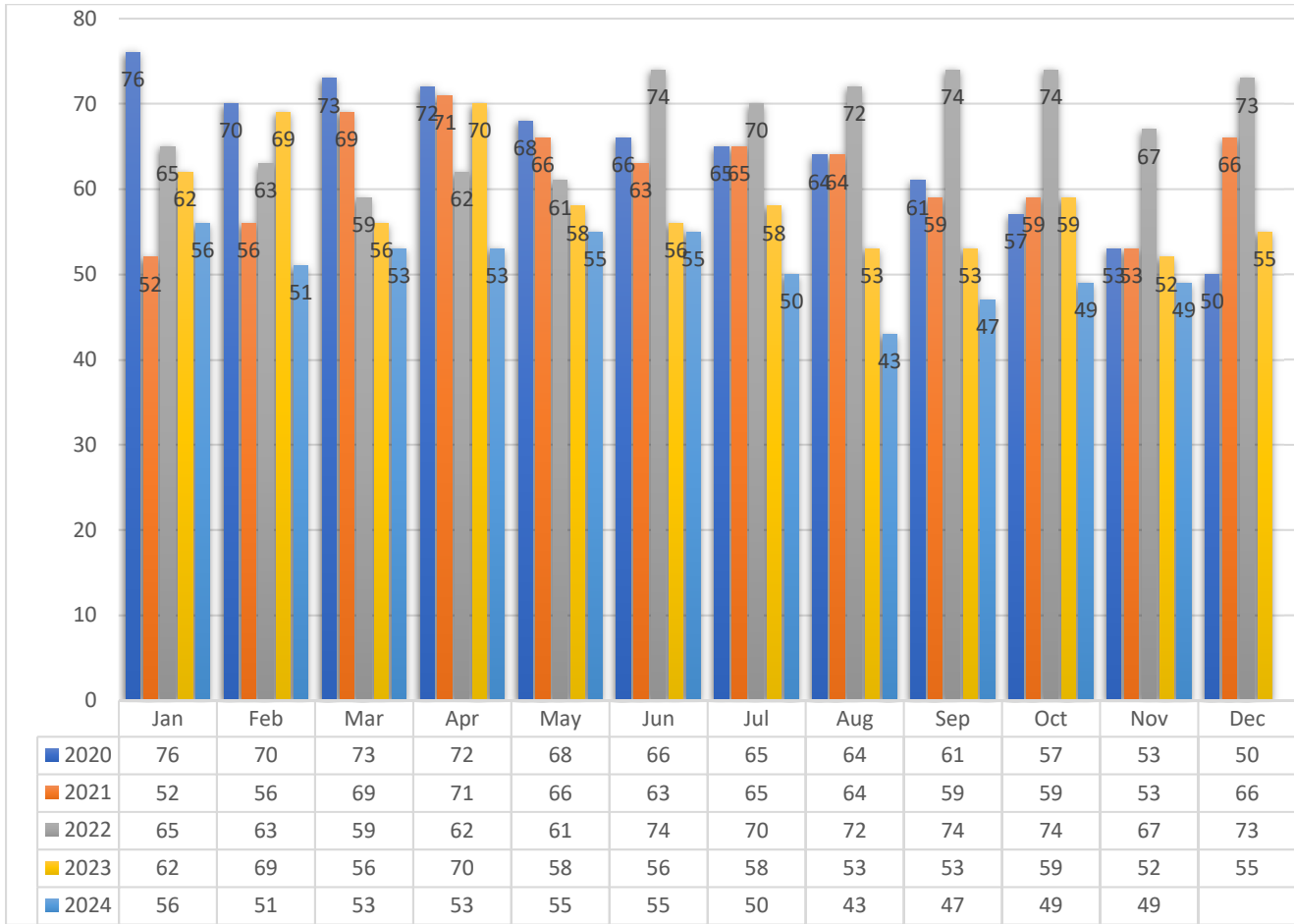
Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings (*Construction and Post-construction Minimum Control Measures*) - *Stormwater site plan reviews that incorporate consideration for water quality impacts and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

2024 Stormwater Summary January 1st through November 31st, 2024		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
38	58	23

Historical Project Submittals	
Year	Projects Submitted
2024	38
2023	51
2022	50
2021	55
2020	32
2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

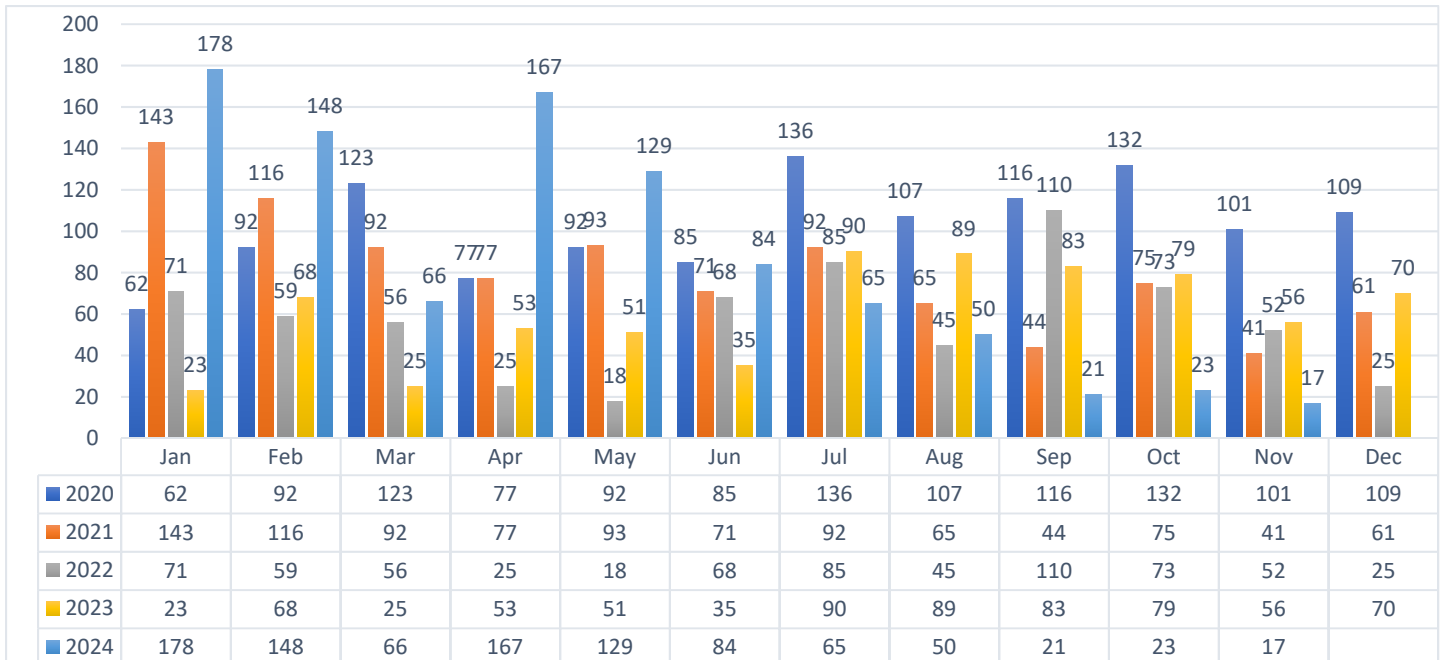
ENGINEERING INSPECTIONS - Anthony Copeland (Senior Engineering Inspector), Scott Reid (Engineering Inspector II), and James Arnau (Engineering Inspector I)

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



STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau

17 Individual LOT Drainage Plan Reviews (Per Month)



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

Subd. / Project Name	Date	Operation
N/A		

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
N/A				

PROJECT DEVELOPMENTS – John Goughneour and Lindsey James

- The Suber Road Fire Station project is nearly complete, with remaining punch item scheduled to be completed by mid- December.
- Construction is nearing completion at the Turner Field Improvement Project. Punch items remain, and full project completion is expected by the end of this month.
- A Notice of Intent to Award has been posted for the Stevens Field Site Improvements Project. The project will be presented to Council for approval on December 10th.
- The Recycle Center Demolition project is now complete.
- The GMP for the Police and Fire Training Facility was approved by Council on 11/26. Demolition and site clearing are ongoing, with mass grading scheduled to begin in January.
- RFQ Submissions for CMAR services for the Sports and Events Center project were due last month. Presentations for shortlisted Companies are scheduled for mid- December.
- The Depot Street Garage project is nearing the end of design phase. Construction Drawings are nearly complete, and finish selections are ongoing. The SDP was conditionally approved on 11/25.
- The B.P. Edwards Park fencing repair project is in the quoting phase, with Construction expected to begin in mid- January.

Facilities Maintenance Developments – William Bulot and Michael Paulson

- Conducted Station 41 Generator Installation
- Completed the monthly Generator Inspections
- Sent out bid requests for fence upgrades at BP Edwards Park.
- Assisted Public Services by repairing street light decorations.
- Discovered a leak under the paving at the entrance gates at Suber Park.
- A new maintenance employee recently started and has began training to work more independently starting in January.
- We connected and tested power to the Christmas trees in the city park.
- Michael and I received new trucks, as vehicles V-24 and V-29 have been retired.
- Estimates were received to add more lights the Fleet Shop Expansion space and True Electric was awarded, work is scheduled to commence in December.
- Quarterly pest control was set up for the Operations Center.
- The Greer Relief Dock railing was awarded to Carolina Ironworks.

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
1/14/2025

Finance Department Activity Report - November 2024

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
☐ Finance Department Activity Report - November 2024	1/7/2025	Backup Material



November 2024 Summary Financial Report

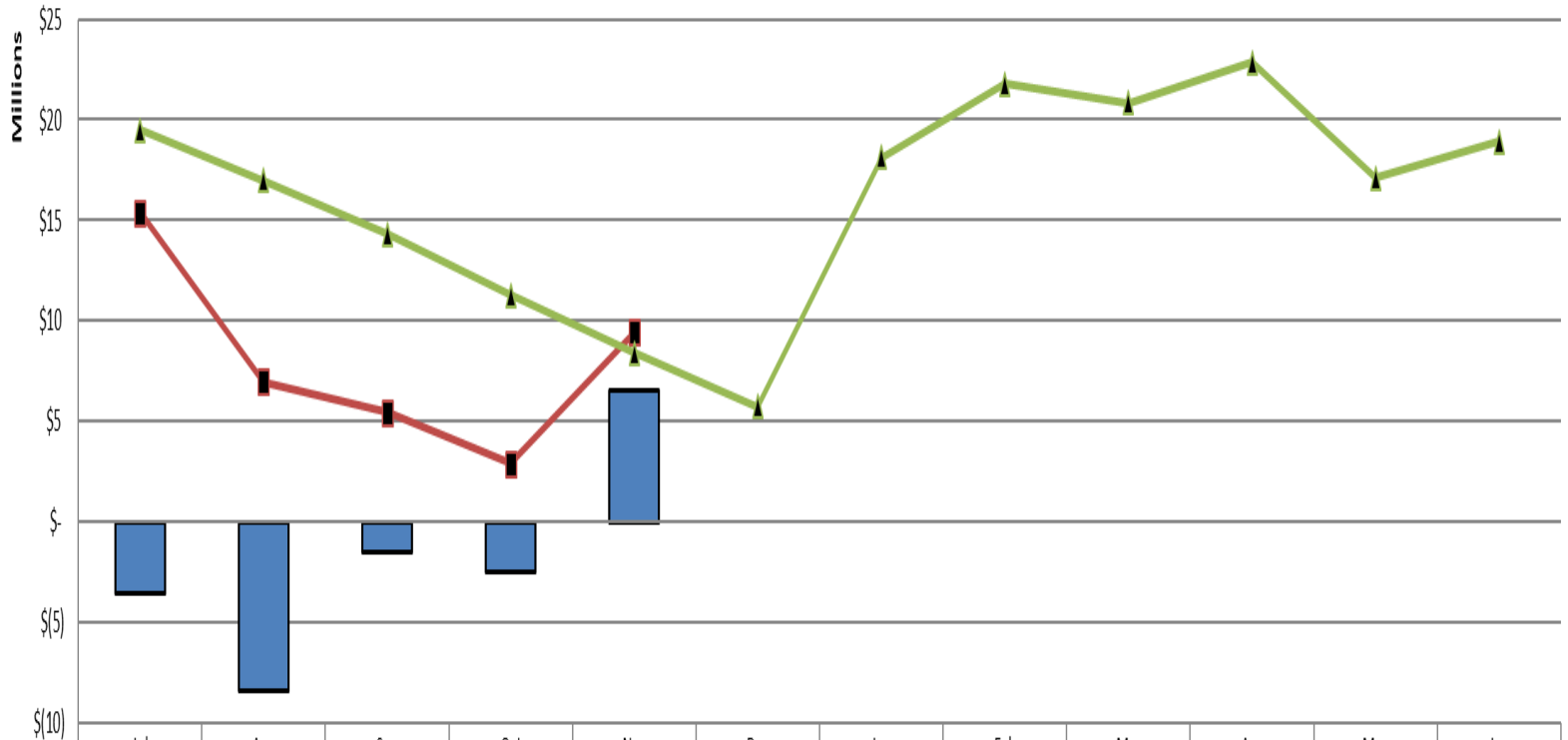


Financial Performance Summary

As of Month End November, 2024

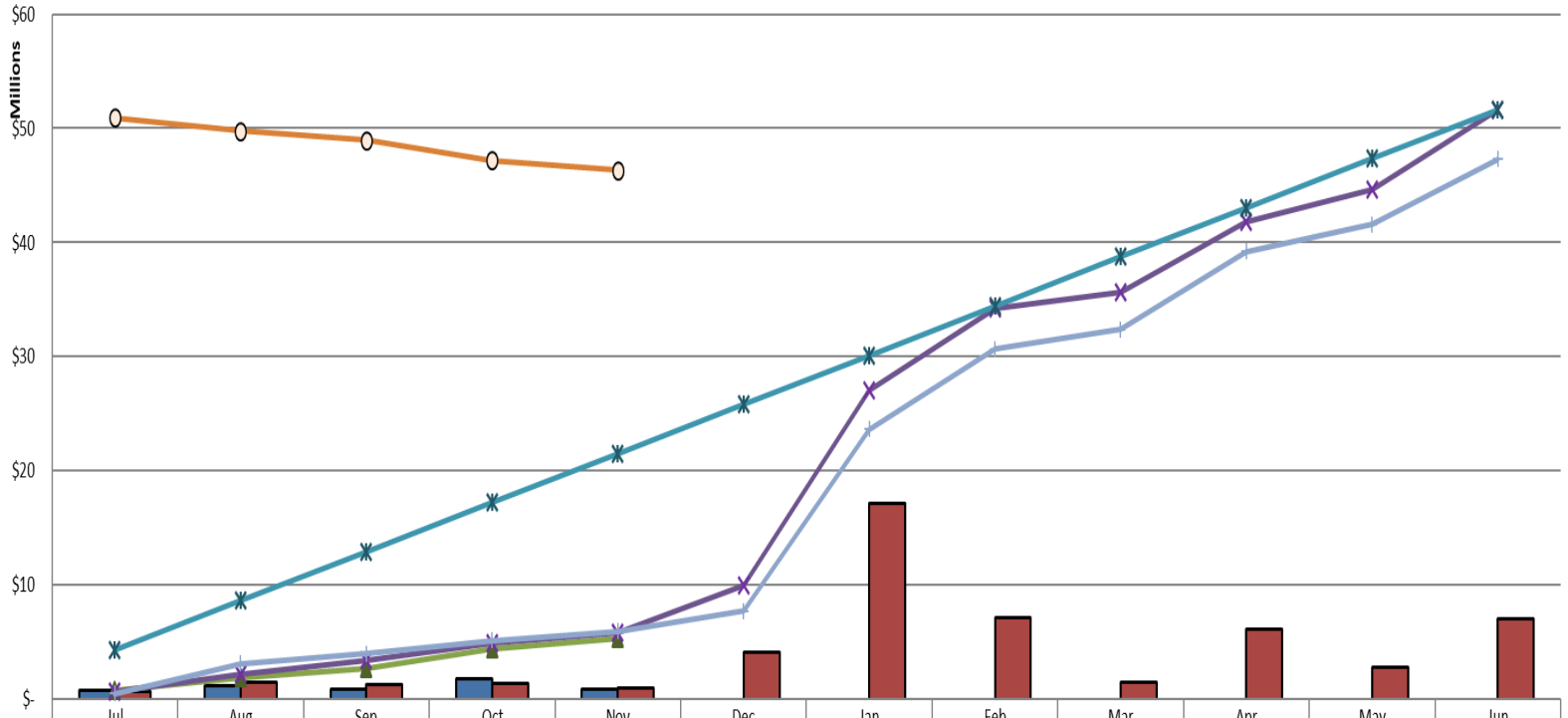
Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↑	↑	\$ 9,424,490
Revenue	↓	↓	\$ 5,303,274
Total Expenditures	↑	↓	\$ 17,638,435
Total Percentage (Over) / Under	-	↑	6%
Revenue Benchmark Variance	↓	↓	\$ (528,733)
Expenditure Benchmark Variance	↑	↑	\$ 2,491,578
Overall Benchmark Variance	↓	↑	\$ 1,962,845
HOSPITALITY FUND			
Cash Balance	↓	↑	\$ 1,894,085
Revenue	↑	↑	\$ 1,615,778
Expenditures	↑	↓	\$ 726,909
STORM WATER FUND			
Cash Balance	↑	↑	\$ 2,669,905
Revenue	↑	↑	\$ 103,674
Expenditures	↑	↓	\$ 614,223

Cash Balance - General Fund Fiscal Year 2024/25



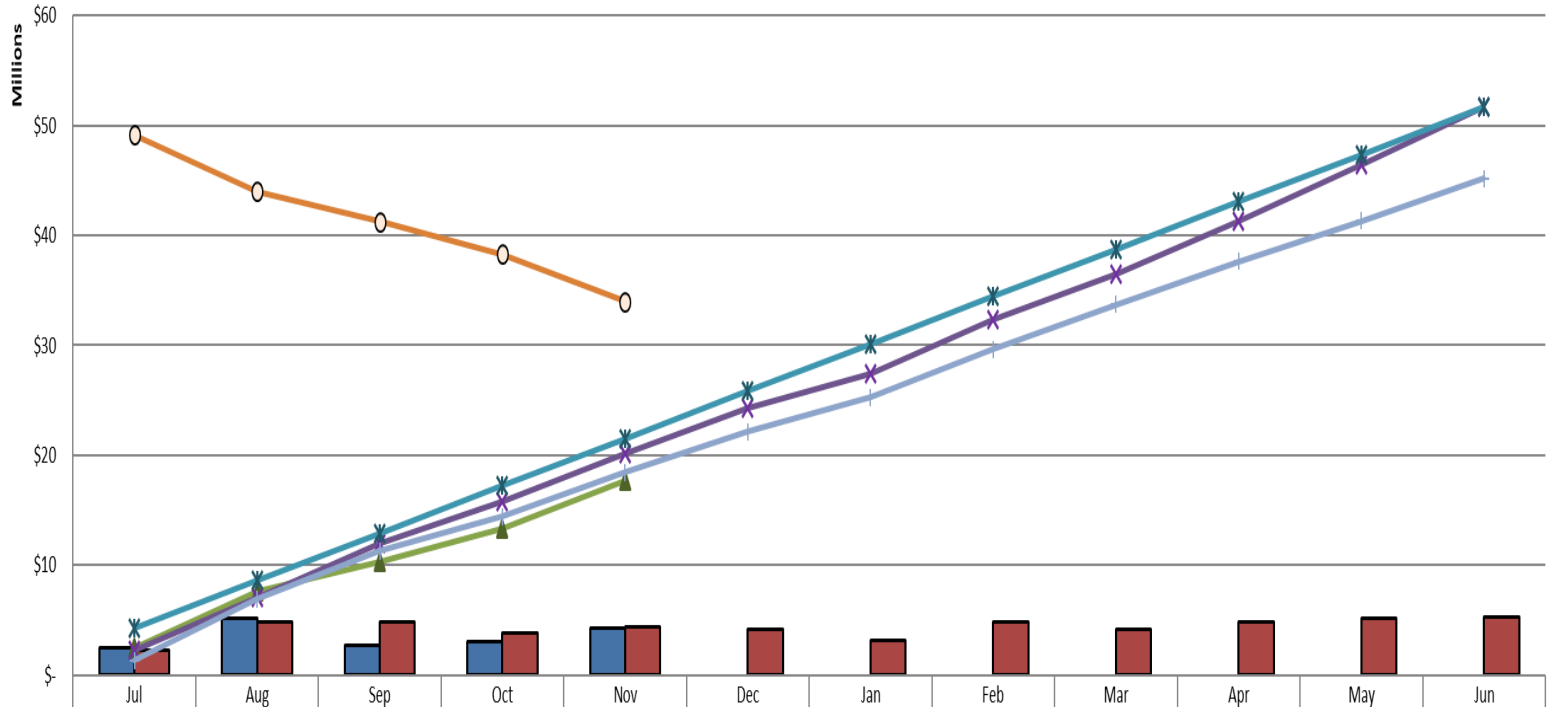
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(3,545,771)	(8,419,386)	(1,501,850)	(2,533,727)	6,513,790	-	-	-	-	-	-	-
Current Fiscal YTD Balance	15,365,663	6,946,276	5,444,426	2,910,699	9,424,490							
Prior Fiscal YTD Balance	19,495,285	16,975,586	14,317,332	11,282,140	8,403,790	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



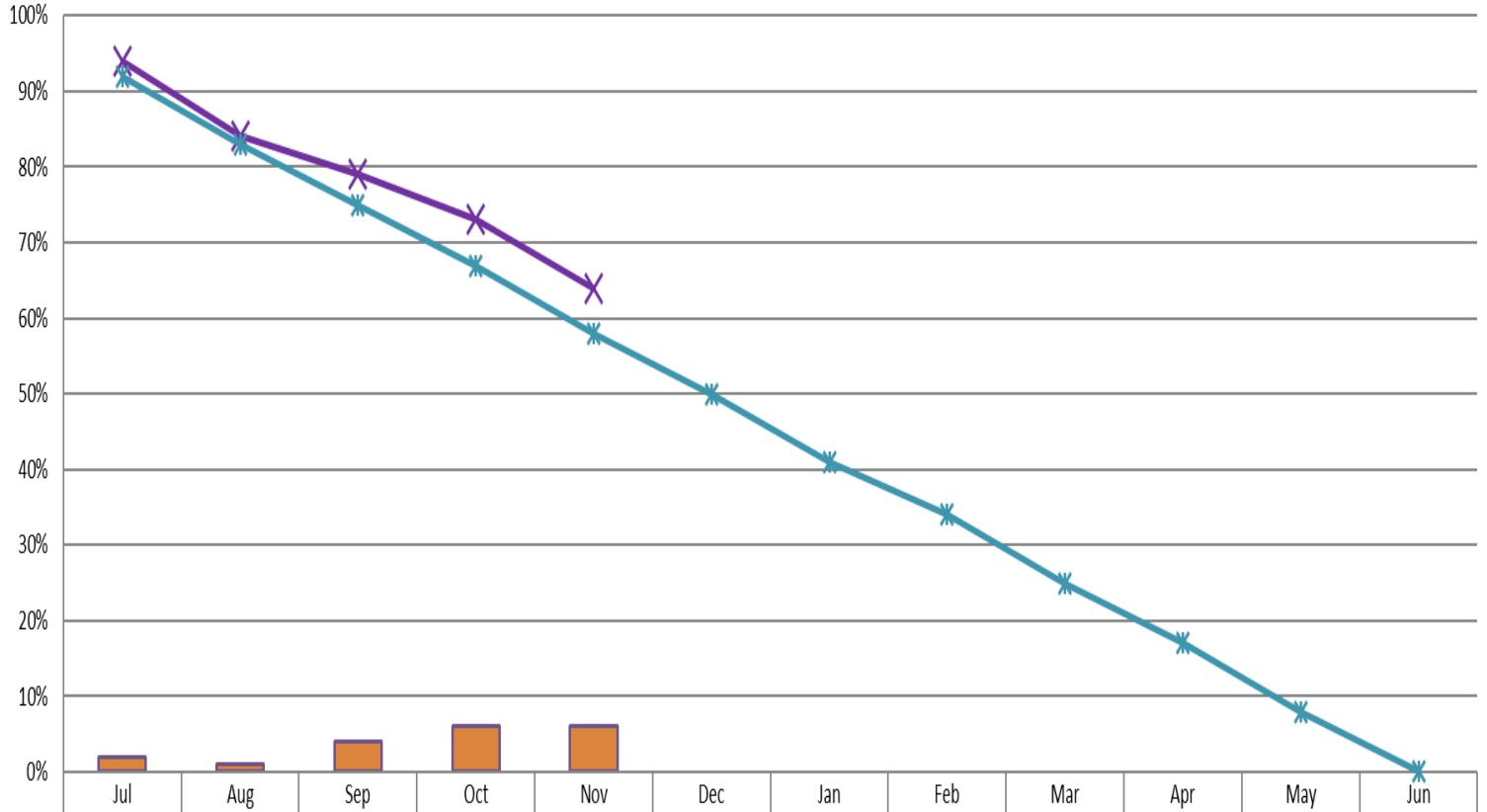
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	724,221	1,156,873	818,831	1,753,574	849,775							
Monthly Benchmark	664,627	1,521,711	1,252,174	1,422,703	970,792	4,085,024	17,092,843	7,171,284	1,481,890	6,150,339	2,782,665	7,049,081
YTD Actual	724,221	1,881,093	2,699,925	4,453,499	5,303,274							
YTD Benchmark	664,627	2,186,338	3,438,512	4,861,215	5,832,007	9,917,031	27,009,874	34,181,158	35,663,048	41,813,387	44,596,052	51,645,133
YTD Prorated Budget	4,303,761	8,607,522	12,911,283	17,215,044	21,518,805	25,822,567	30,126,328	34,430,089	38,733,850	43,037,611	47,341,372	51,645,133
Prior YTD Actual	506,906	3,094,578	3,979,468	5,148,734	5,926,979	7,712,347	23,621,235	30,666,102	32,364,744	39,198,383	41,601,297	47,299,098
Balance to Collect	50,920,912	49,764,040	48,945,208	47,191,634	46,341,859							

Expenditures - General Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	2,510,280	5,117,160	2,733,958	2,995,886	4,281,152							
Monthly Benchmark	2,265,156	4,852,307	4,847,924	3,827,751	4,336,875	4,171,043	3,176,432	4,873,947	4,182,536	4,770,049	5,106,919	5,234,194
YTD Actual	2,510,280	7,627,439	10,361,397	13,357,283	17,638,435							
YTD Benchmark	2,265,156	7,117,463	11,965,387	15,793,138	20,130,013	24,301,056	27,477,488	32,351,435	36,533,971	41,304,020	46,410,939	51,645,133
YTD Prorated Budget	4,303,761	8,607,522	12,911,283	17,215,044	21,518,805	25,822,567	30,126,328	34,430,089	38,733,850	43,037,611	47,341,372	51,645,133
Prior YTD Actual	1,325,099	6,948,531	11,259,630	14,427,377	18,453,774	22,143,257	25,253,902	29,637,747	33,730,429	37,642,326	41,324,337	45,174,546
Balance to Expend	49,134,853	44,017,694	41,283,736	38,287,850	34,006,698							

Budget Percent Remaining - General Fund Fiscal Year 2024/25

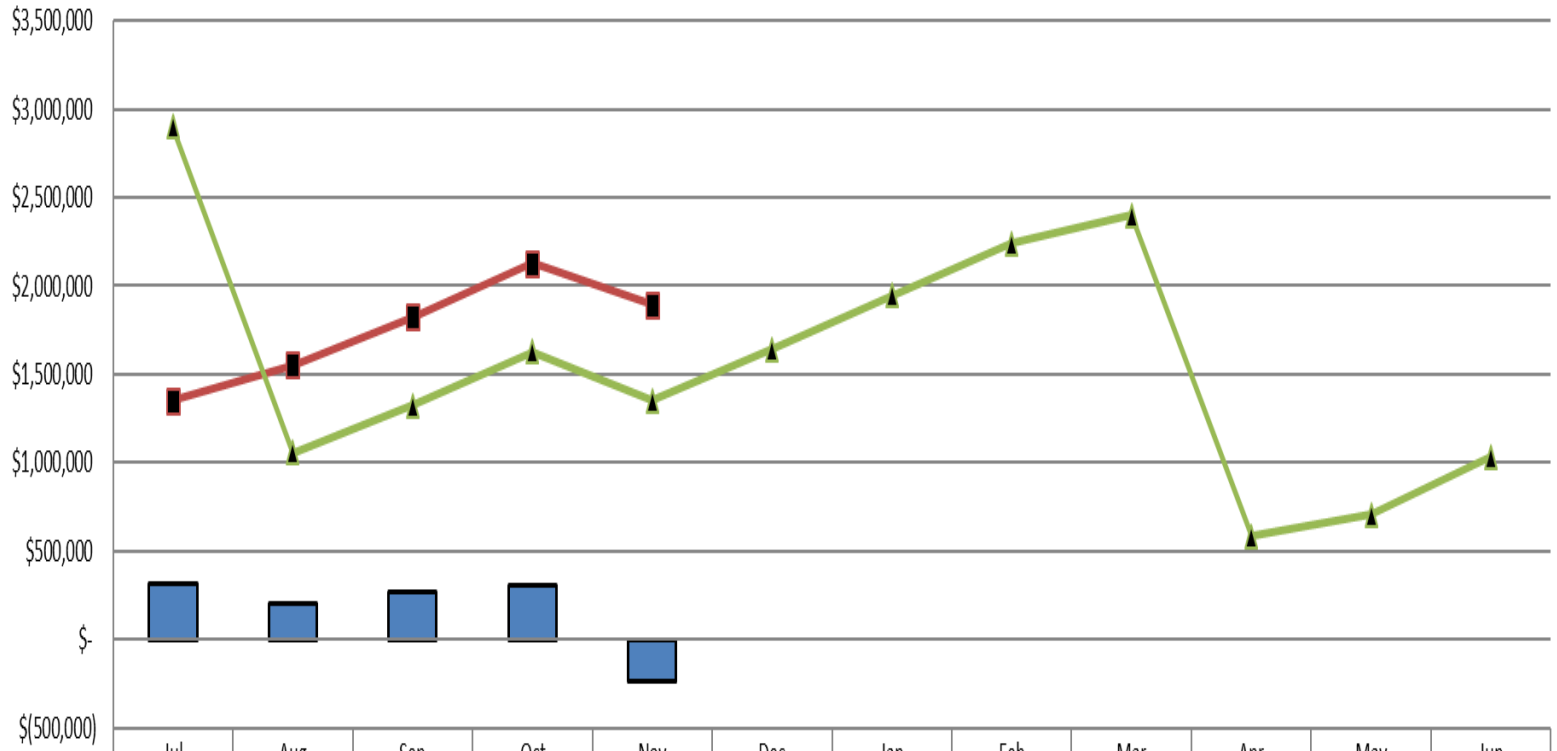


(Over) Under Budget	2	1	4	6	6							
Actual Percent Remaining	94	84	79	73	64							
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

