



**AGENDA
GREER CITY COUNCIL**

February 25, 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. February 11, 2025
(Action Required)

Departmental Reports

1. Economic Development Activity Report - January 2025
2. Engineering Activity Report - January 2025
3. Finance Activity Report - January 2025
<https://www.cityofgreer.org/o/admin/documents/finance/monthly-financial-reports/505450>
4. Fire Department Activity Report - January 2025
5. Municipal Court Activity Report - January 2025
6. Parks, Recreation and Tourism Activity Report - January 2025
7. Planning & Development Activity Report - January 2025

8. Police Department Activity Report - January 2025
9. Public Services Activity Report - January 2025
10. Social Media & Website Activity Reports - January 2025

Petitioner

1. Chris Stroble

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final Reading of Ordinance Number 5-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LBRE PROPERTIES, LLC LOCATED AT 400 WEST ROAD FROM OFFICE PROFESSIONAL (OP) TO SUBURBAN NEIGHBORHOOD (SN) (Action Required)

2. Second and Final Reading of Ordinance Number 6-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CALVERY ROAD INDEPENDENT BAPTIST CHURCH LOCATED AT 1778 BRIGHT ROAD FROM MEDIUM DENSITY RESIDENTIAL (MD) AND RURAL RESIDENTIAL (RR) TO MEDIUM DENSITY RESIDENTIAL (MD) (Action Required)

New Business

1. First and Final Reading of Resolution Number 4-2025

A RESOLUTION TO NAME THE ATHLETIC FIELD AT GREER CITY STADIUM "LONNIE MCGEE FIELD" (Action Required)

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

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

Category Number:
Item Number:



AGENDA
GREER CITY COUNCIL
2/25/2025

Mayor Rick Danner

ATTACHMENTS:

Description	Upload Date	Type
☐ Council 2025 Invocation Schedule	2/12/2025	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
2/25/2025

February 11, 2025

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▢ February 11, 2025 Council Meeting Minutes	2/20/2025	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL February 11, 2025

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, and Judy Albert.

Councilmember Wryley Bettis was absent.

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

Invocation and Pledge of Allegiance

Councilman Karuam Booker

Boy Scout Troop 241 from Zoar Chapel provided the Pledge of Allegiance

Public Forum

No one signed up to speak

Minutes of the Council Meeting January 28, 2025

ACTION – Councilmember Judy Albert made a motion that the minutes of the January 28, 2025 Council Regular Meeting be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Andy Merriman, City Administrator presented the following:

Fire Department

Congratulations to City of Greer Fire Department Battalion Chief Jody Norris. He was presented by the Greer Centennial Lions Club the 2024 Firefighter of the Year award last week.

Accommodations Tax Grant Deadline

The Accommodations Tax Grant deadline is on February 18. This grant supports projects that promote tourism and enhance the cultural, recreational, or historical appeal of our city. Eligible organizations may apply for funding to support initiatives that attract visitors and enrich our community.

Public Services Department

The City of Greer Public Services team has come up with a creative solution to help make trash collection more reliable for folks who receive "at-the-house" service. Their replacement lids are blue and contain the Americans with Disabilities Act (ADA) symbol. The new lids should make it easier for trash collection crews from Meridian Waste to identify customers who need "at-the-house" service on trash day. If you have a documented condition that you think should qualify for this service, call 864.848.2182.

Fiscal Year 2024 Audit Workshop

The City of Greer Audit Workshop for Fiscal year 2024 will be on February 25 at 5:30pm.

Lonnie McGee

Lonnie McGee, one of our city's biggest fans passed away recently, and people from all walks of life are remembering him and his devotion to all things Greer. He was known around town as Gee – was a huge supporter of the Greer Yellow Jackets and a bright light at community events for decades. The City of Greer intends to honor Gee. We will share information on a communitywide recognition in Gee's honor as soon as we finalize our plans.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Board of Zoning Appeals

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

No nominations were made.

Ministerial Recorder

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

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

Kirsten Pressley, Court Administrator

ACTION – Councilmember Jay Arrowood nominated Emily Moses for appointment as a Ministerial Recorder in the Greer Municipal Court Department. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

ACTION – Councilmember Karuam Booker nominated Lauren Brown for appointment as a Ministerial Recorder in the Greer Municipal Court Department. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

OLD BUSINESS

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

Heather Stahl, Planner II updated Council on the Traffic Impact Assessment (TIA) received from the South Carolina Department of Transportation. A representative was present but did not speak.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 49-2024. Councilmember Lee Dumas seconded the motion.

Lengthy discussion held.

VOTE – Motion carried 4-2 with Council members Hopper and Albert voting in opposition.

NEW BUSINESS

First and Final Reading of Resolution Number 3-2025
A RESOLUTION TO PROVIDE FOR CERTAIN CERTIFICATIONS REGARDING AN ABANDONED BUILDING AND AN ABANDONED BUILDING SITE, ACCORDING TO SOUTH CAROLINA CODE ANNOTATED SECTION 12-67-100, ET SEQ. 315 Trade Street - Greenville TMS #G020000401100

Reno Deaton, Assistant City Administrator presented the request.

ACTION – Councilmember Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 3-2025. Councilmember Karuam Booker seconded the motion.

Brief discussion held. The developer, Bryan Beal from Fountain Inn spoke briefly.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 5-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LBRE PROPERTIES, LLC LOCATED AT 400 WEST ROAD FROM OFFICE PROFESSIONAL (OP) TO SUBURBAN NEIGHBORHOOD (SN)

Heather Stahl, Planner II presented the request. She stated Staff recommends approval and the Planning Commission recommended approval.

ACTION – Councilmember Jay Arrowood made a motion to receive First Reading of Ordinance Number 5-2025. Councilmember Karuiam Booker seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 6-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CALVERY ROAD INDEPENDENT BAPTIST CHURCH LOCATED AT 1778 BRIGHT ROAD FROM MEDIUM DENSITY RESIDENTIAL (MD) AND RURAL RESIDENTIAL (RR) TO MEDIUM DENSITY RESIDENTIAL (MD)

Heather Stahl, Planner II stated Staff recommends approval and the Planning Commission recommended approval.

ACTION – Councilmember Lee Dumas made a motion to receive First Reading of Ordinance Number 6-2025. Councilmember Karuiam Booker seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 7-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY GRAYDON PROPERTIES, LLC LOCATED AT 1522 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF REGIONAL CENTER (RC) FOR SAID PROPERTY

Heather Stahl, Planner II presented the request.

ACTION – Councilmember Jay Arrowood made a motion to receive First Reading of Ordinance Number 7-2025. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 8-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THE CITY OF GREER LOCATED ON SOUTH HIGHWAY 14 AND SOUTH BUNCOMBE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF REGIONAL CENTER (RC) FOR SAID PROPERTIES

Heather Stahl, Planner II presented the request.

ACTION – Councilmember Judy Albert made a motion to receive First Reading of Ordinance Number 8-2025. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried unanimously.

Executive Session

1. Contractual Matter – Project Keystone

ACTION – In (7:16 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss a Contractual Matter pertaining to Project Keystone; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Karuam Booker seconded the motion. Motion carried unanimously.

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

ACTION - Out (7:34 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Karuam Booker seconded the motion. Motion carried unanimously.

Adjournment – 7:34 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: February 25, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, February 7, 2025.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
2/25/2025

Economic Development Activity Report - January 2025

ATTACHMENTS:

Description	Upload Date	Type
▢ Economic Development Activity Report - January 2025	2/20/2025	Backup Material

**ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
January 2025**

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.	Identified goal number for 2025 visits and defined BRE visit process.	Meeting Expectations	RE-organize for 2025. Target BRE prospects. Initial contact and appointment setting.
	Support Industry Objectives: Workforce, Supply Chain, and Sustainability	Define value-add opportunities for businesses and industries that create/solidify connection to the City of Greer.		Beginning Work	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.		Beginning Work	Determine small business training opportunities for 2025 and plan event(s).
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Economic Development Recruiting	Build a Healthy Economic Development Project Pipeline	Build relationships, generate leads, convert leads to projects, and manage pipeline to company decision.	Active Pipeline: 22 Projects, 34 Leads, and 5 new Center of Influence relationships. Inactive Pipeline: 42 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.	Identifying and connecting with donut hole annexation prospects. 1 Annexation Prospect	Beginning Work	Create value propositions for targeted industries. Identify Annexation prospects.
	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.	4 new or expanded businesses in the City of Greer. \$2.5M 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.		Beginning Work	Re-evaluate opportunities to impact new industrial development or upfits.
	Commercial Product Development	Facilitate redevelopment of commercial buildings and creation of new commercial buildings and sites.		Beginning Work	Build relationships with new broker groups.
	Special Projects	Facilitate unique and mixed use projects that are significant to Greer.		Beginning Work	Assist ForGreer effort.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Entrepreneurship and Innovation	Bootcamp	Complete one Bootcamp for high potential entrepreneurs and innovators.	Date identified for Bootcamp.	Meeting Expectations	Prepare pipeline and deliverables for May 2025 Bootcamp.
	Huddle	Conduct Monthly Huddles to provide resources to entrepreneurs and innovators and build community.	February Platform Huddle (Attendance = 50)	Meeting Expectations	Organize March 2025 Huddle. Evaluate Huddles for April and May
	Platform Transition	Plan and execute the transition of the Platform at Greer to the Greater Greer Chamber of Commerce.	Draft Transition plan completed	Meeting Expectations	Review Transition Plan with Administration. Share plan with Greer Chamber and Stakeholders.

**ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
January 2025**

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Admin	Develop Staff	Participate in professional development programs and implement best practices into program of work.	<u>Reno Deaton</u> - Furman University/Riley Institute, SCEDA Quarterly Membership Meeting/Annual Meeting, ICSC Meet the Consultants <u>Jeff Howard</u> - South Carolina Economic Development Institute, South Carolina Sports Alliance	Meeting Expectations	Outline professional development goals and opportunities for 2025.
	Support Greer Moves	Provide staff support to Greer Moves.	Banking and QuickBooks updates	Meeting Expectations	Build out Advocacy program.

Category Number:
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AGENDA
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2/25/2025

Engineering Activity Report - January 2025

ATTACHMENTS:

	Description	Upload Date	Type
▢	Engineering Activity Report - January 2025	2/18/2025	Backup Material



January 2025



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):

- McElrath Road Improvement – design at 75% - utilities meeting held
- City Intersection study – Phase 2 – final report received
- Depot Street Garage – on hold

Stormwater Projects:

- W. Hampton culvert issue – developing scope, coordination with FEMA
- 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

Engineering Activities:

- Conducted quarterly City bridge inspections
- Greer Sports/Events Center – sewer extension analysis
- 2025 Pavement Preservation – developing scopes
- 2024 Paving – Spbg side moved to 2025
- 2025 Paving Program – bidding by Counties
- BP Edwards Park parking lot paving –under construction
- 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



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 or have construction issues.

Active projects:

- Blue Ridge Plantation – road acceptance inspections and coord.
- O Neal Village – road acceptance inspections and coord.
- Hood Rd fire station – assisted with unsuitable soil issue
- Stevens Field Improvements – pre-con meeting
- Take 5 Oil Change – site issues/questions

Other:

- Attended SCSPE Lunch & Learn – Greenville
- Old Woodruff Rd pavement issue
- Restructure discussion meeting with staff
- Attended Leadership Retreat

Assistant City Engineer – Nathan Jackson, P.E.

Tasks:

- 1711 W Wade Hampton Blvd: Continued discussions with FEMA/State/City of Greer representatives for proper procurement and remediation methods to receive reimbursement, received bids and selected geotechnical firm for slope study/design/testing, received quote and selected surveyor, attempted to procure culvert lining contractor through sole source method but will need to acquire through formal procurement process, sourced fill material for project with assistance from Public Services, in discussions with adjacent property owner for temporary construction easement for a construction laydown yard.
- Encroachment Permit – Jackson St: Continued communication for paving and erosion control updates.
- Assisted team in the field with closeout inspection and follow-up discussions for Vines Creek subdivision.

Other:

- Hurricane Helene Response:
 - Visited Disaster Debris Management site on S Buncombe St. DRC continuing to haul in unmulched debris which is being documented by their representatives before being mulched onsite and hauled off.
- Attended supervisor training at City Hall.
- Attended Heritage Landing (AKA Snow Road) meeting with Adam Vidalis, Developer, and Receiver to discuss the current status of project and the plan to move forward with the project since the court ruling.
 - Receiver plans to perform a rock study and discuss with the Developer before moving forward with the planned development.
 - City of Greer in the process of calling the bond which would be used to stabilize the site if needed but depending on the construction schedule.
- Performed quarterly bridge inspection with Steve Grant who notified Public Services and Code Enforcement of items to address.
- Continued training on Trakit software and adjusted software's applications to best serve the stormwater team's process while communicating with Sam Dobson with BDS.
- Attended Planning Advisory Committee meeting which included Abner Creek Townhomes.
- Periodically observed field inspections with City of Greer inspectors and provided feedback when necessary.
- Continued department process improvement discussions with Steve Grant.
- Continued Certified Floodplain Manager course for preparation of exam in February.
- Received Pavement Preservation Training and the City's plan of action by Steve Grant with David Buchanan.
- Received installation and procurement training for Thermoform culvert lining process with City of Easley and Greenville County. This process likely to be utilized for future City of Greer culvert lining projects.

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Miscellaneous Tasks – Engineering

- Reviewed seven (7) Engineering Submittals for SDPs.
- Bennett paving has completed the paving operation at B.P. Edwards, previously this was identified by staff to be the parking in the worst condition that was in the City's inventory.
- Identifying the areas that will require full depth patching prior to the installation of the fog seal road presentation product (HA5).

Other:

- Preliminary walkthrough of McEllrath Road widening project with staff, Greer CPW, and consultant firm. This was to discuss any outstanding obstacles or issues with the road widening project.

Civil Engineer II – Stormwater Division – Adam Vidalis, PE

- 1) SCDES Annual Report Evaluation Meeting 1/6
- 2) Planning Advisory Committee 1/9
- 3) Snow White Bond Call Meeting 1/15
- 4) Stevens Field Improvements Pre-Construction Meeting 1/17
- 5) Family Dental Health Hwy 101 Pre-Construction Meeting 1/21
- 6) Take 5 Oil Change Pre-Construction Meeting 1/22
- 7) Planning Advisory Committee 1/23
- 8) Promoted to Civil Engineer II – Stormwater Division 1/27
- 9) Stormwater Project Coordination Meeting 1/28
- 10) Reserve at Redcroft – Met with HOA president to discuss fence erosion issues 1/28
- 11) 9 SDP Stormwater Reviews

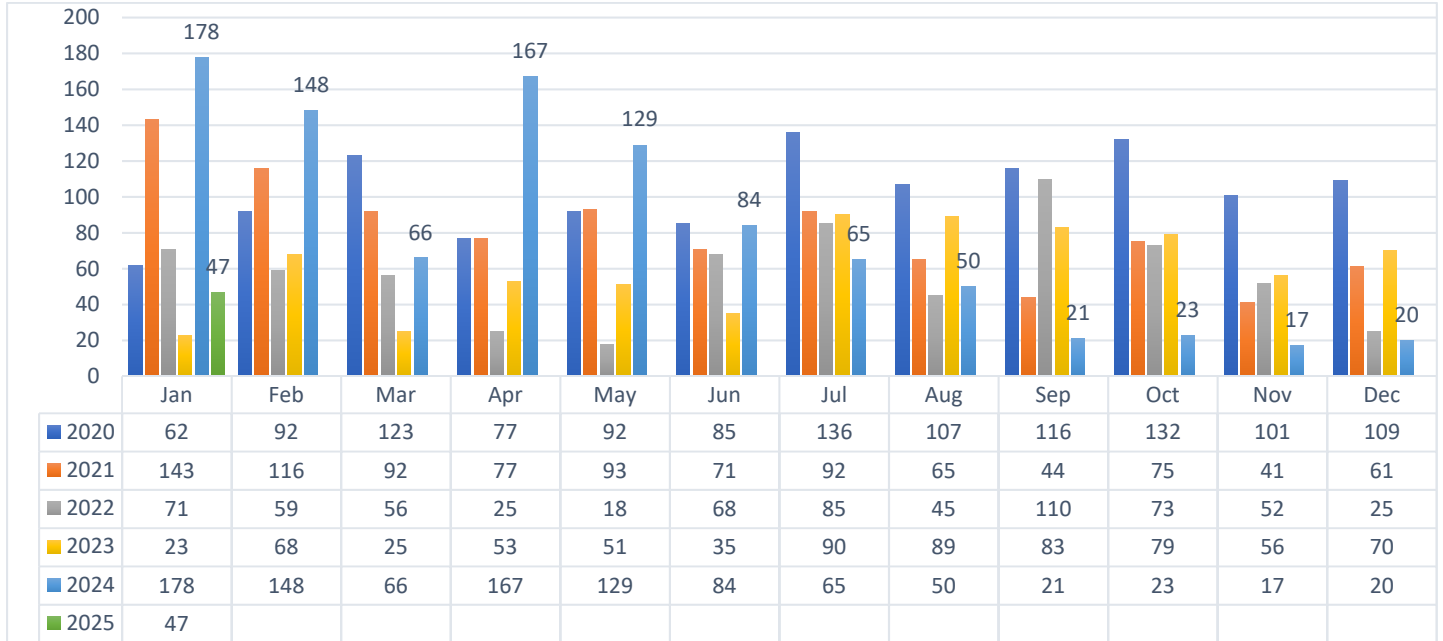
Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings (Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt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

2025 Stormwater Summary January 1 st , 2025 through January 31 st , 2025		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
5	9	3

Historical Project Submittals	
Year	Projects Submitted
2025	5
2024	39
2023	51
2022	50
2021	55
2020	32
2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau

47 Individual LOT Drainage Plan Reviews (Per Month)



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

Subd. / Project Name	Date	Operation
BP Edwards Park	1/29/2025	Asphalt Removal / Placement
Tropical Grill	1/31/2025	Stone Base Set-up

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
N/A				

Facilities Maintenance Developments – William Bulot and Michael Paulson

- Trade street lantern light repairs: New cartridges arrived late January but were the wrong ones. We have shipped them back for the correct ones, ETA unknown.
- Station 41 Generator project is nearing completion pending a 2/10 scheduled outage to tie-in the generator to utility. All gas piping and electrical connections have been completed otherwise.
- The rooftop HVAC unit that served the PD 911 center was successfully replaced on 1/29.
- The fence upgrades at BP Edwards Park are now scheduled for 2/11, Straight Line Fence will complete in about 4 days.
- Discovered and repaired multiple (over 5) main plumbing line leaks at Country Club Rd Park, all were repaired by Babb's Plumbing. A pressure test determined that the PRV was faulty and another would not shut off fully. Both PRV's will be replaced in February.
- Cameron began On-Call schedule rotation in January.
- BLE performed an electrical scan of Berry Ave and found (5) leak locations. We are getting repair cost estimates from Benton and Baker roofing.
- Bollards (40) for the Recycling Center were ordered and should arrive by the end of February. We are still determining the exact placement locations.
- Assembly of the Incinerator at the Recycling Center for PD began by the maintenance staff. An additional 4' stack pipe section was ordered to meet code clearance above the structure. The top vent stack sections and cap will be completed with the assistance of Public Services or a subcontractor.
- The Fleet Shop Expansion lighting design is complete and approved by BDS, True Electric will complete the work on 2/11. We purchased some LED flood lights to use as temporary until we can complete the project.
- OC Flooring Replacement – Greer Flooring completed the install but needs to return to fix three threshold transitions in Justin Raney's office.
- FEMA Damage Inventory List due by 2/10/25. Site inspections of each location nearly complete, one more visit remaining.
- FEMA Estimates for Repairs – JD Construction 1/7 for painting and drywall, waiting for estimates. Painter1 will provide estimates for drywall and paint repairs. Baker and Benton Roofing have been on site to estimate the City Hall and Berry Ave repairs. Only Baker has returned an estimate.
- OC Storage Closet – Met with BDS (Sam) for requirements at the adjacent exit door. Concept drawing created, need to meet with Miller, Ann and Travis (affected by this project).
- Two women's toilets at Kid's Planet weren't fully flushing, we tried replacing each part without success. Babb's was brought in to assist, they also tried everything we did. They diagnosed the issue as calcium buildup on the porcelain causing the slow flush. We replaced the toilets and they're working perfectly now.

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
2/25/2025

Finance Activity Report - January 2025

Summary:

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

ATTACHMENTS:

Description	Upload Date	Type
☐ Finance Activity Report - January 2025	2/19/2025	Backup Material



January 2025 Summary Financial Report

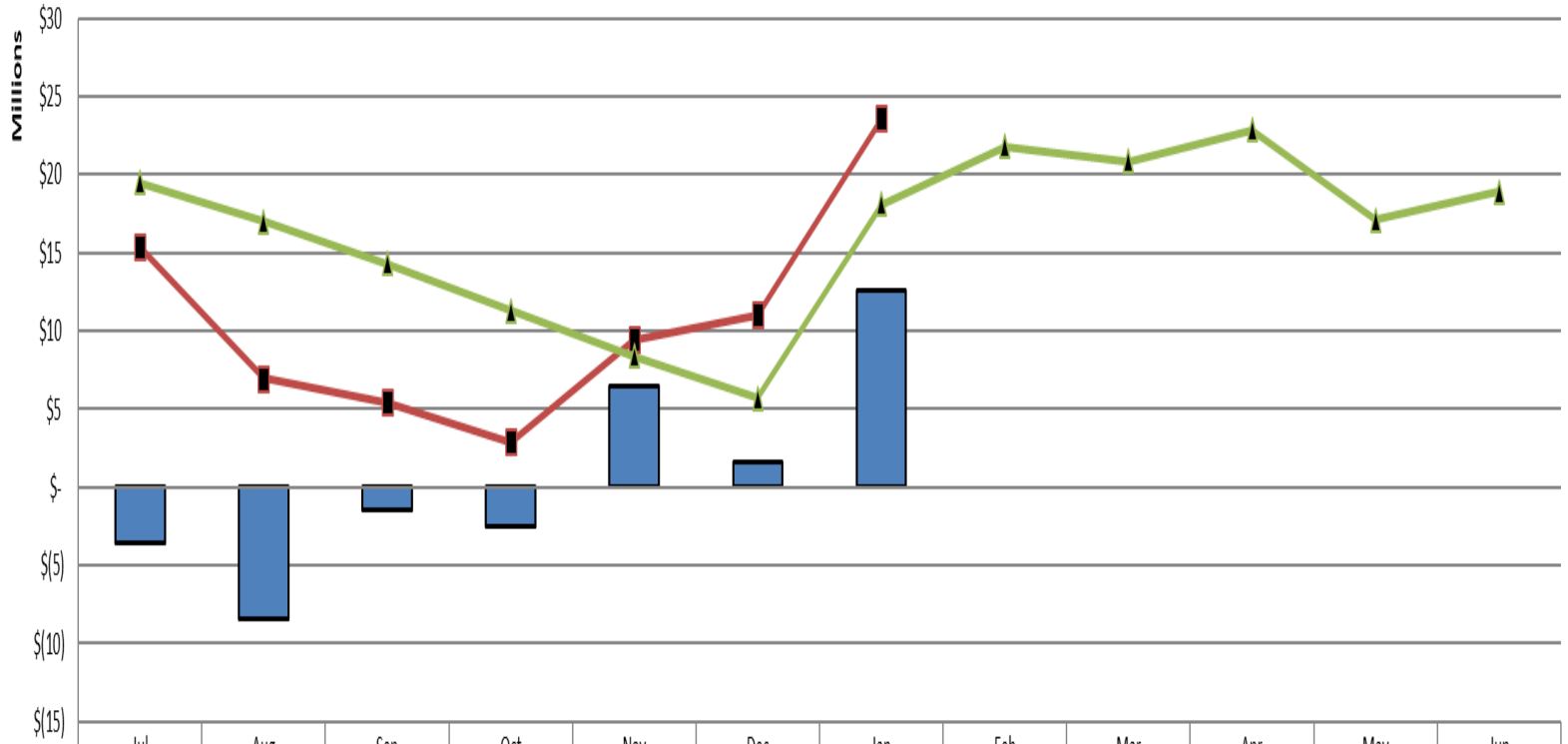


Financial Performance Summary

As of Month End January, 2025

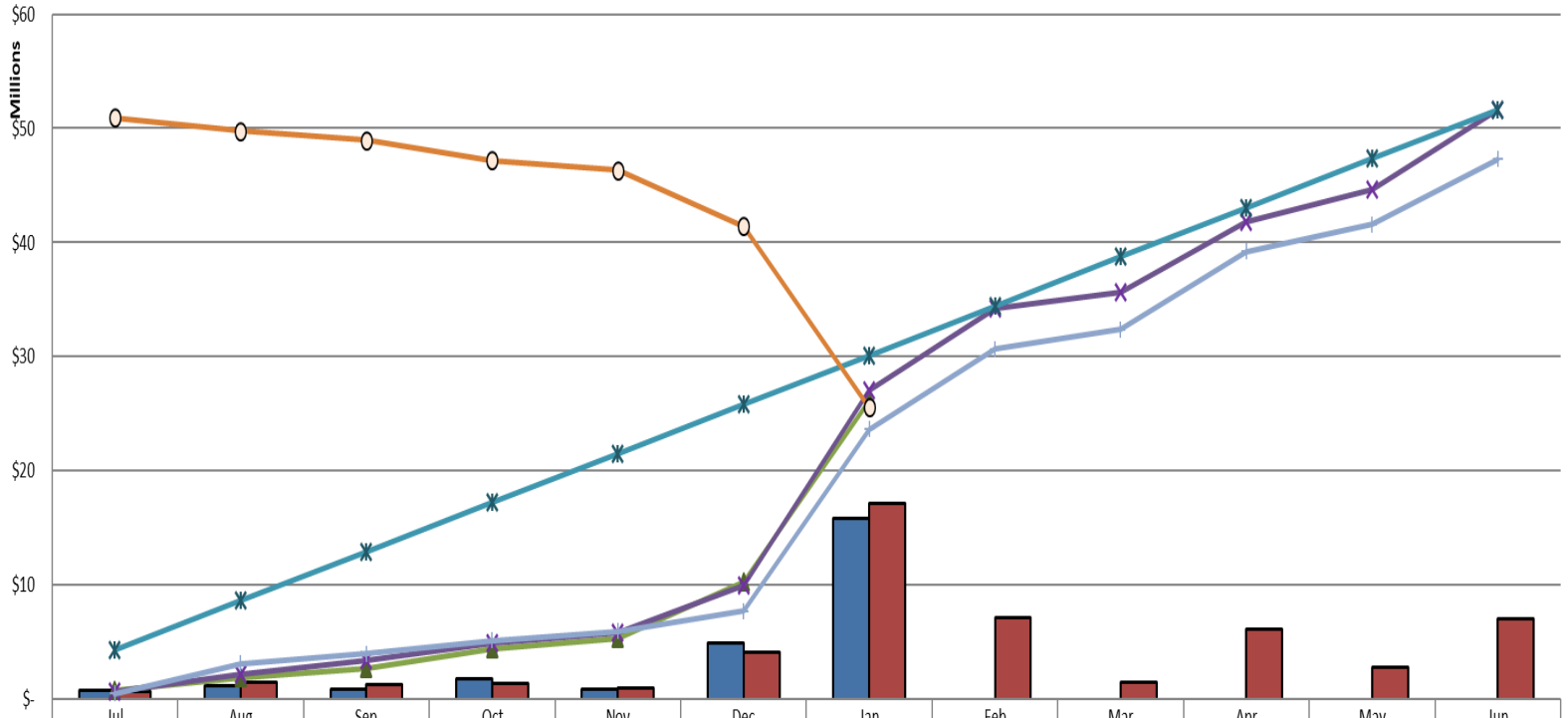
Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↑	↑	\$ 23,580,410
Revenue	↑	↑	\$ 26,096,702
Total Expenditures	↑	↑	\$ 25,497,224
Total Percentage (Over) / Under	-	↑	8%
Revenue Benchmark Variance	↓	↓	\$ (913,172)
Expenditure Benchmark Variance	↓	↑	\$ 1,980,264
Overall Benchmark Variance	↓	↑	\$ 1,067,092
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 2,560,438
Revenue	↑	↑	\$ 2,288,132
Expenditures	↓	↓	\$ 728,126
STORM WATER FUND			
Cash Balance	↑	↑	\$ 3,574,241
Revenue	↑	↑	\$ 1,600,752
Expenditures	↓	↓	\$ 740,365

Cash Balance - General Fund Fiscal Year 2024/25



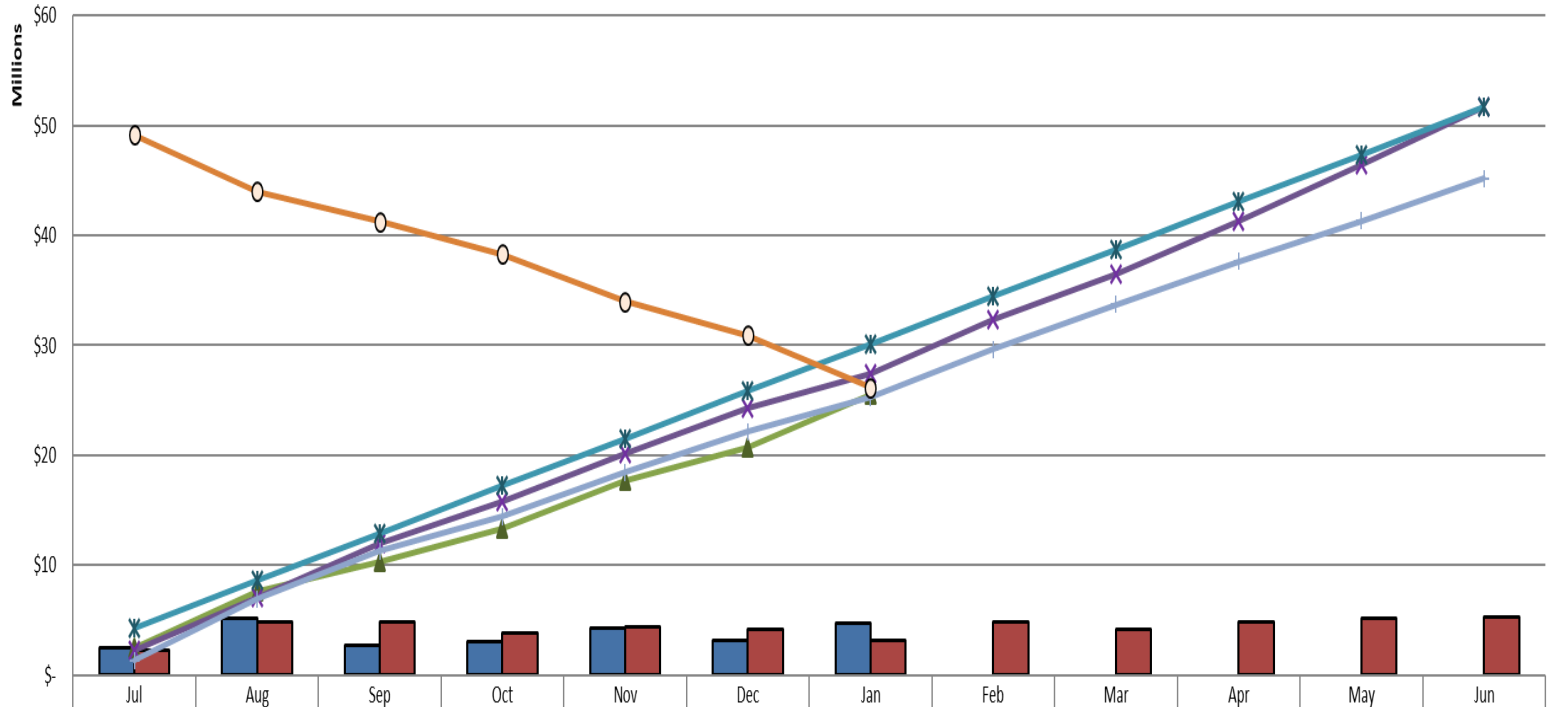
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(3,545,771)	(8,419,386)	(1,501,850)	(2,533,727)	6,513,790	1,599,774	12,556,146	-	-	-	-	-
Current Fiscal YTD Balance	15,365,663	6,946,276	5,444,426	2,910,699	9,424,490	11,024,263	23,580,410					
Prior Fiscal YTD Balance	19,495,285	16,975,586	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



