



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

March 25, 2025

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

**6:30 PM**

**COUNCIL REGULAR MEETING**

**Public Hearing**

**1. NOTICE OF PUBLIC HEARING FOR GREENVILLE COUNTY PROGRAM  
YEAR 2025 ANNUAL ACTION PLAN / CITY OF GREER**

The City of Greer participates in the Greenville County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program funded by the U.S. Department of Housing and Urban Development. The Greenville County Redevelopment Authority is preparing its Annual Action Plan for the 2025 program year (7/1/25-6/30/26). An in-person public hearing will be held at the Greer City Hall, located at 301 E. Poinsett Street, Greer, on Tuesday, March 25, 2025, at 6:30 PM. Community development and housing needs and activities eligible for funding under the CDBG and HOME programs will be discussed. Public comments and proposals will be invited to the County's strategy for the City of Greer, including objectives and projected uses of funds. An estimated \$326,577 in CDBG fund and \$111,760 in HOME fund will become available in July. An estimated \$32,563 in CDBG program income and \$0 in HOME program income are also expected to become available through the program year. Comments are also invited on past and present housing and community development performance and needs. CDBG funds can be used to assist low- and moderate-income people, prevent or eliminate slums and blight, or to meet an urgent community need where no other funding is available. HOME funds are used to increase the supply of decent, safe, sanitary, and affordable housing for lower income people. Written comments may also be sent to Joe Smith, Executive Director, Greenville County Redevelopment Authority, 301 University Ridge, Suite South-4300, Greenville SC 29601, until Friday, May 2, 2025.

José Reynoso, Senior Community Development Planner

## Greenville County Redevelopment Authority

### **Call to Order**

Mayor Rick Danner

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

Councilman Wryley Bettis

### **Public Forum**

### **Minutes of Council Meeting**

1. March 11, 2025  
(Action Required)

### **Departmental Reports**

1. Economic Development Activity Report - February 2025
2. Engineering Activity Report - February 2025
3. Finance Activity Report - February 2025  
<https://www.cityofgreer.org/o/admin/documents/finance/monthly-financial-reports/505450>
4. Fire Department Activity Report - February 2025
5. Municipal Court Activity Report - February 2025
6. Parks, Recreation & Tourism Activity Report - February 2025
7. Planning and Development Activity Report - February 2025
8. Police Department Activity Report - February 2025
9. Public Services Activity Report - February 2025
10. Social Media & Website Activity Report - February 2025

### **Administrator's Report**

Andy Merriman, City Administrator

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

1. Board of Zoning Appeals  
Dist 3 Adam Thoma resigned effective 12/31/2024 his term will expire



6/30/2026 (Action Required)

### **Old Business**

1. Second and Final Reading of Ordinance Number 50-2024

AN ORDINANCE AMENDING ARTICLE VIII ("SOLICITORS AND CANVASSERS") OF CHAPTER 18 ("BUSINESSES") OF THE GREER CITY CODE OF ORDINANCES. (Action Required)

2. Second and Final Reading of Ordinance Number 9-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY SIDNEY ROSS SKINNER AND ALLISON M. SKINNER LOCATED AT 105 BALLENGER AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

3. Second and Final Reading of Ordinance Number 10-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY 301 ARLINGTON RD LLC LOCATED AT 301 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

4. Second and Final Reading of Ordinance Number 11-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY JAMES RANDY AND KIMBERLEY RENEE KEMP LOCATED AT 333 GIN HOUSE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY (Action Required)

### **New Business**

1. Bid Summary - Culvert Damage Remediation

The City of Greer - Engineering Department solicited sealed bids from qualified offerors for the Culvert Damage Remediation in response to damage sustained from Hurricane Helene. The culvert and slope damage is located on the City's property at 1711 W Wade Hampton Boulevard, Greer, SC which is adjacent to VCA Animal Hospital's only driveway access. The project cost will be covered under the general funds and has been included in the list of damage to be reviewed by FEMA for reimbursement. (Action Required)

Rosalyn Carcamo, Purchaser

2. First and Final Reading of Resolution Number 5-2025

A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA ADOPTING  
POLICIES REGARDING WEBSITE, COPYRIGHT, AND SOCIAL MEDIA  
TERMS OF USE (Action Required)

Michelle Willis, Communications Manager

3. First and Final Reading of Resolution Number 6-2025

ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR  
PROGRAM YEAR 2025 (Action Required)

Mike Sell, Deputy City Administrator

4. Pavement Preservation Project - Reclamite Rejuvenator

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another Reclamite application project in the City this year.  
(Action Required)

Steve Grant, City Engineer

5. Pavement Preservation Project - HA5 Surface Sealer

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another HA5 application project this year in the City.  
(Action Required)

Steve Grant, City Engineer

### **Executive Session**

Council may take action on matters discussed in executive session.

1. Contractual Matter

Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to Project Indy; as allowed by State Statute Section 30-4-70(a)(2).

2. Contractual Matter

Request: 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).

### **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**  
3/25/2025

Councilman Wryley Bettis

**ATTACHMENTS:**

Description	Upload Date	Type
▣ 2025 Council Invocation Schedule	3/3/2025	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**  
3/25/2025

**March 11, 2025**

**Summary:**

(Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
☐ March 11, 2025 Council Meeting Minutes	3/18/2025	Backup Material

## **CITY OF GREER, SOUTH CAROLINA**

### **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL March 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: Karuam Booker, Mark Hopper, Lee Dumas, Wryley Bettis and Judy Albert.

Councilmember Jay Arrowood was absent.

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

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

Councilman Lee Dumas

#### **Public Forum**

No one signed up to speak

#### **Minutes of the Council Meeting February 25, 2025**

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of the February 25, 2025 Council Regular Meeting be received as written. Councilmember Judy Albert seconded the motion.

**VOTE** - Motion carried unanimously.

#### **Minutes of the Council Workshop Meeting February 25, 2025**

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of the February 25, 2025 Council Workshop Meeting be received as written. Councilmember Judy Albert seconded the motion.

**VOTE** - Motion carried unanimously.

## **Minutes of the Council Workshop Meeting February 26, 2025**

**ACTION** – Councilmember Wryley Bettis made a motion that the minutes of the February 26, 2025 Council Workshop Meeting be received as written. Councilmember Judy Albert seconded the motion.

**VOTE** - Motion carried unanimously.

### **Special Recognition Key to the City Terry and Debbie Dobson**

Mayor Danner read the Key to the City as follows; Let this Key serve as a lasting token of sincere appreciation from Mayor Rick Danner and Greer City Council to Terry and Debbie Dobson for making a positive impact on the Greer community through their unique family-owned business, Dobson's Gifts and General Hardware, which has had a presence in the City of Greer since 1945. The Dobson's have served several generations of Greer families, and we wish them well in their hard-earned retirement.

### **Petitioner Office of Disaster Recovery & Resilience, U.S. Small Business Administration**

Arleace Green, Public Affairs Specialist with the Office of Disaster Recovery & Resilience, U.S. Small Business Administration spoke referencing a new Press Release "SBA Reopens Deadlines". Information provided is attached.

### **Andy Merriman, City Administrator presented the following:**

#### **Needmore Community Center**

The work to replace the deck at the Needmore Community Center is now complete. The deck is once again available for outdoor activities at the center.

#### **Veterans Park**

The City of Greer's Urban Parks team says it was an honor to complete a patriotic planting project at Veterans Park late last week. The crew planted 60 red, white, and blue azaleas in different patterns to match the patriotic foundation of the park. The crew says this and other recent projects show the city's veterans and their families the respect they deserve when visiting the park.

#### **Chef Michael Sibert of White Wine and Butter at Greer Golf**

Congratulations to Chef Michael Sibert of White Wine and Butter at Greer Golf on winning Food Network's Chopped TV show on March 4.

## **Greer Golf**

Greer Golf will soon have a new crop of natural beauty thanks to Clemson University's TDs for Trees program, TreesUpstate, and Schneider Tree Care. Volunteers from the Greer Centennial Lions Club and the Gap Creek Club helped plant 21 new trees at the entrance, driving range, and various spots along the course.

## **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.

## **OLD BUSINESS**

### **Second and Final 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 stated the planning commission held a public hearing February 24, 2025 and recommended approval.

**ACTION** – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 7-2025. Councilmember Lee Dumas seconded the motion.

**VOTE** – Motion carried unanimously.

### **Second and Final 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 stated the planning commission held a public hearing February 24, 2025 and recommended approval.



**ACTION** – Councilmember Judy Albert made a motion to approve Second and Final Reading of Ordinance Number 8-2025. Councilmember Wryley Bettis seconded the motion.

**VOTE** – Motion carried unanimously.

### **NEW BUSINESS**

#### **First Reading of Ordinance Number 9-2025**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY SIDNEY ROSS SKINNER AND ALLISON M. SKINNER LOCATED AT 105 BALLENGER AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)**

Heather Stahl, Planner II presented the request. She stated staff recommends approval. The planning commission held a public hearing February 24, 2025 and recommends approval.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 9-2025. Councilmember Karuam Booker seconded the motion.

Discussion held. The owner Ross Skinner, 100 Yellow Fin Court, Greer spoke.

**VOTE** – Motion carried unanimously.

#### **First Reading of Ordinance Number 10-2025**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY 301 ARLINGTON RD LLC LOCATED AT 301 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN)**

Heather Stahl, Planner II presented the request. She stated staff recommends approval and the planning commission held a public hearing February 24, 2025 and recommends approval.

**ACTION** – Councilmember Karuam Booker made a motion to approve First Reading of Ordinance Number 10-2025. Councilmember Lee Dumas seconded the motion.

Brief discussion held. A representative was present and spoke briefly.

**VOTE** – Motion carried unanimously.

**First Reading of Ordinance Number 11-2025**  
**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN  
PROPERTY OWNED BY JAMES RANDY AND KIMBERLEY RENEE KEMP  
LOCATED AT 333 GIN HOUSE ROAD BY ONE HUNDRED PERCENT  
PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF  
SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY**

Heather Stahl, Planner II presented the request. Staff recommends approval.

**ACTION** – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 11-2025. Councilmember Lee Dumas seconded the motion.

Brief discussion held.

**VOTE** – Motion carried unanimously.

**Executive Session**

Mayor Danner stated there are no items for Executive Session.

**Adjournment** – 7:06 P.M.

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Tammela Duncan, Municipal Clerk

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Rick Danner, Mayor

Approval Date: March 25, 2025 \_\_\_\_\_

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

Category Number:  
Item Number: 1.



**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**Economic Development Activity Report - February 2025**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 Economic Development Activity Report - February 2025	3/19/2025	Backup Material

**ECONOMIC DEVELOPMENT**  
**KEY PERFORMANCE INDICATORS**  
**February 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.	9 BRE Visits completed	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.	To Do items completed from BRE client requests.	Meeting Expectations	Evaluate quality connection/value add opportunities for 2025.
	Support Small Businesses	Provide resources and assistance to help small businesses be successful and stay connected to the City of Greer.		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, 28 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.	Target Industry Wins: Industrial Service, Professional Office, Retail, Distribution. 1 Donut Hole Annexation Prospect.	Beginning Work	Identifying and connecting with donut hole annexation prospects. 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.	5 new or expanded businesses in the City of Greer. \$3.7M 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.	Planning May 2025 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.	Conducted Platform Huddles in February and March (Avg Attendance = 50)	Meeting Expectations	Organize March 2025 Huddle. Evaluate Huddles for April and May

**ECONOMIC DEVELOPMENT**  
**KEY PERFORMANCE INDICATORS**  
**February 2025**

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
	Platform Transition	Plan and execute the transition of the Platform at Greer to the Greater Greer Chamber of Commerce.	Draft Transition plan completed and shared with Greer Chamber	Meeting Expectations	Chamber official acceptance of Transition plan. Establish Transition Advisory Committee.
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:  
Item Number: 2.



**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**Engineering Activity Report - February 2025**

**ATTACHMENTS:**

Description		Upload Date	Type
▢	Engineering Activity Report - February	3/11/2025	Backup Material
	2025		



# February 2025



## Engineering Department Monthly Report

The Engineering Department consists of two divisions – Engineering/Stormwater and Facilities Maintenance. 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 – Out for bids
- 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:**

- Chick Springs/Suber intersection – Met with DOT
- Budget meetings with other departments
- Greer Sports/Events Center – sewer extension analysis – coord with property owner
- 2025 Pavement Preservation – developing scopes
- 2024 Paving – Spbg side moved to 2025
- 2025 Paving Program – bidding by Counties
- BP Edwards Park parking lot paving –Completed
- Infrastructure inspection data collection - (ADA ramps, sidewalks, striping, curb) near completion
- 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.
- Intake reviews – Mayfield Site, Abbington Place, Arlington Commons
- Valentine Townhomes – road shoulder issue
- Village Oaks – met with developer and engineer – site issues

**Other:**

- Restructure discussion meeting with staff
- Planned and held department retreat



## *Assistant City Engineer – Nathan Jackson, P.E.*

### Tasks:

- 1711 W Wade Hampton Blvd: Issued PO to geotechnical firm for slope study/design/testing which is scheduled to be completed this month, selected culvert lining contractor through formal procurement process and plan to take to council for approval at the end of March, obtained temporary construction easement for a laydown yard with adjacent property owner.
- Redcroft Subdivision – Asphalt Full Depth Patching: Bid and selected pavement contractor to complete the work by the end of April.
- Encroachment Permit – Jackson St: Continued communication for paving updates. Associated adjacent lots failed the City's Closeout Inspection which impacted the contractor's paving schedule.
- Assisted team in the field with closeout inspections and followup discussions for Jackson/Morrow St development, Dillard Creek, and Mattress Warehouse.
- Village Oaks: Attended meeting with Planning Dpt, developer, and associated Civil Engineer to discuss access for next phase of development. Steve, David, and I plan to discuss the road, walls, and floodplain complications after receiving more information from the Civil Engineer.

### Other:

- Hurricane Helene Response:
  - Performed monthly visit of 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.
- Continued training on Trakit software and adjusted software's applications to best serve the stormwater team's process.
- Attended Planning Advisory Committee meeting which included Cohen Valley Townes, Dutch Bros Coffee, and COG Sports Complex.
- Attended Pre-construction meetings for Alexander Place Subdivision and Interested Industries.
- Periodically observed field inspections with City of Greer inspectors and provided feedback when necessary.
- Continued department process improvement discussions with Steve Grant.
- Passed the Certified Floodplain Manager examination and am reviewing the City's Floodplain ordinance and current procedures with Steve before notifying the State authority that I will be the City's new Floodplain Manager.
- Reviewed the department's budget status for new projects with Steve.

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

### Miscellaneous Tasks – Engineering:

- Reviewed six (6) Engineering Submittals for SDPs.
- Sample traffic count for the bend on Aaron Tippin Rd, evaluating if traffic patterns warrant an adjustment with traffic control signage [i.e. yield or stop sign(s)]

### Other:

- Working with GIS to develop a more detailed engineering inspection for road annexations and proposed developments during the PAC.
- Meeting with vendor on available traffic calming products, such as beacons and sign lighting systems.
- Working to review outstanding issues with road data found after review and entry by GIS.

## Civil Engineer II – Stormwater Division – Adam Vidalis, PE

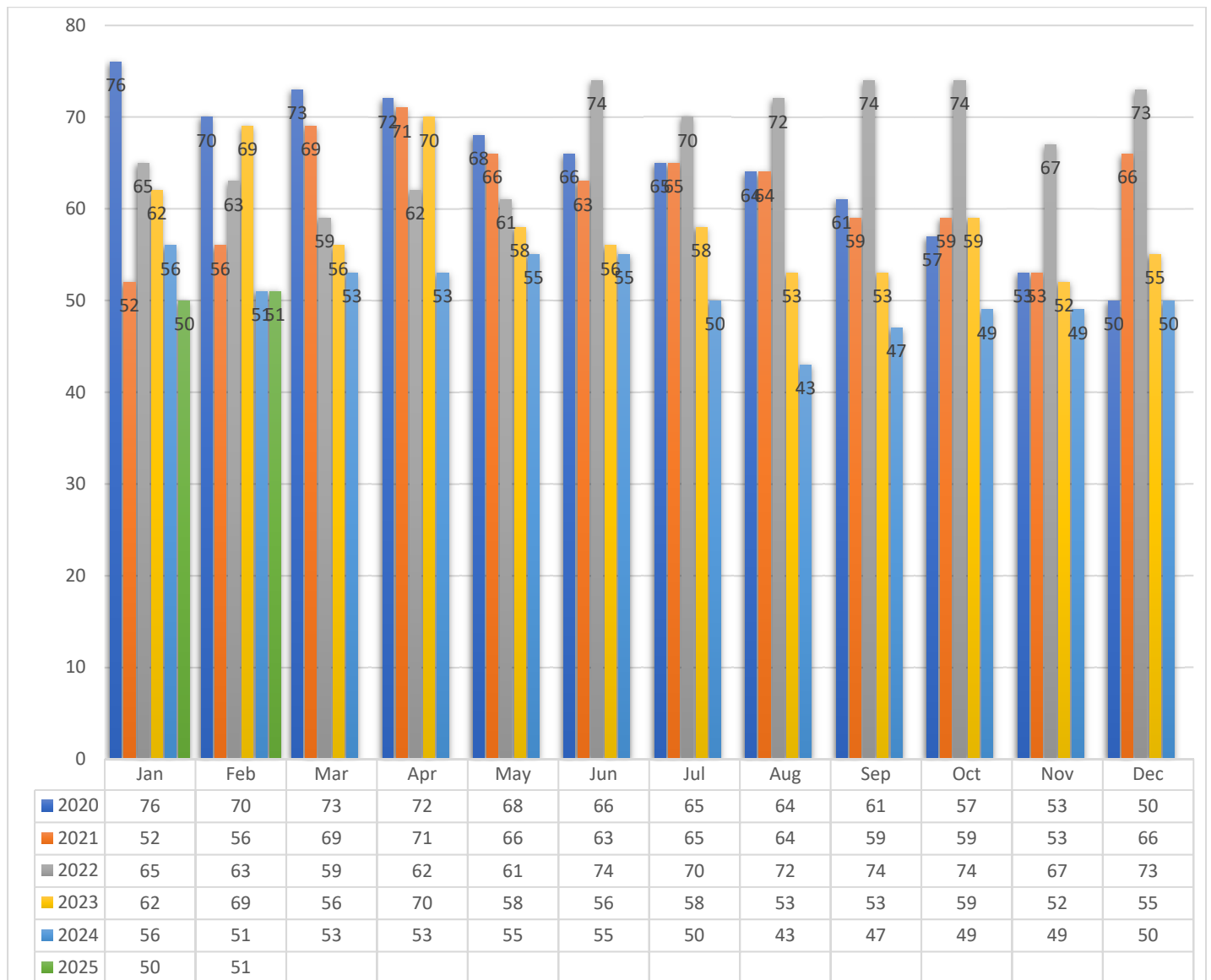
### Engineering & Stormwater Report for February 2025

- 1) Planning Advisory Committee 2/13
- 2) Alexander Place Pre-Construction Meeting 2/19
- 3) Interested Industries Pre-Construction Meeting 2/20
- 4) Stormwater Project Coordination Meeting 2/25
- 5) Planning Advisory Committee 2/27
- 6) Engineering Department retreat 2/28
- 7) 12 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.

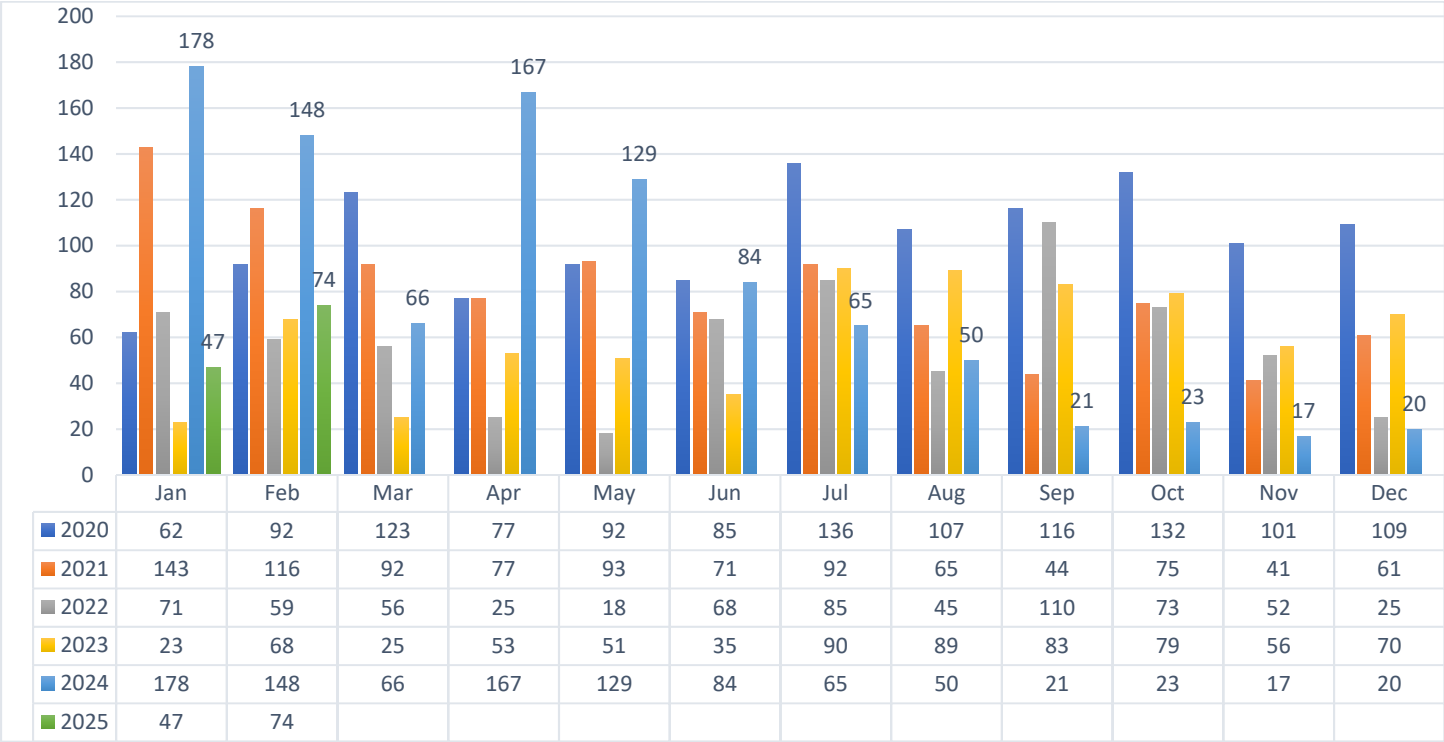
2025 Stormwater Summary January 1 <sup>st</sup> , 2025 through February 28 <sup>th</sup> , 2025		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
5	21	5

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

74 Individual LOT Drainage Plan Reviews (Per Month)



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

Subd. / Project Name	Date	Operation
Tropical Grill	2/4/2025	Asphalt Placement

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, scheduling the install of the new cartridges.
- Station 41 Generator project is complete, Blanchard also finished training.
- The fence upgrades at BP Edwards Park were completed.
- Berry Ave Roof Leaks, (5) leak locations, we are reviewing repair cost estimates from Benton and Baker roofing.
- Bollard install at the Golf Course, we will award this work to Carolina Ironworks
- Installation of the Incinerator at the Recycling Center is complete.
- The Fleet Shop Expansion lighting is complete and the washer/dryer electrical has been installed. The appliances will be installed when the 18" platform arrives.
- OC Flooring Replacement –Greer Flooring completed the install but needs to return to fix three threshold transitions in Justin Raney's office.
- FEMA Site inspections and Damage Inventory List complete,
- FEMA Estimates for Repairs – Painter1 provided estimates for drywall and paint repairs in the stairwells. Baker and Benton Roofing have been on site to estimate the City Hall and Berry Ave repairs.
- OC Storage Closet – Two versions of the possible wall configurations were presented to Justin Miller.
- Century Park has high pressure issues with the water supply, an estimate to replace the PRV was requested.
- The floor at Tryon was repaired by Cameron of the Facilities staff.
- Getting pricing for the toilet partition replacement at Station 41.
- Working with Procurement for the Century Park Field 1 fence upgrades.
- Getting additional pricing on the replacement PD Employee fence.

Category Number:  
Item Number: 3.



**AGENDA**  
**GREER CITY COUNCIL**  
**3/25/2025**

**Finance Activity Report - February 2025**

**Summary:**

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

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Finance Activity Report - February 2025	3/19/2025	Backup Material



February 2025 Summary Financial Report



# Financial Performance Summary

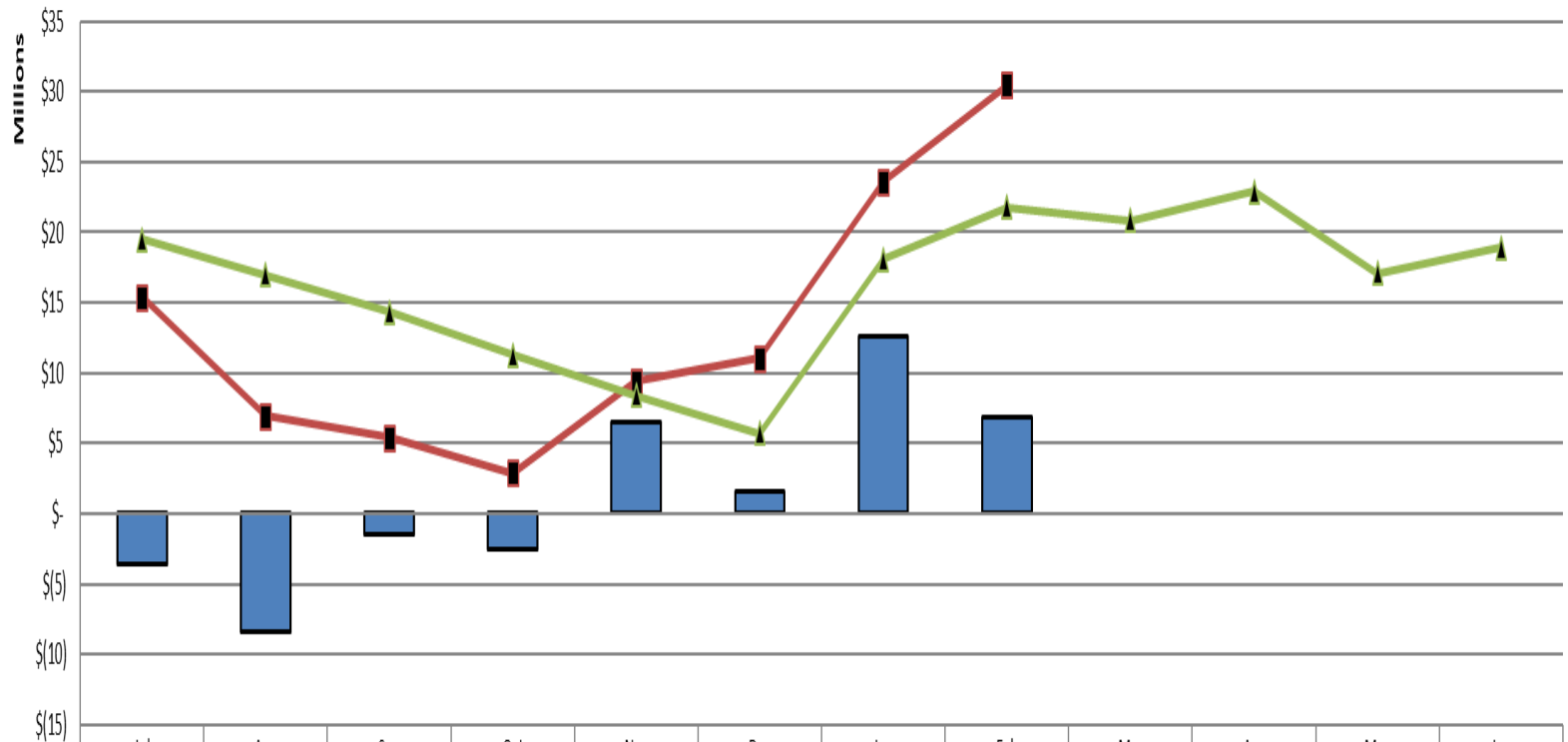
As of Month End February, 2025

<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
<b>GENERAL FUND</b>			
Cash Balance	↑	↑	\$ 30,440,369
Revenue	↓	↑	\$ 39,529,741
Total Expenditures	↑	↑	\$ 30,401,205
Total Percentage (Over) / Under	↓	↑	5%
Revenue Benchmark Variance	↑	↑	\$ 5,348,583
Expenditure Benchmark Variance	↓	↑	\$ 1,950,230
Overall Benchmark Variance	↑	↑	\$ 7,298,813
<b>HOSPITALITY FUND</b>			
Cash Balance	↓	↓	\$ 682,269
Revenue	↓	↑	\$ 2,589,517
Expenditures	↑	↑	\$ 2,905,560
<b>STORM WATER FUND</b>			
Cash Balance	↓	↑	\$ 3,348,427
Revenue	↓	↑	\$ 2,329,294
Expenditures	↑	↑	\$ 1,611,072



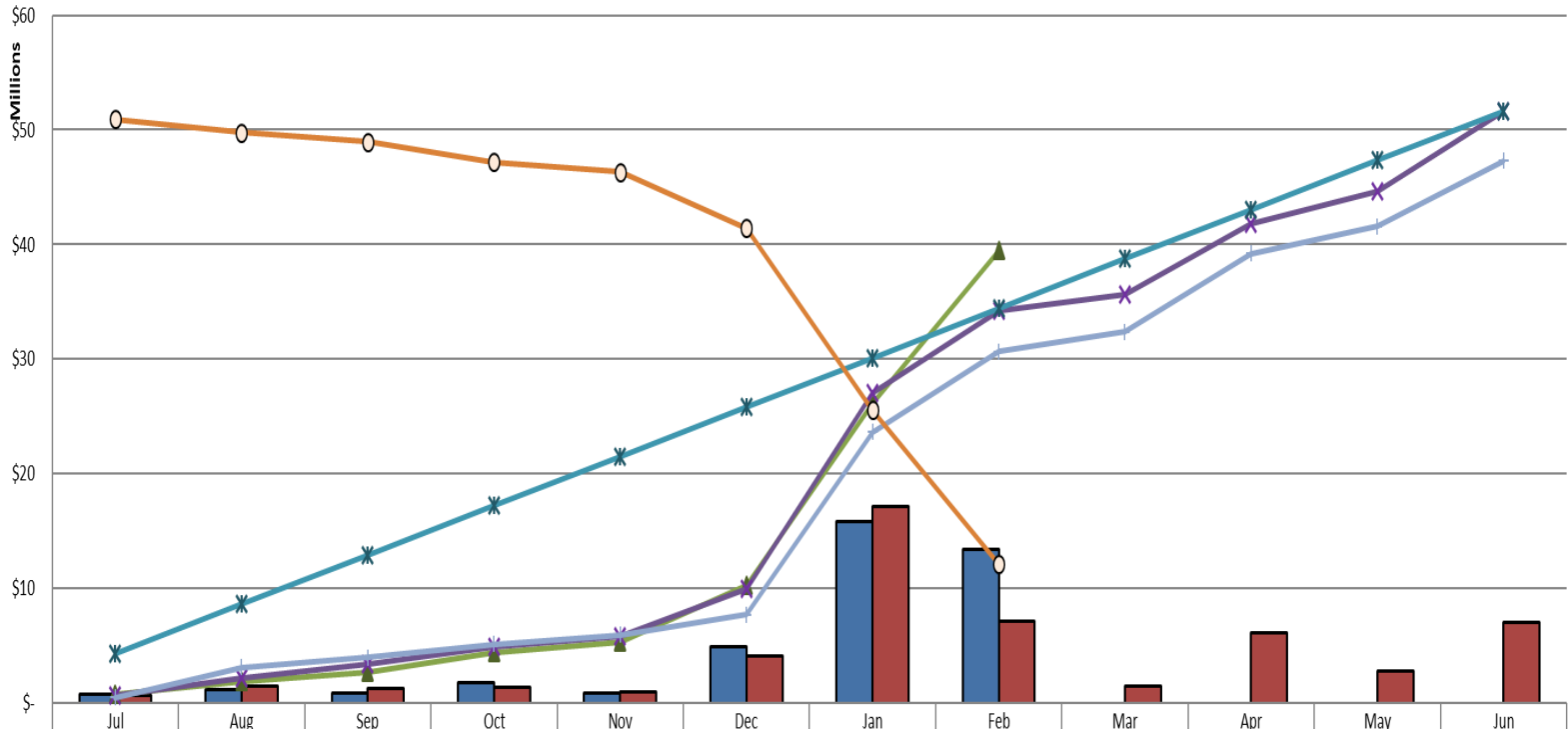
## Cash Balance - General Fund

Fiscal Year 2024/25



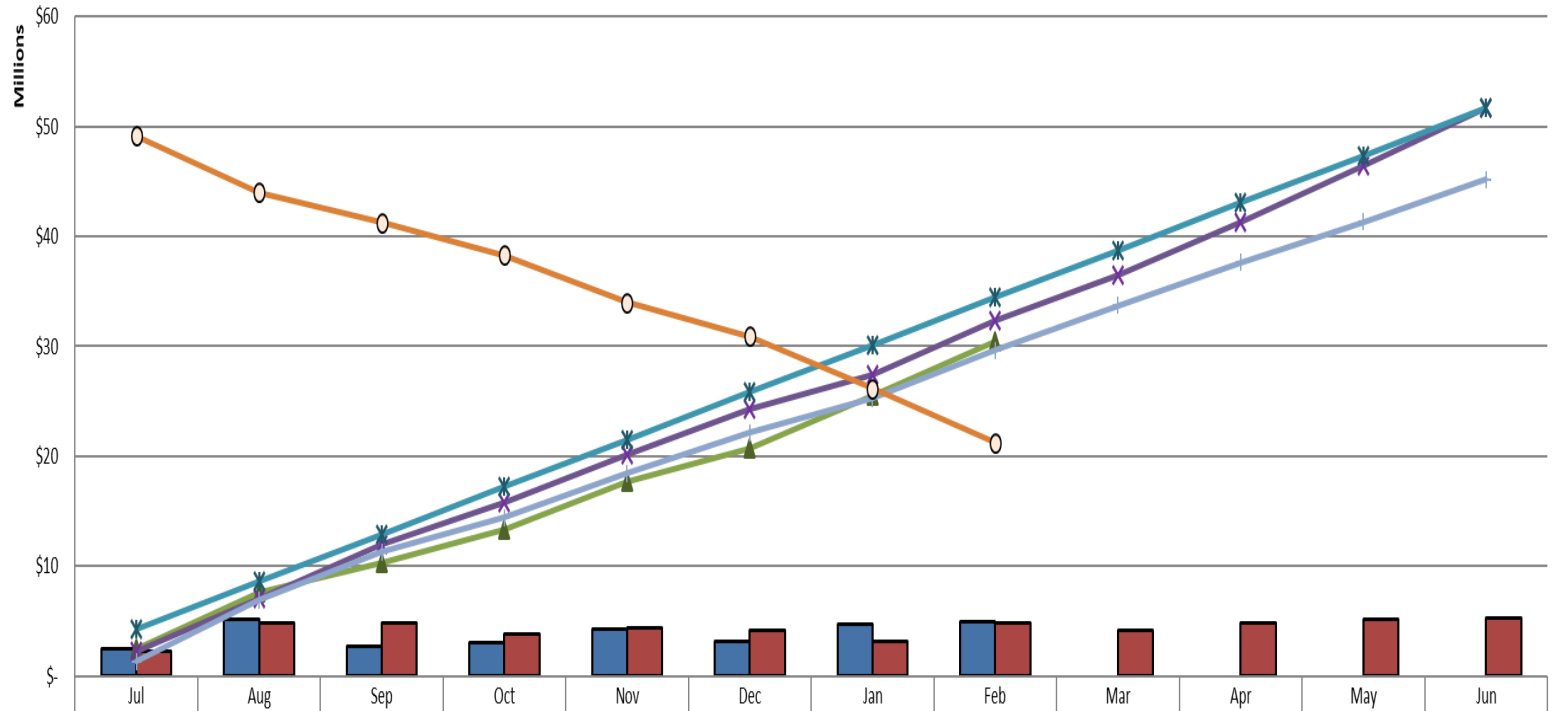
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(3,545,771)	(8,419,386)	(1,501,850)	(2,533,727)	6,513,790	1,599,774	12,556,146	6,859,959	-	-	-	-
Current Fiscal YTD Balance	15,365,663	6,946,276	5,444,426	2,910,699	9,424,490	11,024,263	23,580,410	30,440,369				
Prior Fiscal YTD Balance	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



Monthly Actual	724,221	1,156,873	818,831	1,753,574	849,775	4,916,170	15,877,259	13,433,039				
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	39,529,741				
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	12,115,392				

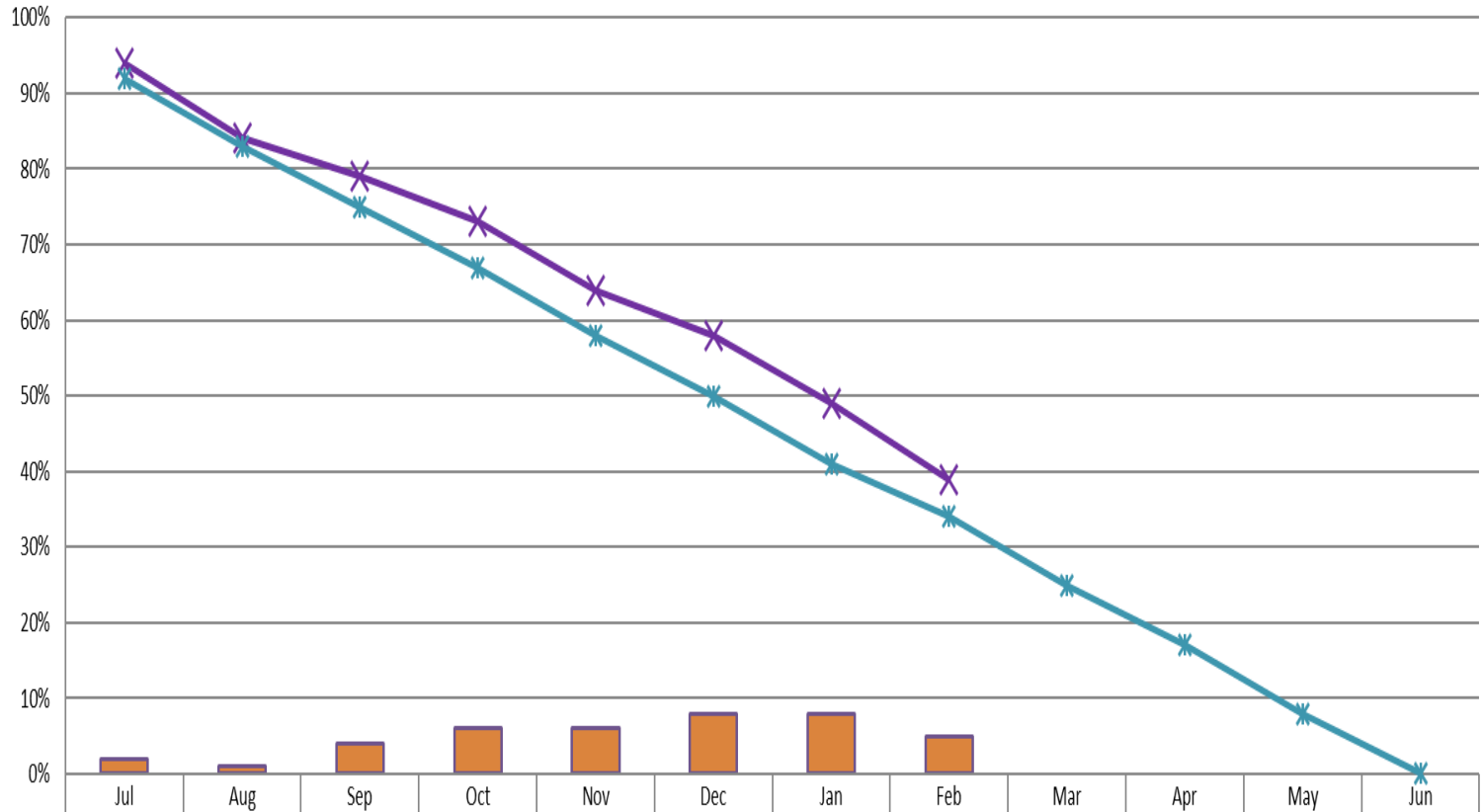
## Expenditures - General Fund Fiscal Year 2024/25



	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	4,903,981				
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	30,401,205				
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	21,243,928				

## Budget Percent Remaining - General Fund

Fiscal Year 2024/25



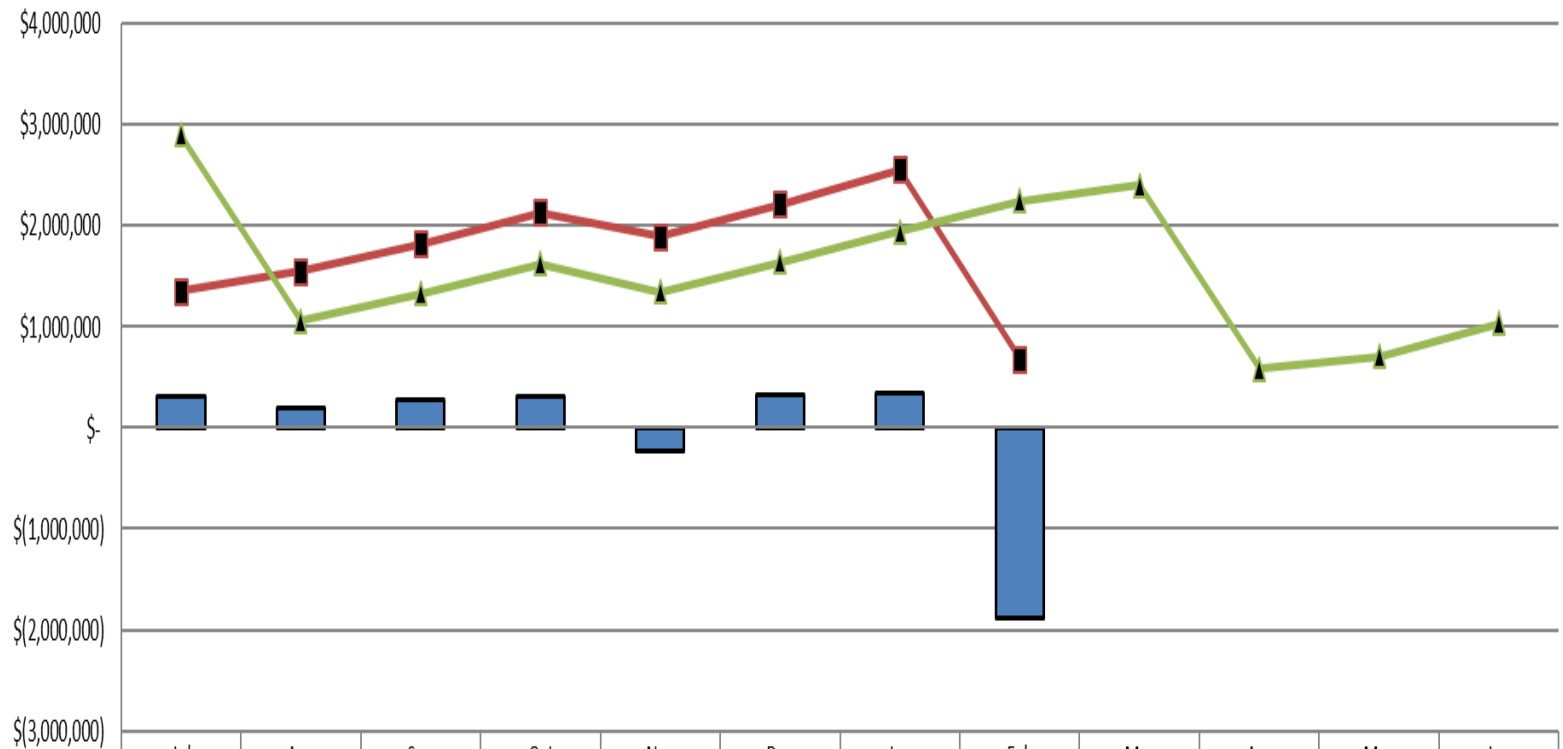
(Over) Under Budget	2	1	4	6	6	8	8	5				
Actual Percent Remaining	94	84	79	73	64	58	49	39				
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