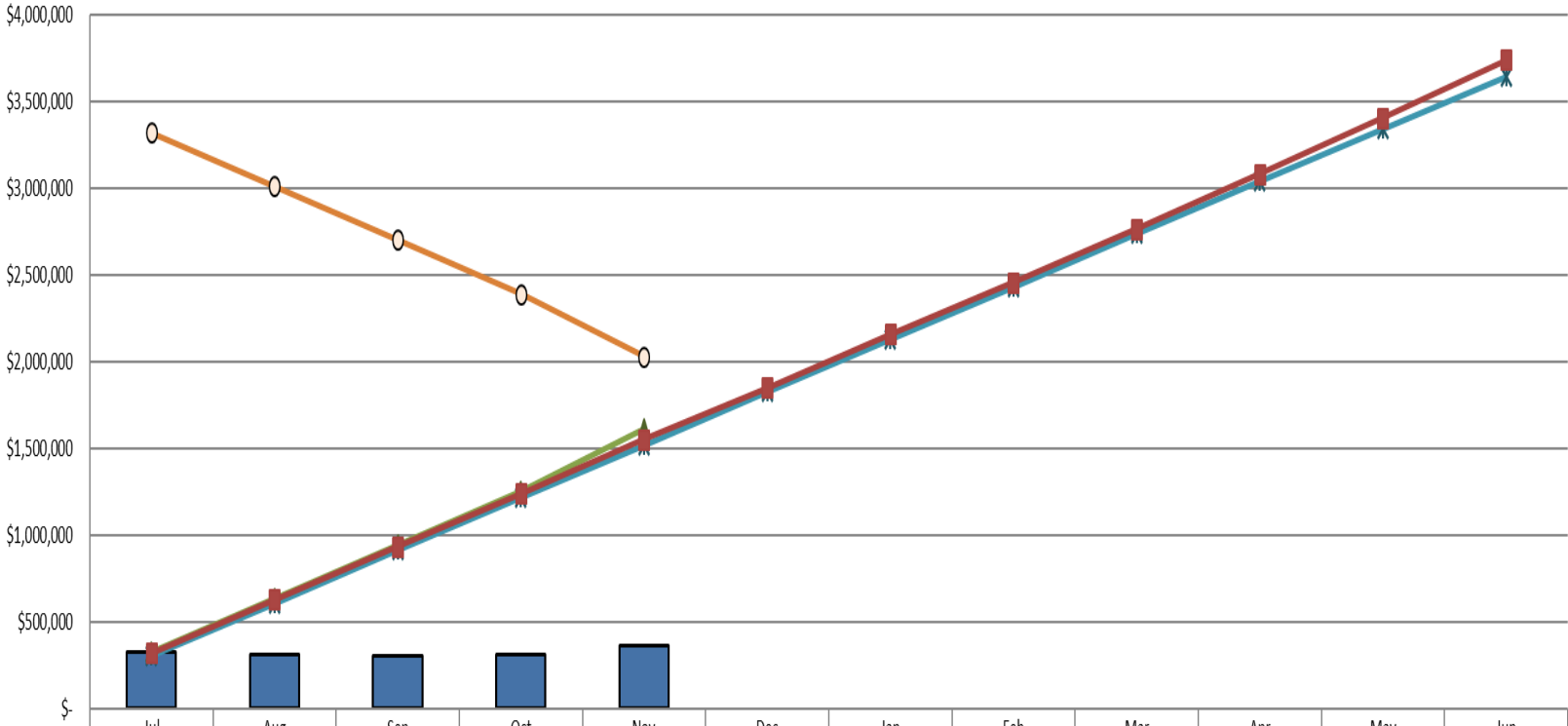
Cash Balance - Hospitality Taxes Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	316,829	201,964	270,657	305,117	(233,604)	-	-	-	-	-	-	-
Current Fiscal YTD Balance	1,349,951	1,551,915	1,822,571	2,127,689	1,894,085							
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

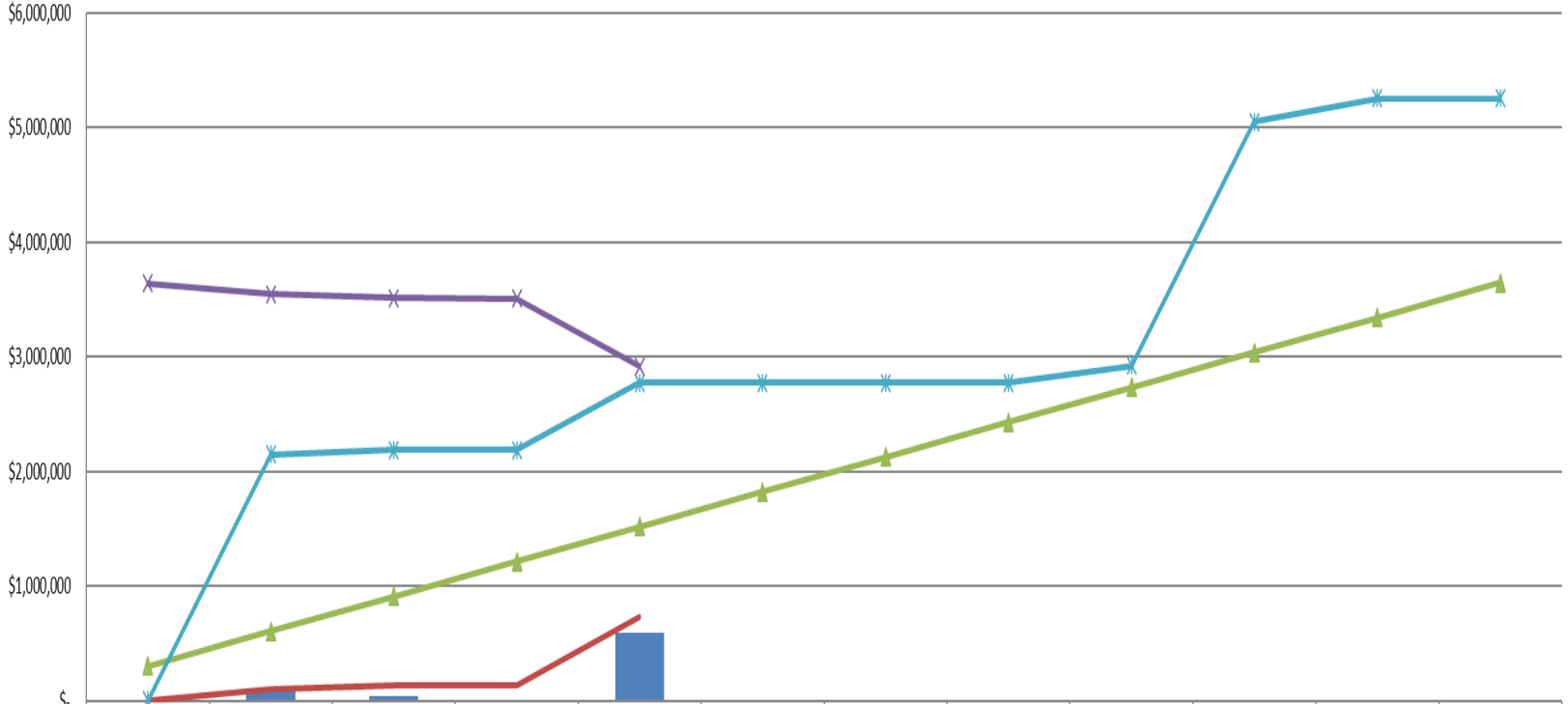
Revenue - Hospitality Taxes Fund

Fiscal Year 2024/25



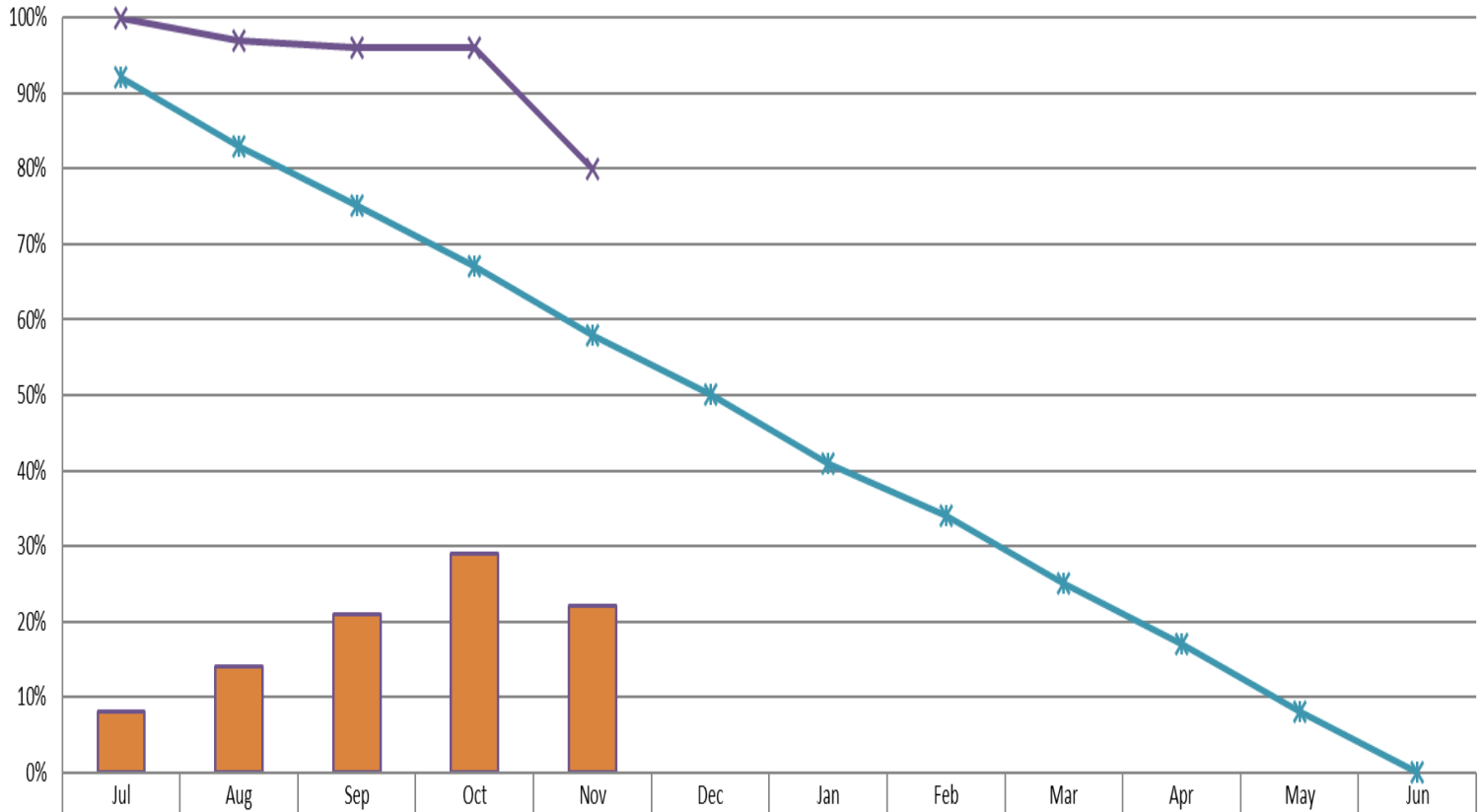
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	323,949	309,955	307,436	313,181	361,256							
YTD Actual	323,949	633,904	941,340	1,254,522	1,615,778							
YTD Prorated Budget	303,707	607,413	911,120	1,214,826	1,518,533	1,822,239	2,125,946	2,429,652	2,733,359	3,037,065	3,340,772	3,644,478
Prior YTD Actual	322,050	631,118	935,733	1,240,617	1,552,743	1,849,912	2,157,281	2,456,845	2,763,876	3,078,775	3,404,107	3,738,929
Balance to Collect	3,320,529	3,010,574	2,703,138	2,389,956	2,028,700							

Expenditures - Hospitality Taxes Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	4,370	95,267	34,207	600	592,465							
YTD Actual	4,370	99,638	133,844	134,445	726,909							
YTD Prorated Budget	303,707	607,413	911,120	1,214,826	1,518,533	1,822,239	2,125,946	2,429,652	2,733,359	3,037,065	3,340,772	3,644,478
Prior YTD Actual	4,226	2,149,372	2,184,964	2,185,464	2,772,364	2,772,364	2,774,959	2,774,959	2,923,960	5,051,357	5,252,642	5,255,857
Balance to Expend	3,640,108	3,544,840	3,510,634	3,510,033	2,917,569							

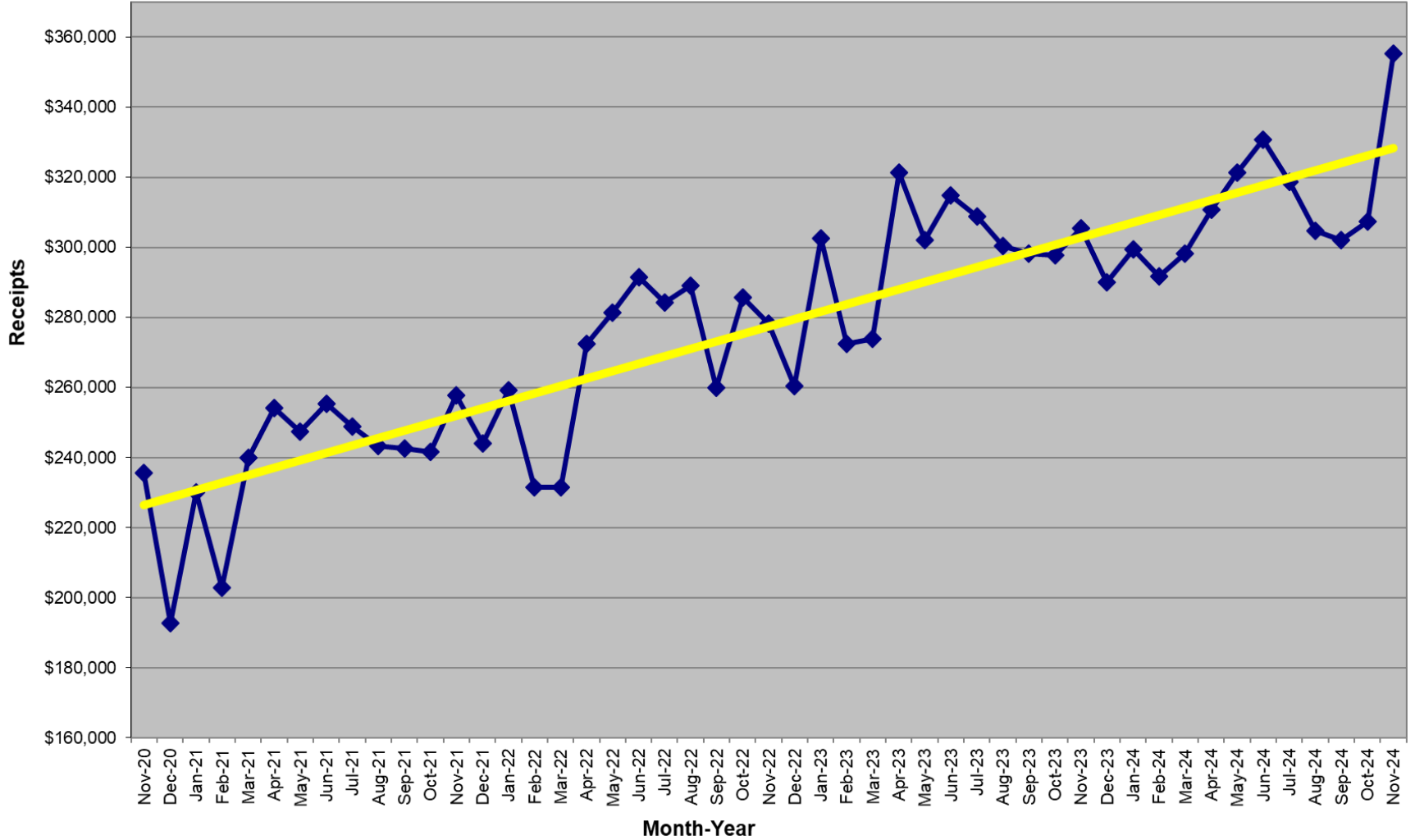
Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2024/25



■ (Over) Under Budget	8	14	21	29	22							
✕ Actual Percent Remaining	100	97	96	96	80							
✱ Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Hospitality Tax

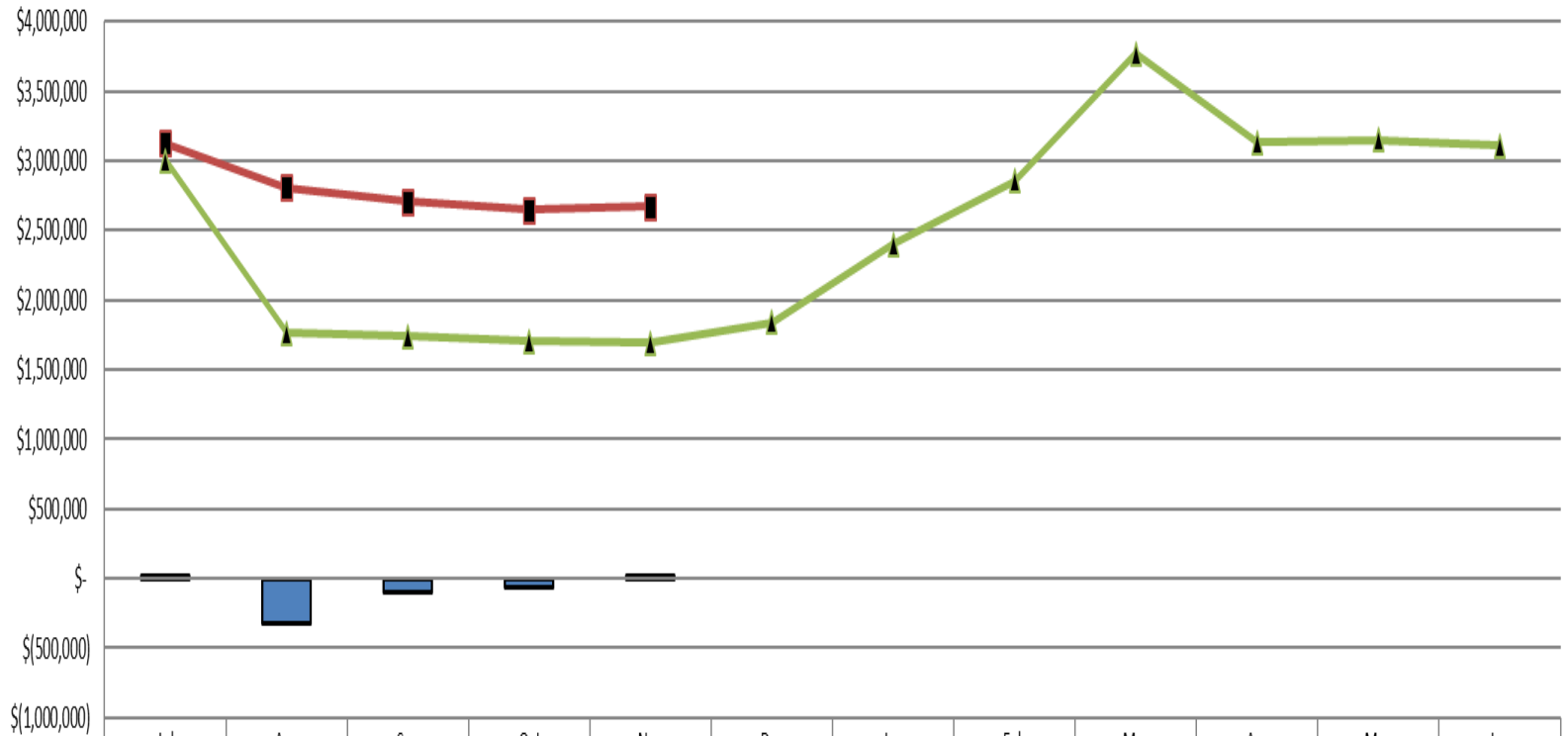
4 - Year Trending





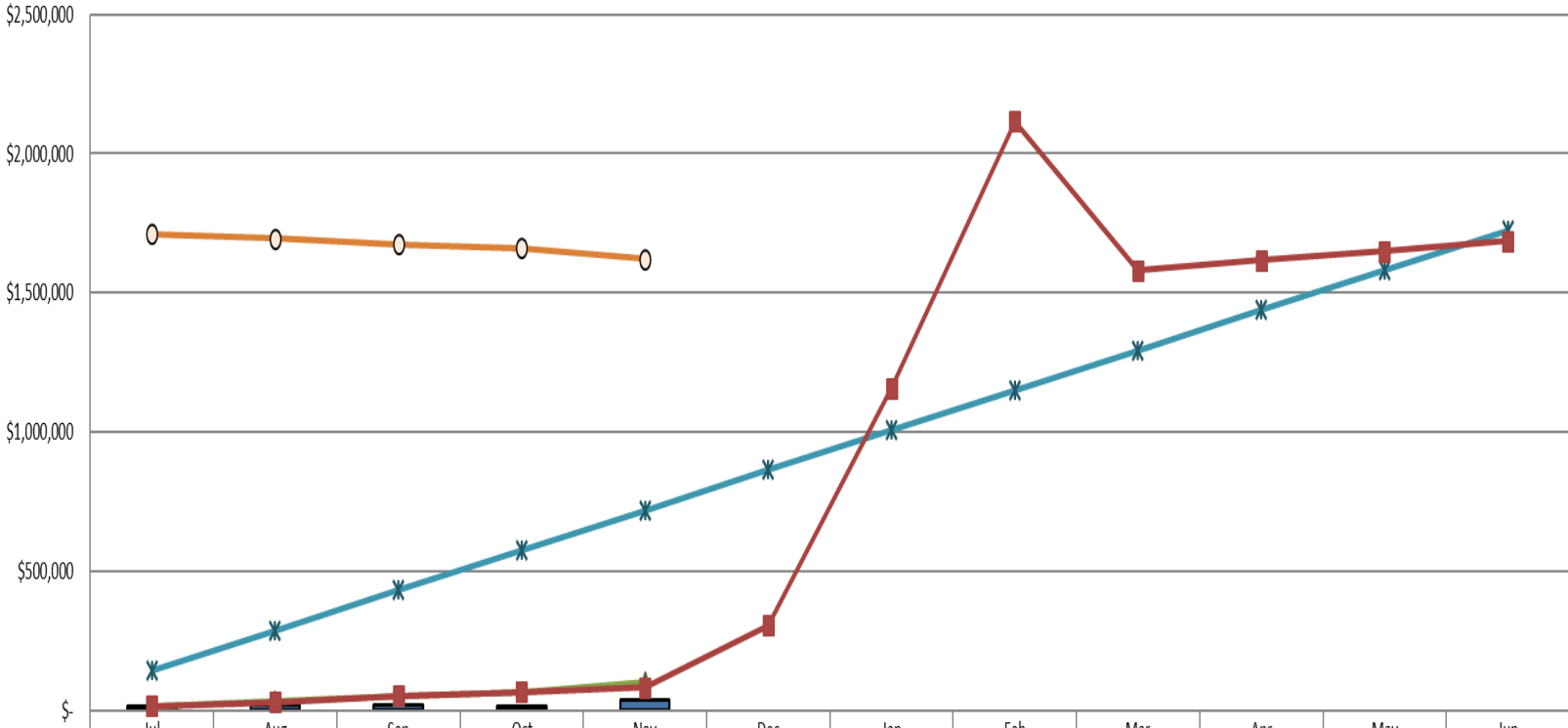
Storm Water Fund

Cash Balance - Storm Water Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	14,084	(318,039)	(99,606)	(60,749)	23,858	-	-	-	-	-	-	-
Current Fiscal YTD Balance	3,124,442	2,806,402	2,706,796	2,646,047	2,669,905							
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

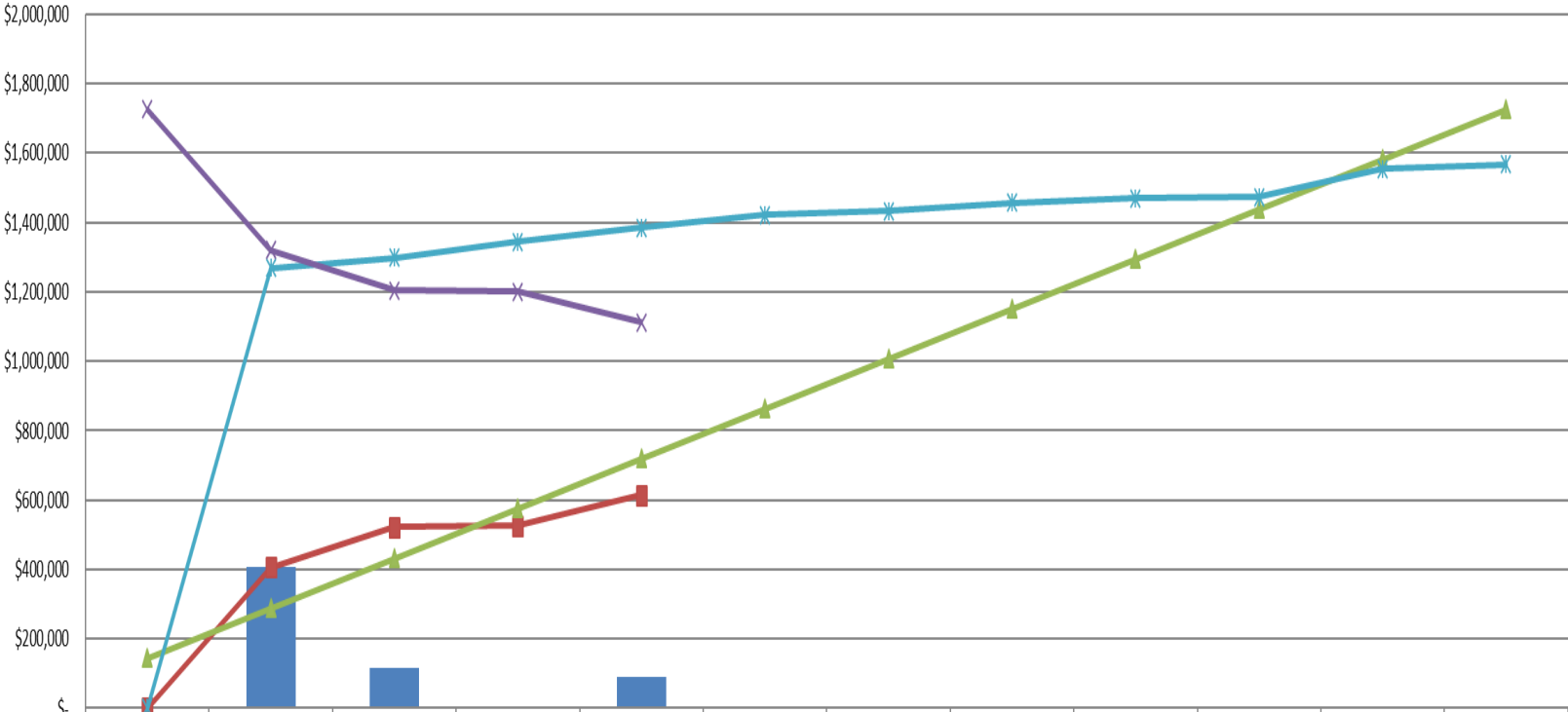
Revenue - Storm Water Taxes Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	13,642	17,963	18,949	15,133	37,986							
YTD Actual	13,642	31,605	50,554	65,688	103,674							
YTD Prorated Budget	143,826	287,653	431,479	575,305	719,131	862,958	1,006,784	1,150,610	1,294,436	1,438,263	1,582,089	1,725,915
Prior YTD Actual	15,473	30,392	52,294	66,844	83,716	305,797	1,157,780	2,116,162	1,579,601	1,616,609	1,648,450	1,686,560
Balance to Collect	1,712,273	1,694,310	1,675,361	1,660,227	1,622,241							

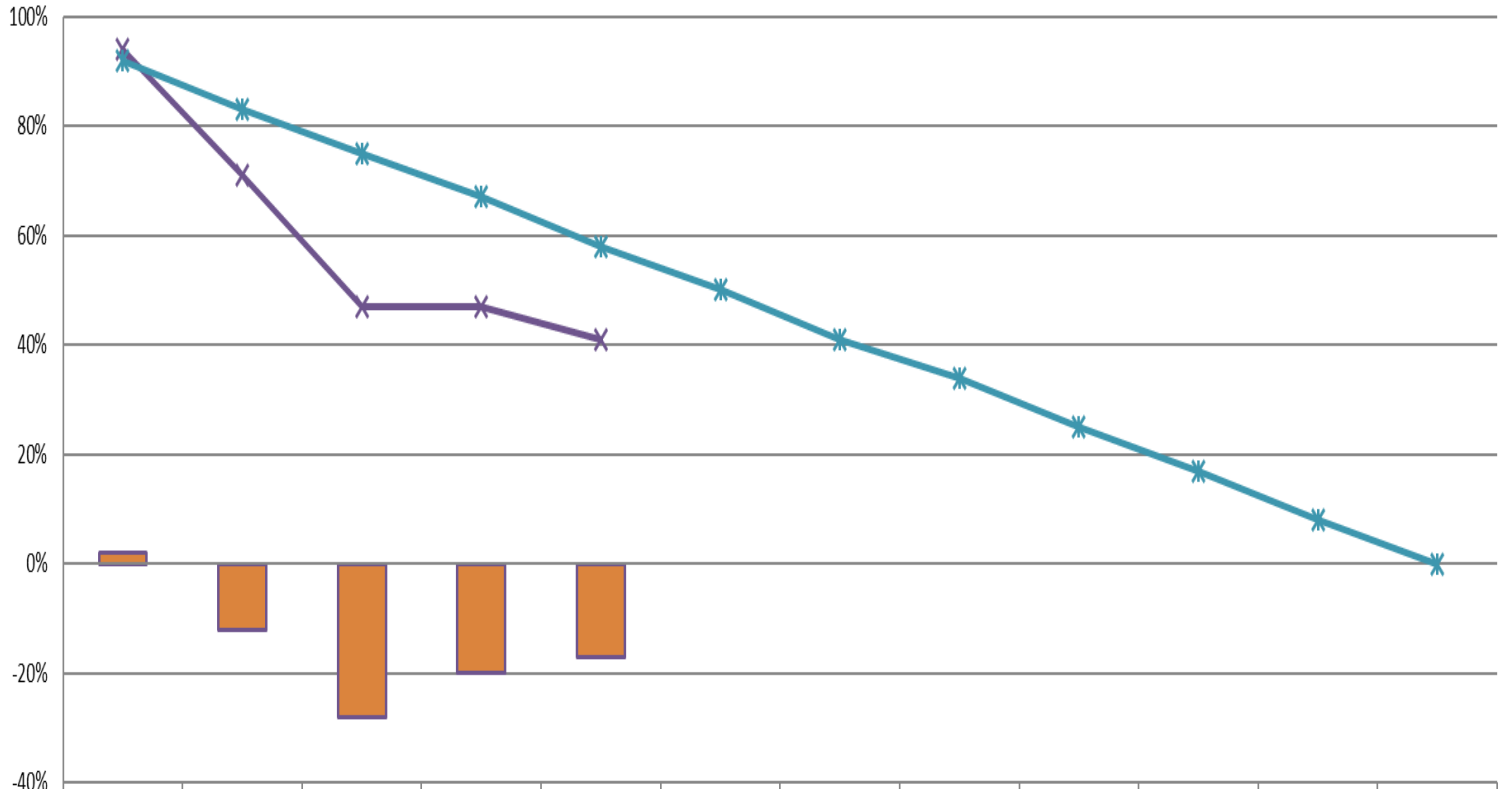
Expenditures - Storm Water Fund

Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	455	406,057	115,427	3,699	88,585							
YTD Actual	455	406,512	521,939	525,638	614,223							
YTD Prorated Budget	143,826	287,653	431,479	575,305	719,131	862,958	1,006,784	1,150,610	1,294,436	1,438,263	1,582,089	1,725,915
Prior YTD Actual	997	1,268,073	1,297,770	1,343,872	1,384,662	1,421,978	1,432,278	1,455,926	1,468,952	1,473,702	1,553,348	1,567,450
Balance to Expend	1,725,460	1,319,403	1,203,976	1,200,277	1,111,692							

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



(Over) Under Budget	2	-12	-28	-20	-17							
Actual Percent Remaining	94	71	47	47	41							
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
1/14/2025

Fire Department Activity Report - November 2024

ATTACHMENTS:

Description	Upload Date	Type
▢ Fire Department Activity Report - November 2024	1/6/2025	Backup Material



NOVEMBER

2024

MONTHLY REPORT



CITY OF GREER

FIRE DEPARTMENT

STAFFING

Tower 41 crew ventilating a roof at a structure fire on Sunnydale Dr.



STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	58	57	0	1	1
ADMINISTRATION	8	8	0	0	0
PART-TIME	16	11	0	0	5

OPERATIONS



Greer Fire Department welcomed Junior Leadership Greer on 11/4/2024 for their annual Public Safety Day.

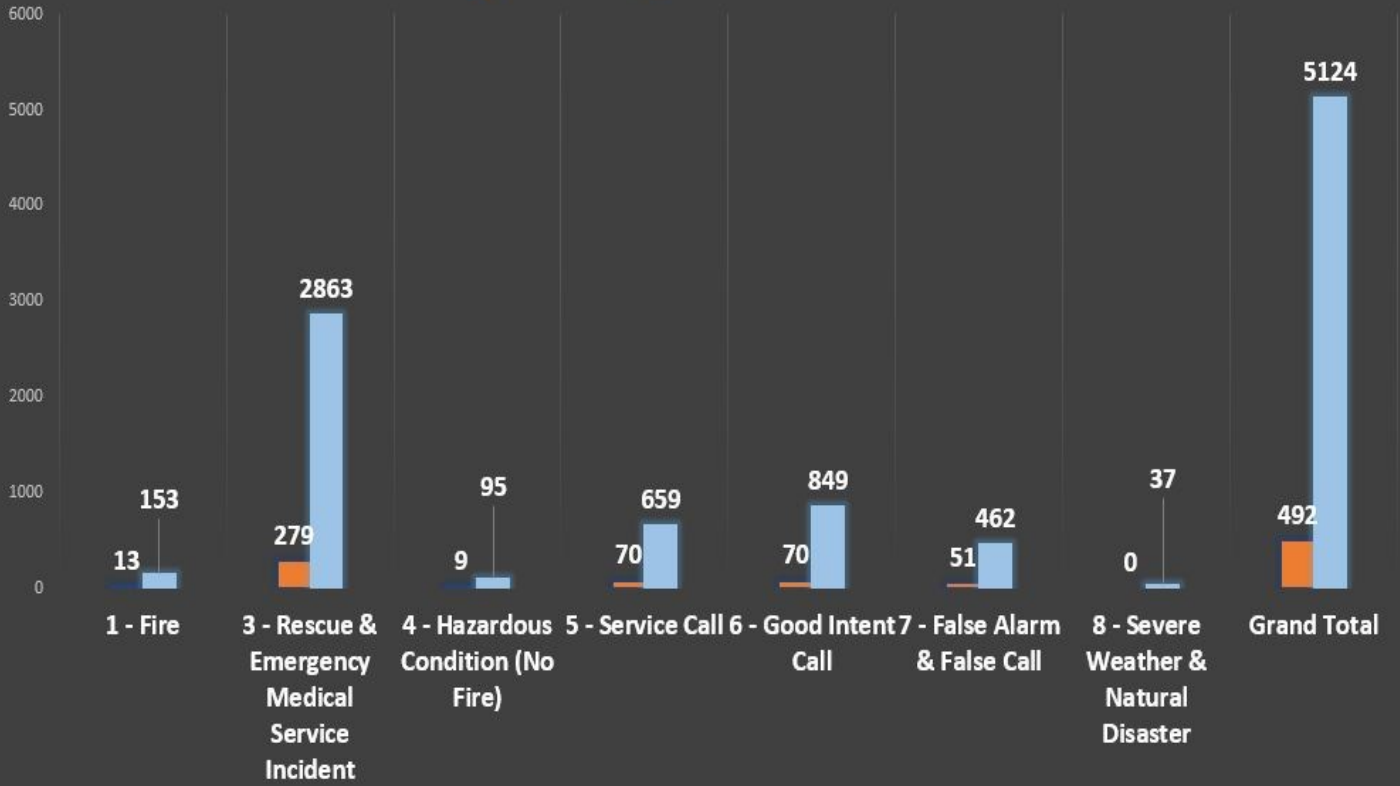
RECOGNITION



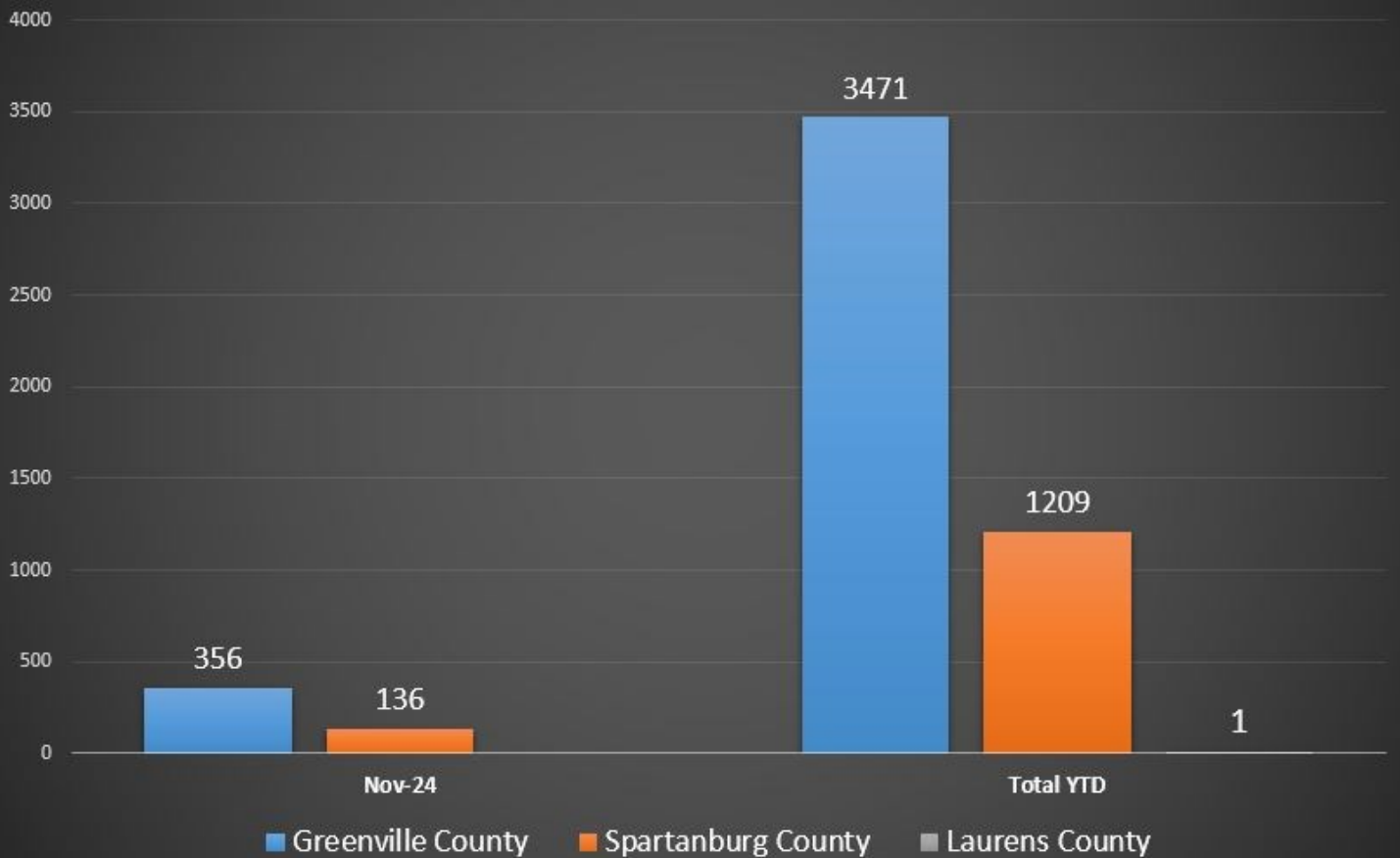
L—Battalion Chief Colby Means has been promoted to Division Chief of Training and Professional Standards. Chief Means will assume his new position on December 2, 2024. R—Lieutenant Corey “Dillon” Blackwell has been promoted to Captain. Captain Blackwell will be assigned to Tower 41 on A-Shift.

Incident Type Category

24-Nov Grand Total - 2024



County Breakdown





On Saturday, November 30th Engine 41, Engine 56, Engine 151, Engine 42, Tower 41, Ladder 14, Battalion 41 and Battalion 55 responded to a working structure fire at 8 24th Street. Crews quickly extinguished the fire and no injuries were reported. This scene was turned over to fire marshal original cause determination. The cause is still under investigation at this time.



Engine 41, Engine 151, Tower 41 and Battalion 41 responded to a commercial vehicle fire at GSP Logistic Pkwy. The vehicle was a total loss and cause is still under investigation.

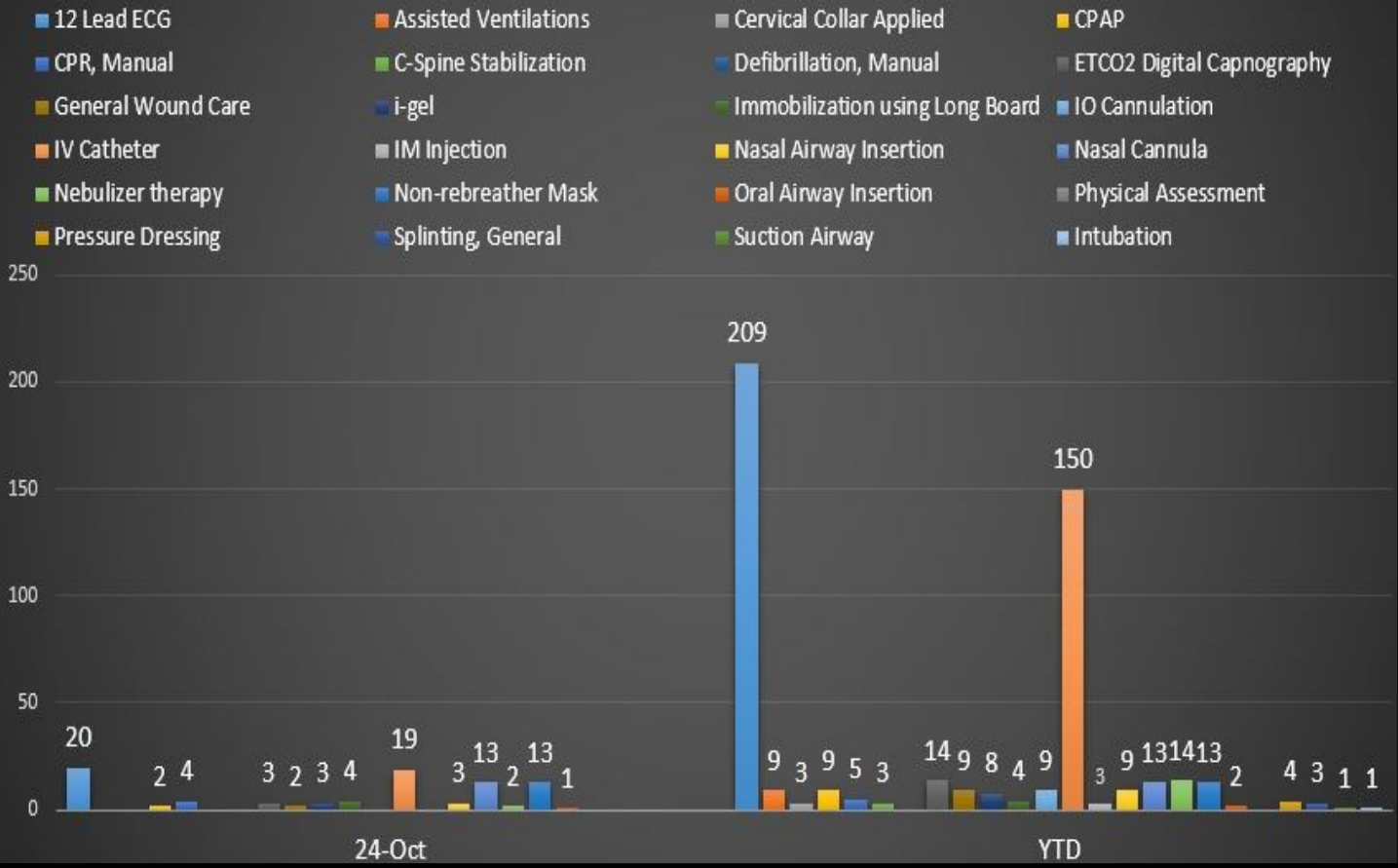




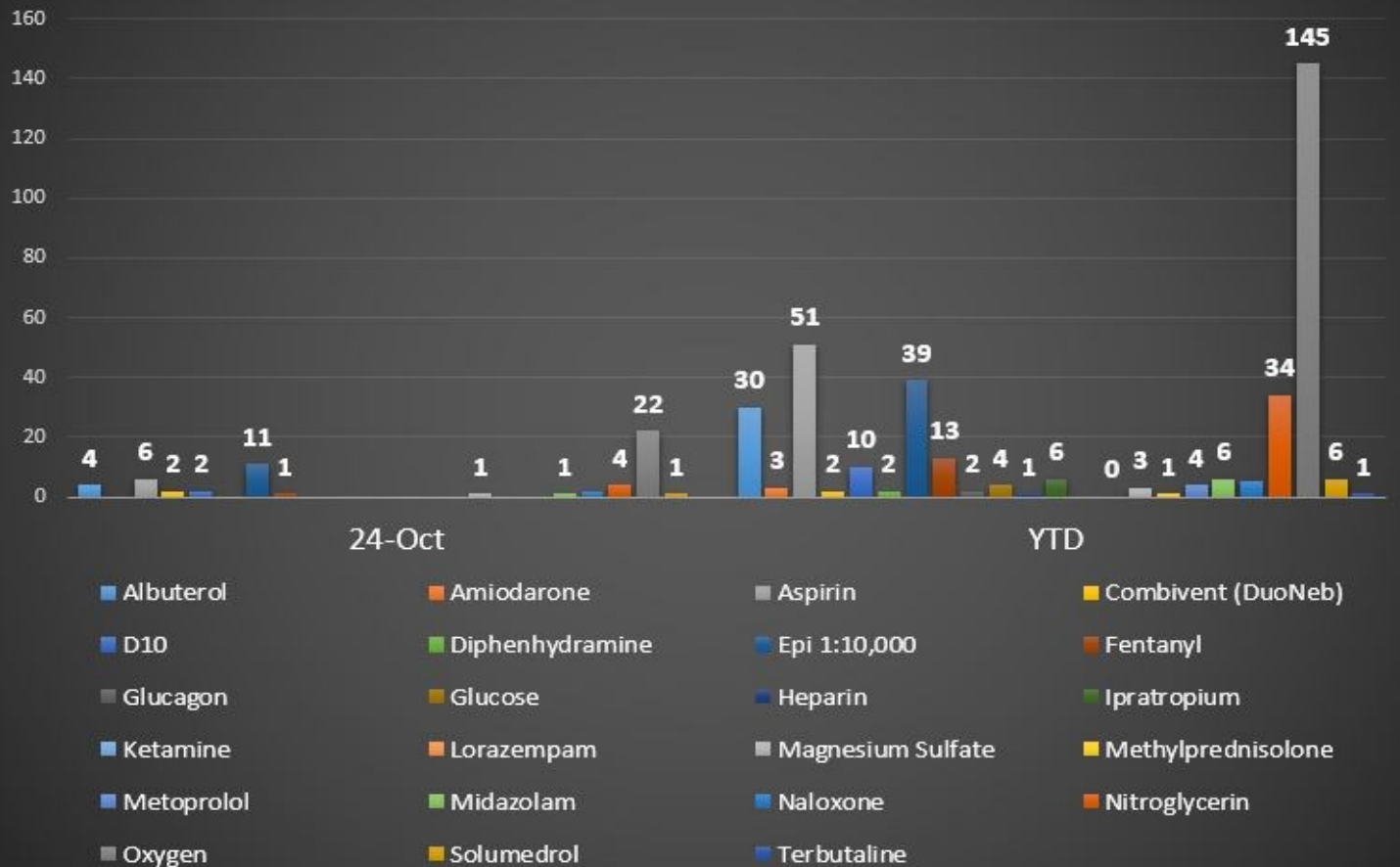
Engine 41, Tower 41 and Battalion 41 responded to vehicle vs. house at the corner of Rotan St and S. Line Street. Scene was turned over to Building Codes and on-duty Fire Marshal.



Treatments Provided

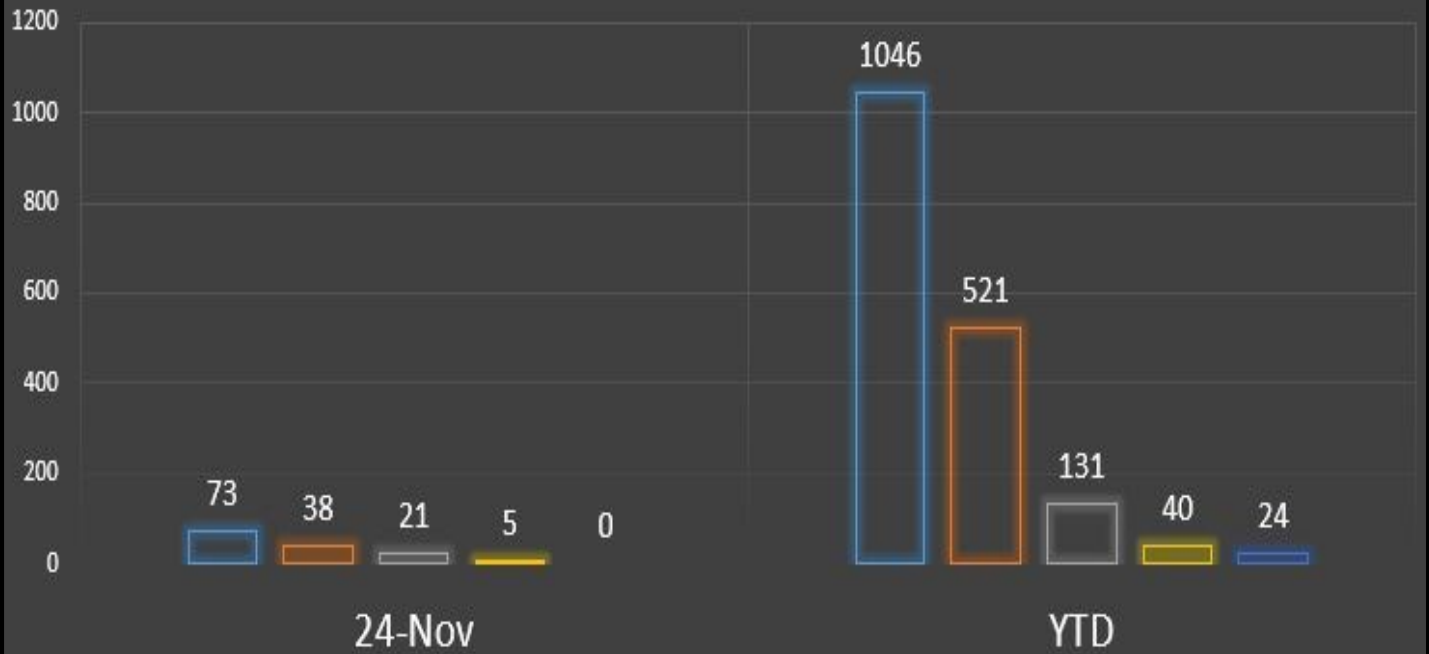


Medication Administered



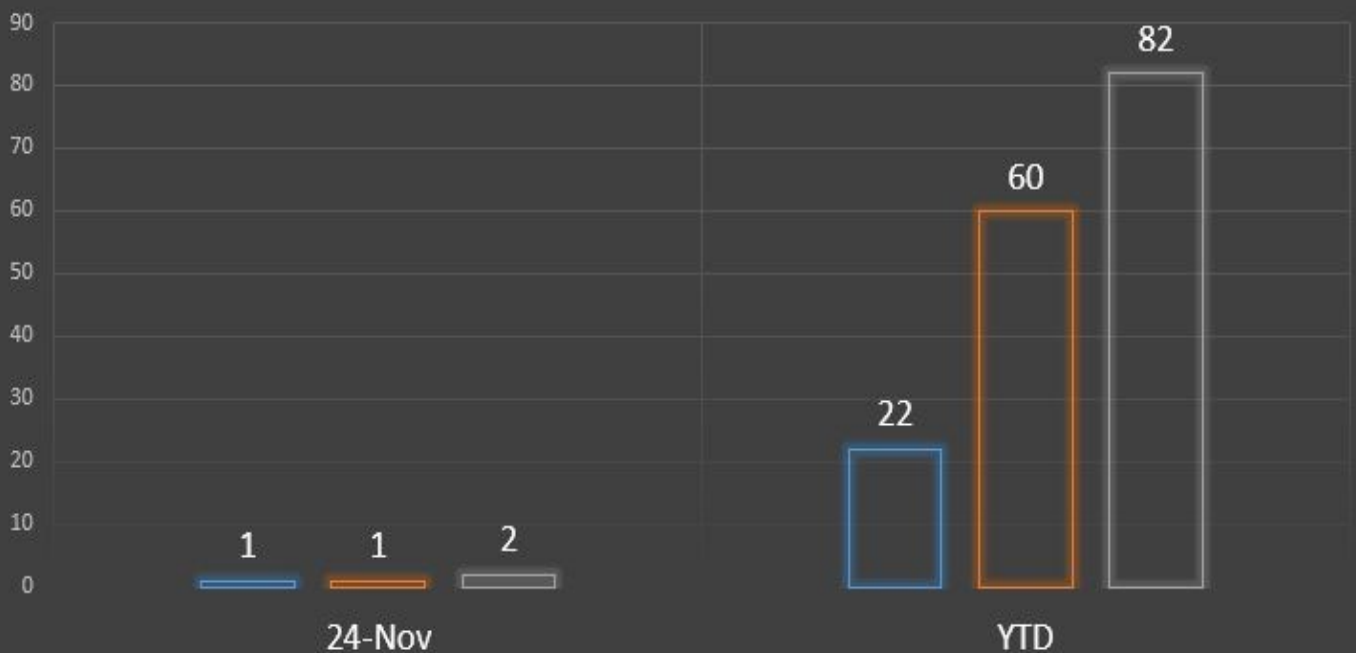
EMS Arrival Delays

- 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





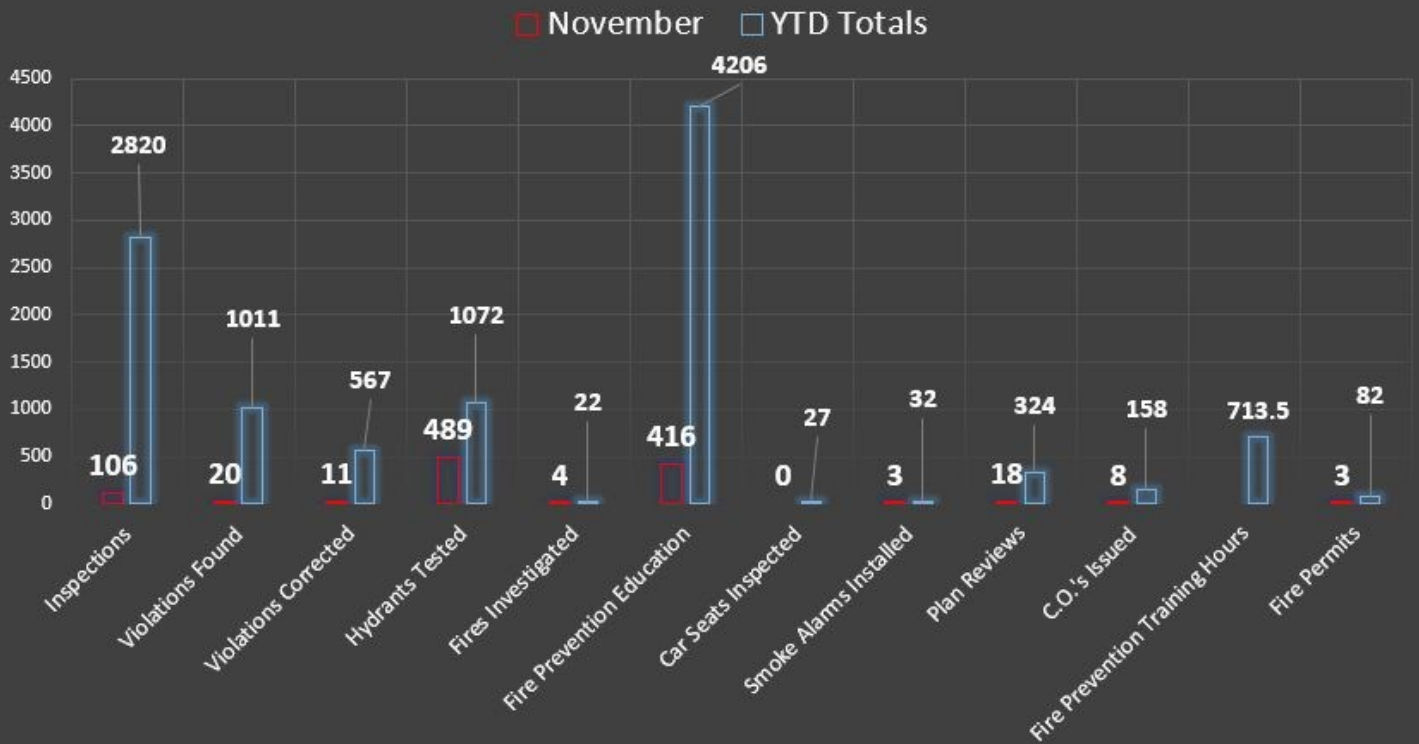
The following personnel completed training in the month of November:

Training:

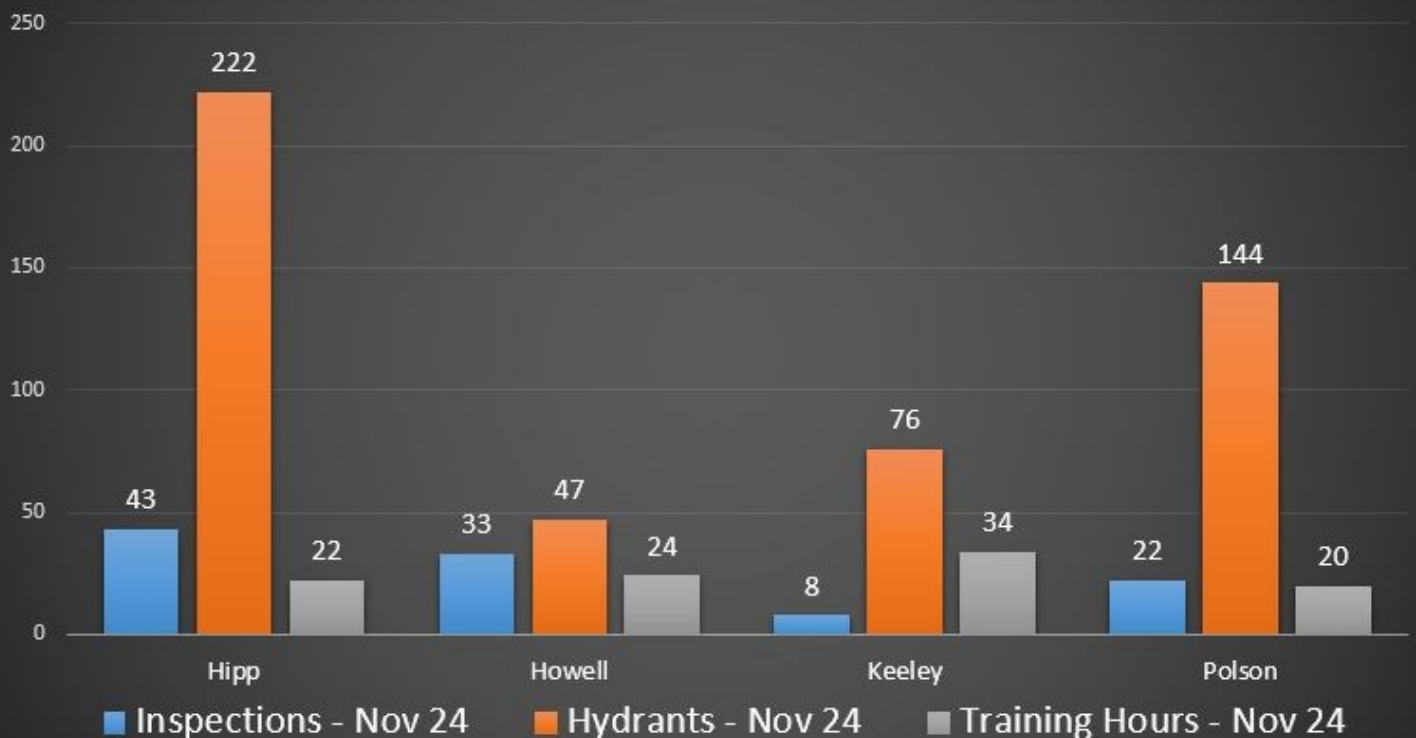
- ♦ Firefighter McIntyre and Sims attended “Mayday Mindset” on November 15th & 16th hosted by Idlewild Volunteer Department, Salisbury North Carolina.

