



AGENDA
GREER CITY COUNCIL

May 13, 2025

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

6:30 PM

COUNCIL REGULAR MEETING

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilman Jay Arrowood

Public Forum

Minutes of Council Meeting

1. April 22, 2025
(Action Required)
2. April 29, 2025
(Action Required)

Special Recognition

1. Vicki Adams upon her Retirement
2. State Championship Wrestlers
David Holtzclaw, Athletics Coordinator
3. 2025 Juried Art Show Winners
Robin Byouk, Cultural Arts Supervisor
4. National Historic Preservation Month
5. Amyotrophic Lateral Sclerosis Awareness Month

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Board of Architectural Review
David Langley's term will expire June 30, 2025. (Action Required)
2. Greenville-Spartanburg International Airport Environs Planning Commission
Greenville County Representative William A. (Andy) Burleigh's term will expire June 30, 2025 (Action Required)
3. Greer Trust Board of Trustees
Robert Lynn's term expired June 30, 2024.
Perry Williams' term expired June 30, 2024.
Wayne Griffin's term expired June 30, 2024.
Ellen Wall's term expired June 30, 2024.
Rev. Earl Simmons' term expired June 30, 2024. (Action Required)
4. Municipal Judge Appointment
Judge Henry (Hank) Mims' term will expire June 30, 2025. (Action Required)
5. Planning Commission
District 2 Judy O. Jones' term will expire June 30, 2025.
District 3 Adam Thoma's term will expire June 30, 2025.
District 6 Paul Lamb's term will expires June 30, 2025.
At-Large William Lavender's term will expire June 30, 2025.
(Action Required)

New Business

1. First Reading of Ordinance Number 12-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY KAYLEE HENDERSON LOCATED AT 111 MARYLAND AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

Ordinance 12-2025 is a rezoning request for one parcel located at 111 Maryland Avenue. The request is to rezone the parcel, consisting of 3.801 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to split the lot and build a duplex beside the existing home. The Planning Commission conducted a public hearing on April 21, 2025 for the rezoning and unanimously recommended

approval.

Andy Boyles, Planner

2. First and Final Reading of Resolution Number 9-2025

A RESOLUTION TO ACCEPT SELECT STREETS IN BLUE RIDGE PLANTATION, NAMELY STREETS IN THE SEVEN OAKS, HIDDEN SPRINGS AND THE MEADOWS SECTIONS INTO THE CITY OF GREER STREET SYSTEM (Action Required)

Steve Grant, City Engineer

3. First and Final Reading of Resolution Number 10-2025

A RESOLUTION APPROVING OPIOID SETTLEMENT FUNDING DISTRIBUTION IN COMPLIANCE WITH THE SOUTH CAROLINA OPIOID RECOVERY ACT, S.C. CODE §11-58-10 ET SEQ. (Action Require)

Catrina Woodruff, Assistant City Administrator

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

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

Category Number:
Item Number:



AGENDA
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Councilman Jay Arrowood

ATTACHMENTS:

Description	Upload Date	Type
☐ Council 2025 Invocation Schedule	4/22/2025	Backup Material



**Greer City Council
2025 Invocation Schedule**

January 14, 2025	Mayor Rick Danner
January 28, 2025	Councilmember Jay Arrowood
February 11, 2025	Councilmember Karuam 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 Karuam 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 Karuam 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
5/13/2025

April 22, 2025

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
□ April 22, 2025 Council Meeting Minutes		4/29/2025	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL April 22, 2025

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:30 P.M.

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

Councilmember Lee Dumas was absent.

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

Invocation and Pledge of Allegiance

Mayor Rick Danner

Public Forum

Sarah Potosky, 3 Drexel Avenue, spoke regarding Foothills Philharmonic Accommodations Tax Grant.

Katie Collins, 111 Trade Street, Greer Chamber of Commerce, spoke regarding the Greer Chamber of Commerce Accommodations Tax Grant.

Minutes of the Council Meeting April 8, 2025

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the April 8, 2025 Council Regular Meeting be received as written. Councilmember Mark Hopper seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition Employee Recognition

Mayor Rick Danner read Resolution Number 8-2025 recognizing and commending the following City of Greer Employees for their dedicated and faithful service. Each employee was presented with a Certificate of Appreciation and a day off.

Chase Dotson has served in the Fire Department for 5 years,
Lechelle Drummond has served in the Engineering Department for 5 years,
Tracy Fischer has served in the Finance Department for 5 years and
Steve Grant has served in the Engineering Department for 10 years.

Proclamation – Child Abuse Prevention Month

Greer Relief was presented with the following proclamation:

The Mayor of the City of Greer and Greer City Council recognize the inherent dignity and rights of every child to grow up in a safe and nurturing environment, free from the fear and pain of abuse or neglect; and it is our collective responsibility as a community to protect the safety and well-being of all children, and to support families in creating loving and supportive environments. Greer Relief, in partnership with the South Carolina Children's Trust, has demonstrated an unwavering commitment to the prevention of child abuse through their impactful programs and initiatives and Greer Relief's dedication to providing essential services and resources to families in need not only strengthens our community but also helps to mitigate the risk factors associated with child abuse and neglect.