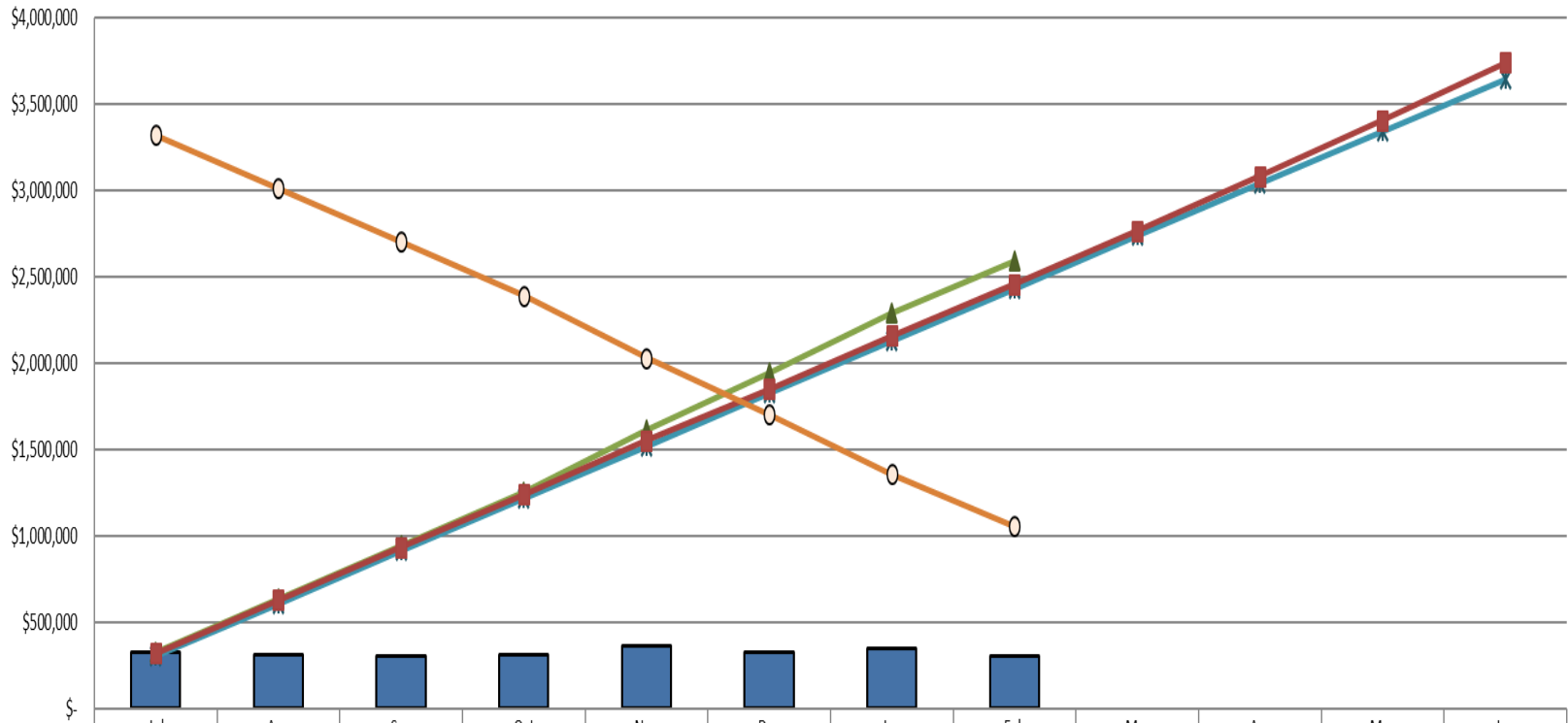
# Cash Balance - Hospitality Taxes Fund

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	(1,878,169)	-	-	-	-
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	682,269				
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

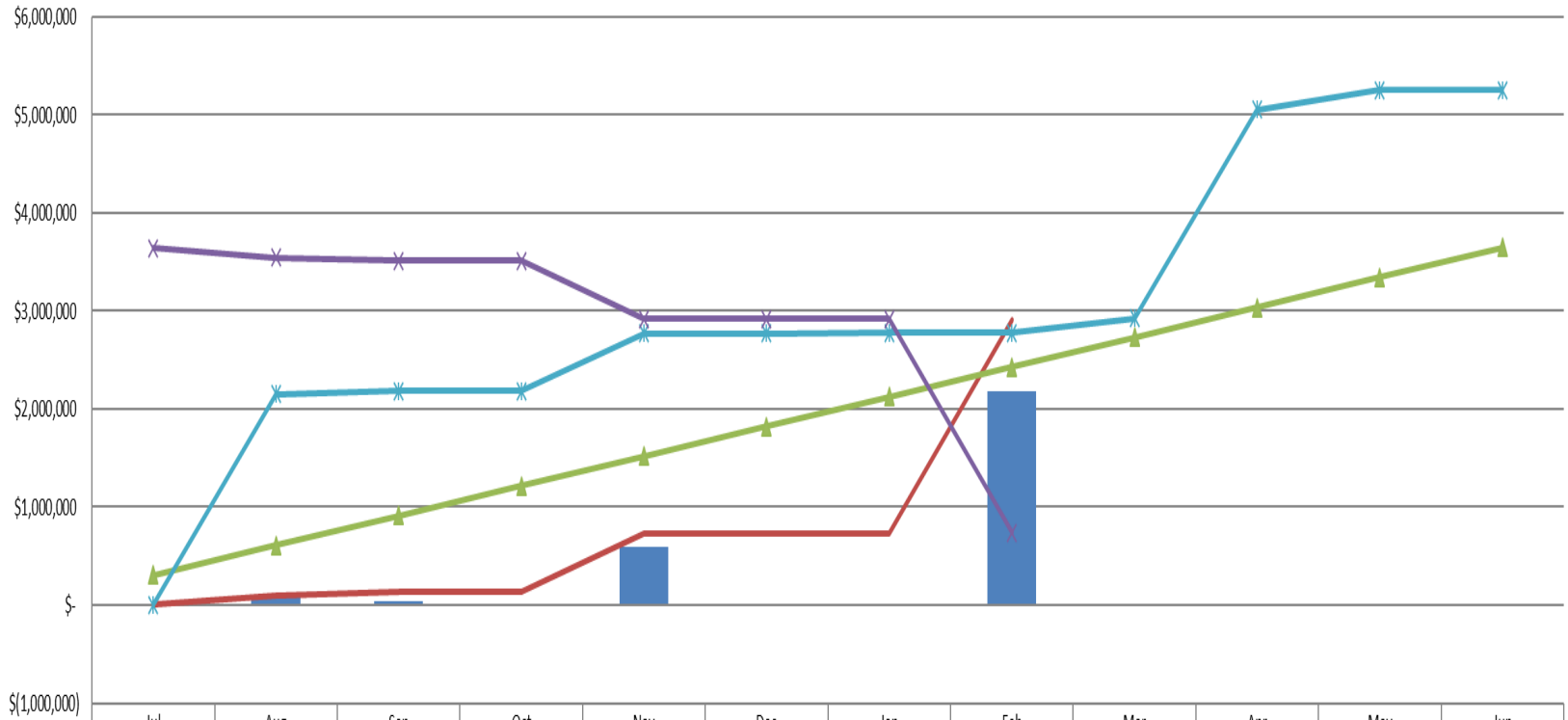
## Revenue - Hospitality Taxes Fund Fiscal Year 2024/25



Monthly Actual	323,949	309,955	307,436	313,181	361,256	326,637	345,718	301,385				
YTD Actual	323,949	633,904	941,340	1,254,522	1,615,778	1,942,414	2,288,132	2,589,517				
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	1,054,961				

## Expenditures - Hospitality Taxes Fund

### Fiscal Year 2024/25

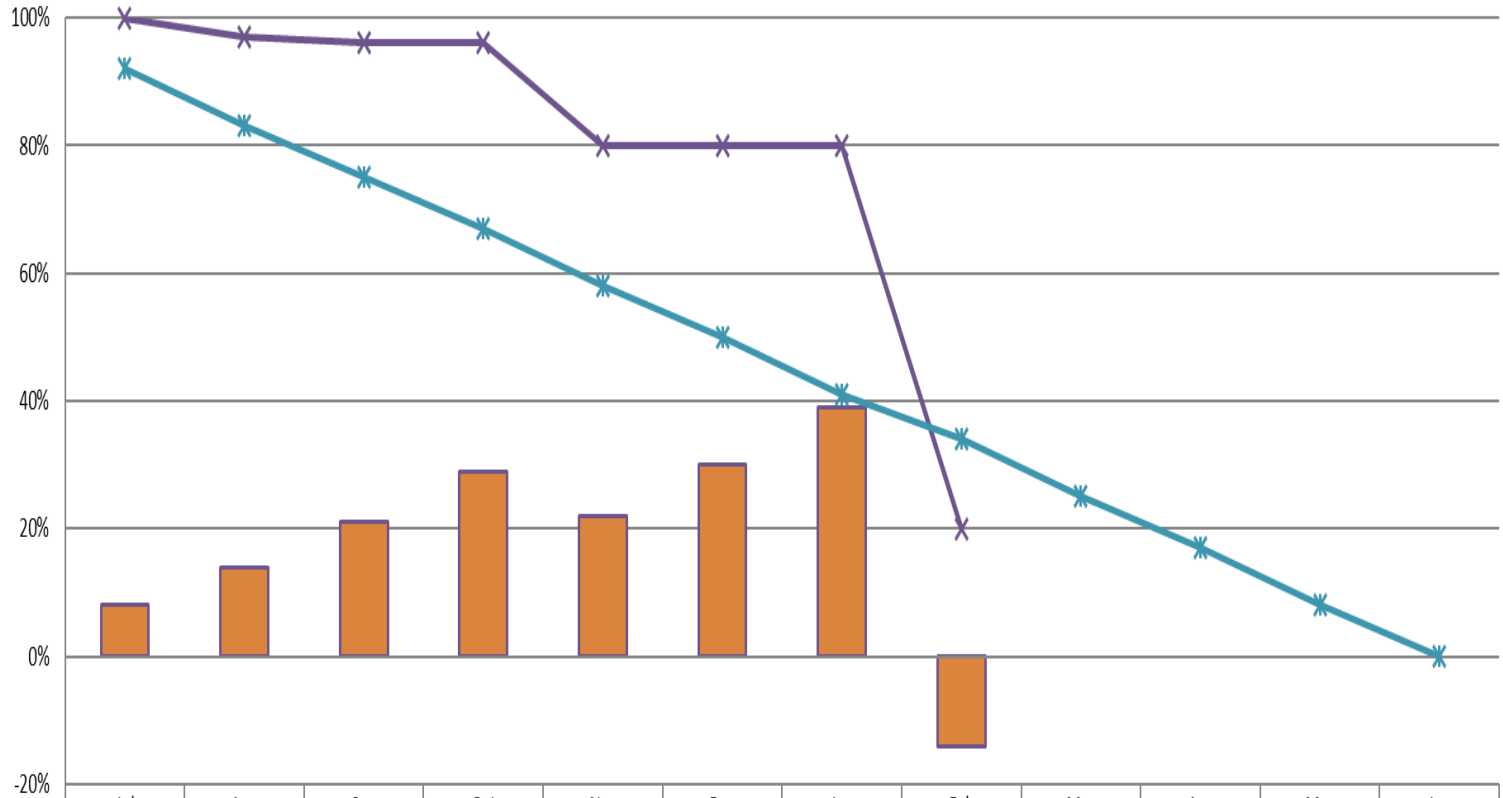


	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	4,370	95,267	34,207	600	592,465	1,217	(0)	2,177,434				
YTD Actual	4,370	99,638	133,844	134,445	726,909	728,127	728,126	2,905,560				
YTD Prorated Budget	303,707	607,413	911,120	1,214,826	1,518,533	1,822,239	2,125,946	2,429,652	2,733,359	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	738,918				



## Budget Percent Remaining - Hospitality Taxes Fund

### Fiscal Year 2024/25



■ (Over) Under Budget

✕ Actual Percent Remaining

✱ Prorated Percent Remaining

Jul

Aug

Sep

Oct

Nov

Dec

Jan

Feb

Mar

Apr

May

Jun

8

14

21

29

22

30

39

-14

100

97

96

96

80

80

80

20

92

83

75

67

58

50

41

34

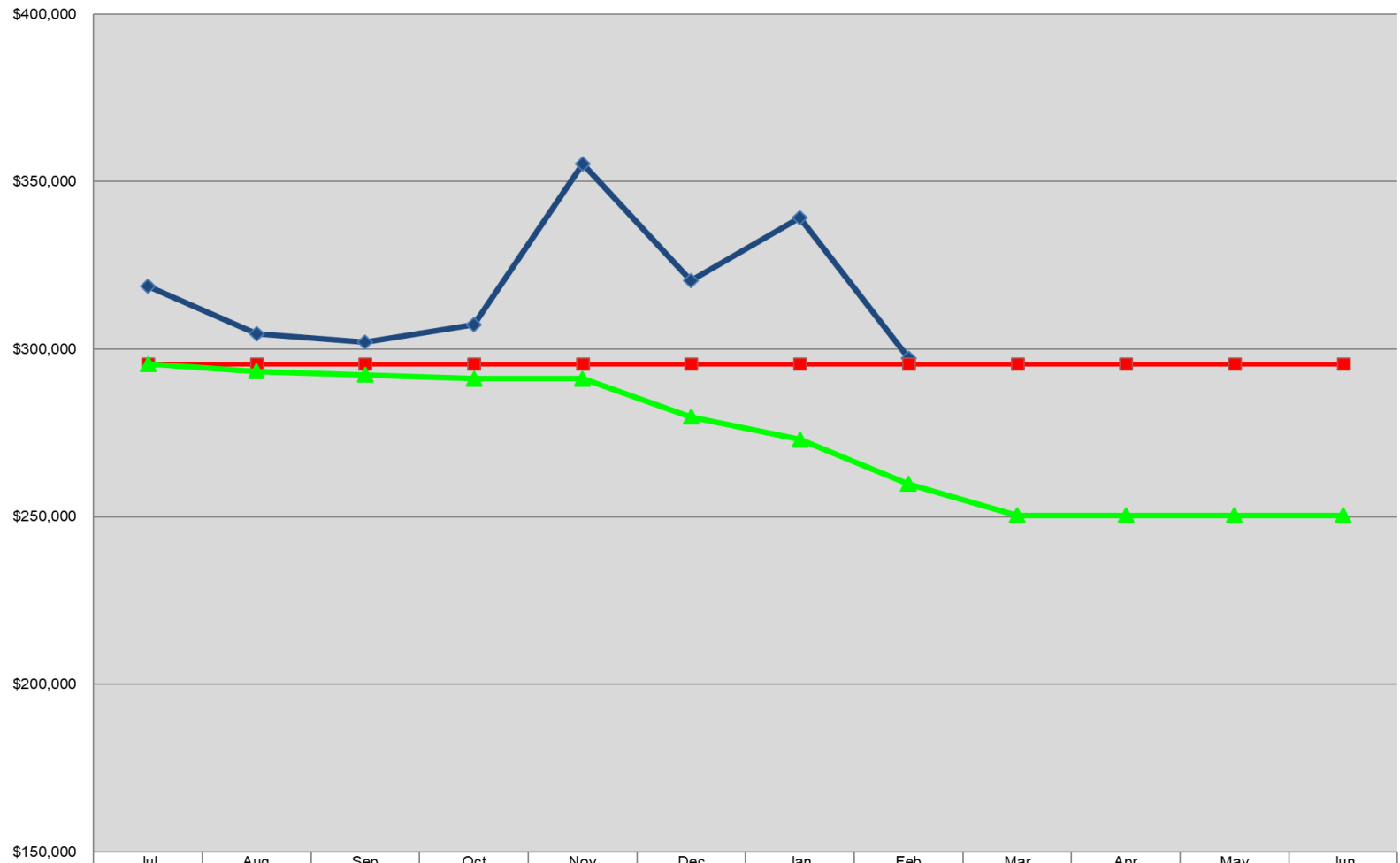
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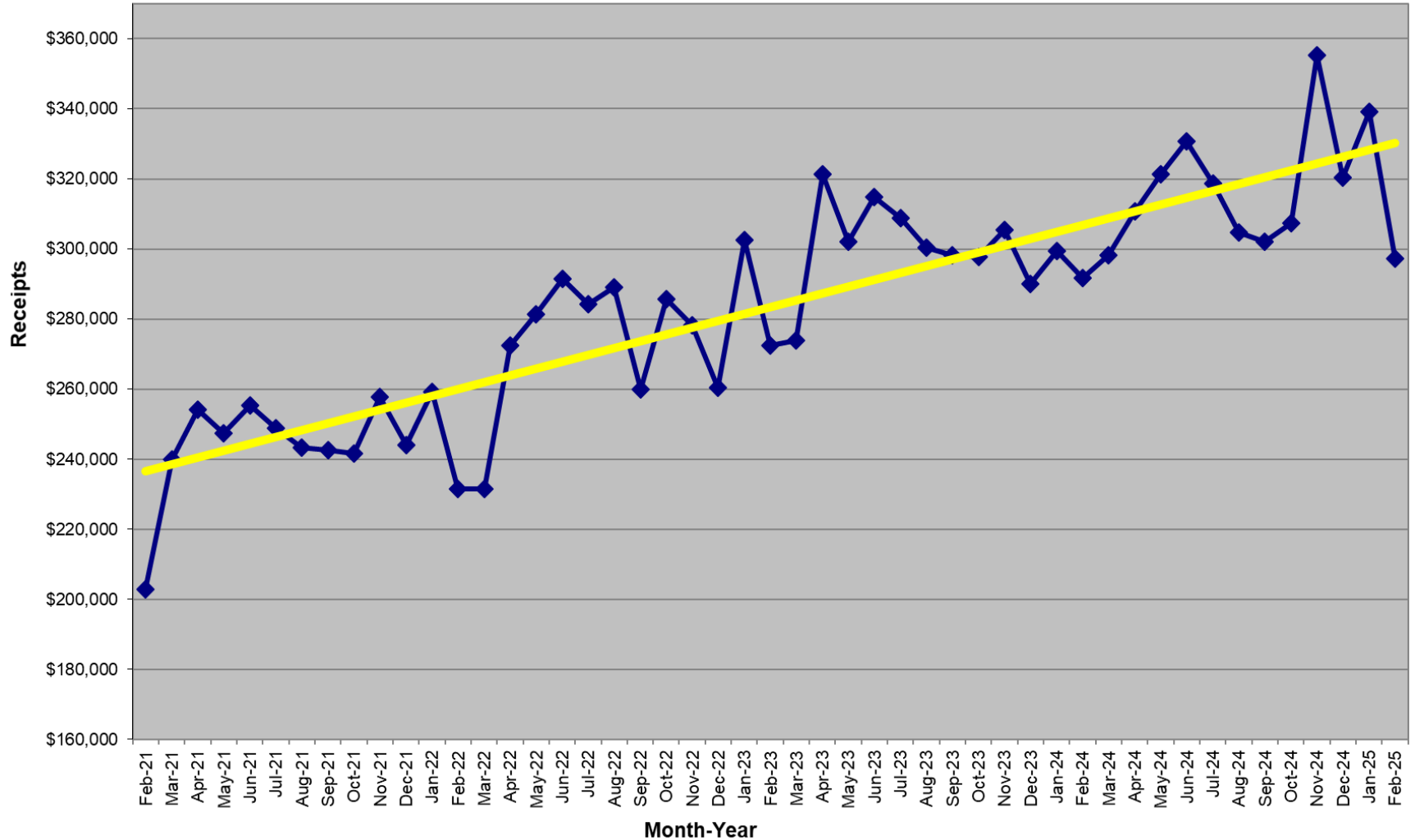
## Hospitality Taxes Fiscal Year 2024/25



Monthly Actual	318,781	304,599	302,006	307,341	355,254	320,362	339,200	297,365				
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	250,392	250,392	250,392	250,393

# Hospitality Tax

4 - Year Trending

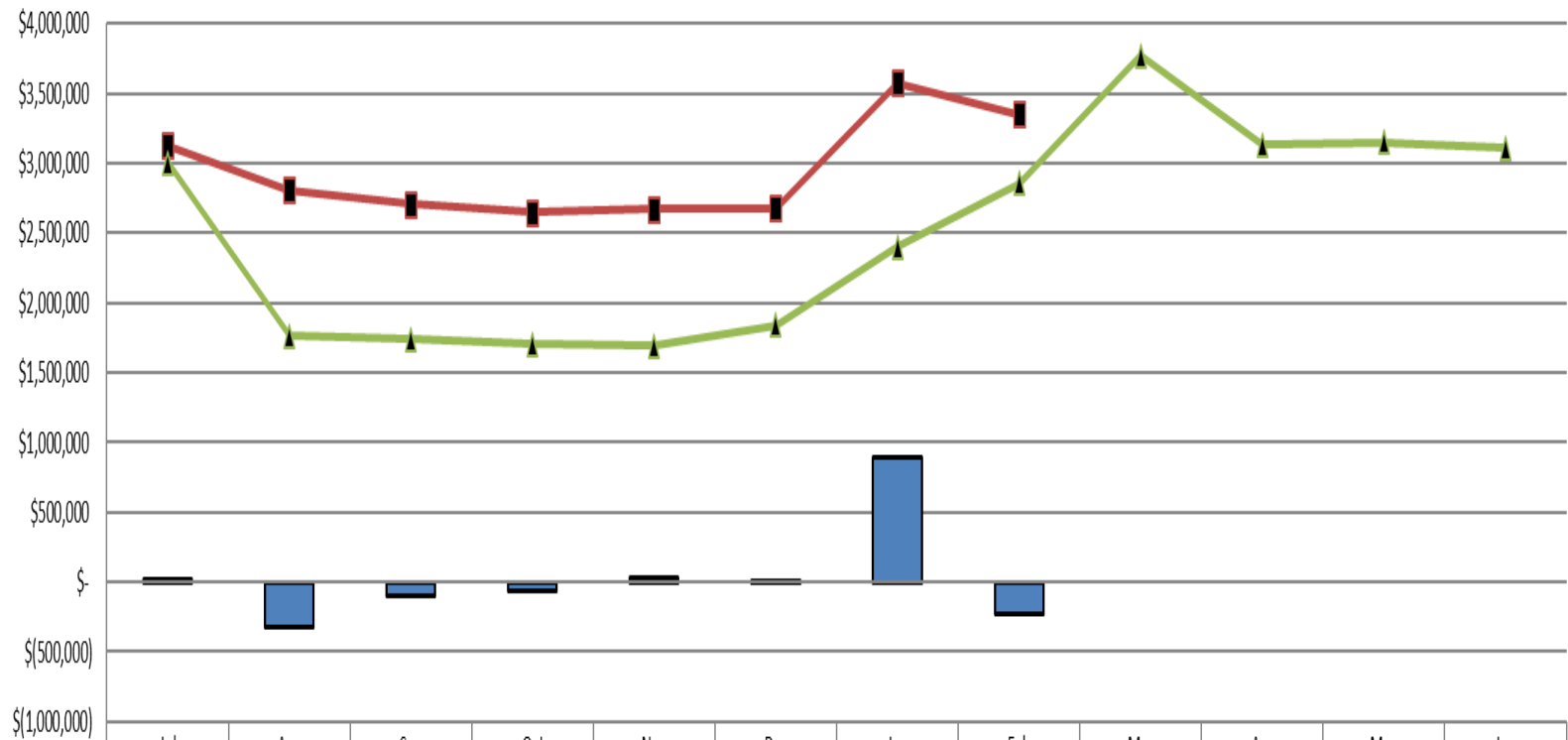




Storm Water Fund

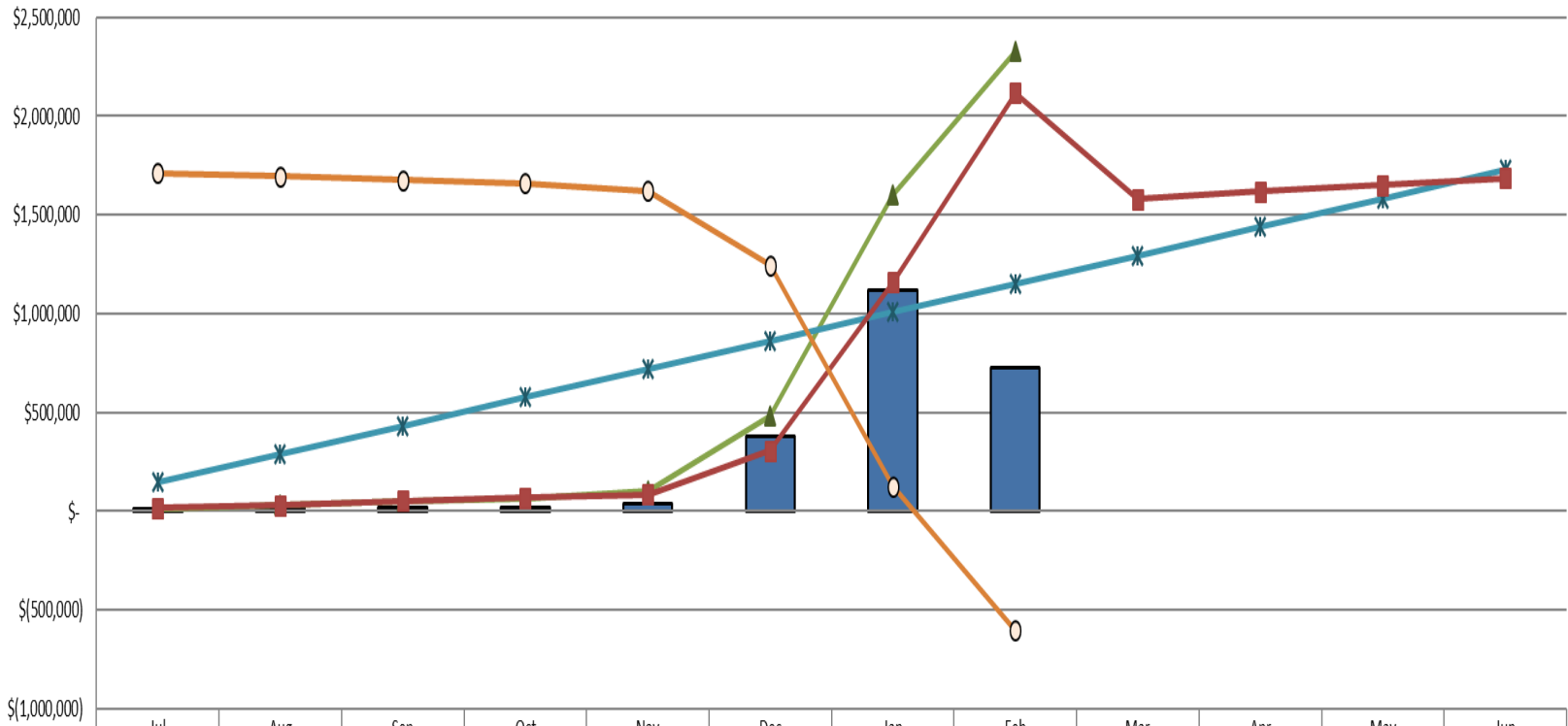
## Cash Balance - Storm Water Fund

Fiscal Year 2024/25



Net Monthly Cash	14,084	(318,039)	(99,606)	(60,749)	24,858	9,041	895,295	(226,814)	-	-	-	-
Current Fiscal YTD Balance	3,124,442	2,806,402	2,706,796	2,646,047	2,670,905	2,679,946	3,575,241	3,348,427				
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

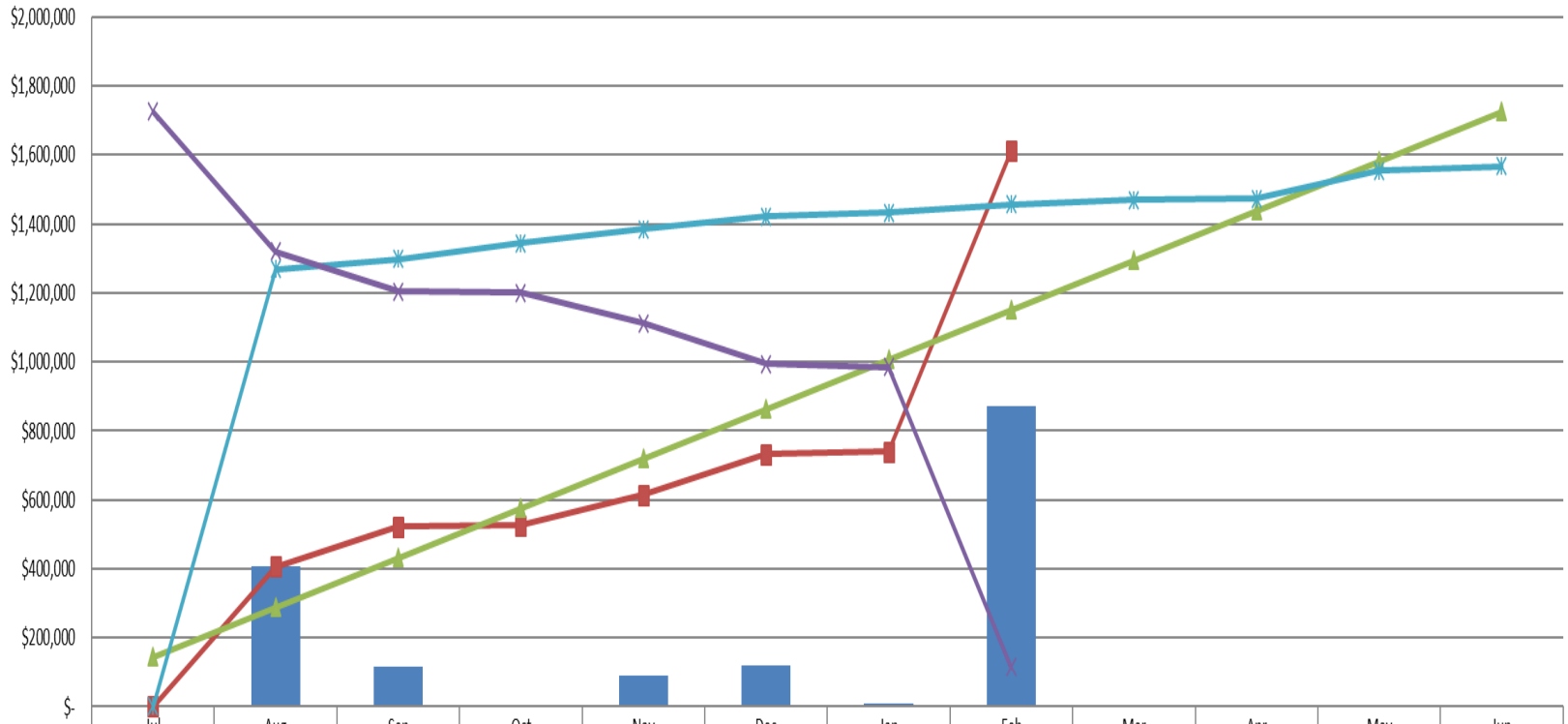
## Revenue - Storm Water Taxes Fund Fiscal Year 2024/25



	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	728,542				
YTD Actual	13,642	31,605	50,554	65,688	103,674	481,892	1,600,752	2,329,294				
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	(603,379)				

## Expenditures - Storm Water Fund

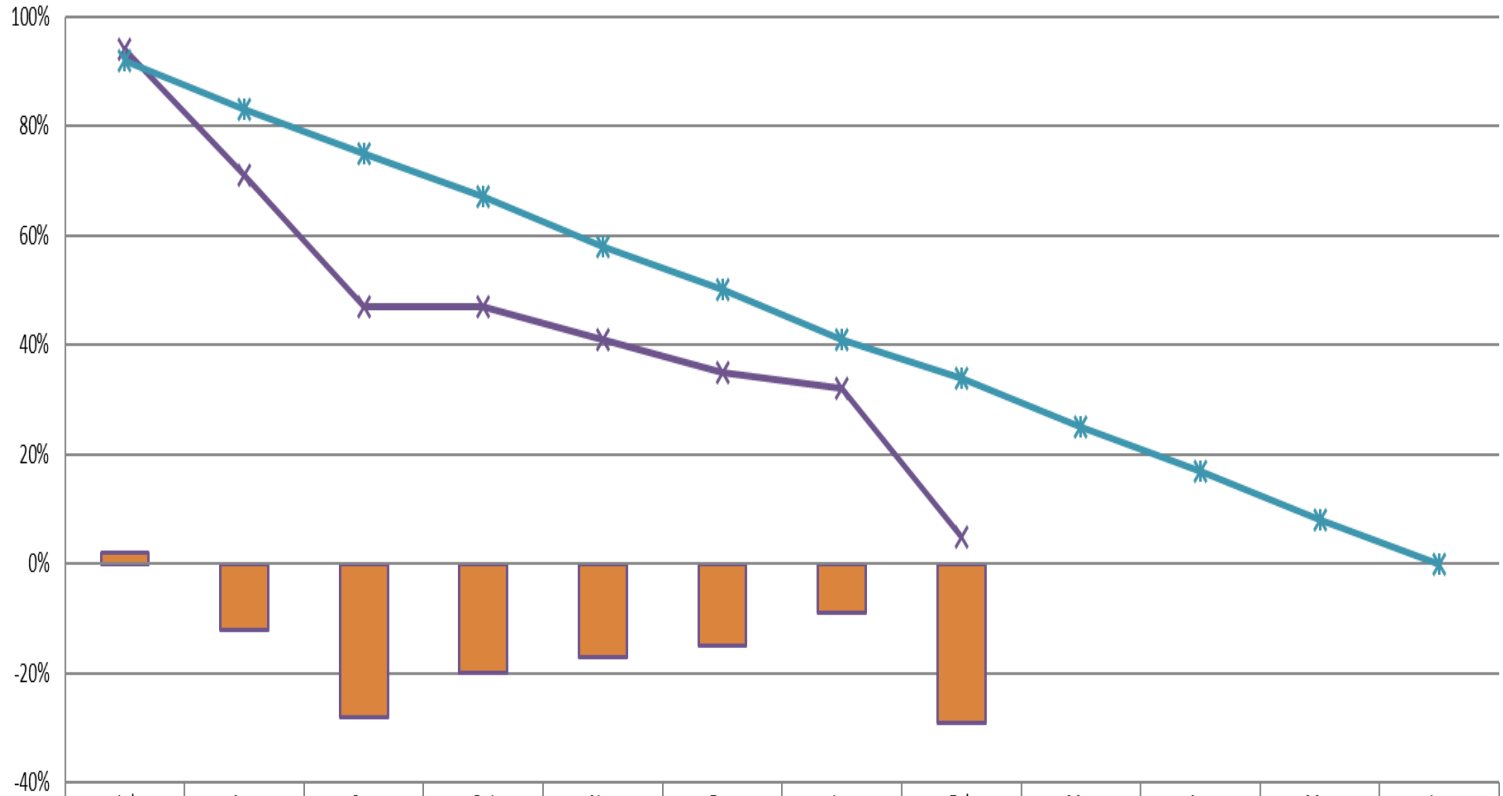
### Fiscal Year 2024/25



	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	870,707				
YTD Actual	455	406,512	521,939	525,638	614,223	732,418	740,365	1,611,072				
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	114,843				

## Budget Percent Remaining - Storm Water Fund

### Fiscal Year 2024/25



■ (Over) Under Budget

✕ Actual Percent Remaining

✱ Prorated Percent Remaining

Jul

Aug

Sep

Oct

Nov

Dec

Jan

Feb

Mar

Apr

May

Jun

2

-12

-28

-20

-17

-15

-9

-29

94

71

47

47

41

35

32

5

92

83

75

67

58

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25

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0



Category Number:  
Item Number: 4.



**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**Fire Department Activity Report - February 2025**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 Fire Department Activity Report - February 2025	3/11/2025	Backup Material



FEBRUARY

2025

# MONTHLY REPORT



CITY OF GREER  
FIRE DEPARTMENT

# STAFFING



FF/EMT Cameron Nicholson and FF/EMT Evan Williams finished their probationary skills check-offs and obtained their Tower 41 passport.

## STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	60	55	0	0	5
ADMINISTRATION	8	8	0	0	0
PART-TIME	16	15	0	0	1



# RECOGNITION



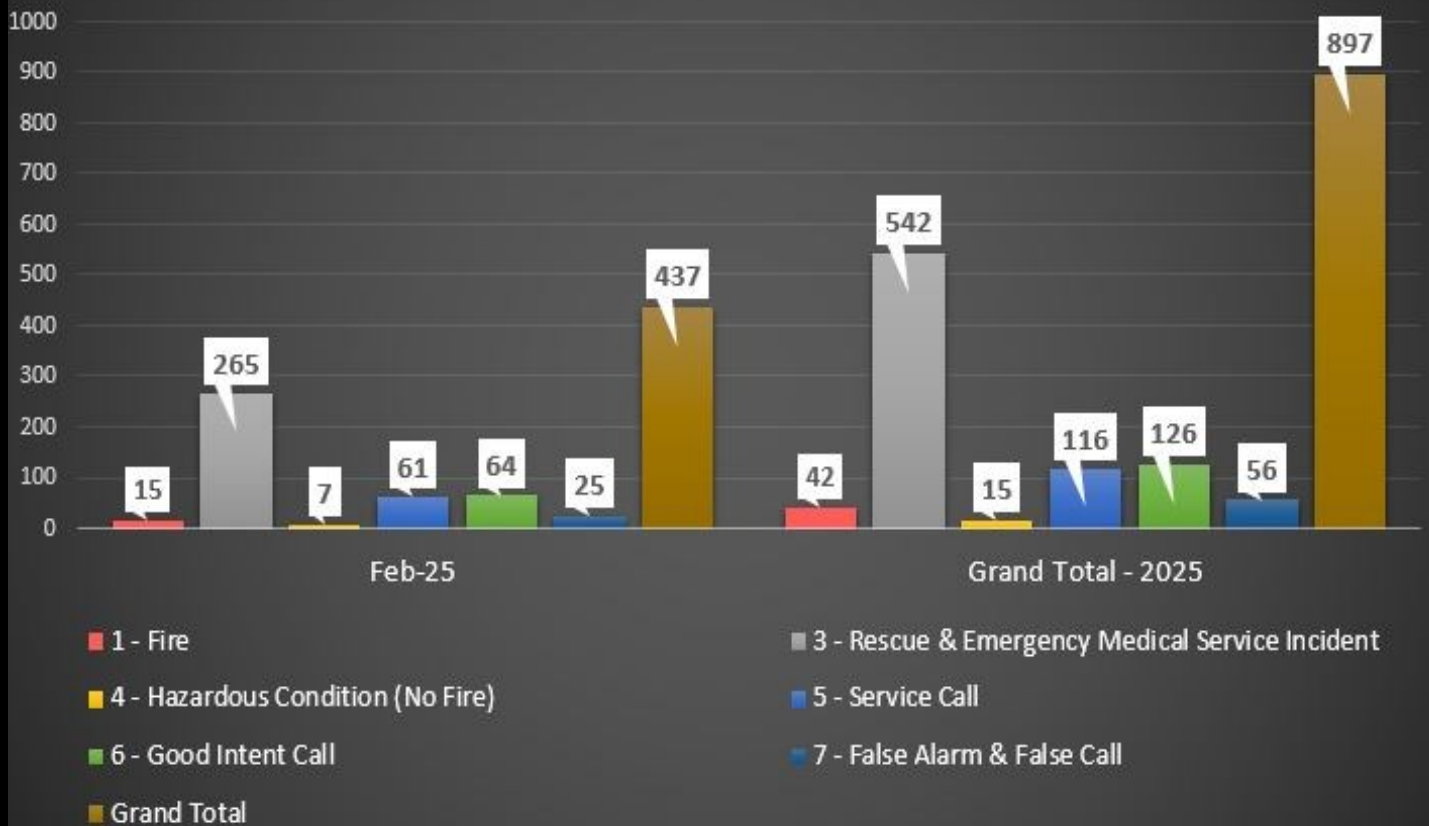
**Top Left to Right—Firefighter Evan Williams and Firefighter Will Jodon successfully obtained the NREMT.**



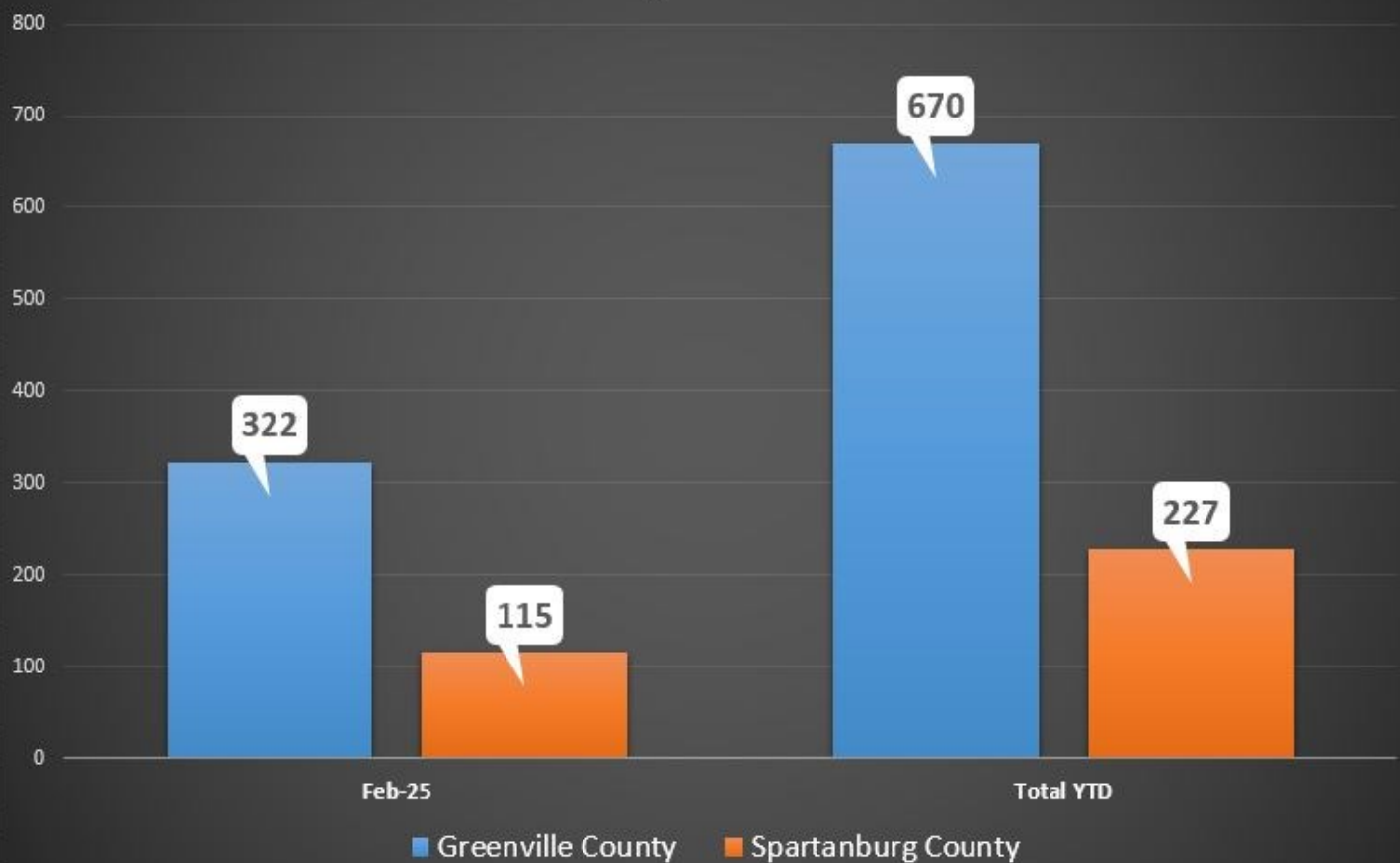


**Deputy Chief Holzheimer attended the Past Presidents Section meeting in Chapin in February. This section is a group of all Past Presidents of the South Carolina State Firefighters' Association.**

## Incident Type Breakdown



## County Breakdown





**Engine 42, Engine 97, Engine 41, Battalion 41, Chief 42, Division Chief 41 and UTV 41 responded to an outside fire at 929 S. Suber Road. Crews worked quickly to extinguish the roughly 2 acre outside fire.**





**In February our QRV crews got an upgrade. The 2015 Expedition was replaced with a 2020 Ford Police Interceptor SUV. The QRV is staffed 7 days a week from 7:45 am to 7:45 pm.**







**2/20/2025—Engine 41, Engine 56, and Battalion 41 responded to a vehicle fire 105 Golf Street. Crews worked quickly to bring the fire under control. No injuries reported and the fire was confined to the vehicle.**







2/26/2025—Engine 41, Engine 42, Engine 97, Engine 83, Engine 81, Engine 62, Tender 43, Tower 41, Battalion 41 and Battalion 81 responded to a residential structure fire at 105 S. Spearman Dr. (Auto-aid for Taylors FD). Crews arrived to find a fire in the attic and worked quickly to extinguish the fire. No injuries reported.