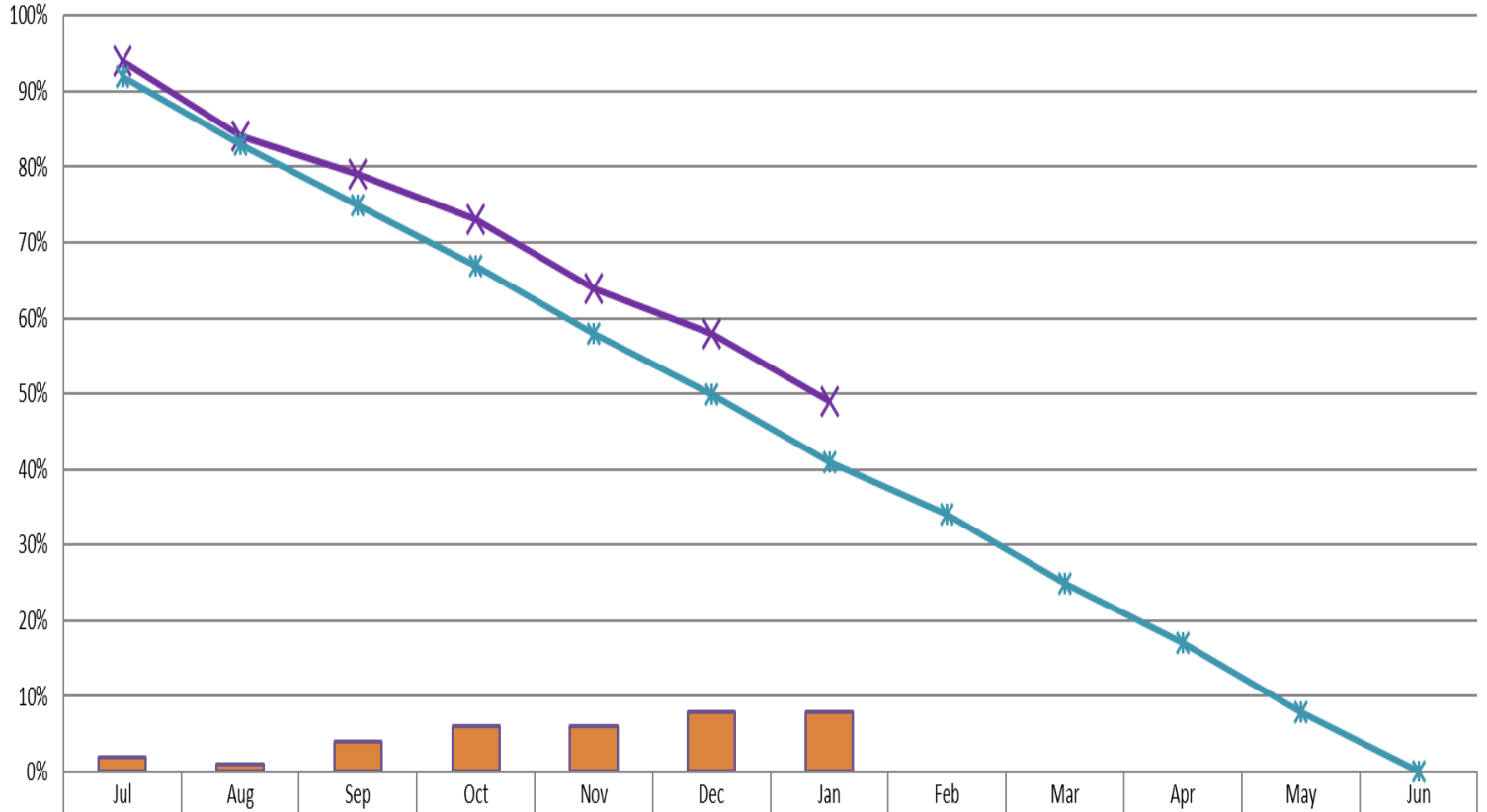
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	724,221	1,156,873	818,831	1,753,574	849,775	4,916,170	15,877,259					
Monthly Benchmark	664,627	1,521,711	1,252,174	1,422,703	970,792	4,085,024	17,092,843	7,171,284	1,481,890	6,150,339	2,782,665	7,049,081
YTD Actual	724,221	1,881,093	2,699,925	4,453,499	5,303,274	10,219,443	26,096,702					
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	41,425,690	25,548,431					

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	3,111,141	4,747,648					
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	20,749,577	25,497,224					
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	30,895,556	26,147,909					

Budget Percent Remaining - General Fund Fiscal Year 2024/25

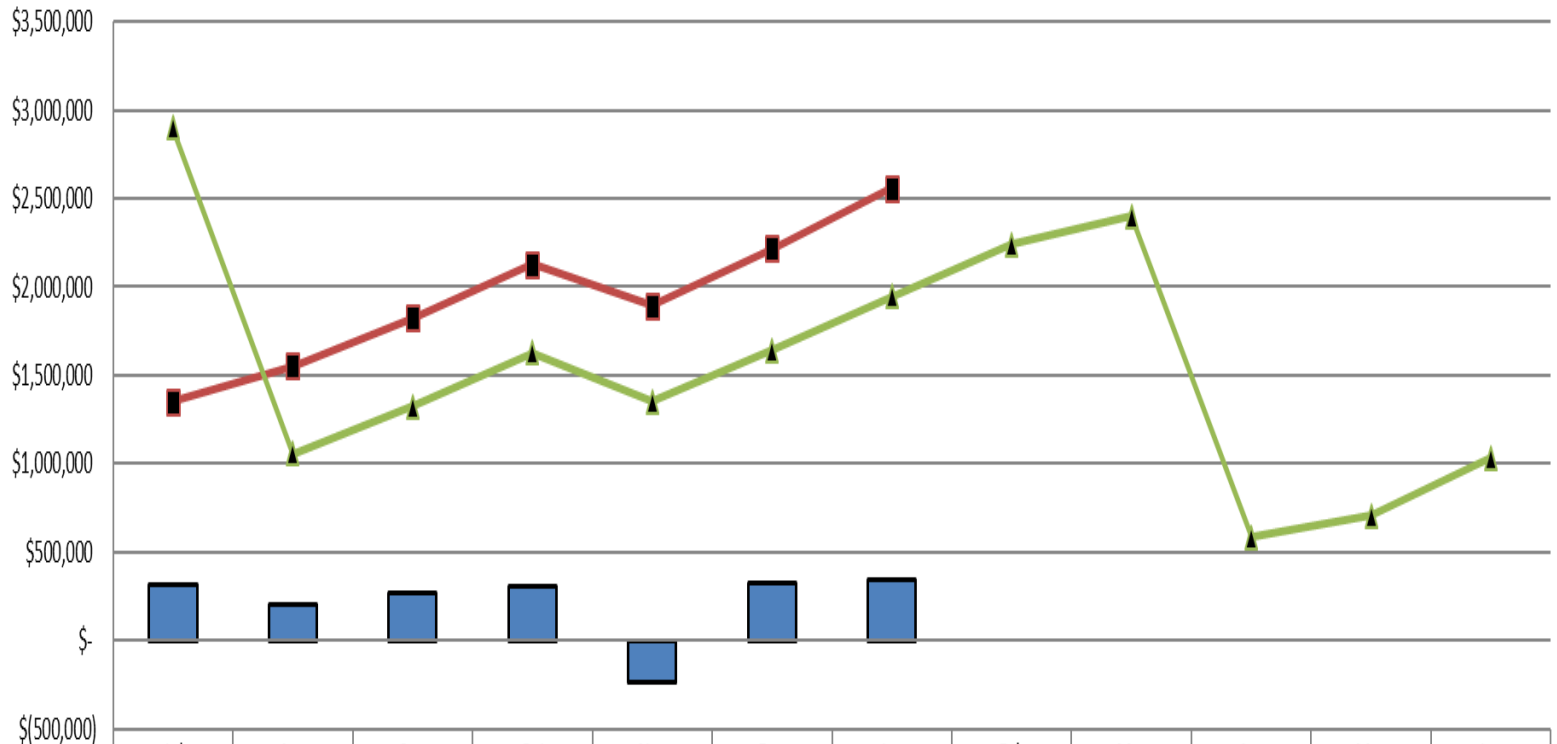


■ (Over) Under Budget	2	1	4	6	6	8	8					
✖ Actual Percent Remaining	94	84	79	73	64	58	49					
✖ Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

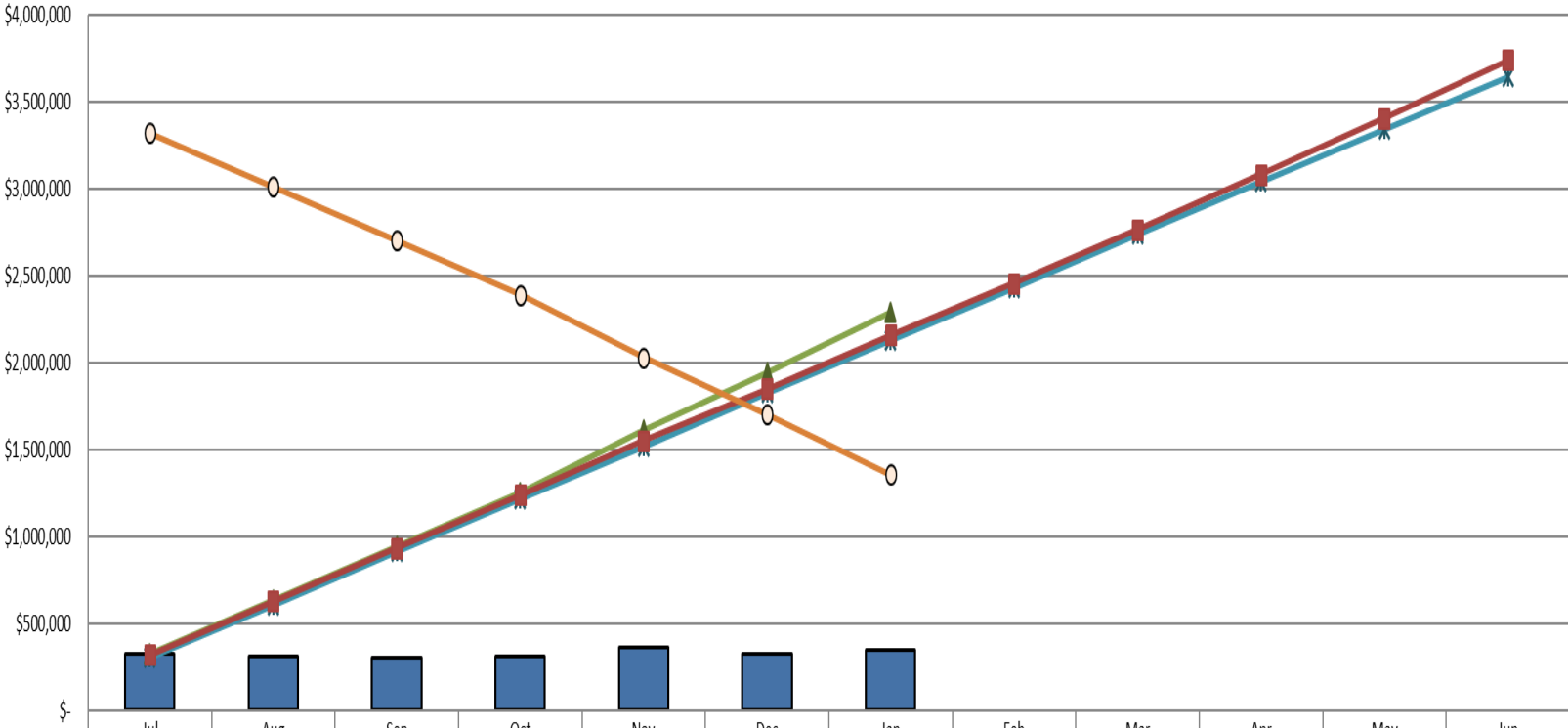
Cash Balance - Hospitality Taxes Fund Fiscal Year 2024/25



	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)	322,998	343,355	-	-	-	-	-
Current Fiscal YTD Balance	1,349,951	1,551,915	1,822,571	2,127,689	1,894,085	2,217,083	2,560,438					
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

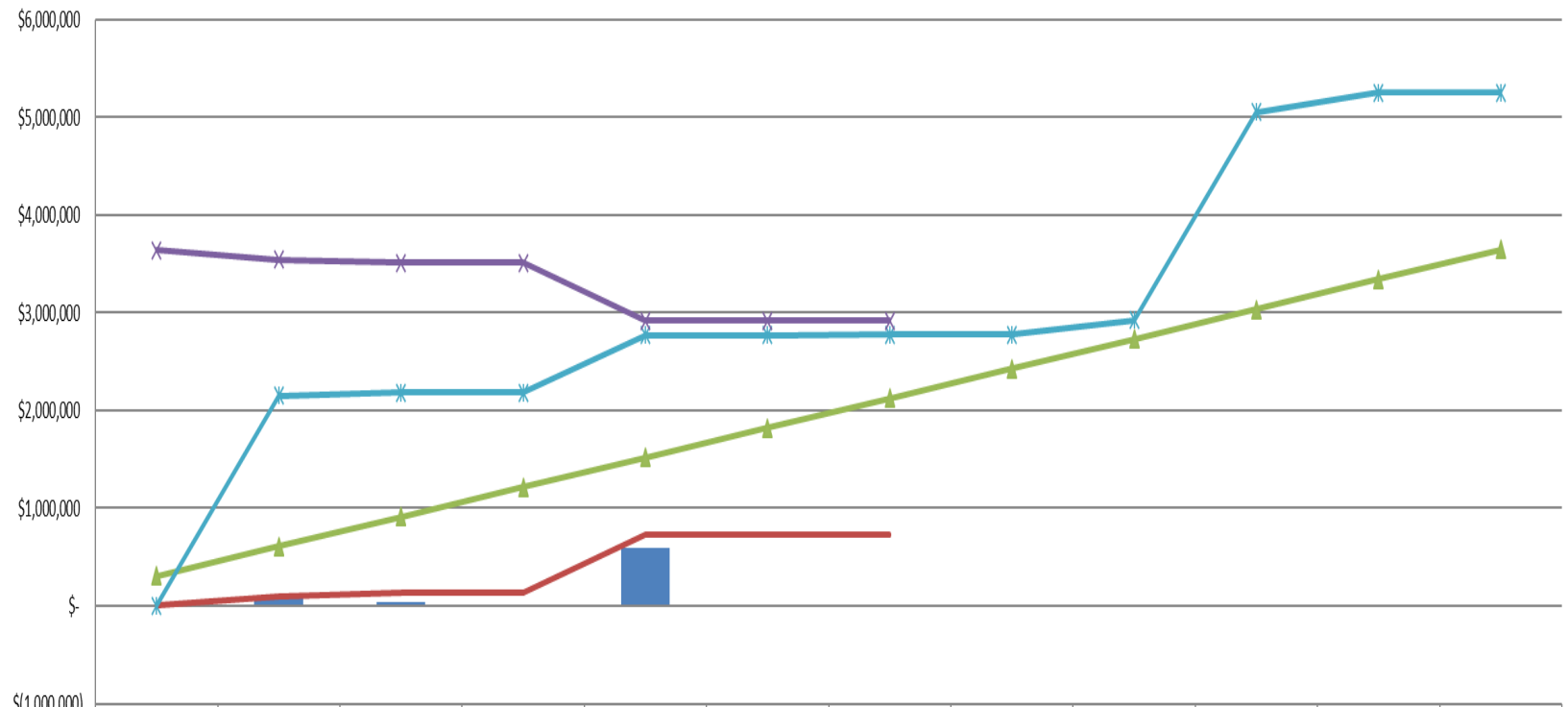
Revenue - Hospitality Taxes Fund

Fiscal Year 2024/25



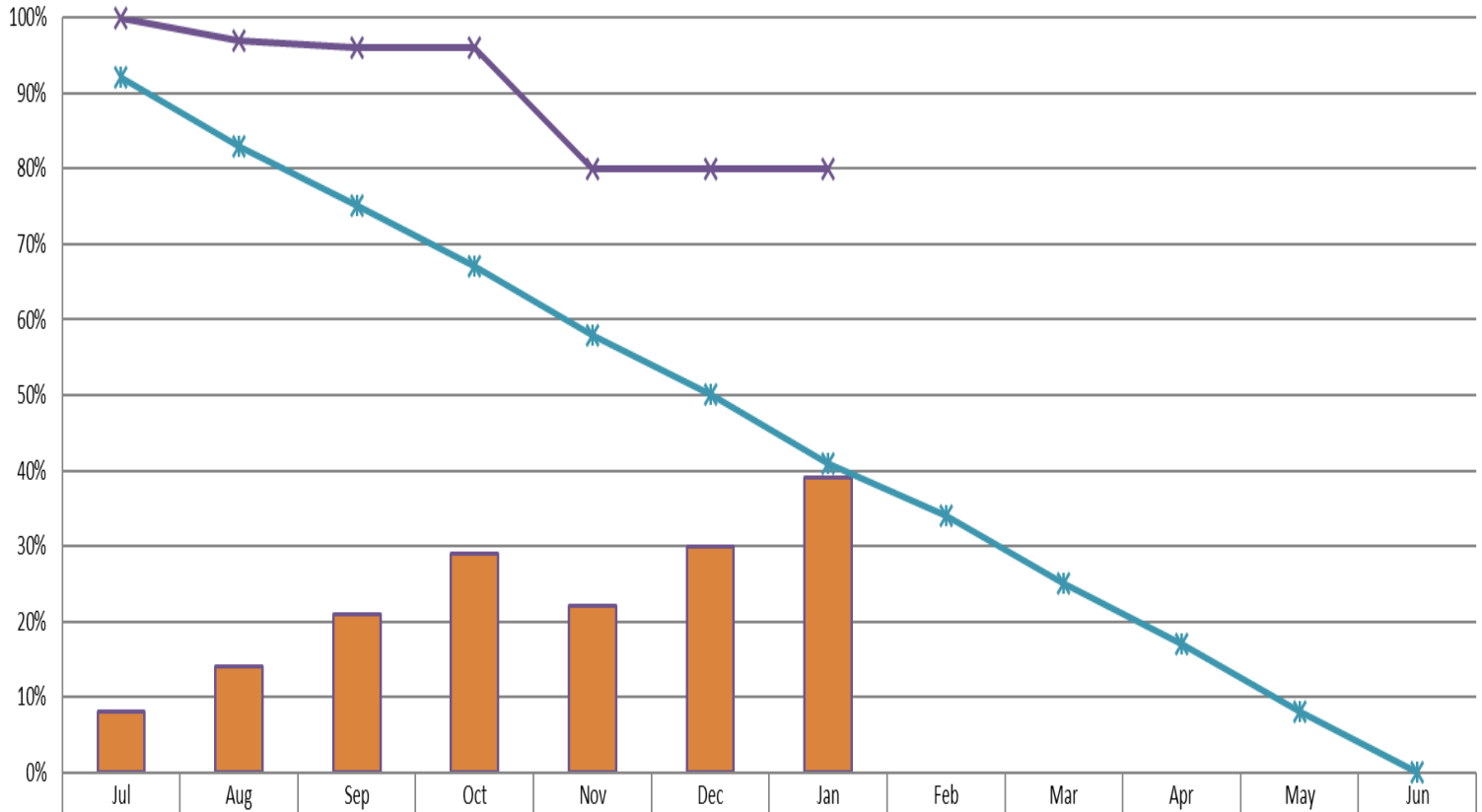
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	323,949	309,955	307,436	313,181	361,256	326,637	345,718					
YTD Actual	323,949	633,904	941,340	1,254,522	1,615,778	1,942,414	2,288,132					
YTD Prorated Budget	303,707	607,413	911,120	1,214,826	1,518,533	1,822,239	2,125,946	2,429,652	2,733,359	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	1,702,064	1,356,346					

Expenditures - Hospitality Taxes Fund Fiscal Year 2024/25



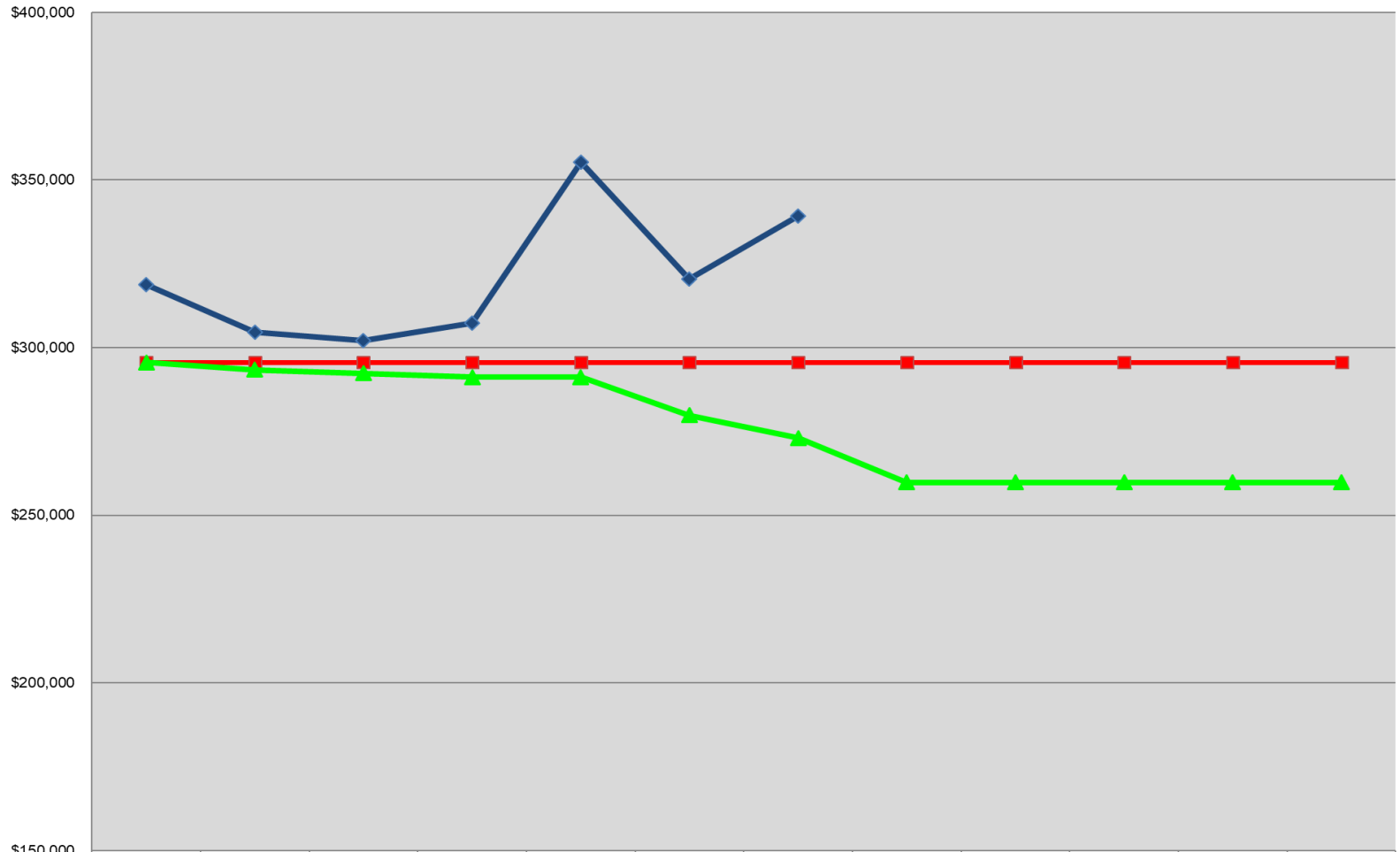
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	4,370	95,267	34,207	600	592,465	1,217	(0)					
YTD Actual	4,370	99,638	133,844	134,445	726,909	728,127	728,126					
YTD Prorated Budget	303,707	607,413	911,120	1,214,826	1,518,533	1,822,239	2,125,946	2,429,652	2,733,359	3,037,065	3,340,772	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	2,916,352	2,916,352					

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



■ (Over) Under Budget	8	14	21	29	22	30	39					
✕ Actual Percent Remaining	100	97	96	96	80	80	80					
✱ Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

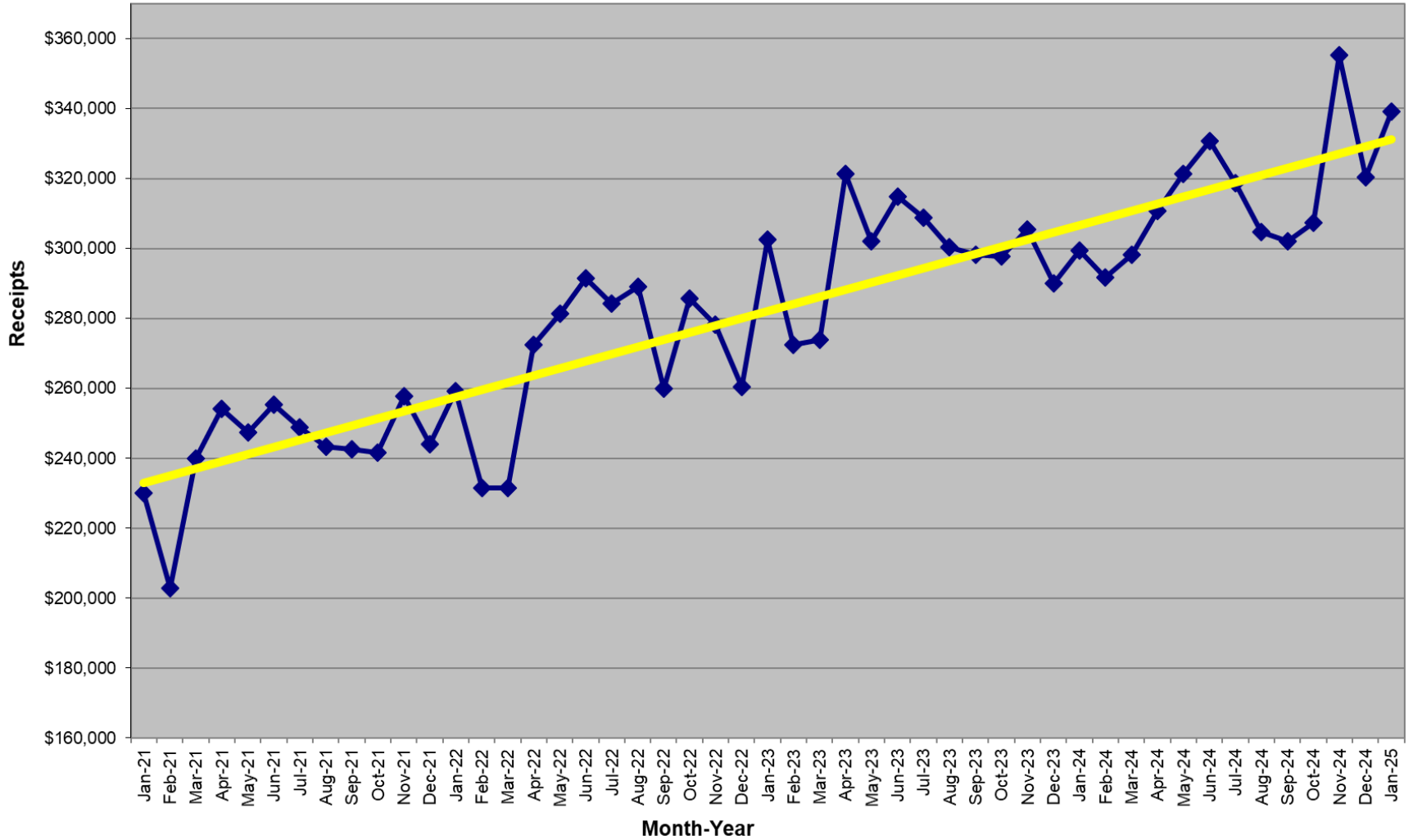
Hospitality Taxes Fiscal Year 2024/25



Monthly Actual	318,781	304,599	302,006	307,341	355,254	320,362	339,200					
Monthly Budget	295,540	295,540	295,540	295,540	295,540	295,540	295,540	295,540	295,540	295,540	295,540	295,538
Budget Requirement	295,540	293,427	292,310	291,232	291,232	279,785	273,022	259,787	259,787	259,787	259,787	259,787