Therefore, Mayor Rick Danner and Greer City Council proclaim the month of April 2025 as Child Abuse Prevention Month in the City of Greer.

Proclamation - International Businesses in the City of Greer

Mayor Rick Danner read a proclamation proclaiming companies from around the world have planted roots in the fertile ground of the City of Greer as a result of the city's pro-business climate, logistical assets, and hometown feel and dozens of businesses from the continents of Africa, Asia, Europe, and North America have chosen to set up shop in Greer and have attracted top talent to our community. International companies have invested hundreds of millions of dollars in their facilities in Greer and have provided thousands of jobs in advanced manufacturing, engineering, automation, advanced materials, banking, warehousing, distribution, and more. International companies have helped build a culture of innovation and entrepreneurship in the City of Greer and people from around the world have chosen to make Greer their home, raising families and pouring their talent and energy into our community. The City of Greer celebrates its vibrant mix of cultures every spring during the Greer Goes Global International Festival.

Therefore Rick Danner, Mayor of the City of Greer, does hereby proclaim that international businesses make Greer a better place to work, live, and visit; and we celebrate the decision that so many businesses and their employees have made to grow and prosper in the City of Greer.

Departmental Reports

Economic Development, Engineering, Finance, Fire Department, Municipal Court, Parks, Recreation & Tourism, Planning Department, Police Department, Public Services and the Website Activity Reports for March 2025 were included in the packet for informational purposes.

Finance

Chris Kline, Finance Director presented the Financial Report for March 2025. (Attached)

General Fund Cash Balance: \$28,283,570.

Revenue: \$42,369,107.

Total Expenditures: \$33,613,963.

Total Percentage: 8% under Budget

Revenue Benchmark Variance: \$6,706,059.

Expenditure Benchmark Variance: \$2,920,008.

Overall Benchmark Variance: \$9,626,067.

Hospitality Fund Cash Balance: \$810,200.

Storm Water Fund Cash Balance: \$3,859,609.

Andy Merriman, City Administrator presented the following:

Greer Fire Department - Congratulations!

Greenville County Schools recently recognized the City of Greer Fire Department as Bonds Career Center's Community Business Partner of the Year. Four former co-op students from Bonds Career Center have become full-time employees at Greer Fire Department.

International Festival

The Greer Goes Global: International Festival is Saturday, April 26 from 11am to 5pm at Greer City Park.

Parking lot closure

The parking lot at 155 Depot Street will be closed on Thursday, April 24 and Thursday, May 1. There is free parking at the Jason Street garage.

Greer Night at the Drive

Come out to celebrate the City of Greer at Greer Night at the Drive on May 1. The Greer Middle School choir will sing the national anthem, a city employee will throw out the first pitch, and Greer's own celebrity chef will make an appearance. Hope to see you at the ballpark!

Basketball Courts

Stevens Field had asphalt poured for two outdoor basketball courts at the recreation complex on Ball Park Street. It will take four to five weeks for the material to be ready for the next step: installing the court surface. The courts should be open to the public mid-June.

Workshop

City Council will hold a Growth/Planning Workshop next Tuesday, April 29, 2025 at 2:30 pm.

NEW BUSINESS

2025 Accommodations Tax Grant Recommendations

The Accommodation Tax Committee forwarded the following recommendations for the use of A-TAX funds from fiscal year ending June 30, 2024 to Greer City Council.

The Committee responsibly reviewed all applications submitted and based the recommendations on the following criteria:

- Economic impact to City's Hospitality and Accommodation industries
- Attendance of out-of-town guests (outside 50-mile radius of Greer)
- Culturally enriched events
- Sales and marketing plans to target out-of-town guests
- Promoting and marketing the culture and life of the City of Greer

Programming Grants - \$156,741.33 available to Grant

Organization	Project / Event	Amount Requested	Amount Recommended
SC Charities, Inc., Greer Street + Shop Local Week		\$20,000.00	\$20,000.00
Greer Parks, Recreation & Tourism	Christmas 7s Rugby Tournament	\$8,000.00	\$8,000.00
Greer Relief & Resources Agency	Greer Christmas Parade	\$4,000.00	\$0.00
Greer Chamber of Commerce	Greer Arts & Eats Festival	\$50,000.00	\$50,000.00
Foothills Philharmonic	Classically Casual Concert Season	\$12,000.00	\$0.00
Greer Farmer's Market, Greer Farmer's Market		\$9,465.00	\$9,465.00
Greer Heritage History Museum, Inc.	Museum Gallery Expansion	\$10,995.00	\$10,995.00
Greer Parks, Recreation & Tourism	Day of the Dead/Dia De Los Muertos	\$10,650.00	\$10,650.00
Greer Parks Recreation & Tourism	2026 Freedom Blast	\$18,757.50	\$18,757.50
Greer Parks, Recreation & Tourism	International Fest	\$3,375.00	\$3,375.00