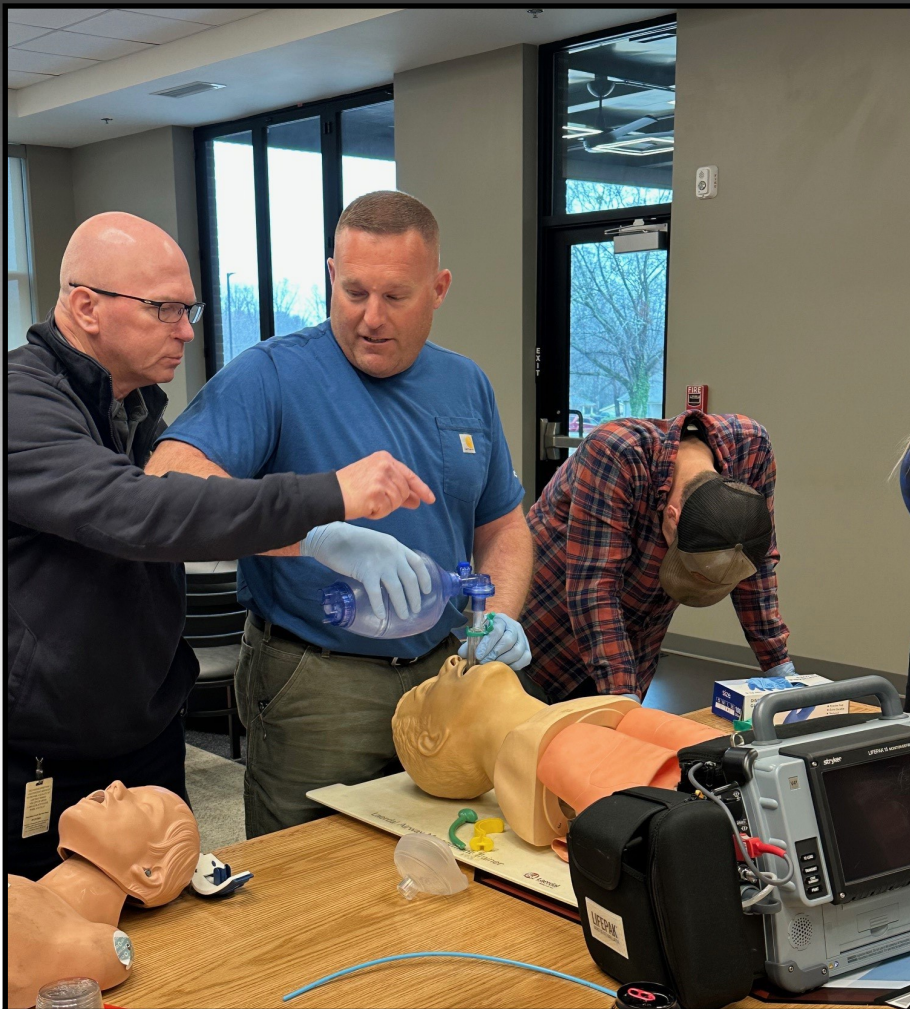
## Division of Training and Professional Standards 2025



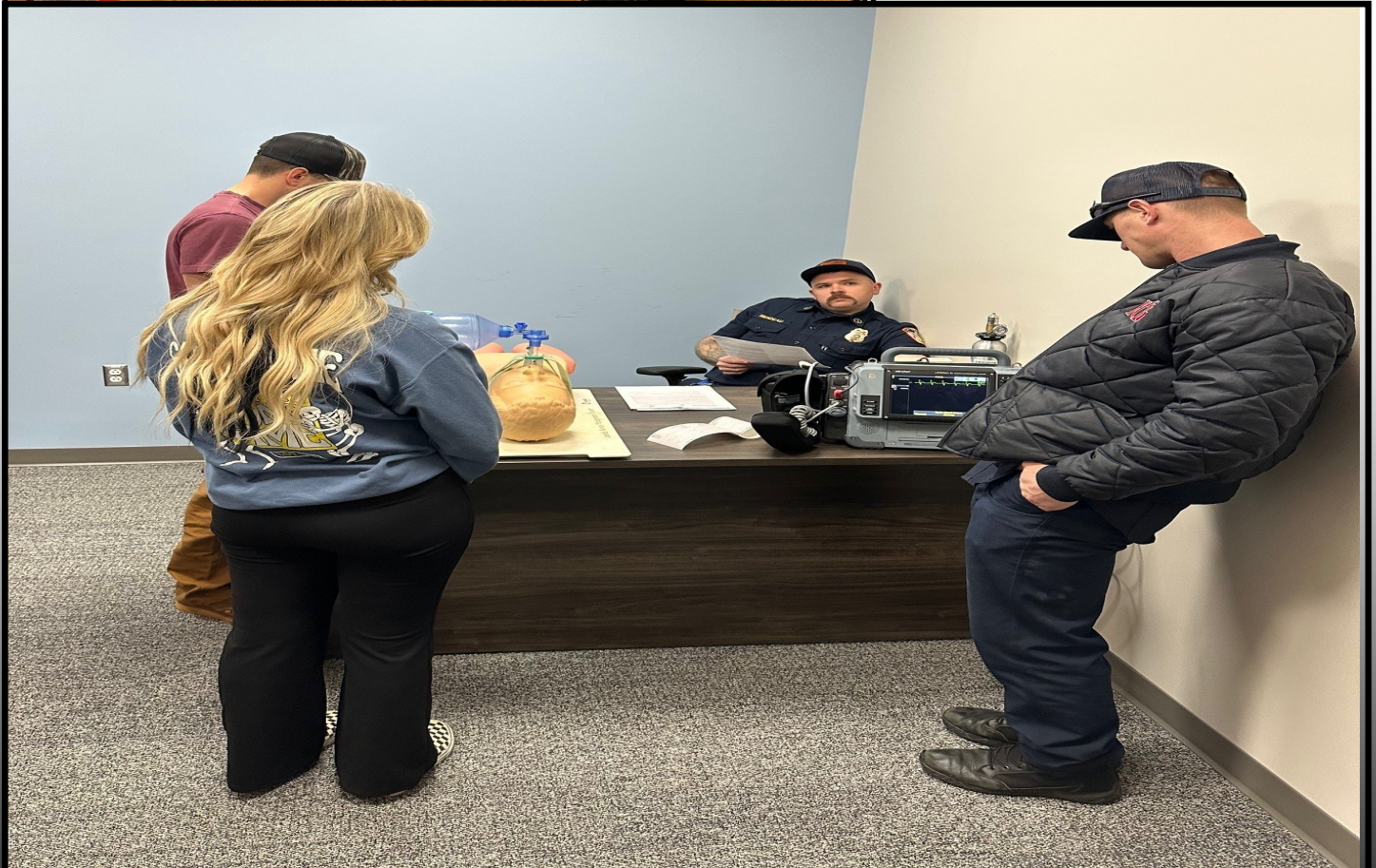
All Paramedics and EMT's attended medical training with our Medical Control physician Dr. Johnathan Elkes. The topic was post cardiac arrest medications. The training included lecture and skill check-offs.





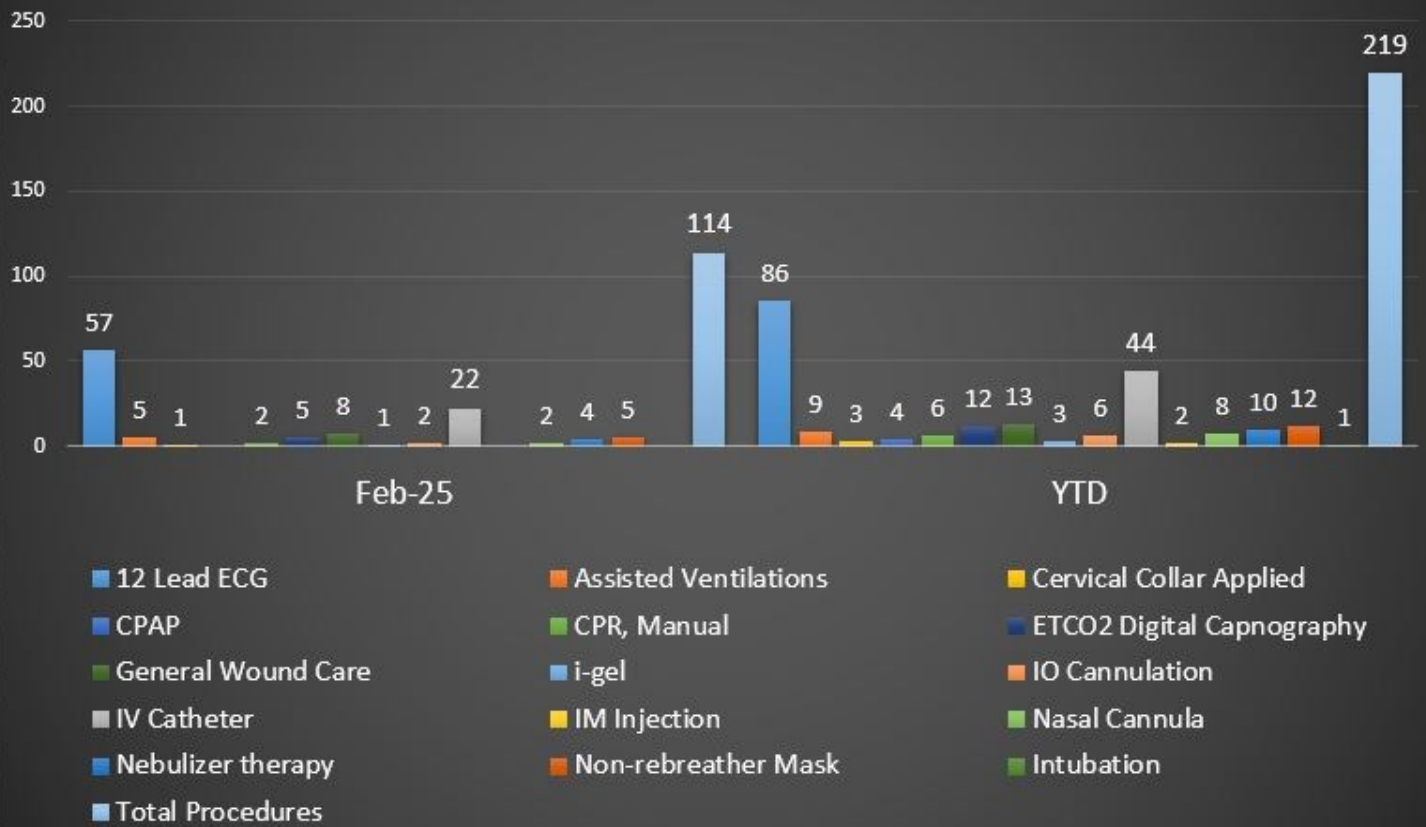


Several EMT's and Paramedics attended Advanced Cardiac Life Support (ACLS) in February. This course was taught by Lieutenant/Paramedic Josh Riendeau and Engineer/Paramedic Chase Raper. ACLS is a 16 hour course that our staff must take every 2 years.

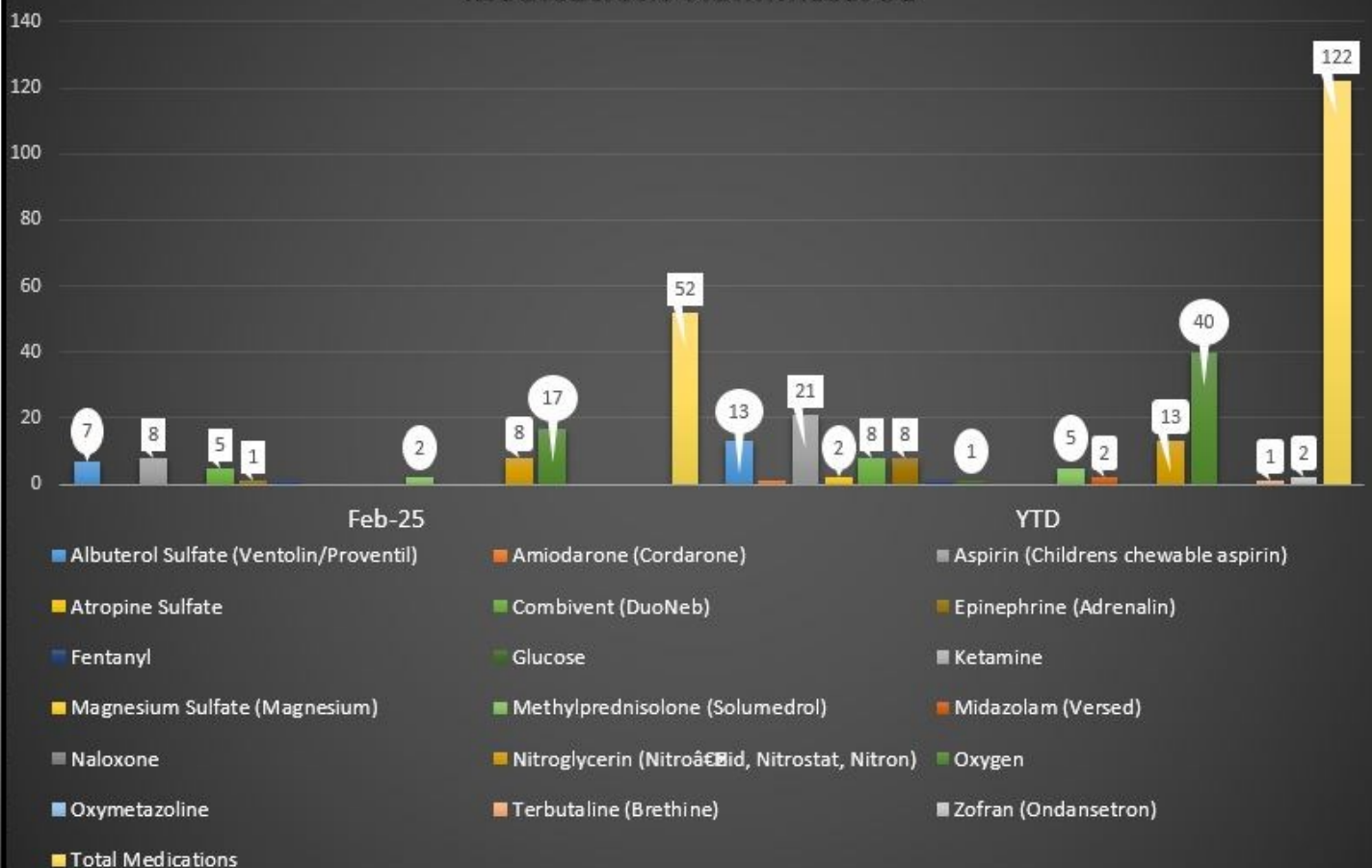




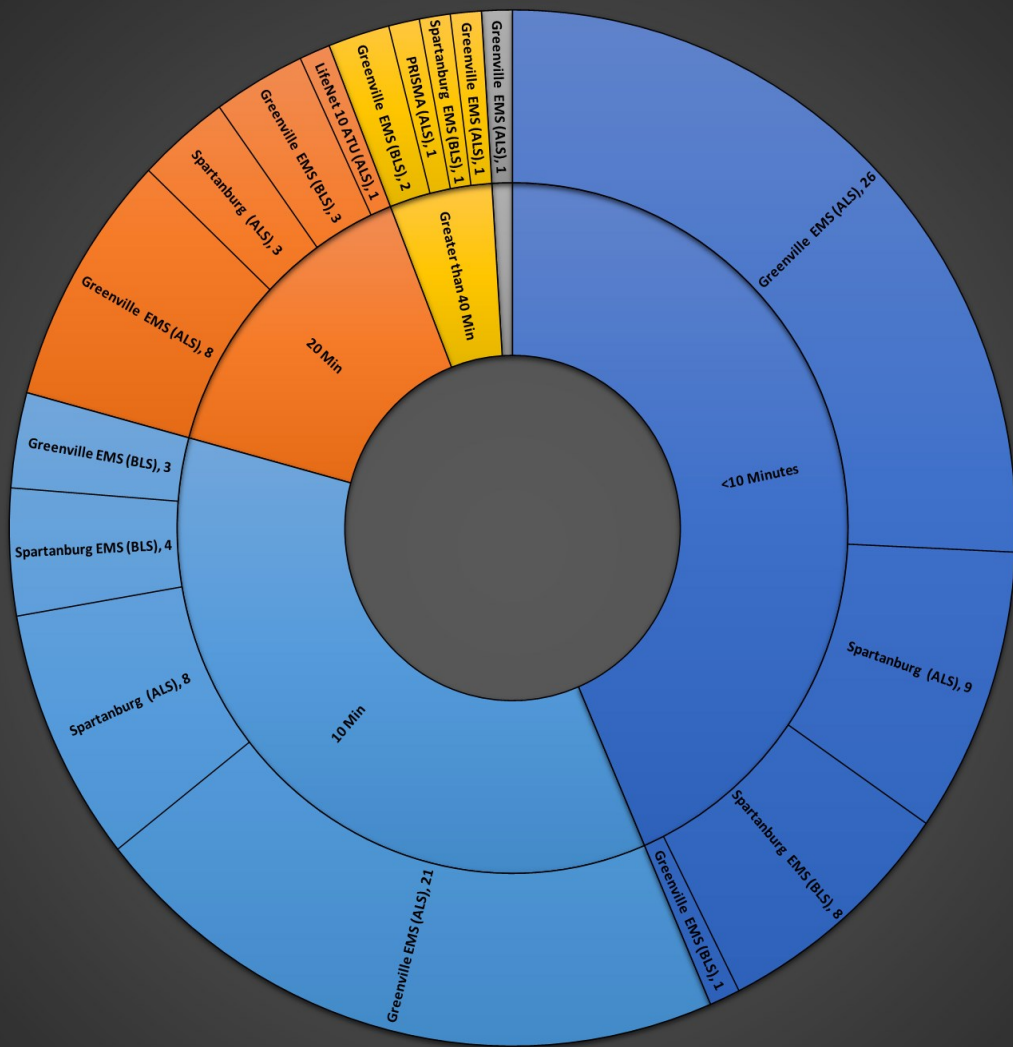
## EMS Procedures



## Medications Administered

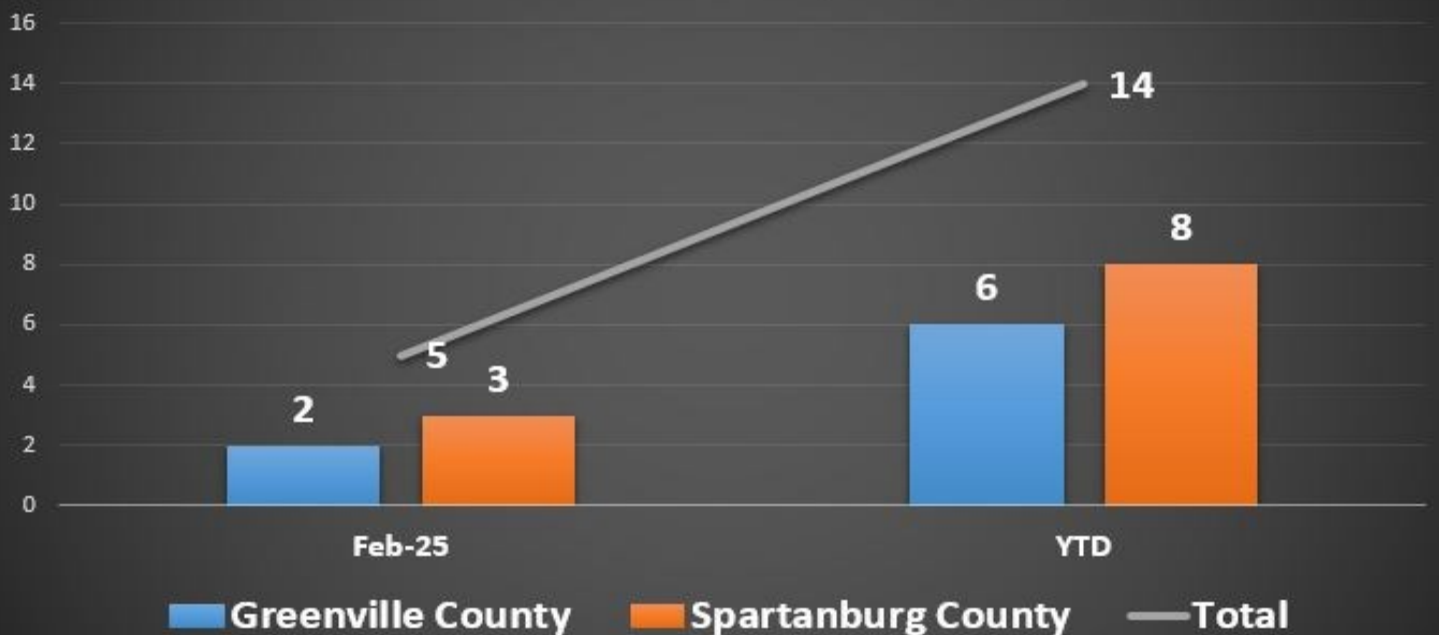


### EMS DELAYS



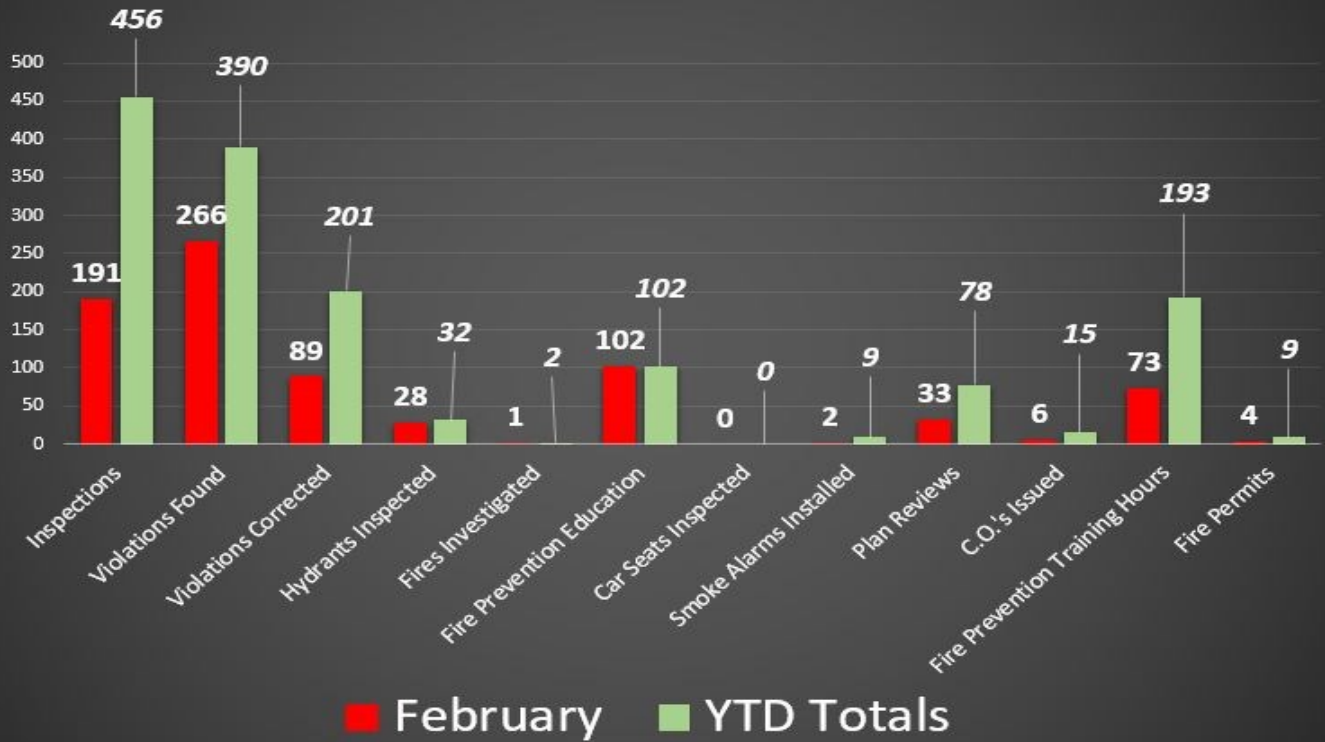
■ 10 Min ■ 20 Min ■ 30 Min ■ Greater than 40 Min ■ <10 Minutes

### Provide ALS for Transport Agency

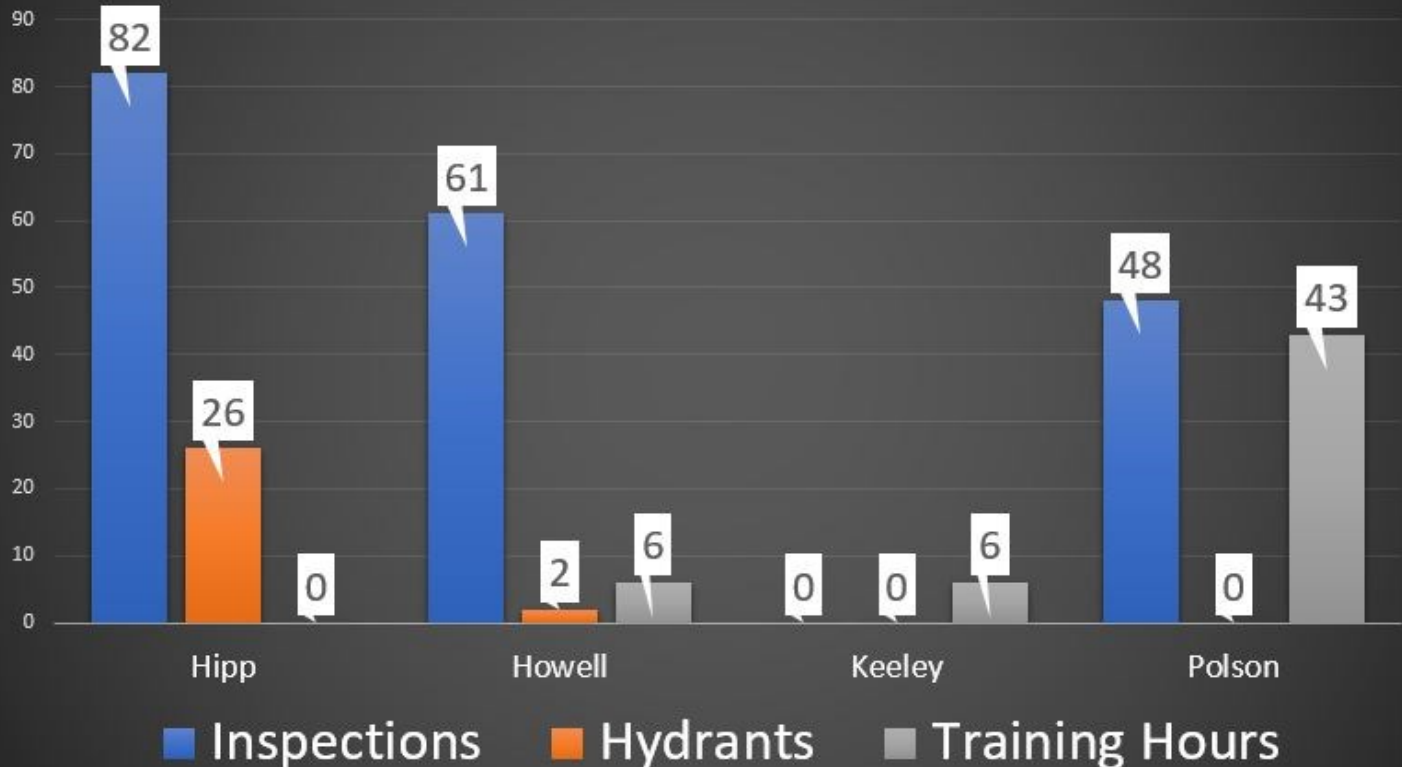


# Community Risk Reduction

Community Risk Reduction Division



FEBRUARY 2025



Category Number:  
Item Number: 5.



**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**Municipal Court Activity Report - February 2025**

**ATTACHMENTS:**

Description		Upload Date	Type
▢	Municipal Court Activity Report February	3/18/2025	Backup Material
	2025		





# MUNICIPAL COURT

Monthly Report  
February 2025

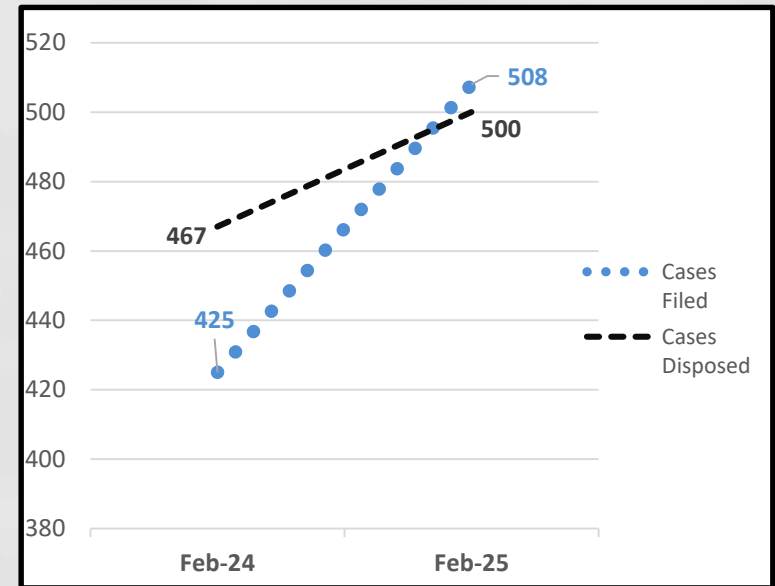
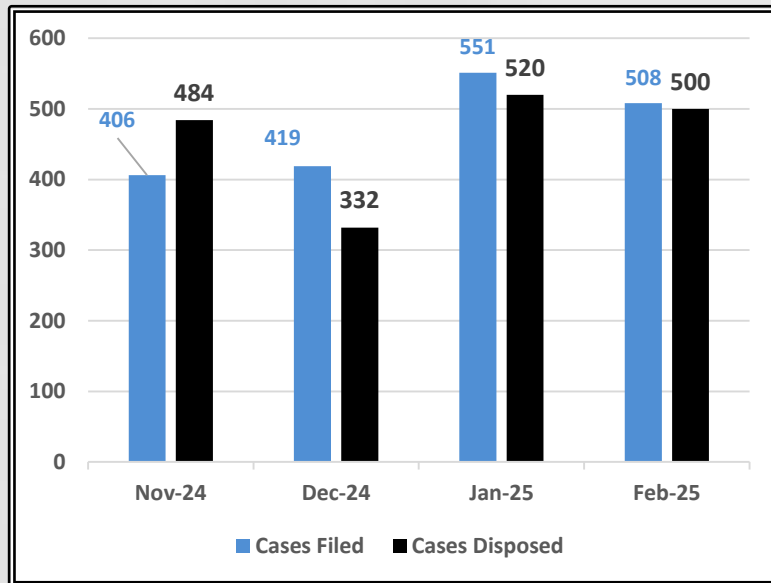
# Greer **CASE LOAD**

City of Greer, SC

## *Traffic, Criminal and City Ordinances*

*Total cases disposed: 500*

*Total cases filed by officers: 508*



## *Arrest Warrants, Bench Warrants & Search Warrants*

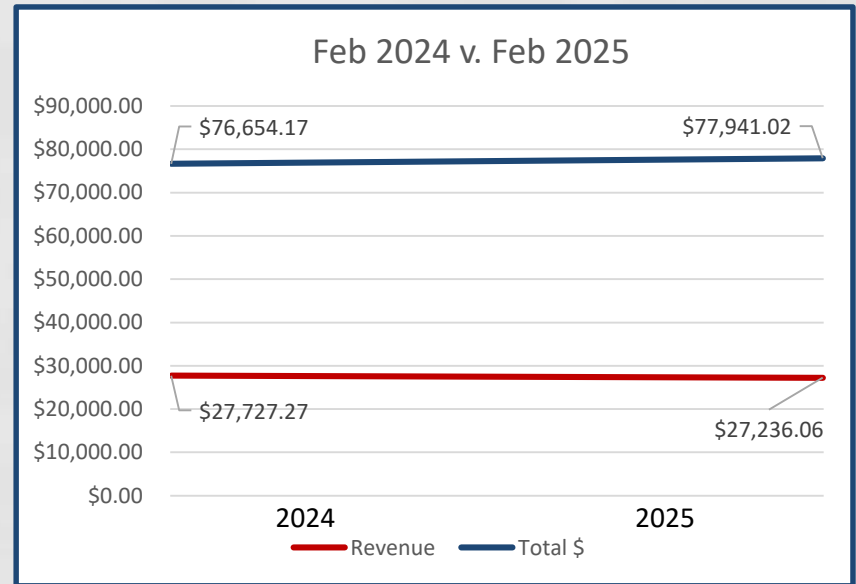
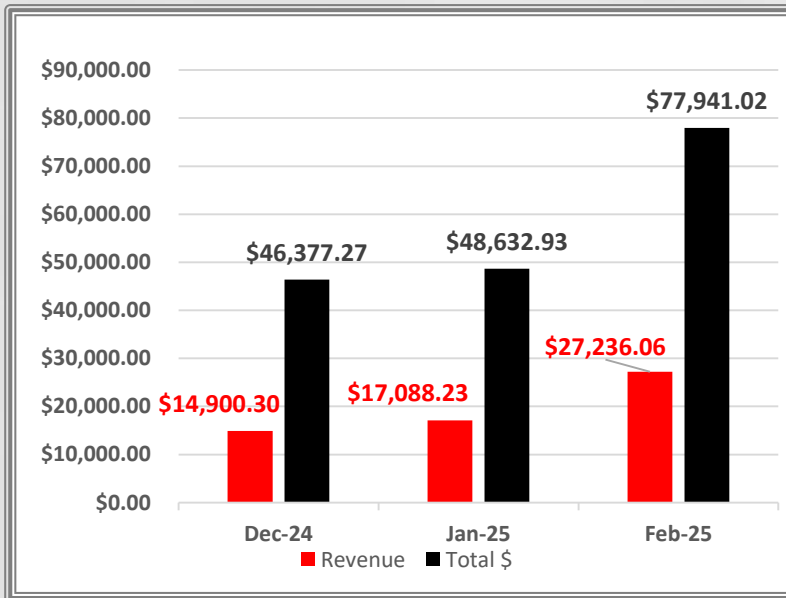
Arrest Warrants issued	53
Arraignments-# of defendants	108
Arraignments-# of charges	171
Bench Warrants issued	12
Bench Warrants served	13
Search Warrants issued	7



# FINANCIALS

## Revenue

Total Revenue	\$27,236.06
Sent to State Treasurer	\$40,038.40
Victim Assistance Funds	\$ 4,450.59
<b>Total Collected</b>	<b>\$77,941.02</b>



## ACTIVITY

- Traffic Court was held February 5, 12, 19 and 26.
- DV Court was held February 13.
- Preliminary Hearings were held February 7.
- Pretrial Conferences were held February 14.
- K. Pressley attended MCAA in Columbia as a trainer/speaker February 18-19.
- K. Pressley, M. Mulholland, S. Johnson, E. Demko and C. Jamerson attended a gun law class in Spartanburg, February 28.

Category Number:  
Item Number: 6.



**AGENDA**  
**GREER CITY COUNCIL**  
**3/25/2025**

**Parks, Recreation & Tourism Activity Report - February 2025**

**ATTACHMENTS:**

Description	Upload Date	Type
▢ Parks, Recreation & Tourism Activity Report - February 2025	3/21/2025	Backup Material

## Parks, Recreation & Tourism

### February 2025 Monthly Report

#### ADMINISTRATION:

##### Wards Creek Trail System

- The City of Greer's attorney has completed the process of acquiring the right-of-way for a trail extending from Biblebrook Drive to Greenleaf Drive. We have resumed moving forward with the development of this phase with SCDOT.

##### South Tyger River Greenway

- Staff submitted the application for the Recreation Trails Grant through the SC Department of Parks, Recreation and Tourism for Phase 1A of the South Tyger River Greenway on Friday, February 7. 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 was conducted and the City of Greer has been cleared to move forward with little to no impact to this area.

##### Turner Ball Park

- Outstanding items include repairing and recovering the floors in the restrooms at Big Turner Field, resolving the low water pressure in the single restroom building at Little Turner Field and repairing the Pour-In-Place surfacing in the playground area.

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

- The Grand Opening event for Greer Golf will be held on Saturday, April 5, 3:00pm to 6:00pm. 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. Beginning at 6:00pm, we will be hosting auditions for Greer Idol and Greer Idol Junior in the Cabana area.

##### ForGreer

- If the public has any questions or would like information regarding the four projects included in ForGreer, they may visit the City of Greer's website, go to the ForGreer section, and access the ForGreer Questions form. This form is available for submitting questions not addressed on the website or for making recommendations for future programming.

#### DIVISIONS:

##### Athletics

- The 2025 Spring Registration was concluded for 4U, 6U, 8U, 10U, and 12U Greer Baseball Club; 8U, 10U, and 12U Greer Softball Club; and U6, U8, U10, and U12 Foothills Soccer Club of Greer.
- All programs above are on waiting lists. Our Girls softball program is excited to be back at Turner Park, where it was pre Victor demolition.
- Greer Baseball Club practices are held throughout the week and weekend at Century Park, Country Club Park, Turner Park, Stevens Field, and Riverside Middle School.

- The Foothills Soccer Club of Greer practices and games are facilitated throughout the week and weekend at Greer City Stadium, Suber Park, and Country Club Park.
- Greer Softball Club practices throughout the week and weekend at Turner Park.
- The 2024-2025 Greer Junior 76ers Tackle Season was completed. U10s won the CYR Cup with a terrific 10-1-2 record throughout the season. U12s learned to compete on the regulation size field playing 11 a side, players will have a head start now heading towards high school teams.
- Competed in the final Rugby South Carolina Festival at Spring Hill High School Saturday, February 8. Greer 76ers Varsity Boys are currently undefeated in Rugby SC play. State Championship is set for Saturday, February 22.
- Completed all Greer Baseball Club Evaluations at Century Park and Country Club Park Saturday, February 8.
- Facilitated Foothills Soccer Club of Greer Academy practices at Greer City Stadium.
- Attended zoom training workshop with National Alliance for Youth Sports.
- Athletics staff spoke at First Friday Luncheon on Friday, February 7th in regards to who we are, what we do, and to highlight our wrestling tournament.
- Worked with Finance and IT departments on paperless concession sales at parks this season. We are hopeful that Country Club Park and Century Park will have operational stands ran by Greer PRT Athletics Division Employees by Opening Day (Saturday, March 29).
- Athletics staff completed all facility rentals.
- The Greer Diamond Dirt Classic Tournament and Opening Day Homerun Derby schedules were completed. The Diamond Dirt Classic Tournament is a huge event where 40 games are completed in one day at all of our diamonds.
- The South Carolina Youth Soccer Association PMSL matches were hosted at Greer City Stadium and Country Club Park.
- The 2024-2025 Tomahawk Youth Wrestling program completed the 2025 Tomahawk Invitational Tournament at Greer High School. In total over 200 wrestlers from around the upstate of South Carolina competed in the annual event which is designed for rookie level wrestles. Teams come from youth programs and local high schools (Byrnes, Dorman, Chesnee, Hillcrest, Mauldin, etc....). They claimed two state championships and club members also competed in the Cavalier Mat Classic.
- South Carolina Youth Wrestling Association matches were held on Saturday, February 8, with Tomahawk Wrestlers (non-rookies). The wrestlers claimed 2 gold medals, and 5 wrestlers medaled. overall competed at the state finals tournament.
- The Middle School Invitational was completed at Stevens Field.
- Greer Middle College Soccer Event was hosted at Greer City Stadium.
- The Southeastern Conference Rugby Tournament Rental was finalized. The date is set for April 12, at Country Club Park. The host is Clemson University Rugby. Members of the Southeastern Rugby Conference are: the University of Georgia, Clemson University, the University of Tennessee, the University of Alabama, Auburn University, Kennesaw State University, the University of Kentucky, Louisiana State University, and the University of South Carolina.
- Maintenance was completed on the lights at Stevens Field and Suber Park by The Lighting Company. They are scheduled to return this month to complete maintenance at Century Park.
- The Rugby South Carolina All Star Program was created. The Athletics Supervisor worked with the president and vice president of Rugby South Carolina to create a postseason program for top level players from around the state. The team will compete in various tournaments around the southeast in the months of March and April. The Rugby SC All Star program promotes communication and good will

towards all of the clubs in South Carolina. Most of this unit is Greer 76ers players who have received college offers. One current player is set to compete at Life University.

- The Greer 76ers Varsity Boys and Junior Varsity Boys practices are held at Country Club Park. Both teams compete in Atlanta February 20, 2025. The Greer 76ers Rugby is currently back to back South Carolina Rugby State Champions.
- The concession stands were cleaned and the equipment in stands were upgraded.
- Staff completed the city mandated budget and IT training.