Hospitality Tax

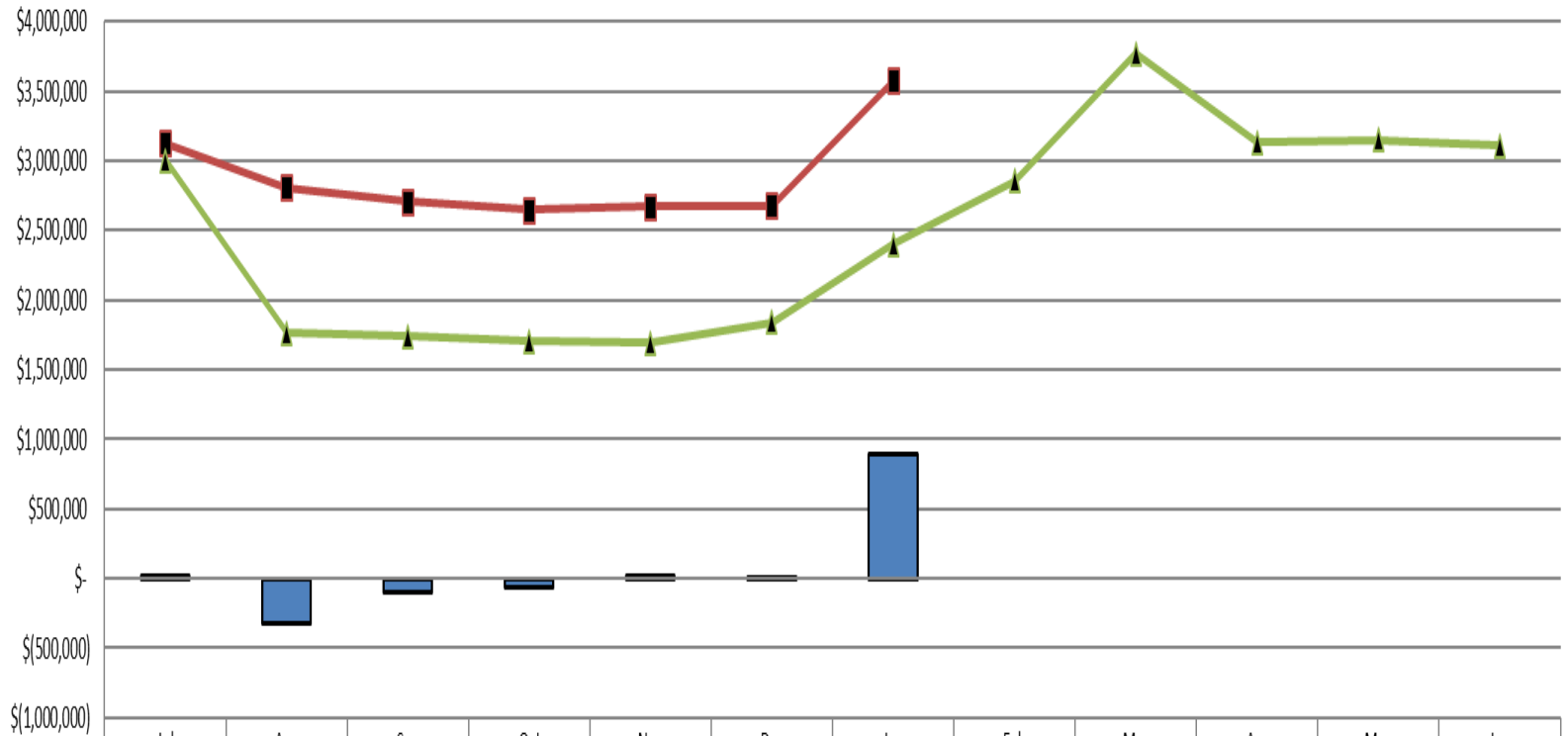
4 - Year Trending





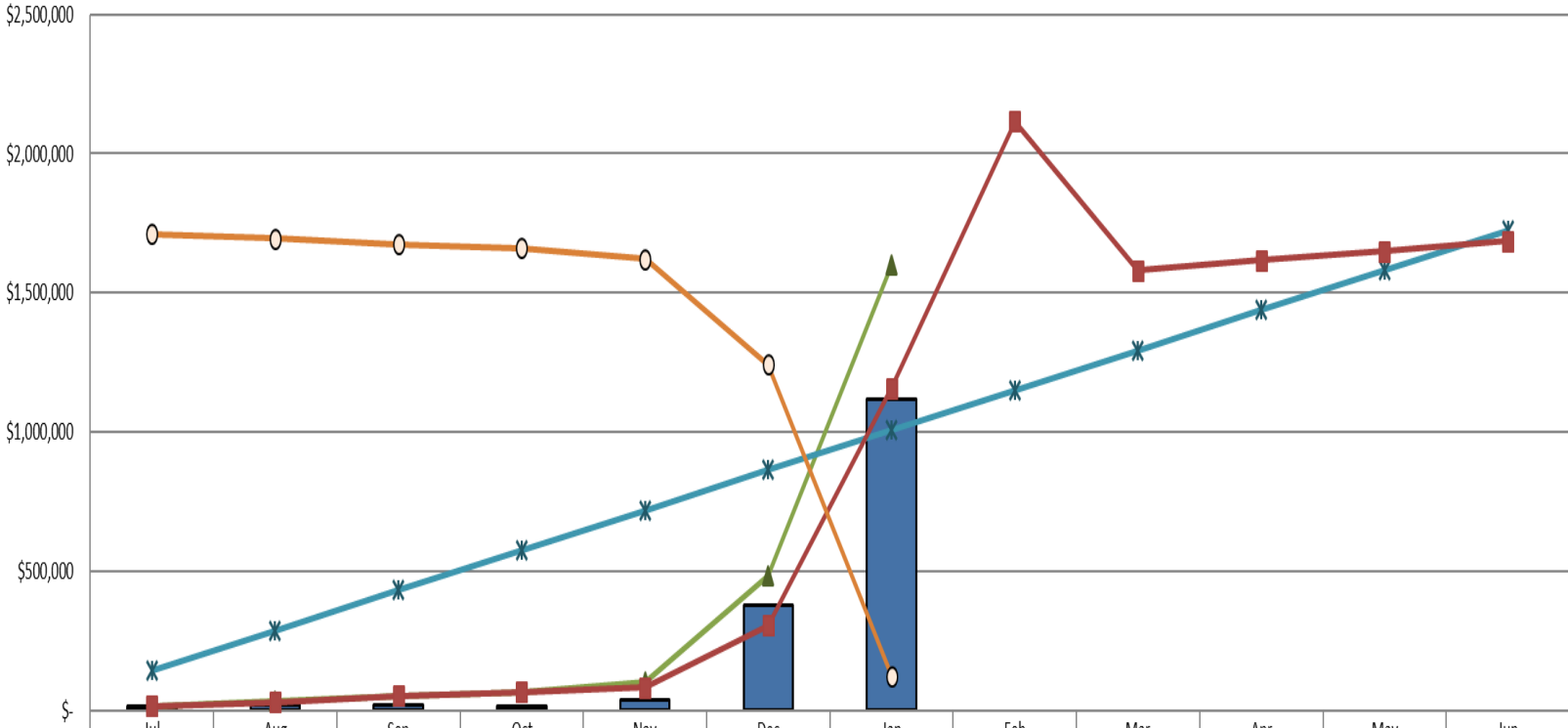
Storm Water Fund

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	9,041	895,295	-	-	-	-	-
Current Fiscal YTD Balance	3,124,442	2,806,402	2,706,796	2,646,047	2,669,905	2,678,946	3,574,241					
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

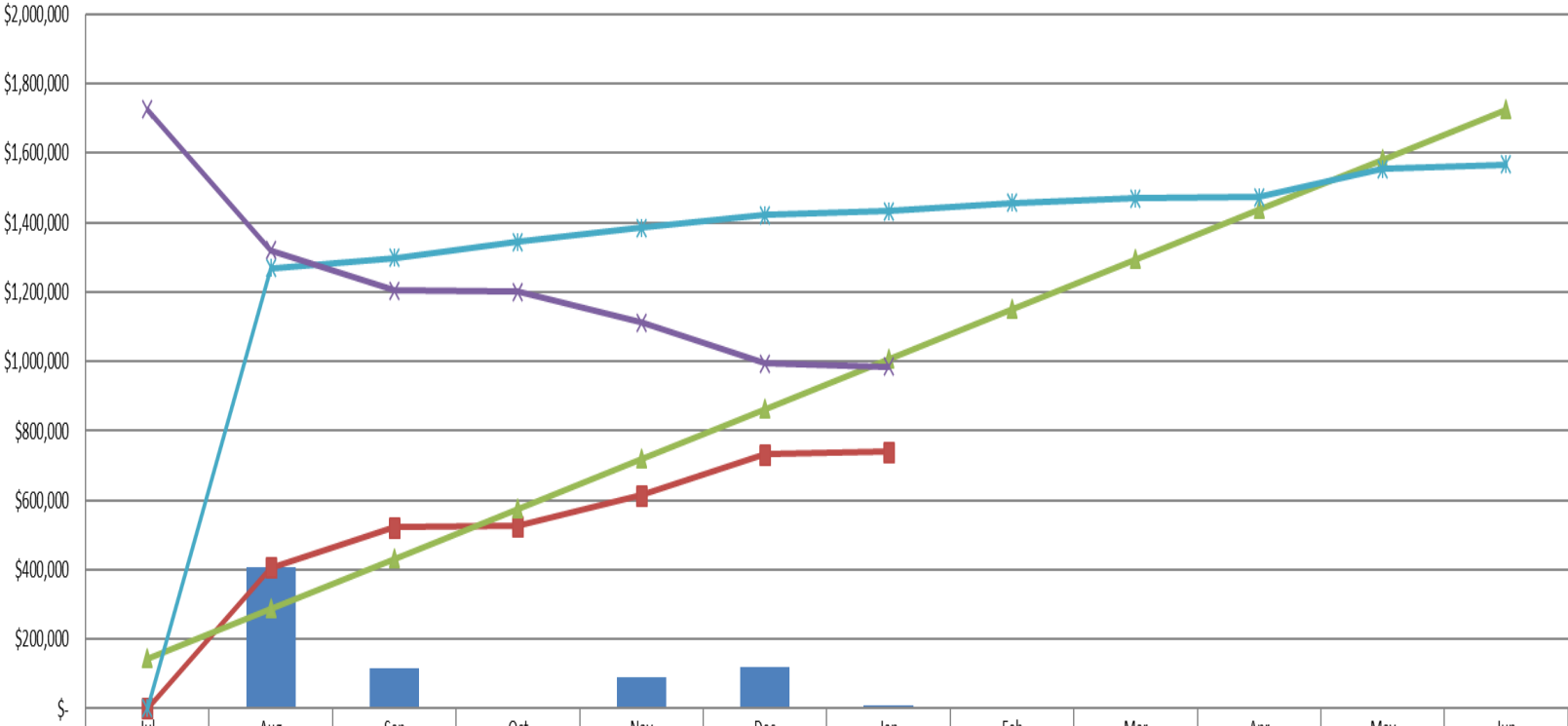
Revenue - Storm Water Taxes Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	13,642	17,963	18,949	15,133	37,986	378,218	1,118,860					
YTD Actual	13,642	31,605	50,554	65,688	103,674	481,892	1,600,752					
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	1,244,023	125,163					

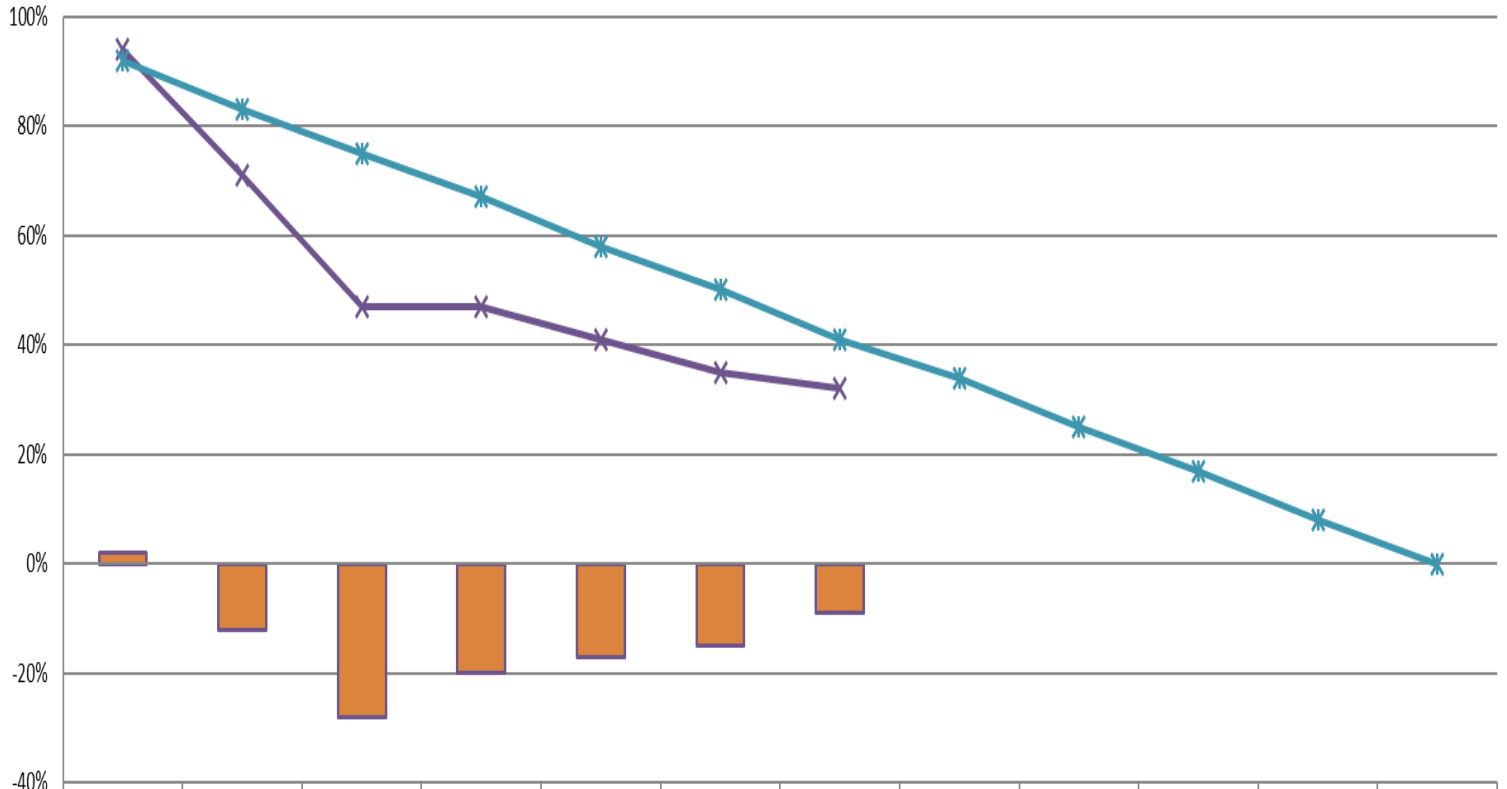
Expenditures - Storm Water Fund

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	118,195	7,947					
YTD Actual	455	406,512	521,939	525,638	614,223	732,418	740,365					
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	993,497	985,550					

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



(Over) Under Budget	2	-12	-28	-20	-17	-15	-9					
Actual Percent Remaining	94	71	47	47	41	35	32					
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
2/25/2025

Fire Department Activity Report - January 2025

ATTACHMENTS:

	Description	Upload Date	Type
▢	Fire Department Activity Report - January 2025	2/12/2025	Backup Material



JANUARY

2025

MONTHLY REPORT



CITY OF GREER

FIRE DEPARTMENT

STAFFING

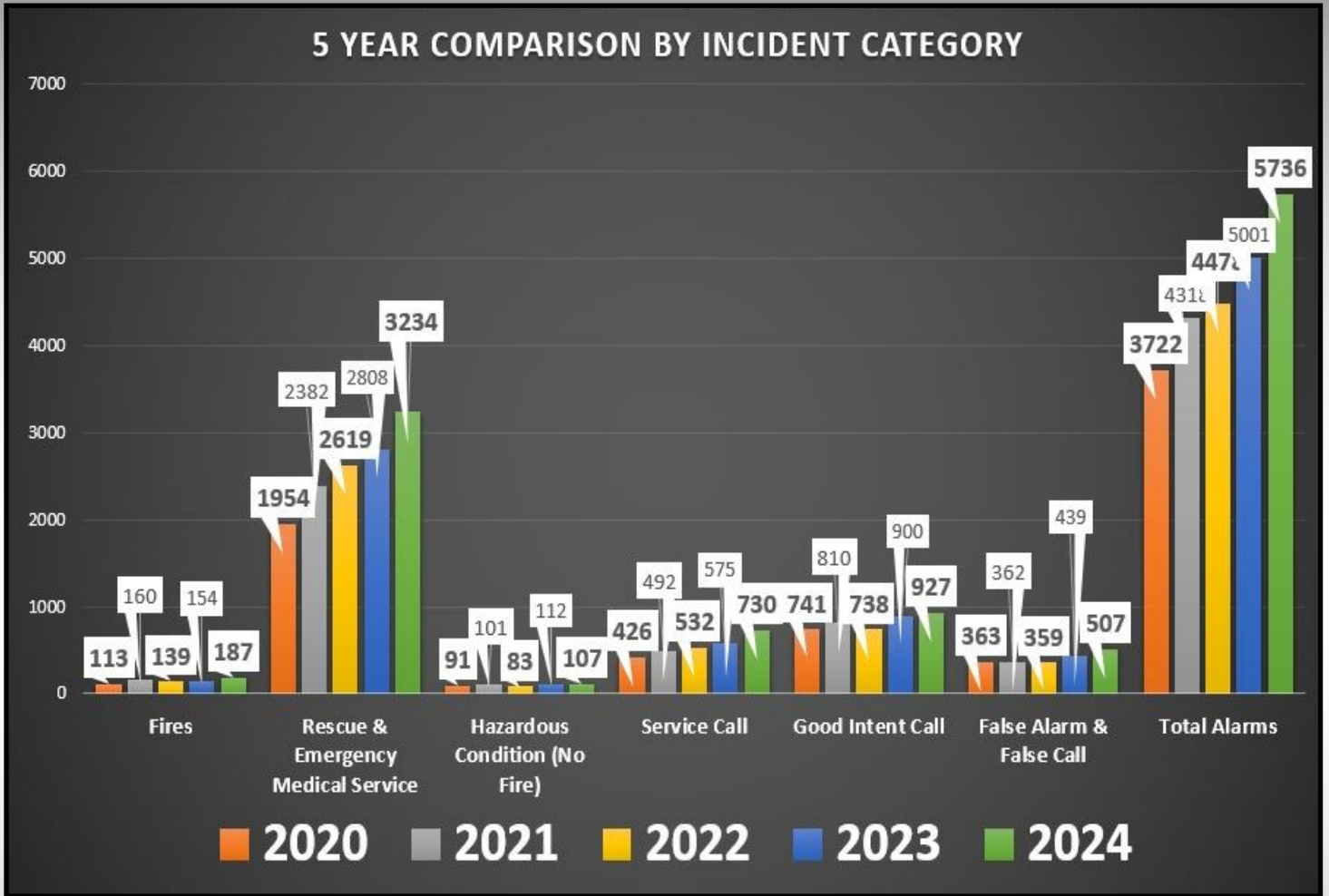


On Friday, January 17th
 Engineer Kevin
 Holtzclaw retired after
 31 years of service to
 the City of Greer.

STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	58	55	0	0	3
ADMINISTRATION	8	8	0	0	0
PART-TIME	16	16	0	0	0

SUPPRESSION



**BUSIEST DAY OF WEEK
IN 2024
WEDNESDAY
887 CALLS FOR SERVICE**

**BUSIEST TIME OF DAY
IN 2024
2 PM
83 CALLS FOR SERVICE**

RECOGNITION



Top Left—Engineer Tyler Collins has been promoted to Lieutenant

Top Right—Engineer Chase Bradshaw has been promoted to Lieutenant

**Bottom L—R: The following personnel have been promoted to Engineer
Zant Cason, Coty Cox, and Joseph Clarke**



RECOGNITION

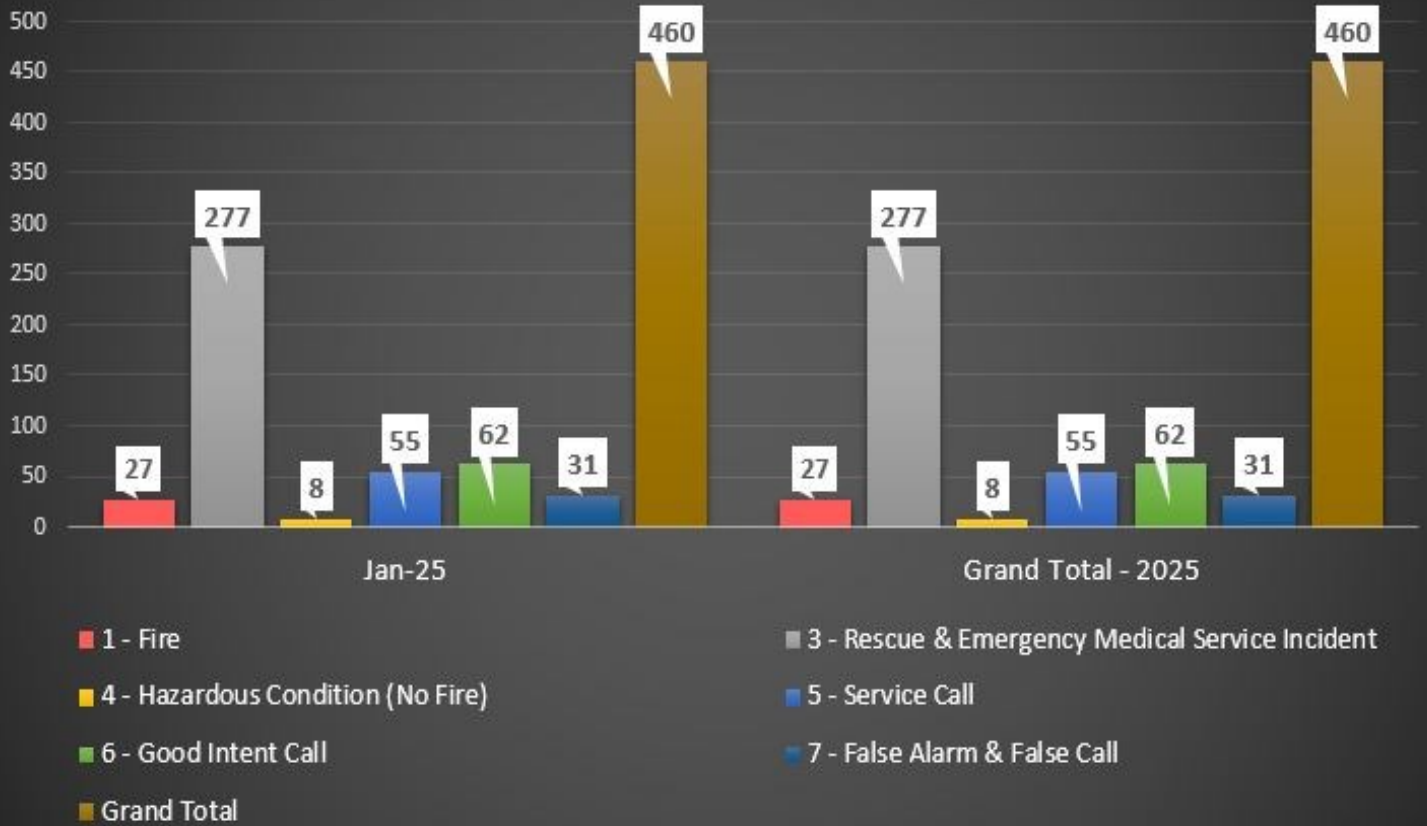


Battalion Chief Jody Norris named

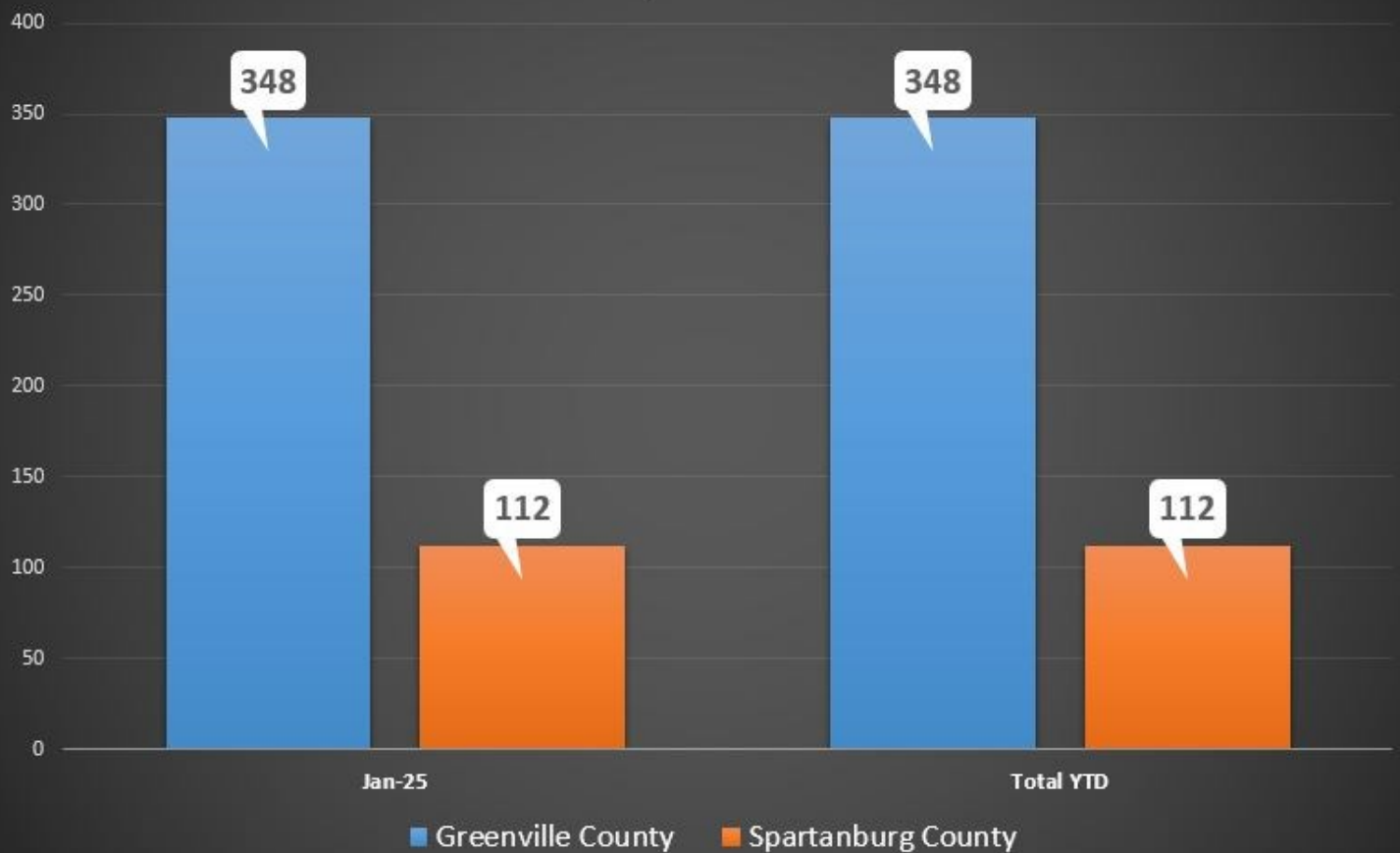
Greer Centennial Lions Club Firefighter of the Year

Chief Norris was recognized at the Lions club meeting on January 28th.

Incident Type Breakdown



County Breakdown



2025 Fire Service Improvement Conference

Columbia, SC

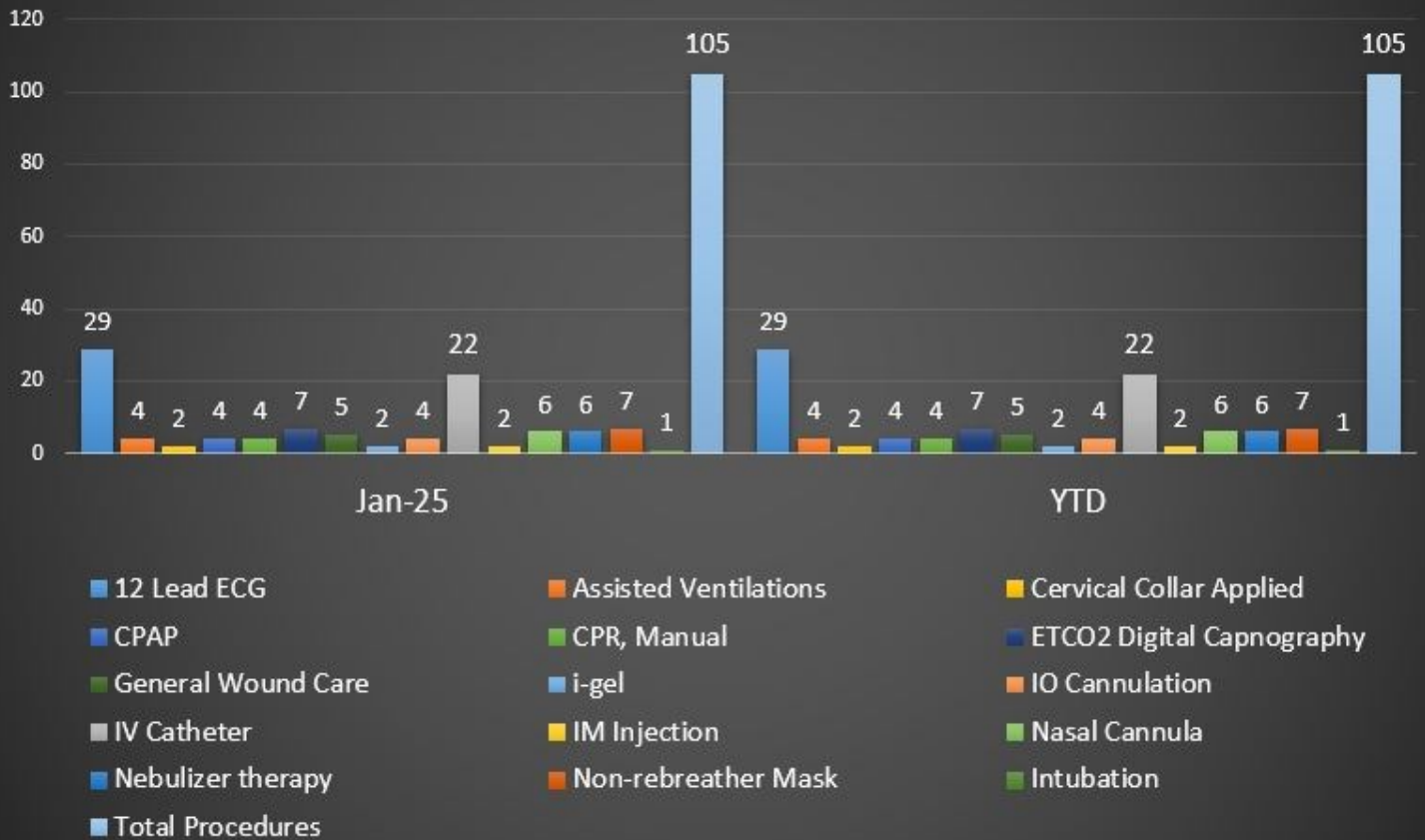
Firefighters Altman, Brown, Cox, Tomlinson, and Williams attended.