Community Risk Reduction

Division of Community Risk Reduction



Individual Inspections, Hydrants and Training Hours



Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
1/14/2025

Municipal Court Activity Report - November 2024

ATTACHMENTS:

Description	Upload Date	Type
▢ Municipal Court Activity Report November 2024	1/6/2025	Backup Material



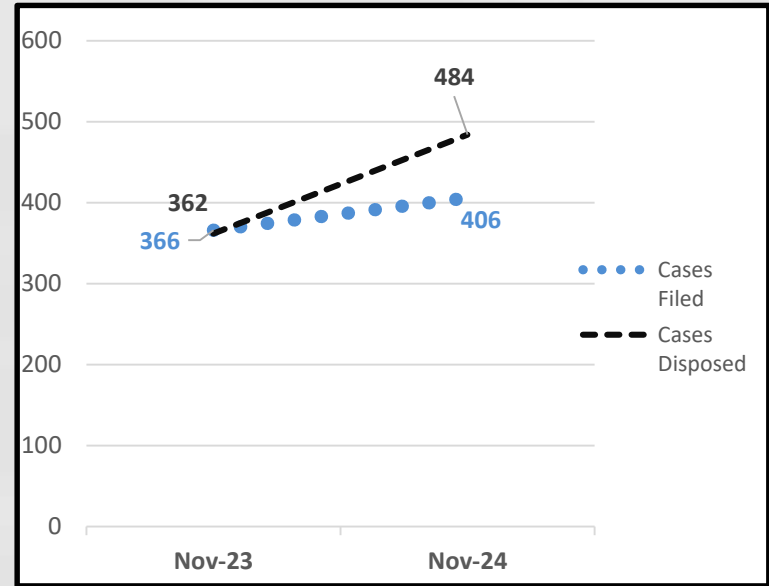
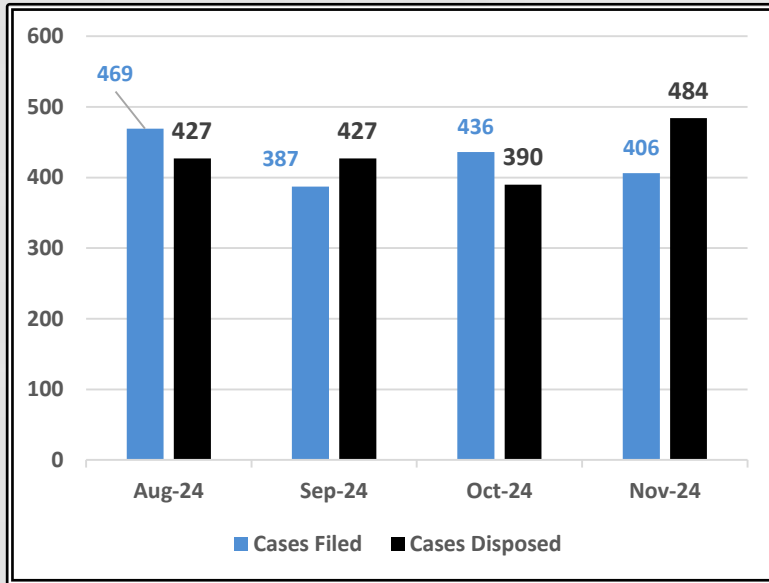
MUNICIPAL COURT

Monthly Report
November 2024

Traffic, Criminal and City Ordinances

Total cases disposed: **484**

Total cases filed by officers: **406**



Arrest Warrants, Bench Warrants & Search Warrants

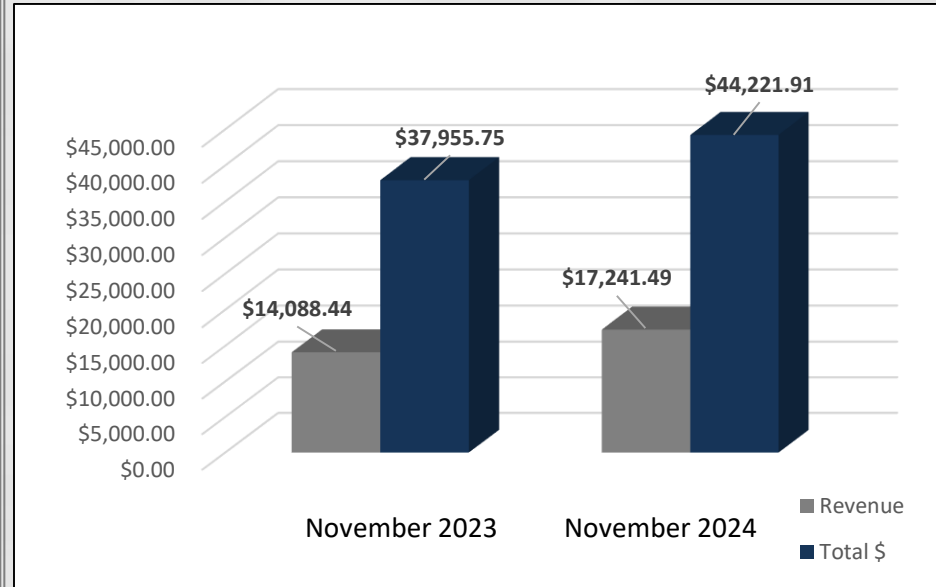
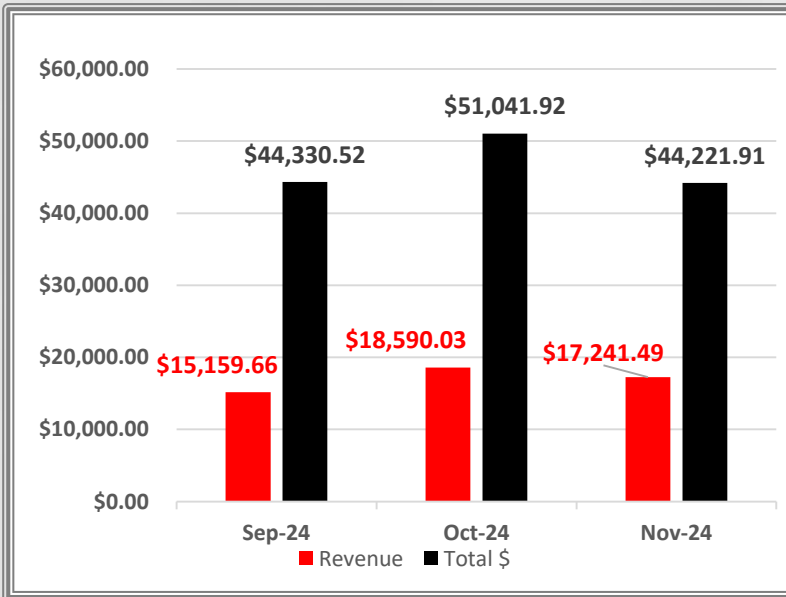
Arrest Warrants issued	85
Arraignments-# of defendants	119
Arraignments-# of charges	194
Bench Warrants issued	19
Bench Warrants served	9
Search Warrants issued	7



FINANCIALS

Revenue

Total Revenue	\$17,241.49
Sent to State Treasurer	\$23,662.88
Victim Assistance Funds	\$ 3,001.39
Total Collected	\$44,221.91



ACTIVITY

- Traffic Court was held on November 6, 13, 20 and 27.
- Domestic Violence Court was held on November 14.
- Preliminary Hearings were held November 1.
- Jury Trials were held the week of November 18.
- Plea day was held November 15.

Category Number:
Item Number: 7.



AGENDA
GREER CITY COUNCIL
1/14/2025

Parks, Recreation & Tourism Activity Report - November 2024

ATTACHMENTS:

Description	Upload Date	Type
▢ Parks, Recreation & Tourism Activity Report - November 2024	1/10/2025	Backup Material

Parks, Recreation & Tourism

November 2024 Monthly Report

ADMINISTRATION:

Wards Creek Trail System

- The City of Greer's attorney is continuing to work on acquiring the right-of-way for a trail extending from Biblebrook Drive to Greenleaf Drive. Once this is resolved, we will resume moving forward with the development of this phase.

South Tyger River Greenway

- PRT staff are currently working on a 2025 Recreation Trails Grant for phase 1A of the South Tyger River Greenway with the SC Department of Parks, Recreation, and Tourism. Applications are due in February of 2025 and notifications should be received by May/June of next year. We are asking for a \$100,000 grant with a 20% match (\$25,000) from the City of Greer.
- City staff is in the process of creating an RFQ to advertise for qualified contractors in early 2025.
- An Environmental Study of the property affected by the trail may be conducted next year. The purpose of this study is to analyze and understand the relationship between humans and the natural environment, aiming to identify potential environmental impacts of a proposed project or activity, assess the current state of an ecosystem, and ultimately inform decision-making to mitigate negative impacts and promote sustainability.

Turner Ball Park

- Keck + Wood continues to monitor all construction administration efforts to complete this project for the remaining portion of the park. They are evaluating grading around the playground and slopes within the playground to ensure it was completed according to plan.
- Outstanding items include repairing the sewer line to the restroom at Little Turner and repairing the plumbing in the wall in the restroom at Big Turner.

Greer Golf - Clubhouse and Pool Area Renovation

- Installation of the kitchen equipment is complete. All inspections have been completed and White Wine & Butter has submitted all necessary paperwork to begin their lease. They are currently painting and making some interior design changes. We anticipate having a Grand Opening in February 2025.

ForGreer

- The Advisory Committee for the new Sports and Events Center met on Friday, November 22, in the Operations Center Conference room. We continued to review and discuss recreation programs and facility needs for community programs/activities, in addition to events that will promote tourism in the Greer area.
- The ForGreer Executive Committee is planning to interview and select a General Contractor for this project in the latter part of this year. The GC will be an integral part of the design, working with the architects and Advisory Committee towards the construction of the facility.
- If the public has any questions or would like information regarding the 4 projects that are included in ForGreer, they may visit the City of Greer's website, go to ForGreer, and there is a ForGreer Questions form that is available for questions not addressed on the website or for submitting recommendations for future programming.

DIVISIONS:

Athletics

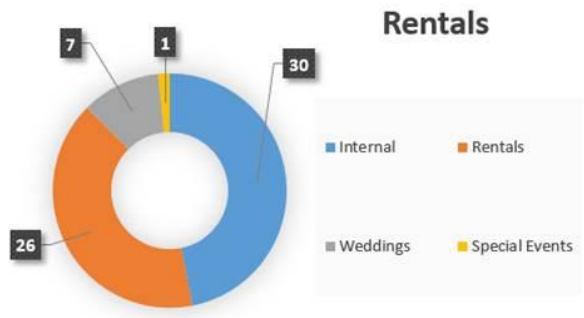
- Facilitated Greer 76ers Varsity and Juniors Tackle Rugby practices at Country Club Park. Greer PRT is set to host our first Junior tackle rugby tournament this season.
- Facilitated Foothills Soccer Club of Greer Academy SCYSA matches and practices at Suber Park.
- Hosted Tomahawk Youth Wrestlers at Cannon Center. Participants practice every Tuesday and Thursday night. The first warm-up tournament is tonight at Dorman High School.
- Registered for the Greer Christmas 7s tournament. Teams from across the Southeast and Midwest will participate at Country Club Park from December 6-8 for the regional rugby tournament.
- Completed the first two sessions of the Greer High basketball training program in conjunction with Greer High School. Greer High coaches train participants on Sunday afternoons at Greer High.
- Athletics supervisor completed Civics Academy presentation.
- The athletics staff has completed the citywide training courses.

Cultural Arts

- Staff worked on preparations for the Holiday Arts Fair, the Gingerbread House Competition, the Christmas Tree Lighting, and auditions for Cinderella.
- Ceramics classes and Robin's after-school art class are continuing.
- The Center for the Arts hosted the Civics Academy on November 14, and the PRT Thanksgiving Luncheon on November 20-21.
- The Foothills Philharmonic String Quartet performed on Saturday, November 16. There were approximately 65 people in attendance.

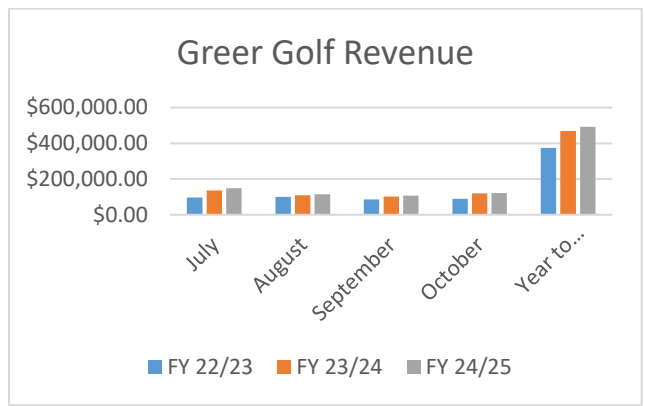
Events

- There were a total of 65 events: 30 internal events, 26 rentals, 1 special event, and 7 wedding events. A total of 7,800 guests visited the City of Greer Events Center.
- Upcoming events include the Greer Christmas Tree Lighting on Friday, December 6, from 5:00 PM to 8:00 PM, Breakfast with Santa on Saturday, December 7, and the Greer Christmas Festival on Saturday, December 7, and Sunday, December 8 from 10 am-2 pm.
- The Events Division is currently working with the Upstate Renaissance Faire to bring the festival back to Greer City Park in 2025.
- The Greer Farmers Market Fall Market took place on Tuesday, November 19, with the Chili Cook-Off. Over 12 teams participated in the event, and despite the rain, more than 400 people attended.
- Throughout November, the Ambassadors provided excellent customer service, assisting over 850 passengers in downtown Greer Station.



Golf

- Our grounds staff rebuilt and repaired the water cooler stations on the course.
- Jonathan Ingle, our new Groundskeeper 1, started working on November 11.
- Steven Thompson attended the 2024 Carolinas GCSA Conference and Trade Show in Myrtle Beach, S.C. on November 17 – 20.
- On November 16, Cody Norris tragically lost his life in a senseless act of violence. Cody has been with Greer Golf/Greer Country Club since 2015 and will be greatly missed.



Recreation

- Rentals: Kids Planet- 30, Recreation Center rentals- 2
- Never Alone Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
- SOAR hosted two Line Dancing sessions with 55 in attendance at the Cannon Centre, a movie day on 11/11 with 16 seniors in attendance at City Hall, a Bingo Day on 11/7 at City Hall with 34 seniors, a Card Game Day with 7 seniors in attendance at the Cannon Centre, a Friendsgiving Thanksgiving party with 26 in attendance at City Hall, and a Book Club meeting with 6 in attendance at the Center for the Arts.
- The afterschool program continued at the Needmore Recreation Center with 10 kids. Also, the Creative Advancement Afterschool program continued their program at the Tryon Recreation Center with 45 kids.
- Justin Miller presented at the Civics Academy event at the Center for the Arts and to classes during the Skyland Elementary Career Day.
- Tryon Recreation Center played host to Pickleball open play sessions, our monthly Artifacts Club meeting and Cheer for Greer practices on Monday and Thursdays.

Tourism

- The staff met with the Greater Greer Chamber of Commerce on Monday, November 18 for a Greer Arts & Eats Festival recap and to discuss plans for 2025.

- Staff held a meeting on the Greer Christmas Parade with City departments and Greer Relief on Monday, November 18.
- Lindsey Shaffer presented at the TATT Celebrating Upstate Successes event on Tuesday, November 19 as a finalist for the Elevate Upstate Grant.
- The Tourism Division organized a Greer Station Holiday Passport Program to encourage supporting local shops and restaurants. Staff distributed passports and program information to businesses on Thursday, November 21. The program will run from November 29 - December 15.

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
1/14/2025

Police Department Activity Report - November 2024

ATTACHMENTS:

Description	Upload Date	Type
☐ Police Department Activity Report - November 2024	1/6/2025	Backup Material

Greer Police Department Monthly Report

November 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/MILITARY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	74 FT/1 PT	70 FT/0 PT	2	4 FT/1 PT
COMMUNICATIONS	14 FT	12 FT	0	2 FT
DETENTION	9 FT	6 FT	0	3 FT
ADMINISTRATIVE	8 FT/1 PT	7 FT/1 PT	0	1 FT/0 PT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	106 FT/2 PT	96 FT/1 PT	2	10 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	479
TRAFFIC CITATIONS ENTERED IN DATABASE	351
RECORDS REQUESTS/FOIA	246
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	479
EXPUNGEMENTS RECEIVED	3
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	0
TOTAL EXPUNGEMENTS	3997
CRIMINAL HISTORY CHECKS	16
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

126

OF VOLUNTEER
HOURS THIS MONTH

1102

OF VOLUNTEER
HOURS YTD

Training

11

OF CLASSES THIS
MONTH

90

OF CLASSES YTD

155

OF STUDENTS THIS
MONTH

1029

OF STUDENTS YTD

45.5

OF CLASS HOURS
THIS MONTH

547.5

OF CLASS HOURS
YTD

573.5

TOTAL HOURS TRAINING
TIME THIS MONTH

7783.5

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

JOB DESCRIPTION	QUANTITY
CONFERENCES WITH TEACHERS OR ADMIN STAFF	49
INDIVIDUAL MEETINGS WITH STUDENTS	57
PHONE CONFERENCE WITH PARENTS	10
CONFERENCES WITH PARENTS	18
SCHOOL EVENTS	28
CLASSROOM VISITS	21
CODE 5	4
FOLLOW UPS	3
BTAM'S	11

Administrative Division Activity

- Sgt. Wright, Ofc. Grimstad and Lt. Blackwell participated in the Cops for Tots Chick-fil-A fundraiser on 11/2.
- On 11/4 Officer Chambers and Officer Ferrell responded to a disturbance call at Quality Inn. Shift had already responded to a disturbance at the location involving the same female individual. Upon arrival, Officer Chambers and Officer Ferrell recognized the female as someone who has significant mental health issues. On this occasion, the female had a knife. Officer Chambers and Officer Ferrell had to physically engage the female to disarm her. They did it with minimal force and immediately thereafter were able to deescalate the situation. The female wrote the PD a letter to thank these officers for understanding her mental illness.
- On 11/6 the Community Engagement Team, Lt. Blackwell, and K-9 Officer Gould spend a half day at Crestview Elementary School with their Kindergarten classes. Students learned about gun safety with Eddie the Eagle, toured patrol cars, met Ikar, and asked thousands of questions!
- On 11/7 Officer Grimstad hosted a homeschool co-op group for a tour around the PD and FD.
- The Community Engagement Team conducted law enforcement led lockdown drills on November 11th and 13th. We locked down all nine GCSD schools in our jurisdiction. GCSD Security Team representatives were present for all nine lockdown drills. All of the reports have been completed and sent to the Director of GCSD Security, Greg Porter.
- Officer Mateo spent the week of November 11th-November 15th with Community Outreach. He was in training with Officers Grimstad, Chambers, and Akers.
- Officer Chambers, Officer Grimstad and Lt. Blackwell attended Stuff a Cruiser at Wal-Mart on 11/15.
- On 11/19 the Community Engagement Team met to discuss the Trunk or Treat on Trade Event. We discussed what worked, what didn't and what we would like to see in 2025. We have planned for the 2025 event to be held on Sunday, October 26.
- On 11/22 Officer Grimstad and Sergeant Wright attended the day long career event at Skyland Elementary.
- The Community Engagement Team worked on an assessment of the Greer Municipal Court. Officer Grimstad has worked on this assessment and subsequent documentation for several days.
- Sgt. Wright and Lt. Blackwell assisted with the Leadership Greer groups that came to the PD on 11/4 and 11/12.
- School Coverage
 - School Coverage: provided by Sgt. Wright, Officers Chambers, Grimstad, and Baker*.
 - 11/1- Riverside HS- 8.55 (PLUS a football game with EVOLV)
 - 11/6- Riverside HS- 8.55*
 - 11/7- Greer HS- 8.55
 - 11/11- Roving E- 8.55
 - 11/12- Roving ES- 8.55
 - 11/13- Abner Creek Academy- 8.55
 - 11/13- Roving ES- 8.55
 - 11/14- Abner Creek Academy- 8.55
 - 11/14- Roving ES- 8.55
 - 11/14- Greer MS- 8.55 (SRO chaperoned a Field Trip)
 - 11/15- Abner Creek Academy- 8.55*
 - 11/15- Roving ES- 8.55
 - 11/21- Bonds- 3.0
 - TOTAL HOURS COVERED:105.6

Crisis Intervention Monthly Activity

Calls: 29

Notable Activity:

- Effective Fitness Combatives: Cpl Berard and I attended Effective Fitness Combatives training in Orlando, FL and were certified as instructors with EFC. (week long training)
- Officer Ferrell and Officer Chambers negotiated a peaceful resolution to a schizophrenic armed female at the Quality Inn. The female later wrote a note of appreciation to the officers for treating her well and understanding her mental illness.
- Suicidal Telephone Call: An individual who was having thoughts of suicide called 988 seeking assistance. They lost telephone contact with him, and contacted the PD. Officer Ferrell was able to get him on the phone and talk to him about his issues. He eventually agreed to meet Ferrell in the Food Lion parking lot. He made contact with the suicidal individual there and they spoke for about 30 minutes. EMS responded, but at that point they decided not to take him unless he went willingly, which he did not want to do. There were not enough grounds for an EPC, so the individual was released on scene. The individual texted Officer Ferrell throughout the day seeking advice on places to go get treatment for depression. His mother contacted Officer Ferrell the next day and they spoke about her son and his issues.
- Crisis Negotiation Via Facetime: Officer Ferrell contacted an armed suspect in an active domestic violence situation via facetime. He was able to keep the suspect on the phone, who had possession of the couple's two young children, until officers were able to locate him. Officer Ferrell successfully convinced the suspect to cooperate with police. He was arrested, nobody was hurt and many criminal charges were filed.

Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	OCT-24	NOV-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,678	1,501	-10.5%	15,362	17,815	16.0%
INCOMING 7-DIGIT LINE CALLS	5,057	4,601	-9.0%	55,111	55,045	-0.1%
POLICE CALLS FOR SERVICE	3,022	2,836	-6.2%	32,299	32,379	0.2%
FIRE CALLS FOR SERVICE	1,333	1,109	-16.8%	11,745	12,924	10.0%
TOTAL DISPATCHED CALLS	4,355	3,945	-9.4%	44,071	45,303	2.8%

Detention Center

INMATE AND PROCESS TOTAL	OCT-24	NOV-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	106	128	20.8%	1105	1220	10.4%
TRANSPORTED TO GREENVILLE	29	14	-51.7%	211	264	25.1%
TRANSPORTED TO SPARTANBURG	17	23	35.3%	170	174	2.4%
INMATES TRANSPORT BY 600	7	5	-28.6%	136	94	-30.9%

Animal Control Services

ANIMAL CONTROL ACTIVITY	OCT-24	NOV-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	179	128	-28%	1691	1718	2%
LIVE DOGS PICKED UP	6	9	50%	85	100	18%
LIVE CATS PICKED UP	1	1	0%	25	11	-56%
TRAPS DELIVERED	0	0	0%	45	17	-62%
FOLLOW UP CALLS	8	11	38%	118	112	-5%
CITATIONS ISSUED	0	0	0%	7	12	71%
DOGS TAKEN TO COUNTY SHELTER	4	6	50%	60	69	15%
CATS TAKEN TO COUNTY SHELTER	1	1	0%	25	11	-56%

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	OCT-24	NOV-24	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2023	YEAR TO DATE 2024	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	138	136	-1.4%	1652	1686	2.1%
NEW ITEMS ENTERED	112	132	17.9%	1223	845	-30.9%
ITEMS PURGED	27	33	22.2%	761	500	-34.3%
ITEMS RELEASED	10	8	-20.0%	102	121	18.6%
CASES SENT TO CO 23 LAB	12	10	-16.7%	87	84	-3.4%
CASES SENT TO CO 42 LAB	15	0	-100.0%	80	65	-18.8%
HOURS SPENT AT LABS	10	2	-80.0%	39.5	37	-6.3%
HOURS SPENT IN COURT	38.5	45	16.9%	360	400	11.1%

Patrol Division

POLICE PATROL ACTIVITY	23-OCT	24-OCT	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	308	354	14.94%	3792	3708	-2.22%
ARRESTS	119	131	10.08%	1227	1264	3.02%
INCIDENT REPORTS	464	385	-17.03%	4070	4093	0.57%
COLLISION REPORTS	161	148	-8.07%	1715	1571	-8.40%
WARNING CITATIONS	262	266	1.53%	3372	4364	29.42%
PATROL MILES	37,034	44,495	20.15%	468,383	483,314	3.19%
WARRANTS SERVED	49	60	22.45%	669	635	-5.08%

Patrol Division

Proactive Efforts

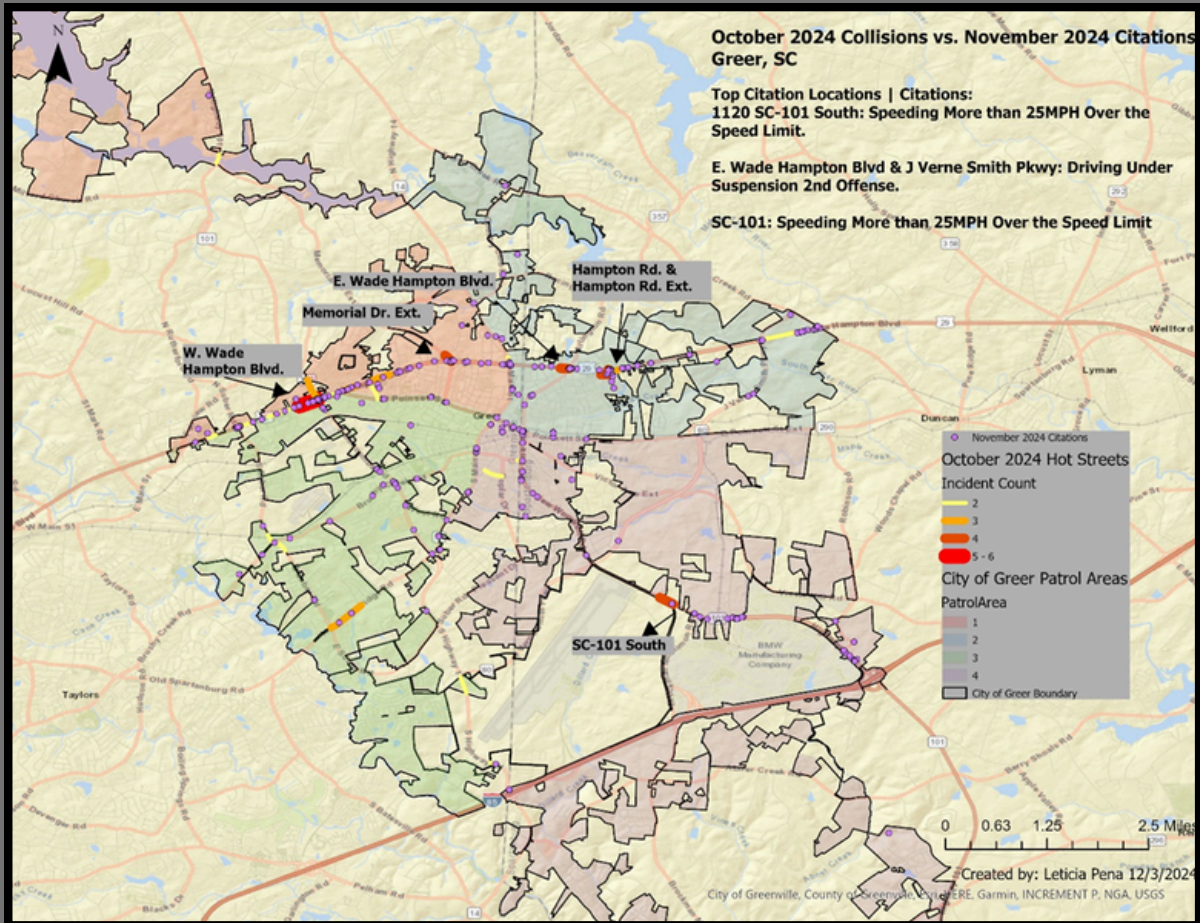
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
17	23	67	47	74

Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	242.6 GRAMS
COCAINE	78 GRAMS
FENTANYL	10.9 GRAMS
METH	15.05 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	10 SCH II/2 LORAZEPAM PILLS
OTHER	1.2 GRAMS CRACK COCAINE

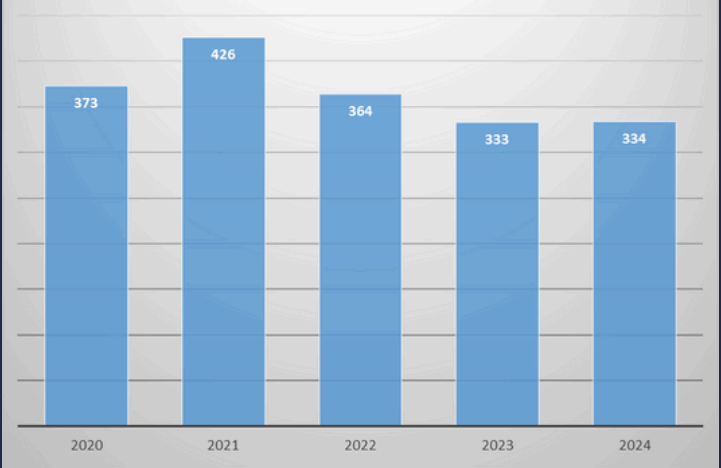
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

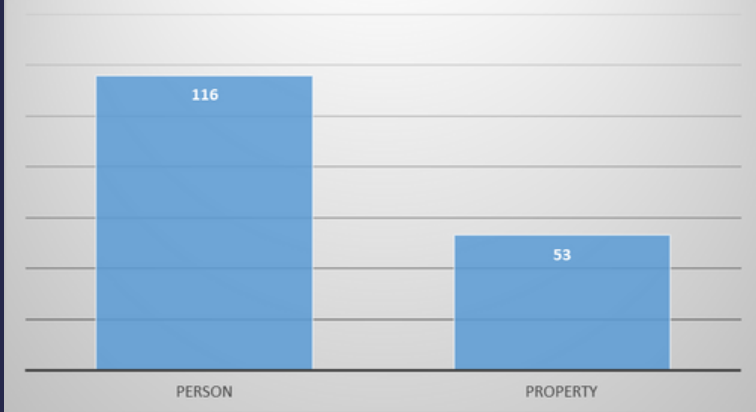


Criminal Investigations Division

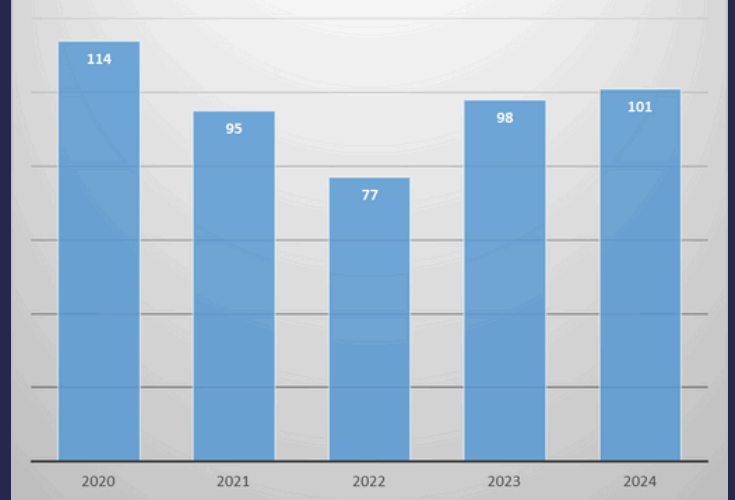
CID Assigned Cases 2024 Total YTD



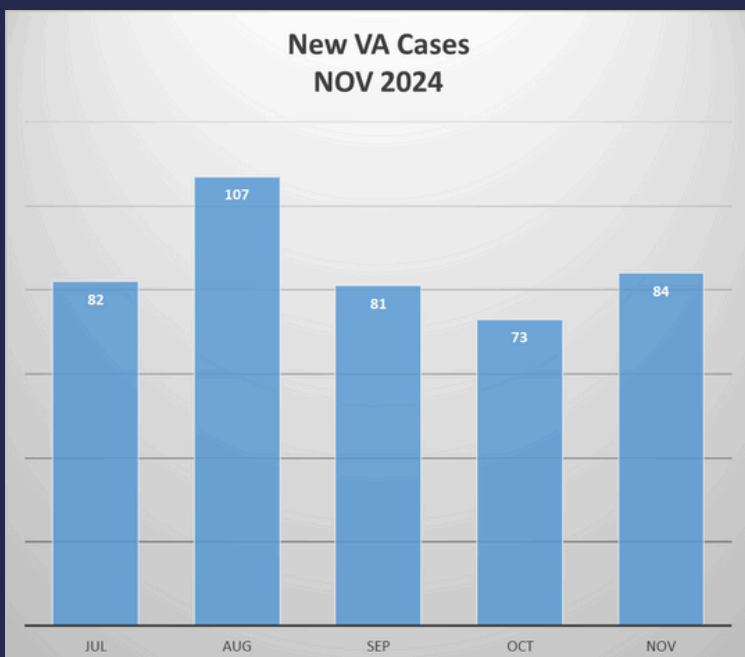
CID Closed Cases - 2024 Total (Admin, Ex-Clear, No Status, Unfounded, Arrest)



White Collar Cases 2024 Total



New VA Cases NOV 2024



Criminal Investigations Division

NARCOTIC TIPS

·NONE THIS MONTH

Category Number:
Item Number: 9.