### Cultural Arts

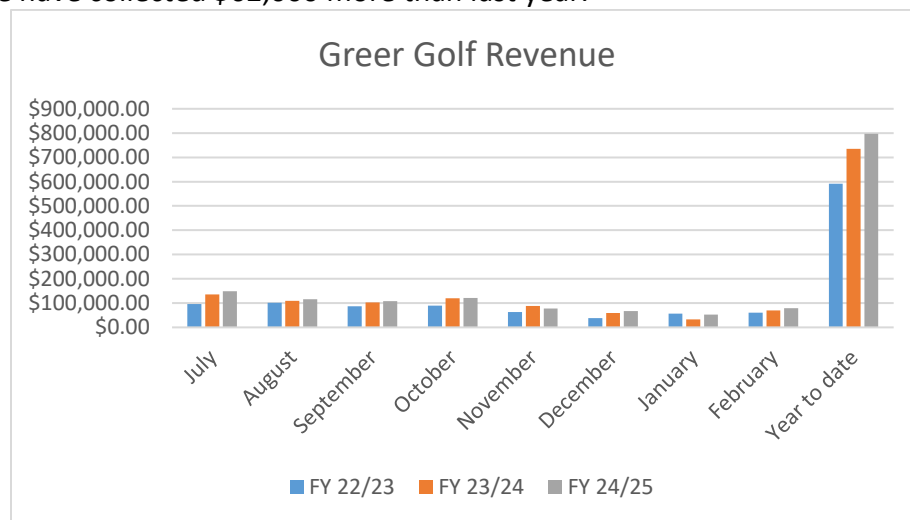
- Tech Week and Performances for Rodgers and Hammerstein's Cinderella (Youth Edition) were February 23 – March 9 at the Cannon Centre.
- Clay classes continued on Mondays, Tuesdays, Wednesdays, Thursdays, and Saturdays at the Center for the Arts.
- A Valentine's themed cookie decorating class, taught by Regan, The Frosting Fairy, was held on Saturday, February 8<sup>th</sup> at the Center for the Arts.
- On February 3, staff met with Greer City Councilman Karuam Booker, and Alfred and Porscha Davis regarding an event rental at the Center for the Arts planned for June.
- Maintenance was performed on the two kilns in the ceramics classroom on February 4-5, resolving some firing issues that were occurring due to some elements that needed to be replaced.
- Auditions for *Clue: High School* Edition were held on Sunday, February 9 at the Center for the Arts. Approximately 30 students auditioned for an available 8 roles.
- The Center for the Arts hosted the Athletics Division's wrestling program in the auditorium.
- Cultural Arts staff received and hung artwork by artist Leslie Lakes in the Center for the Arts Gallery and in the Wall Gallery at City Hall. Lakes is a mixed media/assemblage artist who combines antique and vintage photos, print materials, and small found objects into whimsical and nostalgic pieces of artwork.
- Robin and Sara attended the Easter Eggstastic and International Festival meetings to prepare for those events, and attended OpenGov training for budgets.

### Events

- 30 total events: Internal: 17, Rental: 11, Special Events: 0, Wedding Event: 2
- The Greer Farmers Market Sunday Brunch Market took place on Sunday, February 9, with a Valentine's Day theme. Over 1,000 people in attendance enjoyed more than 40 vendors and food trucks, with live music by Bob Boatwright.
- The Events Division is currently planning and finalizing spring and summer festivals and events such as Easter Eggstastic, International Festival, Greer Alive, and Moonlight Movies.
- Events Coordinator Michele Turner attended the Southeast Festival and Event Association annual conference, held February 23-26 in Chattanooga, TN.
- The Ambassadors provided excellent customer service, assisting over 8,000 passengers in downtown Greer Station.

## Golf

- Greer Golf hosted the Tyger River Shiver Winter Wing Ding on February 1 and 2. The tournament is run by the Greenville County Golf Association and features 43 two-man teams. We had great weather and received positive reviews on the course and White Wine & Butter's Cabana food service.
- We are in the process of filling our vacant Groundskeeper 1 position.
- We partnered with Trees Upstate and Schneider's Tree Care to plant 21 trees on February 26. The tree planting was part of Clemson University's TDs for Trees Program, an initiative where Clemson University's football team donates trees to Schneider Tree Care for every touchdown scored. The Greer Centennial Lions Club and the Gap Creek Club golf group provided volunteers to plant the trees at the entrance, driving range, and between holes #18 & #1 and #10 & #17.
- We hosted The Gap Creek Club on March 1st. The group had 85 players and their event was a success.
- We are in the process of hiring for two new part-time cart attendant positions.
- Revenue for the month of February was \$78,830. This is \$9,000 more than February of last year. Fiscal-year-to-date, we have collected \$62,000 more than last year.



## Recreation

- Rentals: Recreation Center rentals- 6, Kids Planet- 20
- Never Alone, Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
- SOAR hosted a movie day on February 10, at City Hall with 10 seniors; a lunch outing at Dave and Busters on February 25, with 11 seniors; four Wednesday Line Dancing sessions with 86 in attendance at the Tryon Recreation Center; two Hand and Foot card game day on February 12 & 25, at the Tryon Recreation Center with 10 seniors in attendance; Book Club meeting on February 18 with 9 seniors in attendance; and Bingo game days on February 6 & 20 with 75 in attendance.
- Pickleball open play sessions were held at Tryon Park.
- The Needmore and Creative Advancement afterschool programs continued at the Needmore Recreation Center and Tryon Recreation Center respectively.
- South Carolina Treasure and Artifacts Club held their monthly meeting on February 24, at Tryon Recreation.
- The Disabled American Veterans (DAV) monthly meeting was held on February 25, at the Tryon Recreation Center.
- The Disc Golf Space Race League is on Tuesday nights at Century Park from 6:30 – 8:00 pm.



- The iShape ME mentoring program for middle school aged girls is held every other Wednesday night at Needmore Recreation Center.
- Staff finalized and submitted the FY 2026 Greenville County Redevelopment Authority CDBG Block Grant Applications.

### Tourism

- Lindsey Shaffer attended the Southeast Festivals & Events Annual Conference in Chattanooga, TN on Sunday, February 23 through Wednesday, February 26. Lindsey completed her term as Chair of the Board of Directors at the end of the conference. She will continue to serve on the board until February 2027.
- The March Discover Greer Newsletter was published on Tuesday, February 25 and featured the opening of White Wine & Butter at Greer Golf, South Tyger River Greenway, and upcoming events.
- Staff met with the BMW Charity Pro-Am on Monday, February 3 to discuss a tournament kick-off event that will take place in 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 the 2025 Greer Arts & Eats festival.
- Lindsey Shaffer attended the SC Governor's Tourism Conference in Spartanburg on February 10 – February 12. Education sessions included topics on sports tourism, the benefits of working with film organizations in your community, an update from the SC PRT Department, and more.
- Lindsey Shaffer led a presentation on Attracting and Promoting Restaurants and Entertainment in Downtown Greer for the Urban Land Institute on Thursday, February 13.
- The Tourism Division and Communications Department coordinated a social media campaign with Move Upstate SC, to promote living, playing, working, visiting, and staying in Greer. The campaign includes a play and stay package for lodging, dining, shopping, and other activities. The campaign ran February 17-23.
- Lindsey Shaffer met with Mayor Danner and Michelle Willis on Wednesday, February 19 to discuss initial plans for the City's upcoming Sesquicentennial (150th Anniversary) in 2026.
- Staff attended White Wine & Butter's Ribbon Cutting, hosted by the Greater Greer Chamber of Commerce, on Thursday, February 20 to celebrate the opening of their restaurant at Greer Golf.
- Lindsey Shaffer attended the Southeast Festivals & Events Annual Conference in Chattanooga, TN on Sunday, February 23 through Wednesday, February 26. Lindsey completed her term as Chair of the Board of Directors at the end of the conference. She will continue to serve on the board until February 2027.
- The March Discover Greer Newsletter was published on Tuesday, February 25 and featured the opening of White Wine & Butter at Greer Golf, South Tyger River Greenway, and upcoming events.

***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**  
3/25/2025

**Planning and Development Activity Report - February 2025**

**ATTACHMENTS:**

Description	Upload Date	Type
📎 Planning and Development Activity Report - February 2025	3/6/2025	Backup Material

# Planning and Development

FEBRUARY REPORT FOR 2025

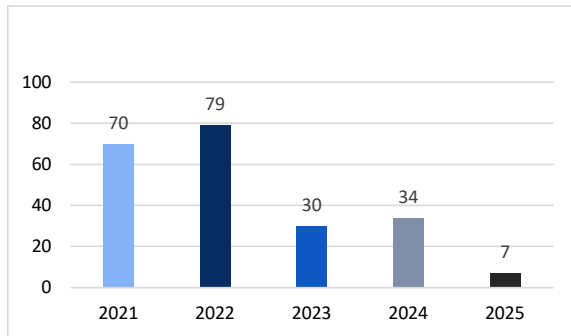


This is the Yearly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at [www.cityofgreer.org](http://www.cityofgreer.org).

# Planning & Zoning

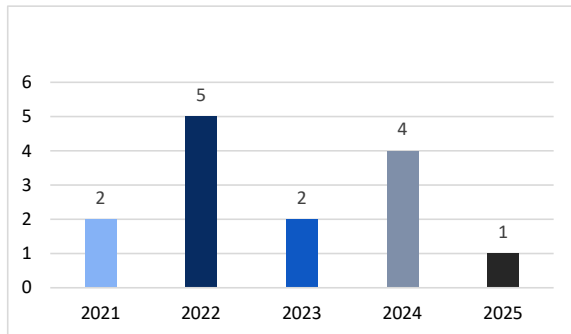
## Planning Commission

The Planning Commission review total for February is seven.



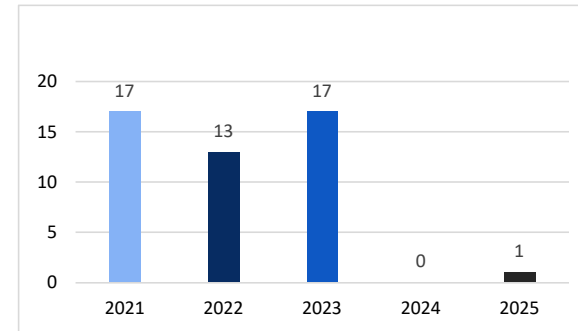
## Board of Architectural Review

The Board of Architectural Review total for February is one.



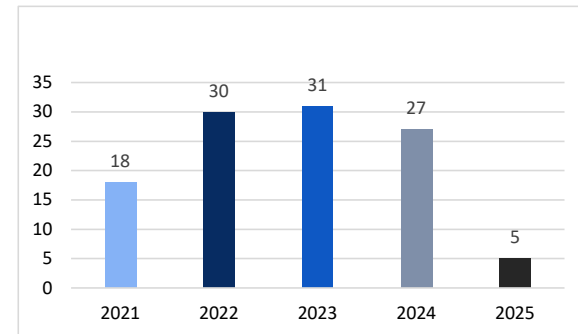
## Board of Zoning Appeals

The Board of Zoning Appeals review total for February is one.



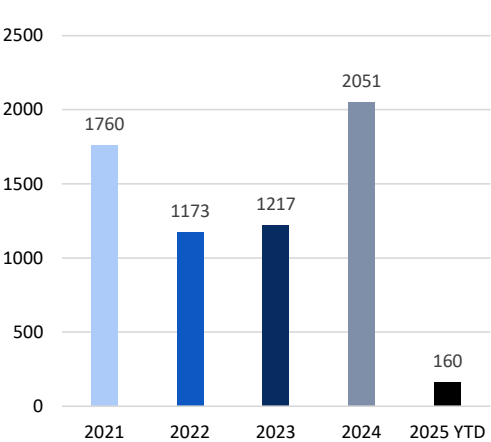
## Planning Advisory Committee

The Planning Advisory Committee review total for February is five.

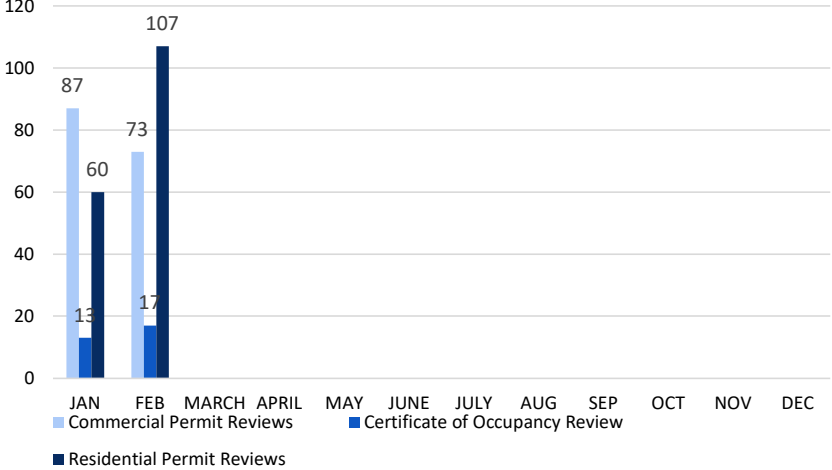


For more information about these cases, please visit the Planning and Zoning webpage at: <http://www.cityofgreer.org> or visit the GIS webpage to see an interactive Development Dashboard.

Zoning Reviews Monthly Comparison

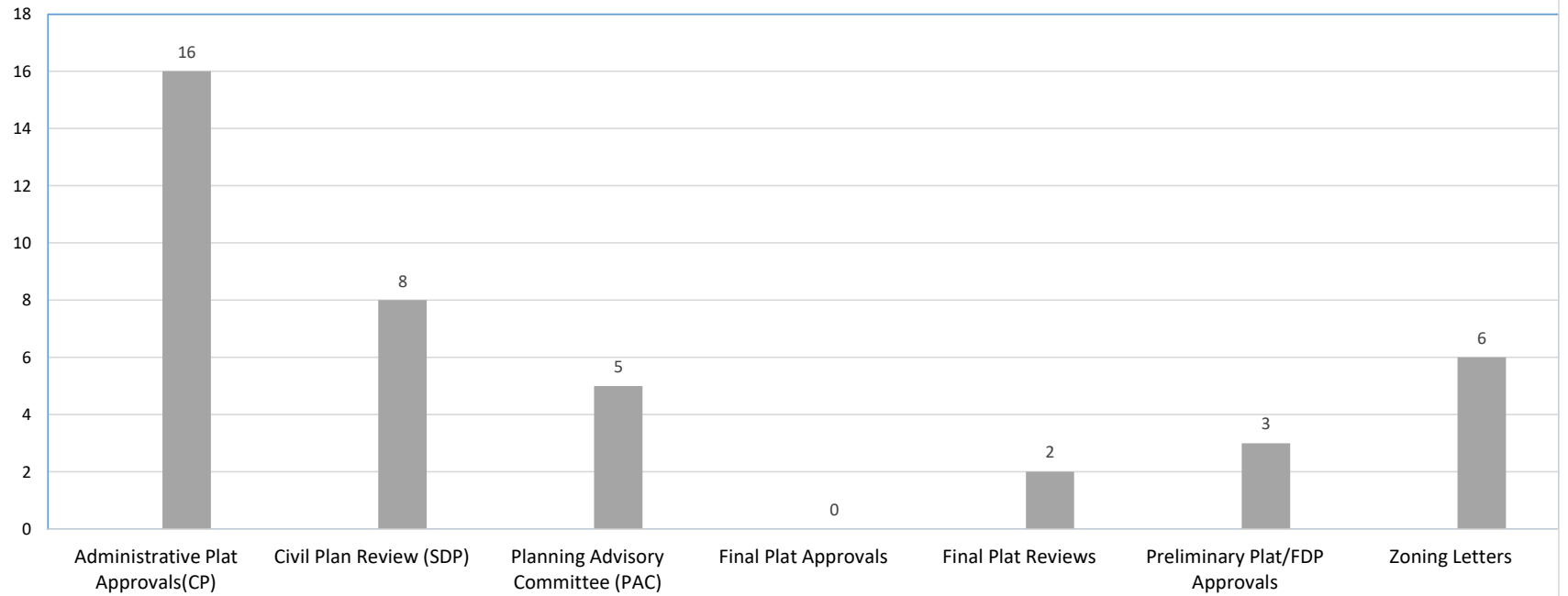


Zoning Review Breakdown



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	160	197										
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

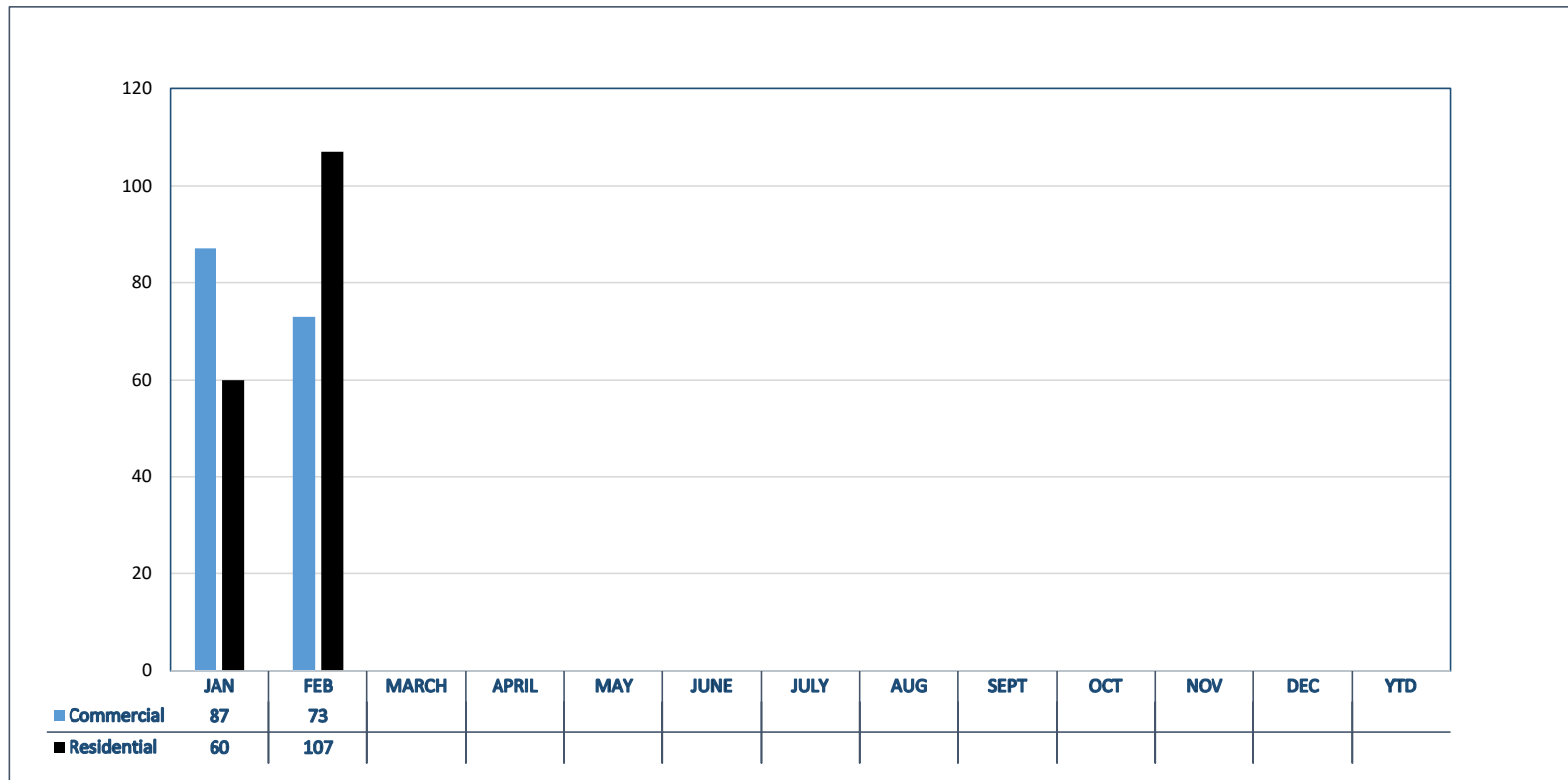


■ February ■ 2025

## Commercial Plan Reviews

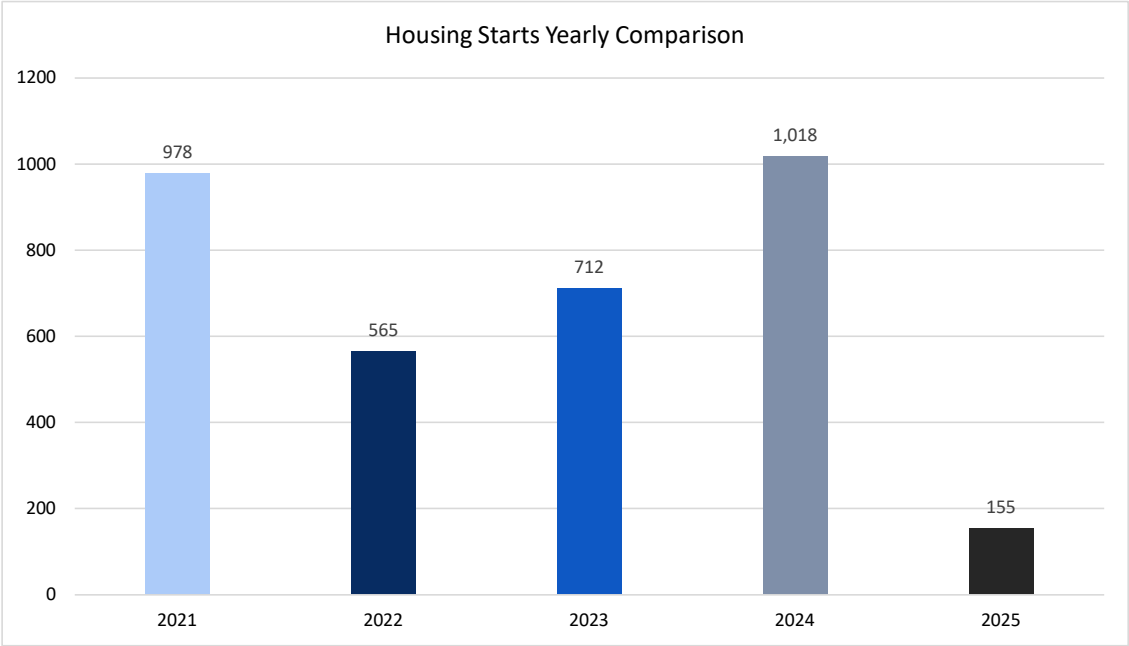
COMMERCIAL PLAN REVIEW	ADDRESS
LANGLEY & ASSOCIATES – UPFIT	319 S BUNCOMBE RD
AJ BRIGHT CONSTRUCTION LLC – REMODEL	805 SUBURBAN PARK DR
ON POINT MAINTENANCE SOLUTIONS – INT UPFIT	311 104 GENOBLE RD
FRANK TOWE – NEW STRUCTURE	8306, 8314 REIDVILLE RD
LANGLEY & ASSOCIATES – INT UPFIT	101 N MAIN ST
CREASY CONSTRUCTION – NEW STRUCTURE	7 TOWN CENTER DR
MERITAGE HOMES –INT UPFIT	110 ARROW COURT
CLAYTON CONSTRUCTION – INT UPFIT	3115 A BRUSHY CREEK RD

# Plan Reviews



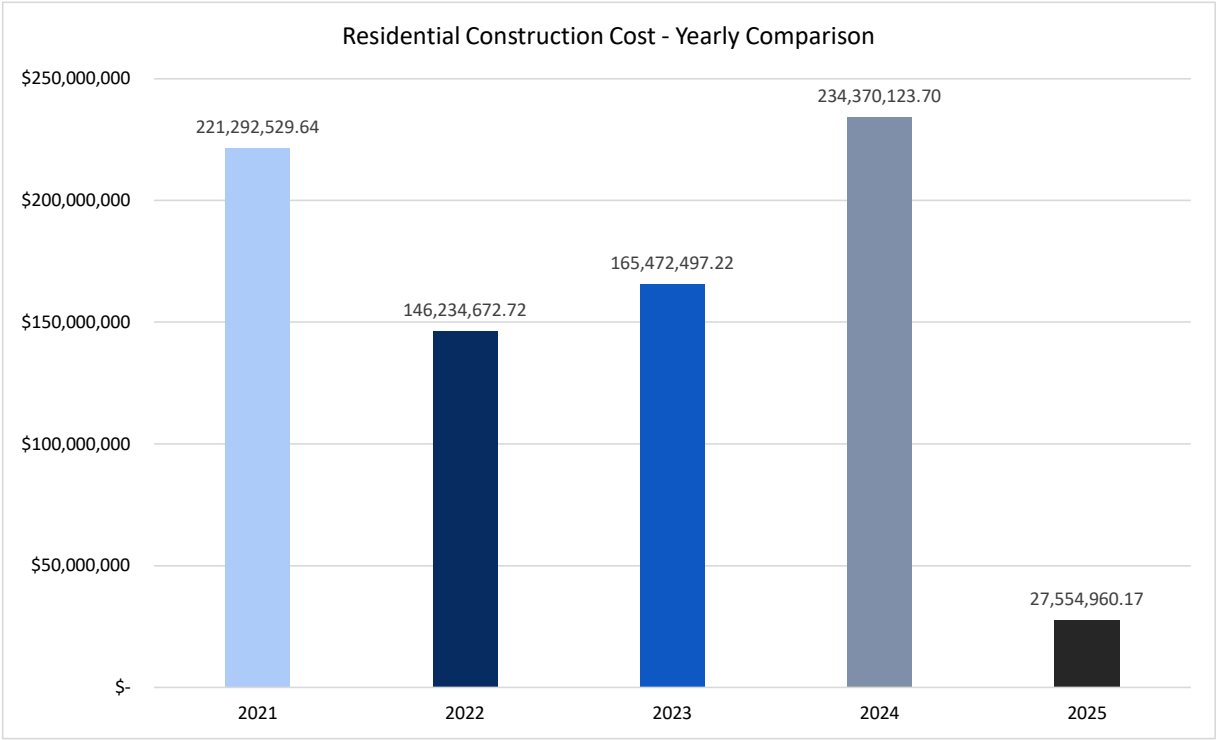


# Housing Starts



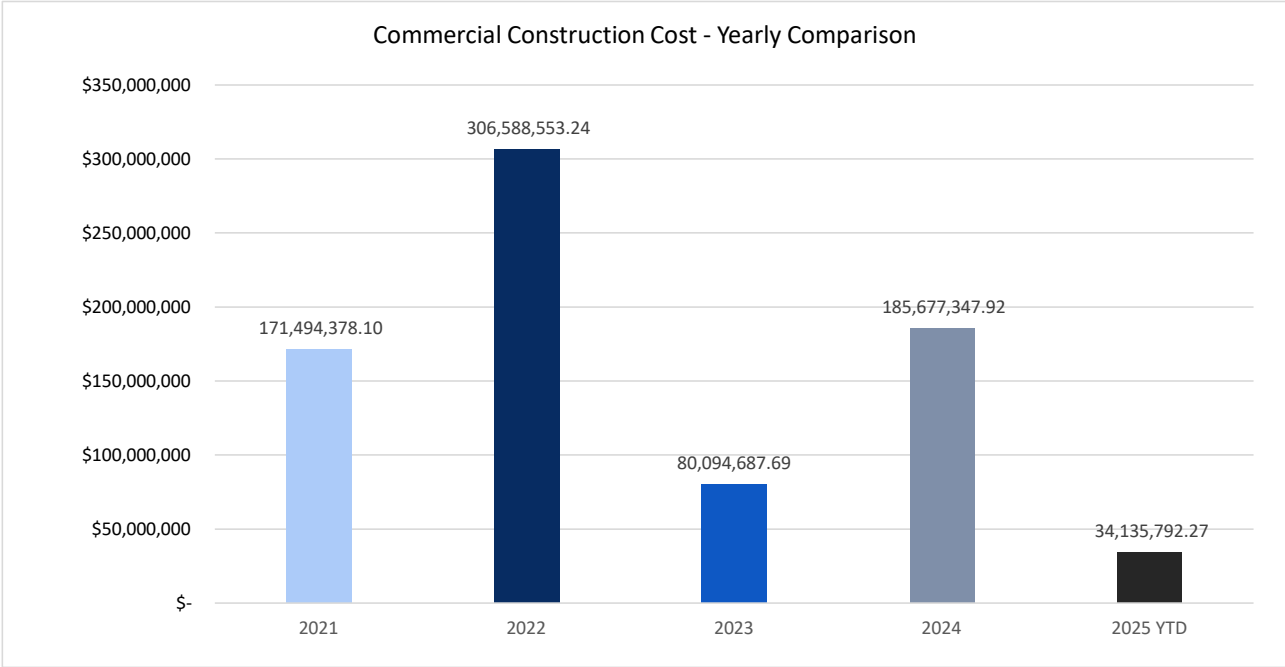
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	55	100										
2024	178	148	76	145	82	94	94	33	49	62	38	19

# Residential Construction Costs



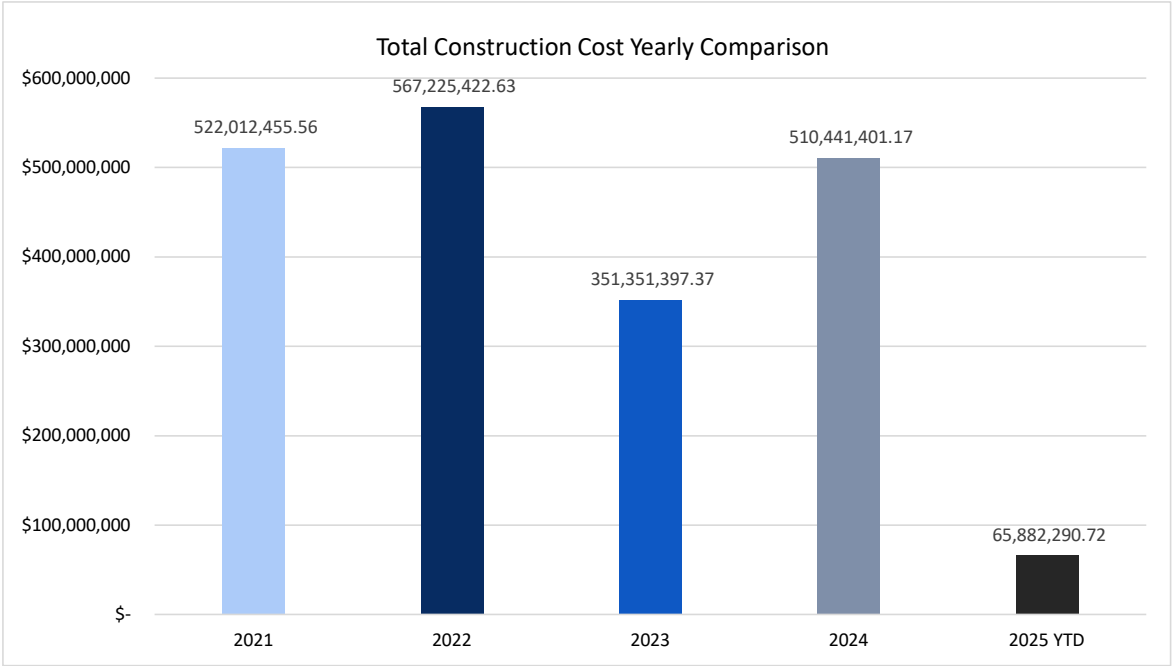
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	13,246,330	14,308,630										
2024 YTD	32,043,219	29,407,098	19,886,421	26,272,911.76	23,444,357.83	24,108,677.31	26,015,836.63	10,328,249.17	11,966,946	15,766,019.67	9,955,402.00	5,174,986

# Commercial Construction Costs



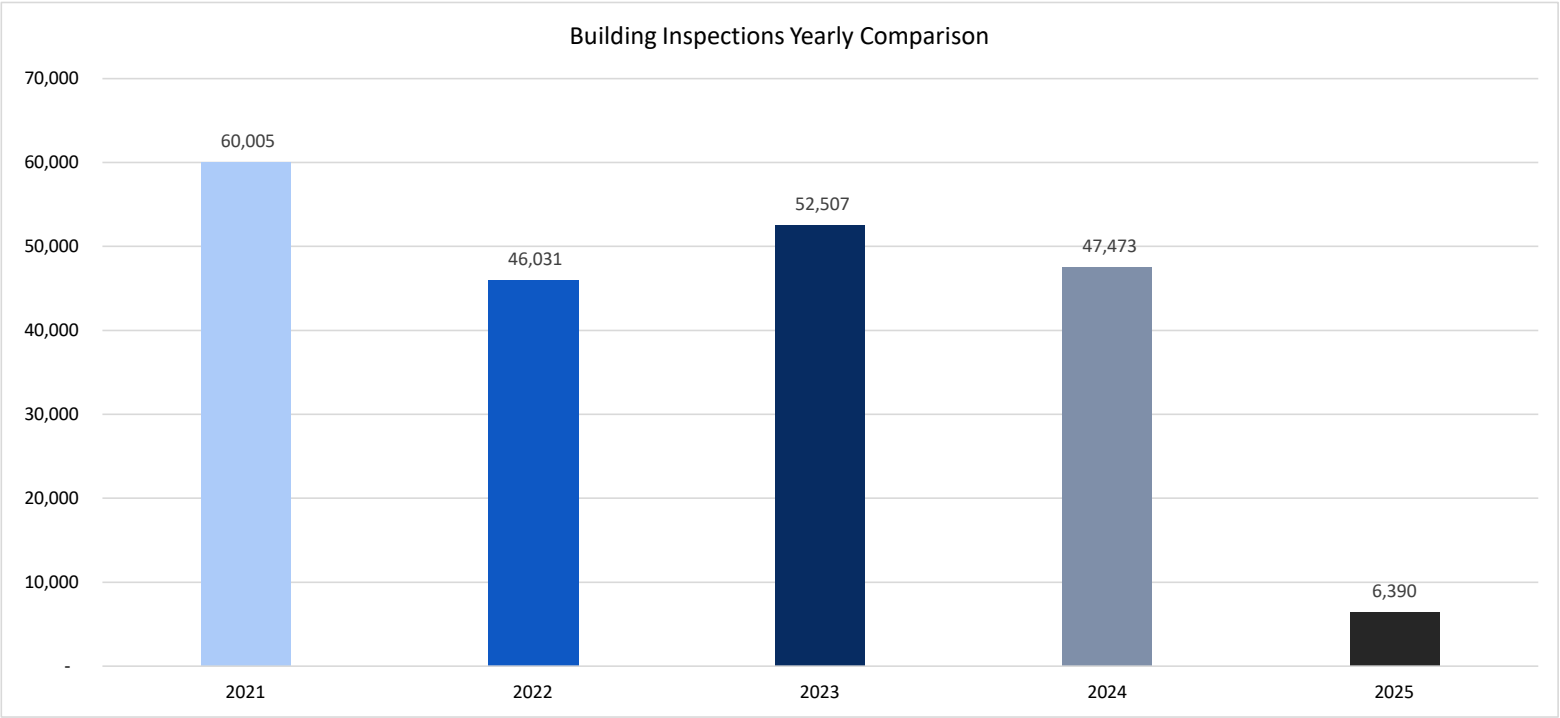
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	28,596,602.12	5,539,190										
2024	21,165,766.64	26,360,277	8,538,672	7,538,259	7,852,455	6,271,571.33	5,615,856.14	2,969,232.70	26,917,836.61	3,677,268.43	67,882,226.20	887,926.40

# Total Construction Costs



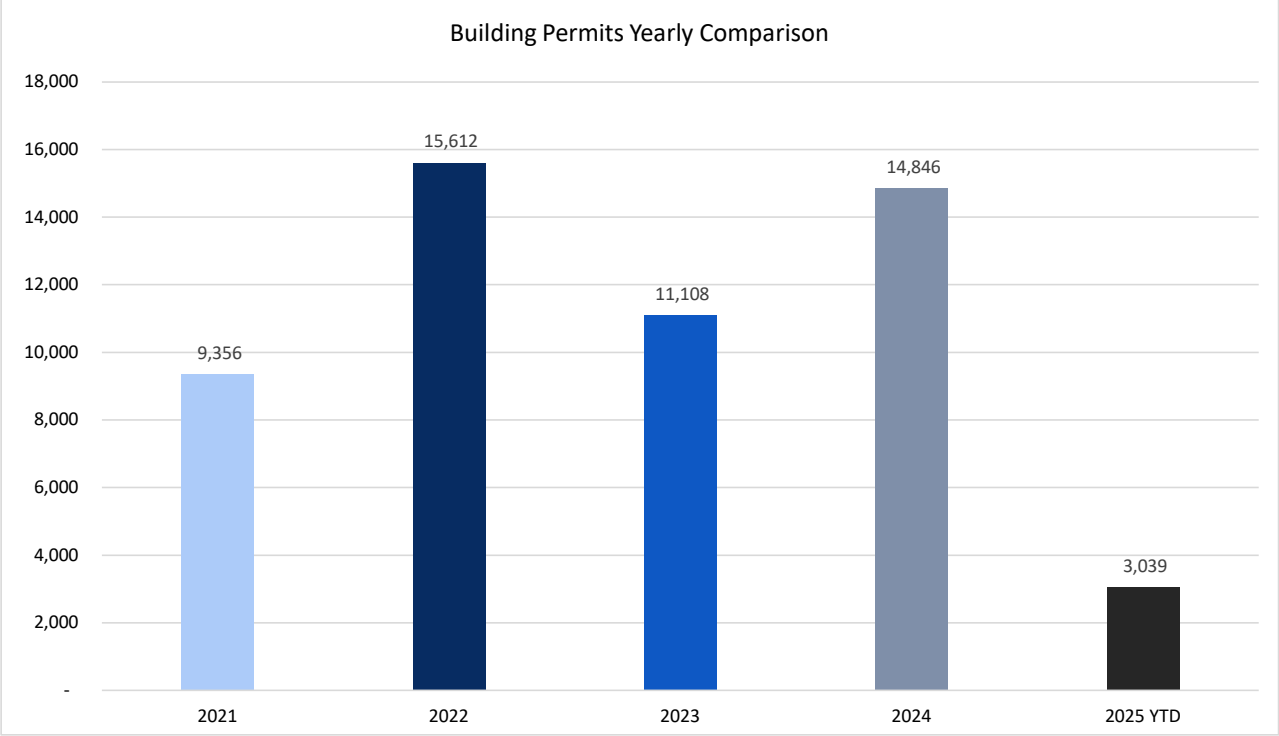
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	43,713,206	22,169,085										
2024 YTD	61,900,822	67,527,861	42,198,490	39,345,546	37,865,375	38,765,847	36,717,415	19,152,054	47,847,474	26,886,385	82,292,139	9,941,993

# Building Inspections



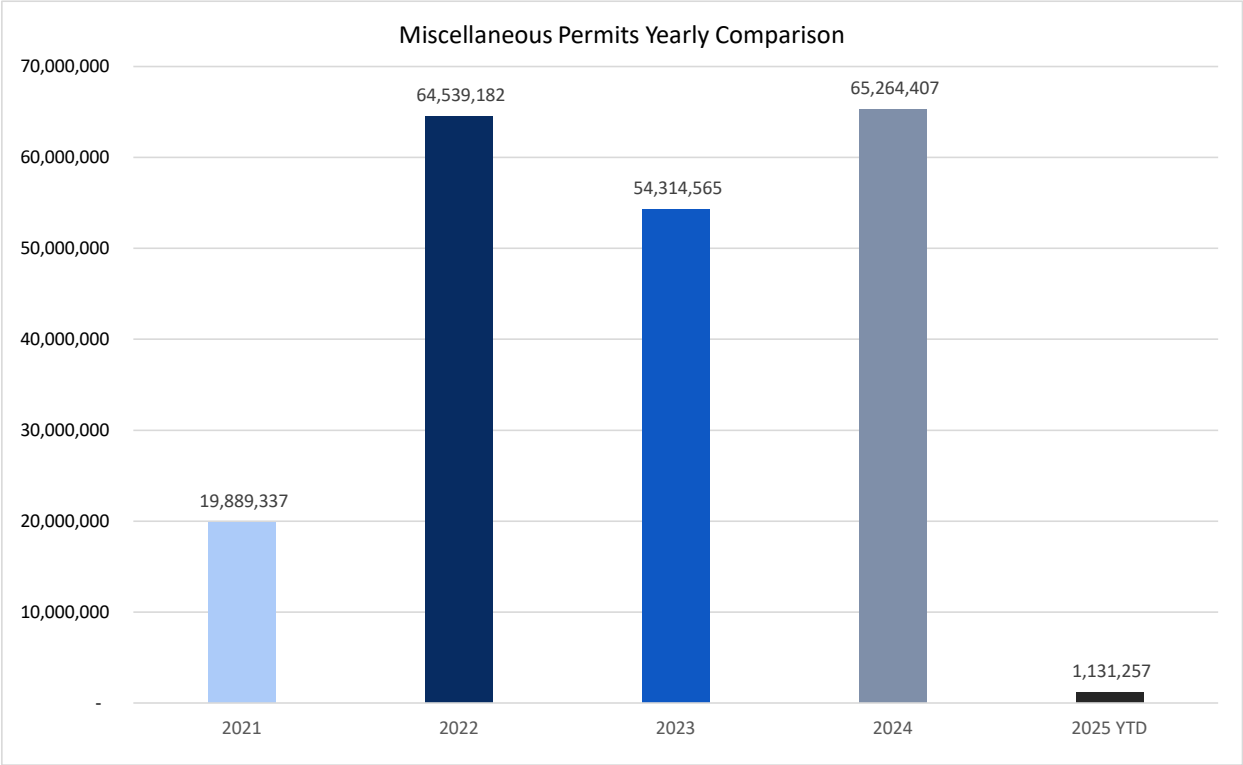
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	3195	3806										
2024 YTD	2516	4409	3924	3896	4315	4713	4029	4234	3445	5103	3974	2915

# Building Permits



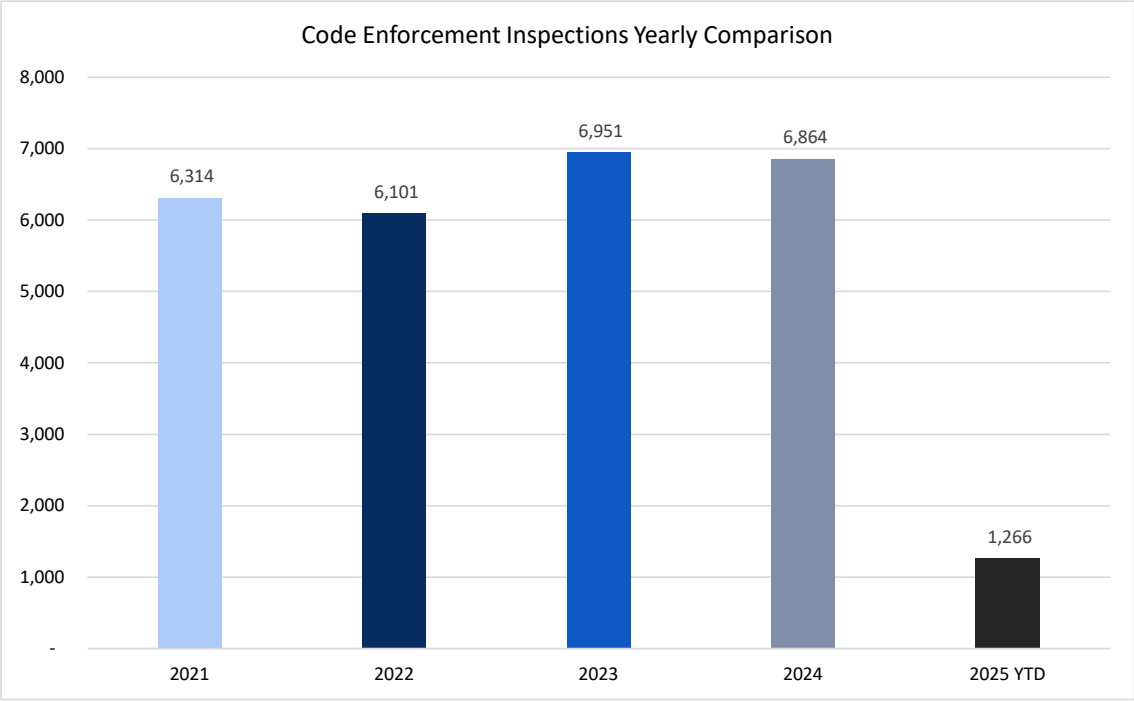
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	830	2209										
2024	1815	1628	1098	1484	1649	1117	1555	1297	858	996	851	498

# Miscellaneous Permits



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	394,014	737,243										
2024 YTD	2,962,315	2,594,836	5,470,991	599,793	721,668	3,562,421	1,173,145	1,027,554	6,278,796	3,897,202	2,142,390	2,259,099

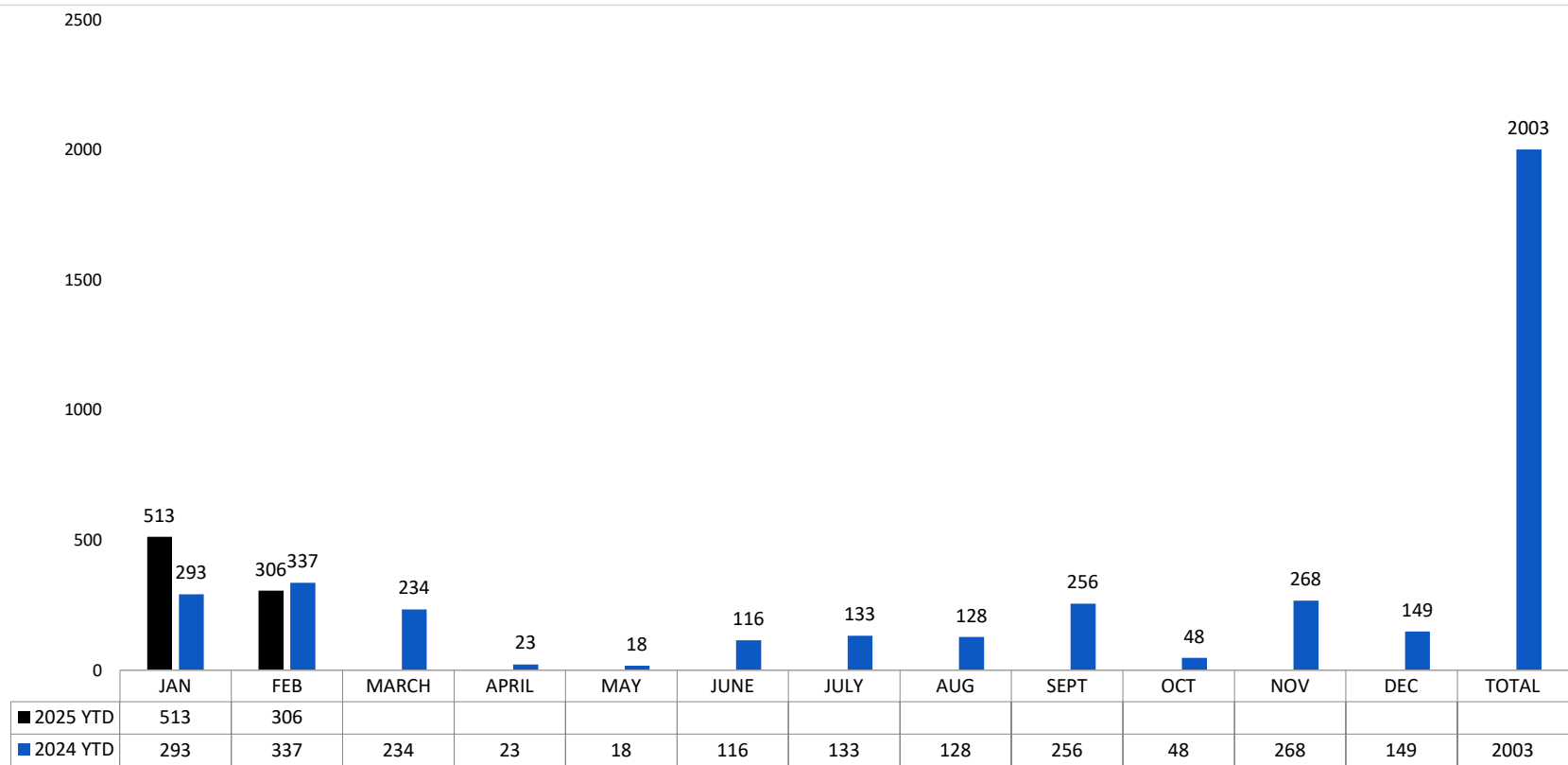
# Code Enforcement Inspections



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2025 YTD	582	684										
2024 YTD	396	526	651	429	680	915	743	716	552	395	426	435



# Illegal Signs



# Impact Fees



Category Number:  
Item Number: 8.