Advertising Grants - \$70,987.21 available to Grant

Organization	Project / Event	Amount Requested	Amount Recommended
Greer Chamber of Commerce	Greer Arts & Eats Festival	\$50,000.00	\$49,637.21
SC Charities, Inc.	BMW Charity Pro-Am	\$30,000.00	\$0.00
Greer Parks, Recreation & Tourism	Discover Advertisement Vacation Guide	\$11,000.00	\$11,000.00
Greer Parks, Recreation & Tourism	Discover Print Visitor Guide	\$2,250.00	\$2,250.00
Greer Cultural Arts Council	Advertisement of Season Play	\$3,000.00	\$3,000.00
Greer Parks, Recreation & Tourism	Advertisement - International Festival	\$2,550.00	\$2,550.00
Greer Parks, Recreation & Tourism	Advertisement – 2026 Freedom Blast	\$2,550.00	\$2,550.00

Chris Kline, Finance Director presented the request. (Attachment)

ACTION – Councilmember Wryley Bettis made a motion to discuss the 2025 Accommodations Tax Grant Recommendations as presented. Councilmember Karuam Booker seconded the motion.

Lengthy discussion held.

Programing Grants

ACTION – Councilmember Jay Arrowood made a motion to amend the original motion by deducting sixteen thousand dollars (\$16,000.00) from Greer Chamber of Commerce within Programming Grants and transfer it to the Greer Relief Christmas Parade in the amount of Four thousand dollars (\$4,000.00) and transfer the remaining twelve thousand dollars (\$12,000.00) to Foothills Philharmonic in Programing Grants. Councilmember Karuam Booker seconded the motion.

Lengthy discussion held.

VOTE – Motion carried 4-2 with Councilmembers Bettis and Danner voting in opposition.

Advertising Grants

ACTION – Councilmember Mark Hopper made a motion to accept the 2025 Accommodations Tax Grant Recommendations for Advertising as recommended. Councilmember Karuam Booker seconded the motion.

Discussion held.

VOTE – Motion failed 3-3 with Councilmembers Bettis, Albert and Danner voting in opposition.

Discussion held.

ACTION – Councilmember Mark Hopper made a motion to accept the 2025 Accommodations Tax Grant Recommendations for Advertising as recommended. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried 4-2 with Councilmembers Bettis and Albert voting in opposition.

Executive Session

Mayor Danner stated there are no items for Executive Session.

Adjournment – 7:55 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: May 13, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, April 19, 2025.

Category Number:
Item Number: 2.



AGENDA
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April 29, 2025

Summary:

(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Council Meeting Minutes April 29, 2025	5/1/2025	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the WORKSHOP MEETING of GREER CITY COUNCIL April 29, 2025

Meeting Location: Cannon Centre, 204 Cannon Street, Greer, SC 29651

Call to Order of the Workshop Meeting

Mayor Rick Danner – 2:41 P.M.

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

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Mike Sell, Deputy City Administrator, Catrina Woodruff, Assistant City Administrator and Ashley Kaade, Planning Director.

Subject: City of Greer Planning Matters

Mac Burnette, Retired City Administrator from Mt. Pleasant, South Carolina and Dennis Harmon, Retired City Administrator from Goose Creek, South Carolina spoke to Council regarding future planning.

Discussion was held.

Councilman Lee Dumas left the meeting at 4:40 pm. The meeting recessed at 5:16 pm.

The meeting reconvened at 6:30 pm. Councilmembers Jay Arrowood and Lee Dumas did not return after the recess.

Adjournment – 8:39 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: May 13, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, April 25, 2025.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
5/13/2025

Vicki Adams upon her Retirement

ATTACHMENTS:

Description	Upload Date	Type
☐ Certificate	5/8/2025	Backup Material

CERTIFICATE OF APPRECIATION

Congratulations upon your retirement from the City of Greer.
Presented In Appreciation of Twenty One Years of Dedicated Service to the City of Greer

May 3, 2004 to May 9, 2025

VICKI ADAMS

Given at Greer, South Carolina
this 13th day of May 2025.



City of Greer, SC



City Administrator



Mayor

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
5/13/2025

National Historic Preservation Month

ATTACHMENTS:

Description		Upload Date	Type
📎	National Historic Preservation Month -	5/6/2025	Backup
	Proclamation		Material



PROCLAMATION

Mayor Rick Danner and City Council recognize

National Historic Preservation Month *in the City of Greer*

WHEREAS, The National Trust for Historic Preservation established May as Historic Preservation Month in 1973, as a way to promote historic places for the purpose of instilling nation and community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation; and

WHEREAS, Historic Preservation Month can instill awareness of the local historically significant buildings and landmarks to the residents of Greer and surrounding communities; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the City of Greer contains six individual properties on the National Register of Historic Places as well as one Historic District, comprised of seventeen properties in downtown Greer; and

WHEREAS, the City of Greer continues to demonstrate its commitment to preservation as it grows and develops; the protection of its resources both built and natural; and the recognition, rehabilitation and restoration of historic properties, as overseen by the Board of Architectural Review.