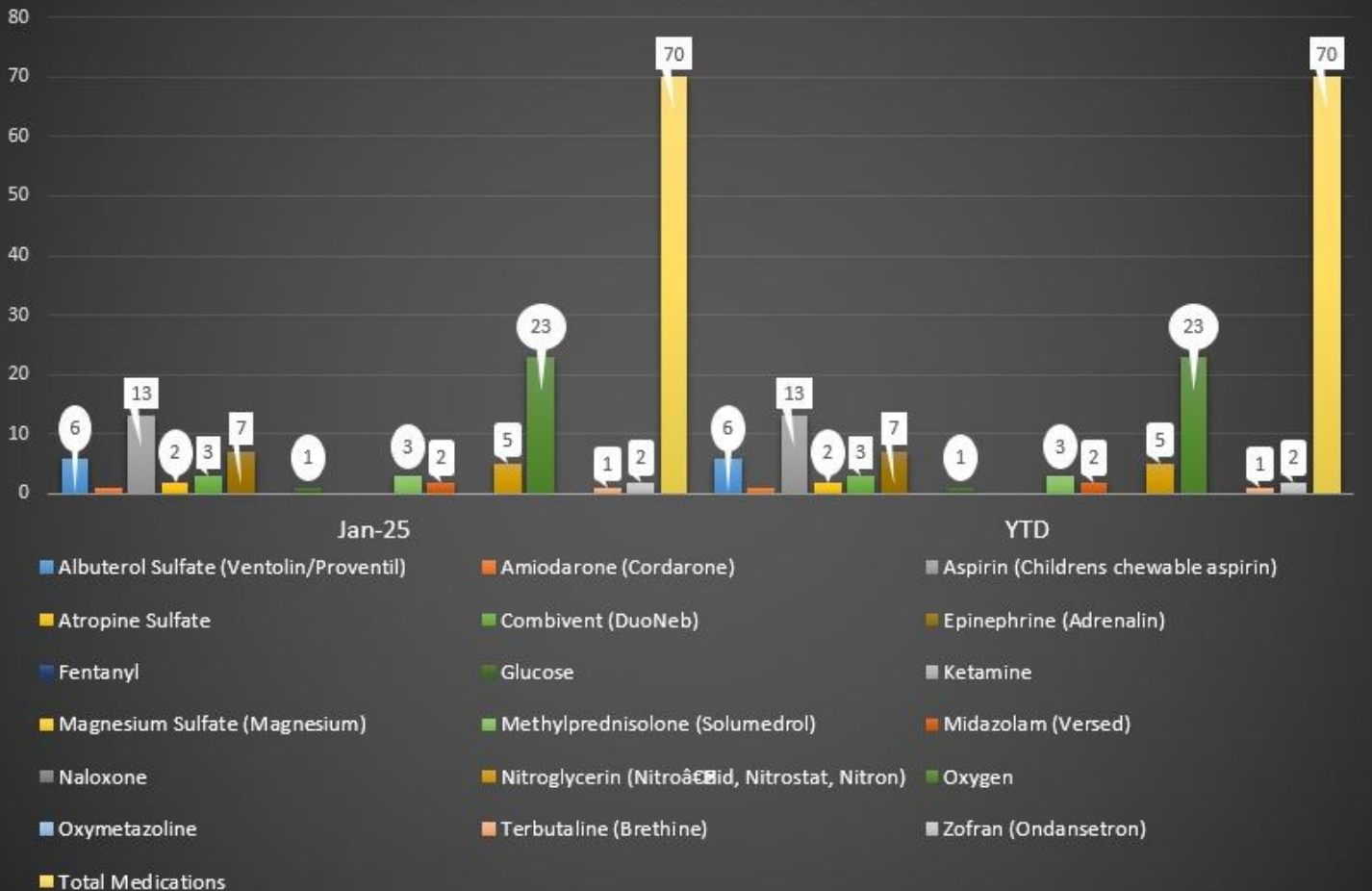
1/10/2025—Engine 41, Engine 42, Engine 56, Engine 151, Tower 41, Battalion 41 and Battalion 81 responded to a residential structure fire at 3 Lillian's Lane. Crews arrived to find a heavily involved structure fire and worked quickly to extinguish the fire. Fire was brought under control and scene turned over to the fire marshals office for investigation. Fire was later ruled accidental. No injuries reported.



EMS Procedures



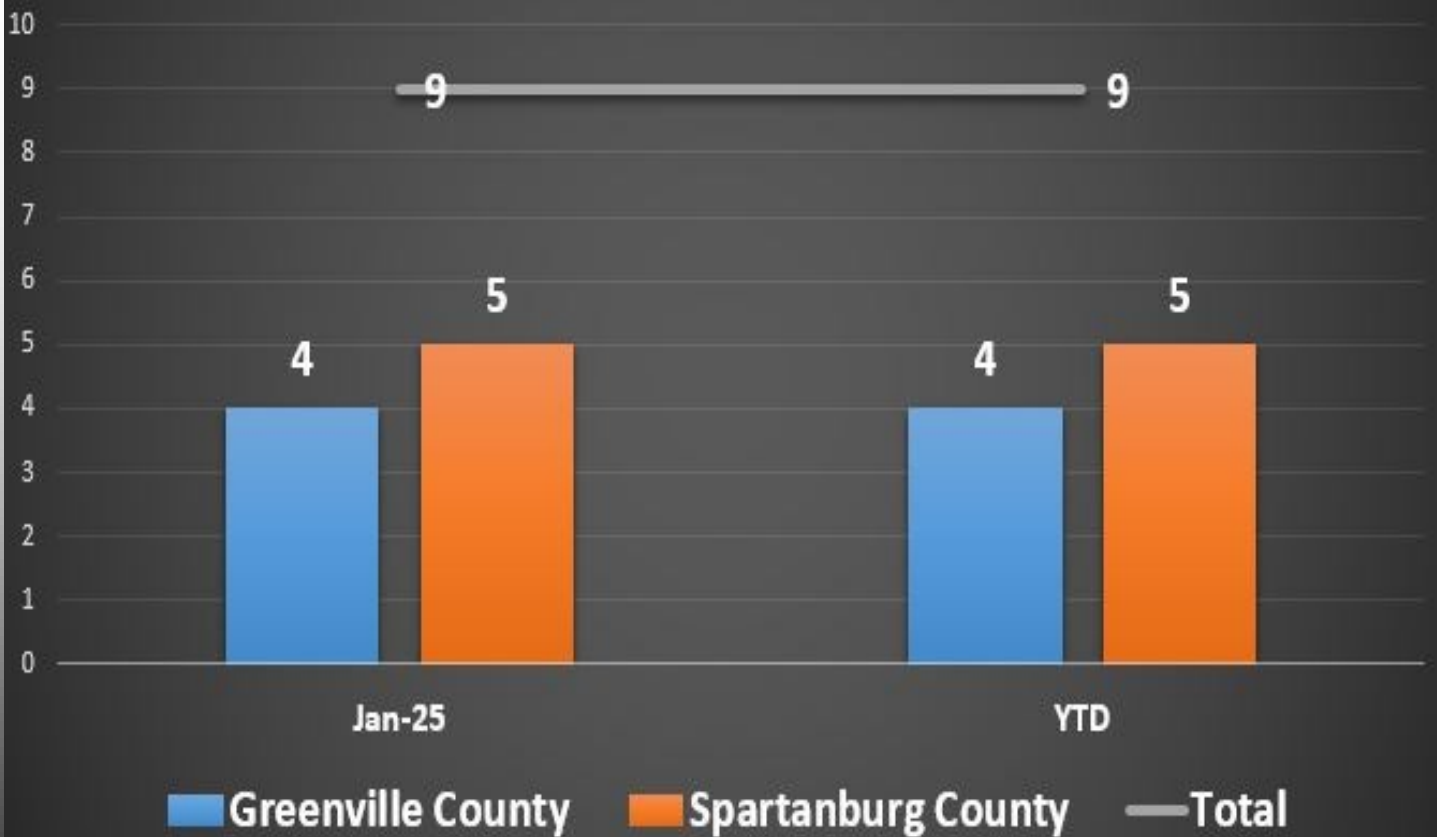
Medications Administered



EMS Transport Delays



Provide ALS for Transport Agency



Division of Training and Professional Standards

2025

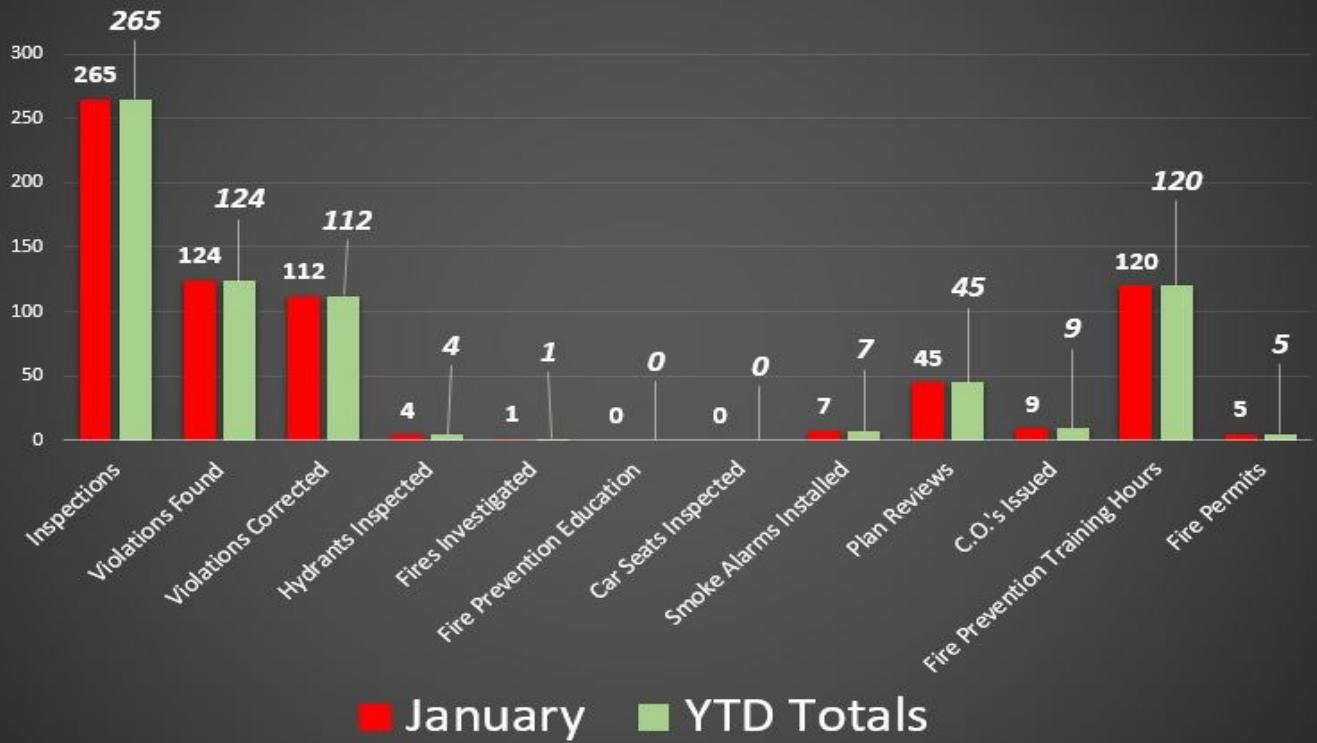


All City of Greer Paramedics attended Airway skills check-offs at Prisma Health's Simulation Center in Greenville during the month of January.

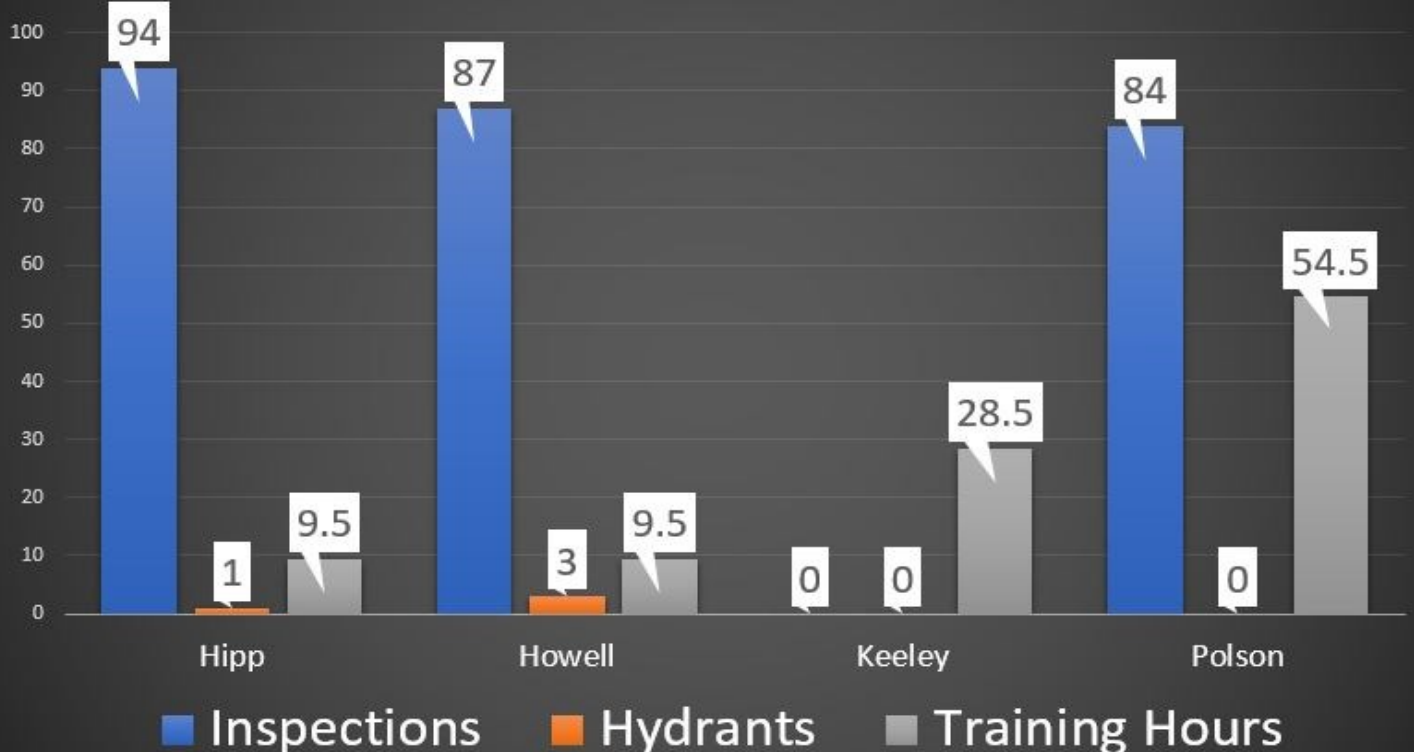


Community Risk Reduction

Community Risk Reduction Division



JANUARY 2025



Community Risk Reduction



Training

Community Risk Reduction employees attended training to learn how to install Knox E-Locks in existing Knox Boxes. The technology change increases the security of our Knox key systems and allows our automatic aid partners to access those Knox boxes as well.

The City of Greer budgeted funds to change these locks out over a two year period.

Certifications

Deputy Fire Marshal John Polson obtained his Fire Inspector II certification

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
2/25/2025

Municipal Court Activity Report - January 2025

ATTACHMENTS:

	Description	Upload Date	Type
▢	Municipal Court Activity Report January 2025	2/14/2025	Backup Material



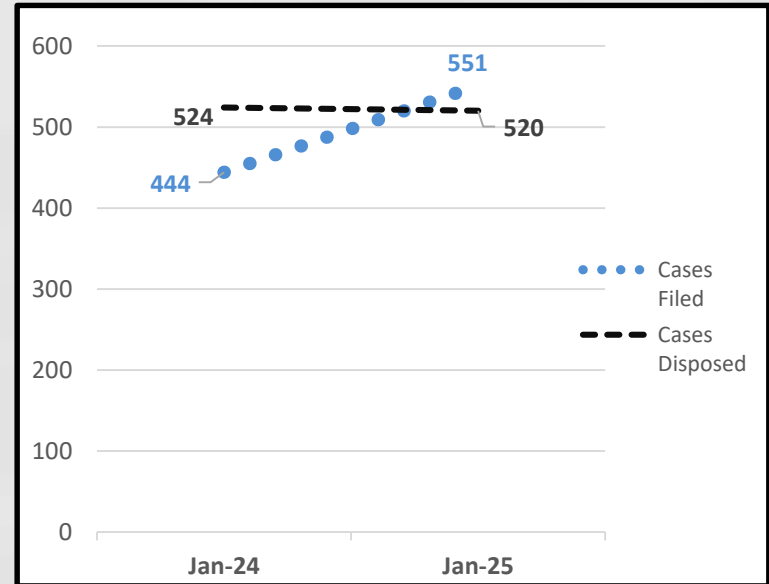
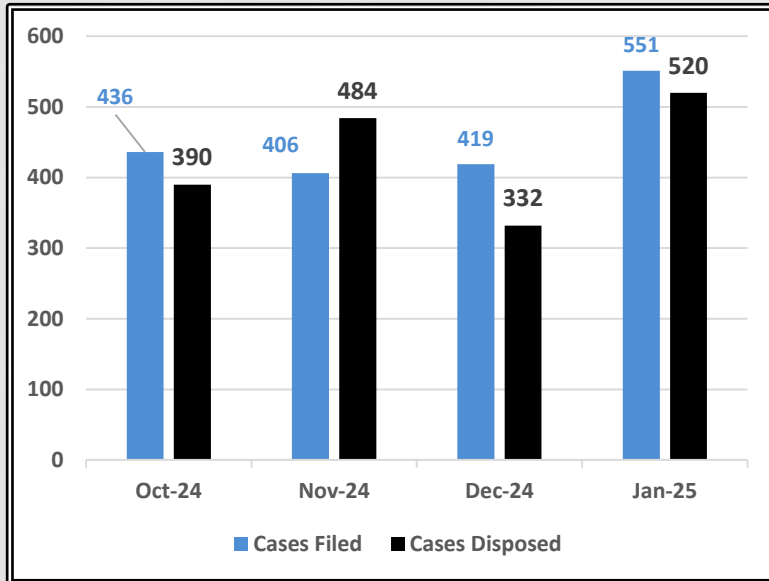
MUNICIPAL COURT

Monthly Report
January 2025

Traffic, Criminal and City Ordinances

Total cases disposed: **520**

Total cases filed by officers: **551**

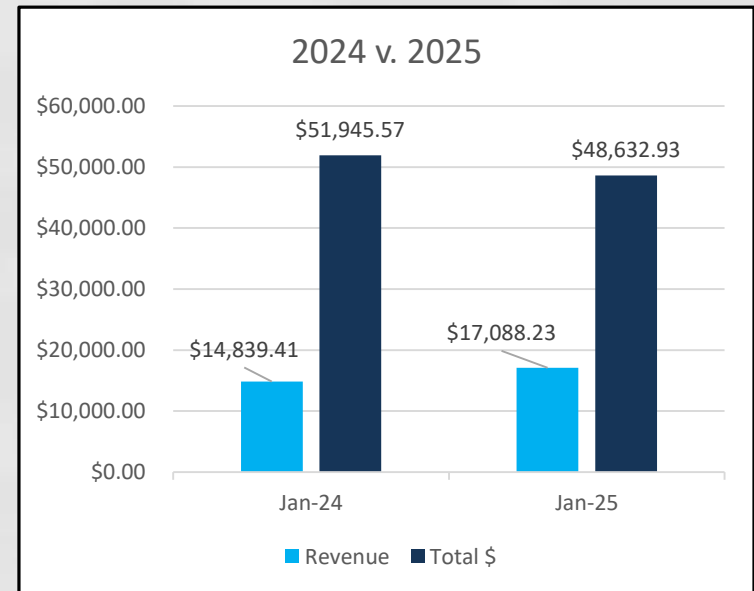
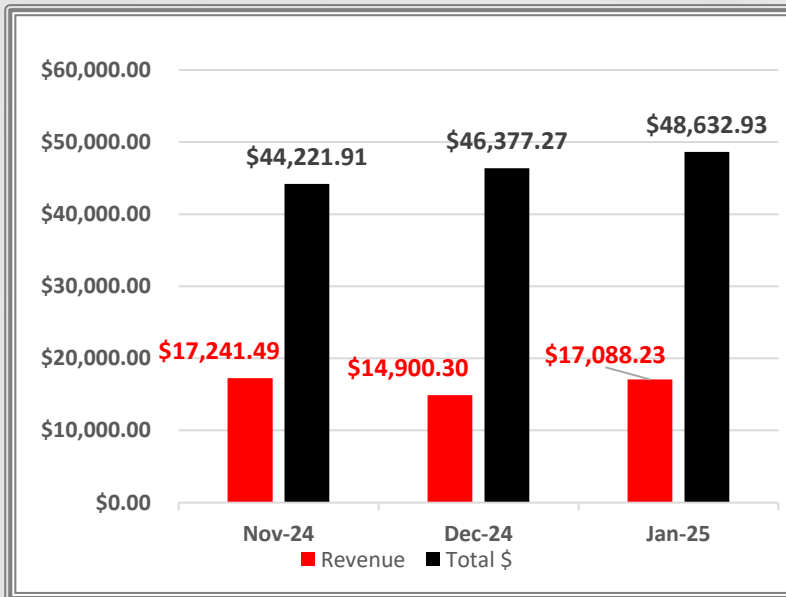


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	78
Arraignments-# of defendants	95
Arraignments-# of charges	164
Bench Warrants issued	23
Bench Warrants served	13
Search Warrants issued	15

Revenue

Total Revenue	\$17,088.23
Sent to State Treasurer	\$23,948.78
Victim Assistance Funds	\$ 2,842.05
Total Collected	\$48,632.93



ACTIVITY

- Traffic Court was held on the 8, 15, 22 and 29.
- Preliminary Hearings were held on January 3.
- Domestic Violence Court was held on January 9.
- Jury Trials were held the week of January 27.
- Plea Day for Jury Trials was held January 24.

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
2/25/2025

Parks, Recreation and Tourism Activity Report - January 2025

ATTACHMENTS:

	Description	Upload Date	Type
▢	Parks, Recreation and Tourism Activity Report - January 2025	2/20/2025	Backup Material

Parks, Recreation & Tourism

January 2025 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

- The PRT Department held a Community Meeting on Thursday, January 23, at 5:00 pm, in Hall A, City Hall. Twenty-eight (28) people attended, including staff. Many thanks to Mayor Danner and Mark Hopper for attending. Amanda Hopper and Lance Owens from the Recreation Association Board were also in attendance.
- Department staff are working on a Recreation Trails Grant application through the SC Department of Parks, Recreation, and Tourism for Phase 1A of the South Tyger River Greenway. We are asking for a \$100,000 grant with a 20% match (\$25,000) from the City of Greer. Award notifications should be received by May/June of this year.
- 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 will be conducted in February/March of this year. The purpose of this study is to determine if there are any endangered wildlife or plants on the property so they will be protected and to mitigate negative impacts and promote sustainability.

Turner Ball Park

- Outstanding items include repairing and recovering the floor in the new restroom at Big Turner.
- Keck + Wood, Cunningham Recreation and the City of Greer staff are evaluating the slopes within the playground to ensure they were completed according to plan.

Greer Golf – Clubhouse/Pool Area Renovation and Bridge Replacement

- White Wine & Butter is planning a Grand Opening for February 20, 2025.
- Staff has decided to have the Grand Opening event for Greer Golf on April 5 from 3:00 p.m. until 6:00 p.m. We will have music, games, and informational tents on the turf space at the Cabana and mini-clinics for “quick tips” every 15 minutes on the putting green and at the driving range.
- Department staff are working with the Capital Projects Division in the replacement of the bridge on hole #12.

Stevens Field Outdoor Basketball Courts

- Department staff are working with the Capital Projects Division in the design and build of the outdoor basketball courts at Stevens Field.

DIVISIONS:

Athletics

- Spring 2025 registration has been completed for the 4U, 6U, 8U, 10U, and 12U Greer Baseball Club Leagues; 8U, 10U, and 12U Greer Softball Club Leagues; and the U6, U8, U10, and U12 Foothills Soccer Club of Greer Leagues. These programs are currently on waiting lists.

- Our girls' softball program is back on track with the completion of Turner Park. Softball families are excited to have a new home and are looking forward to the upcoming spring season.
- The Middle School and High School Leagues, including 14U Softball and 15U Baseball, are still registering and will not close until all local middle schools and high schools finalize their cuts.
- The Rugby South Carolina and Charlotte Youth Rugby Tournaments were hosted at Country Club Park. Country Club Park hosted four straight weekends of rugby (youth, high school, and men's rugby).
- The Tomahawk wrestlers competed in South Carolina Youth Wrestling Association events around the state and placed in multiple events. They also participated in wrestling duals at the Cannon Center. The duals provided participants with skill-based matchmaking opportunities. Registration for the Tomahawk Invitational Wrestling Tournament was completed, and all divisions and weight classes are now full, with the tournament on a waiting list.
- Foothills Soccer Club of Greer Academy practices at Greer City Stadium. The program alternates between Suber Park and Greer City Stadium, depending on the season.
- Athletics staff attended a training workshop with the National Alliance for Youth Sports.
- The athletics division is hopeful that Country Club Park and Century Park will have operational stands run by Greer PRT Athletics Division employees by Opening Day (Saturday, March 29). We have collaborated with the Finance and IT departments to implement paperless concession sales at the parks this season. All stands will be inventoried by the Athletics Supervisor each week during the season, and at the end of the season, we will evaluate our concessions program.
- All facility rentals have been completed.
- We concluded the youth basketball camp in partnership with the Greer High School coaching staff. Participants trained for 90-minute sessions at Greer High School with the head coach of the women's and men's high school basketball teams for three months. This camp certainly did not replace our program, but it provided value to our basketball community.

Cultural Arts

- Due to the classroom move, we have increased the clay class size from 8 to 12 students. We now have four instructors, and most classes are full. Clay classes are held on Mondays, Tuesdays, Wednesdays, Thursdays, and Saturdays. Monday classes did not meet on MLK Day.
- Staff worked on preparing summer camp information and advertising for posting. Registration for Arts in Action Summer Camp is now open online through the GCAC website.
- Staff also worked on the 2025 Juried Art Show information, graphics for future events, and facilitating an upcoming rental.
- On Tuesday, January 21, we held a free painting session for community members to come in and paint rocks in memory of their pets for the Rainbow Bridge Rock Garden at the Center for the Arts. Due to inclement weather that night, we ended the painting session an hour early. While the majority of those who had signed up were not able to attend, we were still able to have six rocks painted for the rock garden. We plan to reschedule a make-up rock painting session in the near future.
- New artwork was received on Saturday, January 3. This exhibition is a trade with the Tryon Painters and Sculptors of Tryon, NC. Their gallery is under construction during January and February, so our artists in residence will display their work in their gallery in May. The artwork will be on display at the Center for the Arts through mid-February. Staff hung the show urgently to ensure it was in place before visitors from the City of Goose Creek arrived. The art reception for the Tryon Painters and Sculptors Art Exhibition was held at the Center for the Arts on Tuesday, January 14, with approximately 45 people in attendance.

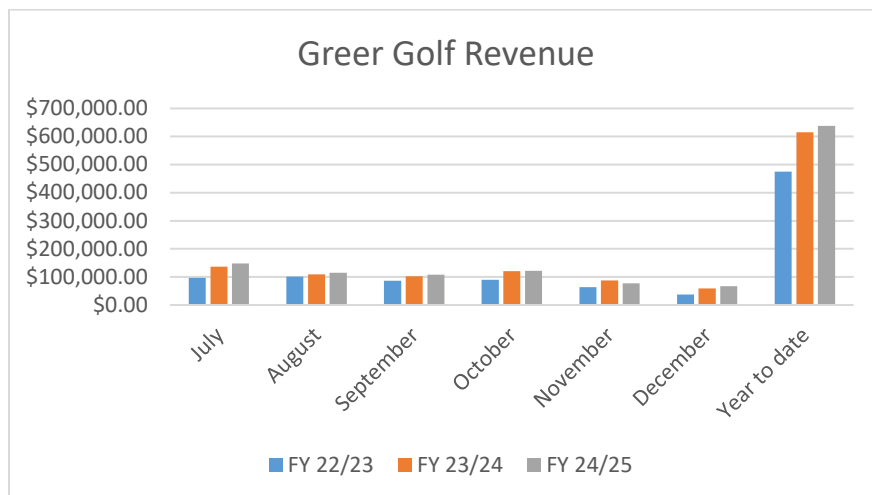
- On January 9, City of Goose Creek staff visited the Center for the Arts as they are building an art gallery. The Goose Creek staff were given a tour, introduced to our department, and met the Artists in Residence while sharing lunch with staff.
- GCT's production of Cinderella began rehearsals on January 6 at the Center for the Arts. A parent/cast meeting was held on January 6, with over 80 people in attendance.

Events

- 50 Total Events: Internal – 35, Rentals – 9, Special Events – 2, Wedding Events – 4. A total of 3,245 guests visited the City of Greer Events Center.
- The Greer Farmers Market Sunday Brunch took place on Sunday, January 12, from 11:00 a.m. to 2:00 p.m. at Greer City Park. Guests enjoyed live music and had the chance to explore offerings from over 40 vendors.
- The 23rd Annual Dr. Martin Luther King Jr. Celebration Luncheon, held at The Event Halls at Greer City Hall on January 20, 2025, brought the Greer community together to honor Dr. King's enduring legacy. The event featured inspiring performances by local entertainers who shared their talents through music and spoken word, while community leaders demonstrated their commitment to Dr. King's vision. Keynote speaker Dorris "Dee Dee" Wright delivered a powerful address that resonated with attendees. The luncheon also celebrated the Samaritan Award winners, recognizing individuals who have made significant positive impacts within the community. The event served as both a reflection on Dr. King's work and a call to action for continued progress toward a more just and equitable society.
- A big thank you to our Public Service Department for their efforts in ensuring that our parks and facilities were clear and safe for all weekend rentals and special events!

Golf

- Grounds Maintenance staff worked to move putting greens covers around the course in anticipation of upcoming cold weather.
- Staff is planning a meeting to discuss the Grand Re-Opening of Greer Golf and White Wine and Butter.
- White Wine and Butter hosted a private tasting dinner on Thursday, December 19, at 6 p.m. They presented a curated menu for the occasion and have been open Thursday through Sunday for reservations.
- Revenue for the month of December was \$67,728.62. Despite wetter and colder conditions than usual, this represented an increase of approximately \$11,000 compared to last year's December revenue. Year-to-date, we have collected \$638,111.12, which is about \$24,000 more than last year at this time.



Recreation

- Rentals: Recreation Center rentals- 3, Kids Planet- 0
- Never Alone, Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
- South Carolina Treasure and Artifacts Club hosted their annual banquet on January 6 at Tryon Recreation.
- SOAR:
 - Hosted four Line Dancing sessions at the Cannon Centre with 30 in attendance; a Hand and Foot card game session (January 8) at the Cannon Centre with eleven seniors; two Bingo game days (January 16 & 30) at City Hall with 64 seniors; Book Club (January 21) with 8 seniors; a Movie Day (January 27) with 22 seniors in attendance.
 - Took a trip to the Market at the Mill in Pickens, SC, with 20 seniors participating.
- Hosted Pickleball open-play sessions at Tryon Park.
- The afterschool program continued on January 6 at the Needmore Recreation Center with 10 kids.
- Creative Advancement Afterschool continued on January 6 at the Tryon Recreation Center with 45 kids.
- DAV met at Tryon Recreation Center for their monthly meeting on January 7.
- Justin Miller and Meredith Anzur concluded interviewing for the Recreation Leader Rentals position within the Recreation Division.
- South Carolina Treasure and Artifacts Club held their monthly meeting on January 27, at the Tryon Recreation Center.
- The Recreation Division attended Greenville County Redevelopment CDBG Grant Funds training at the Greenville County Redevelopment Authority (GCRA) offices on January 28.
- Continued the Disc Golf Space Race league on Tuesday nights at Century Park from 6:30 pm-8 pm.
- Began the iShape Me mentoring program on select Wednesdays at Needmore Recreation Center. This program will run through May.