**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**Police Department Activity Report - February 2025**

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Police Department Activity Report - February 2025	3/13/2025	Cover Memo

# Greer Police Department Monthly Report

## February 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

Lt. Sharratta- Criminal  
Investigations Division

**102 S. Main St. Greer, SC 29650**

# Administrative Division

## Monthly Staffing Report

DEPARTMENT	TOTAL POSITION ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/FMLA/MILITA RY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	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	466
TRAFFIC CITATIONS ENTERED IN DATABASE	486
RECORDS REQUESTS/FOIA	182
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	475
EXPUNGEMENTS RECEIVED	1
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	0
TOTAL EXPUNGEMENTS	3958
CRIMINAL HISTORY CHECKS	22
SLED SUBMITTAL	1

# MONTHLY STATISTICS

## Volunteer Hours

41.5

# OF VOLUNTEER  
HOURS THIS MONTH

187

# OF VOLUNTEER  
HOURS YTD

## Training

7

# OF CLASSES THIS  
MONTH

9

# OF CLASSES YTD

178

# OF STUDENTS THIS  
MONTH

216

# OF STUDENTS YTD

10.5

# OF CLASS HOURS  
THIS MONTH

49.5

# OF CLASS HOURS  
YTD

1186

TOTAL HOURS TRAINING  
TIME THIS MONTH

1303.5

TOTAL HOURS  
TRAINING TIME YTD

# School Resource Officers Report

JOB DESCRIPTION	QUANTITY
CONFERENCES WITH TEACHERS OR ADMIN STAFF	72
INDIVIDUAL MEETINGS WITH STUDENTS	68
PHONE CONFERENCE WITH PARENTS	17
CONFERENCES WITH PARENTS	17
SCHOOL EVENTS	47
CLASSROOM VISITS	30
CODE 5	7
FOLLOW UPS	1
BTAM'S	10

# Administrative Division Activity

- **School Coverage:** provided by Sgt. Wright, Officers Chambers and Grimstad.
  - **Total Hours covered- 83.25**
  - On 2/4, Officers Chambers and Grimstad did a presentation at Memorial United Methodist for the K4 class.
  - On 2/7, Officers Chambers and Grimstad worked on crime prevention measures that specifically targeted Quality Inn, which had a higher call volume in the Crime Analyst's latest report; Quality Inn is also the location where other possible crimes are occurring that we are working on collecting intelligence for.
  - Officer Chambers, Cpl. Lynch, and Officer Suggs Planned and executed Caballes stops with K9 Officer Gould and Ikar resulting in 1 arrest.
  - Officer Grimstad spent time throughout the first few weeks helping address the trespassing issue at 2 Inglesby St. This required correspondence back and forth with the property owner, as well as finding preventative measures to address the problem. On 2/10, she gave us trespass authority.
  - Officer Chambers attended the 40 hour Regional FBI Crisis Negotiations class in Lexington, SC.
  - Officer Grimstad went to the BJU recruiting event on 2/12.
  - On 2/19 Officers Chambers and Grimstad went out to Crescent Park Commons to discuss the recent uptick in auto break-ins in the area, as well as give them the flyer.
  - Friday, 2/28 was job shadow day for middle school students in this area.
  - We hosted 8 middle school students for Job Shadowing Day. 4 from Blue Ridge Middle, 3 from Greer Middle, and 1 from Abner Creek Middle.
  - Two city council meetings were covered, one by SRO Anderson and one by SRO Ruiz.



# Administrative Division Activity

## Crisis Intervention Monthly Activity

Calls: 44

Notable Activity:

**Crisis Intervention/Mental Health** – Starkia Sullivan is an 18 year old Greer HS student with special needs. On 2/19 she ran away from home after being sent home from school for getting in trouble for outbursts in the classroom. When she ran away, she ran to the school. Starkia admitted to having suicidal ideations for which she was transported to the ER (Prisma Greenville). Officer Ferrell placed Starkia into Emergency Protective Custody and she was transported to Prisma Greenville.

**VALOR Training** – Officer Ferrell attended a training put on by VALOR in the metropolis of Timmonsville, SC.

**Homeless camps** – The homeless camp on Prisma property off of South Buncombe Road dispersed. Prisma spoke with the campers and gave them a timeline to evacuate and it appears they complied. This area is also being made less attractive to future campers through deforestation. Meanwhile, there was a fire at the homeless camp on Perry Ave the cause of which was a stove inside a tent. Officer Chambers located the hard-to-find property owner and met with him. He gave the PD trespass authority for the property. The campers were then given a timeline to vacate and most have complied. Shout out to Officer Chambers and Officer Edgar for all of their help with the camps.

**Suicidal subject** – On 2/6 Officer Ferrell met with a subject at his doctor's office who was making suicidal statements. He is terminally ill and seemed very depressed. Officer Ferrell was able to convince him to go to the ER to be seen by Mental Health.

# Administrative Division Activity



# Operational Support Division

## Communications Center

Dispatch and Call Frequency	Jan-25	Feb-25	% Change from Previous Month	Year to Date 2024	Year to Date 2025	% Change from Previous Year
Number of 911 Calls	1,671	1,485	-11.1%	2,640	3,156	19.5%
Incoming 7-Digit Line Calls	4,352	4,067	-6.5%	9,155	8,419	-8.0%
Police Calls for Service	3,335	2,855	-14.4%	5,976	6,190	3.6%
Fire Calls for Service	1,186	1,068	-9.9%	2,418	2,257	-6.7%
Total Dispatched Calls	4,524	3,923	-13.3%	8,394	8,447	0.6%

## Detention Center

Inmate and Process Total	Jan-25	Feb-25	% Change from Previous Month	Year to Date 2024	Year to Date 2025	% Change from Previous Year
Number of Adults Processed	113	115	1.8%	216	228	5.6%
Transported to Greenville	24	16	-33.3%	56	40	-28.6%
Transported to Spartanburg	7	14	100.0%	31	21	-32.3%
Inmate Transport by 600	19	8	-57.9%	21	27	28.6%

# Animal Control Services

ANIMAL CONTROL ACTIVITY	JAN-25	FEB-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	177	149	-16%	278	326	17%
LIVE DOGS PICKED UP	10	6	-40%	19	16	-16%
LIVE CATS PICKED UP	0	0	0%	0	0	0%
TRAPS DELIVERED	1	2	100%	2	3	50%
FOLLOW UP CALLS	6	7	17%	23	13	-43%
CITATIONS ISSUED	0	0	0%	6	0	-100%
DOGS TAKEN TO COUNTY SHELTER	6	6	0%	14	12	-14%
CATS TAKEN TO COUNTY SHELTER	0	0	0%	0	0	0%

# Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	JAN-25	FEB-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	239	173	-27.6%	344	412	19.8%
NEW ITEMS ENTERED	211	141	-33.2%	314	352	12.1%
ITEMS PURGED	122	29	-76.2%	167	151	-9.6%
ITEMS RELEASED	1	3	200.0%	36	4	-88.9%
CASES SENT TO CO 23 LAB	8	0	-100.0%	20	8	-60.0%
CASES SENT TO CO 42 LAB	10	0	-100.0%	0	10	0%
HOURS SPENT AT LABS	4.5	0	-100.0%	2	4.5	125.0%
HOURS SPENT IN COURT	37.5	33	-12.0%	79	70.5	-10.8%

# Patrol Division

POLICE PATROL ACTIVITY	24-FEB	25-FEB	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	361	479	32.69%	908	995	9.58%
ARRESTS	121	105	-13.22%	229	214	-6.55%
INCIDENT REPORTS	343	317	-7.58%	730	630	-1.70%
COLLISION REPORTS	165	123	-25.45%	302	253	-16.23%
WARNING CITATIONS	609	567	-6.90%	1123	1317	17.28%
PATROL MILES	42713	50195	17.52%	91831	100472	9.41%
WARRANTS SERVED	59	43	-27.12%	104	84	-19.23%

# Patrol Division

## Proactive Efforts

DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
10	15	85	27	46

## Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	175.23 GRAMS
COCAINE	4.78 GRAMS
FENTANYL	0.9 GRAMS
METH	23.2 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	12 PILLS
OTHER	N/A

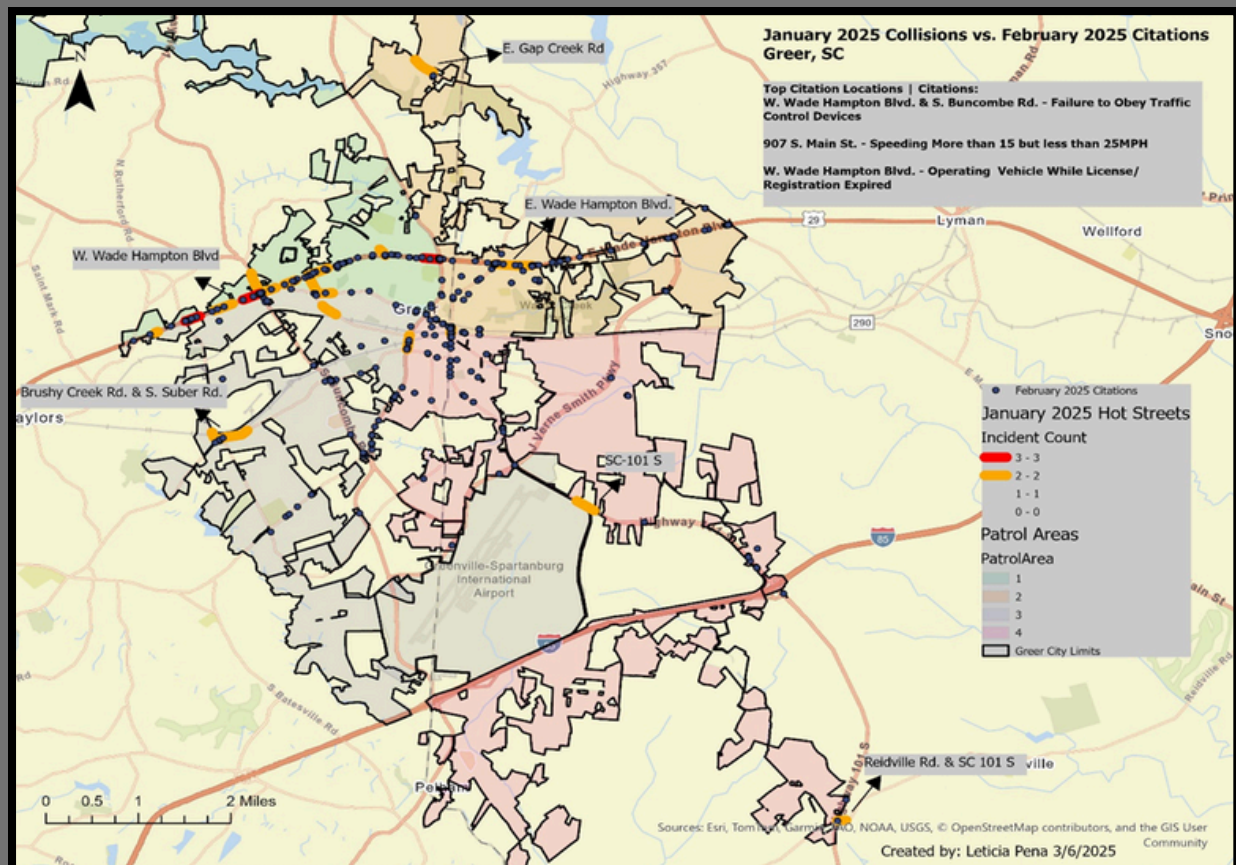


# Patrol Division

Alpha shift spent several nights utilizing the drone to conduct extra patrol of apartment complexes and neighborhoods in an effort to reduce auto breaking-ins.

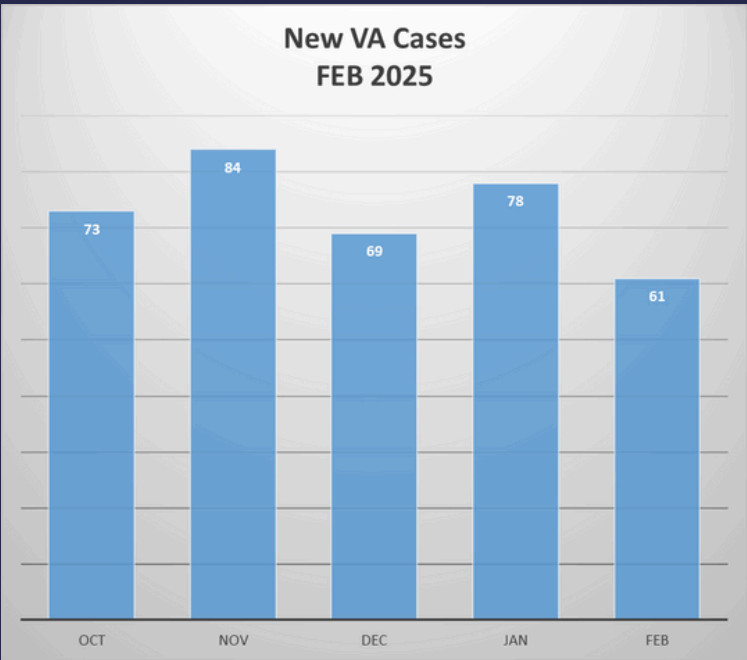
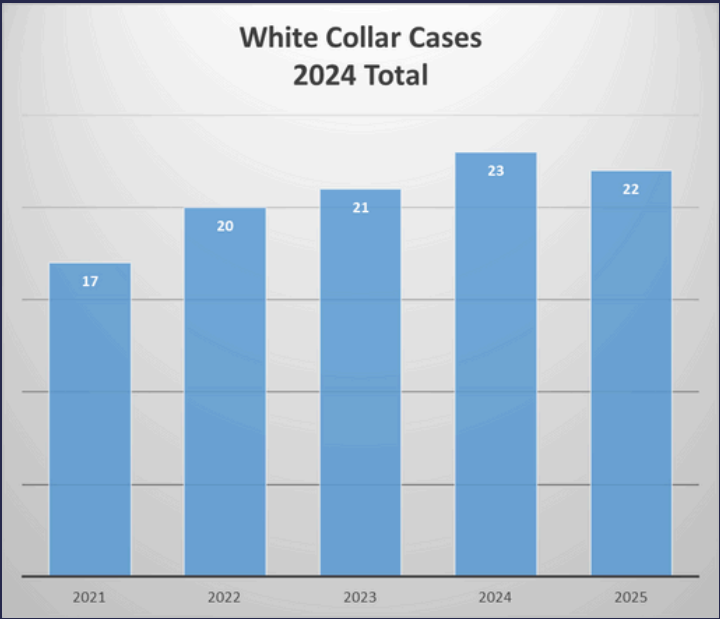
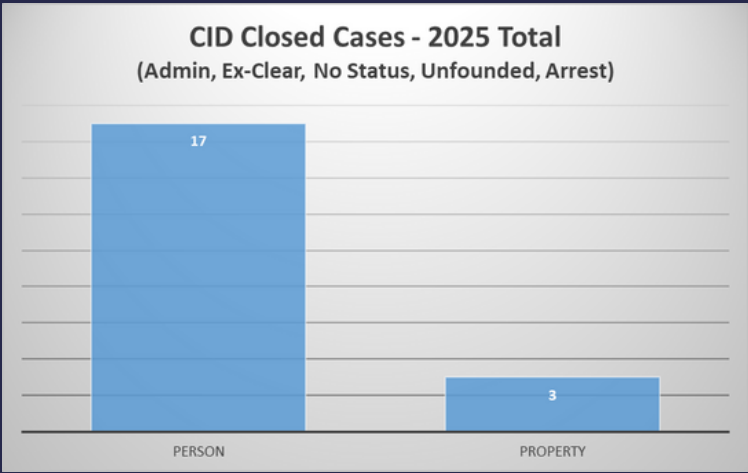
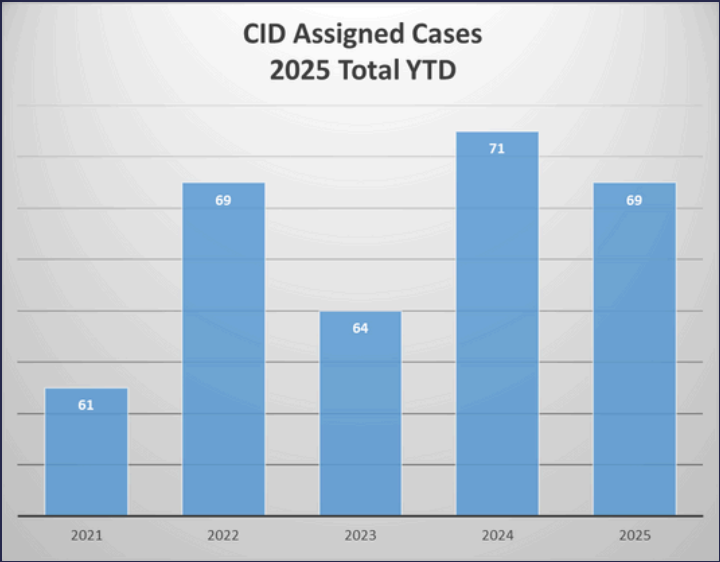


## Monthly Traffic Collision and Enforcement Efforts





# Criminal Investigations Division



# Criminal Investigations Division

## NARCOTIC TIPS

·NONE THIS MONTH

Category Number:  
Item Number: 9.



**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**Public Services Activity Report - February 2025**

**ATTACHMENTS:**

Description		Upload Date	Type
📎	Public Services Activity Report - February 2025	3/21/2025	Backup Material



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

**FROM:** Public Services Department

**SUBJECT:** February Activity Report

**DATE:** March 20, 2024

### *Department Involved Events*

- Staff worked the following events:
  - Prepared City Park for Greer Farmer's Market ( 1 employee – 3 hours )
- Staff cleaned the Operation Center March 24 -28 ( approximately 200 hours )

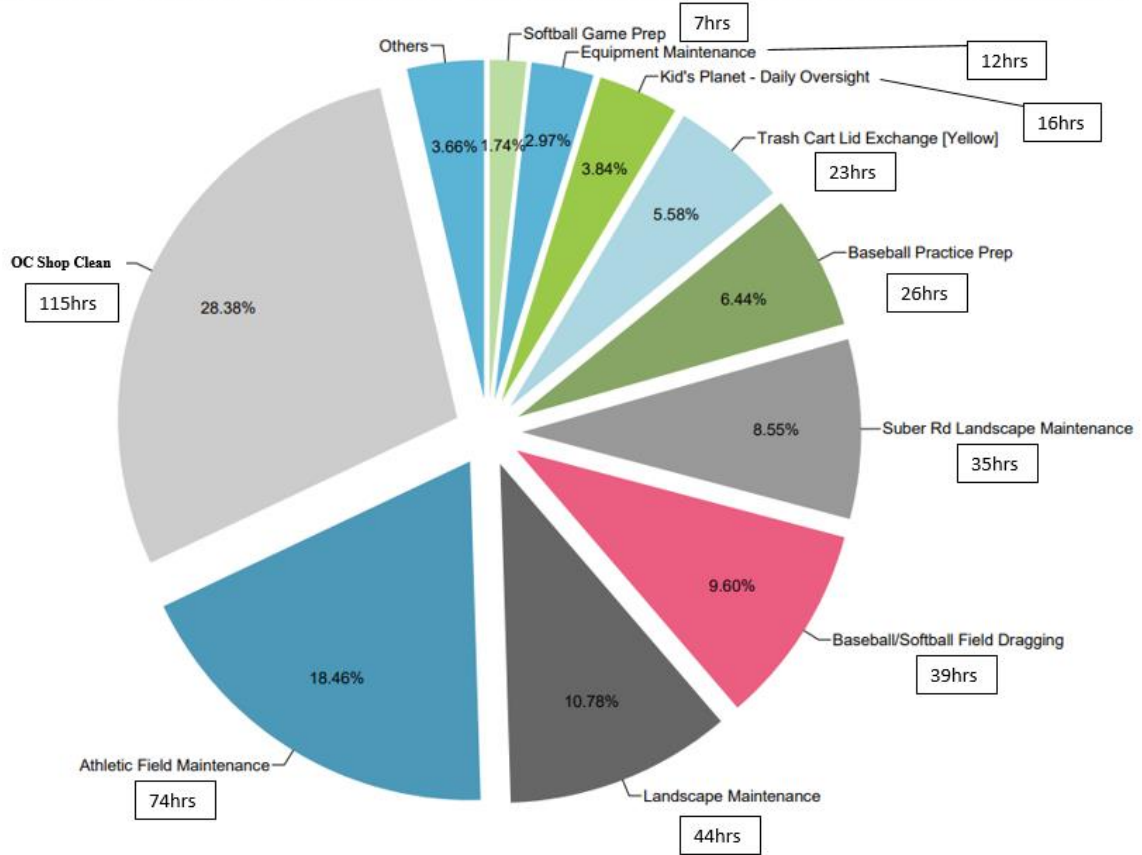
## *Grounds Maintenance Division*

- 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 painted shovels that were used at the groundbreaking ceremony for The Training Facility on February 14, 2025
- Staff prepped Rugby fields at Country Club for rentals on February 1, 2025
- Staff prepped City Stadium and Country Club for soccer games in February
- Staff begin prepping all baseball/softball fields for the upcoming season (Stevens Field, Country Club, Riverside Middle, Big Turner, and Little Turner)
- Staff made repairs to the Disc Golf walkway bridge at holes 17-18
- Staff repaired the batting cage frame at Century Park
- Staff made the following repairs at Kids Planet:
  - Fencing at the road
  - Added grass seed around the zip lines
  - Cleaned and added rock around the drainage area
- Irrigation Tech:
  - Cleaned, raised, and repaired/replaced irrigation valve boxes at Stevens Field, Veterans Park, Kids Planet, Suber Soccer, and City Stadium
  - Sprayed a pre-emerge on all athletic fields ( Stevens Field, Century Park, Country Club, Suber, Turner and City Stadium )

## Educational Training

- Two [ 2 ] employees attended the Park Maintenance Institute on February 19, 2025
- Irrigation Tech passed his Pesticide Applicator Test on February 27, 2025

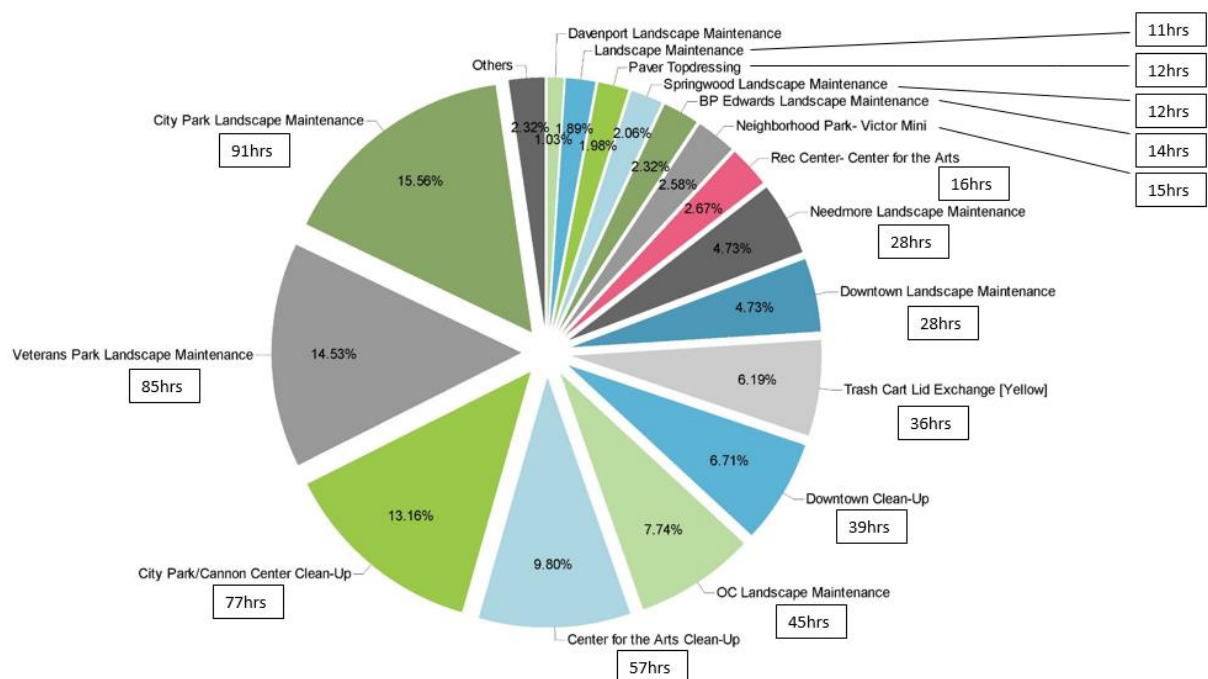
**Grounds Division – Athletics – Monthly Report – February 2025 [% Labor Hrs by Activity w/ Labor Hours]**



## *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
- Staff applied Snapshot to new landscape mulch beds at City Park and downtown area
- Staff extended the landscape beds on both sides of the Veterans Park Monument
- Dreamscape applied mulch to all Urban Park landscaped areas
- Installed new dog waste station at Needmore
- Staff replaced trash cart lids with yellow lids to help with identifying carts that belong at City Park, Cannon Centre, and Center for The Arts
- Staff replaced dog waste station signs at Veterans Park
- Staff picked up and installed Bailey the Fox at City Hall
- Staff made repairs to bollards at Center for the Arts and Veterans Park
- Staff updated landscape area around the sign at Greentown Park
- Staff replaced winter damaged plants in the downtown area to prepare for spring

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





## *Street Maintenance Division*

- Hauled seventeen [ 17 ] loads of construction material to the landfill
- Emptied construction bin at the Convenience Center fourteen [ 14 ] times
- Hauled four [ 4 ] loads of brush to the landfill
- Staff continued covering City Convenience Center on Saturdays ( One [1] employee – 24 hours)
- Ran sweeper truck for ten [ 10 ] days for a total of 144 miles
- Ran two [ 2 ] leaf trucks for twenty [ 20 ] days ( six [ 6 ] employees – 850 hours)
- Staff cleaned up at the Convenience Center ( one [ 1 ] employee – 12 hours )
- Staff used RC Mower to cut banks at Suber Road Soccer Fields and the sediment pond at Suber Road Fire Department
- Staff continue to change out trash cart lids to blue to help identify “At the House” residents
- Staff hauled twelve [12] loads of fill dirt from the cemetery to the City of Greer Convenience Center to be used for a Stormwater Project
- Staff continue to remove storm debris from city maintained streets
- Staff repaired pothole:
  - Buckebury Rd

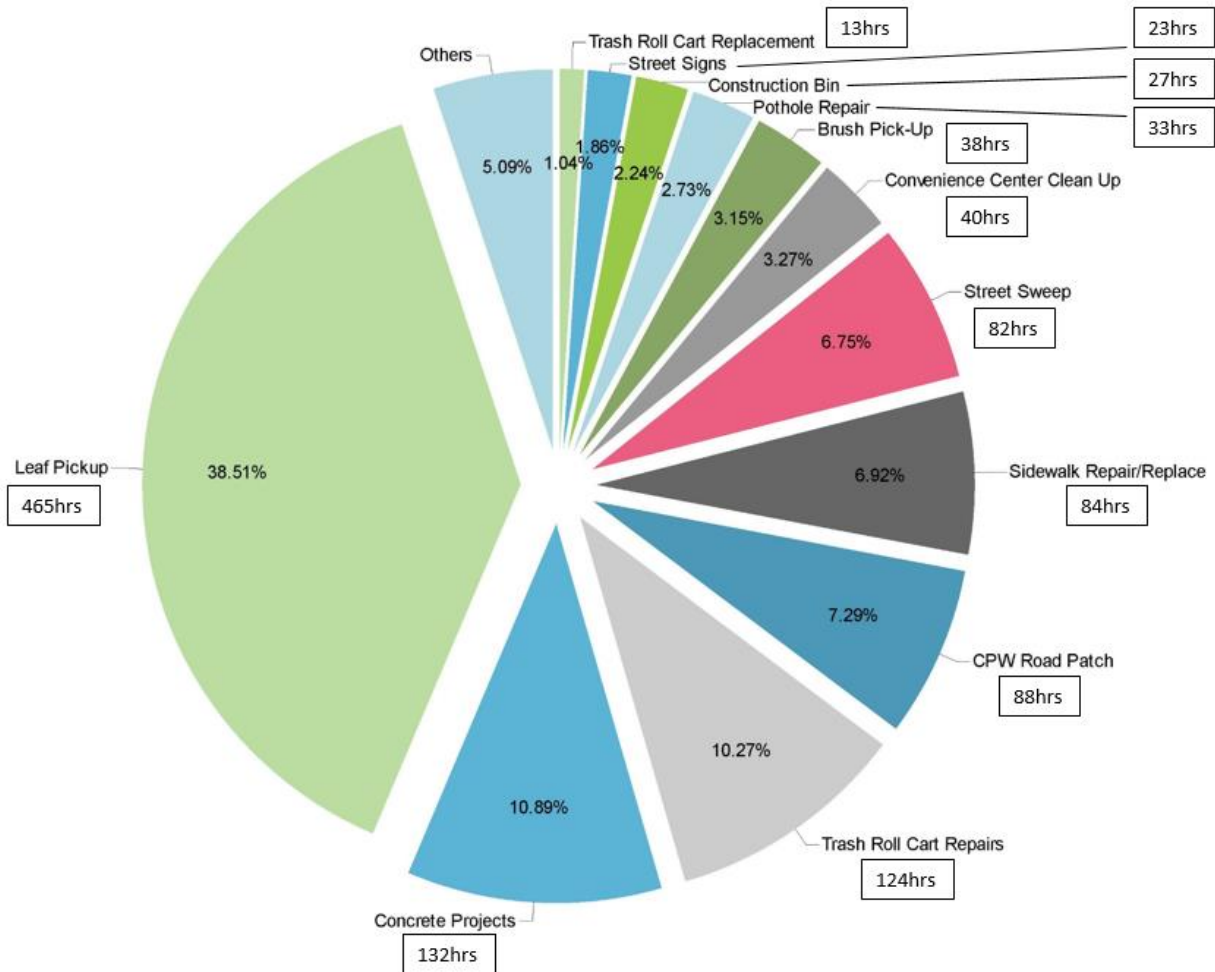
## *CPW Street Cut Repairs*

- Staff completed eight [ 8 ] CPW Street Cuts:
  - 301 W Arlington
  - Brown St
  - Wood Ave
  - E Arlington
  - King St
  - McDade Ave
  - 107 Caldwell St
  - 214 Brookwood Dr

## *Signs Repaired/Replaced*

- Staff repaired/replaced/added the following signs:
  - Replaced four [4 ] stop signs at Forest St and Canteen Ave
  - Staff repaired the stop sign at Biblebrook

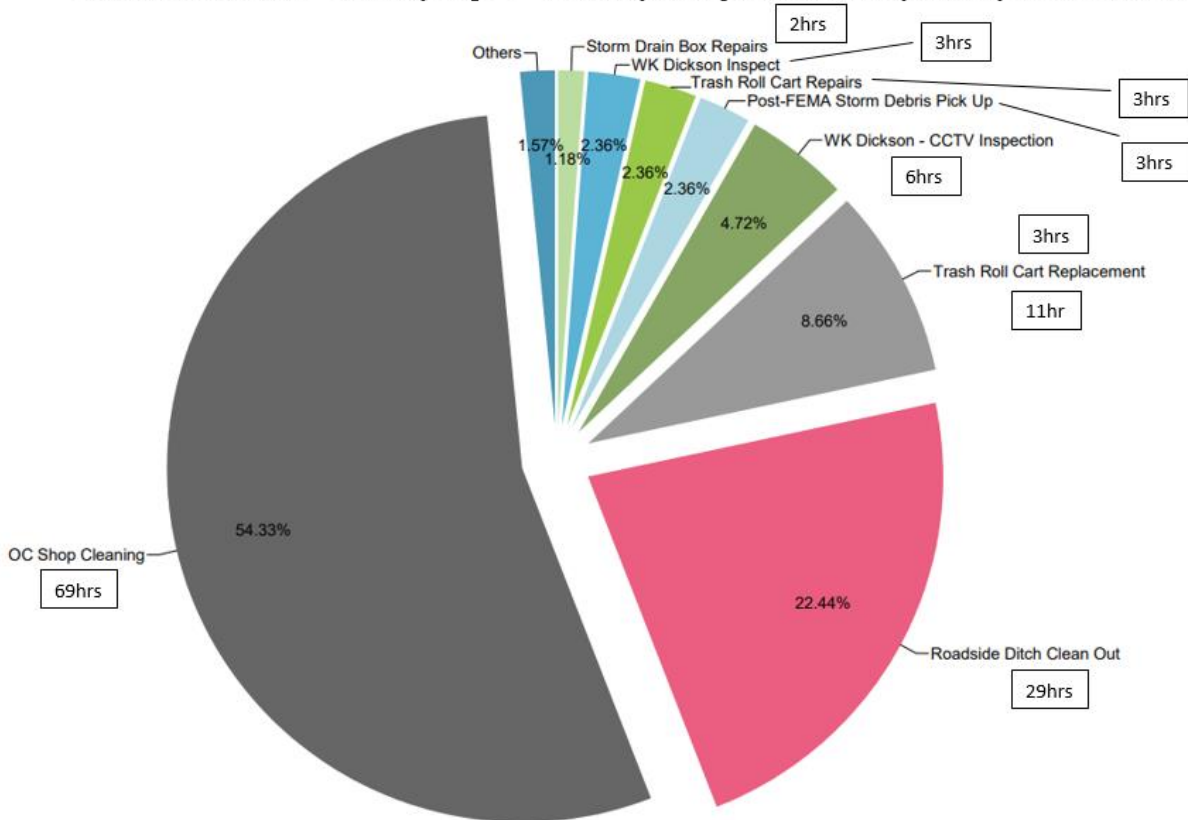
**Streets Division – Monthly Report – February 2025 [% Labor Hrs by Activity w/ Labor Hours]**



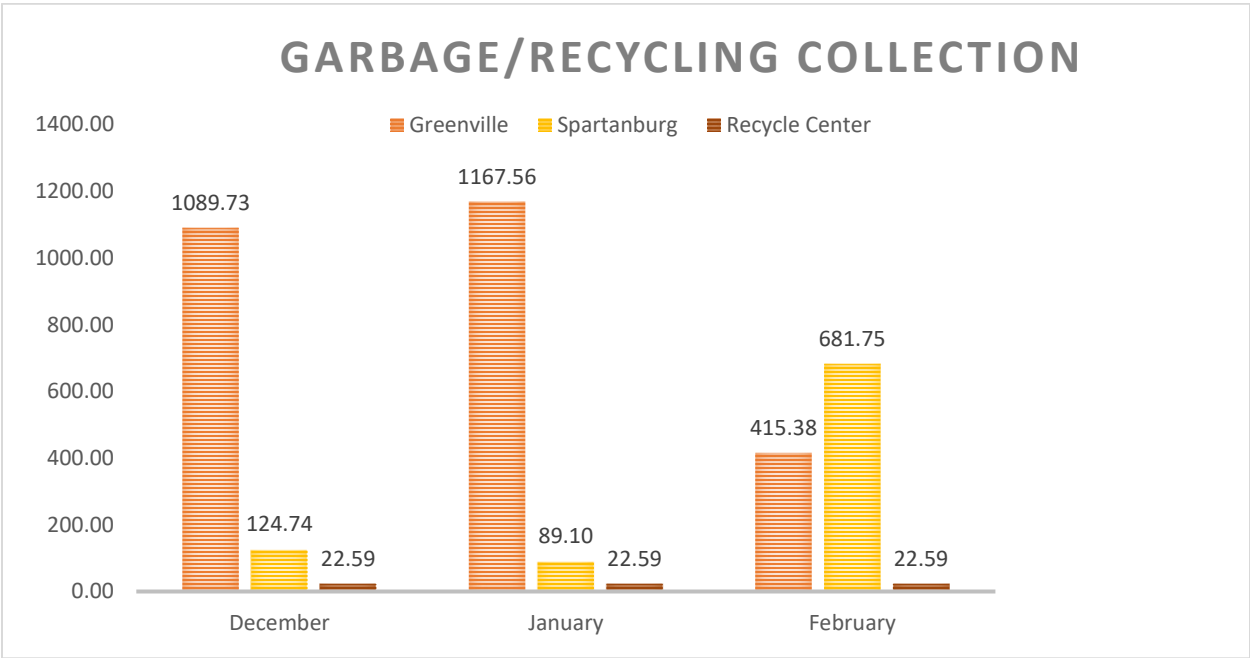
## *Stormwater Division*

- Staff replaced the stormdrain grate on 14<sup>th</sup> St
- Staff repaired sink hole and sidewalk on Juniper Ridge
- Staff cleaned the inlet at Blue Ridge Plantation
- Swapped out storm drain box lid to a flat grate to assist with traffic hitting the concrete lid at Palmer St and Pelham
- Installed a flat grate at Marrow St and Green St and poured 8 feet curb line to help direct water flow
- Updated WK Dickson spreadsheet
  - Stewart Ave
  - Maryland Ave
  - Virginia Ave
  - Carolina Ave
- Staff completed fifteen [15 ] inspections on storm drain boxes
  - 2 – Chestnut Ave
  - Hillside Dr
  - Oakdale Ave
  - 2 – Blue Ridge Dr
  - Laurel Rd
  - Mt Vernon Rd
  - Burlwood Dr
  - Virginia Ave
  - Sumpter St
  - Carolina Ave
  - Lake Ave
  - Parker St

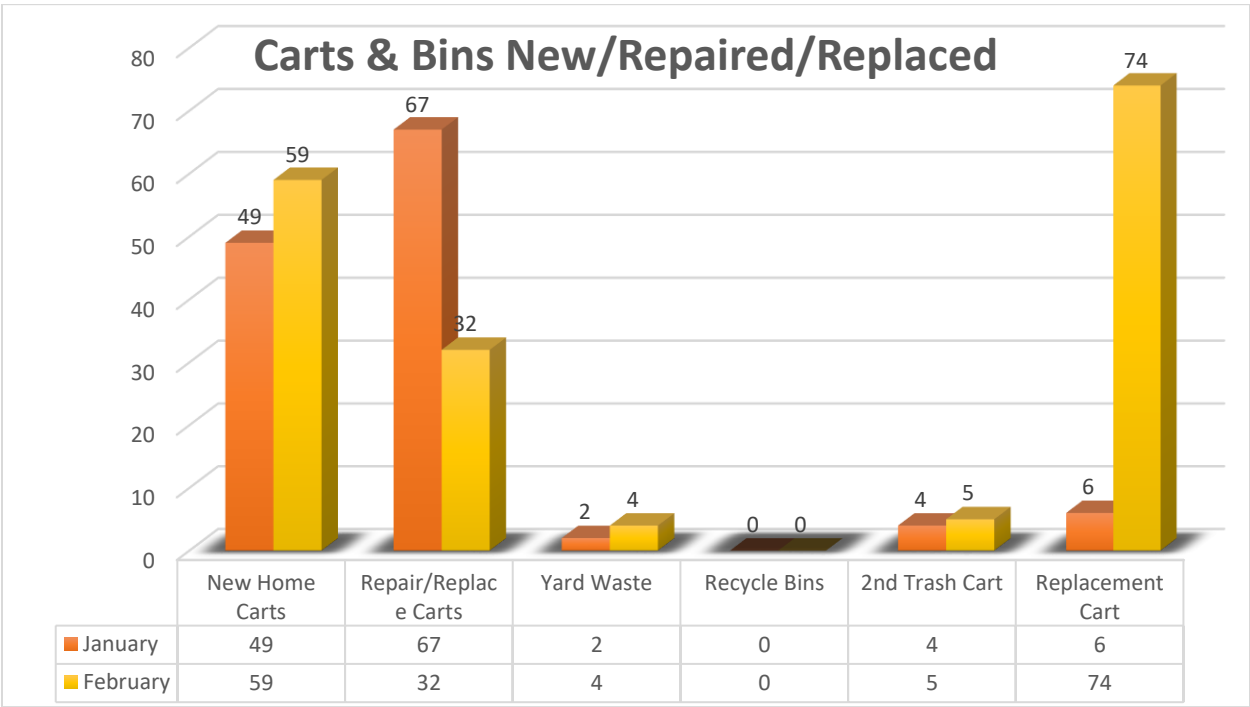
**Stormwater Division – Monthly Report – February 2025 [% Labor Hrs by Activity w/ Labor Hours]**



# Solid Waste Division



YTD Fiscal Year Totals: Greenville 8941.83 + Spartanburg 1765.96 = **9610.66**



Category Number:  
Item Number: 10.