NOW, THEREFORE, I, Rick Danner, Mayor of the City of Greer, along with City Council, do hereby proclaim the month of May as National Preservation Month in Greer and call upon our residents to join others across the United States in recognizing and participating in this special observance.

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



RICHARD W. DANNER
MAYOR

13th day of May 2025

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
5/13/2025

Amyotrophic Lateral Sclerosis Awareness Month

ATTACHMENTS:

Description	Upload Date	Type
▣ Proclamation	5/9/2025	Backup Material



PROCLAMATION

*Mayor Rick Danner and Greer City Council recognize
Amyotrophic Lateral Sclerosis Awareness Month*

WHEREAS, amyotrophic lateral sclerosis, also commonly known as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease in which a person's brain loses connection with their muscles, slowly reducing a person's ability to walk, talk, eat, and eventually breathe; and

WHEREAS, thousands of new amyotrophic lateral sclerosis (ALS) cases are reported every year, and estimates show that every 90 minutes, someone is diagnosed with ALS and someone passes away from ALS; and

WHEREAS, on average, patients diagnosed with ALS survive only two to five years from the time of diagnosis; and

WHEREAS, the exact causes of ALS are unknown and there is no known cure for ALS; and

WHEREAS, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and

WHEREAS, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and

WHEREAS, the ALS Association is the largest philanthropic funder of ALS research globally and has committed more than \$154 million to support more than 550 projects across the United States and 18 other countries; and

WHEREAS, Amyotrophic Lateral Sclerosis Awareness Month provides an opportunity to increase public awareness of the dire circumstances of people living with ALS, acknowledge the terrible impact this disease has on those individuals and their families, and support research to eradicate this disease;

NOW, THEREFORE, I, Mayor Rick Danner and Greer City Council, do hereby proclaim May 2025 as ALS Awareness Month in the City of Greer.

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

**RICHARD W. DANNER
MAYOR**

13th day of May 2025

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
5/13/2025

Board of Architectural Review

Summary:

David Langley's term will expire June 30, 2025. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
❏ Board of Architectural Review	4/29/2025	Backup Material
❏ Attendance Record & Staff Recommendation	4/29/2025	Backup Material



**CITY OF GREER
BOARD OF ARCHITECTURAL REVIEW
3 Year Terms**

	DATE OF APPOINTMENT	TERM EXPIRATION
David Langley 106 Sandy Creek Court Greer, SC 29650 Residence 244-6899 Business 968-0224 Email dlangley@la-architects.com	June 28, 2022 May 14, 2019 June 28, 2016 June 11, 2013 April 13, 2010	June 30, 2025 June 30, 2022 June 30, 2019 June 30, 2016 June 30, 2013
Eddie Burch 116 Vandiventer Dr. Greer, SC 29650 Cell 864-608-9991	May 28, 2024 May 25, 2021 August 13, 2019 Fax 864-404-2174	June 30, 2027 June 30, 2024 June 30, 2021 Email eburch@cdanjoyner.com
Brandon Price 124 Vandiventer Drive Greer, SC 29650 Residence 877-7341 Business 877-6525 Email Brandon@smithandjames.com	May 28, 2024 June 8, 2021 June 12, 2018 June 9, 2015 June 26, 2012	June 30, 2027 June 30, 2024 June 30, 2021 June 30, 2018 June 30, 2015
Linda Wood 243 Cannon Street Greer, SC 29651 Residence 877-9463 Cell 864-905-5244 Email Lwood9@aol.com	May 23, 2023 May 26, 2020 July 11, 2017 June 24, 2014 June 14, 2011	June 30, 2026 June 30, 2023 June 30, 2020 June 30, 2017 June 30, 2014
Betsy Potter 116 W. Church Street Greer, SC 29650 Residence 848-3385	May 23, 2023 May 26, 2020 Cell 864-787-3422	June 30, 2026 June 30, 2023 Email potterb@charter.net

Sec. 2-188. The Board of Architectural Review shall be subject to all provision of this article except for the seven-member requirement.

Updated: June 4, 2024

Board of Architectural Review

Mr. Langley is an active participant with invaluable technical expertise and staff would feel comfortable recommending re-appointment.

Mr. Langley would like to continue to serve if it is the pleasure of Council.