Tourism

- The monthly Discover Greer Newsletter was published on Tuesday, January 28, and featured the new GSPlay area, upcoming events, and celebrating Valentine's Day in Greer Station.
- Staff met with the BMW Charity Pro-Am on Monday, February 3, to discuss a tournament kick-off event that will take place downtown on Saturday, May 31.
- Staff dropped off 400 additional Discover Greer brochures at the SC Welcome Center in Blacksburg on Tuesday, February 4.
- Lindsey Shaffer met with the Greater Greer Chamber of Commerce on Thursday, February 6, to discuss this year's Greer Arts & Eats festival.

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

Category Number:
Item Number: 7.



AGENDA
GREER CITY COUNCIL
2/25/2025

Planning & Development Activity Report - January 2025

ATTACHMENTS:

Description	Upload Date	Type
▢ Planning & Development Activity Report - January 2025	2/12/2025	Backup Material

Planning and Development

JANUARY REPORT FOR 2025

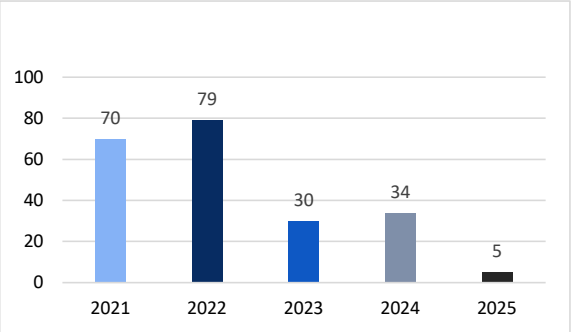


This is the Yearly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

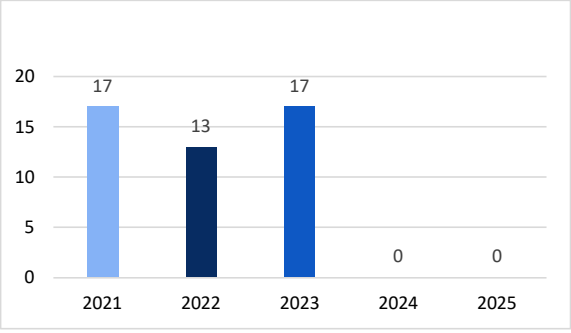
Planning Commission

The Planning Commission review total for January is five.



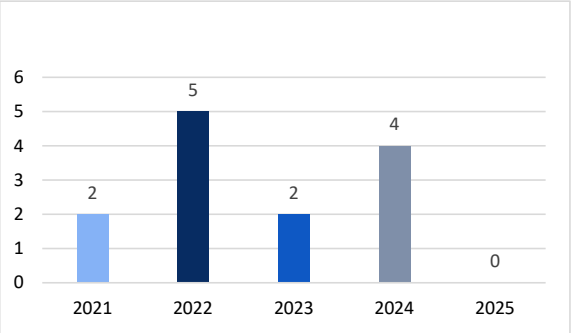
Board of Zoning Appeals

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



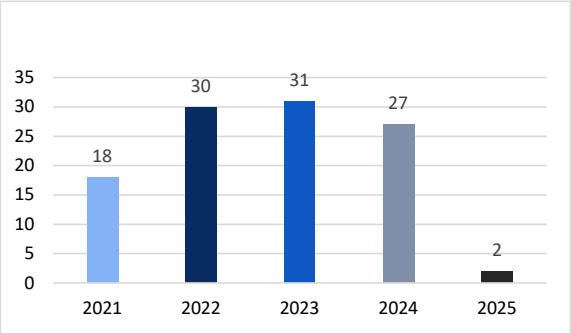
Board of Architectural Review

The Board of Architectural Review total for January is zero.



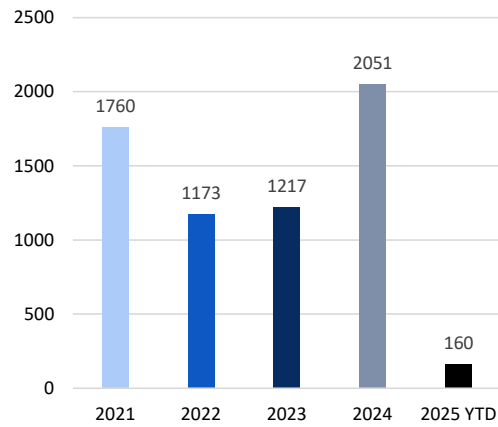
Planning Advisory Committee

The Planning Advisory Committee review total for January is two.

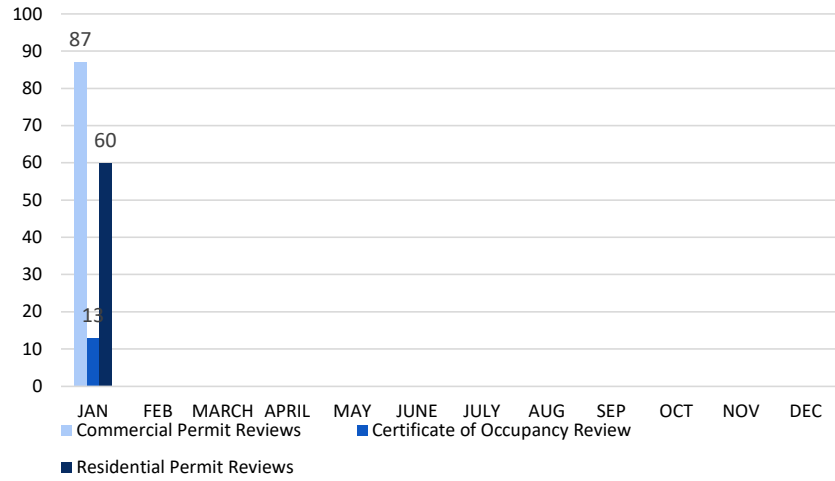


For more information about these cases, please visit the Planning and Zoning webpage at: <http://www.cityofgreer.org> or visit the GIS webpage to see an interactive Development Dashboard.

Zoning Reviews Monthly Comparison

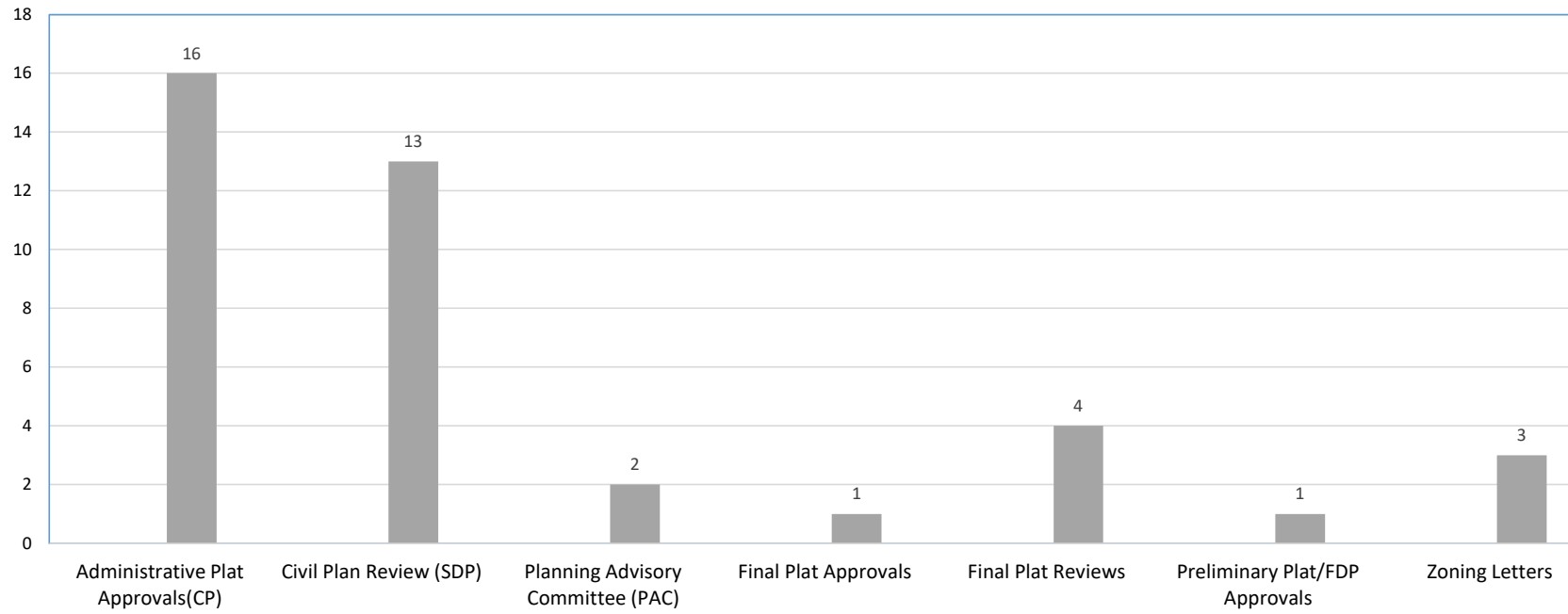


Zoning Review Breakdown



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	160											
2024 YTD	210	178	118	261	171	187	296	152	115	161	118	84
2023 YTD	51	95	98	78	72	163	157	98	103	109	99	94

Other Planning & Zoning Activity

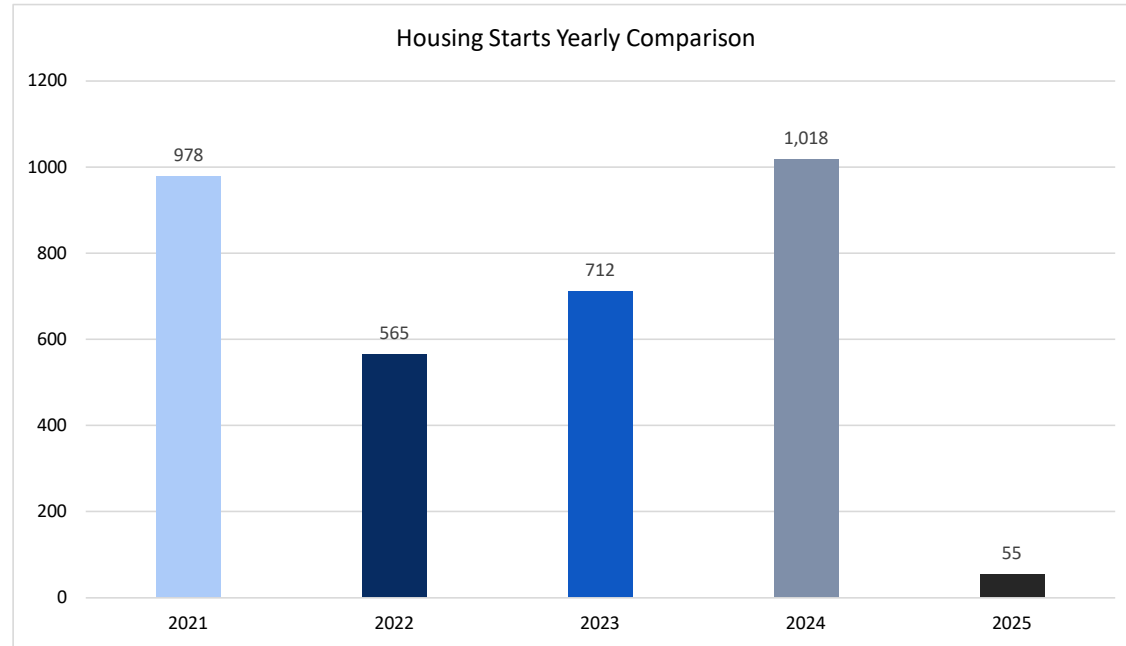


JANUARY 2025 YTD

Commercial Plan Reviews

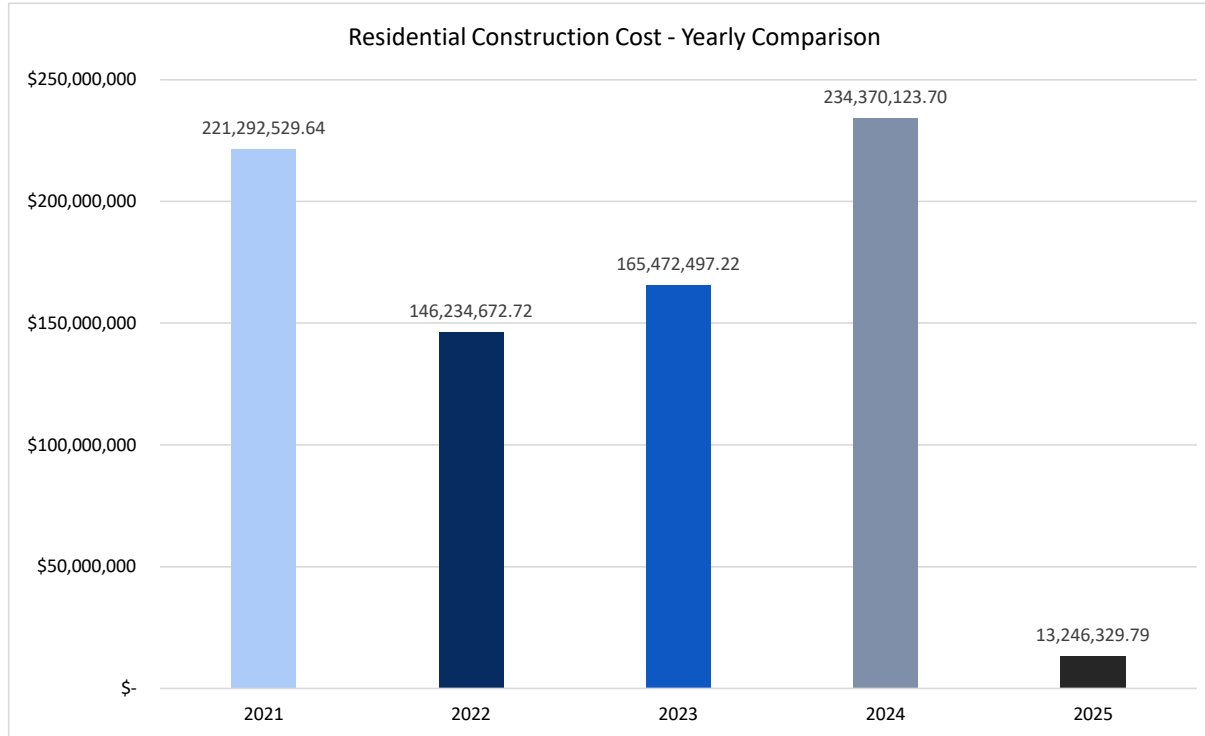
COMMERCIAL PLAN REVIEW	ADDRESS
JACK RINCON ARCHITECT - UPFIT	1421 W WADE HAMPTON BLVD
P & F CONSTRUCTION LLC - UPFIT	202 CANTEEN AVE
LANGLEY & ASSOCIATES – UPFIT	3055 E GAP CREEK RD
DOLL CONSTRUCTION SERVICES – INTERIOR UPFIT	549 MASON FARM RD
SANGWOOK HAN - UPFIT	14731 E WADE HAMPTON BLVD
HARIA HENDERSON – UPFIT	300 6 A JOHNSON ST

Housing Starts



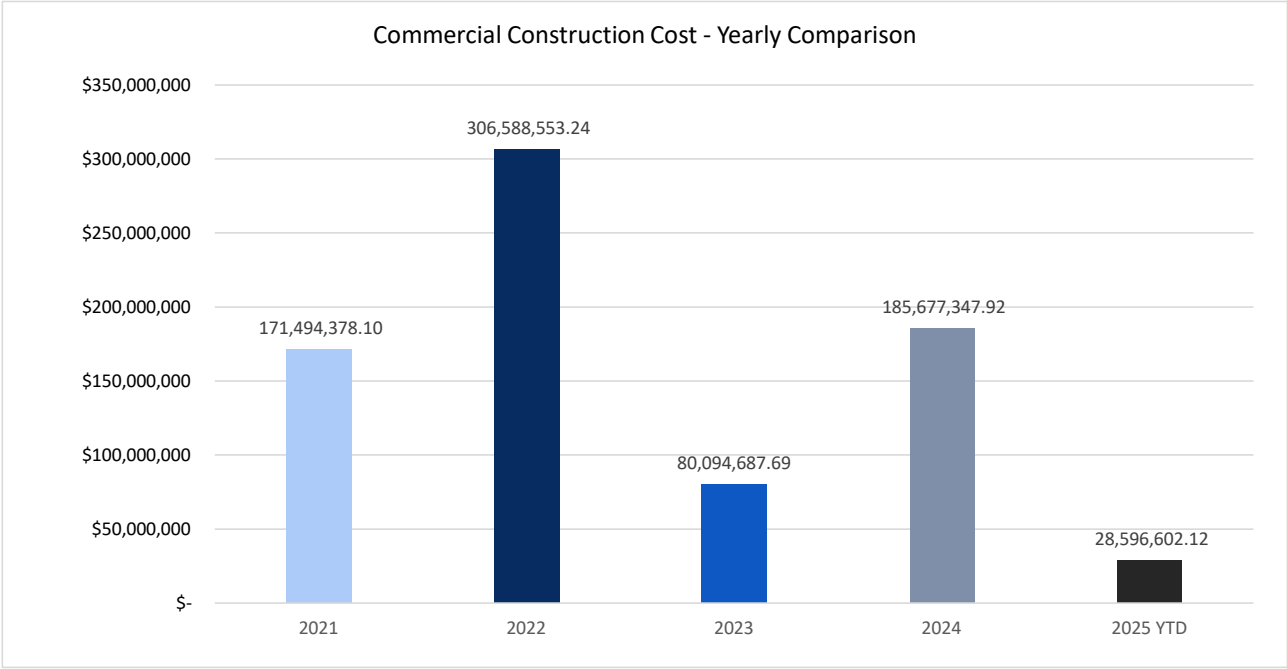
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	55											
2024	178	148	76	145	82	94	94	33	49	62	38	19

Residential Construction Costs



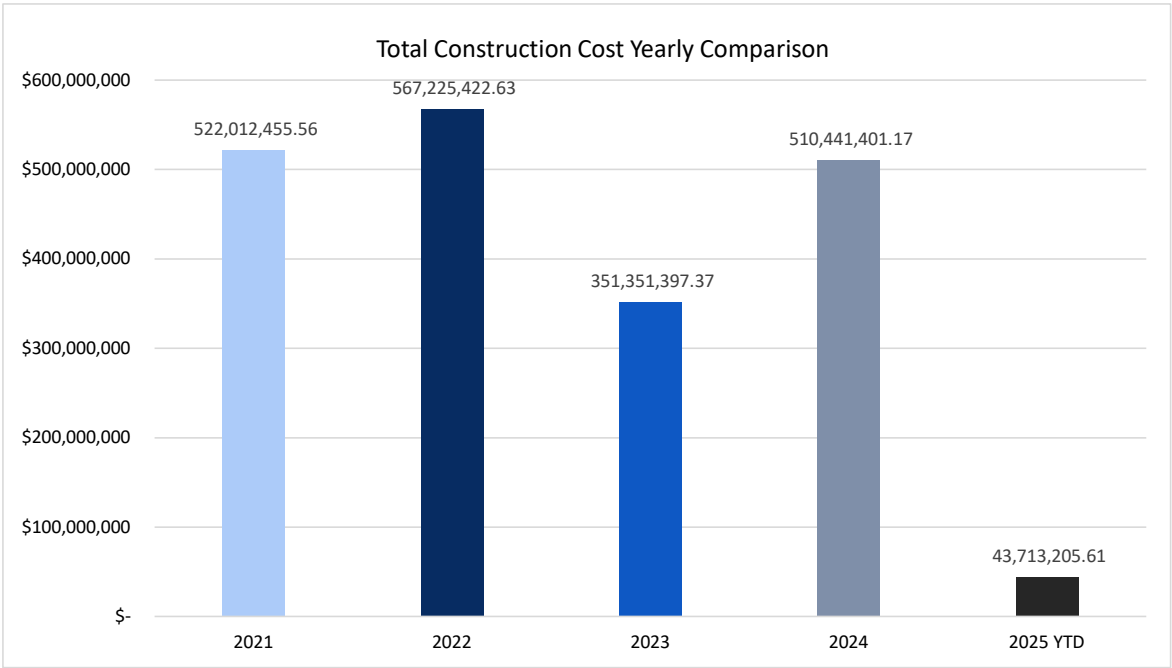
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	13,246,330											
2024 YTD	32,043,219	29,407,098	19,886,421	26,272,911.76	23,444,357.83	24,108,677.31	26,015,836.63	10,328,249.17	11,966,946	15,766,019.67	9,955,402.00	5,174,986

Commercial Construction Costs



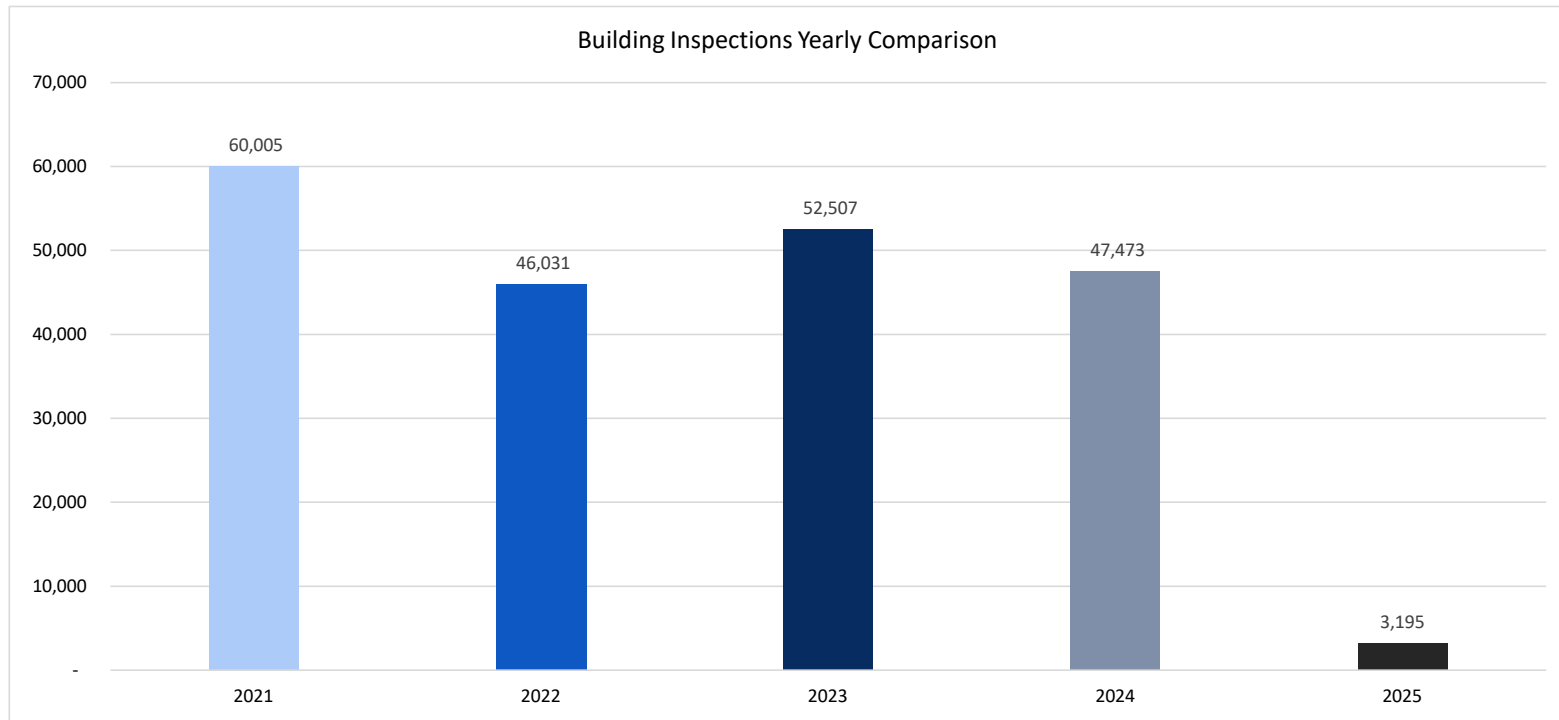
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	28,596,602.12											
2024	21,165,766.64	26,360,277	8,538,672	7,538,259	7,852,455	6,271,571.33	5,615,856.14	2,969,232.70	26,917,836.61	3,677,268.43	67,882,226.20	887,926.40

Total Construction Costs



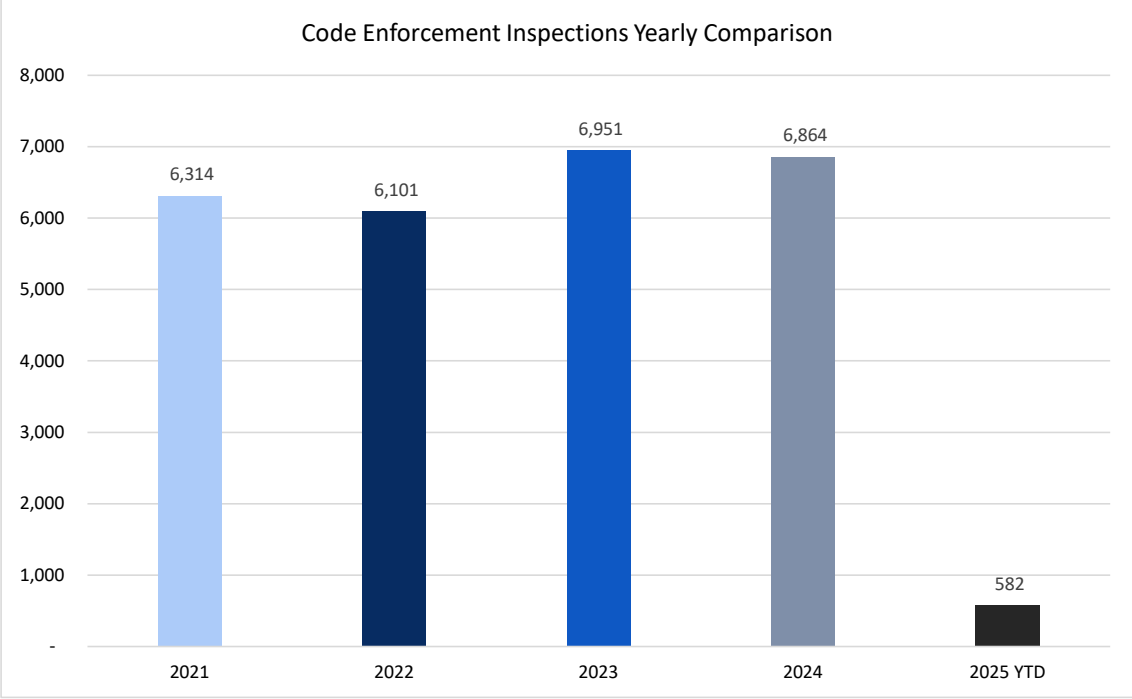
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	43,713,206											
2024 YTD	61,900,822	67,527,861	42,198,490	39,345,546	37,865,375	38,765,847	36,717,415	19,152,054	47,847,474	26,886,385	82,292,139	9,941,993

Building Inspections



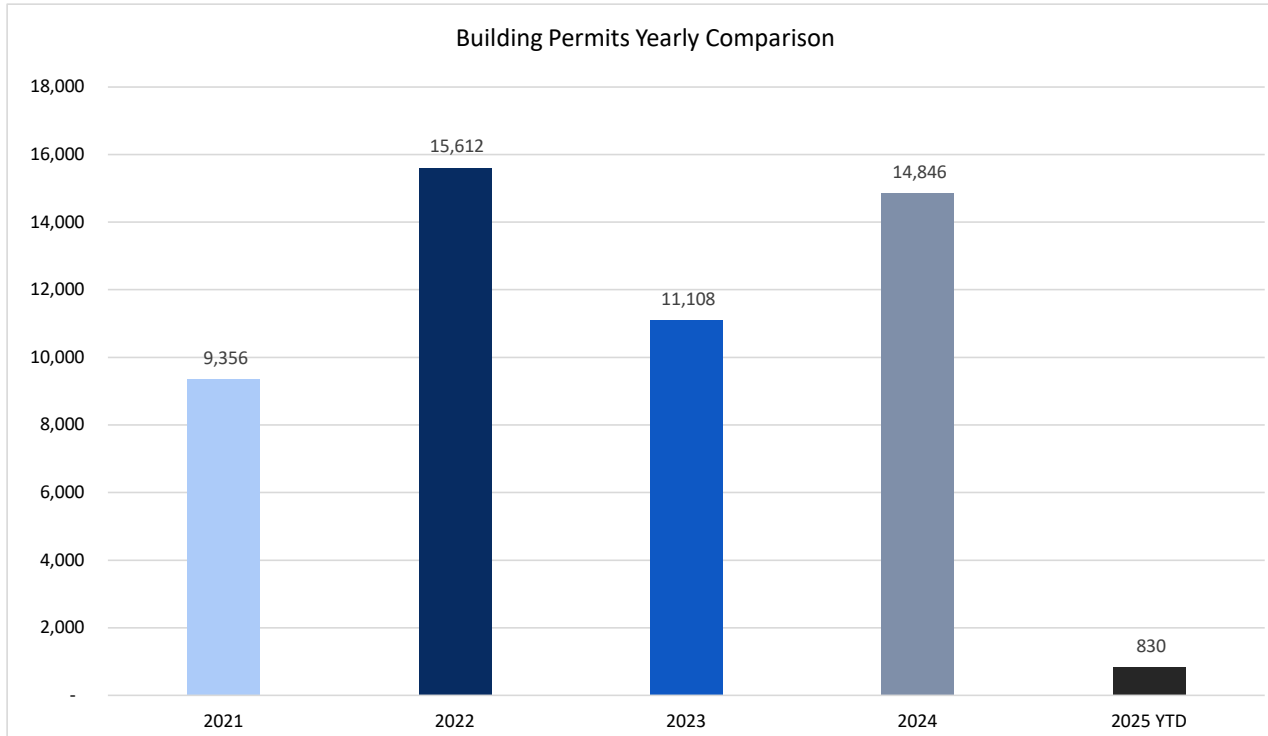
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	3195											
2024 YTD	2516	4409	3924	3896	4315	4713	4029	4234	3445	5103	3974	2915