**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**Social Media & Website Activity Report - February 2025**

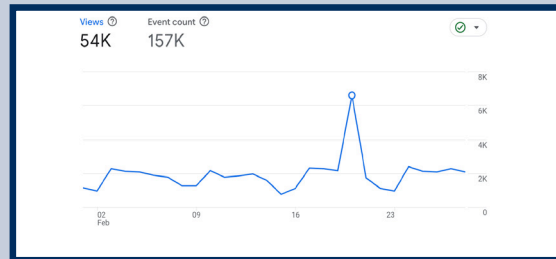
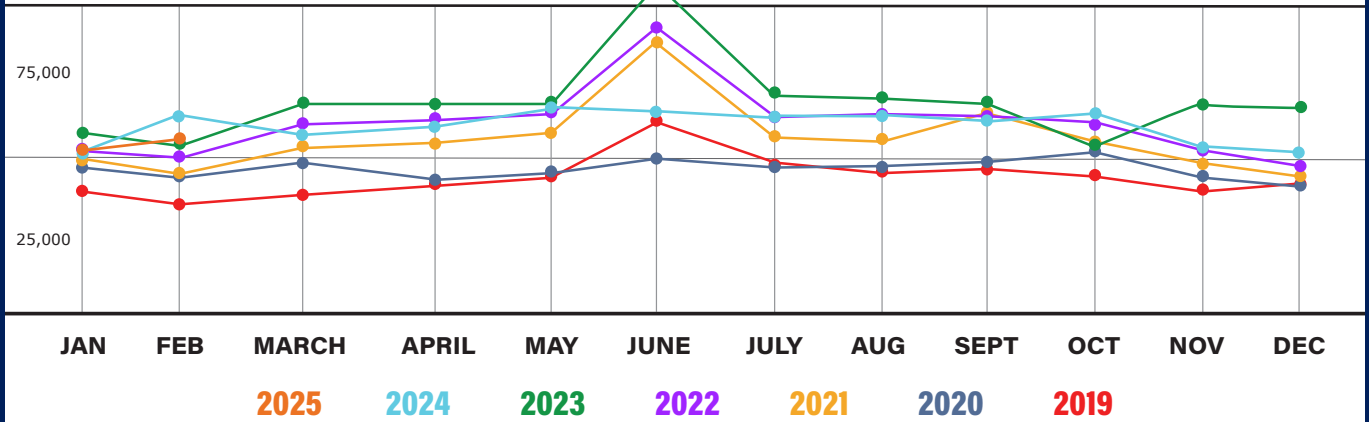
**ATTACHMENTS:**

Description	Upload Date	Type
▢ Social Media & Website Activity Report - February 2025	3/4/2025	Backup Material

# WEBSITE REPORT

FEBRUARY 1 - FEBRUARY 28, 2025

## TOTAL PAGE VIEWS BY MONTH



## VISITORS TO CITYOFGREER.ORG

Total Users: 22,427

New Users: 20,949

First user from - Channel Group	Total users	New users	Returning users	Average engagement time per active user
Total	22,427	20,949	4,370	49%
1 Direct	11,486	11,204	1,269	22%
2 Organic Search	9,984	8,552	2,932	1m 18s
3 Referral	726	678	141	1m 13s
4 Organic Social	524	506	25	28%
5 Unassigned	9	9	2	34%
6 Paid Search	1	0	1	14%

## RETENTION

MONTHLY PAGE VIEWS: 53,762

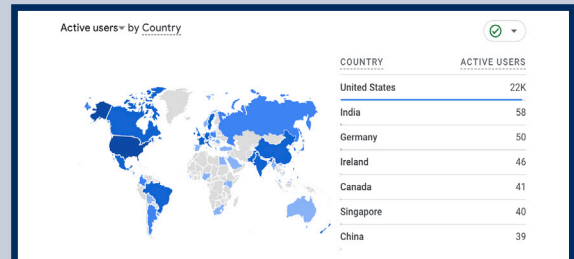
Avg. Page Views Per Session: 2.40

## TOP USERS BY LOCATION

Greer, SC - 5,941 Users

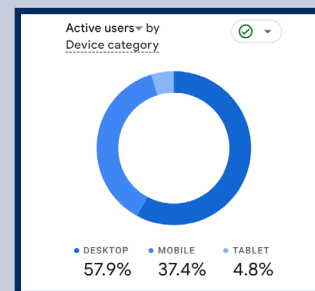
Aspen, CO - 4,362 Users

Atlanta, GA - 1,326 Users



## MOST VIEWED WEBSITE PAGES

1. Home/Home Page
2. Events
3. Departments
4. PRT/Youth Baseball
5. PS/Trash & Yard Waste
6. PRT/Youth Sports
7. Events Center Rentals
8. PRT/Home
9. PD/Home
10. PRT/Century Park
11. BDS/Permits
12. PRT/Sports
13. Admin/Home
14. PRT/Event Vendor Opportunities
15. PRT/Art Classes



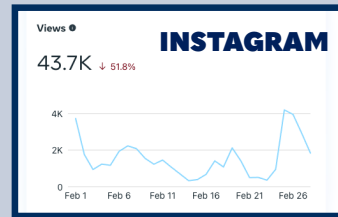
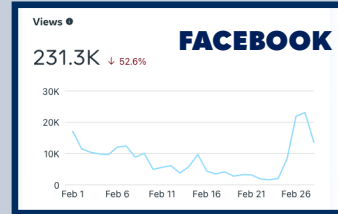
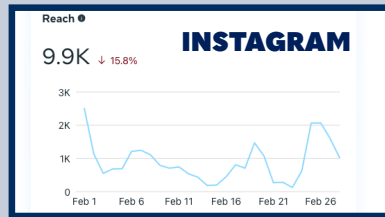
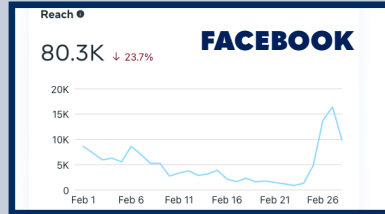


# SOCIAL MEDIA REPORT

FEBRUARY 1 - FEBRUARY 28, 2025

## TOTAL REACH

Facebook: 80.3k  
Instagram: 9.9k

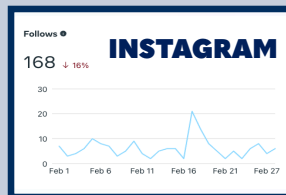


## TOTAL VIEWS

Facebook: 231.3k  
Instagram: 42.7K

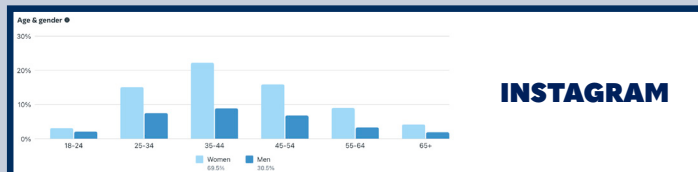
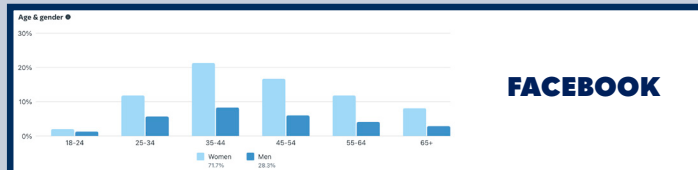
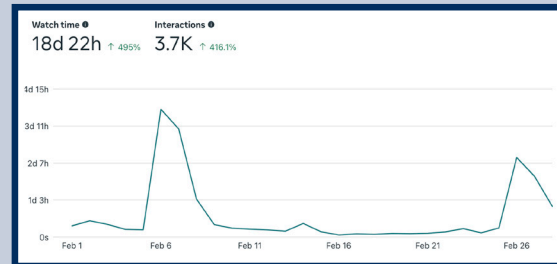
## NEW FOLLOWERS

Facebook: 254  
Instagram: 168



## VIDEO PERFORMANCE

Minutes Viewed: 18 Days 22 hours (27,240 minutes)  
Interactions: 3.7k



## AUDIENCE METRICS

Top Views by City (Facebook)  
Greer (33.7%) (down from 34.7% last month)  
Greenville (8.7%) (down from 12.4% last month)  
Taylors (7.2%) (up from 5.1% last month)

Top Views by City (Instagram)  
Greer (26.8%) (down from 28.8% last month)  
Taylors (9.1%) (down from 9.2% last month)  
Greenville (7.7%) (up from 7.4% last month)

5k Content Interactions on FB  
1.7k Content Interactions on IG

11,034 FB Followers  
8,515 IG Followers

Highest Engagement Days on FB:  
February 26 & 27

Highest Engagement Days on IG:  
February 25 & 26



**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**Board of Zoning Appeals**

**Summary:**

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

**ATTACHMENTS:**

Description	Upload Date	Type
□ Board of Zoning Appeals members	3/12/2025	Backup Material



## CITY OF GREER BOARD OF ZONING APPEALS

### Three Year Terms

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

Category Number:  
Item Number: 1.



**AGENDA**  
**GREER CITY COUNCIL**  
**3/25/2025**

**Second and Final Reading of Ordinance Number 50-2024**

**Summary:**

AN ORDINANCE AMENDING ARTICLE VIII ("SOLICITORS AND CANVASSERS") OF CHAPTER 18 ("BUSINESSES") OF THE GREER CITY CODE OF ORDINANCES. (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 50-2024	3/21/2025	Ordinance
▣ Ord 50-2024 Application for Peddlers Permit	1/16/2025	Backup Material

## ORDINANCE NUMBER 50-2024

### AN ORDINANCE AMENDING ARTICLE VIII (“SOLICITORS AND CANVASSERS”) OF CHAPTER 18 (“BUSINESSES”) OF THE GREER CITY CODE OF ORDINANCES.

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

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

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

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

Section 1. To amend Article VIII (“Solicitors and Canvassers”) of Chapter 18 (“Businesses”) Code of the City of Greer as follows:

#### Chapter 18 - BUSINESSES

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

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

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

*Solicitors, canvassers, and peddlers* (**hereinafter individually as a “solicitor” or collectively as “solicitors”**) (~~collectively, “peddler” or “peddlers”~~) means any person who, resident or not, traveling by foot, wagon, bicycle, any type of motor vehicle, or any type of conveyance, going from place to place, homes, businesses or streets, public or private, who offers or attempts to offer for sale any item of goods, wares and merchandise or service for present or future delivery, or any person selling any product on a temporary basis from any area outside a building within the city. This may include photographs, prints, magazines, clothing, fixtures, machines, appliances and any other things to be made, manufactured or produced.

*Solicitors, canvassers, and peddlers ID Card* (**collectively “Solicitors ID Card”**) means a non-transferable identification card issued by the City of Greer which provides consumers with

information sufficient to determine if they wish to interact with the solicitor. The ID Card must identify the goods or services the solicitor is selling, and the date the ID Card expires.

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

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

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

Permit means the permit required for solicitors or a sponsor business.

Permit fee means the permit fee established by the City of Greer Comprehensive Fee Schedule to operate as any non-exempt solicitor or sponsor business.

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

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

- (a) Sponsor businesses and solicitors ~~peddlers~~ shall acquire a business license, ~~and solicitors' permit, and solicitors ID Card~~ prior to operating in the City and shall be subject to the regulations set forth herein, the terms of the permit, and Chapter 18 of the Greer City Code of Ordinances.
- ~~(b) The fee for the solicitors peddler permit and solicitors ID Card shall be set by Greer City Council in the City of Greer Comprehensive Fee Schedule.~~

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

#### Sec. 18-313. Requirements.

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

- (a) Business License application and payment of the business license tax for the solicitors or the sponsor business, as applicable under Chapter 18, Article II – Licensing and Regulation.
- (b) Solicitor's ~~peddler's~~ permit application ~~and~~, payment of the solicitor's permit fee and solicitors' ID Card fee for each solicitor ~~peddler~~.
- (c) A copy of each solicitors ~~peddler's~~ state issued driver's license or identification card.
- (d) A background check will be performed for every solicitor by the City of Greer. If an applicant is found to have been convicted of any of the following offenses, regardless of the timeframe, he or she will not be allowed to operate as a solicitor ~~peddler~~.
  - (1) Any form of abuse

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

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

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

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

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

- (a) Must wear picture ID provided by sponsored business and obtain and carry a City of Greer solicitor's ~~peddler's~~ permit and business license.



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

#### Sec. 18-315. Exemptions.

- (a) Fairs, festivals, etc. Any nonprofit organization sponsoring a community-oriented fundraiser, fair, festival, musical or theatrical performance, or similar event, upon proper application, shall be granted a single solicitor permit ~~and~~ at no cost to cover all bona fide participants in such event who are ~~solicitors~~ ~~peddlers~~ provided the event is at a location under the control of the sponsoring organization and provided the sponsoring organization maintains a list of bona fide participants.
- (b) Sales or distributions made by non-profit charitable, education or religious organizations ~~are exempt from obtaining a peddler's permit.~~ shall, upon proper application, be granted a single solicitor's permit and solicitor's ID Card for each participant at no cost.
- (c) Youth and student-based organizations are exempt from background check(s) and a permit fee as required herein.

#### Sec. 18-316. Violations.

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

Secs. 18-317—18-430. Reserved.

Section 2. This Ordinance shall become effective upon second reading approval thereof.

Section 3: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced By: Councilman Wryley Bettis

First reading: December 10, 2024

Second and Final reading: March 25, 2025

Approved as to Form:

---

Daniel Hughes, Esquire  
City Attorney



## APPLICATION FOR SOLICITORS, CANVASSERS OR PEDDLERS PERMIT

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

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

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

--

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

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

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

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

\_\_\_\_\_

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

Please attach the following to this application:

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

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

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

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

**For Official use only:**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

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

## BUSINESS LICENSE DIVISION



**AGENDA**  
**GREER CITY COUNCIL**  
**3/25/2025**

**Second and Final Reading of Ordinance Number 9-2025**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY SIDNEY ROSS SKINNER AND ALLISON M. SKINNER LOCATED AT 105 BALLENGER AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Ordinance Number 9-2025	3/12/2025	Ordinance
❑ Ord 9-2025 Exhibit A Map	3/12/2025	Exhibit
❑ Ord 9-2025 Exhibit B Title to Real Estate	3/12/2025	Exhibit
❑ Ord 9-2025 Exhibit C Survey	3/12/2025	Exhibit
❑ Ord 9-2025 Rezoning Application	3/12/2025	Backup Material
❑ Ord 9-2025 Planning Commission Minutes	3/12/2025	Backup Material

**ORDINANCE NUMBER 9-2025**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY SIDNEY ROSS SKINNER AND ALLISON M. SKINNER LOCATED AT 105 BALLENGER AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Sidney Ross Skinner and Allison M. Skinner located at 105 Ballenger Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000700200 containing approximately 0.24 +/- 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 owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on February 24, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Traditional Neighborhood (TN).
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 105 Ballenger Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000700200 containing approximately 0.24 +/- acre attached hereto marked as Exhibit A shall be changed from Suburban Neighborhood (SN) to Traditional Neighborhood (TN).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

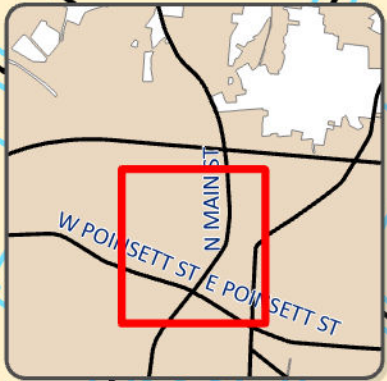
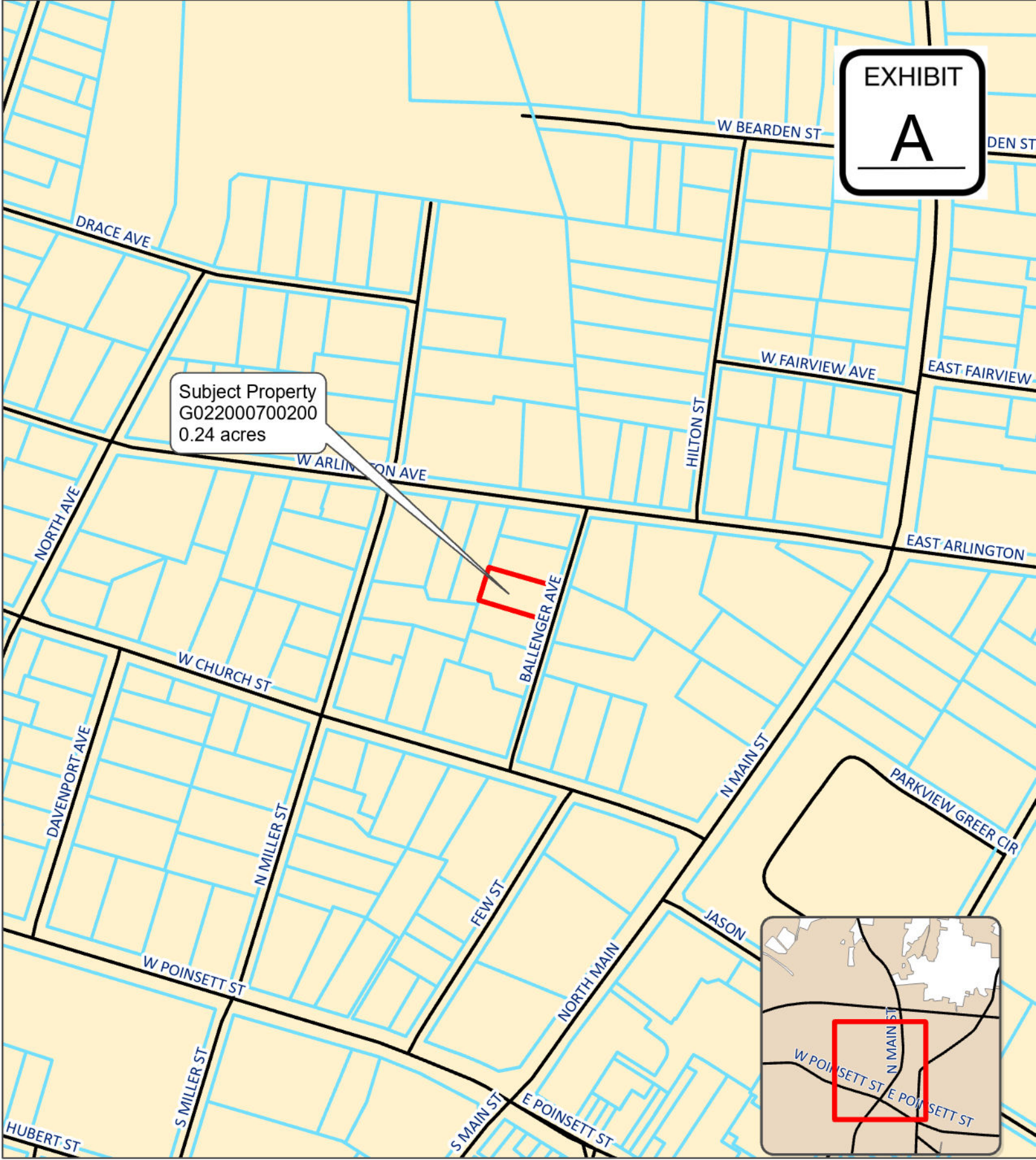
First Reading: March 11, 2025

Second and  
Final Reading: March 25, 2025

Approved as to Form:

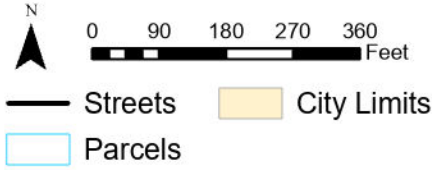
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Daniel R. Hughes, City Attorney



# Ordinance 9-2025

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.





EXHIBIT

B

BOOK 2183 PAGE 395

GRANTEE'S ADDRESS: 609 Dill Farms Way, Greer, SC 29651

STATE OF SOUTH CAROLINA )

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS that WILLIAM T. PONDER and MILDRED M. PONDER, Trustees, or their successors in trust, under the WILLIAM T. PONDER and MILDRED M. PONDER LIVING TRUST, dated July 11, 1996, and any amendments thereto (hereinafter "Grantor"), for and in consideration of the sum of EIGHTY-TWO THOUSAND & 00/100 (\$82,000.00) DOLLARS of which is hereby acknowledged does grant, bargain, sell, and release unto

**SIDNEY ROSS SKINNER and ALLISON M. SKINNER**

their heirs and assigns, forever, (hereinafter "Grantee") the following real property: (11) 285- 222- 7- 2

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the western side of Ballenger Avenue, in the Town of Greer, SC, said pin being on the northeast corner of a lot of land heretofore deeded by J.A. Waldrop to C. M. Ponder, and running thence in a northerly direction with the western edge of said Ballenger Avenue N 17.15 E 75 feet to an iron pin, (said iron pin being set 3 feet back on property line); thence N 73.09 W 153.15 feet to an iron pin on Gabe Waters line; thence S 17.27 W 75 feet along said Gabe Waters line to an iron pin, northwest corner of said lot of C. M. Ponder heretofore deeded to him by J.A. Waldrop; thence S 73.09 E with the southern line of said C.M. Ponder lot 153.4 feet to the beginning corner.

LESS: ALL that certain piece, parcel or lot of land in the City of Greer, in Chick Springs Township of Greenville County, South Carolina, located off the West side of Ballenger Avenue and having the following metes and bounds as described in Deed Book 521 at Page 277.

This is the same property conveyed to grantors herein by Deed of William T. Ponder, dated 8-29-96, recorded on 10-09-96, in Deed Book 1654 at Page 1751.

TOGETHER with all and singular, the rights, members, hereditaments, and

STATE 213.20

JAN 03 2006

COUNTY 90.20

appurtenances to the said premises belonging or in anywise incident or appertaining.

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

AND Grantor does hereby bind itself, and its successors and assigns, to warrant and forever defend all and singular, the premises before mentioned unto the said Grantee, his/her/their heirs, administrators, and assigns, from an against the Grantor and its successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness Grantor's seal this 30 day of December, 2005.

Signed, sealed and delivered in the  
Presence of:

Larry N. Byrns  
WITNESS #1

William T. Ponder  
William T. Ponder, trustee

Donna P. Cantrell  
WITNESS #2

Mildred M. Ponder  
Mildred M. Ponder, trustee

STATE OF SC )  
COUNTY OF GREENVILLE )

# ACKNOWLEDGEMENT

The foregoing Title to Real Estate was acknowledged before me by grantor, this 30 day of December, 2005.

Larry N. Byrns  
Notary Public for the State of SC  
My commission expires 4-10-06

FILED FOR RECORD IN GREENVILLE  
COUNTY SC R.O.D. OFFICE AT 03:22 PM  
01 04 06 RECORDED IN DEED  
BOOK 2183 PAGE 0395 THRU 0396  
DOC # 2006000912

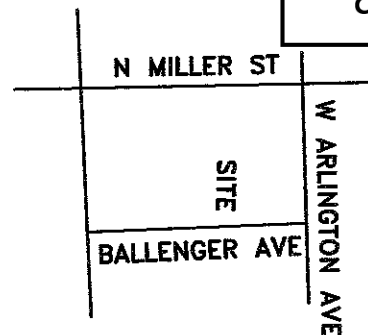
Timothy

1/2" PIPE FOUND = ●  
 1/2" REBAR SET = ○  
 POWER POLE = P  
 POWER LINE = —  
 WATER METER = WM



**LANGFORD  
LAND SURVEYING, LLC**

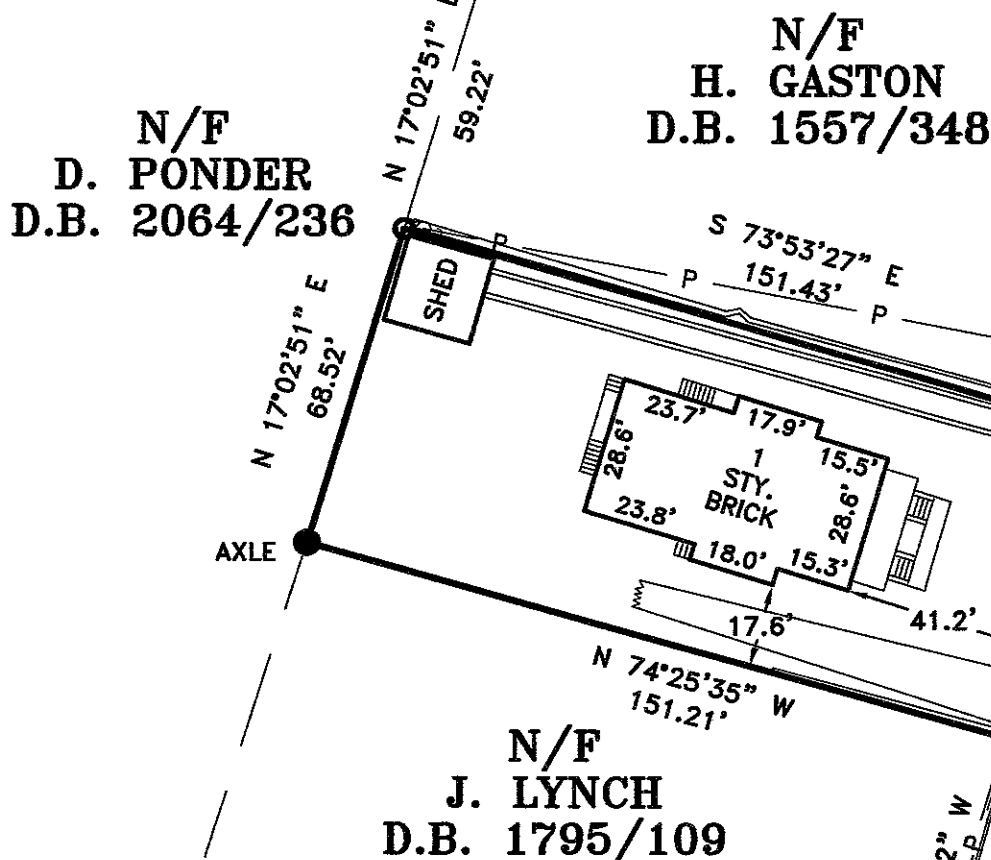
PO BOX 697  
 108 RIDGE ROAD  
 LANDRUM, SC 29356  
 OFF. 864-316-5782



LOCATION MAP  
NOT TO SCALE

**REFERENCES:**

DEED BOOK 2183 PAGE 395  
 DEED BOOK 521 PAGE 277



**NOTES:**

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND ROW'S & COVENANTS RECORDED OR UNRECORDED.

THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.

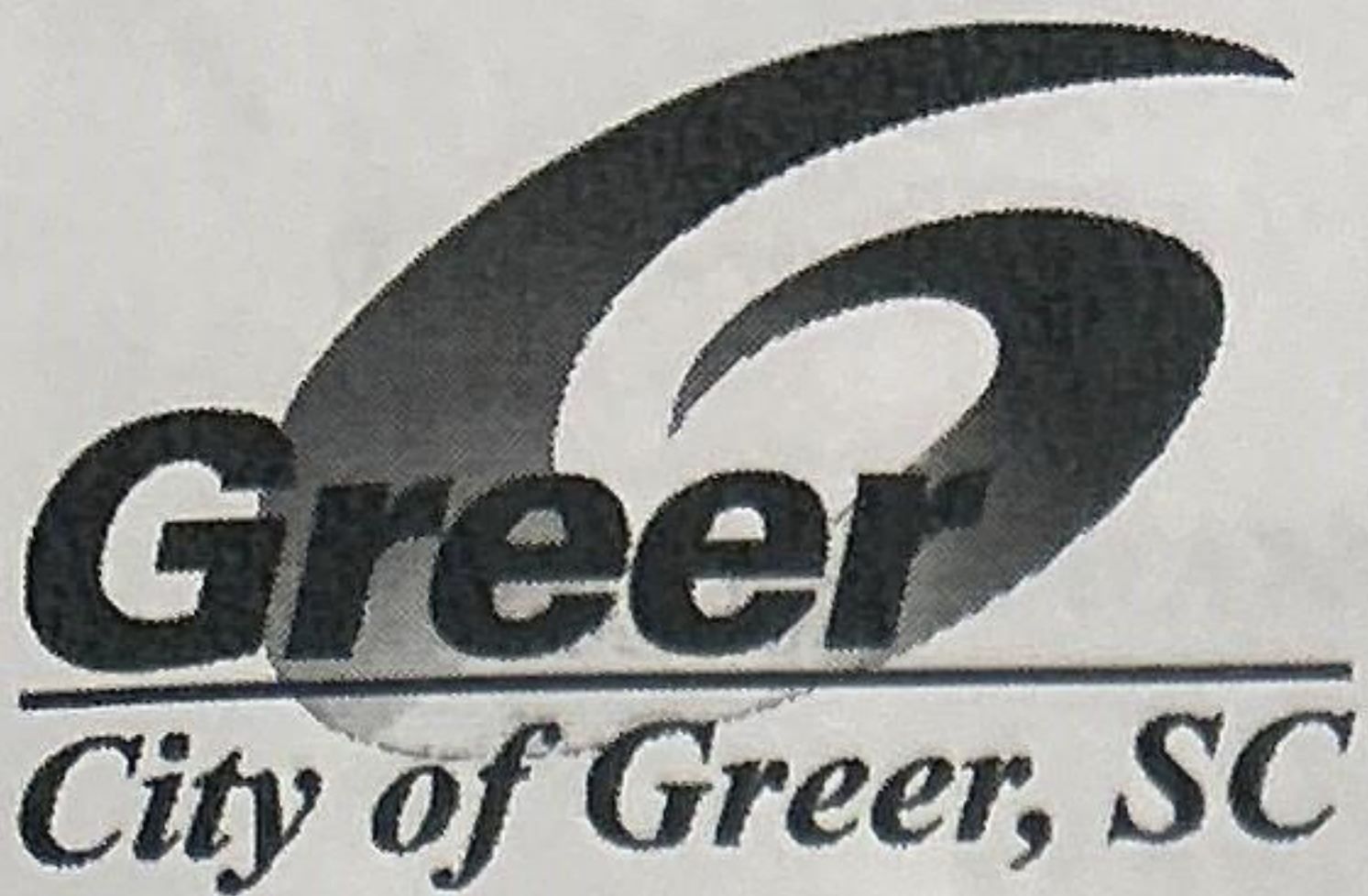
THIS SURVEY IS A LEGAL DOCUMENT FOR THE PARTY (PARTIES) LISTED BELOW ONLY.

**TOTAL AREA = 0.24 ACRES**

**SURVEY FOR:**

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREIN





**ZONING MAP AMENDMENT APPLICATION  
(REZONING)**

Date 1-6-24

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

Tax Map Number(s) 6022000700200  
Property Address(s) 105 BALLANGER AVE  
Acreage of Properties .240 County Greenville

**Applicant Information**

Name SIDNEY ROSS SKINNER  
Address 100 YELLOW FIN CT  
Greer SC 29657  
Contact Number 864 979-0802  
Email PSKINNER62@ATT.NET  
Business Name \_\_\_\_\_

**Property Owner Information**

(If multiple owners, see back of sheet)

Name SIDNEY ROSS SKINNER AND ALISON M SKINNER  
Address 100 YELLOW FIN CT  
Greer SC 29657  
Contact Number 864 979 0802  
Email PSKINNER62@ATT.NET  
Business Name \_\_\_\_\_

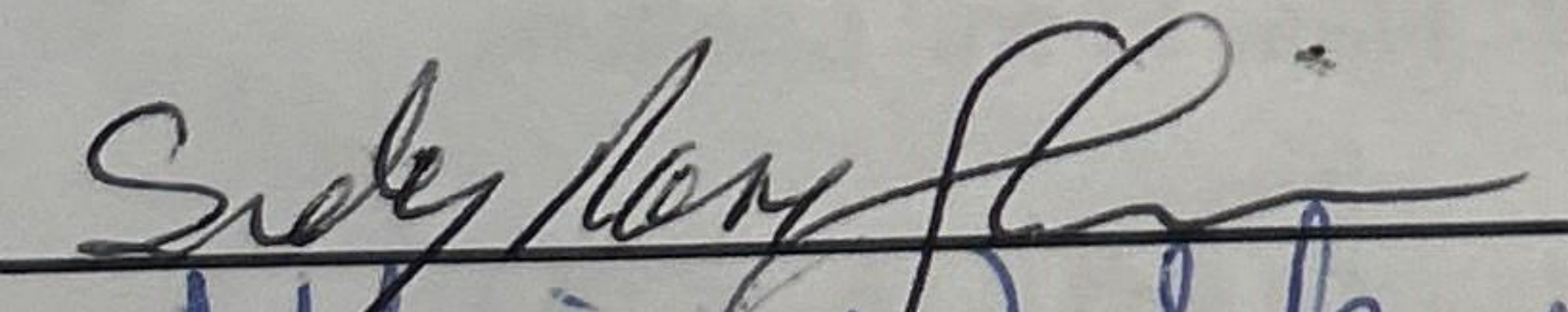
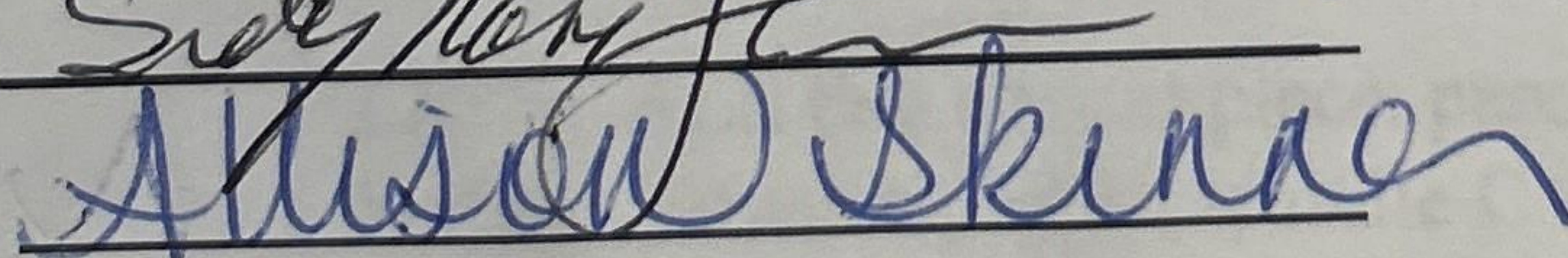
If the property owner is a corporate entity, the individual signing this application represents and warrants that they have the authority to sign on behalf of the corporate entity.

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

The applicant hereby requests that the property described be rezoned from

SUBURBAN Neighborhood to TRADITIONAL Neighborhood

Existing Use: Duplex ~~Atti~~ Proposed Use: Duplex

Signature(s)   


All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

See Reverse



**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, February 24, 2025**

---

**DOCKET:** RZ 25-02

**APPLICANT:** Sidney Ross Skinner

**PROPERTY LOCATION:** 105 A Ballenger Avenue

**TAX MAP NUMBER:** G022000700200

**EXISTING ZONING:** Suburban Neighborhood (SN)

**REQUEST:** Rezone to Traditional Neighborhood (TN)

**SIZE:** 0.24 Acres

**COMPREHENSIVE PLAN:** Downtown Living

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**ANALYSIS:** **RZ 25-02**

---

**RZ 25-02** is a rezoning request for one parcel located at 105 Ballenger Avenue with a total acreage of 0.24 acres. The request is to rezone the property from Suburban Neighborhood to Traditional Neighborhood in order to allow for an addition to the existing duplex, which is currently considered legally nonconforming.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood – residential
East:	Medium Density – residential
South:	Suburban Neighborhood/Medium Density – residential
West:	Suburban Neighborhood – residential

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

- **Primary Uses:** Retail, entertainment, and office commercial; and upper story, townhome, multiplex, and multi-family residential; civic uses and spaces
- **Secondary Uses:** Institutional facilities, regional parks, hotels and short-term rentals  
Transportation Narrow streets, sidewalks on both sides, regular transit stops, interconnected street grid

This request is compatible with the surrounding residential land uses and zoning, and it is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

**STAFF RECOMMENDATION: Approval**

**PLANNING COMMISSION RECOMMENDATION: Approval**

*Public Hearing*

Mr. Jones opened the public hearing for RZ 25-02.

Ms. Stahl gave the basic information of the request.

Mr. Jones called the applicant, Mr. Ross Skinner, forward. Mr. Skinner outlined why he was appearing before the Planning Commission – he wanted to renovate and improve the old duplex situated on this property by building an addition, among other things. However, his planned addition encroached on the side setbacks required by the current zoning district (Suburban Neighborhood, SN), so he was applying for Traditional Neighborhood (TN) to reduce the side setback requirement.

Two individuals came forward to express their concerns over the request – Ms. Missy Lynch and Mr. Joe Lynch, who live next door to the subject property.

Ms. Lynch first asked why the property was considered noncompliant and then expressed concerns relating to the number of cars that the new living space would add to the traffic and parking conditions on Ballenger Avenue. She asked about the plans for the driveway(s) at the house.

Mr. Lynch came forward and informed the Commission that his family had lived in the house beside the subject property for over 20 years. He then recounted the story of how he suspected that the son of a tenant at the subject property was a drug dealer and how he once had to call the police on that individual after Mr. Lynch's daughter came to him and asked him to (at the request of his neighbor, the tenant of the subject property, who felt threatened by her son). Mr. Lynch then expressed concerns about the addition of 2 new bedrooms to the duplex, saying that would effectively open the door for 2 more families to move into the duplex (in addition to the tenants already living there).

Mr. Jones asked if there were any more speakers for the public hearing regarding RZ 25-02. Hearing none, he closed the public hearing for this item on the agenda.

*New Business*

Mr. Jones opened the business meeting for RZ 25-02.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones called the applicant, Mr. Skinner, forward. Mr. Skinner reiterated his desire to make the property nicer and addressed some of the comments/concerns expressed by Mr. and Ms. Lynch. He stated the driveway wouldn't change much, but it might stop at the addition and he'd be tearing down the garage in the backyard. There were some concerns about parking, so Ms. Stahl reminded the room that duplexes only require one parking space per unit, which they would meet.

Mr. Jones asked about the noncompliant status of the structure, so Ms. Stahl explained how it came to be legal nonconforming.

Mr. Thoma expressed concerns about the houses being too close together because one of the neighboring homes appeared to be built right at the setback line.

Mr. Jones asked for clarification about what triggered the rezoning and Mr. Skinner reiterated the side setback issue.

Mr. Booker made the point that if it weren't for the proposed addition, this rezoning request

likely would not exist.

Mr. Lavender inquired about the possibility of a variance for the side setback requirements rather than a rezoning, citing density concerns. Ms. Stahl said that even with the TN district change they could still only have 2 units on that parcel.

Mr. Lamb asked about the number of people who could live in the duplex and whether or not there were any regulations for that. Ms. Stahl suggested that the Fire Code might, but she was unaware of any others.

Mr. Jones asked about the legality of street parking. That prompted a discussion of this issue among the members of the Commission.

Mr. Thoma asked if the southern addition could go ahead without rezoning, and Mr. Lamb asserted that they still might need it even if they abandoned plans for the northern addition because the southern addition was very close to the setback line.

Mr. Lavender reiterated parking concerns, encouraging the applicant to encourage the future tenants to park in the driveways, not in the street. Mr. Skinner responded by saying that his son would be living on one side. He also said that he is spending a lot of money to fix the place up, so he'll be sure to make sure the tenants keep it nice.

Mr. Booker said that his concerns over density had been alleviated by Ms. Stahl's reminder that they could still only put 2 units on a parcel this size in a TN zoning district.

**ACTION** - Mr. Booker made a motion to approve RZ25-00002. Mr. Lamb seconded the motion. The motion passed with a vote of 6 to 0.



Category Number:  
Item Number: 3.



**AGENDA**  
**GREER CITY COUNCIL**  
**3/25/2025**

**Second and Final Reading of Ordinance Number 10-2025**

**Summary:**

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY 301 ARLINGTON RD LLC LOCATED AT 301 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Ordinance Number 10-2025	3/12/2025	Ordinance
▣ Ord 10-2025 Exhibit A Map	3/12/2025	Exhibit
▣ Ord 10-2025 Exhibit B Deed	3/12/2025	Exhibit
▣ Ord 10-2025 Exhibit C Survey	3/12/2025	Exhibit
▣ Ord 10-2025 Rezoning Application	3/12/2025	Backup Material
▣ Ord 10-2025 Planning Commission Minutes	3/12/2025	Backup Material

**ORDINANCE NUMBER 10-2025**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY 301 ARLINGTON RD LLC LOCATED AT 301 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN)**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by 301 Arlington Rd LLC located at 301 Arlington Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-13-041.00 containing approximately 1.09 +/- acres attached hereto marked as Exhibit A, the Quit Claim Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on February 24, 2025.

2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Traditional Neighborhood (TN).

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 301 Arlington Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-13-041.00 containing approximately 1.09 +/- acres

attached hereto marked as Exhibit A shall be changed from Commercial General (CG) to Traditional Neighborhood (TN).