AGENDA
GREER CITY COUNCIL
1/14/2025

Public Services Activity Report - November 2024

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Services Activity Report - November 2024	1/6/2025	Backup Material



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

FROM: Public Services Department

SUBJECT: November Activity Report

DATE: December 17, 2024

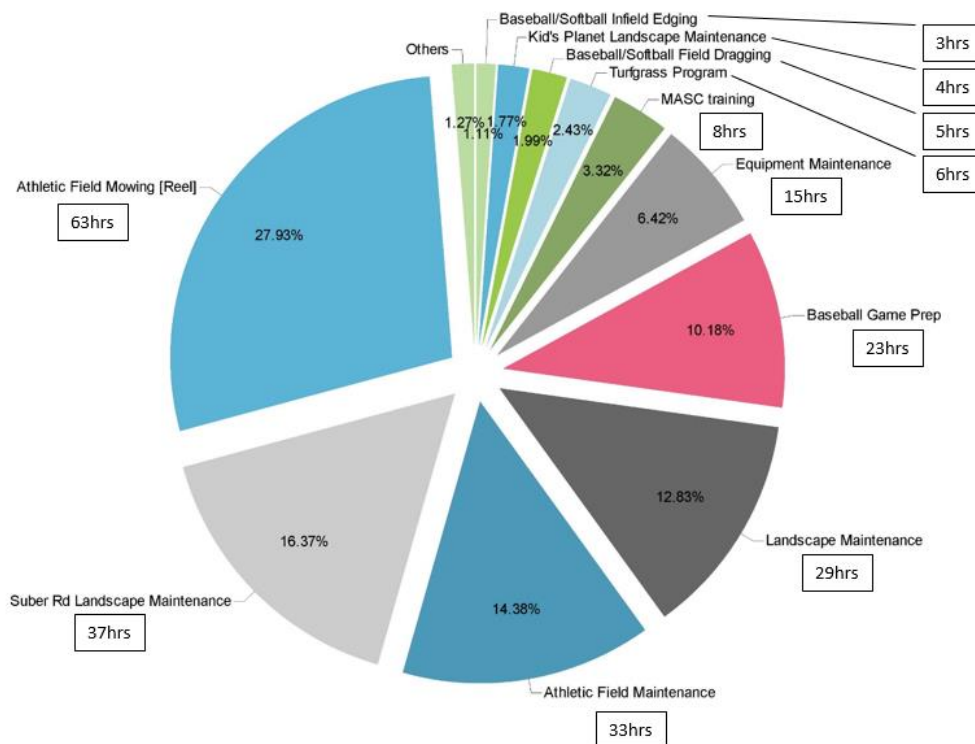
Grounds Maintenance Division

- Irrigation/Spray Tech:
 - Applied In-House fertilizer { 21-0-0 } to athletic fields at Country Club Soccer 1 and 2, Suber Soccer and City Stadium
 - Painted a pigment paint at Country Club Soccer Fields 1 and 2
 - Repaired irrigation issues at Country Club Soccer Fields, Kids Planet and Veterans Park
- Staff continued weekly landscaping and maintenance of grounds and common areas at the athletic fields, Fire Department Station 56, Suber Road FD, Hood Road FD, Shooting Range, Berry Ave, Kids Planet and Brushy Creek Road
- Staff prepared athletic fields for practice and games at all athletic sites
- Staff continued to reel mow athletic fields at Country Club, Victor Field, Century Park Field 1, City Stadium, Suber Fields 1-2
- Staff assisted with hanging Christmas Decorations on the poles throughout the City
- Staff removed debris from Hurricane Helene at Station 56

Education

- Four [4] employees attended Southeast Sport Managers Conference in Myrtle Beach , SC (November 17-20, 2024)

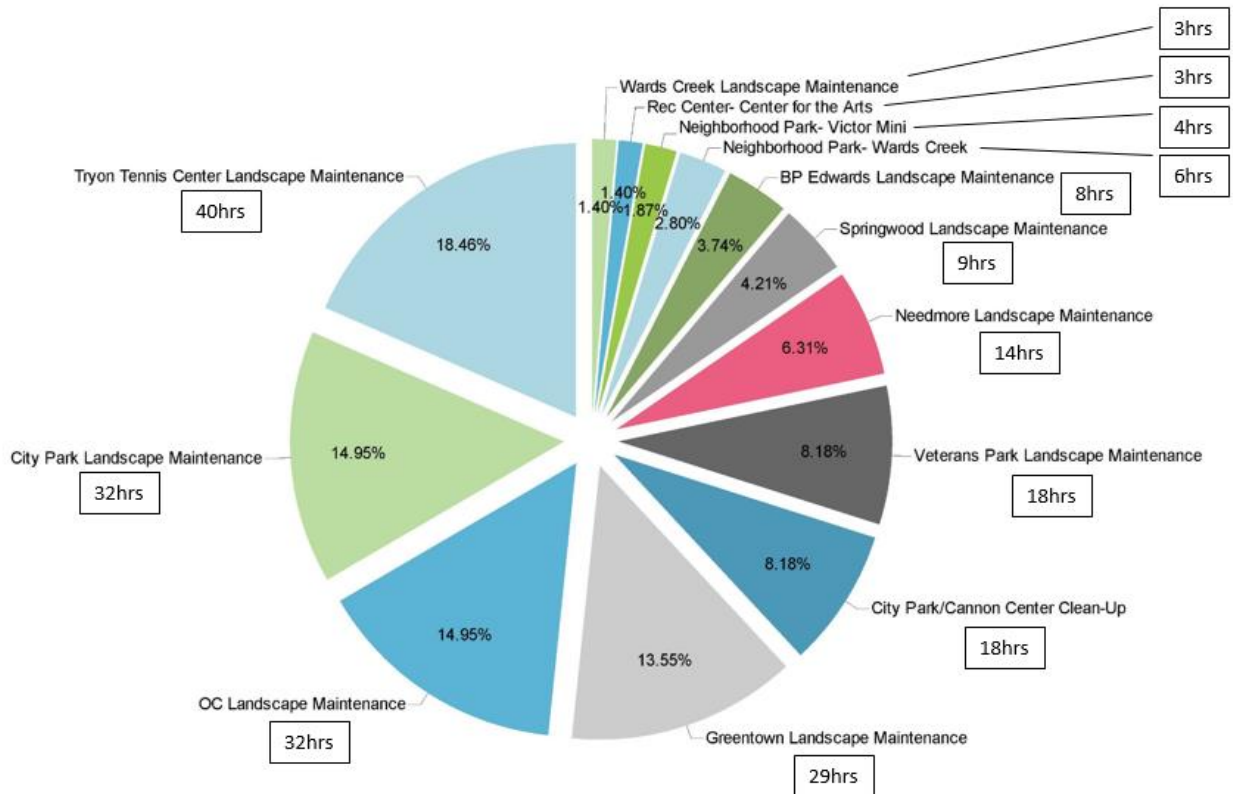
Grounds Division – Athletics – Monthly Report – November 2024 [% Labor Hrs by Activity w/ Labor Hours]



Urban Parks Division

- Staff continue, daily routine maintenance of City Park, Downtown urban Park, Center for the Arts, neighborhood parks, recreation centers and Veterans Park
- Staff hung City Parks Christmas Banner
- Staff pressure washed City Parks gazebo and picnic shelter area
- Staff assisted, hanging Christmas decorations in the downtown area
- Staff continue to clean up storm debris and replace landscape within City of Greer due to damage from hurricane
- Staff planted shrubs at Tryon Park around the upper Tennis Courts
- Staff turned off all irrigation at all downtown Parks due to temperatures dropping to near-freezing
- Staff member attended Accident Review Board on Tuesday, November 19
- Staff prepped the upper area of City Park for the Farmers Market Chili- Cook Off on Wednesday, November 19 (4 employees – 16 hours)
- Staff landscaped the open space around the Gazebo at City Hall

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

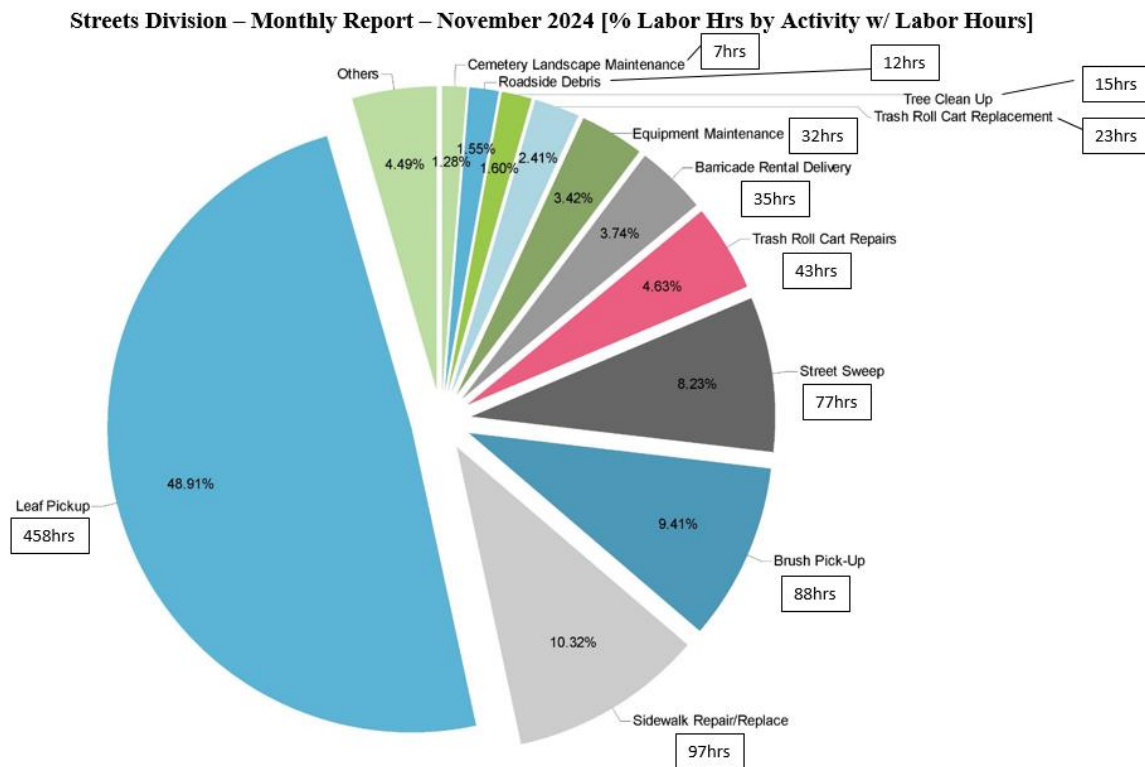


Street Maintenance Division

- Hauled thirteen [13] loads of construction material to the landfill
- Cut grass around town five [5] days
- Ran sweeper truck twelve [12] days for a total of 256 miles
- Staff continued covering City Convenience Center on Saturdays (1 employee – 20 hours)
- Ran two [2] leaf trucks for seventeen [17] days (6 employees – 765 hours)
- Pick up brush on City Streets –(two [2] employees – 255 hours)
- Placed barricades at the Convenience Center to block off area for removal of building
- Removed debris/ stumps for storm damage at Mountain View Cemetery

Signs Repaired/Replaced

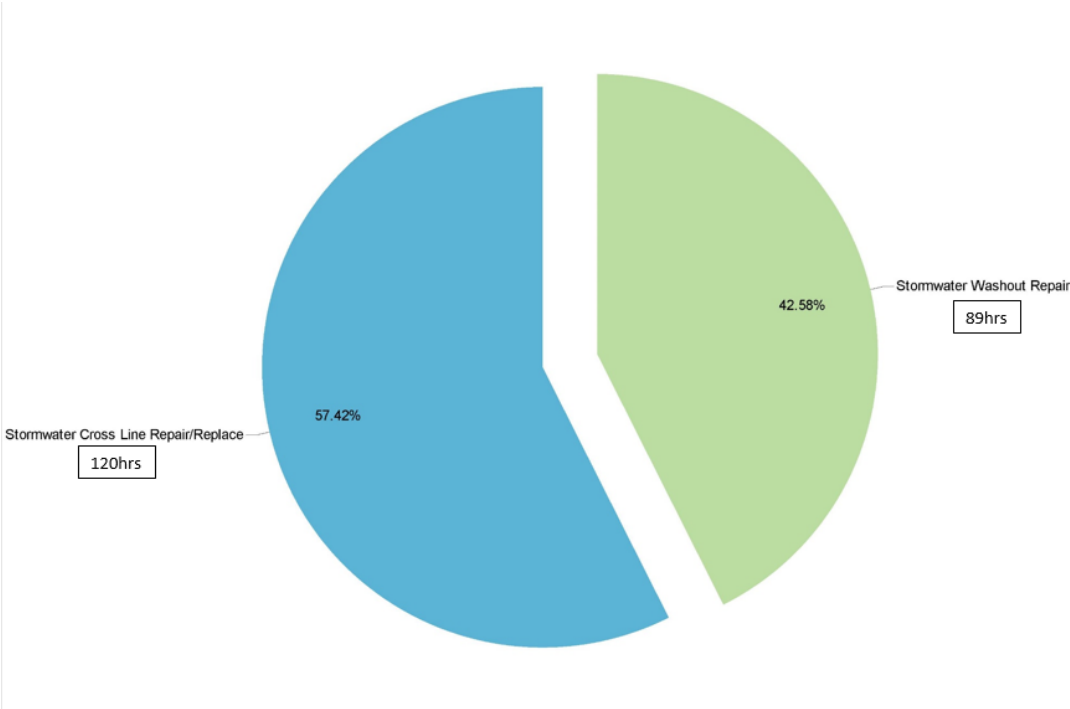
- Staff replaced stop sign at Line St / Cannon Ave



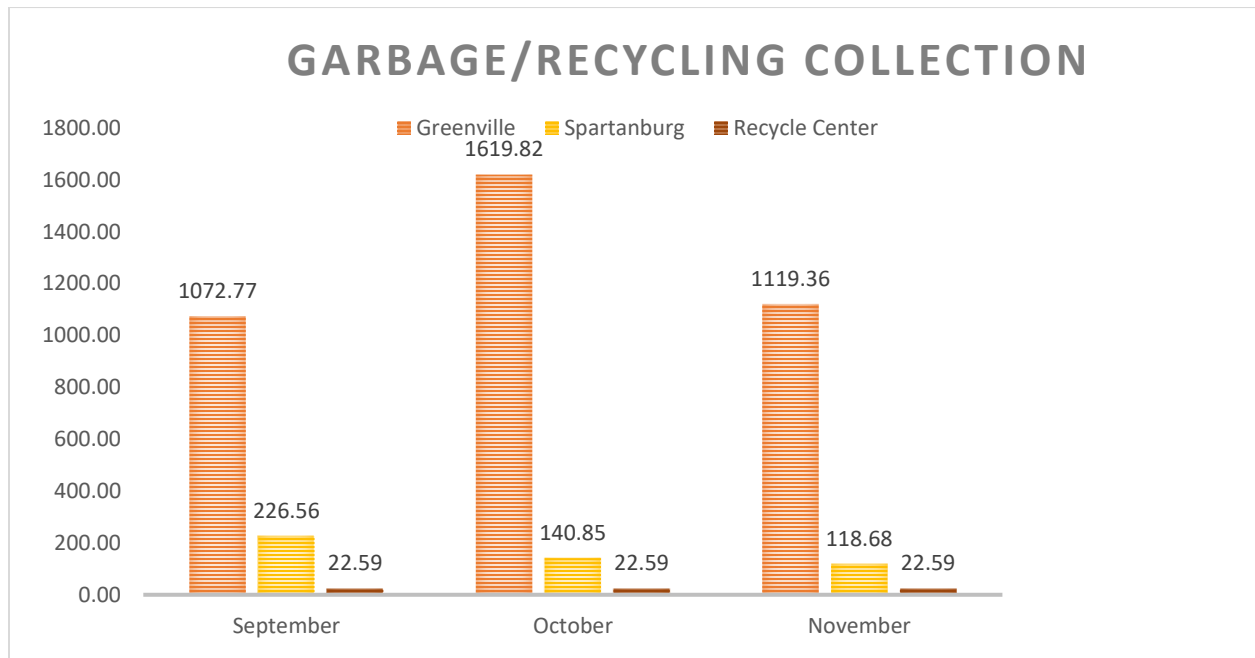
Stormwater Division

- Staff replaced slab on storm drain on Milkey Way
- Staff repaired curb line and redefined bank on Riverdale
- Staff replaced pipe, packed with stone, and set head wall on S Line St Ext
- Jet Truck – 121.5 hours
 - Storm pipe Ager Ct
 - Storm pipe Cotter Lane
 - Storm drains in Valentine Townes

Stormwater Division – Monthly Report – October 2024 [% Labor Hrs by Activity w/ Labor Hours]



Solid Waste Division



YTD Fiscal Year Totals: Greenville 6269.16 + Spartanburg 870.37 = **7139.53**

Bins & Carts Delivered

NEW HOME CARTS: **74** REPAIRED/REPLACEMENT CARTS: **44**

YARD WASTE CARTS: **3** DELIVERED RECYCLE BINS: **0**

2nd CART DELIVERED: **6** PURCHASED REPLACEMENT CARTS: **8**

Category Number:
Item Number: 10.



AGENDA
GREER CITY COUNCIL
1/14/2025

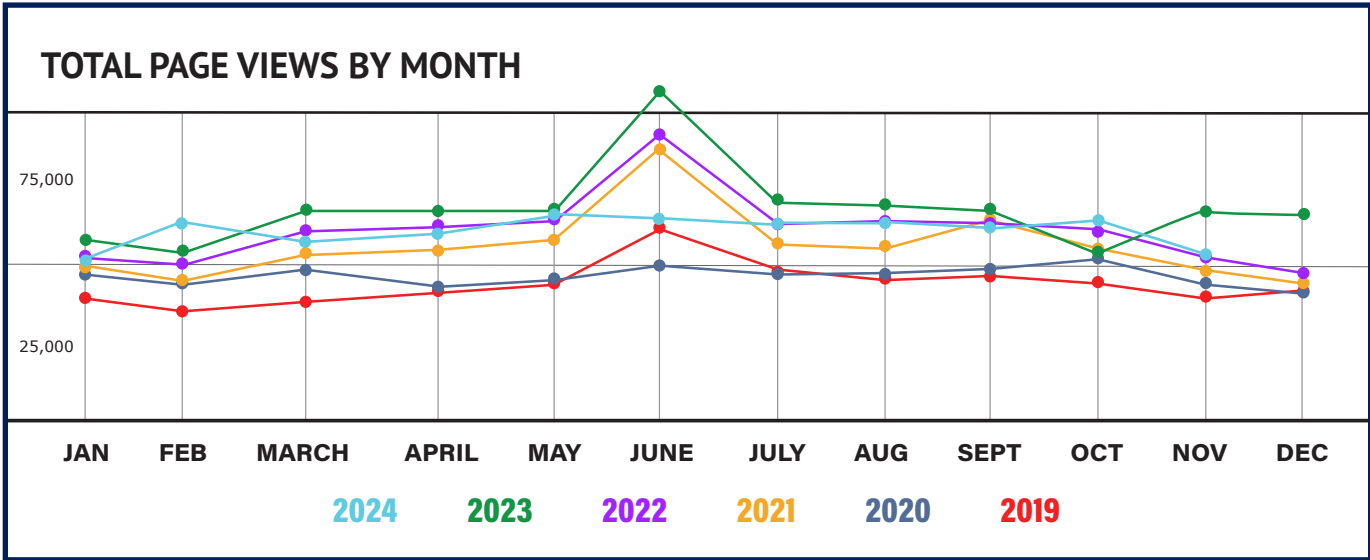
Website Activity Report - November 2024

ATTACHMENTS:

Description	Upload Date	Type
☐ Website Activity Report - November 2024	12/10/2024	Backup Material

WEBSITE REPORT

NOVEMBER 1 - NOVEMBER 30, 2024



VISITORS TO CITYOFGREER.ORG

Total Users: 19,944

New Users: 18,379

First user prom. Channel (Group)	Total users	New users	Returning users	Average engagement time per active user
Total	20,241	18,739	4,343	84s
	100% of total	100% of total	100% of total	Avg 0%
1 Organic Search	10,614	9,470	2,879	1m 10s
2 Direct	8,282	7,841	1,236	34s
3 Referral	804	741	169	56s
4 Organic Social	704	686	58	38s
5 Paid Search	2	0	2	1m 22s
6 Organic Video	1	1	0	2m 21s

RETENTION

MONTHLY PAGE VIEWS: 51,111

Avg. Page Views Per Session: 2.56

TOP USERS BY LOCATION

Greer, SC - 5,960 Users

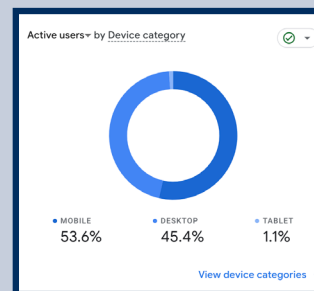
Atlanta, GA - 2,375 Users

Charlotte, NC - 890 Users



MOST VIEWED WEBSITE PAGES

- Home/Home Page
- Events
- Departments
- PS/Trash & Yard Waste
- PRT/Christmas Tree Lighting
- Police/Home
- BDS/Permits
- Fire/Operations
- Police/Cops for Tots
- PRT/Events Center Rentals
- Police/Cops for Tots Application for Assistance
- Admin/Human Resources
- Admin
- PRT/Home
- PRT/Arts Fairs

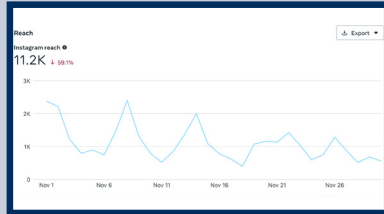
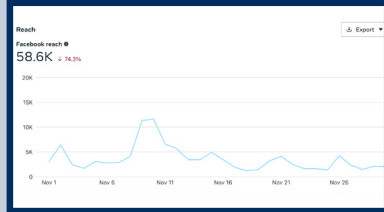


SOCIAL MEDIA REPORT

NOVEMBER 1 - NOVEMBER 30, 2024

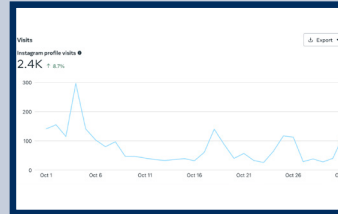
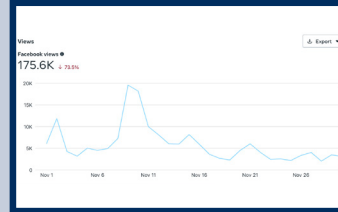
TOTAL REACH

Facebook: 239.1k
Instagram: 28.5k



TOTAL VIEWS

Facebook: 175.6k
Instagram: 2.4K



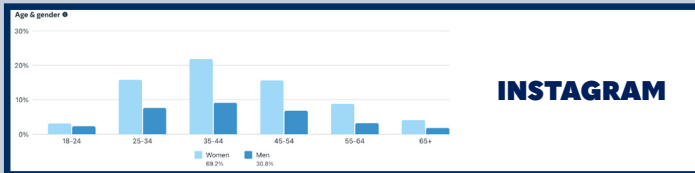
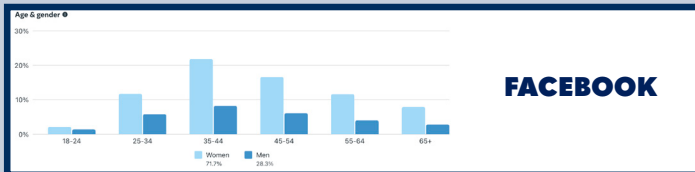
NEW FOLLOWERS

Facebook: 123
Instagram: 168



VIDEO PERFORMANCE

Minutes Viewed: 2 Days 1 hour (2,940 minutes)
Interactions: 262



AUDIENCE METRICS

Top Views by City (Facebook)
Greer (32.9%) (up from 32.4% last month)
Greenville (9.6%) (down from 10.2% last month)
Taylors (5.3%) (down from 8.8% last month)

Top Views by City (Instagram)
Greer (27.7%) (down from 27.9% last month)
Taylors (9.2%) (up from 9% last month)
Greenville (7.7%) (up from 7.1% last month)

372,313 Impressions on FB
1.3k Content Interactions on FB

10,412 FB Followers
8,167 IG Followers

Highest Engagement Days on FB:
November 9 & 10

Highest Engagement Days on IG:
October 8 & 14

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/14/2025

Housing Authority of the City of Greer

Summary:

Alison Rauch has resigned effective 12/31/2024, her term will expire 10/31/2029 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Housing Authority of the City of Greer	12/10/2024	Backup Material



**HOUSING AUTHORITY OF
THE CITY OF GREER
Board of Commissioners**

Five Year Terms

	Date of Appointment	Term Expiration
Mayor Rick Danner 108 Davenport Avenue Greer, SC 29650 Residence 879-4026 Business 848-5140		
Alison Rauch 227 Galena Lane Greer, SC 29651 Cell 864-417-3997 Business 864-968-3214 Email: alison.rauch@greercpw.com	October 8, 2024 November 26, 2019	October 31, 2029 October 31, 2024
Perry Dennis 108 Aster Drive Greer, SC 29651 Residence 879-4402 Mobile 864-535-3533 Email: psd4810@gmail.com	October 27, 2020 October 13, 2015 November 22, 2011	October 31, 2025 October 31, 2020 October 31, 2015
Cynthia Green 220 Biblebrook Drive Greer, SC 29651 Cell 864-526-8542 Email: greencyn99@gmail.com	October 10, 2023 October 27, 2020	October 31, 2028 October 31, 2023
Flora Jones 8 Mary Street Greer, SC 29651 Residence 864-553-3892 Business 486-1805 Email: florafjones@yahoo.com	October 12, 2021 September 27, 2016 February 13, 2013	October 31, 2026 October 31, 2021 October 31, 2016
Thomas L. (Tommy) Williams 303 West Church Street Greer, SC 29650-1915 Home 864-877-4953 Email: tom71855@att.net	July 11, 2023	October 31, 2027

Chapter 2 Sec. 2-338. (a)The city housing authority (S.C. Code 1976, Title 31, Chapter 3 (S.C. Code 1976, §§ 31-3-10—31-3-1810)) is specifically exempted from the provisions of this article in view of the requirements as to membership and appointment established by state statutes. (Not subject to seven-member appointment ordinance)



AGENDA
GREER CITY COUNCIL
1/14/2025

Board of Zoning Appeals

Summary:

District 3 Adam Thoma has resigned effective 12/31/2024 his term will expire 6/30/2026. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
Board of Zoning Appeals	12/11/2024	Backup Material



**CITY OF GREER BOARD OF
ZONING APPEALS**

Three Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Emily Tsesmeloglou	5/23/2023	June 30, 2026	
	111 Westfield Avenue, 29651	5/26/2020	June 30, 2023	
	Cell 864-630-0630	10/9/2018	June 30, 2020	
	Email Emily.tses@gmail.com			
DISTRICT 2	Jeremiah McKie	5/28/24	June 30, 2027	
	102 Mills Avenue, 29651			
	Cell Phone 864-817-4547			
	Email mckiejeremiah@gmail.com			
DISTRICT 3	Adam Thoma	6/13/2023	June 30, 2026	
	2301 Ditton Court, Greer 29651			
	Cell 847-668-1662			
	Business 864-381-8150			
	Email amontego83@gmail.com			
DISTRICT 4	Mike Norris	5/28/2024	June 30, 2027	
	301 Hillside Drive	7/13/2021	June 30, 2024	
	Greer, SC 29651			
	Cell 864-569-1025			
	Email michaeldavidnorris@gmail.com			
DISTRICT 5	William Crosby	5/28/2024	June 30, 2027	
	213 North Main Street, 29650	6/8/2021	June 30, 2024	
	Cell 912-844-1920	9/22/2020	June 30, 2021	
	Business 864-887-0217			
	Email wcrosbyconsulting@gmail.com			
DISTRICT 6	Steve Griffin	5/23/2023	June 30, 2026	
	207 Brushy Meadows Dr. 29650	5/26/2020	June 30, 2023	
	Residence 877-1190	1/9/2018	June 30, 2020	
	Cell 864-901-2310			
	Email stevegriffin1@hotmail.com			
AT LARGE	Monica Y. Ragin Hughey	5/28/2024	June 30, 2027	
	111 Meritage Street, 29651	6/8/2021	June 30, 2024	
	Cell 864-907-8124	6/12/2018	June 30, 2021	
		7/14/2015	June 30, 2018	
	Email monicayragin@gmail.com			



AGENDA
GREER CITY COUNCIL
1/14/2025

Second and Final Reading of Ordinance Number 49-2024

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY CAROLYN J. HAMBY A/K/A CAROLYN B. HAMBY LOCATED AT 770 BROCKMAN McCLIMON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TN (TRADITIONAL NEIGHBORHOOD) FOR SAID PROPERTY (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 49-2024	12/11/2024	Ordinance
▣ Ord 49-2024 Exhibit A Title to Real Estate	12/11/2024	Exhibit
▣ Ord 49-2024 Exhibit B Plat	12/11/2024	Exhibit
▣ Ord 49-2024 Exhibit C Map	12/11/2024	Exhibit
▣ Ord 49-2024 Exhibit D FIRMette	12/11/2024	Exhibit
▣ Ord 49-2024 Petition for Annexation	12/11/2024	Exhibit
▣ Ord 49-2024 Planning Commission Minutes	1/7/2025	Backup Material

ORDINANCE NUMBER 49-2024

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY CAROLYN J. HAMBY A/K/A CAROLYN B. HAMBY LOCATED AT 770 BROCKMAN McCLIMON ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TN (TRADITIONAL NEIGHBORHOOD) FOR SAID PROPERTY

WHEREAS, Carolyn J. Hamby a/k/a Carolyn B. Hamby is the sole owner of a certain property located at 770 Brockman McClimon Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Number 5-28-00-013.00 containing approximately 4.68 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0364D attached hereto marked as Exhibit D; and,

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

WHEREAS, Carolyn J. Hamby a/k/a Carolyn B. Hamby has petitioned the City of Greer to annex her property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owner has requested that the subject property be zoned TN (Traditional Neighborhood); and,

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

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

1. ANNEXATION: The 4.68 acres +/- property shown in red on the attached map owned by Carolyn J. Hamby a/k/a Carolyn B. Hamby located at 770 Brockman McClimon Road as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-28-00-013.00 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned TN (Traditional Neighborhood) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

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

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0364D.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: December 10, 2024

Second and
Final Reading: January 14, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

DEE-2014-19115
Recorded 3 Pages on 5/16/2014 11:53:07 AM
Recording Fee: \$10.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Dorothy Earle, Register



Grantee Address:
1023 West Vaughn Road
Greer, South Carolina 29651

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, Randy A. Bayne
("Grantor") in consideration of the sum 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 do grant, bargain, sell and release unto ("Grantee") **Carolyn J. Hamby a/k/a Carolyn B. Hamby:**

ALL MY INTEREST IN AND TO THE FOLLOWING PROPERTY:

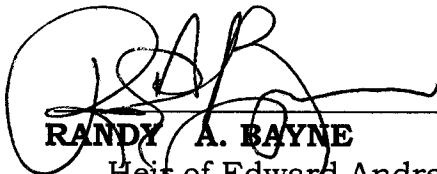
SEE EXHIBIT A FOR A COMPLETE DESCRIPTION.