Code Enforcement Inspections



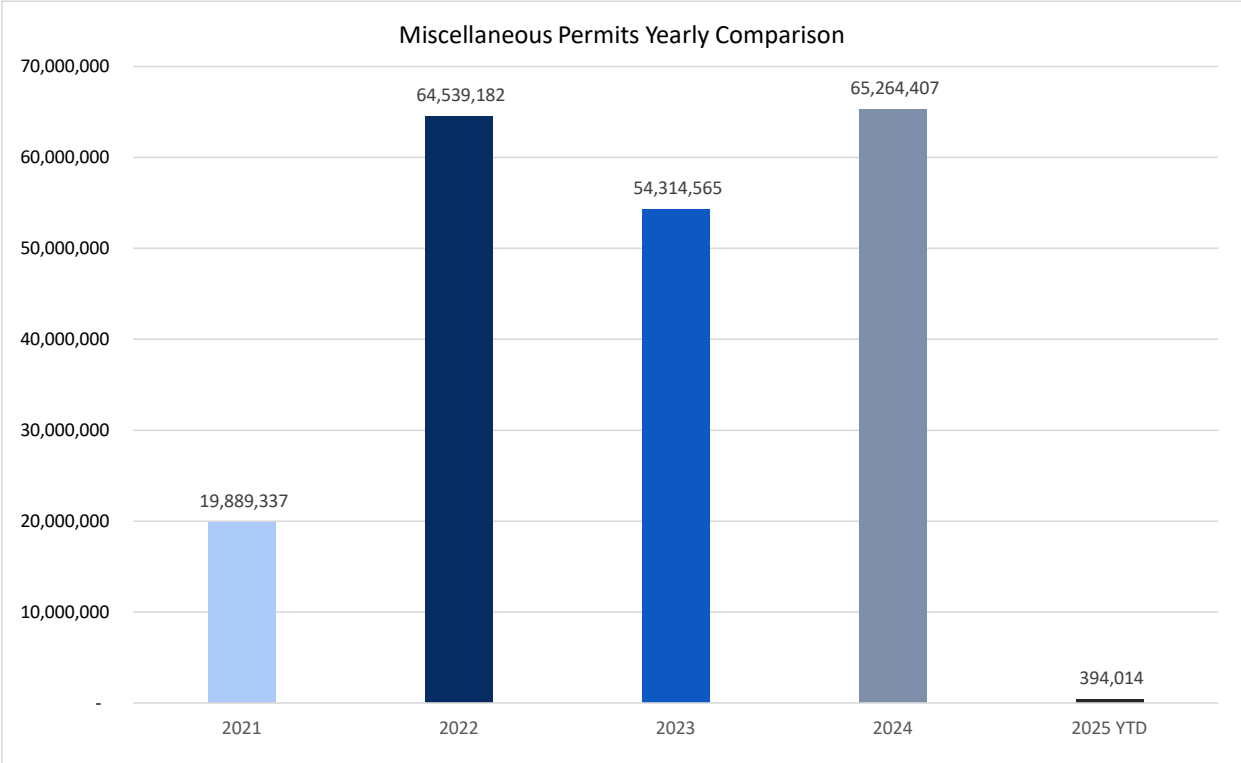
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	582											
2024 YTD	396	526	651	429	680	915	743	716	552	395	426	435

Building Permits

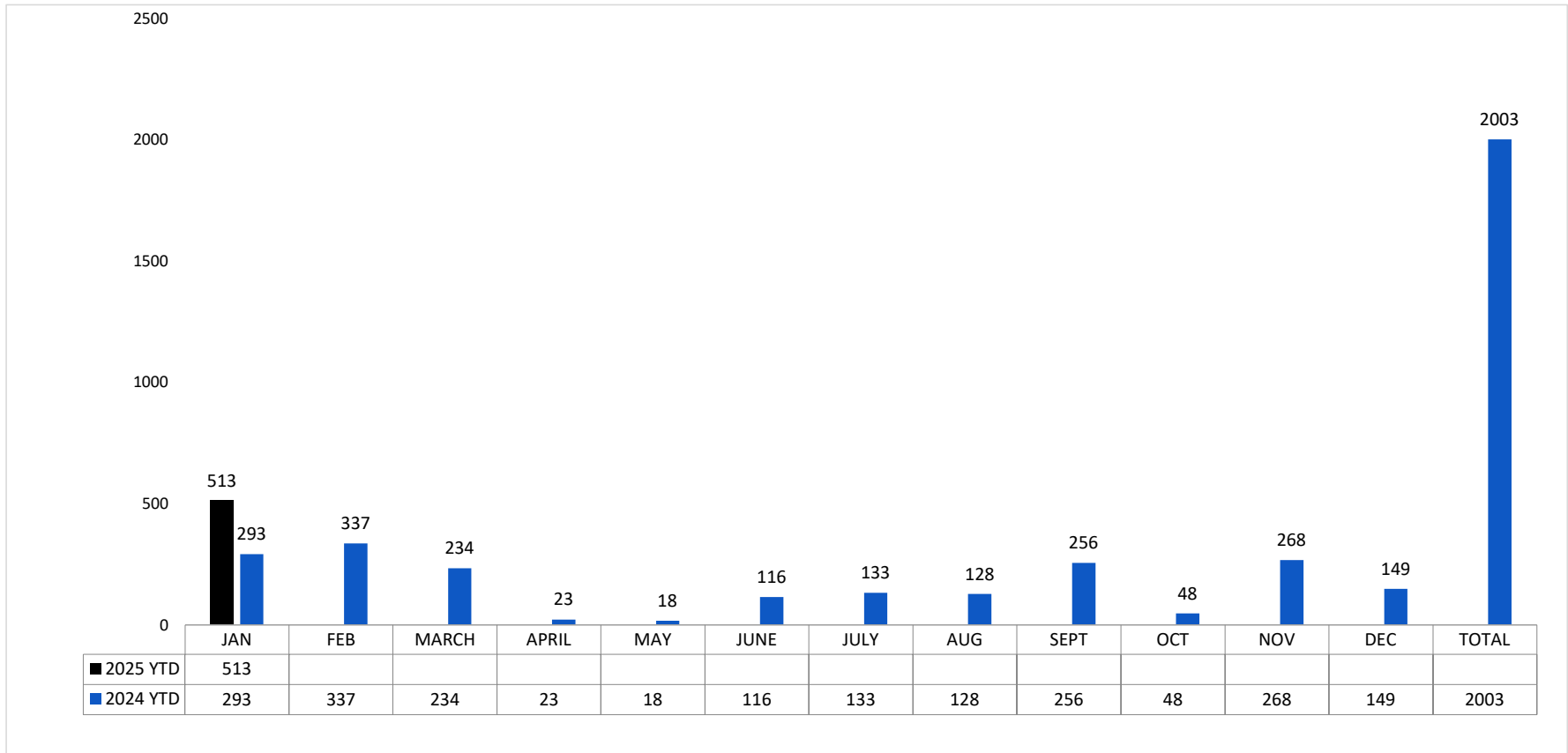


	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	830											
2024	1815	1628	1098	1484	1649	1117	1555	1297	858	996	851	498

Miscellaneous Permits

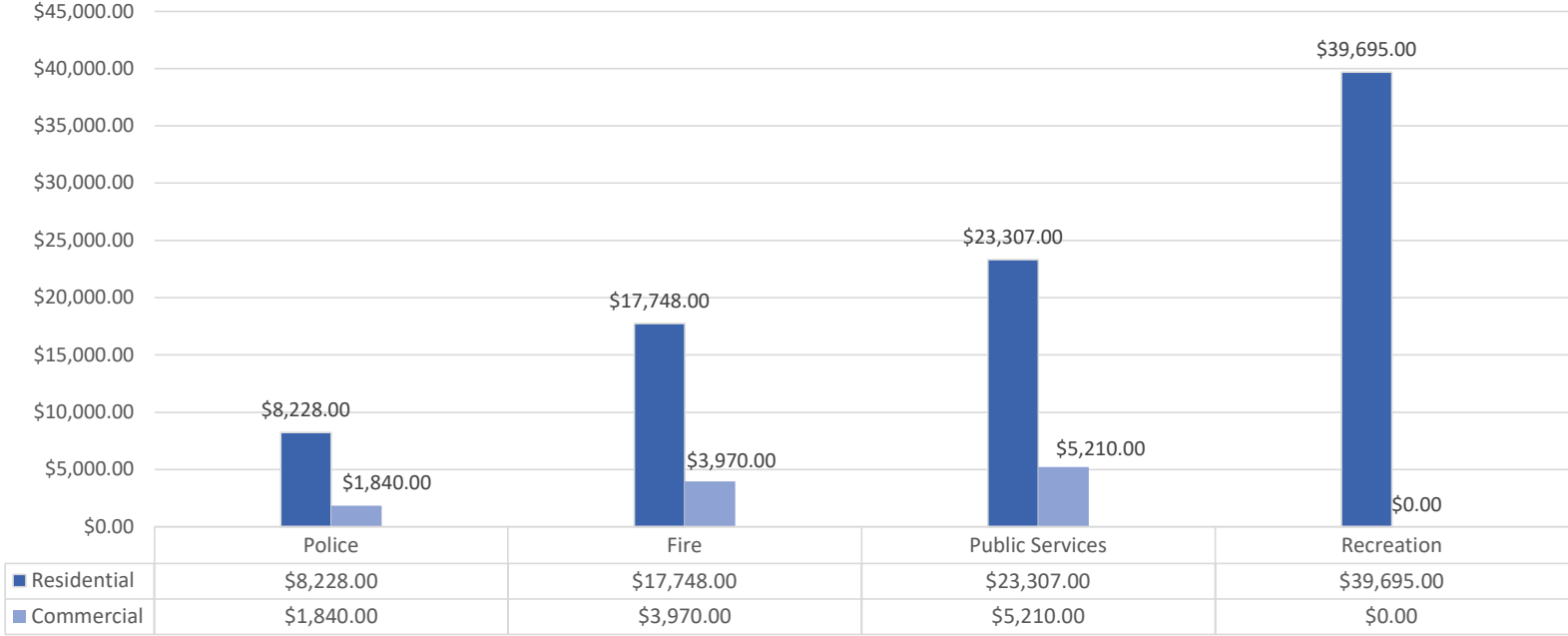


Illegal Signs



Impact Fees

Impact Fees for City of Greer



Category Number:
Item Number: 8.



AGENDA
GREER CITY COUNCIL
2/25/2025

Police Department Activity Report - January 2025

ATTACHMENTS:

Description	Upload Date	Type
☐ Police Department Activity Report - January 2025	2/14/2025	Backup Material

Greer Police Department Monthly Report

January 2025



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	69 FT/0 PT	2	5 FT/1 PT
COMMUNICATIONS	14 FT	12 FT	0	1 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	95 FT/1 PT	2	10 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	415
TRAFFIC CITATIONS ENTERED IN DATABASE	497
RECORDS REQUESTS/FOIA	647
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	412
EXPUNGEMENTS RECEIVED	54
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	169
TOTAL EXPUNGEMENTS	3957
CRIMINAL HISTORY CHECKS	20
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

145.5

OF VOLUNTEER
HOURS THIS MONTH

145.5

OF VOLUNTEER
HOURS YTD

Training

2

OF CLASSES THIS
MONTH

2

OF CLASSES YTD

25

OF STUDENTS THIS
MONTH

25

OF STUDENTS YTD

10.5

OF CLASS HOURS
THIS MONTH

10.5

OF CLASS HOURS
YTD

117.5

TOTAL HOURS TRAINING
TIME THIS MONTH

117.5

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

JOB DESCRIPTION	QUANTITY
CONFERENCES WITH TEACHERS OR ADMIN STAFF	46
INDIVIDUAL MEETINGS WITH STUDENTS	58
PHONE CONFERENCE WITH PARENTS	16
CONFERENCES WITH PARENTS	17
SCHOOL EVENTS	16
CLASSROOM VISITS	19
CODE 5	6
FOLLOW UPS	1
BTAM'S	2

Administrative Division Activity

- **SCHOOL COVERAGE:** PROVIDED BY SGT. WRIGHT, OFFICERS CHAMBERS AND GRIMSTAD.

- 1/14 GREER HS- 2
- 1/16 GREER MS- 2
- 1/21 CRESTVIEW ES- 8.55
- 1/21 ABNER MS- 8.55
- 1/22 ABNER MS- 8.55
- 1/23 ABNER MS- 8.55
- 1/23 ROVE- 8.55
- 1/24 ABNER MS-8.55
- 1/24 ROVE- 8.55
- 1/27 RIVERSIDE MS-1
- 1/28 GREER MS- 8.55
- 1/29 GREER MS- 8.55

TOTAL HOURS COVERED: **81.95**

- STUDENTS RETURNED TO SCHOOL ON TUESDAY, JANUARY 7, 2025.
- FRIDAY, JANUARY 10, 2025 WAS A SNOW/ICE E-LEARNING DAY FOR GCSD AND D5.
- MONDAY, JANUARY 13, 2025 WAS A 2 HOUR DELAY FOR ALL SCHOOLS.
- MONDAY, JANUARY 20, 2025 WAS A SCHOOL HOLIDAY.
- WEDNESDAY, JANUARY 22, 2025 STUDENTS HAD AN E-LEARNING DAY FOR INCLEMENT WEATHER.
- STUDENTS WERE IN SCHOOL FOR 16 DAYS IN JANUARY.
- OFFICERS CHAMBERS AND GRIMSTAD SPENT THE FIRST SEVERAL DAYS OF THE NEW YEAR PATROLLING NEIGHBORHOODS AND BACKING UP PATROL OFFICERS ON CALLS.
- ON 1/2, MEMBERS OF THE CET MET TO DISCUSS DETAILS FOR THE SUMMER YOUTH CAMP.
- IN AN EFFORT TO BEGIN SHARING MORE INFORMATION WITH THE PUBLIC ON OFFICERS' ACHIEVEMENTS, OFFICER GRIMSTAD WORKED ON FORMULATING A PLAN THAT WOULD BE EFFECTIVE AND CONSISTENT FOR EVERYONE, AND THEN SPENT TIME THROUGHOUT THE MONTH PUTTING THREE DIFFERENT POSTS TOGETHER TO SHARE ON SOCIAL MEDIA.
- ON 1/10, OFFICERS CHAMBERS AND GRIMSTAD WENT TO STARBUCKS ON 101 S TO PICK UP COFFEE TRAVELERS THAT THEY REQUESTED TO DONATE TO US TO IN PREPARATION FOR THE COLD WEATHER FRONT THAT CAME THROUGH.
- **OFFICER CHAMBERS TRAINED OFFICER WEBERG FOR 2 WEEKS. OFFICER FERRELL TRAINED OFFICER GASSAWAY FOR 3 WEEKS.**
- SGT. WRIGHT ATTENDED THE GREENVILLE COUNTY SRO SUPERVISORS MEETING.
- SGT. WRIGHT ATTENDED THE SUPERVISOR'S RETREAT.
- OFFICER CHAMBERS RESPONDED TO AN ELEMENTARY SCHOOL TO TAKE THE INITIAL REPORT OF SEXUAL ASSAULT ON A MINOR. DSS AND CID WERE BOTH INVOLVED, AS WELL.

Administrative Division Activity

- OFFICER CHAMBERS COVERED AS THE ACTING CORPORAL FOR SHIFT WITH ACTING SERGEANT FERRELL DURING THE SUPERVISOR'S RETREAT.
- OFFICER CHAMBERS RESPONDED TO A MIDDLE SCHOOL TO TAKE THE INITIAL REPORT OF A SEXUAL ASSAULT ON A MINOR. DSS EVENTUALLY RESPONDED AND DID THE BARE MINIMUM TO ASSIST.
- **OFFICER GRIMSTAD SPENT SEVERAL DAYS WORKING ON UPDATING OUR HOA/NEIGHBORHOOD CONTACTS LIST. AREA 1 IS ALMOST COMPLETE. THIS INVOLVED MAKING NUMEROUS PHONE CALLS TO ACQUIRE THE CORRECT INFORMATION, AND MOST HOA BOARD MEMBERS OR MANAGEMENT GROUPS SINCERELY APPRECIATED OUR INVESTED INTERESTS IN THE NEIGHBORHOODS.**
- OFFICER CHAMBERS, OFFICER WEBURG, AND OFFICER GRIMSTAD DID A SHORT SHOW AND TELL WITH A FAMILY OF HOMESCHOOLERS.
- ON 1/14, WE ALL PARTICIPATED IN A MEETING REGARDING THE PD RESPONSE TO VIOLENT CRIMES IN THE CITY.
- SGT. WRIGHT MET WITH SRO COZZOLI FOR HER 110 DAY REVIEW.
- BETWEEN 1/29-31, OFFICER GRIMSTAD SPENT TIME FOLLOWING UP ON ONE OF THE CASES FROM CHANDLER CREEK ELEMENTARY. SHE SPOKE WITH OUR VICTIM ADVOCATE ABOUT THE CASE, A SLED AGENT, AND THEN SUBMITTED A REQUEST THROUGH THE FUSION CENTER FOR INFORMATION, AS WELL AS COMPLETE AN INITIAL REPORT FOR THE CASE.
- **ON 1/31, OFFICER CHAMBERS AND OFFICER GRIMSTAD ATTENDED A CPTED REVIEW MEETING WITH CITY EMPLOYEES ABOUT THE TYGER RIVER GREENWAY AND THEN WE WENT OUT TO A CITY OWNED PROPERTY TO INVESTIGATE A COMPLAINT OF A HOMELESS CAMP.**
- OFFICER CHAMBERS ASSISTED OFFICER SUGGS WHILE IN QAUSI AND LOCATED .7G OF FENTANYL AND INTERVIEWED SUBJECT REFERENCE NARCOTICS FOR DEU.
- CET RESPONDED TO AND ASSISTED WITH TRESPASS CALLS AT VICTORIA ARMS. WE WILL BE MEETING WITH THE GHA DIRECTOR IN FEBRUARY TO FOLLOW UP.
- **CET MADE CONTACT WITH HOMELESS CAMPS LOCATED AT FALLING WATERS WAY MULTIPLE TIMES THROUGHOUT THE MONTH.**
- **"FI CARDS" WERE COMPLETED FOR THE OCCUPANTS OF THE HOMELESS CAMP LOCATED ON WEST ROAD.**
- **CET RECEIVED TRESPASS AUTHORITY FOR SEVERAL LOCATIONS THROUGHOUT THE CITY. ONE OF WHICH IS 401 EAST POINSETT ST. WHERE THE PROPERTY OWNER CALLED SEVERAL PEOPLE THROUGHOUT THE CITY FOR ASSISTANCE. WE ALSO RECEIVED AUTHORITY FOR THE PROPERTY ACROSS THE STREET FROM GREER MEMORIAL AND HAVE PLANNED TO WORK WITH GHS POLICE TO ADDRESS THE HOMELESS CAMPS ON THAT PROPERTY.**

Crisis Intervention Monthly Activity

Calls: 63

Notable Activity:

Field training – during the month of January Officer Ferrell assisted in the field training of Officer Gassaway for approximately three weeks. Officer Gassaway performed as the primary unit handled all calls for service as if he were on his own. Officer Gassaway was released to Durette for his quasi solo phase of training.

Patrol supervision– on January 16 and 17th, Officer Ferrell was the acting supervisor for dayshift patrol as coverage for the supervisors retreat.

Homeless camp – during the month of January Officer Ferrell conducted an investigation into the homeless camp that is on Prisma health property between South Buncombe and Highway 14. He went out to the camp twice and made contact with several people. On one visit he took a member of the Prisma Health Police Department. Chief Hamby requested a plan to address the homeless in the area since businesses were complaining of the homeless people loitering in the area. Ultimately, since the homeless camp is on Prisma Hospital property, the hospital police will be handling the situation. Officer Ferrell will focus his efforts on the homeless folks living in the nearby woods on city property.

Homeless camp Falling Waters Way- We were made aware of a homeless camp located off of Falling Waters Way Which is outside of the city jurisdiction in Spartanburg County. Officer Ferrell began an investigation into this camp due to concerns expressed by homeowners in the Franklin Pointe subdivision, as well as the Creekside Manor subdivision. He made contact with subject Jarrett Taylor who is living there in a tent. Taylor said that the property is his grandmothers, but she recently passed away and his uncle has given him permission to camp there. This situation is ongoing and visitors to the OJ property may be persons of interest in nuisance type calls in the aforementioned areas of the city.

Elaine Underwood- Officer Ferrell responded to several calls about Elaine this month, including one in which she unlawfully entered someone else's home during the night, ate some of their food and fell asleep on their couch. Elaine was charged and arrested. Officer Ferrell requested a mental health evaluation as part of her bond. She is currently back out of jail.

Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	DEC-24	JAN-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,616	1,671	3.4%	1,333	1,671	25.4%
INCOMING 7-DIGIT LINE CALLS	4,353	4,352	0.0%	5,005	4,352	-13.0%
POLICE CALLS FOR SERVICE	2,838	3,335	17.5%	3,008	3,335	10.9%
FIRE CALLS FOR SERVICE	1,150	1,189	3.4%	1,423	1,189	-16.4%
TOTAL DISPATCHED CALLS	3,988	4,524	13.4%	4,431	4,524	2.1%

Detention Center

INMATE AND PROCESS TOTAL	DEC-24	JAN-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	134	113	-15.7%	102	113	10.8%
TRANSPORTED TO GREENVILLE	13	24	84.6%	25	24	-4.0%
TRANSPORTED TO SPARTANBURG	19	7	-63.2%	15	7	-53.3%
INMATES TRANSPORT BY 600	20	19	-5.0%	15	19	26.7%

Animal Control Services

ANIMAL CONTROL ACTIVITY	DEC-24	JAN-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	127	177	39%	142	177	25%
LIVE DOGS PICKED UP	6	10	67%	11	10	-9%
LIVE CATS PICKED UP	0	0	0%	0	0	0%
TRAPS DELIVERED	6	1	-83%	0	1	0%
FOLLOW UP CALLS	12	6	-50%	11	6	-45%
CITATIONS ISSUED	0	0	0%	3	0	-100%
DOGS TAKEN TO COUNTY SHELTER	3	6	100%	9	6	-33%
CATS TAKEN TO COUNTY SHELTER	0	0	0%	0	0	0%

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	DEC-24	JAN-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	125	239	91.2%	128	239	86.7%
NEW ITEMS ENTERED	87	211	142.5%	128	211	64.8%
ITEMS PURGED	24	122	408.3%	134	122	-9.0%
ITEMS RELEASED	12	1	-91.7%	14	1	-92.9%
CASES SENT TO CO 23 LAB	7	8	14.3%	0	8	0%
CASES SENT TO CO 42 LAB	14	10	-28.6%	0	10	0%
HOURS SPENT AT LABS	7	4.5	-35.7%	0	4.5	0%
HOURS SPENT IN COURT	22.5	37.5	66.7%	44	37.5	-14.8%

Patrol Division

POLICE PATROL ACTIVITY	24-JAN	25-JAN	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	395	516	30.63%	395	516	30.63%
ARRESTS	129	109	-15.50%	129	109	-15.50%
INCIDENT REPORTS	372	313	-15.86%	372	313	-15.86%
COLLISION REPORTS	158	130	-17.72%	158	130	-17.72%
WARNING CITATIONS	401	750	87.03%	401	750	87.03%
PATROL MILES	46,807	50,277	7.41%	46,807	50,277	7.41%
WARRANTS SERVED	69	41	-40.58%	69	41	-40.58%

Patrol Division

Proactive Efforts

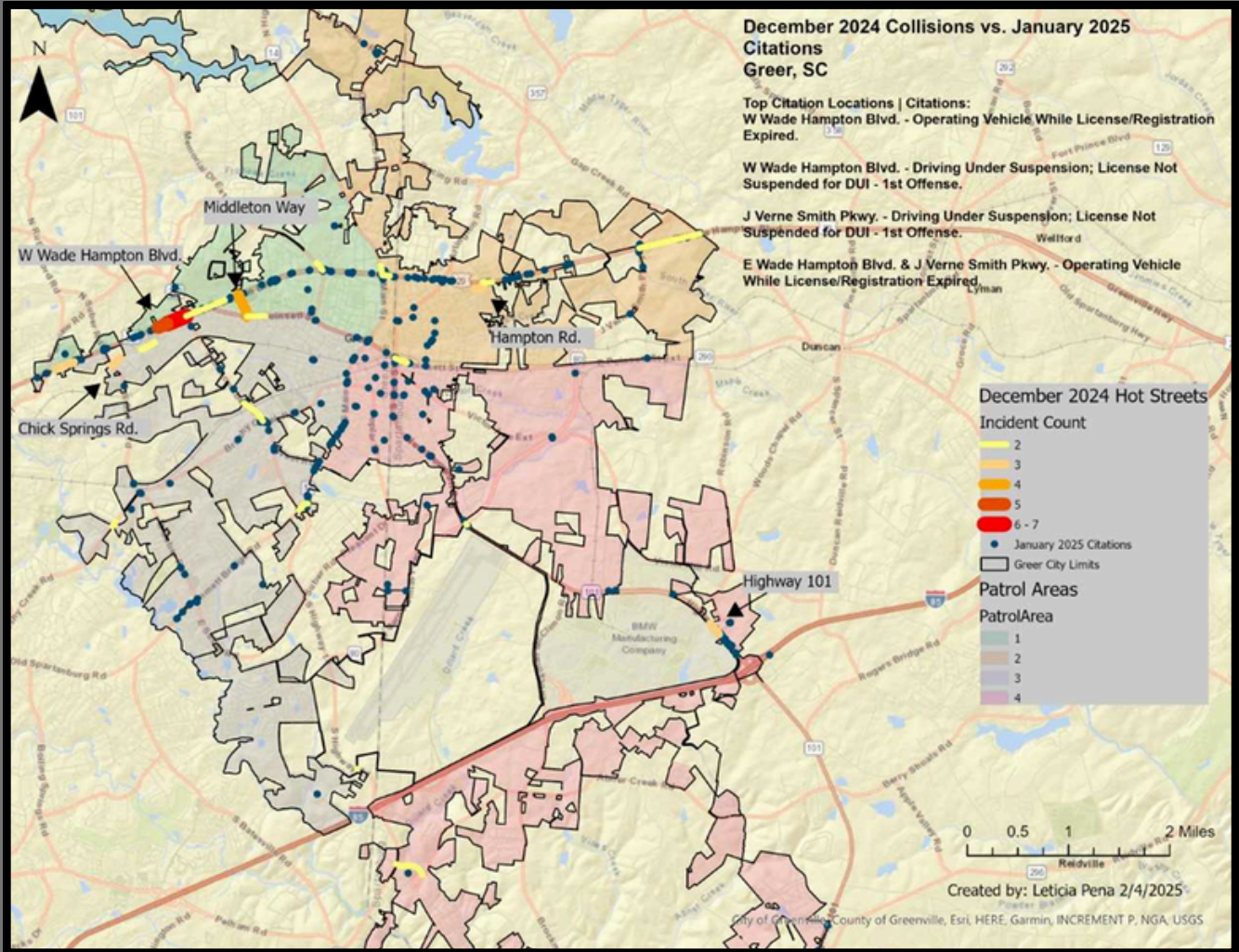
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
13	13	115	25	50

Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	202 GRAMS
COCAINE	13.88 GRAMS
FENTANYL	2.1 GRAMS
METH	18.3 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	0 PILLS
OTHER	N/A

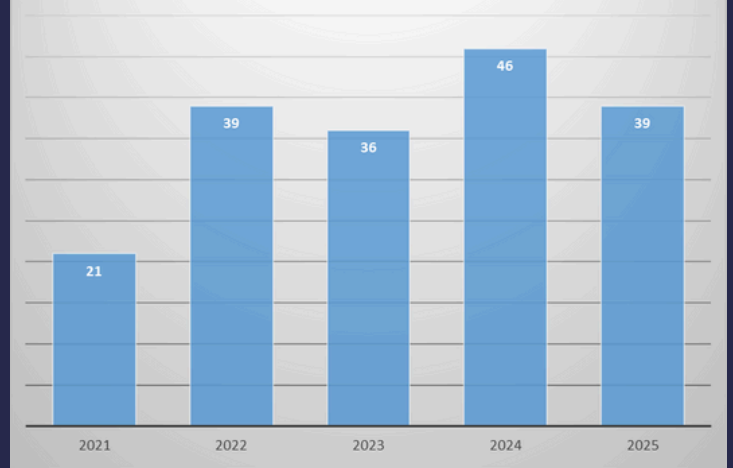
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

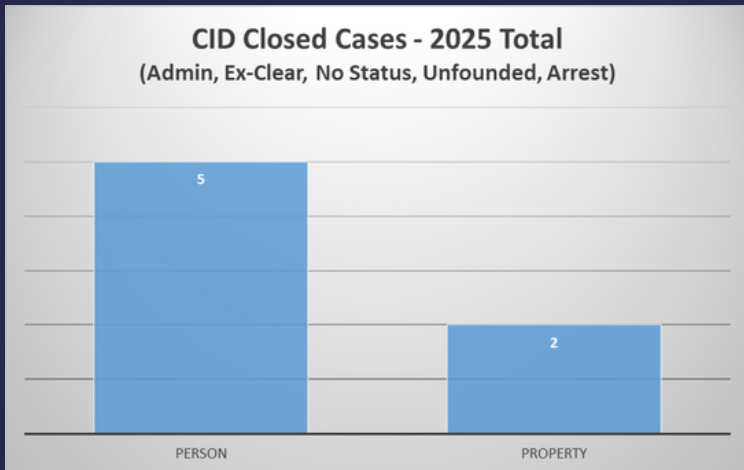


Criminal Investigations Division

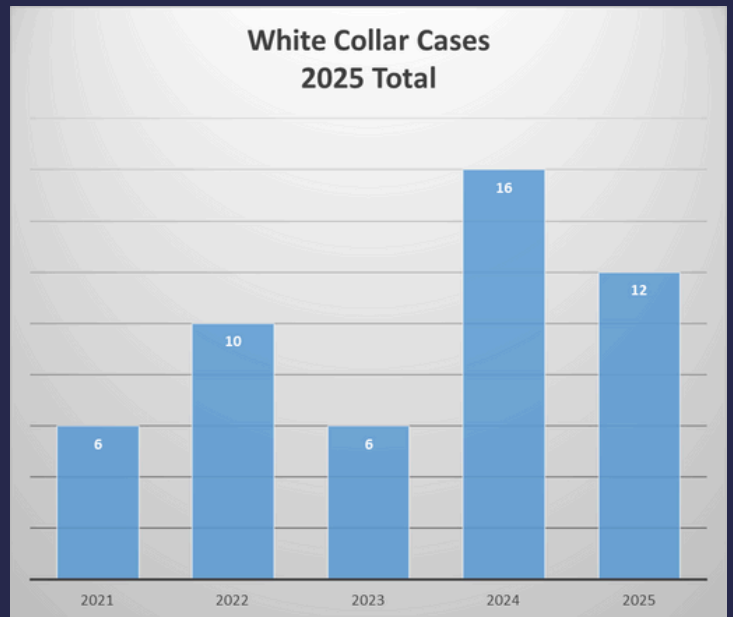
CID Assigned Cases 2025 Total YTD



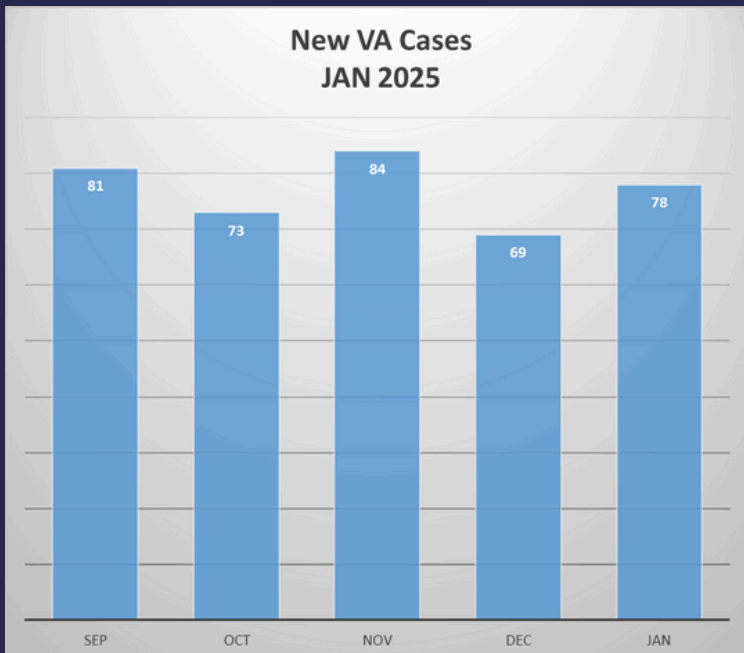
CID Closed Cases - 2025 Total (Admin, Ex-Clear, No Status, Unfounded, Arrest)



White Collar Cases 2025 Total



New VA Cases JAN 2025



Criminal Investigations Division

NARCOTIC TIPS

·NONE THIS MONTH

Category Number:
Item Number: 9.