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 Karuian Booker

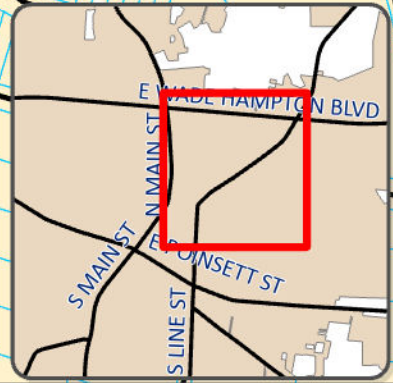
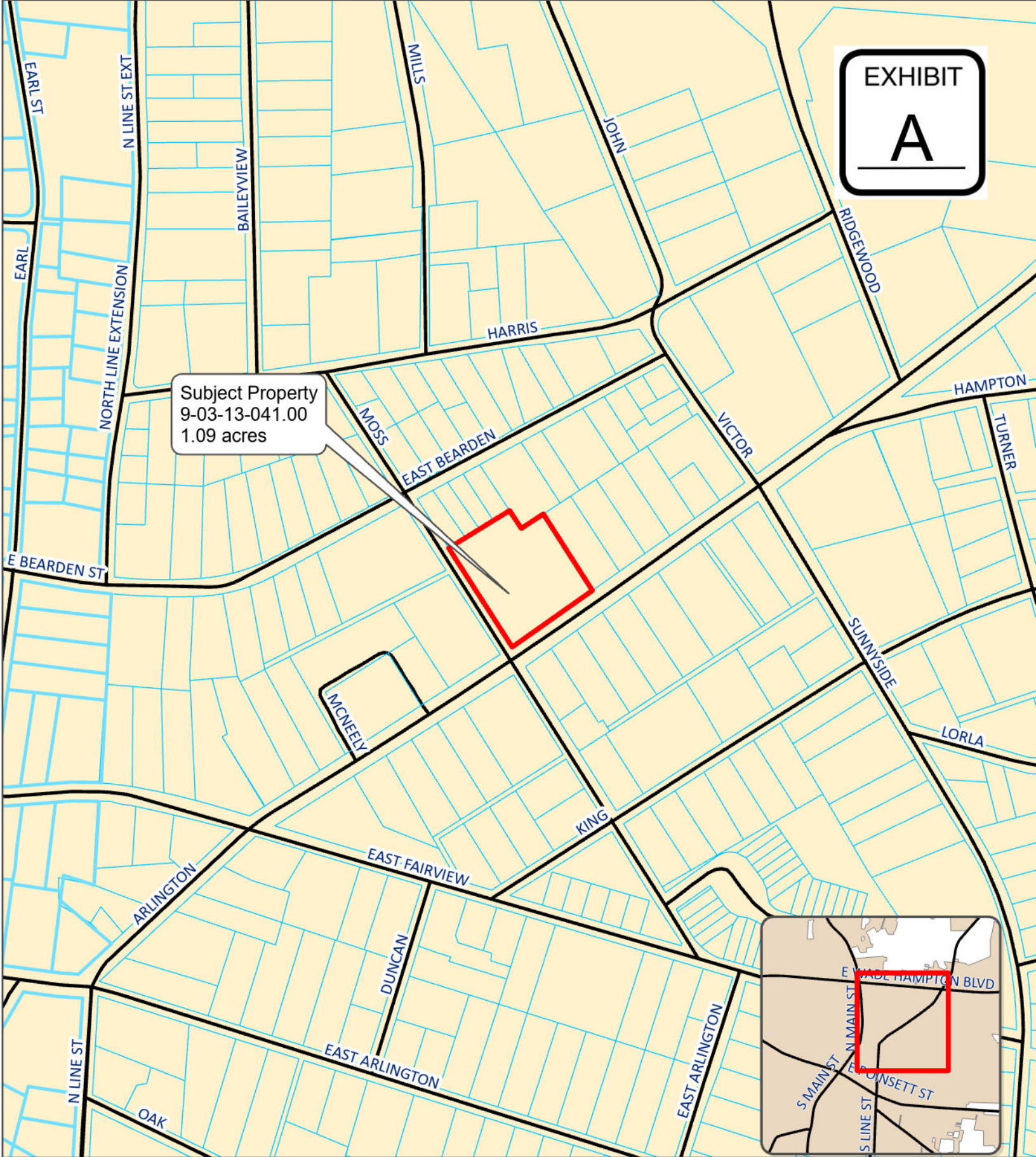
First Reading: March 11, 2025

Second and  
Final Reading: March 25, 2025

Approved as to Form:

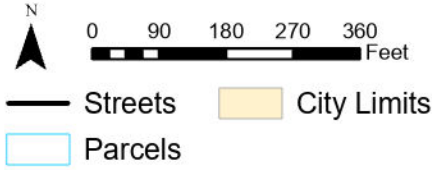
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Daniel R. Hughes, City Attorney



# Ordinance 10-2025

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.



EXHIBIT

A

DEE-2024040256 EXEMPT  
 Recorded 6 on 10/09/2024 02:50:59 PM  
 Recording Fee: \$15.00  
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
 ASHLEY B. WILLIAMS REGISTER OF DEEDS  
 BK:DEE 148-N PG:424-429

GRANTEE'S ADDRESS: 1622 E. NORTH ST Suite 9, Greenville, SC 29607

STATE OF SOUTH CAROLINA )

QUIT-CLAIM DEED

COUNTY OF SPARTANBURG )

NO TITLE SEARCH PERFORMED

KNOW ALL MEN BY THESE PRESENTS, that BUTCH SIMS ("Grantor") in consideration of TEN (\$10.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, release and forever quit-claim unto 301 ARLINTON RD LLC ("Grantee"), its successors and assigns forever, the following real property, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

THIS conveyance is subject to all easements, conditions, covenants, restrictions, zoning ordinances, encumbrances and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, so that neither the said Grantor nor Grantor's heirs or successors, nor any other person or persons claiming under Grantor shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

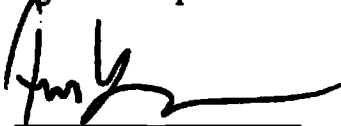


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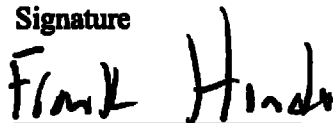
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

IN WITNESS WHEREOF the Grantor has signed and sealed these presents the day and year first above written.

Signed in the presence of:



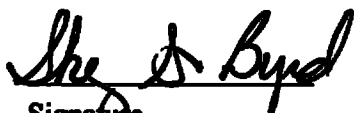
Signature



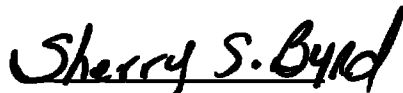
Witness Name



Butch Sims



Signature



Witness Name

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**Grantor Acknowledgement**

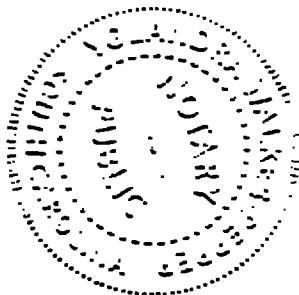
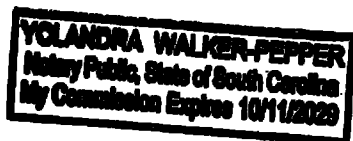
STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Before me, Yolandra Walker - Pepper, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Butch Sims, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act on behalf of the Grantor.

Witness my official seal this 20<sup>th</sup> day of September, 2021.

Yolandra Walker - Pepper  
Notary Public for the State of South Carolina

County of GreenvilleMy commission expires: 10/11/2029

**EXHIBIT "A"****Property Description**

**All that lot or parcel of land in the County of Spartanburg, State of South Carolina, being known and designated as Lot No. 15, as shown on a plat entitled "Map of T.E. Armstrong Property," dated November 1, 1928, made by H.S. Brockman, and recorded in Plat Book 37, Page 495, RMC Office for Spartanburg County, South Carolina.**

**This being the same property conveyed unto Butch Sims by deed of EMC Mortgage Corporation, as Successor in Interest to United Companies Lending Corporation, pursuant to that asset purchase agreement dated 5-26-00 as approved by that certain court dated 9-13-00, US Bankruptcy Court, District of Delaware, Case 99-00-450 (MFW) through 99-00461 (MFW) dated January 22, 2003 and recorded January 31, 2003 in Book 77-F at Page 816 in the Register of Deeds Office for Spartanburg County, South Carolina.**

**TMS# 9-03-13-041.00**

STATE OF SOUTH CAROLINA     )  
COUNTY OF SPARTANBURG     )     AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information in this affidavit, and I understand such information.

2. The property being transferred is located bearing See deed SpartanburgCounty was transferred from Butch Sims to 301 Arlinton Rd LLC on September 26, 2024  
TMS: 9-03-13-041.00

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) X exempt from the deed recording fee because (See Information section of affidavit): #1

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

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

4. 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 X 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \_\_\_\_\_ 0.00 \_\_\_\_\_

(b) Place the amount listed in item 5 above here: \_\_\_\_\_ 0.00 \_\_\_\_\_

(If no amount is listed, place zero here.)

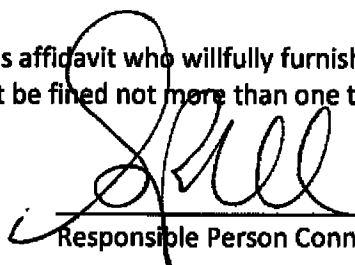
(c) Subtract Line 6(b) from Line 6(a) and place result here: \_\_\_\_\_ 0.00 \_\_\_\_\_

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:

\_\_\_\_\_ 0.00 \_\_\_\_\_.

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

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

P. Griffin Bell

Print or Type Name Here

SWORN to and subscribed before me this

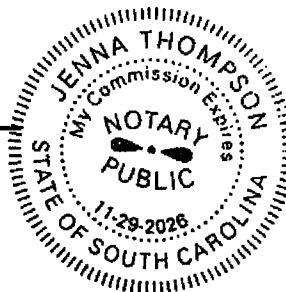
26 day of September 2024

Notary Public for SC

My Commission Expires 11-29-2026

Notary (L.S.): 

Notary (printed name): Jenna Thompson



### 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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.

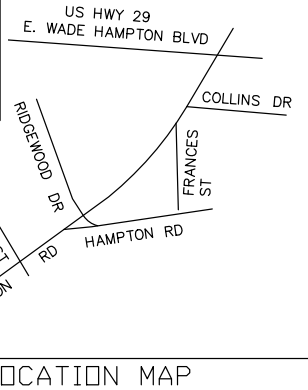
#### Exempted from the fee are deeds:

- (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 constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



# EXHIBIT

C



## NOTES:

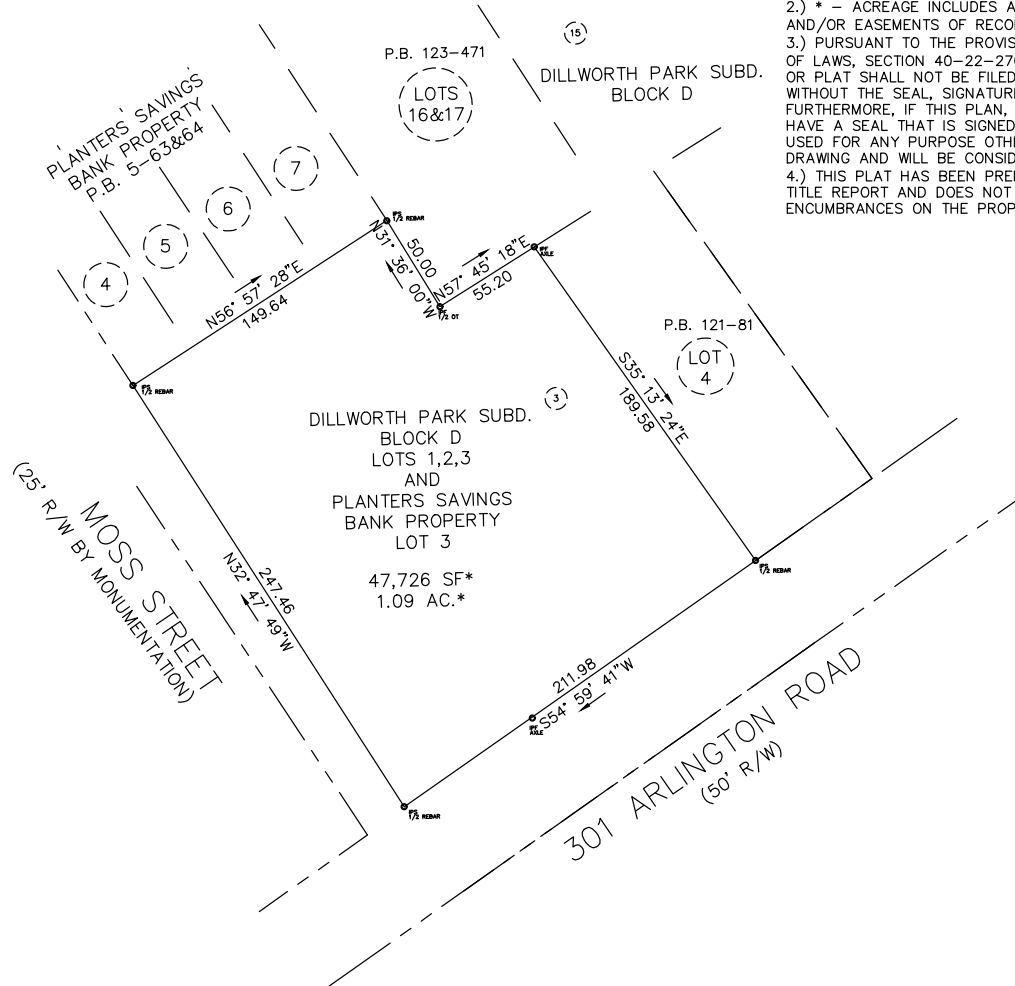
### 1.)REFERENCE:

- TAX MAP # 9-03-13-041.00
- D.B. 70C-372
- P.B. 12-179 AND 5R-69

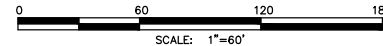
### 2.) \* - ACREAGE INCLUDES ANY AND ALL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.

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

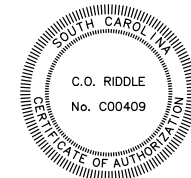
4.) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



SURVEY FOR  
301 ARLINGTON ROAD LLC  
CITY OF GREER  
SPARTANBURG COUNTY  
SOUTH CAROLINA  
MARCH 4, 2025



P.O. BOX 5632  
GREENVILLE, S.C. 29606  
PHONE (864) 235-3892  
TEXT (864) 982-9929  
E-MAIL: joe@coriddle.com



J. A. McCULLOUGH, IV  
RLS 15179  
DRAWING NO. 2025-040

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



**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, February 24, 2025**

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**DOCKET:** RZ 25-04

**APPLICANT:** Seamon Whiteside

**PROPERTY LOCATION:** 301 Arlington Road

**TAX MAP NUMBER:** 9-03-13-041.00

**EXISTING ZONING:** Commercial General (CG)

**REQUEST:** Rezone to Traditional Neighborhood (TN)

**SIZE:** 1.10 Acres

**COMPREHENSIVE PLAN:** Traditional Neighborhood

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**ANALYSIS:** **RZ 25-04**

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**RZ 25-04** is a rezoning request for one parcel located at 301 Arlington Road with a total acreage of 1.10 acres. The request is to rezone the property from Commercial General to Traditional Neighborhood in order to develop townhomes.

Surrounding land uses and zoning include:

North:	Medium Density Residential – residential
East:	Medium Density Residential – residential
South:	Commercial General/Medium Density Residential – commercial & residential
West:	Design Review District – Greer Bed & Breakfast

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
- Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
- **Parking:** On-street, driveways, garages off alleys, off street parking to the rear of buildings
- **Open Space:** Neighborhood parks, greens, & boulevards

This request is compatible with the surrounding residential land uses and zoning, and it is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

**STAFF RECOMMENDATION: Approval**

**PLANNING COMMISSION RECOMMENDATION: Approval**

*Public Hearing*

Mr. Jones opened the public hearing for RZ 25-04.

Ms. Stahl presented the basic information of the request.

Mr. Jones called the applicant forward. Nick Myers, a representative of the developer, came forward. He gave a brief rundown of the project, summarizing the plans for 9 luxury townhomes primarily facing Moss Street.

Mr. Jones asked for any participants in the public hearing. Hearing none, he closed the public hearing for this agenda item and the public hearing section of the Planning Commission meeting.

*New Business*

Mr. Jones opened the business meeting for RZ 25-04.

Ms. Stahl presented Staff's analysis and recommendation of approval.

Mr. Jones called the applicant forward and asked about the number of units. Mr. Myers said that there were 7 planned facing Moss Street and 2 facing Arlington, with a total of 9. Mr. Jones also asked about parcel size and open space. Mr. Myers originally said there would be 2 acres of open space, but that was a miscalculation. He said it would meet the 10% open space requirement, though.

Mr. Lamb asked about the number of bedrooms in each unit. Mr. Myers said he wasn't sure yet, but the units were meant to be luxury townhomes, larger than townhomes typically are, so he said they would likely have around 3 bedrooms with a 2-car garage and 3 stories.

**ACTION** – Ms. Jones made a motion to approve RZ25-00004. Mr. Lavender seconded the motion. The motion passed with a vote of 6 to 0.



**AGENDA**  
**GREER CITY COUNCIL**  
**3/25/2025**

**Second and Final Reading of Ordinance Number 11-2025**

**Summary:**

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY JAMES RANDY AND KIMBERLEY RENEE KEMP LOCATED AT 333 GIN HOUSE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY (Action Required)

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Ordinance Number 11-2025	3/12/2025	Ordinance
▣ Ord 11-2025 Exhibit A Deed	3/12/2025	Exhibit
▣ Ord 11-2025 Exhibit B Survey	3/12/2025	Exhibit
▣ Ord 11-2025 Exhibit C Map	3/12/2025	Exhibit
▣ Ord 11-2025 Exhibit D FIRM	3/12/2025	Exhibit
▣ Ord 11-2025 Petition for Annexation	3/12/2025	Backup Material
▣ Ord 11-2025 Planning Commission Minutes	3/19/2025	Backup Material



**ORDINANCE NUMBER 11-2025**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY JAMES RANDY AND KIMBERLEY RENEE KEMP LOCATED AT 333 GIN HOUSE ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY**

**WHEREAS**, James Randy and Kimberley Renee Kemp are the sole owners of a certain property located at 333 Gin House Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Number 5-35-00-057.00 containing approximately 0.5 +/- acre attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0331D attached hereto marked as Exhibit D; and,

**WHEREAS**, the property currently has zero (0) occupants; and,

**WHEREAS**, James Randy and Kimberley Renee Kemp have petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

**WHEREAS**, the property owners have requested that the subject property be zoned Suburban Neighborhood (SN); and,

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

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

1. **ANNEXATION:** The 0.5 acre +/- property shown in red on the attached map owned by James Randy and Kimberley Renee Kemp located at 333 Gin House Road as described on the attached City of Greer Map as Spartanburg County Parcel Number 5-35-00-057.00 is hereby annexed into the corporate city limits of the City of Greer.

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

3. **ANNEXATION OF 124.98 FEET +/- OF GIN HOUSE ROAD ROADWAY:** 124.98 feet +/- of Gin House Road roadway along the edge of the annexed property owned by James Randy and Kimberly Renee Kemp as shown in Exhibit C is hereby annexed into the corporate limits of the City of Greer.

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

5. **FLOOD INSURANCE RATE MAP:** This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0331D.

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

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Wryley Bettis

First Reading: March 11, 2025

Second and  
Final Reading: March 25, 2025

**APPROVED AS TO FORM:**

---

Daniel R. Hughes, City Attorney

EXHIBIT

A

\*\*\*DEED ONLY\*\*\*

NO TITLE OPINION EXPRESSED BY PREPARER

Prepared  
Anderson  
240 Magnolia St.  
Spartanburg, SC 29306  
Telephone: 864-641-6431  
Fax: 864-641-6435

DEE-2022-7412



DEE BK 135-U PG 40-42

EXEMPT

Recorded 3 Pages on 02/11/2022 01:20:28 PM

Recording Fee: \$15.00

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

Dorothy Earle, Register Of Deeds

## TITLE TO REAL ESTATE

**KNOW ALL MEN BY THESE PRESENTS**, that **SANDRA G. SIMPSON, JAMES RANDY KEMP AND SHELBY J. ROCHESTER**, hereinafter called "Grantors", in consideration of **FIVE DOLLAR and 00/100 (\$5.00) LOVE AND AFFECTION** to the Grantors in hand paid at and before the sealing of these presents, receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release her life estate interest, unto **JAMES RANDY KEMP and KIMBERLY RENEE KEMP, a married couple**, as Joint Tenants with Right of Survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever, in fee simple, together with every contingent remainder and right of reversion, the following described property:

All that certain piece, parcel or lot of land, with all buildings and improvements thereon or hereinafter constructed thereon, situate, lying and being in the State of South Carolina County of Spartanburg beginning at a nail in pavement of Gin House Road and thence running N74-17-24E 124.98' to a ½" rebar; thence turning and running S17-27-23E 174.96' to a ½" rebar; thence turning and running S74-16-46W 125.00' to a ½" rebar; thence turning and running N17-26-53W 174.98' to a nail in pavement of Gin House Road, also known as point of beginning.

LESS AND EXCEPTING: All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Spartanburg, being shown and designated as 24.89 acres, on a survey prepared for Converse Properties, LLC by Azimuth Control, Inc. Land Surveying, dated May 12, 2021 and recorded in Plat Book 180 at page 670 in the Register of Deeds Office for Spartanburg County, SC. For a more complete and accurate description reference is hereby made to above referenced plat.

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

**DERIVATION:** This being a portion the same property conveyed to Sandra G. Simpson, James Randy Kemp and Shelby J. Rochester, by deed of Jessie B. Kemp as life estate holder, conveyed to remaindermen Sandra G. Simpson, James Randy Kemp and Shelby J. Rochester before her natural death by deed dated November 17, 2020 and recorded in Deed Book 130-A, Page 52 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Grantee's Address: 5 Hawk Knob Way, Landrum, SC 29356

Block Map Reference: 5-35-00-057.00

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

**TOGETHER** with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

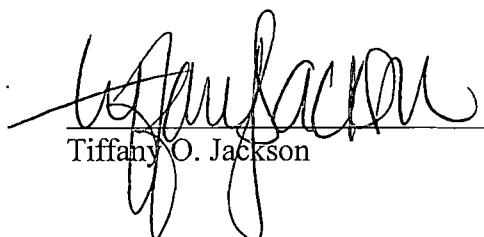
**TO HAVE AND TO HOLD**, all and singular the premises before mentioned unto the Grantee, and the Grantee's Heirs, Successors and Assigns forever. And the Grantor(s) do(es) hereby bind


the Grantor(s) and the Grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

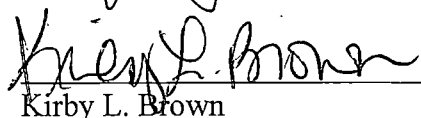
Any reference to this instrument to the singular shall include and plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

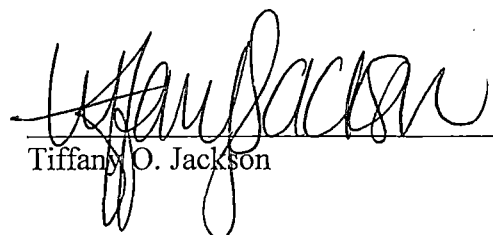
**IN WITNESS WHEREOF**, the Grantor has hereunto set the Grantor's hand and seal this the 9<sup>th</sup> day of February, 2022.

**SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:**


  
Tiffany O. Jackson

 (SEAL)  
SANDRA G. SIMPSON

  
Kirby L. Brown

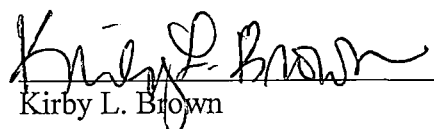
  
Tiffany O. Jackson

 (SEAL)  
JAMES RANDY KEMP

  
Kirby L. Brown

  
Tiffany O. Jackson

 (SEAL)  
SHELBY J. ROCHESTER

  
Kirby L. Brown

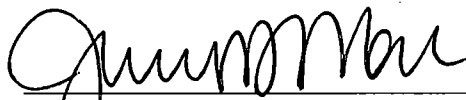


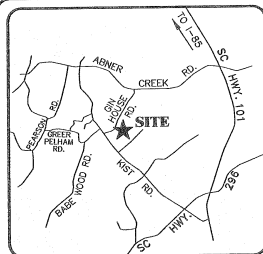
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF SPARTANBURG )

ACKNOWLEDGMENT

I, Jennifer D. Moore, a Notary Public of the County and State aforesaid, certify that **SANDRA G. SIMPSON, JAMES RANDY KEMP AND SHELBY J. ROCHESTER** appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 9<sup>th</sup> day of February, 2022.

 (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 3 Feb 2025



VICINITY MAP

I hereby state that to the best of my knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class B Survey as specified therein; also there are no visible encroachments or projections other than shown.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.

CHECK ALL RIGHTS-OF-WAY AND SETBACKS BEFORE CONSTRUCTION.

THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.



# SOUTHER LAND SURVEYING

10253 ASHEVILLE HWY  
INMAN, SC 29349  
864-473-1240

LINE TABLE

LINE	BEARING	DISTANCE
L1	N74°17'24"E	50.04'
L2	N74°17'24"E	124.98'

(12)

JIMMY WADDELL  
DB 50-J .p. 561  
PB 91 .p. 461  
5-35-00-054.00

GIN HOUSE  
ROAD

**TRACT 1A**  
**0.50 Acres**

(10A)  
ROBERT E. SPEARS, JR. &  
AMELIA LORENE SPEARS  
DB 74-W .p. 357  
PB 62 .p. 442  
5-35-00-055.01

(A)  
RALEIGH D. HALL  
DB 118-X .p. 1  
PB 173 .p. 246  
5-35-00-055.02

(B)  
MALCOM DON GREEN  
DB 174-U .p. 246  
PB 173 .p. 246  
5-35-00-055.04

**TRACT 1B**  
**24.88 Acres**

(13B)  
CATHERINE A. &  
DANIEL WARFEL  
DB 94-L .p. 551  
PB 164 .p. 276  
5-35-00-058.18

P/O  
(14)  
MARQUE EUGENE &  
BARBARA MITMAN KILPATRICK  
(TRUSTEES)  
DB 105-D .p. 395  
PB 158 .p. 832  
5-35-00-057.02

P/O  
(14)  
MBK HOLDINGS, LLC.  
DB 105-E .p. 729  
PB 158 .p. 854  
5-35-00-057.01

ARTHUR R. &  
MARIA L. HORNEJ  
DB 98-M .p. 170  
PB 165 .p. 917  
5-35-00-058.16

EXHIBIT

B

JAMES EDWARD LEONARD  
DB 71-W .p. 368  
PB 147 .p. 447  
5-35-00-053.00

ROBERT A. &  
DIANE M. JOHNSON  
DB 75-P .p. 512  
PB 103 .p. 897  
5-35-00-058.10

(13A)  
SHAWN &  
RACHEL JOHNSON  
DB 97-D .p. 902  
PB 164 .p. 276  
5-35-00-058.04

Before any land disturbing activities occur on any parcel, all applicable grading, encroachment, development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDDOT.

SPARTANBURG COUNTY PLANNING DEPARTMENT

OCT 24 2018

DATE

APPROVED

This subdivision of land meets the requirement of the Spartanburg County Unified Land Management Ordinance (ULMO).

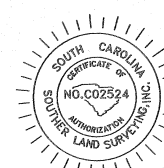
OCT 24 2018

DATE

**TOTAL: 25.38 AC.**

THIS BEING A REVISION OF TRACT 1,  
ON A SURVEY OF MRS. EMMA GREEN ESTATE.  
**JAMES HENRY KEMP ESTATE**  
SPARTANBURG COUNTY, SOUTH CAROLINA  
LEGAL REFERENCE: DB 43-K .p. 497  
PB 27 .p. 66  
TAX MAP REFERENCE: 5-35-00-057.00

18 APRIL 2018



BRANDON R. SOUTHER

P.L.S. 22365  
JOB NO. 06916

MAG. NORTH

PLT 2018-48917

PLT BK 174 PG 874-874

Recorded 1 Pages on 10/24/2018 10:50:10 AM

Recording Fee: \$10.00

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

Dorothy Earle, Register of Deeds

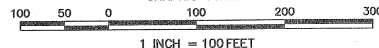
## LEGEND

- 1/2" REBAR FOUND (IPO)
- 1/2" REBAR SET (IPS)
- MAG NAIL FOUND IN ROAD
- MAG NAIL SET IN ROAD
- POWER POLE
- LIGHT POLE

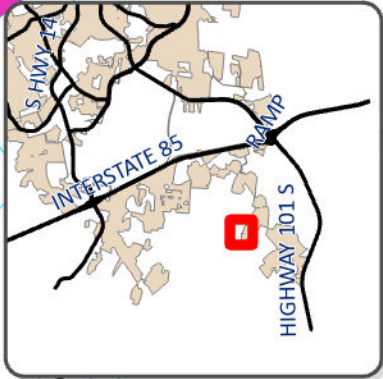
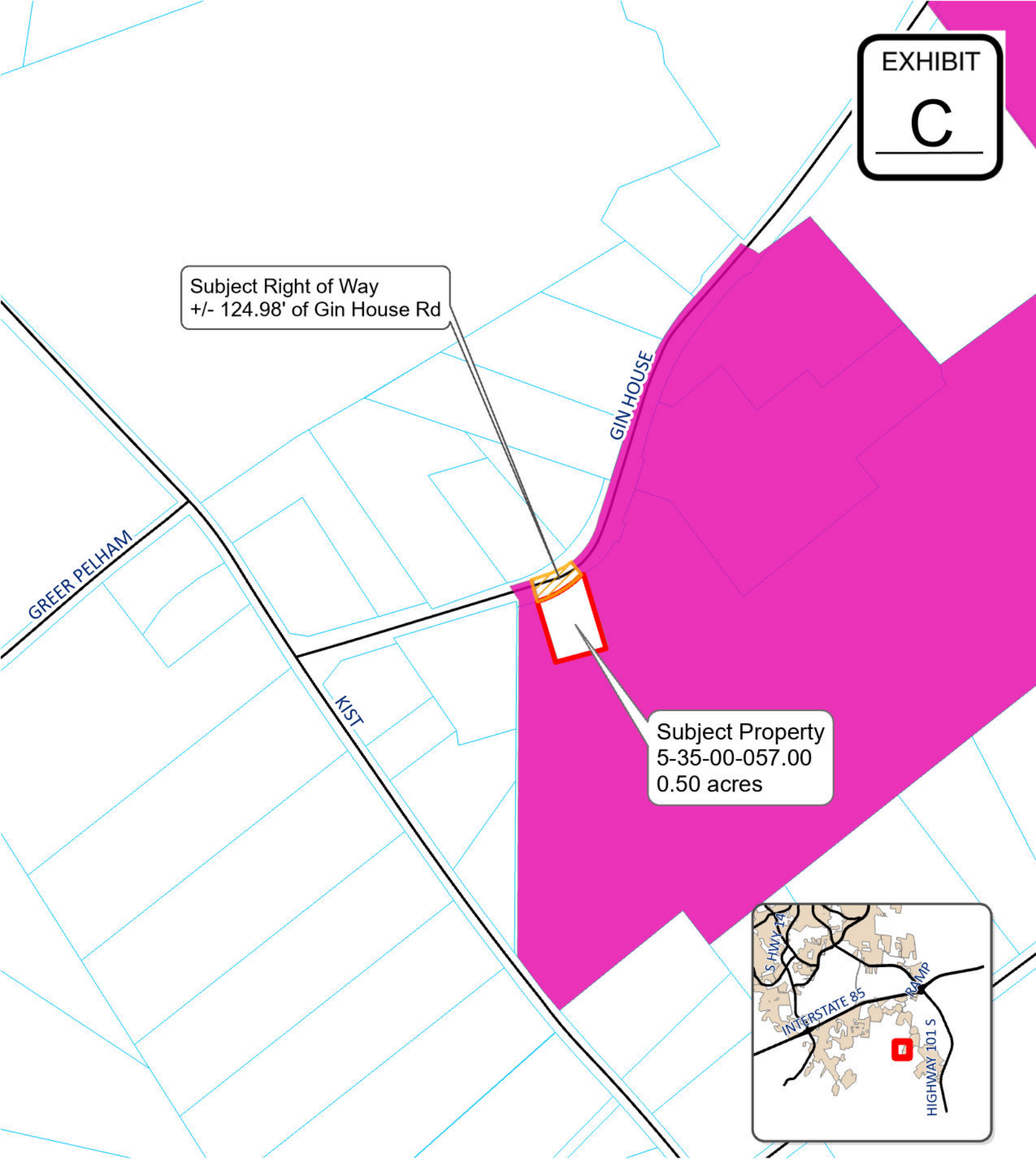
## NOTES:

ALL PINS ARE 1/2" REBAR OR MAG NAILS IN ROAD, UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



1 INCH = 100 FEET



# Ordinance 11-2025

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

Council Districts

1

2

3

4

5

6

Streets

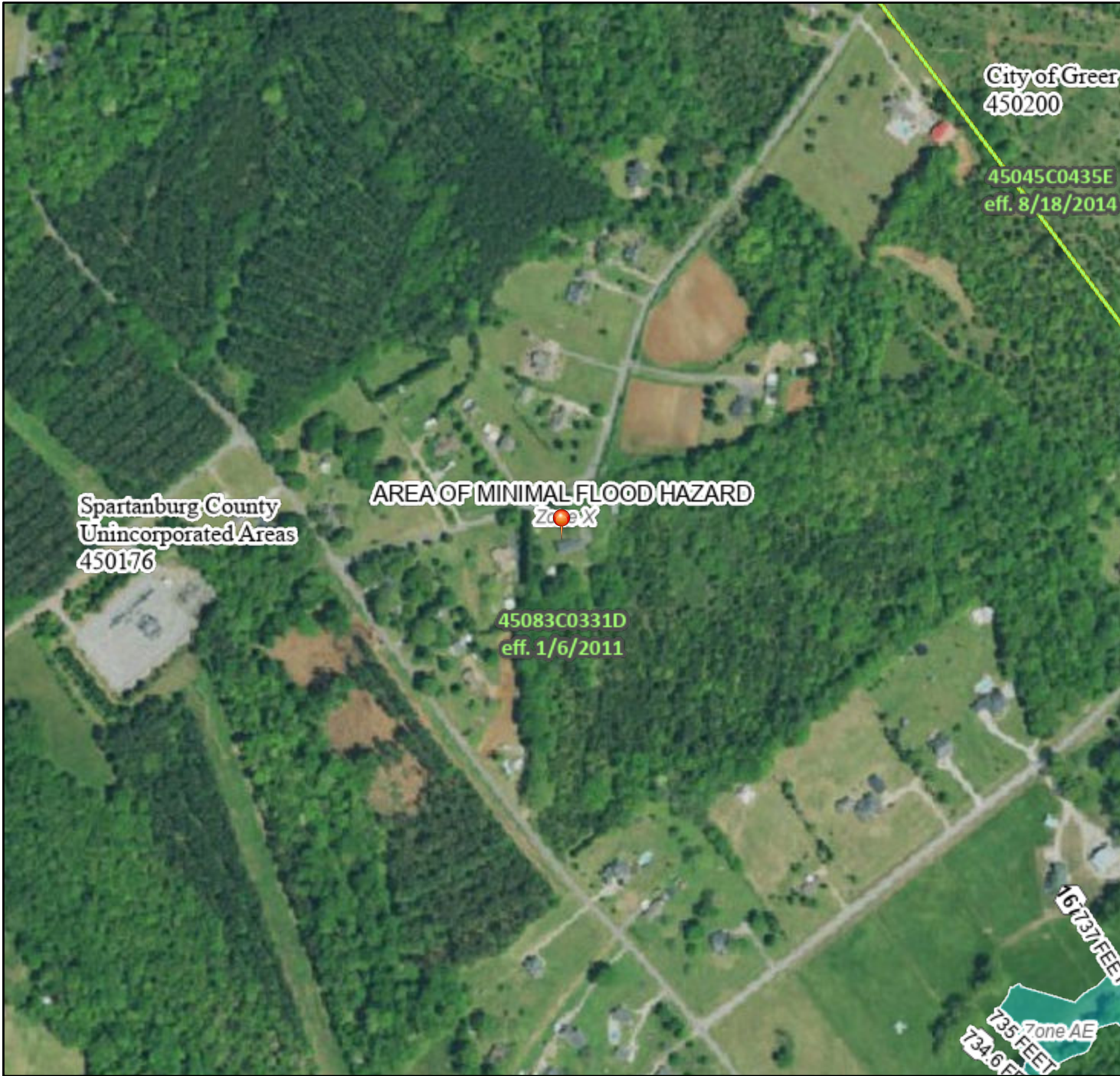
Parcels

Right of Way



# National Flood Hazard Layer FIRMMette

82°10'31"W 34°52'3"N



1:6,000

82°9'54"W 34°51'33"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR

SPECIAL FLOOD  
HAZARD AREAS

OTHER AREAS OF  
FLOOD HAZARD

OTHER AREAS

GENERAL  
STRUCTURES

OTHER  
FEATURES

MAP PANELS

# EXHIBIT

## D

Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/3/2025 at 3:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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





### Petition for Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 333 Gin House Rd. Greer SC more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-35-00-057.00 attached hereto

marked as Exhibit C containing approximately .47 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

DATE OF PETITION: This petition is dated this 24 day of Feb, 2025 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

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

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

☐ Yes ☒ No

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

Business Name: \_\_\_\_\_

Print Name: James Randy Kemp

Signature: James Randy Kemp

Address: 333 Gin House Rd Greer SC

Witness: Ken Walker

Date: 2/24/25

Parcel Address: 333 Gin House Rd Greer SC

Tax Map Number: 5-35-00-057-00

Business Name: Kimberly Renee Kemp

Print Name: Kimberly Renee Kemp

Signature: Kimberly Renee Kemp

Address: 333 Gin House Rd Greer SC

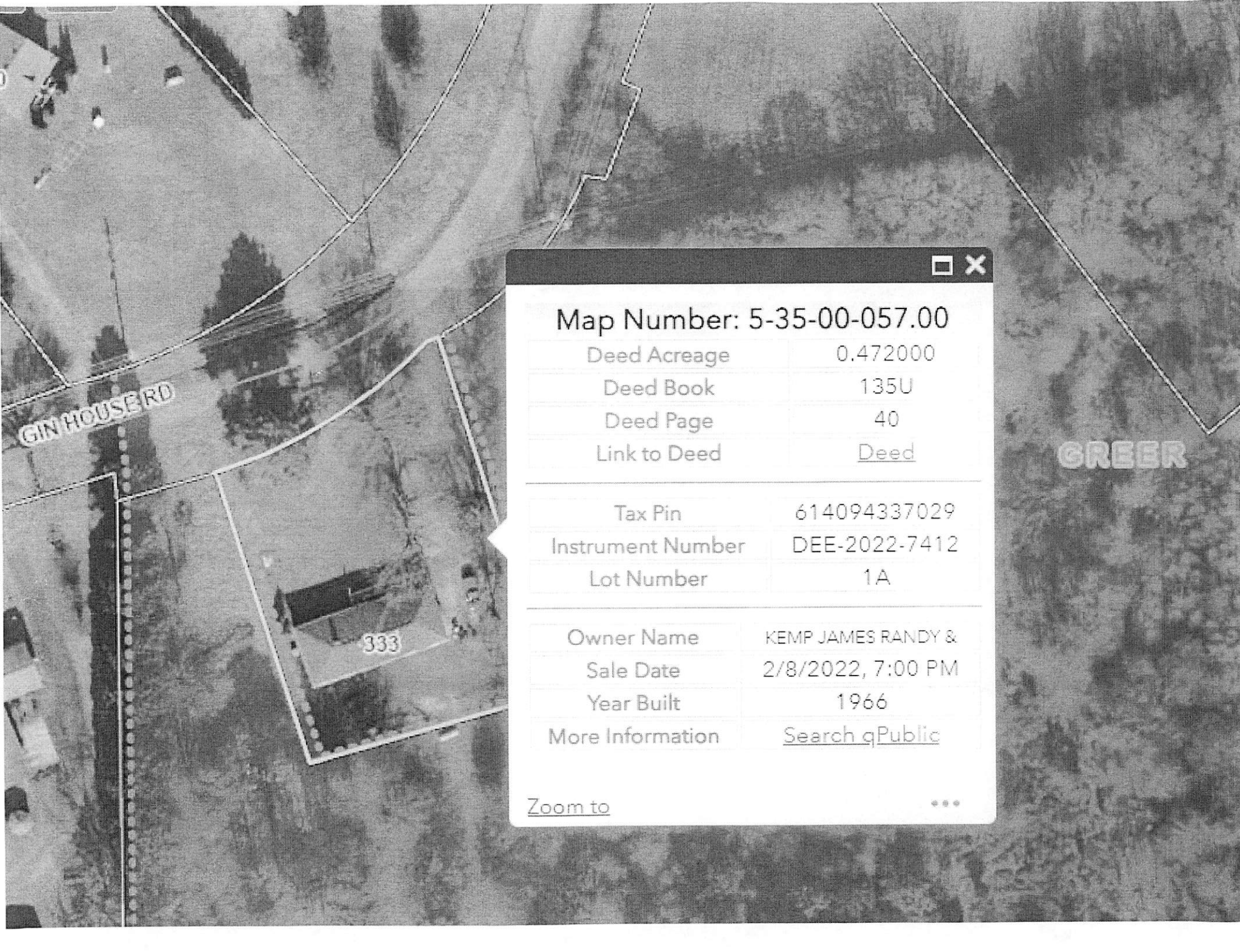
Witness: Ken Walker

Date: 2/24/25

Parcel Address: 333 Gin House Rd. Greer SC

Tax Map Number: 5-35-00-057-00





Map Number: 5-35-00-057.00

Deed Acreage	0.472000
Deed Book	135U
Deed Page	40
Link to Deed	<a href="#">Deed</a>

Tax Pin	614094337029
Instrument Number	DEE-2022-7412
Lot Number	1A

Owner Name	KEMP JAMES RANDY &
Sale Date	2/8/2022, 7:00 PM
Year Built	1966
More Information	<a href="#">Search qPublic</a>

[Zoom to](#)



**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, March 17, 2025**

---

**DOCKET:** AN 25-04

**APPLICANT:** James Randy Kemp & Kimberley Renee Kemp

**PROPERTY LOCATION:** 333 Gin House Road

**TAX MAP NUMBER:** 5-35-00-057.00

**EXISTING ZONING:** Unzoned Spartanburg County

**REQUEST:** Annex and zone to Suburban Neighborhood (SN)

**SIZE:** .5 Acres

**COMPREHENSIVE PLAN:** Suburban Neighborhood

**ANALYSIS:** **AN 25-04**

---

**AN 25-04** is an annexation and zoning request for one parcel located at 333 Gin House Road with a total acreage of 0.5 acres. The request is to annex the parcel into the City and zone it as Suburban Neighborhood (SN).

Surrounding land uses and zoning include:

North:	Unzoned Spartanburg County – residential
East:	Design Review District (DRD) – Crossing at Abner Creek (future development)
South:	Design Review District (DRD) – Crossing at Abner Creek (future development)
West:	Design Review District (DRD) – Crossing at Abner Creek (future development)

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Local streets are often designed in a curvilinear pattern with occasional cul-de-sacs to respond to and protect natural features. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, trails, and interconnected community open space.