Ashley Kaade, Planning Director

Attendance Record

2023 – 1 of 2

2024 – 1 of 3 plus a Greer Mill tour

2025 – 1 of 1

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
5/13/2025

Greenville-Spartanburg International Airport Environs Planning Commission

Summary:

Greenville County Representative William A. (Andy) Burleigh's term will expire June 30, 2025 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▢ Greenville-Spartanburg International Airport Environs Planning Commission	4/29/2025	Backup Material



**CITY OF GREER APPOINTEES TO THE
GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT
ENVIRONS PLANNING COMMISSION**

Two Year Terms

DATE OF APPOINTMENT TERM EXPIRES

SPARTANBURG COUNTY REPRESENTATIVE

Miles Nason	May 28, 2024	June 30, 2026
250 Faye Court	June 28, 2022	June 30, 2024
Greer, SC 29651	July 28, 2020	June 30, 2022
Cell 864-350-7054	July 24, 2018	June 30, 2020
Business 864-848-9070	July 24, 2016	June 30, 2018
E-mail miles@nasonsc.com	July 23, 2014	June 30, 2016
	July 23, 2013	June 30, 2014

GREENVILLE COUNTY REPRESENTATIVE

William A. (Andy) Burleigh	May 23, 2023	June 30, 2025
205 North Miller Street	June 8, 2021	June 30, 2023
Greer, South Carolina 29650-1929	June 25, 2019	June 30, 2021
Residence 864-848-0084	June 27, 2017	June 30, 2019
Cell 404-625-5321	May 26, 2015	June 30, 2017
E-mail andyburleigh@gmail.com	July 23, 2013	June 30, 2015



AGENDA
GREER CITY COUNCIL
5/13/2025

Greer Trust Board of Trustees

Summary:

Robert Lynn's term expired June 30, 2024.
Perry Williams' term expired June 30, 2024.
Wayne Griffin's term expired June 30, 2024.
Ellen Wall's term expired June 30, 2024.
Rev. Earl Simmons' term expired June 30, 2024. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Greer Trust Board of Trustees	5/1/2025	Backup Material



GREER TRUST BOARD OF TRUSTEES

Three Year Terms

		APPOINTMENT DATE	TERM EXPIRATION
President/ Chairman	Robert Lynn	September 28, 2021	June 30, 2024
	226 Windsor Road	May 26, 2015	June 30, 2018
	Greer, SC 29651	January 8, 2013	June 30, 2015
	Residence 877-1797 Cell 380-2073	March 23, 2010	June 30, 2012
	Email: bplynn@gmail.com	February 23, 2006	June 30, 2009
Vice President/ Vice Chairman	Perry Williams	September 28, 2021	June 30, 2024
	401 West Poinsett Street	May 26, 2015	June 30, 2018
	Greer, SC 29650	January 8, 2013	June 30, 2015
	Residence 877-2046 Cell 982-0657	March 23, 2010	June 30, 2012
	Email: pjw@perryjwilliams.com	February 23, 2006	June 30, 2009
	Wayne Griffin	March 14, 2023	June 30, 2024
	113 Fuller Street		
	Greer, SC 29650		
	Residence 879-2617 Cell 905-7521		
	Email: gbros@bellsouth.net		
	Ellen Wall	September 28, 2021	June 30, 2024
	115 Peach Tree Drive	May 26, 2015	June 30, 2018
	Greer, SC 29651	January 8, 2013	June 30, 2015
	Residence 877-7811 Cell 423-0234	March 23, 2010	June 30, 2012
	Email: woofiewall@gmail.com	February 23, 2006	June 30, 2009
	Rev. Earl Simmons	September 28, 2021	June 30, 2024
	153 Ashlan Woods Court		
	Greer, SC 29651		
	Cell 864-373-1588		
	Email: esimmonsmbc@yahoo.com		



AGENDA
GREER CITY COUNCIL
5/13/2025

Municipal Judge Appointment

Summary:

Judge Henry (Hank) Mims' term will expire June 30, 2025. (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
□ City of Greer Municipal Judge Appointment	4/29/2025	Backup Material



**CITY OF GREER
MUNICIPAL JUDGE APPOINTMENT**

Four Year Term

		Date of Appointment	Term Expiration
Name	Judge Henry (Hank) J. Mims	June 8, 2021	June 30, 2025
		July 11, 2017	June 30, 2021
		June 11, 2013	June 30, 2017
		June 9, 2009	June 30, 2013
		August 9, 2005	June 30, 2009
Address	209 Mill Estates Taylors, SC 29687		
Residence	292-1537		
Work	877-0463		
E-mail			

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
5/13/2025

Planning Commission

Summary:

District 2 Judy O. Jones' term will expire June 30, 2025.
District 3 Adam Thoma's term will expire June 30, 2025.
District 6 Paul Lamb's term will expires June 30, 2025.
At-Large William Lavender's term will expire June 30, 2025.
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
□ Planning Commission	4/29/2025	Backup Material
□ Planning Commission Attendance	5/6/2025	Backup Material