AGENDA
GREER CITY COUNCIL
2/25/2025

Public Services Activity Report - January 2025

ATTACHMENTS:

	Description	Upload Date	Type
▢	Public Services Activity Report - January 2025	2/20/2025	Backup Material



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

FROM: Public Services Department

SUBJECT: January Activity Report

DATE: February 20, 2024

Department Involved Events

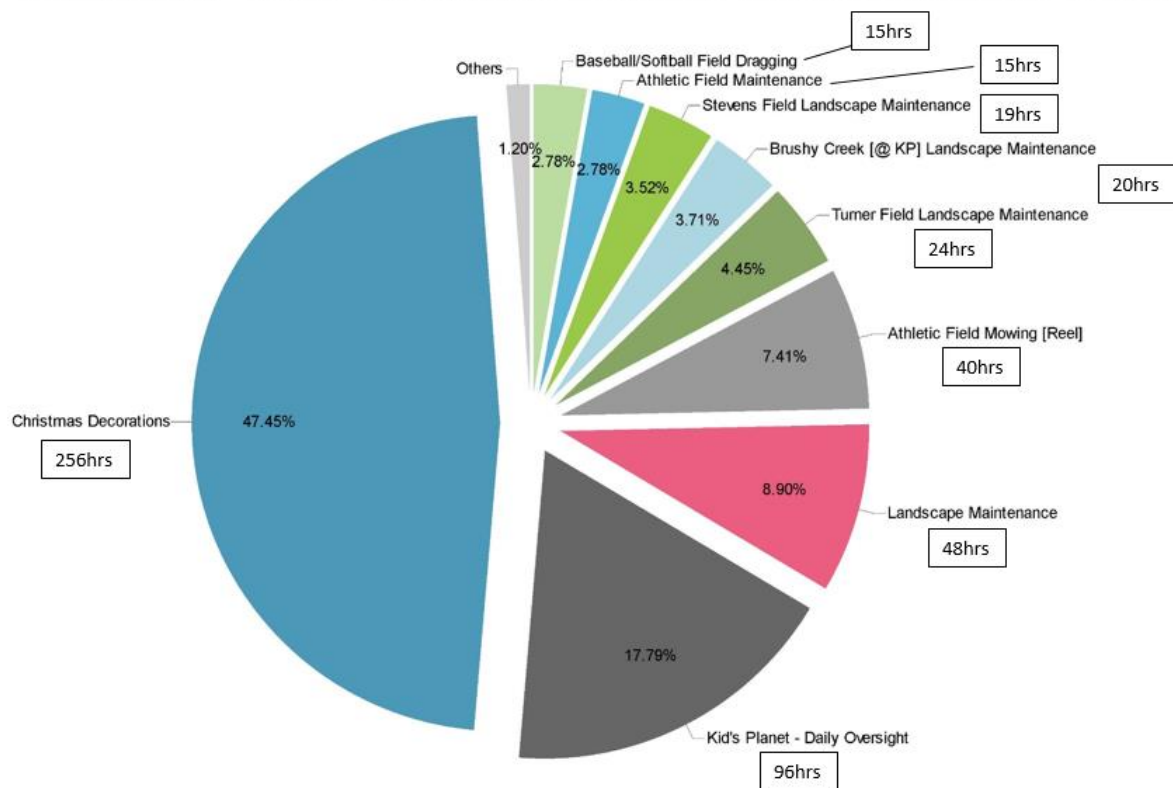
- Staff pre-treated and maintained City of Greer streets and facilities before and during the snow event on January 10, 2025 – (thirty-seven [37] employees – 821.87 Hours)
 - 175 bags of ice melt [4.38 tons] – Park Facilities
 - 65 Gallon liquid ice melt [pre-treat parks/facilities }
 - 7800 gal brine [streets]
 - 416 lane miles – pre-treat sprayed
 - 59 lane miles plowed
 - 63 tons of sand applied [streets]
 - 471 lane miles of sand applied
 - 946 total lane miles treated
- Staff treated city streets during the snow event on January 21, 2025 – (Six [6] employees – 42 hours)
 - 32.2 tons of sand applied
 - 367 lane miles of sand applied

Grounds Maintenance Division

- 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 mulched all landscaped areas at Berry Ave, Country Club Park and Suber Soccer
- Irrigation Tech:
 - Applied snapshot [pre-emerge] to prevent weeds to landscape beds at Berry Ave, Country Club Park and Suber Soccer
 - Repaired leaking valve at City Park

- Staff prepped Country Club Rugby Fields for tournaments on 1/18 and 1/25
- Staff prepped Century Park Disk Golf for a tournament on 1/18
- Staff cut a swale on at the top side of Suber Soccer Field 1
- Staff replaced the broken home plate at Little Turner Baseball Field
- Staff added clay/dirt around the home plate area at Century Field 2
- Staff removed holiday decorations throughout city

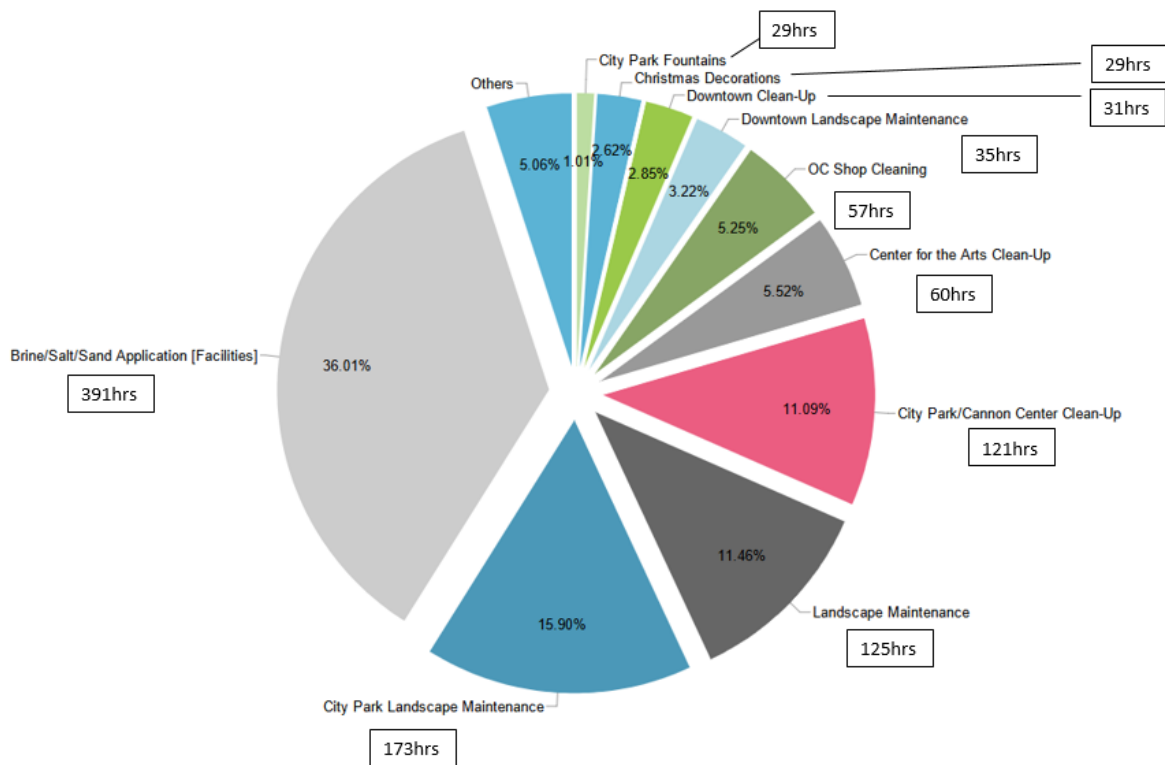
Grounds Division – Athletics – Monthly Report – January 2025 [% Labor Hrs by Activity w/ Labor Hours]



Urban Parks Division

- Staff continued, daily routine maintenance of City Park, Downtown Urban Park, Center for the Arts, neighborhood parks, recreation centers, and Veterans Park
- In preparation for Dreamscape to spread mulch at Center for The Arts, staff completed all winter pruning { removal of leaves within the landscape beds and spraying weeds }
- Staff made repairs to broken rope and post at City Hall flagpole
- On the Poinsett side of the courthouse, staff removed boxwoods that were blocking the in-ground building lighting
- Staff removed holiday decorations from the Center for the Arts, City Park, and Downtown Urban Park

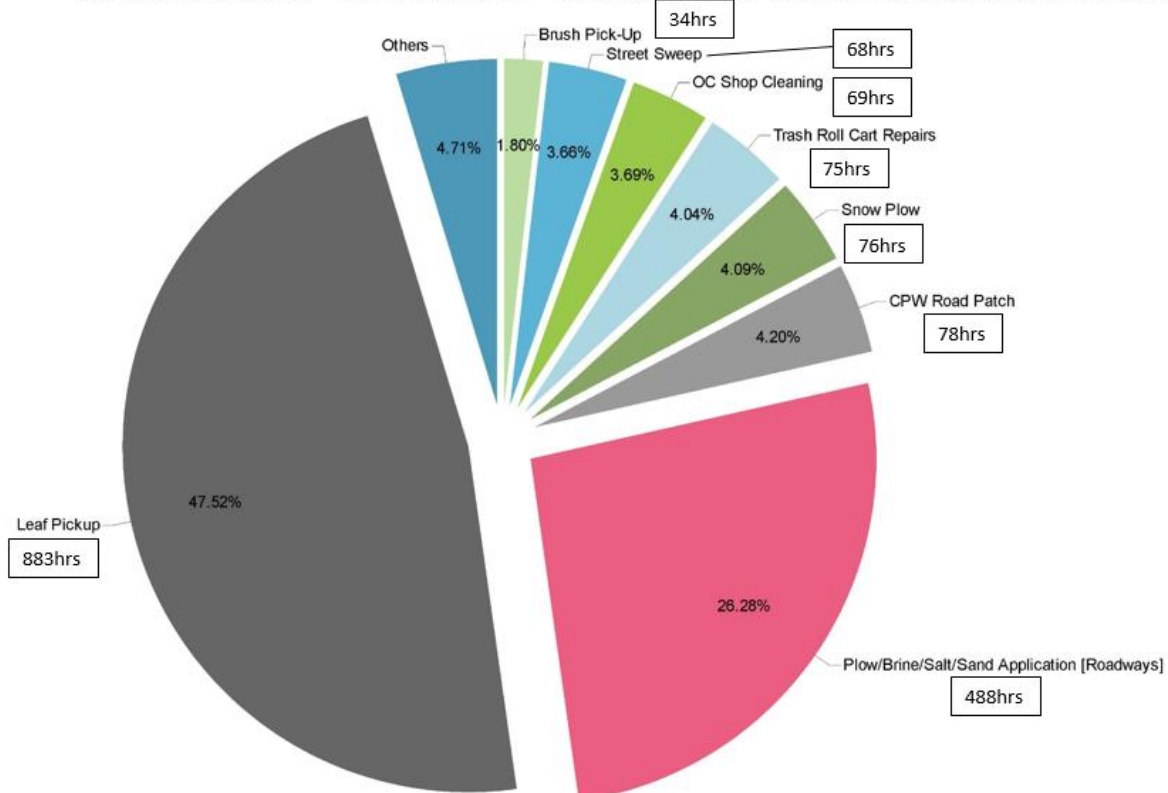
Grounds Division – Urban Parks – Monthly Report – January 2025 [% Labor Hrs by Activity w/ Labor Hours]



Street Maintenance Division

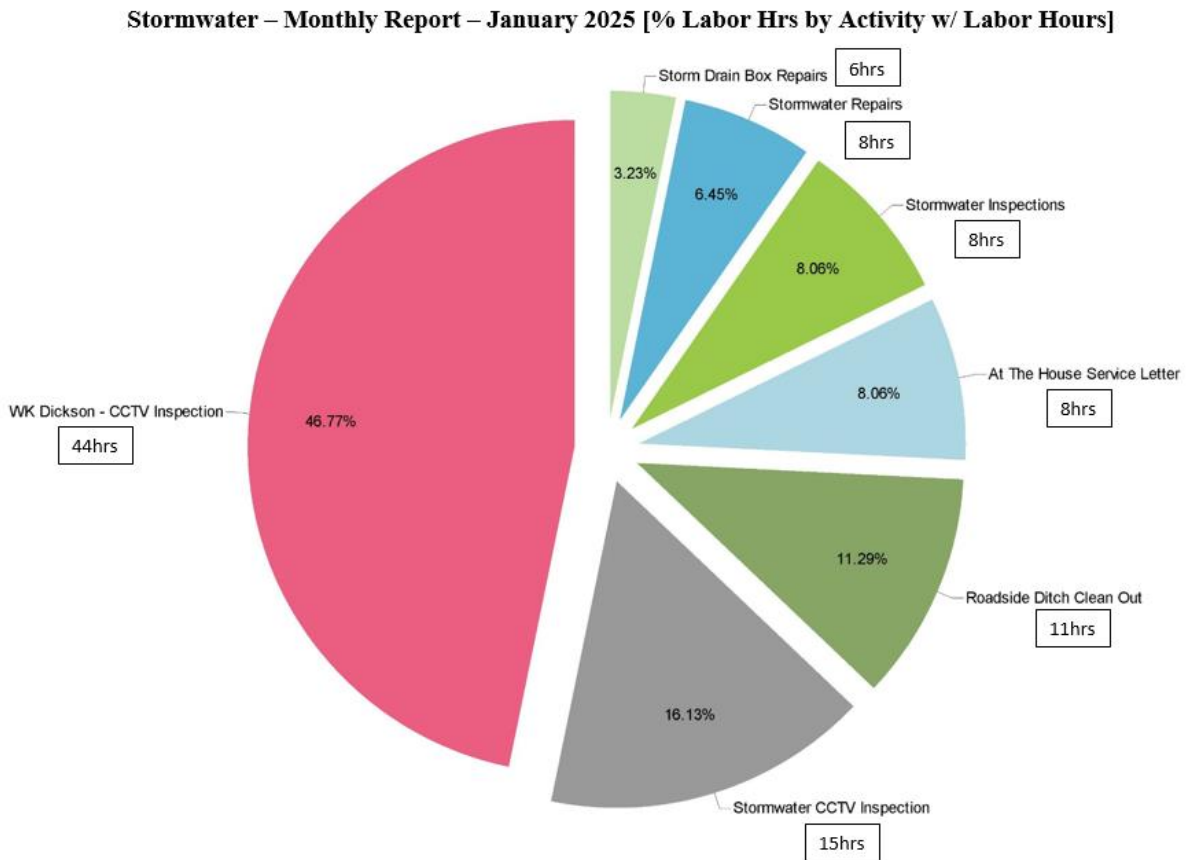
- Hauled five [5] loads of construction material to the landfill
- Emptied construction bin at the recycle center eleven [11] times
- Staff continued covering City Convenience Center on Saturdays (One [1] employee – 24 hours)
- Ran two [2] leaf trucks for eight [8] days (six [6] employees – 360 hours)
- Staff cleaned up at the Convenience Center (one [1] employee – 20 hours)
- Staff removed eight [8] loads of street sweeping from old shop (two [2] employees – thirty [30] hours)
- Staff removed holiday decorations throughout city

Streets Maintenance – Monthly Report – January 2025 [% Labor Hrs by Activity w/ Labor Hours]

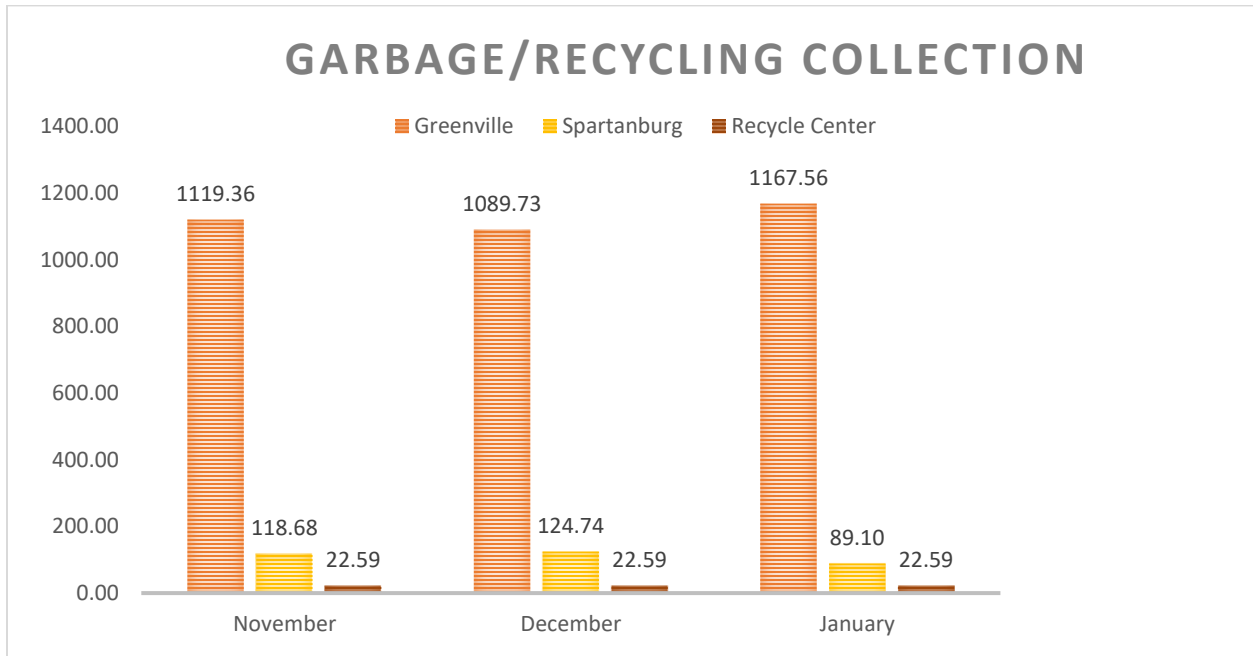


Stormwater Division

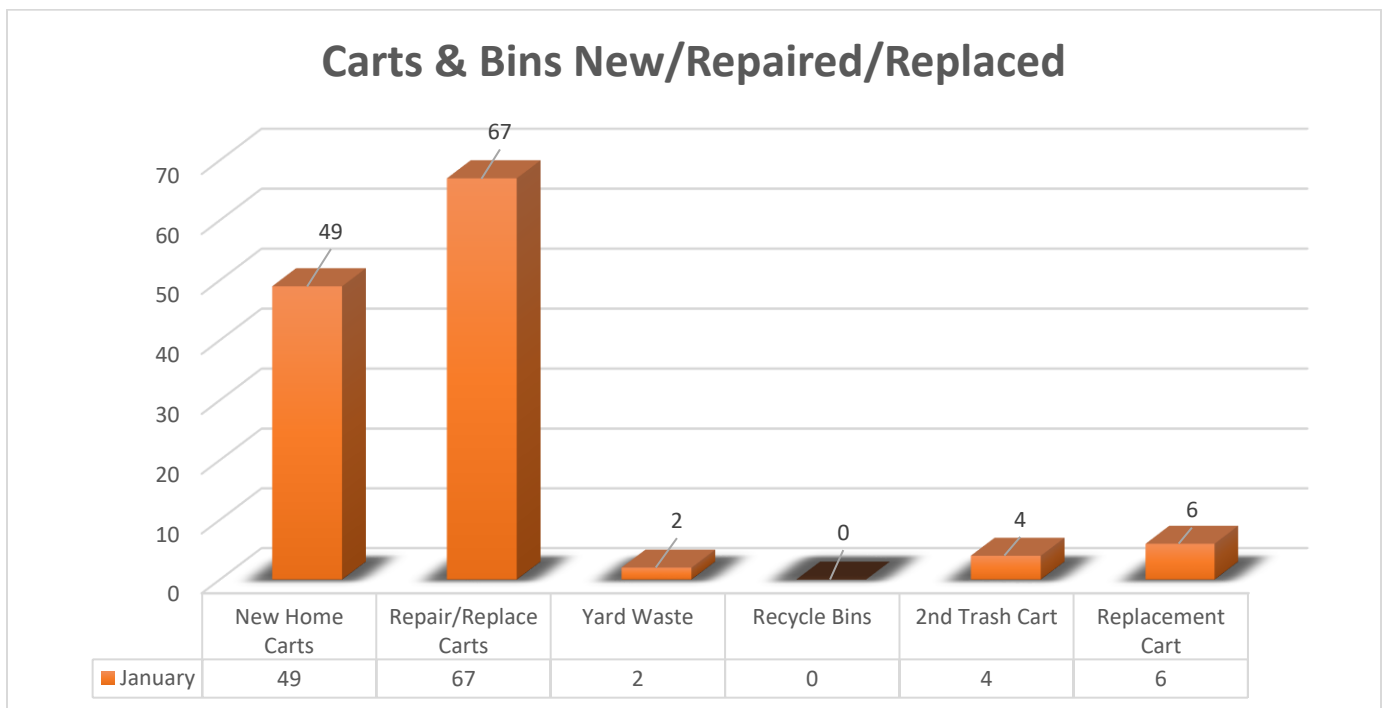
- Staff cleared four [4] grates at Caliber Ridge and Old Woodruff Rd
- Staff cleared and spread gravel in an area at the Operation Center to make room to park trailers
- Staff completed five [5] visual inspections on man holes in the Stevens Field area
- Ditches
 - Redefined ditch line on Hunt St [250 LF]
 - Redefined ditch line running beside stage at the Operation Center to help with water run off
- Jet Truck – 15 hours
 - Storm Drain on Faye Court [238 LF]



Solid Waste Division



YTD Fiscal Year Totals: Greenville 8526.45 + Spartanburg 1084.21 = **9610.66**



At-the-house service letters delivered: 27

Category Number:
Item Number: 10.



AGENDA
GREER CITY COUNCIL
2/25/2025

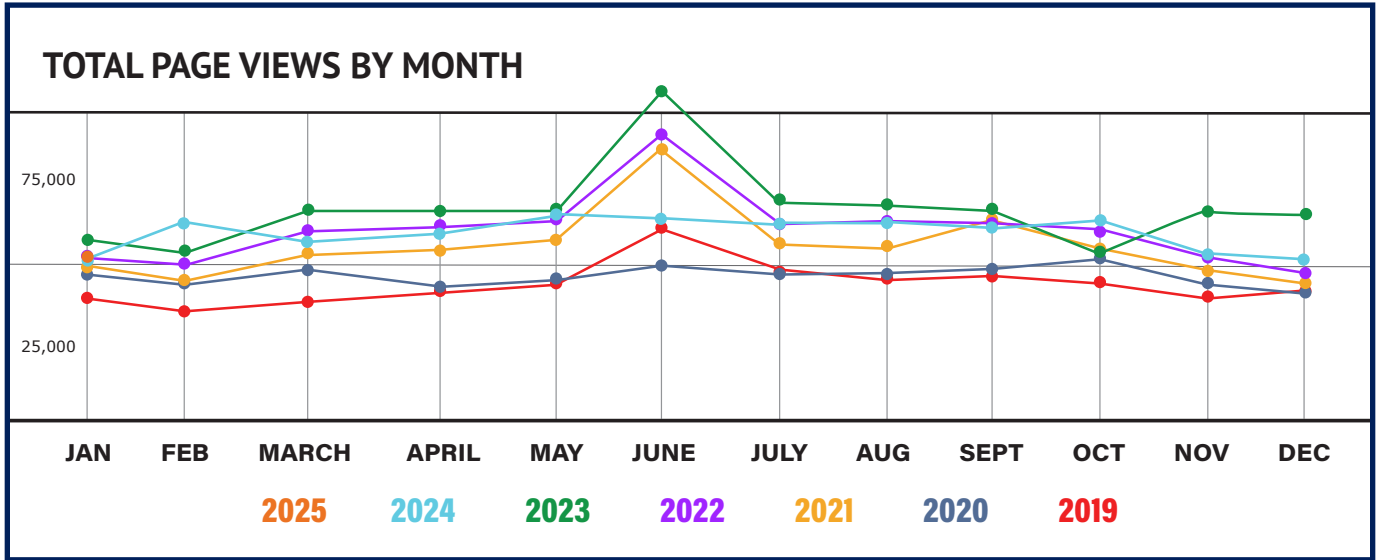
Social Media & Website Activity Reports - January 2025

ATTACHMENTS:

	Description	Upload Date	Type
▢	Social Media & Website Activity Reports - January 2025	2/12/2025	Backup Material

WEBSITE REPORT

JANUARY 1 - JANUARY 31, 2025



VISITORS TO CITYOFGREER.ORG

Total Users: 19,615
New Users: 17,897

First user prim. Channel Group	Total users	New users	Returning users	Average engagement time per active user
Total	19,615	17,897	4,530	5m 03s
1 Organic Search	10,497	9,200	3,057	1m 25s
2 Direct	7,519	7,090	1,310	37s
3 Referral	1,125	1,073	138	57s
4 Organic Social	544	532	21	17s
5 Paid Search	3	0	3	2m 02s
6 Unassigned	2	1	1	3s

RETENTION

MONTHLY PAGE VIEWS: 50,679
Avg. Page Views Per Session: 2.63

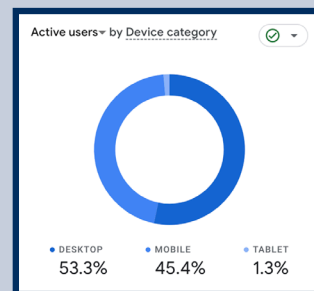
TOP USERS BY LOCATION

Greer, SC - 6,470 Users
Atlanta, GA - 2,425 Users
Ashburn, VA - 1,124 Users



MOST VIEWED WEBSITE PAGES

- Home/Home Page
- Events
- PS/Trash & Yard Waste
- Departments
- PRT/Youth Baseball
- PRT/Youth Sports
- Events Center Rentals
- PRT/Youth Soccer
- PRT/Home
- PD/Home
- BDS/Permits
- Admin/Home
- PRT/Sports
- PS/Home
- Admin/Human Resources

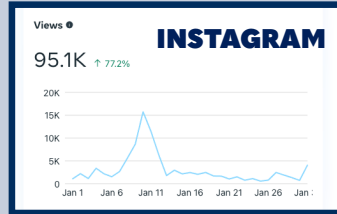
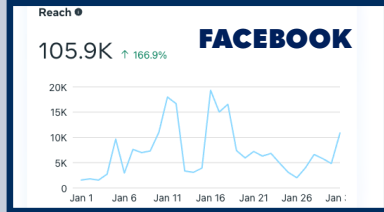


SOCIAL MEDIA REPORT

JANUARY 1 - JANUARY 31, 2025

TOTAL REACH

Facebook: 105.9k
Instagram: 11.8k

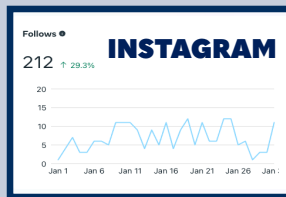


TOTAL VIEWS

Facebook: 496.5k
Instagram: 95.1k

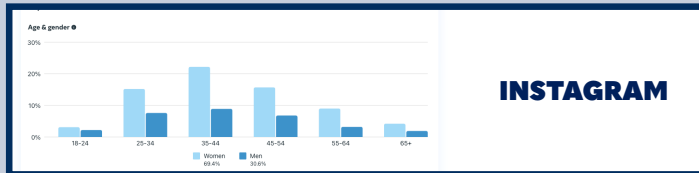
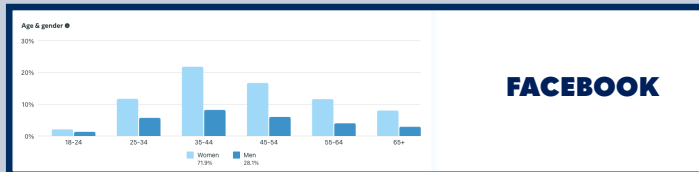
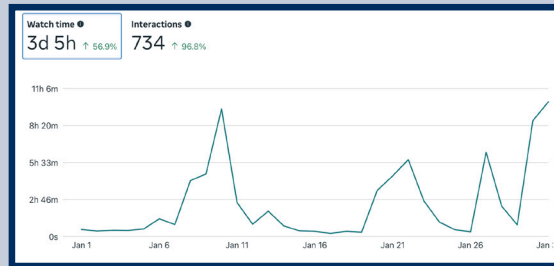
NEW FOLLOWERS

Facebook: 260
Instagram: 212



VIDEO PERFORMANCE

Minutes Viewed: 3 Days 5 hours (4,620 minutes)
Interactions: 734



AUDIENCE METRICS

Top Views by City (Facebook)
Greer (34.7%) (up from 34.3% last month)
Greenville (12.4%) (up from 12% last month)
Taylors (5.1%) (same as last month)

Top Views by City (Instagram)
Greer (27.8%) (down from 28% last month)
Taylors (9.2%) (same as last month)
Greenville (7.4%) (same as last month)

5.2k Content Interactions on FB 10,772 FB Followers Highest Engagement Days on FB: January 10 & 11 Highest Engagement Days on IG: January 10 & 11
2.5k Content Interactions on IG 8,409 IG Followers

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
2/25/2025

Chris Stroble



AGENDA
GREER CITY COUNCIL
2/25/2025

Second and Final Reading of Ordinance Number 5-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LBRE PROPERTIES, LLC LOCATED AT 400 WEST ROAD FROM OFFICE PROFESSIONAL (OP) TO SUBURBAN NEIGHBORHOOD (SN) (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 5-2025	2/12/2025	Ordinance
▣ Ord 5-2025 Exhibit A Map	2/12/2025	Exhibit
▣ Ord 5-2025 Exhibit B Title to Real Estate	2/12/2025	Exhibit
▣ Ord 5-2025 Exhibit C Survey	2/12/2025	Exhibit
▣ Ord 5-2025 Rezoning Application	2/12/2025	Backup Material
▣ Ord 5-2025 Planning Commission Minutes	2/12/2025	Backup Material

ORDINANCE NUMBER 5-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LBRE PROPERTIES, LLC LOCATED AT 400 WEST ROAD FROM OFFICE PROFESSIONAL (OP) TO SUBURBAN NEIGHBORHOOD (SN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by LBRE Properties, LLC located at 400 West Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G005000209200 containing approximately 0.56 +/- 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 January 27, 2025.