- **Primary Uses:** Single-family attached and detached residential, townhomes, senior housing, parks
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), small-scale neighborhood commercial uses Transportation Automobile access with sidewalk system and trail connections, interconnected streets
- **Parking:** Private driveway with attached or detached garages, on-street parking
- **Open Space:** Neighborhood and Community Parks, schools, and streetscape; interconnected open space/ greenway trail connections

This request is compatible with the existing land uses along Gin House Road. It is also compatible with the Comprehensive Plan and the Future Land Use Map. Therefore, staff recommends approval.

**STAFF RECOMMENDATION: Approval**

**PLANNING COMMISSION RECOMMENDATION: Approval**

**ACTION** – Mr. Lamb moved to approve AN25-04. Ms. Jones seconded the motion. The motion passed with a vote of 4 to 0.



**AGENDA**  
**GREER CITY COUNCIL**  
**3/25/2025**

**Bid Summary - Culvert Damage Remediation**

**Summary:**

The City of Greer - Engineering Department solicited sealed bids from qualified offerors for the Culvert Damage Remediation in response to damage sustained from Hurricane Helene. The culvert and slope damage is located on the City's property at 1711 W Wade Hampton Boulevard, Greer, SC which is adjacent to VCA Animal Hospital's only driveway access. The project cost will be covered under the general funds and has been included in the list of damage to be reviewed by FEMA for reimbursement. (Action Required)

**Executive Summary:**

Rosalyn Carcamo, Purchaser

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Cover Memo	3/19/2025	Cover Memo
▣ Bid Summary	3/19/2025	Backup Material



## MEMO

To: Andy Merriman, City Administrator

From: Rosalyn Carcamo, Purchaser

Date: March 18, 2025

Subject: Award Recommendation  
Project #2025-004 Culvert Damage Remediation

The City of Greer - Engineering Department solicited sealed bids from qualified offerors for the Culvert Damage Remediation in response to damage sustained from Hurricane Helene. The culvert and slope damage is located on the City's property at 1711 W Wade Hampton Boulevard, Greer, SC which is adjacent to VCA Animal Hospital's only driveway access. The project cost will be covered under the general funds and has been included in the list of damage to be reviewed by FEMA for reimbursement.

The bid opening was held on February 25, 2025, at 11 a.m. A total of three (3) submissions were received (see attached bid opening summary). After evaluations were completed, the Engineering Department recommends project be awarded to Pipeline and Drainage Consultants, LLC.

Staff requests approval from Council to proceed with award.

Regards,

*Rosalyn Carcamo*

Rosalyn Carcamo, Purchaser  
(864) 479-0970  
[rcarcamo@cityofgreersc.gov](mailto:rcarcamo@cityofgreersc.gov)

## CITY ADMINISTRATION



## BID SUMMARY

Below, please find the summary of bids for **Project #2025-004 Culvert Damage Remediation** as received by the City of Greer.

<b><u>Company</u></b>	<b><u>Location of Company</u></b>	<b><u>Price</u></b>
<b>Pipeline and Drainage Consultants, LLC</b>	<b>368 Winingham Road Saint George, SC 29477</b>	<b>\$ 123,574.58</b>
<b>HRH Engineering Services, LLC</b>	<b>3921 Old Furnace Road Chesnee, SC 29323</b>	<b>\$ 216,750.00</b>
<b>RAH Solutions USA</b>	<b>P.O. Box 1813 Cowpens, SC 29330</b>	<b>\$ 562,774.48</b>





**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**First and Final Reading of Resolution Number 5-2025**

**Summary:**

A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA ADOPTING POLICIES REGARDING WEBSITE, COPYRIGHT, AND SOCIAL MEDIA TERMS OF USE (Action Required)

**Executive Summary:**

Michelle Willis, Communications Manager

**ATTACHMENTS:**

Description	Upload Date	Type
☐ Resolution Number 5-2025	3/18/2025	Resolution

## **RESOLUTION NUMBER 5-2025**

### **A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA ADOPTING POLICIES REGARDING WEBSITE, COPYRIGHT, AND SOCIAL MEDIA TERMS OF USE**

**WHEREAS**, the role of technology in providing governmental services is constantly expanding and includes the ability to make online payments for various services and fees; and,

**WHEREAS**, while the City strives to protect data submitted through its online platforms, due to the nature of the internet, the use of any online platforms contains some risk that data may be intercepted; and,

**WHEREAS**, the City acknowledges the necessity for adopting the attached policies contained herein regarding security, privacy, and use of certain materials posted to the City's website; and,

**WHEREAS**, in addition to the foregoing, technology also provides means for social media communication that facilitates interactive information sharing, collaboration, and increasingly important outreach and communication tools for municipalities; and,

**WHEREAS**, the City encourages the appropriate use of social media to further the goals and missions of the City and its departments, where appropriate, and the use of social media tools by the City provides a method to build community and to quickly and effectively communicate with the public on matters of governmental concern; and,

**WHEREAS**, to address the ever-changing landscape of social media and the methods by which the City of Greer and its residents communicate and exchange information, the City Council for the City of Greer acknowledges the necessity for adopting the attached City of Greer Social Media Policy and Terms of Use to regulate the acceptable use and posting of content to the City's social media platforms; and,

**WHEREAS**, the City of Greer has an overriding interest in ensuring that its social media platforms remain an effective means of communicating and distributing information to appropriate audiences

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF GREER, SOUTH CAROLINA, AS FOLLOWS:**

1. The foregoing "WHEREAS" clauses are hereby adopted and incorporated herein as forming the legislative and administrative findings, purposes, and intent of this Resolution.

2. The City hereby adopts the City of Greer Web and Copyright Policy and Social Media Policy in the form attached hereto as Exhibit “A” and which is incorporated herein by reference.

3. The City Administrator, or its designee, may make such modifications to the Policies attached hereto as Exhibit “A” as may be needed from time to time to carry out the functions and purpose this Resolution.

4. This Resolution shall become effective immediately. All orders, resolutions and parts thereof in conflict herewith are, to the extent of the conflict, hereby repealed.

Done in meeting duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF GREER, SOUTH CAROLINA**

(SEAL)

\_\_\_\_\_  
Richard W. Danner, Mayor

Attest:

\_\_\_\_\_  
Tammela Duncan, Municipal Clerk

Approved as to form:

\_\_\_\_\_  
Daniel R. Hughes, City Attorney

## **Exhibit “A” to Resolution No. 5-2025**

### **City of Greer Web and Copyright Policy**

#### **Privacy**

The City of Greer is committed to and respects the privacy of its website users, to include all websites managed by the City (collectively, the “website”). Our goal is to provide you with a website that gives a personalized Internet experience and that delivers information, resources, and services that are relevant and helpful.

To achieve our goal, the City of Greer sometimes collects information through our website to better serve you and your interests. Any information we collect is used for internal purposes only. The City of Greer does not share your information with anyone unless the law requires it. Data is collected solely to track the number of computers used to visit our site, the pages visited most often, and the time frame used most frequently.

This statistical data is gathered to analyze what information is most frequently requested by the public and how the City of Greer can best provide it. We do not collect or track personal information on any individual using the site.

#### **Security**

The City of Greer strives to protect all personal information submitted through or on its online services. However, due to the nature of the Internet, information transmitted by the City’s website, including information submitted through third-party platforms to collect fees and payments, the City of Greer cannot guarantee and makes no warranties, express or implied, that any personal and financial information will not be intercepted by a 3rd party. In addition, when you leave our site to visit another site, your information can be collected and used by others. Therefore, internet users should always be cautious when providing such personal and financial information on the web.

#### **Liability**

All persons using this website agree to hold the city harmless from any and all damages, claims or liabilities of any type whatsoever due to any data or privacy breach through use of this website.

#### **Linking**

The City of Greer provides links to other organizations through this site. These links are provided for additional information as a service to our visitors. In providing these links, the City does not endorse the content, products, services, or viewpoints expressed by these external sites. These links may be created by the City if it determines that establishing the external link will be consistent with assisting or furthering the purpose of this site, which is to improve the level of customer service from City government.

Hyperlinks to external web sites and pages may be removed or replaced at the sole discretion of the City of Greer, at any time without notice.

### Linking to the City of Greer

Linking to this website may be permitted under limited conditions. The City of Greer reserves the right, in its sole discretion, to limit or prohibit linking to this website at any time. If you link to this site, you may not portray any person or subject in a false or misleading light. You must also refrain from creating frames or using other visual altering tools around the City of Greer pages. Lastly, you may not imply that the City of Greer is endorsing your product or services.

To link to the City of Greer, use the web address [cityofgreer.org](http://cityofgreer.org).

### Copyright

Copyright © City of Greer. All rights reserved.

All materials posted on this site are subject to copyrights owned by the City of Greer. However, you are free to view, copy, print and distribute material from this site, as long as:

- The material is used for information, only.
- The material is used for non-commercial purposes, only.
- Copies of any material include the City's copyright notice. Any other reproduction, retransmissions, or republication of all or part of any document found on this site is expressly prohibited, unless granted written permission by the City of Greer.

### Trademark

The City of Greer logo is a trademark of the City of Greer. You may not use this trademark without the express written permission of the City.

### Disclaimer

Every attempt has been made to ensure the information contained herein is valid and accurate at the time of publication. The City of Greer, however, reserves the right to make changes, corrections and/or improvements at any time and without notice. In addition, the City of Greer disclaims any and all liability for damages incurred directly or indirectly as a result of errors, omissions or discrepancies.

This site is provided "as is" without warranty of any kind, either expressed or implied. You should not assume that this site is error-free or that it will be suitable for the particular purpose which you have in mind when using it.



In no event shall the City of Greer be liable for any special, incidental, indirect or consequential damages of any kind, or any damages whatsoever, including, without limitation, those resulting from loss of use, data or profits, whether or not advised of the possibility of damage, and on any theory of liability, arising out of or in connection with the use or performance of this site or other documents which are referenced by or linked to this site.

Also note that any comments expressed on this site do not reflect the opinions and position of the Greer City government or its council members and employees. If you have any questions concerning the operation of any online moderated discussion site, please contact Comms-Team@cityofgreersc.gov.

## Photos

### Posting Photos on our Pages

The City of Greer does not claim any ownership rights in photos that you post or share on our social media pages. However, by posting a photo on our pages you hereby grant the City of Greer a non-exclusive, royalty-free, perpetual license to use, modify, delete from, add to, publicly display and/or reproduce your photo, including without limitation in any online media formats and through any social media channels, pages or accounts. You can revoke this license at any time by contacting us in writing at Comms-Team@cityofgreer.sc.gov and informing us that you no longer want us to use your photo.

## **City of Greer Social Media Policy**

### Purpose:

We welcome your comments on any of the City of Greer's social media pages, including Facebook, Instagram, LinkedIn, and Threads subject to the terms of this policy. The purpose of our social media sites is to discuss matters of public interest in and to the municipality for discussion. Our goal is to provide information about the City, City Council and the staff, along with our operations, projects, activities and events. We seek to promote effective communication and maintain a respectful dialogue on the City of Greer's social media sites. We encourage you to submit comments and feedback that are related to the specific topics discussed. This is a forum limited to the specific topics identified and raised by the municipality.

### Liability:

Anyone using or posting to one of the city's social media sites will, by doing so, accept, agree and understand that the city has no legal liability as a result of any posting or comment on a social media site and that all persons using the social media sites agree to hold the city harmless for any content, posting, comment or interpretation of the like on sites administered by the City of Greer.

### Monitoring:

While the City of Greer makes reasonable efforts to monitor and/or moderate comments posted on its social media platforms, the City cannot always respond promptly. The City does not promise to respond to any or all comments, and if it chooses to respond, will only respond to

comments during standard business hours. Do NOT use City of Greer social media pages for any type of emergency or to report a crime. For emergencies and/or to report a crime, please call 911.

Terms of Participation:

All posted information and comments on the city's social media sites must comply with the following rules and regulations:

- Users will treat others with respect and civility.
- Users of this site do not retain any rights over their postings. Postings are open to the public, and any personal information posted constitutes a waiver of any rights to privacy or confidentiality.
- Comments and posted content must be civil and may not contain defamatory, malicious, offensive, threatening, profane or insulting language.
- Comments or posted content that promotes, fosters or perpetuates discrimination on the basis of race, creed, color, age, religion, gender, marital status, status with regard to public assistance, national origin, physical or mental disability or sexual orientation are not permitted.
- Comments or posted content that reference the personality of individuals, personal attacks or potentially libelous statements are not permitted.
- Advertising or non-city promotional announcements are not permitted.
- Comments and posted content must be within the scope of the topic under discussion.
- Comments and posted content cannot include personally identifiable information, such as an address, phone number, social security number or other sensitive information.
- Comments or posted content of a sexual nature or links to sexual content are not permitted.
- Comments and posted content cannot represent a person other than the one posting the comment.
- Comments or posted content containing links to other web sites or pages must be relevant to the topic and shall not be links to spam, viruses, or bot accounts.
- Comments and posted content cannot serve electoral campaign purposes. Political messages will not be published except for announcements of city elections or voter encouragement campaigns.
- Comments or posted content encouraging illegal activity are not permitted.
- Posts or comments with content that could compromise an ongoing law enforcement investigation and police tactics are not permitted.
- Solicitations, solicitations of funds, and solicitations of commerce are not permitted.
- Duplicate posts are not permitted.
- Participants are responsible for what they post.
- Comments and posted content must not breach any law, confidentiality, trademark or copyright.

- Any opinion, view or content posted to the social media sites by an external or third party may not claim to represent or demonstrate the position, policy or opinion of the city.
- The city respects the intellectual property of others, and we ask users of our social media sites to do the same. In accordance with the Digital Millennium Copyright Act (DMCA) and other applicable law, the city may, in its sole discretion, limit access to the city's social media sites and/or block users who infringe upon the intellectual property rights of others. If you believe that any material on a social media site infringes upon any copyright which you own or control, or that any link on a social media site directs users to another website that contains material that infringes upon any copyright which you own or control, you may file a notification of such infringement with our designated agent as set forth below.
- Comments may be subject to disclosure in accordance with the South Carolina Freedom of Information Act.

#### Hiding Posts, Comments, Submissions/Blocking Users:

The City's social media moderator may hide any postings, comments, and submissions which violate the foregoing guidelines at the moderator's sole discretion. Users who violate these policies may be blocked and/or reported to the applicable owner of the social media site.

#### Tagging

The City reserves the right to prohibit or restrict social media users from "tagging" the City, or any of the City's departments, on any third-party social media pages.

#### Contact

The City's designated agent for its social media accounts may be reached as follows: City of Greer, Attention: Communications Team, 301 E. Poinsett Street, Greer, SC 29651.



**AGENDA**  
**GREER CITY COUNCIL**  
3/25/2025

**First and Final Reading of Resolution Number 6-2025**

**Summary:**

ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR PROGRAM YEAR 2025  
(Action Required)

**Executive Summary:**

Mike Sell, Deputy City Administrator

**ATTACHMENTS:**

Description	Upload Date	Type
▣ Resolution Number 6-2025	3/21/2025	Resolution

## **RESOLUTION NUMBER 6-2025**

### **ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR PROGRAM YEAR 2025**

**STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE**

**CITY OF GREER**

**WHEREAS**, the City of Greer participates in the Greenville County Urban County Program; and

**WHEREAS**, the funds received by Greenville County available for allocation by the City of Greer are as follows:

	<u>CDBG</u>	<u>HOME</u>
City Allocation	<b>\$326,577</b>	<b>\$111,760</b>
Program Income	<b>\$ 32,563</b>	<b>\$</b>
Total	<b>\$359,140</b>	<b>\$111,760</b>

**WHEREAS**, the HOME funds may only be used to increase the supply of decent affordable housing for modest income persons, and CDBG funds may only be used to assist low and moderate income persons, reduce or eliminate slum and community blight, or meet an urgent community need where no other funding is available; and

**WHEREAS**, a public hearing was held at **6:30 PM on March 25, 2025** at Greer City Hall to provide opportunity for the public and the Mayor and Council of the City of Greer to review, discuss, and propose projects and activities for which these funds should be allocated by Greenville County;

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the City of Greer accepts the allocation of funds as set forth above and budgets use of the funds as follows:

HOME funds – the amount of **\$111,760** or such other amount as may be received in HOME funds in the **2025** program year to be used for new home construction of



affordable housing for the Fairview Townhomes for eligible low and moderate income households in the City of Greer;

CDBG funds – the amount of **\$359,140** or such other amount as may be received in CDBG funds in the **2025** program year to be used for the following activities: **\$139,140** for community facility and infrastructure improvements; **\$60,000** for interest expense related to New Construction; **\$10,000** for façade improvements; **\$15,000** for demolition of slum and blight properties; **\$5,000** for Economic Development Loans; and, **\$70,000** for disposition activity. A total of **\$60,000** in sub-recipient funding for public services/special programs will be allocated as follows: **\$5,000** to the City of Greer Needmore Youth Summer Program; **\$3,000** to the City of Greer Needmore Senior Program; **\$5,000** to the Creative Advancement Center Afterschool Program; **\$18,500** to the Greer Community Ministries; and, **\$28,500** to the Greer Relief and Resources Agency.

ANY CHANGE in CDBG and HOME funding allocations, increase or decrease in funding, will be distributed on a pro rata basis to all activities.

**PASSED, ADOPTED AND APPROVED**, by the Council of the City of Greer on this 25<sup>th</sup> day of March 2025

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**Attest:**

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Tammela Duncan, Municipal Clerk

**Reviewed:**

---

Andrew Merriman, City Administrator



**AGENDA**  
**GREER CITY COUNCIL**  
**3/25/2025**

**Pavement Preservation Project - Reclamite Rejuvenator**

**Summary:**

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another Reclamite application project in the City this year. (Action Required)

**Executive Summary:**

Steve Grant, City Engineer

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Cover Memo	3/19/2025	Cover Memo
❑ List of Streets	3/19/2025	Backup Material
❑ Map	3/19/2025	Backup Material
❑ Pavement Technology Inc. Proposal	3/19/2025	Backup Material
❑ D & D Emulsions Inc Letter	3/19/2025	Backup Material
❑ Tricor Refining, LLC Letter	3/19/2025	Backup Material



March 19, 2025

MEMO

To: Andy Merriman, City Administrator

From: Steve Grant, City Engineer

Subject: Pavement Preservation Project – Reclamite Rejuvenator

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another Reclamite application project in the City this year.

The proposed locations are all streets in the Paxton Meadows, Echo Ridge, Oakton, Briar Ridge, Overton Park and Saddlebrook subdivisions. Streets to be treated are shown on the attached map. The total length being treated is approximately 3.0 miles.

The Contractor is Pavement Technology, Inc. from Westlake, OH and they are the only approved single-source applicator in South Carolina per the manufacturer of Reclamite as stated on attachments.

See attached proposal from Pavement Technology Inc. for this work in the amount of \$52,026.54.

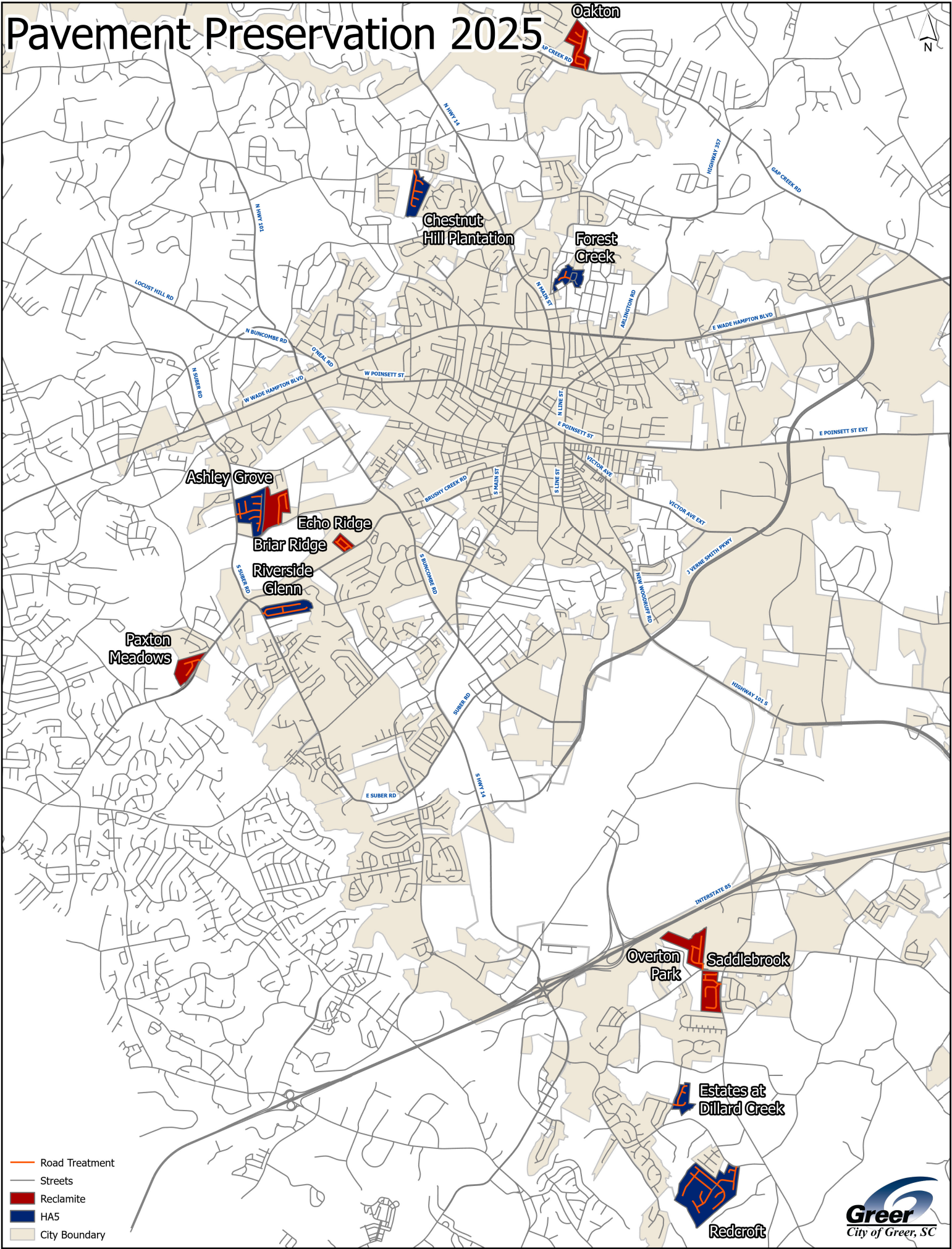
Funding is from the Road Paving Fund.

Staff presents this to Council as information and requests approval from Council to proceed.

2025 REJUVENATOR (Greer)

Subd./Street Name	County		Length	Width	SY
Paxton Meadows	Gnvl	Lifestyle Ct, Courtyard Ct.	1402	24	3739
Echo Ridge	Gnvl	Outback Dr, Purteview Pl, Quickstep Dr, Windsinger Ln	1707	24	4552
Oakton	Gnvl	Oakton Dr, Clairbrook Ct, Applecreek Tr, Maple Grove Way	3672	24	9792
Briar Ridge	Gnvl	Mendham Ln, Freehold Way	2150	24	5733
			Length (ft)		23816
			Miles		Total SY
Overton Park	Spbg	Bootsie Dr, Yoshino Cherry Dr, Hillpark Ln, Okame Ct	2981	24	7949
Saddlebrook	Spbg	Red Horse Way, Turfway Dr, Stirrup Ct, Palermo Backacre Ct, Crossbuck Trl	3950	24	10533
			Length (ft)		18483
			Miles		Total SY
			Total Miles	3.00	

# Pavement Preservation 2025





# Pavement Technology, Inc.

24144 Detroit Rd.  
Westlake, Ohio 44145

Phone: 800-333-6309 440-892-1895  
Fax: 440-892-0953

February 12, 2025

Mr. Steve Grant, P.E., CFM  
City Engineer  
City of Greer  
113A Berry Avenue  
Greer, SC 29651

Dear Mr. Grant:

We are pleased to offer our proposal to apply Reclamite® asphalt rejuvenator to the streets listed below.

<b>Paxton Meadows Street</b>	<b>Boundaries</b>	<b>Square Yards</b>	<b>Amount</b>
Lifestyle Ct	Entire street		
Courtyard Ct	Entire street	3,739	\$4,598.97
<b>Echo Ridge Street</b>	<b>Boundaries</b>	<b>Square Yards</b>	<b>Amount</b>
Outback Dr	Entire street		
Purteview Pl	Entire street		
Quickstep Dr	Entire street		
Windsinger Ln	Entire street	4,552	\$5,598.96
<b>Oakton Street</b>	<b>Boundaries</b>	<b>Square Yards</b>	<b>Amount</b>
Oakton Dr	Entire street		
Clairbrook Ct	Entire street		
Applecreek Tr	Entire street		
Maple Grove Way	Entire street	9,792	\$12,044.16
<b>Briar Ridge Street</b>	<b>Boundaries</b>	<b>Square Yards</b>	<b>Amount</b>
Mendham Ln	Entire street		
Freehold Way	Entire street	5,733	\$7,051.59
<b>Overton Park Street</b>	<b>Boundaries</b>	<b>Square Yards</b>	<b>Amount</b>
Bootsie Dr	Entire street		

Yoshino Cherry Dr	Entire street		
Hillpark Ln	Entire street		
Okame Ct	Entire street	7,949	\$9,777.27
<b>Saddlebrook Street</b>	<b>Boundaries</b>	<b>Square Yards</b>	<b>Amount</b>
Red Horse Way	Entire street		
Turfway Dr	Entire street		
Stirrup Ct	Entire street		
Palermo Backacre Ct	Entire street		
Crossbuck Tr	Entire street	10,533	\$12,955.59
<b>Total</b>		<b>42,298</b>	<b>\$52,026.54</b>

Our unit price of \$1.23 per square yard is inclusive of traffic control, notification of residents and all labor and material necessary to complete the work.

There will be no mobilization charge providing we are able to coordinate with other work in the area.

Actual field measurements will determine final quantities.

Thank you for your continued interest in pavement preservation with Reclamite®.

Sincerely,

*Ken Holton*

Ken Holton  
[kholtan@pavetechinc.com](mailto:kholtan@pavetechinc.com)



270 PARK AVENUE EAST  
P. O. BOX 1706  
MANSFIELD, OH 44901  
ddemulsionsinc@outlook.com  
Phone: 419-522-9440 fax: 419-522-8606

February 11, 2025

Mr. Steve Grant  
City of Greer  
301 E. Poinsett St.  
Greer, SC 29651

*This is to inform you that Pavement Technology Inc. is our only licensed RECLAMITE® Application Contractor in the state of Ohio, Tennessee, North Carolina, South Carolina, Georgia, Florida, Maryland, Michigan, Pennsylvania, Virginia, and West Virginia. They have served the Florida area since 1972.*

*D & D Emulsions, Inc. is a licensed manufacturer of RECLAMITE® for the Golden Bear Oil Company, now **Tricor Refining, LLC** serving the Eastern United States.*

A handwritten signature in black ink, appearing to read 'Charles Dawson V.P.', is written over a horizontal line.

Charles Dawson  
Vice President



# TRICOR REFINING, LLC

Producers of GOLDEN BEAR PRESERVATION PRODUCTS

1134 Manor St. • Oildale, CA 93308 / P.O. Box 5877 • Bakersfield, CA 93388

Phone 661.337.9979 – Email: [brettt@tricorrefining.com](mailto:brettt@tricorrefining.com)

February 11, 2025

Mr. Steve Grant, P.E., CFM  
City Engineer  
City of Greer  
301 E Poinsett St  
Greer, SC 29651

This letter will confirm that Pavement Technology, Inc. with business address location at 24144 Detroit Road, Westlake, Ohio 44145 is the approved sole source applicator and supplier of Reclamite® asphalt rejuvenator in the State of South Carolina. D&D Emulsions, Inc., Mansfield, Ohio is the approved and authorized manufacturer of Reclamite® by Tricor Refining, LLC servicing your market area. Through D&D Emulsions, Inc. Tricor Refining, LLC supplies finished emulsion for application by Pavement Technology, Inc. There is not another source for Reclamite® to be supplied into South Carolina.

Tricor Refining, LLC maintains an authorized manufacturing network in North America and through this we supply our approved product applicators. The reason for this is to control the emulsion quality and correct product application in each region. Pavement Technology, Inc. maintains and operates several crews which only apply Reclamite® asphalt rejuvenator.

Please let me know if you need further information or have other questions.

Respectfully,

Brett Towns  
**Tricor Refining, LLC**  
**Specialty Products Sales**  
**Manager**  
Cell: 530-491-8251  
[brettt@tricorrefining.com](mailto:brettt@tricorrefining.com)



**AGENDA**  
**GREER CITY COUNCIL**  
**3/25/2025**

**Pavement Preservation Project - HA5 Surface Sealer**

**Summary:**

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another HA5 application project this year in the City. (Action Required)

**Executive Summary:**

Steve Grant, City Engineer

**ATTACHMENTS:**

Description	Upload Date	Type
❑ Cover Memo	3/19/2025	Cover Memo
❑ List of Streets	3/19/2025	Backup Material
❑ HA5 Surface Sealer Map	3/19/2025	Backup Material
❑ Holbrook Asphalt Co. Proposal	3/19/2025	Backup Material
❑ IPS HA5 Sole Source Letter	3/19/2025	Backup Material





March 19, 2025

MEMO

To: Andy Merriman, City Administrator

From: Steve Grant, City Engineer

Subject: Pavement Preservation Project – HA5 Surface Sealer

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another HA5 application project this year in the City.

The proposed locations are all streets in the Riverside Glen, Ashley Grove, Chestnut Hill Plantation, Estates at Dillard Creek, and Recroft Subdivisions and individual streets Mossy Oak Lane and Squirrel Hollow Ct. Streets to be treated are shown on the attached map.

These streets were recently crack-sealed and it is a common practice to apply a surface seal after crack sealing. Total length to be treated is approximately 4.6 miles.

The contractor is Holbrook Asphalt from Florida and they are the only approved single-source applicator in South Carolina per the manufacturer of HA5 as stated on attachment.

See attached proposal from Holbrook for this work in the amount of \$328,721.37.

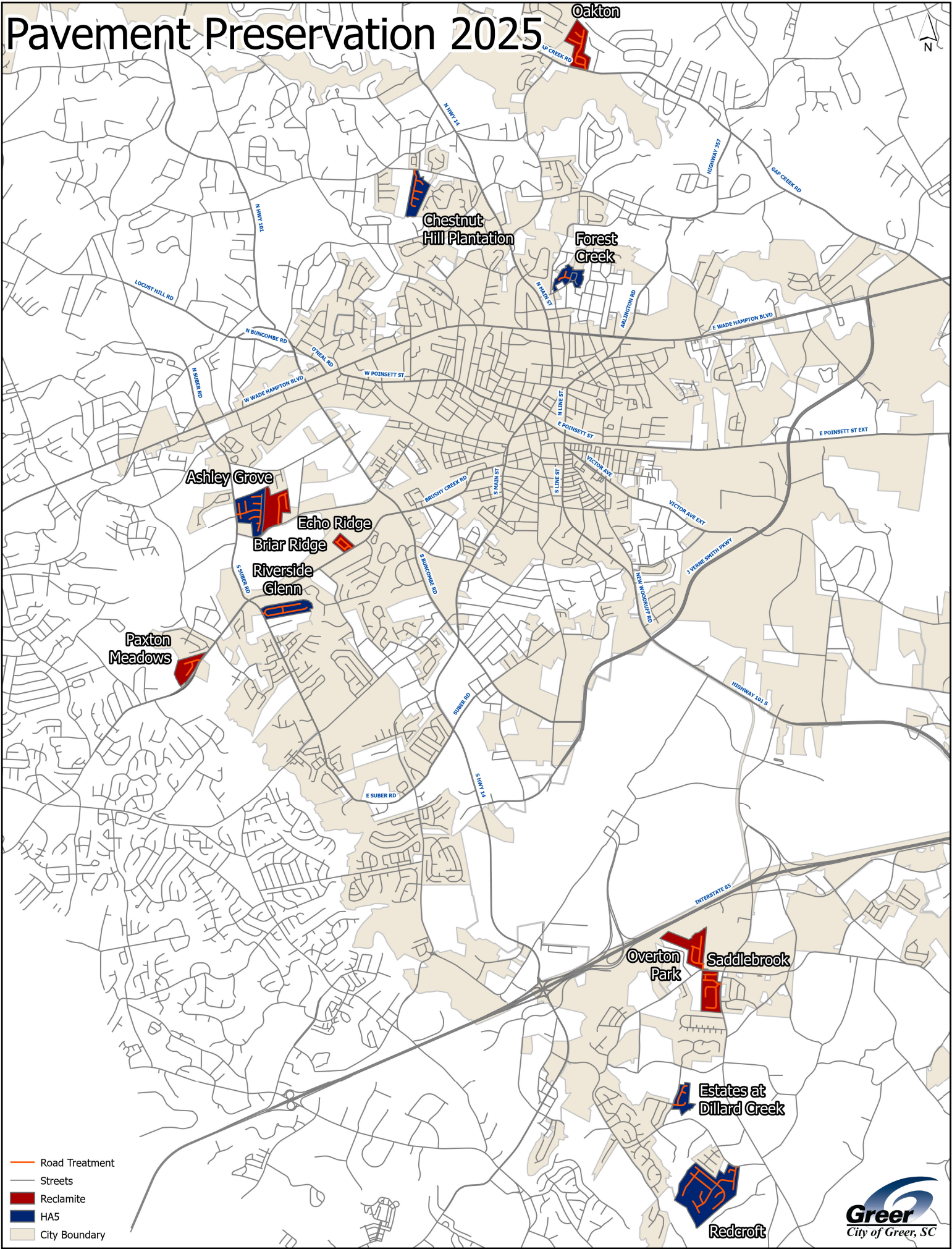
Funding is from the Road Paving Fund.

Staff presents this to Council as information and requests approval from Council to proceed.

2025 FOG SEAL (by City of Greer)

Subdivision/Street Name	County		Length	Width	SY	Add
						400sy/cds
Riverside Glen	Gnvl	Glen Willow Ct, Valley Glen Ct, Princess Glen Dr	3700	24	9867	800
Ashley Grove	Gnvl	Old Orchard Rd, Peach Blossom Ct, Peach Packer Ct, Georgia Belle Ln, Admiral Ln	5398	24	14395	3600
		Gaffney Ct, Sentinel Ct, Red Haven Ct, Wenlock Ct				
Chestnut Hill Plantation	Gnvl	Austin Woods Ct, Oak Haven Ct, Chestnut Woods Ct, Mattie Ln	2640	24	7040	1600
Mossy Oak Lane	Gnvl		555	24	1480	400
Squirrell Hollow Ct	Gnvl		290	24	773	400
Estates at Dillard Creek Redcroft	Spbg	Dillard Creek Ct, Ermon Ct, Bessie Ct	1820	24	4853	1200
	Spbg	Redcroft Dr, Yorkmont Way, Combahee Ct, Allenton Way, Greywell Ct	10261	24	27363	4000
		Bonsell Ct, Wildacre Ct, Hawk Ridge Ct, Ashdale Way, Cranwell Ct, Rockmore Way				
			Length (ft)	24664	65771	12000
					SY	
			Total Miles	4.67		
						77771
						Total SY

# Pavement Preservation 2025



- Road Treatment
- Streets
- Reclamite
- HA5
- City Boundary



Project Location	Proposal #	Date Issued	PO/LD #
City of Greer SC Various Streets Greer SC 29651	HAU951281	3/3/2025	

Terms

Due Upon Completion

Adviser Information

Keith Stephens  
P: 404-358-5894 | E: keith@holbrookasphalt.com

Description

2025 HA5 High Density Mineral Bond

Bill To

City of Greer, SC  
attn: Steve Grant  
113A Berry Ave  
Greer SC 29651

Item	Quantity	UM	Rate	Amount
<b>HA5</b> Clean & prepare surface using high pressure air & wire bristle brooms. Install "HA5" High Density Mineral Bond advanced performance pavement preservation treatment. No guarantee surface treatments will adhere to areas saturated with motor oil. HA5 meets demands of High Density Mineral Bond Specification established by agency engineers.	78,063	SqYd	3.99	311,471.37
<b>Traffic Control</b> HA5 Traffic Control including 2 flaggers for 12 days.		LS		17,250.00
Total				\$328,721.37

Please sign for proposal acceptance: **Do not sign this page, see final page for signing**



Date	Number
------	--------

3/3/2025

HAUB17773

## Terms and Conditions

**TERMS AND CONDITIONS:** Any proposals returned to Holbrook Asphalt Company ("Contractor") more than 14 days after the proposal is submitted to the Client is subject to revision, updated pricing, or may be voided by Contractor. Engineering, tests, permits, inspection fees and bonding fees are not included in price unless stated otherwise. Pricing based on no more than area and depth dimensions listed. Upon construction, if it is determined that concrete or asphalt area or depth is greater than the estimation, client agrees to pricing adjustment as a result of project overrun. Client specifically represents and warrants that either the Client is the owner of the premises where the work is to be performed, or, in the alternative, Client has authority from the owner of the premises authorizing the Work to be performed on the said premises.

**GENERAL EXCLUSIONS:** Contractor is not liable for any ADA compliance, if needed, Client should consult with an ADA compliance professional prior to specific project approval. Contractor not responsible for claims related to pavement markings or lack thereof during or following project work.

Contractor will not be responsible for its product failure if said failure is directly or indirectly caused by "Existing Surface Conditions," as defined below, and any written or implied warranty will become void. Existing Surface Conditions are defined as: water drainage issues or delamination or failure of existing paint, asphalt, surface sealer, wearing course or any other material that is in a failing or in an unstable state. If any portion of the project area has Existing Surface Conditions not caused or created by Contractor that impact Contractor's HA5 product or any other product Contractor applies to project area, the warranty is void. Client is responsible for having entry gates open on day of work. Any damage to gates, sensors or loop sensors above or below asphalt are responsibility of Client. Any hot-applied sealants will not be exactly level with pavement surface as material settles to fill voids. There may also be excess material on pavement surface. Regarding asphalt, concrete and excavation work: Contractor is not responsible for subgrade scarification, re-compaction or concrete damage due to removal of asphalt. Contractor is not responsible for existing condition of subgrade, drainage in areas of less than 1% grade, adjustments of utilities, manholes and valve covers. Contractor is not responsible for any damage to underground utilities and cost to repair the same.

**PAYMENT TERMS:** Payment is due upon completion of work (Completion by line item 'Progress Billing' and/or completion of project core). Payment is due upon Client receipt of invoice. Client understands and agrees that it will be billed for towing or relocation as incurred and will be due on receipt, this includes projects involving warranty work. If the Client has a discrepancy with the Contractor regarding the contracted work, a retention of 5% of invoice up to a maximum of \$750.00 may be retained by Client up to 45 days. Client agrees that it may be billed as each line item is completed and each item may become their own respective invoice and due upon receipt of the same. Contractor reserves the right to charge up to 50% of Proposal Total if client cancels project within 25 days of scheduled project commencement. Upon request, post-project walk-throughs may be scheduled to review concerns.

Client agrees that interest accrues on all past-due amounts at 14% per annum from invoice date, until paid in full; and may be billed collection fees of up to 40% and all fees incurred by collection efforts. Total Proposal price includes one mobilization unless stated otherwise. Additional mobilizations may be billed up to \$3,500 per additional mobilization. This agreement provides Client written Notice of Right to Lien. Pricing does not include bonding or prevailing wage/Davis Bacon Certification, unless stated otherwise. By signing this proposal (contract), Client agrees that Contractor may not be held liable for delays, conditions, or Acts of God beyond their control, which situations may delay or cause cancelation partially or entirely on any project. Delays include project demand and material supply.

**INSURANCE:** These insurance limits are listed by Contractor to inform Client of such. Any premiums above the following to be paid by Client. This disclosure overrules any other contract language wherein Contractor agrees to differing limits. Certificates available upon request. **GENERAL LIABILITY:** \$1m (inc.), \$2m (agg.) **AUTO:** \$1m **UMBRELLA:** \$2m (inc.), \$2m (agg.) **PERSONAL INJ:** \$1m **WORKERS COMP:** \$1m

**ADDITIONAL HA5 WARRANTY LIMITATIONS AND EXCLUSIONS:** No claim will be honored unless Holbrook Asphalt has been notified in writing and is given the opportunity to inspect the claimed failure. Surface treatments applied previous to HA5 being installed are not covered under this warranty. (For example, if a previously applied preservation treatment is peeling or delaminating from the pavement surface—even if the surface was cleaned and prepped prior to HA5 being installed on top of it—this warranty does not cover HA5 in these circumstances.) Any attempt to repair the surface prior to Holbrook Asphalt's inspection will render this warranty invalid. Areas where HA5 was installed over pavements with motor oil, brake fluid, hydraulic fluid, or other substances that disturb the adhesion of HA5 and that lead to delamination are not covered under warranty. This warranty does not cover structural defects in the asphalt (e.g. base failure or damage caused by faulty construction and or design), cracks, exposure to fuel, oil, or other chemicals determined to be harmful to the HA5 treatment, areas exposed to frequent sprinkler water run-off, or standing and/or ponding water, damage caused by heavy truck or equipment traffic, damage caused by equipment inflicting excessive stress or scraping to the pavement surface, damage caused by landscaping installation, or damage caused by earthquakes or other acts of God. Mechanical disturbances by snowplow chatter, studded tires, etc. are excluded from warranty. This warranty is not valid for areas located in elevations above 6500 feet. A valid Warranty Certificate must be signed with a copy returned to Holbrook Asphalt within 60 days of the HA5 installation for the warranty to be valid and executable.

Pre-mature wear of HA5 during the five-year period is defined as anything less than 70% residual inter-aggregate coverage of HA5 to the asphalt binder of the treated surface. If premature failure of HA5 is deemed by Holbrook Asphalt or an approved third-party expert within the five year period, reinstallation will take place at no charge or at the reduced rate identified on the Warranty Certificate for the project. Contractor reserves the right appoint the third-party expert should there be a dispute regarding the premature failure between the Client and Contractor. Client and Contractor agree to be bound by and abide by the decision of the third party expert regarding whether a premature failure has occurred.

I have read and agree with these terms and conditions. I elect to proceed with the signed option below.

**HAU951281 - 2025 HA5 High Density Mineral Bond** (Sign to accept this proposal)

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_ Contractor \_\_\_\_\_





March 7, 2024

To: City of Greer, SC  
Attn: Steve Grant, City Engineer  
113A Berry Ave.  
Greer, SC 29651

***Subject: HA5 – Sole Source***

Mr. Grant,

This letter serves as documentation that Holbrook Asphalt is the only approved contractor authorized and qualified by Integrated Pavement Solutions to install HA5 High Density Mineral Bond in the state of South Carolina.

HA5 High Density Mineral Bond is a sole source product and the only product meeting the rigorous specification of a High Density Mineral Bond established by engineering professionals.

Holbrook Asphalt has invested in all the necessary equipment and trained crews to successfully complete High Density Mineral Bond projects.

Why Sole Source? A High Density Mineral Bond requires specific emulsification properties and fine aggregates that combine for time-tested performance results. The differentiator is the durability of the product and its effectiveness at reducing the deterioration of the asphalt binder as demonstrated over the previous 20 years in various climate types around the U.S.

If you would like a High Density Mineral Bond specification, or have questions about it, please contact me at (435) 862-8064.

Warm Regards,

A handwritten signature in black ink that reads "Mark Beatty". The signature is fluid and cursive, with the first and last names being clearly legible.

Mark Beatty  
Sr. Vice President  
Integrated Pavement Solutions (IPS)