CITY OF GREER PLANNING COMMISSION

Four Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Shelley Medford 401 W. Arlington Ave. 29650 Cell 864-483-8054 Business 864-316-9788 E-mail shelleybaileybrown@gmail.com	6/25/2024	June 30, 2028	
DISTRICT 2	Judy O. Jones 305 Canteen Avenue, 29650 Residence 877-0440 Business 234-6310 E-mail jojones@mindspring.com	5/25/2021 7/11/2017 6/25/2013 7/14/2009 7/12/2005	June 30, 2025 June 30, 2021 June 30, 2017 June 30, 2013 June 30, 2009	03/06/06 & 10/26/06(6 Hrs) 10/8/07 (3 Hours) 10/27/08 (3 Hours) 7/20/09 (1 Hour)
DISTRICT 3	Adam Thoma 2301 Ditton Court, Greer 29651 Cell 847-668-1662 Business 864-381-8150 Email amontego83@gmail.com	12/10/2024	June 30, 2025	
DISTRICT 4	Walden Jones 132 Burlwood Drive, Greer SC Home 864-360-1889 Office 864-582-0585 Email waldn_jones@hotmail.com	5/23/2023 5/14/2019 8/14/2018	June 30, 2027 June 30, 2023 June 30, 2019	
DISTRICT 5	Tramaine Booker 101 Morrow Street, 29650 Mobile 864-551-9885 E-mail demoneb9@gmail.com	6/13/2023	June 30, 2027	
DISTRICT 6	Paul Lamb 119 Cotter Lane Greer, SC 29650 Cell 864-905-0882 E-mail paulhlamb@gmail.com	6/22/2021	June 30, 2025	
AT LARGE	William Lavender 102 Park Hill Drive Greer, SC 29651 Home 864-848-3262 Cell 864-723-1043 Business 864-334-6104 E-mail will@upstatesurveying.com	6/8/2021 11/28/2017	June 30, 2025 June 30, 2021	

Planning Commission Attendance 2024 / 2025

	2024	2025
Adam Thoma	Not a member	3 / 4
Judy Jones	10/11	4 / 4
Paul Lamb	11 / 11	4 / 4
William Lavender	7 / 11	3 / 4

If it is the pleasure of Council Mr. Thoma, Ms. Jones and Mr. Lamb would like to remain on the Planning Commission. Will Lavender would like a little more time in making his decision.



AGENDA
GREER CITY COUNCIL
5/13/2025

First Reading of Ordinance Number 12-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY KAYLEE HENDERSON LOCATED AT 111 MARYLAND AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

Executive Summary:

Ordinance 12-2025 is a rezoning request for one parcel located at 111 Maryland Avenue. The request is to rezone the parcel, consisting of 3.801 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to split the lot and build a duplex beside the existing home. The Planning Commission conducted a public hearing on April 21, 2025 for the rezoning and unanimously recommended approval.

Andy Boyles, Planner

ATTACHMENTS:

Description	Upload Date	Type
▣ Cover Memo	5/6/2025	Cover Memo
▣ Ordinance Number 12-2025	5/6/2025	Ordinance
▣ Ord 12-2025 Exhibit A Map	5/6/2025	Exhibit
▣ Ord 12-2025 Exhibit B Title to Real Estate	5/6/2025	Exhibit
▣ Ord 12-2025 Exhibit C Survey	5/6/2025	Exhibit
▣ Ord 12-2025 Rezoning Application	5/6/2025	Backup Material
▣ Ord 12-2025 Planning Commission Minutes	5/6/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Andy Boyles, Planner

Subject: Ordinance #12-2025

Date: May 5, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 12-2025 is a rezoning request for one parcel located at 111 Maryland Avenue. The request is to rezone the parcel, consisting of 3.801 acres, from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to split the lot and build a duplex beside the existing home.

The Planning Commission conducted a public hearing on April 21, 2025 for the rezoning and unanimously recommended approval.

ORDINANCE NUMBER 12-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY KAYLEE HENDERSON LOCATED AT 111 MARYLAND 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 Kaylee Henderson located at 111 Maryland Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008000205900 containing approximately 3.801 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of her property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 21, 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 111 Maryland Avenue more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G008000205900 containing approximately 3.801 +/- acres 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:

First Reading: May 13, 2025

Second and
Final Reading: May 27, 2025

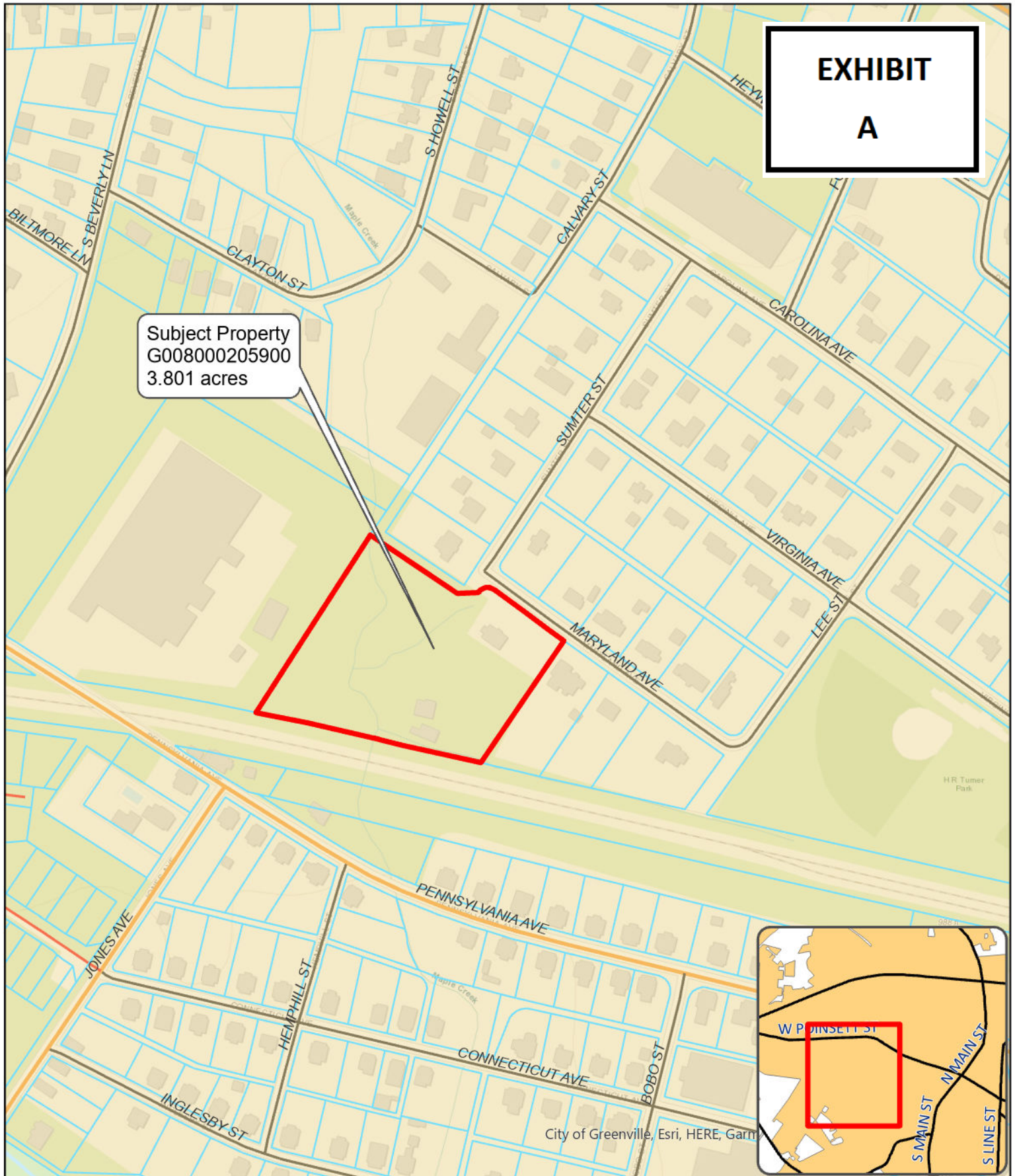
Approved as to Form:

Daniel R. Hughes, City Attorney

EXHIBIT

A

Subject Property
G008000205900
3.801 acres



Ordinance 12-2025


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.



Created 5/1/2025 by City of Greer GIS

**Lanier Law Firm, LLC
113 Pelham Commons Blvd.
Greenville, SC 29615**

18-582

 2018070719
DEED Book: DE 2547 Page: 4995 - 4996 2 Pgs
September 17, 2018 03:37:57 PM Cons: \$165,000.00
Rec: \$10.00 Cnty Tax: \$181.50 State Tax: \$429.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Ramsey*

State of South Carolina)

County of Greenville)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **Jonell S. Abraham n/k/a and Jonell A. Shealy**, (hereinafter called "Grantor"), in consideration of **One Hundred Sixty Five Thousand and 00/100 Dollars (\$165,000.00)**, to the Grantor in hand paid at and before the sealing of these presents, by Kaylee Henderson (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Kaylee Henderson,

ALL that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, near the Town of Greer on the southwestern side of Maryland Avenue, in a subdivision known as Development No. 2, Victor Monaghan Co., Division of J.P. Stevens & Co. INC., Greer Plant, being known and designated as Lots No. 47, 60 and 61 of the said subdivision, being described according to a plat of said subdivision prepared by Dalton & Neves, Engineers, in Plat Book P, at Page 119, of the Greenville ROD Office. See more recent survey by Site Design, Inc. dated 8/23/18 and recorded in Plat Book 1316 page 24, aforesaid County records. Reference hereby made to said plat for a more clear description as to the metes and bounds

THIS being the same property conveyed to Jonell S. Abraham by deed of John Allan Jones, Andrea J. Shirley and Donna J. Petersen dated December 26, 2003, recorded January 13, 2004 and re-recorded November 30, 2004, in the ROD Office for Greenville County in Deed Book 2119, Page 462.

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

Grantee's Address: 111 Maryland Avenue, Greer, SC 29650

TMS No.: G008.00-02-059.00

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, and the Grantee's heirs and assigns forever. And the Grantor do hereby bind the grantor 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 the 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.

WITNESS the Grantor's hands and seals this the 29th day of August, 2018.