Tax Map No. 5-28-00-013.00
NO TITLE EXAMINATION-DEED PREPARATION ONLY

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 grantor's (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.

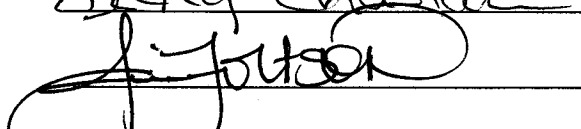
WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of May, 2014.



RANDY A. BAYNE
Heir of Edward Andrew Bayne

Witnesses:






STATE OF GEORGIA)

PROBATE

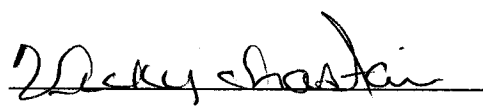
COUNTY OF MADISON)

PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within Grantor(s) sign, seal, and the grantor(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 1 DAY OF May, 2014.



NOTARY PUBLIC FOR GEORGIA
My commission expires: 04/21/2018



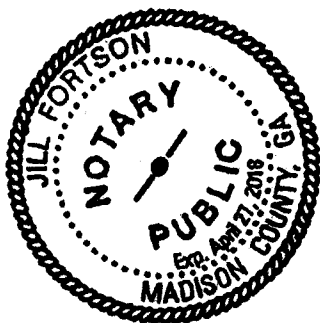


EXHIBIT A**ALL MY INTEREST IN AND TO THE FOLLOWING PROPERTY:**

All that certain parcel or lot of land containing 4.68 acres, more or less, situated on the McClimon Road about 5 miles southward from the City of Greer, Reidville Township, Spartanburg County, State of South Carolina, and having courses and distances, according to a survey and plat by H. S. Brockman, Surveyor, May 21, 1952, as follows, to-wit:

Beginning on a nail and stopper in the center of the McClimon Road and running thence N. 41-25 E. 492.5 feet to a nail and stopper in the center of said road; thence N. 68-00 W. 561 feet to an iron pin; thence S. 20-25 W. 383.5 feet to an iron pin on line of H. T. McClimon's land; thence with his line, S. 55-50 E. 394 feet to the beginning corner, reserving however, from the above lot a strip of land 25 feet in width along the line of H. T. McClimon for the purpose of a street or road.

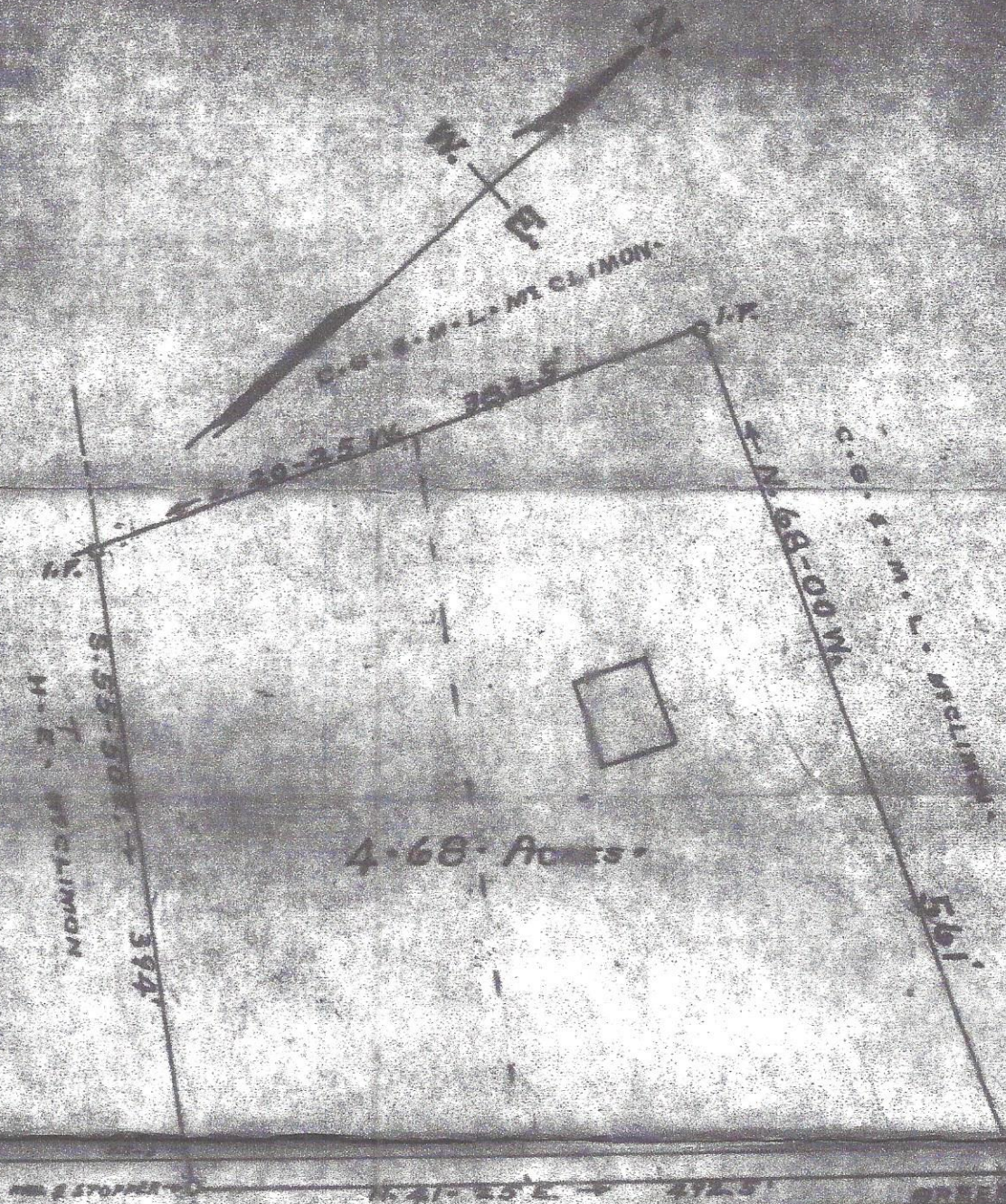
This is the identical property conveyed to Lloyd R. Bayne and Annie M. Bayne by deed of Stella T. Baumheuter on October 7, 1966 recorded October 12, 1966 in Deed Book 32-Y page 169. Said Lloyd R. Bayne died in Spartanburg County April 30, 1992, see Spartanburg County Probate File 2010-ES-42-01723 and Order of Ponda A. Caldwell, Probate Judge dated September 26, 2011 recorded in Deed Book 99-H at page 133 in the Register of Deeds Office for Spartanburg County. Lloyd R. Bayne' children as established by the above Probate Court Order were Edward Andrew Bayne, Carolyn Bayne Hamby, Gene R. Bayne, Arthur L. Bayne, and Paul L. Bayne. Gene R. Bayne was divorced from Bonnie W. Allen and he predeceased Lloyd R. Bayne and his survivors were his children Gene R. Bayne Jr. Sondra Bayne Hice, Russell A. Bayne, and Ginger Bayne Wirchball. Ginger Bayne Wirchball died May 8, 2011 her heir at law is her mother Bonnie W. Allen. Subsequent to that order Edward Andrew Bayne is now deceased and was predeceased by his Wife. His heirs are Edward M. Bayne and Randy A. Bayne

This property is made subject to any restrictions, rights of way, or easements that may appear of record, on the recorded plat(s) or premise(s).

Tax Map No. 5-28-00-013.00

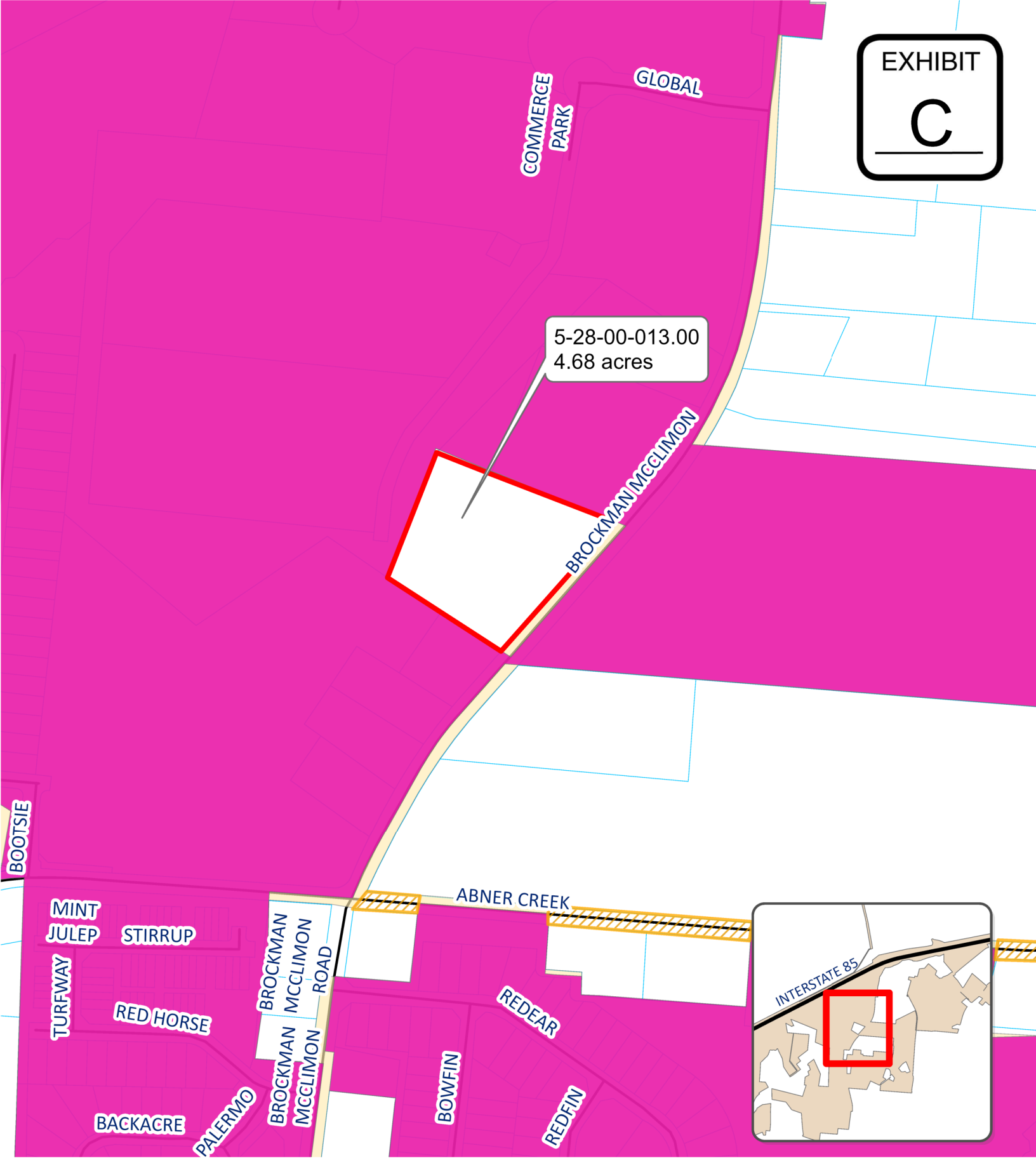
NO TITLE EXAMINATION-DEED PREPARATION ONLY

RECORDED IN DEED BOOK 99-H PAGE 133
 DEED BOOK 99-H PAGE 133
 DEED BOOK 99-H PAGE 133



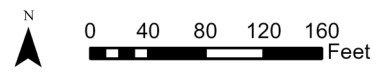
PROPERTY OF
C. G. & M. L. McCLIMON
LOCATED FIVE MILES SOUTH FROM GREER, S.C.
REIDVILLE TOWNSHIP, SPARTANBURG COUNTY,
SOUTH CAROLINA
SCALE: 1" = 100 FEET MAY 21 1952

EXHIBIT
C



Ordinance 49-2024

- Council Districts
- 1 (Purple)
 - 2 (Grey)
 - 3 (Pink)
 - 4 (Green)
 - 5 (Yellow)
 - 6 (Blue)



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.

National Flood Hazard Layer FIRMette



**EXHIBIT
D**

82°12'11"W 34°52'52"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX

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

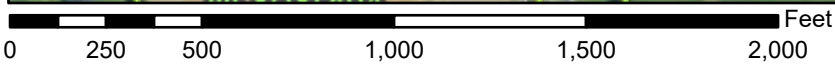


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/4/2024 at 9:42 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



1:6,000

82°11'34"W 34°52'23"N

Basemap Imagery Source: USGS National Map 2023



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 770 Brockman McClimon Road, Greer, SC 29651 more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-28-00-013.00 attached hereto

marked as Exhibit C containing approximately 4.68 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 19 day of November, 2024 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

The applicant hereby requests that the property described be zoned to Traditional Neighborhood.

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

Yes No

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.

Business Name: _____
Print Name: Carolyn B. Hamby
Signature: Carolyn B. Hamby
Address: 1045 Brockman McClimon Rd, Greer SC
Witness: Carol A Cooper
Date: 11-19-2024
Parcel Address: 770 Brockman McClimon Road, Greer, SC 29651
Tax Map Number: 5-28-00-013.00

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, December 16, 2024

DOCKET: AN 24-10

APPLICANT: Carolyn B. Hamby

PROPERTY LOCATION: 770 Brockman McClimon Rd.

TAX MAP NUMBER: 5-28-00-013.00

REQUEST: Annex and zone to TN, Traditional Neighborhood

SIZE: 4.68 acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **AN 24-10**

AN 24-10 is a request to annex one parcel located on Brockman McClimon Rd. with a total acreage of 4.68 acres. The applicant is requesting to annex into the city and zone to TN, Traditional Neighborhood. The purpose of the annexation is to develop a single-family subdivision; the project will be an extension of recently approved RZ24-10.

Surrounding land uses and zoning include:

- North: Manufacturing and Logistics – Clarius Park
- East: Unzoned Spartanburg County – vacant
- South: Suburban Neighborhood (SN) – vacant, residential
- West: Manufacturing and Logistics and Unzoned Spartanburg County – vacant, fire station

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

- **Primary Uses:** Advanced manufacturing, research, office, mixed-use buildings, civic/institutional facilities
- **Secondary Uses:** Open space, district commercial, multi-family residential

This request for traditional neighborhood zoning is compatible with the Future Land Use Map and staff recommends approval. This higher density Traditional Neighborhood district would serve as a transition between industrial uses to the north and more suburban neighborhoods to the south.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Public Hearing

Two community members (Becky McLaughlin and Lisa Timms) came forward to speak in opposition. They referenced traffic and roadway safety conditions and expressed concern with the number of houses/density and the overall rapid development in this area and the City.

New Business

Mr. Jones called the developer's representative forward to answer questions regarding the traffic study he had mentioned in the public hearing portion of the meeting. Mr. Craig provided

information about traffic flow and points of ingress/egress. Mr. Jones then asked Staff to outline the requirements of the traffic studies.

Mr. Craig noted that the additional 5 acres would allow the development to have a greater set of amenities.

Ms. Medford noted that she understood the traffic concerns expressed by the community members but that the Planning Commission is meant to only make recommendations based on the appropriateness of the zoning. Ms. Timms, one of the community members, was asked to come forward after she tried to respond from her seat, saying that she understood Ms. Medford's approach but that she was hoping that the Commission would approve something with a lower density, again citing traffic and roadway safety concerns.

Mr. Lavender asked about past zonings, inquiring about the parcel across Brockman McClimon Rd./behind the fire station in particular. This prompted a discussion of the traffic conditions in the area and the location of the ingress/egress points for the proposed development. Mr. Jones noted that with multiple developments coming to the area, an intersection improvement would likely be triggered. Ms. Timms once again came forward to remind the Commission that two members of City Council voted against this annexation because there was no assurance of traffic improvements. Ms. Stahl explained why SCDOT was not interested in having a right turn lane at the intersection of Abner Creek Rd. and Brockman McClimon Rd., and Mr. Lamb encouraged the community members who were present to contact their state representatives in order to push them to acquire more funding for road improvements in the area, since both roads are owned by SCDOT.

Mr. Lavender floated the idea of tabling this matter until they knew more about the traffic study.

Mr. Acierno inquired about other zoning options for these parcels. Ms. Kaade responded that Suburban Neighborhood (SN) would be a less dense option but that the proposed zoning of Traditional Neighborhood (TN) made more sense because it served as a transition between the surrounding neighborhoods with lower density and the industrial-zoned areas to the north. Mr. Acierno noted that the proposed zoning might be a preferable to industrial zoning, saying that there was nothing stopping a developer from trying to zone the parcels that way in the future. However, he was then reminded that someone had tried that before and had not been successful.

Ms. McLaughlin once again came forward to express her opposition to the density of the proposed zoning and development.

ACTION – Mr. Lamb made a motion to recommend approval of the request. Mr. Lavender seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
1/14/2025

Second and Final Reading of Ordinance Number 50-2024

Summary:

AN ORDINANCE TO AMEND THE CITY OF GREER CODE OF ORDINANCE CHAPTER 18 - BUSINESSES, ARTICLE VIII. SOLICITORS, CANVASSERS, AND PEDDLERS, SECTION 18-311 THROUGH SECTION 18-315 OF THE GREER CITY CODE OF ORDINANCES. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▢ Ordinance Number 50-2024	1/13/2025	Ordinance
▢ Ord 50-2024 Application for Permit	12/11/2024	Backup Material

ORDINANCE NUMBER 50-2024

AN ORDINANCE TO AMEND THE CITY OF GREER CODE OF ORDINANCE CHAPTER 18 - BUSINESSES, ARTICLE VIII. SOLICITORS, CANVASSERS, AND PEDDLERS, SECTION 18-311 THROUGH SECTION 18-315 OF THE GREER CITY CODE OF ORDINANCES.

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

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

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

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

Section 1. To amend Chapter 18 – Businesses by amending Article VIII, Section 18-311 through Section 18-315 to the Code of the City of Greer as follows:

CODE OF ORDINANCES

Chapter 18 - BUSINESSES

ARTICLE VIII. SOLICITORS, CANVASSERS, AND PEDDLERS

Sec. 18-311. Definitions.

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

Solicitors, canvassers, and peddlers **(collectively, “peddler” or “peddlers”)** means any person who, resident or not, traveling by foot, wagon, bicycle, any type of motor vehicle, or any

type of conveyance, going from place to place, homes, businesses or streets, public or private, who offers or attempts to offer for sale any item of goods, wares and merchandise or service for present or future delivery, or any person selling any product on a temporary basis from any area outside a building within the city. This may include photographs, prints, magazines, clothing, fixtures, machines, appliances and any other things to be made, manufactured or produced.

Solicitors, canvassers, and peddlers ID Card means a non transferable identification cards issued by the City of Greer which provides consumers with information sufficient to determine if they wish to interact with the solicitor, canvasser and peddler. The ID Card must identify the goods or services the solicitor, canvasser and peddler are selling, and the date the ID Card expires.

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

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

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

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

Sec. 18-312. Permit and Fees.

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

The fee for the **solicitors, canvassers and, peddler's permit and the solicitors, canvassers and, peddler's ID Card** shall be set by Greer City Council in the City of Greer Comprehensive Fee Schedule.

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

Sec. 18-313. Requirements.

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

- (a) Business License application and payment of the business license tax for the **solicitors, canvassers, and peddlers** or the sponsor business, as applicable under Chapter 18, Article II – Licensing and Regulation.
- (b) **Solicitors, canvassers, and peddler's permit application** ~~and~~, payment of the permit fee **and the solicitors, canvassers, and peddler's ID Card fee** for each **solicitor, canvasser and peddler.**

- (c) A copy of each **solicitors, canvassers, and** peddler's state issued driver's license or identification card.
- (d) A background check will be performed **on every solicitor, canvasser, and peddler** by the City of Greer. If an applicant is found to have been convicted of any of the following offenses, regardless of the timeframe, he or she will not be allowed to operate as a **solicitor, canvasser, or** peddler.
 - (1) Any form of abuse
 - (2) Any form of assault/battery
 - (3) Any crime of a sexual nature
 - (4) Homicide or manslaughter
 - (5) Attempted murder
 - (6) Domestic violence
 - (7) Child neglect
 - (8) Felony drug crimes
 - (9) Felony DUI
 - (10) Animal cruelty
 - (11) Felony theft
 - (12) Robbery
 - (13) Felony forgery/fraud
 - (14) Kidnapping
 - (15) Arson
 - (16) Weapons violation
 - (17) Any crime involving children.

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

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

or suspension of the business license in Section 18-45 or the issuance of an ordinance summons pursuant to Section 18-316.

Sec. 18-314. Rules and Regulations.

All **solicitors, canvassers and** peddlers must adhere to the following:

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

Sec. 18-315. Exemptions.

- (a) Fairs, festivals, etc. Any nonprofit organization sponsoring a community-oriented fundraiser, fair, festival, musical or theatrical performance, or similar event, upon proper application, shall be granted a single **solicitor, canvasser and peddlers** permit and at no cost to cover all bona fide participants in such event who are **solicitors, canvassers and,** peddlers provided the event is at a location under the control of the sponsoring

organization and provided the sponsoring organization maintains a list of bona fide participants.

- (b) Sales or distributions made by charitable, education or religious organizations ~~are exempt from obtaining a peddler's permit.~~ **shall upon proper application, be granted a single solicitors, canvassers and peddlers permit and solicitors, canvassers and peddlers ID Card for each participant at no cost.**

Secs. 18-316. Violations.

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

Secs. 18-317—18-430. Reserved.

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

This Ordinance shall become effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced By: Councilman Wryley Bettis

First reading: December 10, 2024

Second and

Final reading: January 14, 2025

Approved as to Form:

Daniel Hughes, Esquire
City Attorney



APPLICATION FOR SOLICITORS, CANVASSERS OR PEDDLERS PERMIT

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

Table with 2 columns: Field Name, Value. Fields include Full Name, Address, Phone number, Sponsor Organization, Sponsor Organization address, Sponsor Organization phone number.

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

Empty rectangular box for description of goods.

2. Time period goods are to be sold: _____

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

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

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

6. (Init) _____ I acknowledge that the City of Greer will perform a background check as part of this application.

Please attach the following to this application:

- Copy of valid state issued driver’s license or identification card.
• Non-refundable application fee of \$25.00.
• Non-refundable ID Card fee of \$10.00

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

Signature: _____ Printed Name: _____

Title: _____ Date: _____

For Official use only:

Approved by: _____ Date: _____

By signing above I certify that I have inspected the background check, driver’s license, and SC Public Sex Offender Registry status of the above applicant.

BUSINESS LICENSE DIVISION



AGENDA
GREER CITY COUNCIL
1/14/2025

Construction Management at Risk services for new Sports and Events Center - Award Recommendation

Summary:

The City of Greer Administration Department solicited sealed proposals from qualified offerors for the Construction Management at Risk (CMaR) services for the New Sports and Events Center. The proposal opening was held on November 14, 2024, at 11 a.m. A total of thirteen (13) proposals were received of which three (3) companies qualified (see attached proposal summary) for the second phase in procurement process and were invited for an in-person presentation and interview. After all evaluations were completed, evaluation committee recommends project be awarded to Harper General Contractors. Staff requests approval from Council to proceed with negotiations.

Executive Summary:

Rosalyn Carcamo, Purchaser

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	1/8/2025	Cover Memo
▣ Proposal Summary	1/8/2025	Backup Material



MEMO

To: Andy Merriman, City Administrator
From: Rosalyn Carcamo, Purchaser
Date: January 7, 2024
Subject: Award Recommendation
Project #2025-002 CMaR Services for New Sports and Events Center

The City of Greer Administration Department solicited sealed proposals from qualified offerors for the Construction Management at Risk (CMaR) services for the New Sports and Events Center.

The proposal opening was held on November 14, 2024, at 11 a.m. A total of thirteen (13) proposals were received of which three (3) companies qualified (see attached proposal summary) for the second phase in procurement process and were invited for an in-person presentation and interview. After all evaluations were completed, evaluation committee recommends project be awarded to Harper General Contractors.

Staff requests approval from Council to proceed with negotiations.

Regards,

Rosalyn Carcamo

Rosalyn Carcamo, Purchaser
(864) 479-0970
rcarcamo@cityofgreer.org

CITY ADMINISTRATION



PROPOSAL SUMMARY

Below, please find the summary of proposals for **Project #2025-002 CMaR Services for New Sports and Events Center** as received by the City of Greer.

	<u>Company</u>	<u>Location of Company</u>
Shortlisted	Harper General Contractors, Inc.	35 W Court Street, Ste 400 Greenville, SC 29601
	Edifice, LLC	4111 South Boulevard Charlotte, NC 28209
	Reeves Young, LLC	45 Peachtree Industrial Blvd NW Sugar Hill, GA 30518
Evaluated Proposals Not Shortlisted	Ajax Building Co., LLC	114 Manly Street Greenville, SC 29601
	BL Harbert International	889 Howell Mill Rd NW, Ste 3600 Atlanta, GA 30318
	Contract Construction	P.O. Box 629 Ballentine, SC 29002
	Hogan Construction Group, LLC	10703 Anderson Road Easley, SC 29642
	JM Cope, Inc.	201 E. Broad Street Greenville, SC 29601
	Messer Construction Co.	131 Falls Street, Ste 302 Greenville, SC 29601
	The Haskell Co.	111 Riverside Avenue Jacksonville, FL 32202
	Thompson Turner Construction	100 N Main Street Sumter, SC 29150
	Triangle Construction Co. Inc.	2624 Laurens Road Greenville, SC 29607
	W.M. Jordan Company	1330 Piedmont Hwy Piedmont, SC 29673

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
1/14/2025

First and Final Reading of Resolution Number 1-2025

Summary:

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

Executive Summary:

Keith Choate, Risk Manager & ADA Coordinator

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution Number 1-2025	1/6/2025	Resolution



RESOLUTION NUMBER 1-2025

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

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

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

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

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

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

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: January 14, 2025

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
1/14/2025

First and Final Reading of Resolution Number 2-2025

Summary:

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

Executive Summary:

Keith Choate, Risk Manager & ADA Coordinator

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 2-2025	1/6/2025	Resolution



RESOLUTION NUMBER 2-2025

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

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

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

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

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

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: January 14, 2025

Exposure Control Plan
for the City of Greer

Occupational Safety & Health Administration

Blood-borne Pathogen Standard

29 C.F.R. 1910.1030

Statement of Policy

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exposure Determinations

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

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

Fire Department

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

Police Department

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

Other job titles

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

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

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

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

Universal Precautions:

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

Engineering Controls:

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

Work Practice Controls:

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

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

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

HBV Vaccination and Post Exposure Evaluation and Follow-Up

Hepatitis B Vaccination

Hepatitis B Vaccination is offered at no cost to the employee through the City of Greer designated physician with 10 working days of the initial assignment to a position where occupational exposure to blood borne pathogen is possible and at any time thereafter that the employee chooses to receive the vaccine. Refusal to receive the vaccine will be in writing utilizing the statement found in appendix A to Section 1910.1010 of the OSHA Standards. This form may be obtained at the City of Greer personnel office.

Procedures after exposure report

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

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

Record Keeping

Medical Records

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

1. This record shall include:
 - a. The name and social security number of the employee
 - b. A copy of the employee's hepatitis B vaccinations and any medical record relative to the employee's ability to receive vaccination
 - c. A copy of the employee's declination letter of the hepatitis B vaccination is declined
 - d. A copy of all results of examinations, medical testing and follow-up procedures.
 - e. The employer's copy of the health care professional's written opinion, when one is consulted after and employee exposure to blood or other potentially infectious material.
 - f. A copy of the information provided to the healthcare professional who is responsible for evaluating an employee after an exposure incident.

2. The employer shall ensure that employee medical records are...
 - a. **Kept confidential**
 - b. **Are not disclosed or reported without the employee's express written consent to any person within or outside the work place except as required by this section or as may be required by law. The employer shall maintain the records require for at least the duration of employment , plus 30 years in accordance with 29 CFR 1910.20**

Training Records: Training records shall include the following information

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



**HEPATITIS B VIRUS
VACCINATION DECLINATION**

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

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

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

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

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

Employee Name (Print)

Department

Employee Signature

Date



AGENDA
GREER CITY COUNCIL
1/14/2025

First Reading of Ordinance Number 1-2025

Summary:

AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA AMENDING THE COMPREHENSIVE FEE SCHEDULE TO INCLUDE IMPACT FEES, PEDDLERS ID CARD FEE AND SOLICITORS, CANVASSERS AND PEDDLERS PERMIT FEE. (Action Required)

Executive Summary:

Ordinance Number 1-2025 is an ordinance adding Impact Fees, Peddler's ID Card Fee and Solicitors, Canvassers and Peddler's Permit Fee to the Comprehensive Fee Schedule.
Chris Kline, Finance Director

ATTACHMENTS:

Description	Upload Date	Type
▢ Ordinance Number 1-2025	1/6/2025	Ordinance

ORDINANCE NUMBER 1 - 2025

**AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA
AMENDING THE COMPREHENSIVE FEE SCHEDULE TO INCLUDE
IMPACT FEES, PEDDLERS ID CARD FEE AND SOLICITORS,
CANVASSERS AND PEDDLERS PERMIT FEE.**

WHEREAS, the City of Greer from time to time must review its fees and charges and make adjustments as necessary; and

WHEREAS, the need to adopt certain fees for activities and services performed by the City of Greer in carrying out its responsibilities shall be as indicated in the following schedule; and

WHEREAS, the fees approved by the Mayor and Greer City Council are as follows:

CITY OF GREER COMPREHENSIVE FEE SCHEDULE

BUILDING AND DEVELOPMENT STANDARDS DEPARTMENT FEES:

Impact Fees

Residential Fees **Single Family: \$5,234. per unit attached or detached**

Multifamily: \$3,089. Per unit duplexes, apartments and mobile homes

Commercial Fees **Retail: \$3,247 per 1,000 square feet**

Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. Retail includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automotive dealerships, and movie theaters, hotels, and motels.