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 400 West Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G005000209200 containing approximately 0.56 +/- acre attached hereto

marked as Exhibit A shall be changed from Office Professional (OP) 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: Councilman Jay Arrowood

First Reading: February 11, 2025

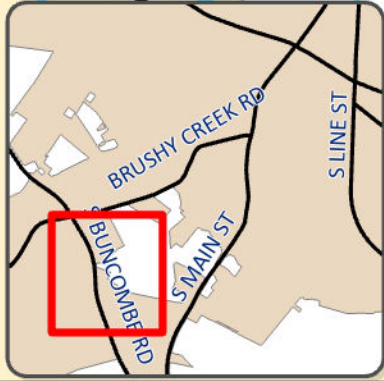
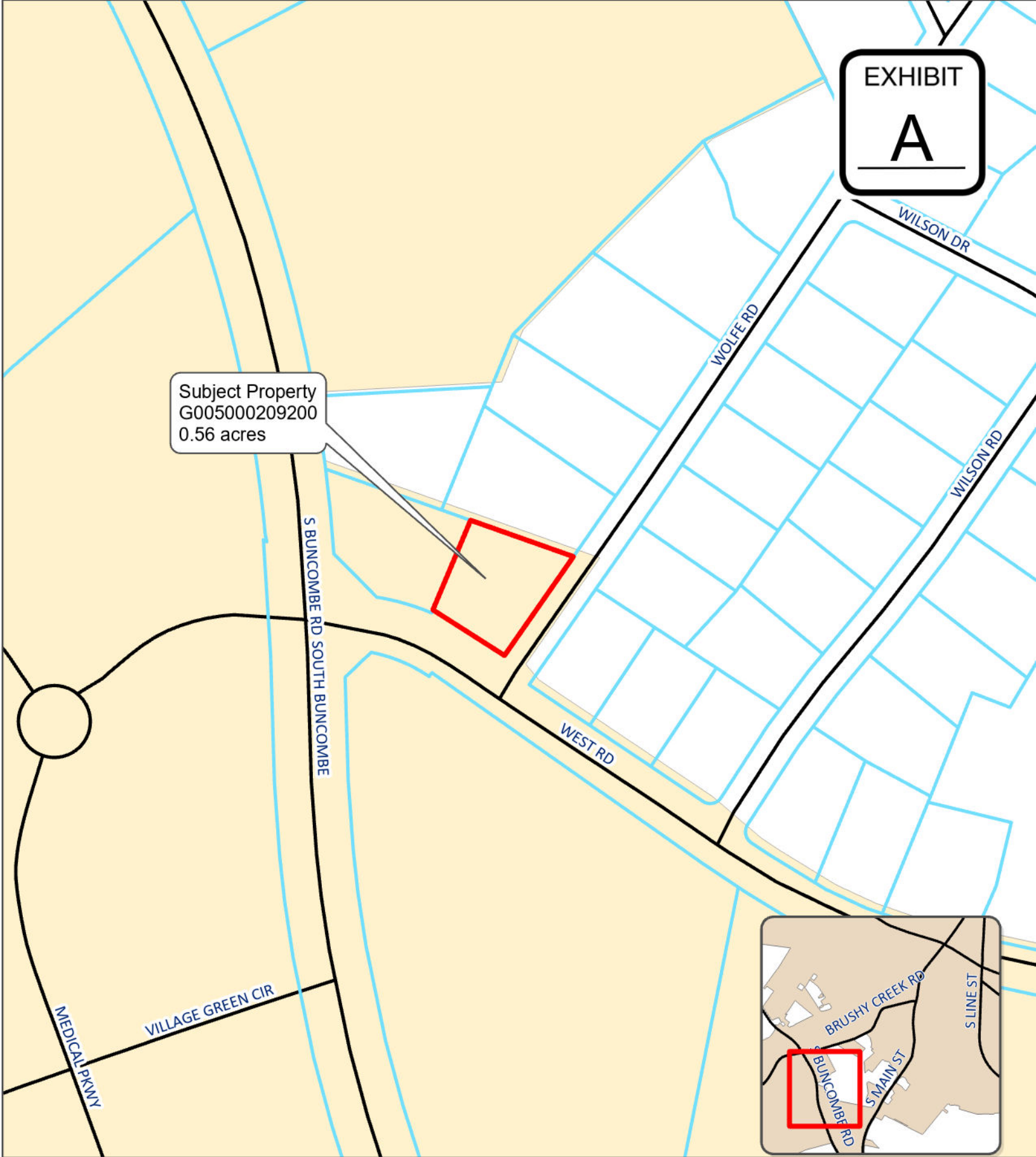
Second and
Final Reading: February 25, 2025

Approved as to Form:

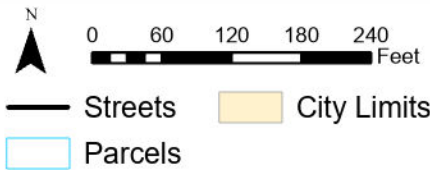
Daniel R. Hughes, City Attorney

EXHIBIT
A

Subject Property
G005000209200
0.56 acres



Ordinance 5-2025



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.

Grantee Mailing address: 1001 W. Wade Hampton Blvd., Greer, SC 29650
Tax Map # G010000501300 and G005000209200

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that **CHARLES B. LANGSTON, JR.** in consideration of One (\$1.00) Dollar, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto:

LBRE PROPERTIES, LLC

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Parcel #7 on a plat entitled "Bennett Center, Lot 7", prepared by Freeland & Associates, Inc., dated February 7, 2000, recorded in the ROD Office for Greenville County on February 15, 2000 in Plat Book 41-Q at Page 98. Reference being made to said plat for a more complete description.

This being the same property as conveyed to Charles B. Langston, Jr. by deed of Virginia T. Moore, Individually and Virginia T. Moore and Virginia M. Teed, as Trustees Under Trust A of the Last Will and Testament of Otis P. Moore, recorded November 30, 2006 in the ROD Office for Greenville County in Deed Book 2239 at Page 661; with Charles B. Langston, Jr. conveying a one-half interest therein unto Allen 310 BCD, LLC by deed recorded January 4, 2010 in the ROD Office for Greenville County in Deed Book 2366 at Page 4501.

Tax Map No. G010000501300

ALSO:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about 2 miles southwest of Greer, on the northerly side of West Road and the westerly side of Wolfe Road being known and designated as containing 0.56 acres, more or less, according to a plat entitled "Survey for Charles B. Langston, Jr.," prepared by Site Design, Inc., dated October 6, 2005 and recorded in Plat Book 50-M at Page 30 in the ROD Office for Greenville County. Reference being made to said plat for a more complete description.

This being the same property as conveyed to Charles B. Langston, Jr. by deed of David L. Bishop and Melisa J. Bishop recorded October 24, 2005 in the ROD Office for Greenville County in Deed Book 2172 at Page 366.

Tax Map No. G005000209200



2011028187

DEED
6 PGS

Book.DE 2387

Page:2659-2664

April 21, 2011 04.38.32 PM

Cons:\$1.00

Rec.\$12.00

Cnty Tax:EXEMPT

State Tax:EXEMPT

FILED IN 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 21 day of April, 2011.

[Signature]
Witness
[Signature]
Witness

[Signature]
CHARLES B. LANGSTON, JR

State of South Carolina)
County of Greenville)

Acknowledgement

I, Tammy S. Hill, a Notary Public for the State of South Carolina, do hereby certify that Charles B. Langston, Jr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 21 day of April, 2011

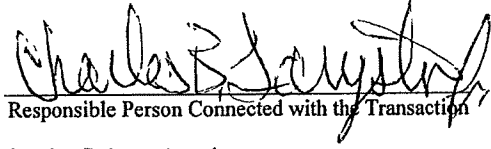
[Signature]
Notary Public for South Carolina
My Commission expires. 7/10/2017

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

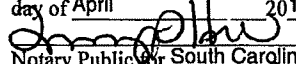
Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at Greer
bearing Greenville County Tax Map Number G010000501300 , was transferred
by Charles B. Langston, Jr.
to LBRE Properties, LLC on _____.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (see information section of affidavit):
Number 8 (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ to the following A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here) _____
 - (c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :
_____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Grantor
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

Charles B. Langston, Jr.
Print or Type Name Here

SWORN to before me this 21
day of April 2011

Notary Public for South Carolina
My Commission Expires: 7/10/17

INFORMATION

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

Exempted from the fee are deeds

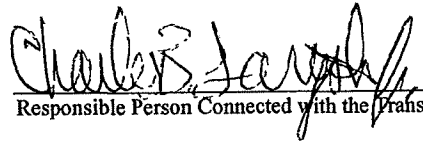
- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars,
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts,
-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

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

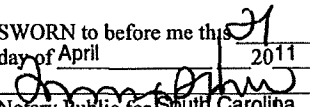
Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at Greer
bearing Greenville County Tax Map Number G005000209200 was transferred
by Charles B. Langston, Jr.
to LBRE Properties, LLC on _____
3. Check one of the following: The deed is
(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) exempt from the deed recording fee because (see information section of affidavit):
Number 8 (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
(b) _____ The fee is computed on the fair market value of the realty which is _____
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: _____
(b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here) _____
(c) Subtract line 6(b) from line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : _____
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Grantor
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

Charles B. Langston, Jr.
Print or Type Name Here

SWORN to before me this 21
day of April 2011

Notary Public for South Carolina
My Commission Expires: 7/10/17

INFORMATION

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

Exempted from the fee are deeds

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

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
 2011028187 Book:DE 2387 Page:2659-2664
 April 21, 2011 04:38:32 PM

Timothy J. Hanney



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 1-6-25

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

Tax Map Number(s) 6005 0002 09200
Property Address(s) 400 West Road
Acreage of Properties 0.58 County Greenville

Applicant Information	
Name	<u>Chuck Langston</u>
Address	<u>212 W. White Trail Greer SC 29610</u>
Contact Number	<u>864 230 4302</u>
Email	<u>clangston@langston-black</u>
Business Name	<u>Langston Black COM</u>

Property Owner Information <i>(If multiple owners, see back of sheet)</i>	
Name	<u>LBRE Properties, LLC</u>
Address	<u>PO Box 5167 Greer SC 29610</u>
Contact Number	<u>864 230 4302</u>
Email	<u>clangston@langston-black.com</u>
Business Name	<u>Langston Black</u>

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 OP to SN.

Existing Use: Residential Proposed Use: Residential

Signature(s) Chuck Langston

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, January 27, 2025

DOCKET: RZ 25-01

APPLICANT: Chuck Langston

PROPERTY LOCATION: 400 West Road

TAX MAP NUMBER: G005000209200

EXISTING ZONING: Office Professional (OP)

REQUEST: Rezone to Suburban Neighborhood (SN)

SIZE: 0.56 Acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **RZ 25-01**

RZ 25-01 is a rezoning request for one parcel located at 400 West Road with a total acreage of 0.56 acres. The request is to rezone the property from Office Professional to Suburban Neighborhood in order to allow the existing home to be legally conforming.

Surrounding land uses and zoning include:

North:	Unzoned Greenville County/Commercial General – residential and commercial
East:	Unzoned Greenville County – residential
South:	Commercial General/Office Professional – hospital
West:	Suburban Neighborhood/Office Professional/Commercial General – residential and hospital

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 is compatible with the surrounding residential zonings and uses, and it complements the nearby parcels zoned Office Professional and Commercial General. While not compatible with the Comprehensive Plan/Future Land Use Map, this property is located on the edge of this character area and will likely be amended to Traditional or Suburban Neighborhood in the next year with the five-year update. Therefore, staff recommends approval of this request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval (See next page)

Public Hearing

The applicant, Chuck Langston, explained that he was selling the property to the current tenant and wanted to rezone the property to residential.

There were no participants in the public hearing.

New Business

There was no additional discussion from the board.

ACTION – Mr. Lamb made a motion to recommend approval of the request. Ms. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
2/25/2025

Second and Final Reading of Ordinance Number 6-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CALVERY ROAD INDEPENDENT BAPTIST CHURCH LOCATED AT 1778 BRIGHT ROAD FROM MEDIUM DENSITY RESIDENTIAL (MD) AND RURAL RESIDENTIAL (RR) TO MEDIUM DENSITY RESIDENTIAL (MD) (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 6-2025	2/12/2025	Ordinance
▣ Ord 6-2025 Exhibit A Map	2/12/2025	Exhibit
▣ Ord 6-2025 Exhibit B Title to Real Estate	2/12/2025	Exhibit
▣ Ord 6-2025 Exhibit C Survey	2/12/2025	Exhibit
▣ Ord 6-2025 Rezoning Application	2/12/2025	Backup Material
▣ Ord 6-2025 Planning Commission Minutes	2/12/2025	Backup Material

ORDINANCE NUMBER 6-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CALVERY ROAD INDEPENDENT BAPTIST CHURCH LOCATED AT 1778 BRIGHT ROAD FROM MEDIUM DENSITY RESIDENTIAL (MD) AND RURAL RESIDENTIAL (RR) TO MEDIUM DENSITY RESIDENTIAL (MD)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Calvery Road Independent Baptist Church located at 1778 Bright Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G018000500603 containing approximately 1.80 +/- 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 January 27, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Medium Density Residential (MD).
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 1778 Bright Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G018000500603 containing approximately 1.80 +/- acre attached hereto marked as Exhibit A shall be changed from Medium Density Residential (MD) and Rural Residential (RR) to Medium Density Residential (MD).

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 Lee Dumas

First Reading: February 11, 2025

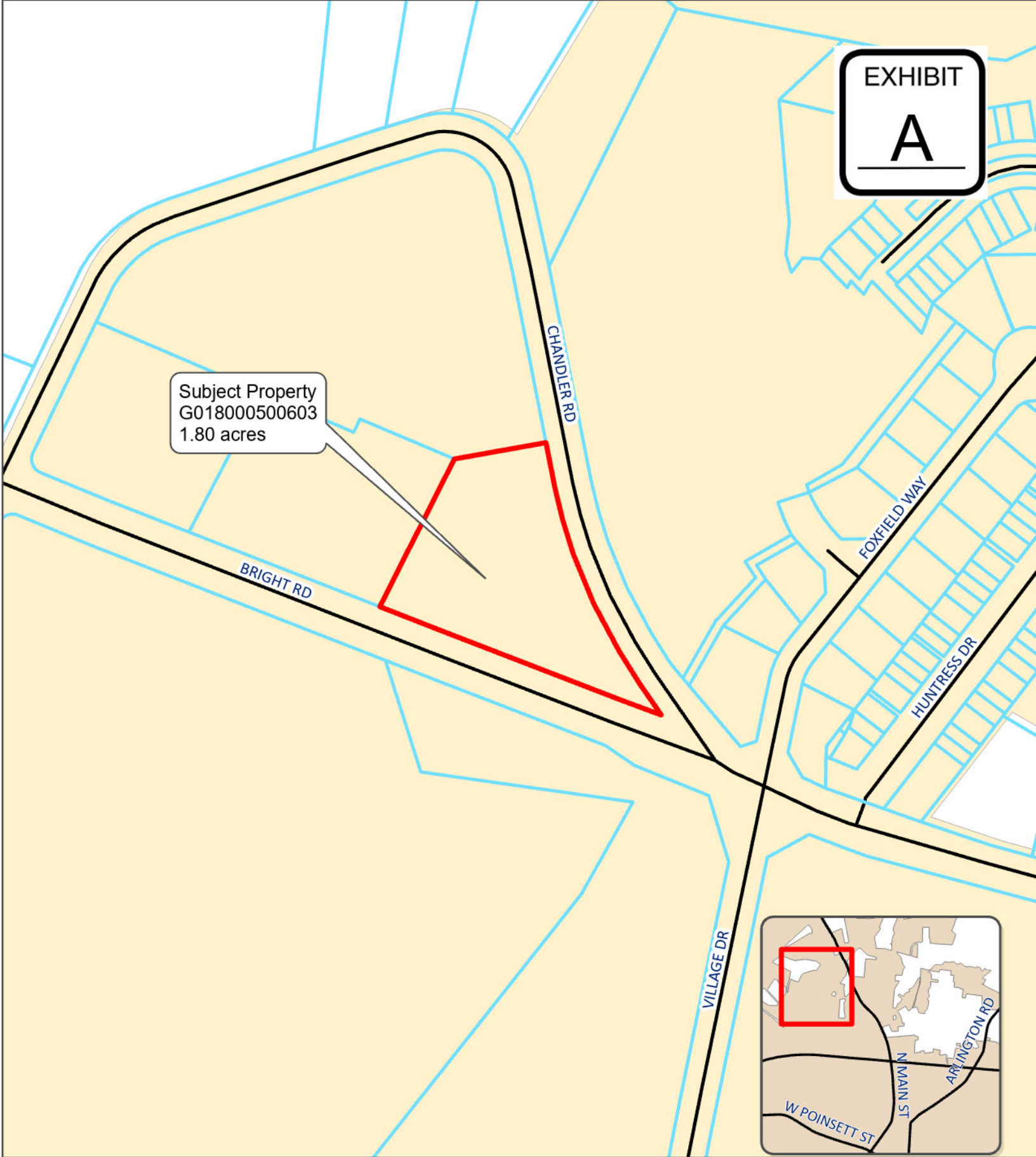
Second and
Final Reading: February 25, 2025

Approved as to Form:

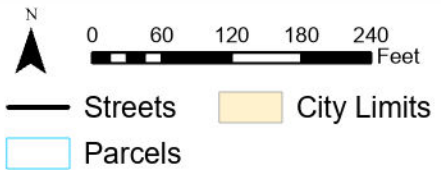
Daniel R. Hughes, City Attorney

EXHIBIT
A

Subject Property
G018000500603
1.80 acres



Ordinance 6-2025



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.

FILED
GREENVILLE CO. S. C. / o Cathryn L. ...
1140 556

State of South Carolina
GREENVILLE COUNTY

Know All Men by These Presents

I, the No. Mary Earle Bright, Richard Nathan Bright and Manly Gibson Bright, in the State of South Carolina, in consideration of the sum of Fourteen Thousand Four Hundred (\$14,400.00) DOLLARS.

(11)-289-1118-1-6.3227000474 (d. P.W.)
APTO 118 1-6

to the grantor's in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) CALVERY ROAD INDEPENDANT BAPTIST CHURCH, its successors and assigns forever:

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located North from Greer, S. C., on the Northeastern side of Bright Road and being shown on plat made for Calvery Road Independent Baptist Church by Wolfe & Winkley, Inc., surveyors, dated Dec. 16, 1980, to be recorded herewith, and has the following metes and bounds, to wit: Beginning at an iron pin on the northeast side of said road at the corner of the present lot of the within grantee and running therewith and along the line of the Church of the Good Shepherd Episcopal, N. 27-16 E., 484.2 feet to old nail and cap in center of Old Bright Road; thence along the center of the Old Bright Road the following courses and distances, S. 11-09 E., 300 feet, S. 17-09 E., 100 feet, S. 26-49 E., 100 feet, S. 33-49 E., 100 feet and S. 42-00 E., 100 feet to old nail and cap at Bright Road (new); thence along the northeast side of Bright Road N. 66-37 W., 519.8 feet to the beginning corner and containing a net of 1.80 acres, exclusive of road right of way. This includes all of our all of our interest in road heretofore deeded to Greenville County by deed recorded in deed book 791 page 477, which has never been opened and to be returned by Greenville County to the within grantee. This is a part of the same received by the within grantor from the estate of Nathan Earl Bright, Apt. 118, File 18, who died testate 7-23-42, see estate of Mary Gibson Bright Apt. 1390, File 5, Greenville County Probate Office. See deed book 70 page 266 of which this is a part.

TOGETHER with the said Grants of the Rights, Members, Hereditaments and Appurtenances to the said premises belonging.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee's hereinafter named, His successors, Heirs and Assigns forever.

And the grantor's do hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors, and Administrators to warrant and forever defend all and singular the said premises unto the grantee's hereinafter named, and the grantee's Heirs and Assigns against the grantor(s) and the grantor(s)'s Heirs and Assigns every person who may lawfully claim or to claim the same or any part thereof.

Witness the grantor(s)'s hand and seal the 6 day of January in the year Four Thousand Nine Hundred and Eighty One.

W. Harold Hill (Seal)
Mary Earle Bright (Seal)
Richard Nathan Bright (Seal)
Manly Gibson Bright (Seal)

State of South Carolina
GREENVILLE COUNTY Personally appeared before me W. Harold Hill
Mary Earle Bright, Richard Nathan Bright, and Manly Gibson Bright, signatories their acknowledged
deposited the within written deed and this before me on the 6th day of January 1981.

W. Harold Hill
9-1-1980

State of South Carolina
GREENVILLE COUNTY I, Jan E. McKinney Not Public & Notary Public
do hereby certify that Mrs. Mary Earle Bright, Richard Nathan Bright and Manly Gibson Bright, respectively
did appear before me and they being separately and jointly examined and declared to be sane and
did acknowledge the within deed and their respective parts thereof and their respective parts thereof
Calvery Road Independent Baptist Church, its successors and assigns forever.

GIVEN under my hand and seal this 8th day of January, A.D. 1981.
JAN 12 1981
at 11:29 A.M.

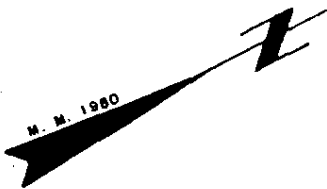
118 1-6

RV-2

14,400⁰⁰ (1/2) 7,200⁰⁰ Dec - 7,200⁰⁰

EXHIBIT
C

REF. DEED BOOK 79, PP. 266.



MICROFILM

CALVERY ROAD
INDEPENDENT
BAPTIST CHURCH

THE CHURCH OF THE
GOOD SHEPHERD EPISCOPAL

N 27° 16' E →
484.2

AREA SHOWN TO BE USED FOR RD. VOL. 791, PP. 477

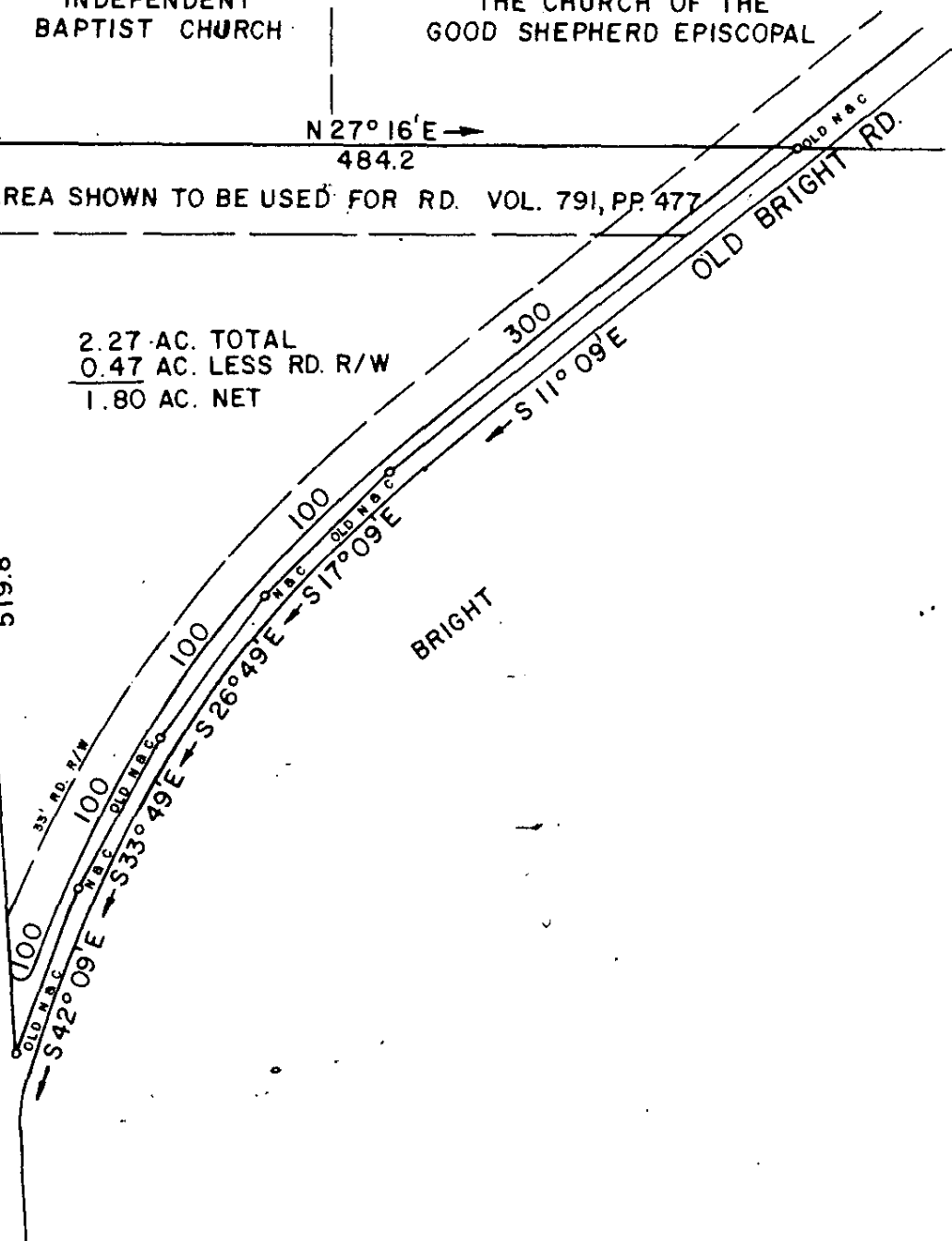
2.27 AC. TOTAL
0.47 AC. LESS RD. R/W
1.80 AC. NET

GREER MIDDLE SCHOOL

BRIGHT ROAD (NEW)

N 66° 37' W →
519.8

TO S. C. HWY. 14



FILED
GREENVILLE CO. S. C.
11 30 AM '81
S. TANKERSLEY
R.M.C.

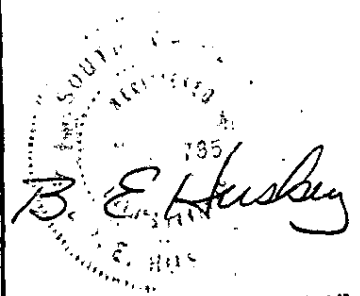
JAN 12 1981

20113

8-J-93 ✓

SURVEYED BY
GREENVILLE CO. S. C.
JAN 12 1981
DONNIE
CALVERY ROAD
INDEPENDENT BAPTIST CHURCH
LOCATED NEAR GREER

COUNTY: GREENVILLE	G - 18 - 5 - 6	STATE: SOUTH CAROLINA
DATE: DECEMBER 16, 1980	FIELD CHIEF: B. E. HUSKEY	DRAWN BY: L. B. MORROW
REVISED:		



SCALE 1" = 100'

WOLFE & HUSKEY, INC. ENGINEERING and SURVEYING 81 1029
P. O. BOX 35 LYMAN, S. C. 29365

3 0001



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

Date 1/7/25

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

Tax Map Number(s) G 018000500603
Property Address(s) 1779 Bright Rd Greer SC 29651
Acreage of Properties 1.8 acres County _____

Applicant Information

Name Myles Daniel
 Address 1 Sweetbriar Ct
Greer SC 29650
 Contact Number 864 982 7479
 Email myles@selltomyles.com

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

Name Wayne Gassaway
 Address 106 Bright Rd
Greer SC 29651
 Contact Number 864 943 2643
 Email wamand3@yahoo.com

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

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from Rural Residential to medium density Residential.

Existing Use: vacant land Proposed Use: multifamily

Signature(s) [Signature]
Signed by: [Signature]
45842F0F152044C...

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

OFFICE USE ONLY

Date Filed _____ Case No. _____
 Meeting Date _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, January 27, 2025

DOCKET: RZ 25-03

APPLICANT: Myles Daniel

PROPERTY LOCATION: 1778 Bright Road

TAX MAP NUMBER: G018000500603

EXISTING ZONING: Medium Density Residential (MD) and Rural Residential (RR)

REQUEST: Rezone Rural Residential portion to Medium Density Residential (MD)

SIZE: 1.80 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 25-03**

RZ 25-03 is a rezoning request for a portion of one parcel located on Bright Road with a total acreage of 1.80 acres. The parcel is currently split-zoned, with the northern portion being zoned Medium Density Residential and the remainder zoned Rural Residential. The request is to rezone the property to make it entirely Medium Density Residential in order to facilitate residential development.

Surrounding land uses and zoning include:

North:	Medium Density– residential
East:	Traditional Neighborhood – residential
South:	Rural Residential – Chandler Creek Elementary School
West:	Commercial General – Calvary Road Baptist Church

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

This request seeks to rectify a split-zoned lot and it is consistent with surrounding residential zonings and uses. It is also consistent with the Future Land Use. Map Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval (See next page)

Public Hearing

Myles Daniel, the applicant, stated that his development plan was to develop townhomes or duplexes.

There were no participants in the public hearing.

New Business

Staff presented their analysis and recommendation of approval.

Mr. Thoma asked what the density difference is between Medium Density Residential and Traditional Neighborhood. Ms. Kaade answered MD is 17.5 units per acre and TN is 10 units per acre.

Mr. Jones asked what parts of the parcel were Rural Residential and MD. Mr. Boyles referred to the zoning map to show the MD zoned portion of the parcel was located towards the rear.

Ms. Jones asked the applicant why he did not request TN. Mr. Daniel said that he preferred MD because it allows more units. Mr. Thoma said that the rezoned portion of the parcel would then match. Mr. Jones asked if the survey included the MD piece. MR. Daniel said yes. Mr. Thoma said he had no issue with the request.

ACTION – Mr. Booker made a motion to recommend approval of the request. Mr. Thoma seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
2/25/2025

First and Final Reading of Resolution Number 4-2025

Summary:

A RESOLUTION TO NAME THE ATHLETIC FIELD AT GREER CITY STADIUM “LONNIE MCGEE FIELD”
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▢ Resolution Number 4-2025	2/20/2025	Resolution

RESOLUTION NUMBER 4-2025

**A RESOLUTION TO NAME THE ATHLETIC FIELD AT GREER CITY STADIUM
“LONNIE MCGEE FIELD”**

WHEREAS, Lonnie McGee embodied and instilled community spirit for six decades through the warmth of his personality and unfettered love for the City of Greer, Greer High School, and the games of football and basketball; and,

WHEREAS, Lonnie McGee faithfully traversed the streets in the City of Greer, spreading positivity and becoming a beloved figure known throughout the state as a symbol of the Greer community; and,

WHEREAS, Lonnie McGee proudly led the Greer High School Band at athletic games, competitions, and parades; and,

WHEREAS, Lonnie McGee enthusiastically greeted patrons at Greer City Stadium for youth football and soccer games and served as the honorary referee and coin toss official; and,

WHEREAS, in recognition of his love for and contributions to the City of Greer, the Mayor and Council wish to rename the athletic field at Greer City Stadium in honor of Lonnie McGee.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, in Council assembled, that the athletic field at Greer City Stadium be named **“Lonnie McGee Field.”**

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: February 25, 2025