Office: \$2,349 per 1,000 square feet

Office/service establishments provide management, administrative, professional, or business services. Office/Service includes banks, business offices, headquarter buildings, business parks, and research and development centers.

Industrial: \$1,102 per 1,000 square feet

Establishments primarily engaged in the production, transportation, or storage of goods. Industrial includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

Institutional: \$2,319 per 1,000 square feet

Establishments providing management, administrative, professional or business services; Institutional includes assisted living facilities, nursing homes, hospitals, medical offices, veterinarian clinics, schools, universities, churches, daycare facilities, government buildings and prisons.

FINANCE DEPARTMENT FEES:

Accommodations Taxes	See Code Ch 82, Article III, Section 82-103
Business License Taxes	See Code Ch 18, Article II, Section 18-51
Hospitality Taxes	See Code Ch 82, Article IV, Section 82-143
Audit/Budget Preprinted Book Fee	\$15.00
Solicitors/Canvassers/ <u>Peddlers</u> ID Card	\$10.00
<u>Solicitors/Canvassers/Peddlers Permit Fee</u>	\$25.00
Cemetery Burial Space	
Single Space (Resident)	\$750.00
Single Space (Non-Resident)	\$3,500.00
	To receive resident rate, proof of city residency shall be provided as required by Chapter 22, Section 2 of the City of Greer Code of Ordinances.
Credit Card Convenience Fee	up to 3% of amount charged
FOIA Fees	
Copies	\$.10 per page
Search/Retrieval Time	First 2 hours – No charge Additional time - \$15 per hour
Returned Check Fee	\$25.00

Refund Processing Fee	\$25.00
Property Taxes (Unpaid) Fees:	See Code Ch 82, Article II, Section 82-37
Setoff Debt Collection Fee \$25.00	See Code Ch 2, Article I, Section 2-3
Sexually Oriented Businesses	See Code Ch 18, Article 9, Section 18-431
Application Fee	\$50.00, Non-refundable
Business Permit	\$100.00 annually
Permit Transfer Fee	\$20.00
Employee Permit Fee	\$25.00 each, annually, non-refundable

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, the Comprehensive Fee Schedule is amended to include the above provisions.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 14, 2025

Second Reading and
Final Approval: January 28, 2025

Approved as to Form:

Daniel Hughes, Esquire
City Attorney



AGENDA
GREER CITY COUNCIL
1/14/2025

First Reading of Ordinance Number 2-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY MOUNTAIN CREEK REAL ESTATE, LLC LOCATED AT 116 MOUNT VERNON CIRCLE FROM RURAL RESIDENTIAL (RR) TO SUBURBAN NEIGHBORHOOD (SN) (Action Required)

Executive Summary:

Ordinance 2-2025 is a rezoning request for one parcel located at 116 Mount Vernon Circle. The request is to rezone the parcel, consisting of 1.17 acres, from Rural Residential (RR) to Suburban Neighborhood (SN). The intent of the rezoning is to allow for subdivision of the lot and construction of an additional single-family detached home. The Planning Commission conducted a public hearing on December 16, 2024 for the rezoning and recommended approval.

Ashley Kaade, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▢ Cover Memo	1/8/2025	Cover Memo
▢ Ordinance Number 2-2025	1/8/2025	Ordinance
▢ Ord 2-2025 Exhibit A Map	1/8/2025	Exhibit
▢ Ord 2-2025 Exhibit B Title to Real Estate	1/8/2025	Exhibit
▢ Ord 2-2025 Exhibit C Survey	1/8/2025	Exhibit
▢ Ord 2-2025 Rezoning Application	1/8/2025	Backup Material
▢ Ord 2-2025 Planning Commission Minutes	1/8/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, AICP, Planning Manager

Subject: Ordinance #2-2025

Date: December 31, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 2-2025 is a rezoning request for one parcel located at 116 Mount Vernon Circle. The request is to rezone the parcel, consisting of 1.17 acres, from Rural Residential (RR) to Suburban Neighborhood (SN). The intent of the rezoning is to allow for subdivision of the lot and construction of an additional single-family detached home.

The Planning Commission conducted a public hearing on December 16, 2024 for the rezoning and recommended approval.

ORDINANCE NUMBER 2-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY MOUNTAIN CREEK REAL ESTATE, LLC LOCATED AT 116 MOUNT VERNON CIRCLE FROM RURAL RESIDENTIAL (RR) TO SUBURBAN NEIGHBORHOOD (SN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Mountain Creek Real Estate, LLC located at 116 Mount Vernon Circle and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T018020124300 containing approximately 1.17 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on December 16, 2024.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Suburban Neighborhood (SN).
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 116 Mount Vernon Circle more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T018020124300 containing approximately 1.17 +/- acres attached hereto marked as Exhibit A shall be changed from Rural Residential (RR) to Suburban Neighborhood (SN).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 14, 2025

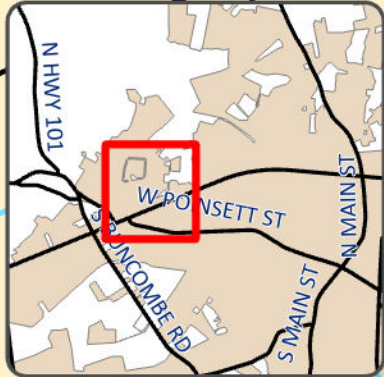
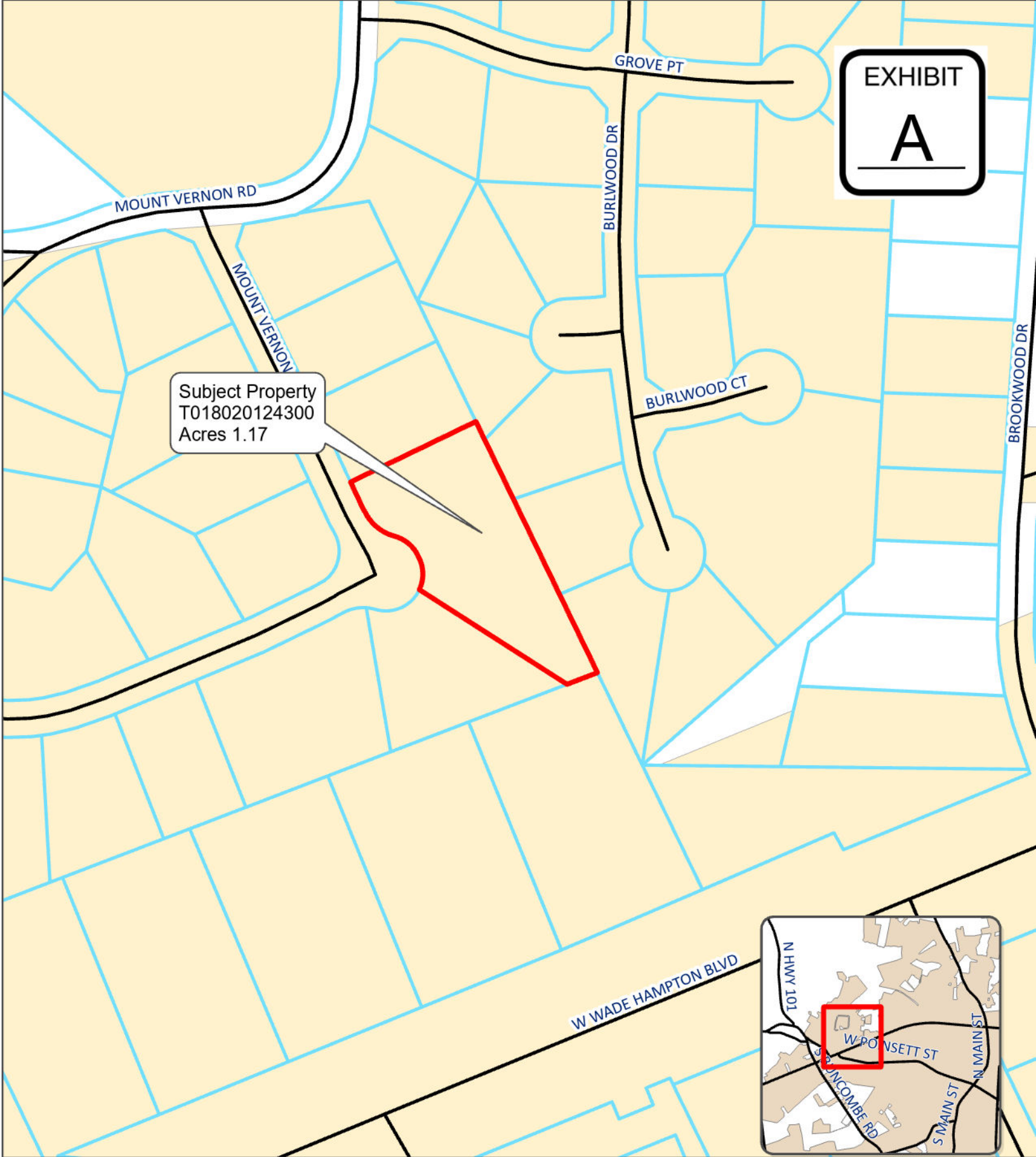
Second and
Final Reading: January 28, 2025

Approved as to Form:

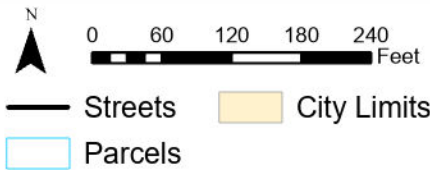
Daniel R. Hughes, City Attorney

EXHIBIT
A

Subject Property
T018020124300
Acres 1.17



Ordinance 2-2025



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.



2024055586

1 Pgs

DEED Book: DE 2730 Page: 5973 - 5973

September 16, 2024 02:48:47 PM Cons: \$330,000.00

Rec: \$15.00 Cnty Tax: \$363.00 State Tax: \$858.00

E-FILED IN GREENVILLE COUNTY, SC *Tammy S. Hill*

Grantee Mailing address: 205 Poinsett Hwy Greenville SC 29609
Tax Map # T018020124300

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that TRUSTEES OF THE CHURCH OF GOD, GREER, SOUTH CAROLINA AKA TRUSTEES OF GREER CHURCH OF GOD in consideration of THREE HUNDRED THIRTY THOUSAND DOLLARS AND NO/100, (\$330,000.00,) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents, do grant, bargain, sell and release unto,

MOUNTAIN CREEK REAL ESTATE, LLC

ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, CHICK SPRINGS TOWNSHIP, IN THE CITY OF GREER, LYING ON THE EASTERN SIDE OF MOUNT VERNON CIRCLE AND BEING SHOWN AND DESIGNATED AS LOTS 11 AND 12 ON A PLAT OF SECTION III OF BURGESS HILLS DATED SEPTEMBER 19, 1963, PREPARED BY PIEDMONT ENGINEERS AND ARCHITECTS AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK BBB AT PAGE 191. SPECIFIC REFERENCE IS MADE TO THE AFOREMENTIONED PLAT FOR A MORE DETAILED DESCRIPTION.

THIS BEING THE SAME PROPERTY AS CONVEYED TO TRUSTEES FOR THE CHURCH OF GOD, GREER, SOUTH CAROLINA, BY DEED OF CECIL W. MCCLIMON RECORDED DECEMBER 23, 1974, IN THE ROD OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 1012 AT PAGE 207. THIS ALSO BEING THE SAME PROPERTY AS CONVEYED TO TRUSTEES FOR THE CHURCH OF GOD, GREER, SOUTH CAROLINA, BY DEED OF BANKERS TRUST OF SOUTH CAROLINA AS CO-TRUSTEE OF THE WILL OF DAN D. DAVENPORT AND DANIEL D. DAVENPORT, JR. RECORDED DECEMBER 23, 1974, IN THE ROD OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 1012 AT PAGE 221.

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 whoinsoever lawfully claiming or to claim the same or any part thereof.

Witness the Grantor's(s') Hand(s) and Seal(s) this 13th day of September 2024

TRUSTEES OF THE CHURCH OF GOD, GREER, SOUTH CAROLINA

[Signature]
Witness to all

William Henry King
BY: WILLIAM HENRY KING, TRUSTEE

Jordan Louder
Witness to all

Lecil V. Casey
BY: LECIL V. CASEY, TRUSTEE

Frances C. Southerland
BY: FRANCES C. SOUTHERLAND, TRUSTEE

State of South Carolina)

Acknowledgment

County of Greenville)

I, Tammy S. Hill, Notary Public for South Carolina, do hereby certify that William Henry King, Lecil V. Casey, and Frances C. Southerland, As Trustees for the Church of God, Greer, South Carolina personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 13th day of September 2024

Tammy S. Hill
Notary Public for South Carolina
My Commission expires 03/07/2027



[Signature]



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 11/9/2024

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

Tax Map Number(s) T018020124300

Property Address(s) 116 Mount Vernon Greer, SC 29451

Acreage of Properties 1.2 County Greenville

Applicant Information

Name Rachael Semerach
~~Mountain Creek Real Estate, LLC~~

Address 205 Pinsett Hwy
Greenville, SC 29609

Contact Number 864-918-7885

Email rsemerach@gmail.com

Business Name Mountain Creek Real Estate LLC

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 ✓

The applicant hereby requests that the property described be rezoned from RRI to SN

Existing Use: residential; one lot Proposed Use: residential; two lots

Signature(s) [Signature]

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, December 16, 2024

DOCKET: RZ 24-13

APPLICANT: Rachael Semenach

PROPERTY LOCATION: 116 Mount Vernon Cr

TAX MAP NUMBER: T018020124300

EXISTING ZONING: Rural Residential (RR)

REQUEST: Rezone to Suburban Neighborhood (SN)

SIZE: 1.17 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 24-13**

RZ 24-13 is a rezoning request for one parcel located at 116 Mount Vernon Cir within the Burgiss Hills neighborhood with a total acreage of 1.17 acres. The request is to rezone the property from Rural Residential to Suburban Neighborhood in order to subdivide the lot, making two single-family detached residential lots. While both lots will meet minimum lot size for Rural Residential, the setbacks would make a second lot unbuildable. Suburban Neighborhood setbacks are in line with the existing neighborhood pattern.

Surrounding land uses and zoning include:

North:	Rural Residential – Residential, Burgiss Hills
East:	Rural Residential – Residential, Burgiss Hills
South:	Commercial Corridor – Zaxby’s
West:	Rural Residential – Residential, Burgiss Hills

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.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Public Hearing

No members of the public came forward to comment on the proposed rezoning.

New Business

Mr. Jones and Mr. Lamb asked to see the survey of the parcel in question. Ms. Stahl explained how the survey was laid out. Mr. Lavender noted that the parcel was once 2 lots.

Mr. Jones inquired about the proposed frontage of the new lot and called Ms. Semenach up to answer questions about the request. Mr. Lamb asked for clarification about plans for the lot, and Ms. Semenach informed the Commission that they were planning on building another home there.

ACTION – Mr. Acierno made a motion to recommend approval of the request. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 1, with Mr. Lavender opposing the request. The motion passed.



AGENDA
GREER CITY COUNCIL
1/14/2025

First Reading of Ordinance Number 3-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY B. SCOTT STREETMAN, LLC LOCATED ON NORTH LINE STREET EXTENSION FROM MEDIUM DENSITY RESIDENTIAL (MD) TO COMMERCIAL CORRIDOR (CC) (Action Required)

Executive Summary:

Ordinance 3-2025 is a rezoning request for one parcel located on N Line Street Extension. The request is to rezone the parcel, consisting of 0.294 acres, from Medium Density Residential (MD) to Commercial Corridor (CC). The intent of the rezoning is to allow for combination with larger adjacent parcel. The Planning Commission conducted a public hearing on December 16, 2024 for the rezoning and unanimously recommended approval.

Ashley Kaade, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
☐ Cover Memo	1/8/2025	Cover Memo
☐ Ordinance Number 3-2025	1/8/2025	Ordinance
☐ Ord 3-2025 Exhibit A Map	1/8/2025	Exhibit
☐ Ord 3-2025 Exhibit B Title to Real Estate	1/8/2025	Exhibit
☐ Ord 3-2025 Exhibit C Survey	1/8/2025	Exhibit
☐ Ord 3-2025 Rezoning Application	1/8/2025	Backup Material
☐ Ord 3-2025 Planning Commission Minutes	1/8/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, AICP, Planning Manager

Subject: Ordinance #3-2025

Date: December 31, 2024

CC: Tammy Duncan, Clerk to City Council

Ordinance 3-2025 is a rezoning request for one parcel located on N Line Street Extension. The request is to rezone the parcel, consisting of 0.294 acres, from Medium Density Residential (MD) to Commercial Corridor (CC). The intent of the rezoning is to allow for combination with larger adjacent parcel.

The Planning Commission conducted a public hearing on December 16, 2024 for the rezoning and unanimously recommended approval.

ORDINANCE NUMBER 3-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY B. SCOTT STREETMAN, LLC LOCATED ON NORTH LINE STREET EXTENSION FROM MEDIUM DENSITY RESIDENTIAL (MD) TO COMMERCIAL CORRIDOR (CC)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by B. Scott Streetman, LLC located on North Line Street Extension and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G016000502600 containing approximately 0.294 +/- acre attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on December 16, 2024.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Commercial Corridor (CC).
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 on North Line Street Extension more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G016000502600 containing approximately 0.294 +/- acre attached hereto marked as Exhibit A shall be changed from Medium Density Residential (MD) to Commercial Corridor (CC).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

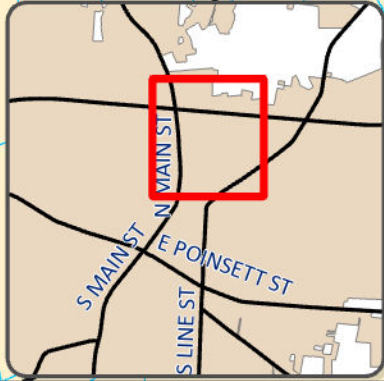
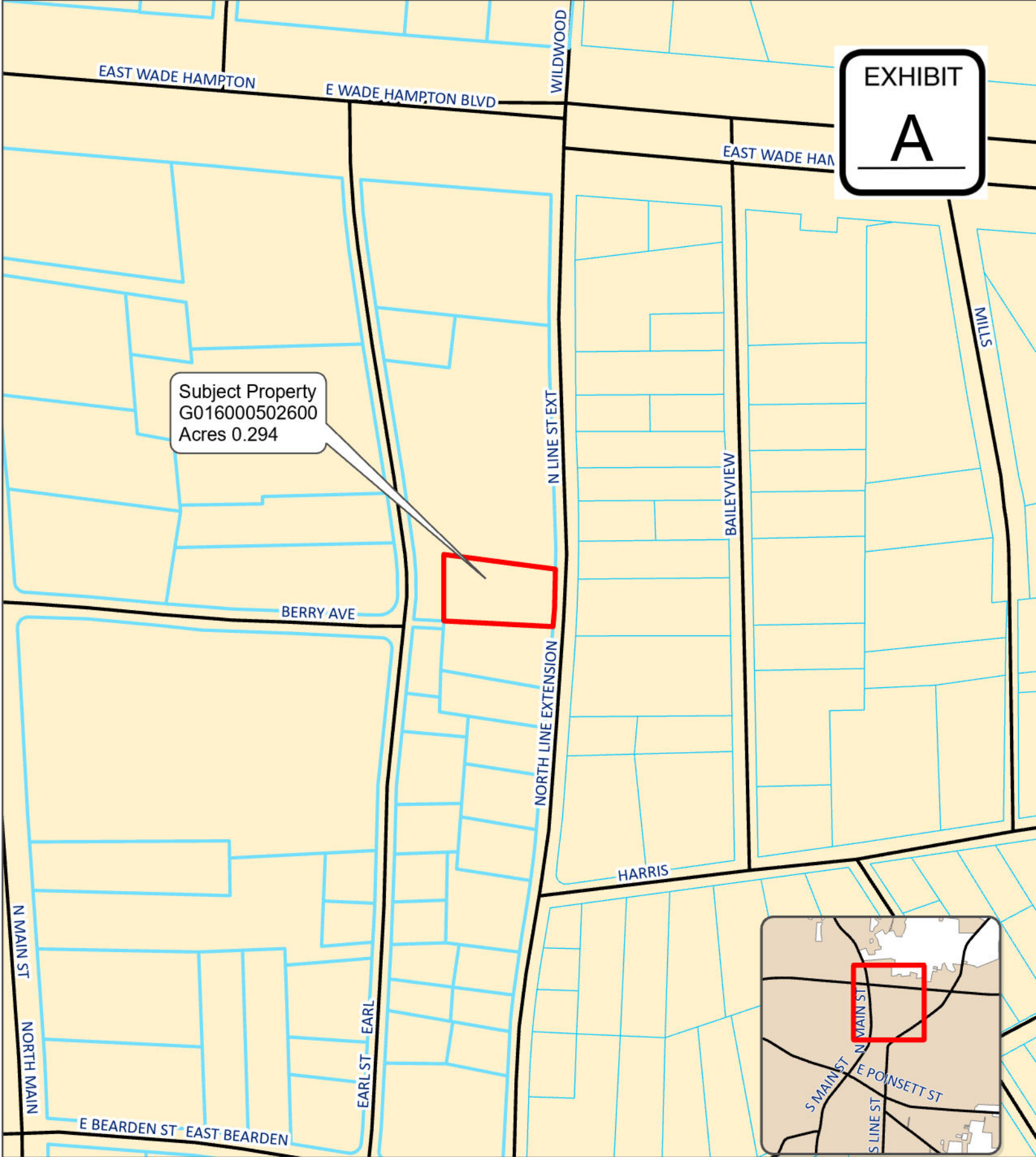
Introduced by:

First Reading: January 14, 2025

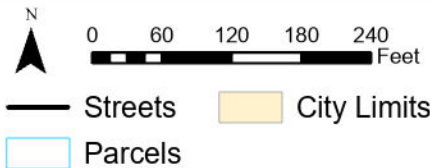
Second and
Final Reading: January 28, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney



Ordinance 3-2025



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.

 2024059904

DEED Book: DE 2732 Page: 3721 - 3721 1 Pgs

October 9, 2024 08:41:46 AM Cons: \$60,000.00

Rec: \$15.00 Cnty Tax: \$66.00 State Tax: \$156.00

E-FILED IN GREENVILLE COUNTY, SC *Timothy J. Manning*

Grantee Mailing address: 200 W Wade Hampton Blvd Greer SC 29650
Tax Map # G016000502600

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that ANGEL R. CRUZ in consideration of SIXTY THOUSAND DOLLARS AND NO/100, (\$60,000.00), the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents, does grant, bargain, sell and release unto,

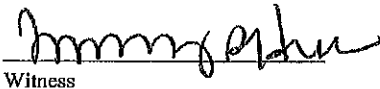
B. SCOTT STREETMAN, LLC

ALL THAT PIECE, PARCEL, OR LOT OF LAND SITUATED, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, CHICK SPRINGS TOWNSHIP, NEAR GREER, ADJOINING LANDS OF LEONA M. BROCKMAN AND OTHERS AND HAVING THE FOLLOWING METES AND BOUNDS BEGINNING AT AN IRON PIN ON AN EXTENSION OF LINE STREET AND RUNNING THENCE N. 82 ¼ W. 149 FT. TO BACK CORNER OF LEONA M. BROCKMAN'S LOT; THENCE ALONG LINE OF LEONA M. BROCKMAN S ¾ W. 94.6 FEET TO AN IRON PIN ON SAID LINE; THENCE N. 87 E. 146.8 FT. TO AN IRON PIN ON SAID EXTENSION OF LINE STREET; THENCE WITH THE SAID STREET N. 3 E. 80 FT. TO THE BEGINNING CORNER. LESS HOWEVER ANY PORTION PREVIOUSLY CONVEYED AND SUBJECT TO RESTRICTIONS OF RECORD.

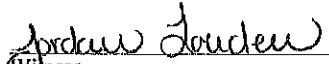
THIS BEING THE SAME PROPERTY AS CONVEYED TO ANGEL R. CRUZ BY DEED OF LAWRENCE B. DIAMOND RECORDED DECEMBER 15, 2015, IN THE ROD OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 2478 AT PAGE 4266. SEE ALSO DEED BOOK 2485 AT PAGE 5804, ROD OFFICE FOR GREENVILLE COUNTY, SC.

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 Grantor(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 1st day of October 2024


Witness


ANGEL R. CRUZ


Witness

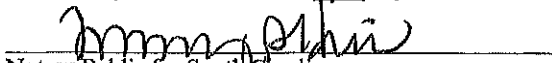
State of South Carolina)

ACKNOWLEDGMENT

County of Greenville)

Tammy S. Hill, Notary Public for South Carolina does hereby certify that Angel R. Cruz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 1st day of October 2024


Notary Public for South Carolina
My Commission Expires: 03/07/2027.

TAMMY S. HILL
Notary Public-State of South Carolina
My Commission Expires
March 07, 2027

Grantee Mailing address: 200 W Wade Hampton Blvd Greer SC 29650
Tax Map # G016000502600

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that ANGEL R. CRUZ in consideration of SIXTY THOUSAND DOLLARS AND NO/100, (\$60,000.00), the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents, does grant, bargain, sell and release unto,

B. SCOTT STREETMAN, LLC

ALL THAT PIECE, PARCEL, OR LOT OF LAND SITUATED, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, CHICK SPRINGS TOWNSHIP, NEAR GREER, ADJOINING LANDS OF LEONA M. BROCKMAN AND OTHERS AND HAVING THE FOLLOWING METES AND BOUNDS BEGINNING AT AN IRON PIN ON AN EXTENSION OF LINE STREET AND RUNNING THENCE N. 82 ¼ W. 149 FT. TO BACK CORNER OF LEONA M. BROCKMAN'S LOT; THENCE ALONG LINE OF LEONA M. BROCKMAN S ¼ W. 94.6 FEET TO AN IRON PIN ON SAID LINE; THENCE N. 87 E. 146.8 FT. TO AN IRON PIN ON SAID EXTENSION OF LINE STREET; THENCE WITH THE SAID STREET N. 3 E. 80 FT. TO THE BEGINNING CORNER. LESS HOWEVER ANY PORTION PREVIOUSLY CONVEYED AND SUBJECT TO RESTRICTIONS OF RECORD.


THIS BEING THE SAME PROPERTY AS CONVEYED TO ANGEL R. CRUZ BY DEED OF LAWRENCE B. DIAMOND RECORDED DECEMBER 15, 2015, IN THE ROD OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 2478 AT PAGE 4266. SEE ALSO DEED BOOK 2485 AT PAGE 5804, ROD OFFICE FOR GREENVILLE COUNTY, SC.

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 14 day of October 2024


Witness


ANGEL R. CRUZ


Witness

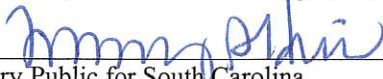
State of South Carolina)

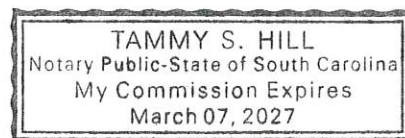
ACKNOWLEDGMENT

County of Greenville)

Tammy S. Hill, Notary Public for South Carolina does hereby certify that Angel R. Cruz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 14 day of October 2024


Notary Public for South Carolina
My Commission Expires: 03/07/2027.





**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 11-22-24

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

Tax Map Number(s) G016000502600

Property Address(s) _____

Acreage of Properties 2 ACRES + County GREENVILLE

Applicant Information

Name B. SCOTT STREETMAN
 Address 200 W. WADE HAMPTON BLVD.
GREER, S.C. 29650
 Contact Number 864-238-4527
 Email SCOTTSTREETMAN57@gmail.com
 Business Name B, SCOTT STREETMAN, LLC

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

Name B. Scott Streetman
 Address 200 W Wade Hampton Blvd
Greer, SC 29650
 Contact Number 804-238-4527
 Email scottstreetman57@gmail.com
 Business Name B. Scott Streetman LLC

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 MD to CC.

Existing Use: vacant Proposed Use: warehouses

Signature(s) B. [Signature]

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Wednesday, December 16, 2024

DOCKET: RZ 24-14

APPLICANT: B. Scott Streetman LLC

PROPERTY LOCATION: N Line St. Ext.

TAX MAP NUMBER: G016000502600

EXISTING ZONING: Medium Density Residential (MD)

REQUEST: Rezone to Commercial Corridor (CC)

SIZE: 0.294 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 24-14**

RZ 24-14 is a rezoning request for one parcel located on N Line St. Ext./Earl St. with a total acreage of 0.294 acres. The request is to rezone the property from Medium Density Residential to Commercial Corridor in order to combine the parcel with the larger adjacent property (zoned Commercial Corridor, 1.857 acres).

Surrounding land uses and zoning include:

North:	Commercial Corridor - vacant
East:	Medium Density - residential
South:	Traditional Neighborhood/Medium Density – residential
West:	Commercial Corridor – vacant and City of Greer/Greer Relief

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

While this request is compatible with surrounding parcels zoned Commercial Corridor, it is less compatible with the surrounding Medium Density district and existing residential uses. Also, it is incompatible with the Comprehensive Plan/Future Land Use Map, and the proposed expansion of the Commercial Corridor district away from Wade Hampton Blvd. and into the nearby neighborhood undermines the Commercial Corridor district's intended use to support commerce along major roadways such as Wade Hampton Blvd. Therefore, staff recommends denial of the request.

STAFF RECOMMENDATION: Denial

PLANNING COMMISSION RECOMMENDATION: Approval

Public Hearing

No members of the public came forward to comment on the proposed rezoning.

New Business

Mr. Jones called the applicant forward. Ms. Medford asked about the reasoning behind Staff's recommendation of denial. Ms. Stahl explained Staff's concern about the expansion of parcels zoned Commercial Corridor (CC) away from Wade Hampton Blvd.

Ms. Medford asked if he could rezone the property to Medium Density Residential (MD) in order to be similar to the surrounding residential areas, but was reminded that Mr. Streetman is thinking of using the parcel for commercial purposes.

Mr. Acierno asked if the larger, northern parcel is vacant. Mr. Jones asked about buffer requirements and acreage of the parcel.

ACTION – Mr. Lavender made a motion to recommend approval of this rezoning request. Ms. Medford seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
1/14/2025

First Reading of Ordinance Number 4-2025

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY JANET L. PAINTER AND JOHN E. LYNN LOCATED AT 1386 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES (Action Required)

Executive Summary:

Ordinance 4-2025 is an annexation and zoning request for three parcels located near the intersection of W Wade Hampton Boulevard and Hillcrest Drive in Greenville County. The parcels consist of 1.302 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to develop a fast-food restaurant. The Planning Commission will conduct a public hearing on January 27, 2025 for the zoning of the parcel.

Ashley Kaade, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	1/10/2025	Cover Memo
▣ Ordinance Number 4-2025	1/10/2025	Ordinance
▣ Ord 4-2025 Exhibit A Quit Claim Deed	1/10/2025	Exhibit
▣ Ord 4-2025 Exhibit B Survey	1/10/2025	Exhibit
▣ Ord 4-2025 Exhibit C Map	1/10/2025	Exhibit
▣ Ord 4-2025 Exhibit D FIRMette	1/10/2025	Exhibit
▣ Ord 4-2025 Petition for Annexation	1/10/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, AICP, Planning Manager

Subject: Ordinance 4-2025

Date: January 7, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 4-2025 is an annexation and zoning request for three parcels located near the intersection of W Wade Hampton Boulevard and Hillcrest Drive in Greenville County. The parcels consist of 1.302 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to develop a fast-food restaurant.

The Planning Commission will conduct a public hearing on January 27, 2025 for the zoning of the parcel.

ORDINANCE NUMBER 4-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY JANET L. PAINTER AND JOHN E. LYNN LOCATED AT 1386 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES

WHEREAS, Janet L. Painter and John E. Lynn are the sole owners of certain properties located at 1386 West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the property descriptions attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers T015000300600, T015000300602 and T0150000300601 containing approximately 1.302 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0334F attached hereto marked as Exhibit D; and,

WHEREAS, the properties currently have zero (0) occupants; and,

WHEREAS, Janet L. Painter and John E. Lynn have petitioned the City of Greer to annex their properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and,

WHEREAS, the property owners have requested that the subject properties be zoned Commercial Corridor (CC); and,

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

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

1. ANNEXATION: The 1.302 acres +/- properties shown in red on the attached map owned by Janet L. Painter and John E. Lynn located at 1386 West Wade Hampton Boulevard as described on the attached City of Greer Map as Greenville County Parcel Numbers T015000300600, T015000300602 and T015000300601 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned Commercial Corridor (CC) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. ANNEXATION OF 373 FEET +/- OF HILLCREST DRIVE ROADWAY: 373 feet +/- of Hillcrest Drive roadway along the edge of the annexed properties owned by Janet L. Painter and John E. Lynn as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

4. LAND USE MAP: The above referenced properties shall be designated as Suburban Commercial on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0334F.

6. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: January 14, 2025

Second and
Final Reading: February 11, 2025

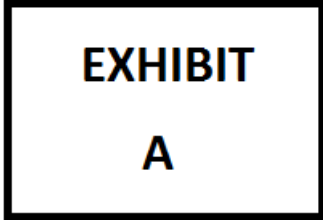
APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney



2024010890

QCD Book: DE 2712 Page: 1996 - 2002
February 27, 2024 02:20:15 PM Cons: \$10.00
Rec: \$15.00 Cnty Tax: EXEMPT State Tax:
E-FILED IN GREENVILLE COUNTY, SC



**CORRECTIVE QUITCLAIM DEED
NO TITLE SEARCH PERFORMED/NONE REQUESTED**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEES ADDRESS: 392 FAIRHAVEN DR., GREER, SC 29651

TMS#: T009020101500, T009070100401, T015000300600, T015000300601 AND
T015000300602 (NOT TO BE COMBINED AND DOES NOT APPLY TO T009020101501)

WHEREAS, on or about November 14, 2023, the undersigned recorded a Quitclaim Deed in Deed Book 2704 at Page 332 to confirm interests in property formerly owned by Clarence T. Lynn and Ruth P. Lynn, either individually or as Trustees of the Trust Agreement of Clarence T. Lynn and Ruth P. Lynn; and

WHEREAS, it has been discovered that one of the legal descriptions contained therein (for TMS T009020101500) used the correct reference paragraph from the correct deed from L.D. Stokes and Kate C. Stokes to Clarence T. Lynn dated July 21, 1975 and recorded in Deed Book 1021 at Page 534, Greenville County records, but then however, used the incorrect metes and bounds description from property deeded out (T009020101500) to John E. Lynn by deed of Clarence T. Lynn dated November 1, 1995 in Deed Book 1626 at Page 1288, Greenville County records (identified by TMS T009020101501); and

WHEREAS, this error of using the incorrect metes and bounds with the correct reference paragraph was initially included in the Deed from Clarence T. Lynn and Ruth P. Lynn into themselves as Trustees recorded December 18, 1995 in Deed Book 1630 at Page 169, and is clearly shown by a review of the Deeds in Deed Book 1021 at Page 534 and Deed Book 1626 at page 1289, Greenville County records; and

WHEREAS, the previously recorded Quitclaim Deed further failed to account for, exclude or less and except the parcel of land Clarence T. Lynn had previously conveyed out (of TMS T009020101500) to John E. Lynn by deed dated November 1, 1995 and recorded in Deed Book 1626 at Page 1288, Greenville County records, (identified by current TMS T009020101501); and

WHEAREAS, the above described erroneous legal description was inadvertently used in the previously recorded Quitclaim Deed by the undersigned in Deed Book 2704 at page 332, and erroneously caused Greenville County to change GIS information regarding the property owned by John E. Lynn (TMS T009020101501); and

WHEREAS, the previously recorded Quitclaim Deed also contained the legal description for a 0.09 acre tract, but inadvertently left out the TMS reference for this 0.09 acre tract (T009070100401); and

WHEREAS, this Corrective Quitclaim Deed is being recorded to correct the above referenced issues with the Quitclaim Deed recorded in Deed Book 2704 at Page 332, , to restore the correct information regarding property owned by John E. Lynn (TMS T009020101501) and to confirm title to the herein described property to the undersigned.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, On or about December 14, 1995, Clarence T. Lynn and Ruth P. Lynn, Grantors, conveyed certain pieces, parcels and lots of land to "Clarence T. Lynn and Ruth P. Lynn, as Trustees, to have and to hold for and during their natural lives, and at the death of either, to the survivor as trustee, to have and to hold for and during his/her life and at his/her death, to **Janet L. Painter and John E. Lynn**, their heirs and assigns forever," Grantees, as shown in that certain Deed recorded in Deed Book 1630 at Page 169, recorded in Greenville County ROD; and

WHEREAS, pursuant to an unrecorded Agreement of Trust dated December 14, 1995 by Clarence T. Lynn and Ruth P. Lynn as Grantors, **Janet L. Painter** is named as successor Trustee upon the death of the last of Clarence T. Lynn and Ruth P. Lynn; and

WHEREAS, Clarence T. Lynn deceased on August 20, 2023 and Ruth P. Lynn deceased on July 1, 2021; and

WHEREAS, **Janet L. Painter and John E. Lynn** are the sole surviving heirs of Clarence T. Lynn and Ruth P. Lynn; and

WHEREAS, this quitclaim deed is being recorded to confirm all interest with regard to the herein referenced property, whether through the Trust Agreement of Clarence T. Lynn and Ruth P. Lynn, the intestate succession by Janet L. Painter and John E. Lynn as the sole heirs at law, or by Janet L. Painter and John E. Lynn as the remainder interest holders under the above referenced Life Estate Deed recorded in Deed Book 1630 at Page 169, exists in fee simple with Janet L. Painter and John E. Lynn individually.

NOW, JANET L. PAINTER and JOHN E. LYNN, Individually, and JANET L. PAINTER as Trustee of the Clarence T. Lynn and Ruth P. Lynn Trust Agreement dated December 14, 1995, in consideration of **Ten and No/100ths (\$10.00) DOLLARS**, and no other

consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, quitclaimed and released, and by these presents does grant, bargain, sell, quitclaim and release unto:

JANET L. PAINTER and JOHN E. LYNN, their heirs and assigns forever;

SEE ATTACHED EXHIBIT A

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

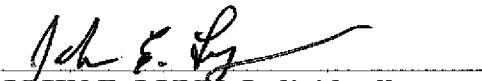
WITNESS the grantor's (s') hand (s) and seal (s) this the 27th day of Feb., 2024.

SIGNED, sealed and delivered
in the presence of:


NOTARY MUST SIGN HERE


JANET L. PAINTER, Individually


WITNESS MUST SIGN HERE


JOHN E. LYNN, Individually

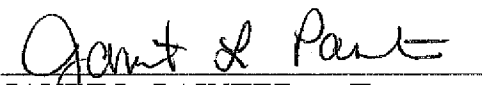

JANET L. PAINTER, as Trustee of the
Clarence T. Lynn and Ruth P. Lynn Trust
U/A dated December 14th, 1995

EXHIBIT A

All that certain piece, parcel or lot of land in Chick Springs Township of Greenville County, State of South Carolina, lying on the north side of U.S. Hwy. 29 between Greer and Chick Springs, and being designated as Lot No. 1 of the I.B. Brannon property according to survey and plat by J. Earl Freeman dated October 5, 1927, thereafter surveyed and shown as containing 1.49 acres more or less, with the following courses and distances, to wit:

BEGINNING at a point in the center of a formerly unnamed street & the northern edge of the highway right-of-way, and runs thence with the said highway right-of-way N. 68-05 E. 165 feet to a stake; thence N. 26-46 W. 438.1 feet to an iron pin; thence S. 36-50 W. 185.5 feet to a point; thence S. 27-10 E. 341.4 feet with the center of the formerly unnamed street to the beginning point.

This being the same property conveyed to Clarence T. Lynn by Addie Wingo by deed dated July 17, 1962 recorded in Deed Book 702, Page 427, ROD Office, Greenville County. See also deed recorded Dec. 18, 1995 in Deed Book 1630 at Page 169, Greenville County ROD.

CURRENT TMS#: T015000300600, T015000300601 AND T015000300602

AND ALSO:

All that certain piece, parcel, or lot of land lying and being situate in the State of South Carolina, County of Greenville, about four miles northwest from Greer, SC, on the South side of the Buncombe Rd. (State Hwy. #414) and being all of lot nos. Ten (10) and Eleven (11) as Shown on plat made for G.A. Copeland Estate by H.S. Brockman, Surveyor, dated Jan. 20, 1951, which plat is recorded in ROD Office for Greenville County and having the following courses and distances to wit:

BEGINNING at a point on the east side of a newly cut road leading south from Buncombe Road, joint corner of lots 9 and 10 and running thence S. 72-20 E., 417.6 feet to a point; thence S. 27-00 W. 486 feet to old stone; thence S. 51-45 W. 112 feet to a point on a branch; thence up said branch S. 70-35 W. 146 feet to a point; thence S. 63-40 W. 200 feet to a point; thence S. 33-15 W., 100 feet to a point in the center of said newly cut road; thence down the center of said road N. 17-40 E., 841 feet the point of beginning.

This being part of the same property conveyed to Clarence T. Lynn from L.D. Stokes and Kate C. Stokes by deed dated July 21, 1975 in Deed Book Vol 1021, Page 534, ROD Greenville County. See also deed recorded Dec. 18, 1995 in Deed Book 1630 at Page 169, Greenville County ROD.

CURRENT TMS#: T009020101500

AND ALSO:

All that certain piece, parcel or lot or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as 0.09 acres, more or less, as shown on plat entitled "Survey for Clarence T. Lynn", dated April 30, 2001, prepared by Chapman Surveying Co., Inc. and recorded in the ROD Office for Greenville County in Plat Book 45-P at page 9, reference to said plat is hereby craved for the metes and bounds thereof.

This being the same property conveyed to Clarence T. Lynn by Deed from Martha B. Reynolds, and recorded in the Greenville County ROD in Deed Book 1994 at page 1913 on May 16, 2002. See also Deed recorded February 27, 2005 in Deed Book 2191 at Page 1107, Greenville County records.

CURRENT TMS#: T009070100401

LESS AND EXCEPT:

All that piece, parcel, or lot of land in Chick Springs Township, Greenville County, State of South Carolina, and being located about four miles NW from Greer, SC, and on the east side of Fairhaven Dr. and being a portion of lot 10 (see plat of survey dated Jan. 20, 1951 by H.S. Brockman, Surveyor) and said portion being conveyed by this deed having the following courses, distances, metes and bounds, to wit:

BEGINNING at IP located on the east side of Fairhaven Drive and which IP is located at the NW corner of said lot 10, and running thence along Fairhaven Drive running S 17-40 W 210'; thence leaving Fairhaven Drive running S 72-20 E 210'; thence N 17-40 E 210'; and thence along center line of Sunrise Drive running thence N 72-20 W 210' to point of BEGINNING; and being bounded as follows: on the North by Lot #9, Sunrise Dri. Intervening; on the South and east by other portion of Lot #10; and on the west by Fairhaven Drive.

This being part of the same property conveyed to John E. Lynn by deed of Clarence T. Lynn recorded November 1, 1995 in Deed Book Vol 1626, Page 1288, ROD Greenville County.

CURRENT TMS#: T009020101501

AND ALSO LESS AND EXCEPT:

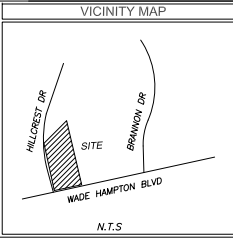
All that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, near Taylors, lying at the end of Fairhaven Drive, being known and designated as A Tract containing 2365 square feet, more or less and described as "N/F CLARENCE T. LYNN PART OF TM T009020101500" on a Survey entitled, "RETRACEMENT SURVEY FOR DENARD L. WOOTEN AND BETTY WOOTEN", dated September 7, 2010, revised April 3, 2013 and April 22, 2013, prepared by Plumlee Surveying

and recorded herewith in the ROD Office for Greenville County in Plat Book 1156 at Page 75. Reference being made to said survey for a more complete description as to metes and bounds.

This being the same property conveyed to Betty R. Wooten AKA Betty Jean Wooten by deed of Clarence T. Lynn and Ruth P. Lynn as Trustees of the Clarence T. Lynn and Ruth P. Lynn Trust, and Clarence T. Lynn, Janet L. Painter and John E. Lynn, Individually, dated June 3, 2013 and recorded June 5, 2013 in Deed Book 2425 at page 3431, Greenville County records.

CURRENTLY PART OF TMS#: T009070100400

EXHIBIT B



GENERAL NOTES

This property is in Zone X based on Flood Insurance Rate Map 45045C0334F dated 05/04/2021. This determination was made by graphically determining the position of said site on said FIRM Map.

Contact proper Authorities Before building near utility lines, for easement width and restrictions. Underground Utilities are approximate and should be verified prior to any construction.

Vertical datum for site based on GPS VRS with SC GPS Network (NOVD 85)

This survey has been prepared for the exclusive use of the person or entities named herein. No express or implied warranties with respect to the information shown herein is to be extended to any persons or entities other than those shown herein.

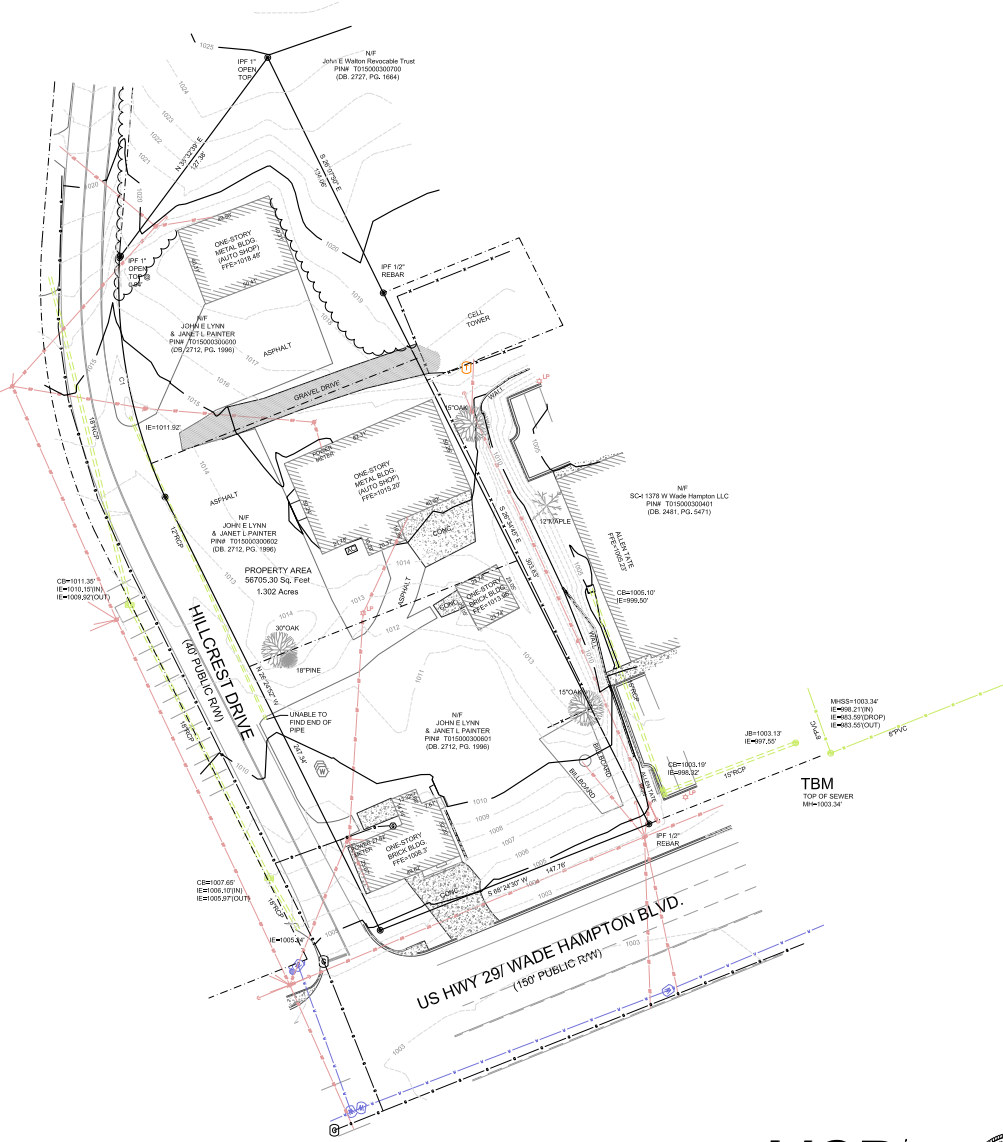
I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

Property Zoned C-2
The property shown hereon Tax Parcel # T01500030600, T01500030601 & T01500030602

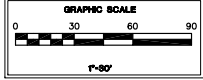
SURVEY REFERENCES
(OB. 2712, PG. 1994)
(PB. 4U, PG. 128)

LEGEND

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> CB CATCH BASIN CP CORRUGATED PLASTIC PIPE CT CRIMPED TOP PIPE DI DRAIN INLET E INVERT ELEVATION S SANITARY SEWER OT OPEN TOP POB POINT OF BEGINNING POC POINT OF COMMENCEMENT TBM TOP OF SEWER RCF REINFORCED CONCRETE PIPE SS SANITARY SEWER OP OVERHEAD POWER EP IRON PIN FOUND WF WATER VALVE WM WATER METER GV GAS VALVE GM GAS METER GP GAS PIPE TP TELEPHONE PEDESTAL PM POWER METER | <ul style="list-style-type: none"> —○— CATCH BASIN —○— CORRUGATED PLASTIC PIPE —○— CRIMPED TOP PIPE —○— DRAIN INLET —○— INVERT ELEVATION —○— SANITARY SEWER —○— OPEN TOP —○— POINT OF BEGINNING —○— POINT OF COMMENCEMENT —○— TOP OF SEWER —○— REINFORCED CONCRETE PIPE —○— SANITARY SEWER —○— OVERHEAD POWER —○— IRON PIN FOUND —○— WATER VALVE —○— WATER METER —○— GAS VALVE —○— GAS METER —○— GAS PIPE —○— TELEPHONE PEDESTAL —○— POWER METER | <ul style="list-style-type: none"> —○— GUY WIRE —○— GAS LINE —○— WATER LINE —○— POWER LINE —○— UNDERGROUND POWER LINE —○— UNDERGROUND PHONE LINE —○— FIBER OPTIC —○— POWER POLE —○— SANITARY SEWER MANHOLE —○— STORM SEWER MANHOLE —○— CATCH BASIN —○— LIGHT POLE —○— FIRE HYDRANT —○— TRANSFORMER —○— OAK TREE |
|--|---|--|



0 10 20 30 40 50 60 70 80 90
1:30'

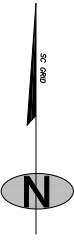


811 Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

MSP
& ASSOCIATES
LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE, SC 29609
864-370-2232
WWW.MSPSURVINGINC.COM



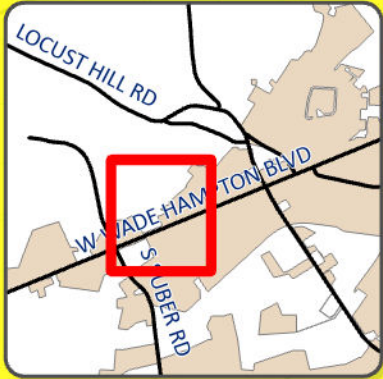
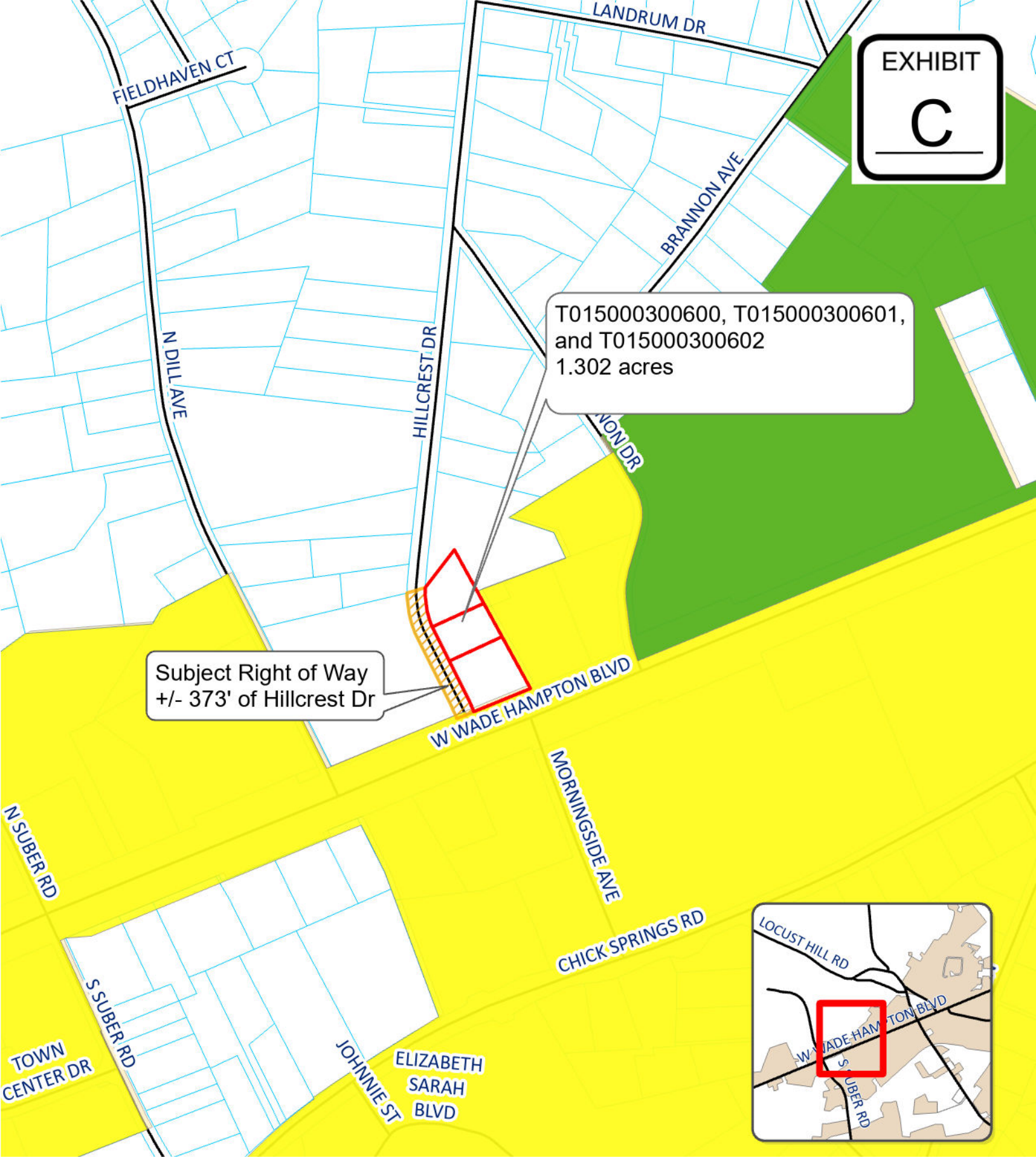
ALTA/NPS LAND TITLE SURVEY FORM		
XXXXXXXXXXXXXXXXXXXX		
CITY: GREER	COUNTY: GREENVILLE	STATE: SOUTH CAROLINA
DATE: 10/7/24	SCALE: 1:30	
FIELD WORK: MSP	DRAWN BY: MSP	REVIEWED BY: MSP
MSP FILE: HILLCREST	MSP JOB#: 241843	





T015000300600, T015000300601,
and T015000300602
1.302 acres

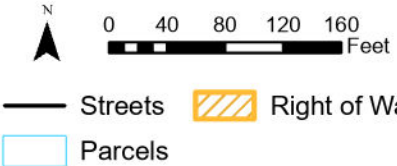
Subject Right of Way
+/- 373' of Hillcrest Dr



Ordinance 4-2025

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

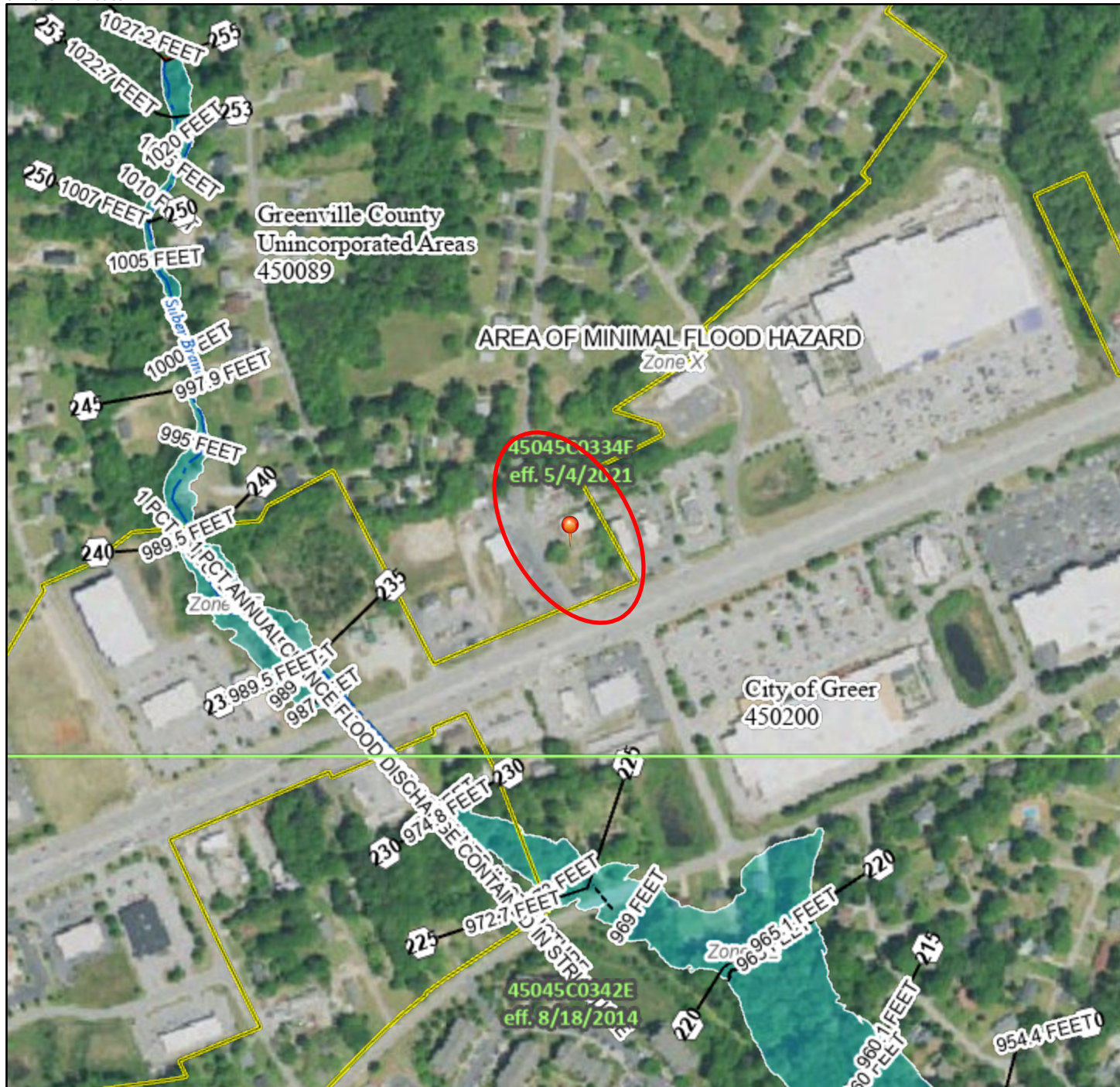
Council Districts	
1	4
2	5
3	6



National Flood Hazard Layer FIRMMette



82°16'28"W 34°56'35"N



EXHIBIT

D

SEE FIS REPORT

SPECIAL FLOOD HAZARD AREA

OTHER AREAS OF FLOOD HAZARD

OTHER AREAS

GENERAL STRUCTURES

OTHER FEATURES

MAP PANELS

- depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- B 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/7/2025 at 5:43 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at. 1386 Wade Hampton Boulevard, 102 & 104 Hillcrest Drive more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number T015000300600 attached hereto T015000300601 & T015000300602

marked as Exhibit C containing approximately 1.49 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area contingent upon ER MA Partners LLC ("Purchaser") completing the purchase of the same. The annexation will be held until the purchase closes and applicant may withdraw this Petition if the Closing is not completed by Purchaser or its assigns.

This petition is submitted under the provisions of S.C. Code 55-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this _____ day of _____ 20____ before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is

acquired sooner.

The applicant hereby requests that the property described be zoned to Commercial Corridor (CC).

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

Yes No

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.

Business Name:
Print Name: Janet L. Painter
Signature: [Signature]
Address:
Witness: Grant Hollyfield
Date: 12-30-24
Parcel Address: 1396 W Wade Hampton Blvd
Tax Map Number: T015000300600

Business Name:
Print Name: John E. Lynn
Signature: [Signature]
Address:
Witness: Grant Hollyfield
Date: 12-30-24
Parcel Address: 1396 W Wade Hampton Blvd, Greer, SC 29651
Tax Map Number: T015000300600

T015000300601 & T015000300602 Greer, SC 29651

Address - 385 W. McElhany Rd
Jay Lora, SC 29687

396 Fairhaven Dr
Greer, SC 29651

Date - 12.30.2024