SIGNED, SEALED AND DELIVERED

in the presence of:

Jonell S. Abraham n/k/a
Jonell S. Abraham n/k/a

Jonell A. Shealy
Jonell A. Shealy

[Signature]
[Signature]

State of South Carolina)

)

County of Greenville)

)

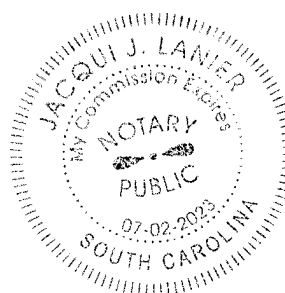
ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT was acknowledged before me this 29 day of AUGUST, 2018 by **Jonell S. Abraham n/k/a and Jonell A. Shealy.**

[Signature] (SEAL)

Notary Public for South Carolina

My Commission Expires: 1-2-23



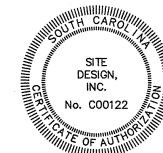
[Signature]

2018070718
1
PLAT/LG Book: PL 1316 Page: 0024 - 0024
September 17, 2018 03:37:56 PM
Rec: \$10.00
FILED IN GREENVILLE COUNTY, SC *County of Ramsey*

EXHIBIT
C

THE PROPERTY SHOWN IS KNOWN AS LOTS 47, 60, 61
DEVELOPMENT NO. 2 VICTOR MONAGHAN CO.
RECORDED IN PLAT BOOK P , PAGE 119 , OFFICE OF R.O.D., GREENVILLE COUNTY, S.C.

DANA R. AUGUSTINE, P.L.S.
S.C. REG. NO. 30293



LOTS 47, 60, 61
DEVELOPMENT NO. 2
VICTOR MONAGHAN CO.
165,590 SQ.FT.
3.801 ACRES

N/F
KENNETH RAY
MARLER II
TM# G008000204500
DB 2253 PG 1752
PB F PG 119
LOT 46

N/F
CITY OF GREER
TM# G009000103800
DB 2253 PG 337
PB 1037 PG 19

N/F
ANGELA B BARROUK
TM# G008000206100
DB 2245 PG 1462
PB P PG 119
LOT 46


BL BUILDING LINE	TEL TV TELEPHONE PEDESTAL	TC/B TOP/BOTTOM CURB
CL CENTERLINE	TM ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CMP CORRUGATED METAL PIPE	CB CATCH BASIN	VC VITRIFIED CLAY PIPE
CT CRIMP TOP	CB GRASS PLOT	WC WATER
DE DRAINAGE EASEMENT	CB GAS TRANS	WC/WC VITRIFIED CLAY PIPE
EP EDGE OF PAVEMENT	CB ELEVATION	CTV CABLE TV
IF IRON PIN OLD-O	CB FIRE HYDRANT	XC FENCE LINE
IRON SET-O	GS GAS METER	FB FIBER OPTIC CABLE
N&C NAIL & CAP	GV GAS VALVE	GS GAS LINE
OP OPEN TOP	LP LIGHT POLE	OH OVERHEAD POWER
RCP REBAR	GP GP-1/2 POWER POLE	DHT DRAINAGE TELEPHONE
RCP REINFORCED CONCRETE PIPE	GP 1/2 ANCHOR	ST STORM DRAIN
R/W RIGHT OF WAY	SMH 3/4 MANHOLE	SS SANITARY SEWER
SD STORM DRAIN	SMH 3/4 MANHOLE	UG UNDERGROUND POWER
SE SANITARY SEWER	SMH 3/4 TELEPHONE MANHOLE	UG UNDERGROUND TEL
SSE SSE EASEMENT	CO CLEAN OUT	W WATER LINE

1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X", ZONE "AE", FLOODWAY PER COMMUNITY MAP NO. 45045C0353E

ZONE "AE" DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	37.66	25.00	S79°19'38"W	34.20

NOTE:
THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN
THE GREENVILLE COUNTY LAND DEVELOPMENT
REGULATIONS, ARTICLE 2, DEFINITIONS.

SCALE 1" = 50'		PROPERTY ADDRESS 111 MARYLAND AVENUE		TAX PIN G008000250900	
DATE 8-23-2018		50 0 50 100		FIELD CROW AD MS	
		<div style="text-align: center;"> <h1>SITE DESIGN, INC.</h1> <p>CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS</p> <p>800 E. WASHINGTON ST. STE. B GREENVILLE, SC 29601 PH. (864)271-0496 FAX. (864)271-0402 www.sitedesign-inc.com</p> </div>			



ZONING MAP AMENDMENT APPLICATION
(REZONING)

Date 3/5/2025

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

Tax Map Number(s) G1008000205900
Property Address(s) 111 Maryland Ave. Greer SC 29650
Acreage of Properties 3.8 County Greenville

Applicant Information

Name Kaylee Henderson
Address 111 Maryland Ave
Greer, SC 29650
Contact Number 864-230-3062
Email Kayleehenderson.95@gmail.com
Business Name _____

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

Name _____
Address _____

Contact Number _____
Email _____
Business Name _____

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

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

The applicant hereby requests that the property described be rezoned from
Single Family Residential to Multi family
Existing Use: Single Residential Proposed Use: Multi Home residential

Signature(s) Kaylee Henderson

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, April 21, 2025

DOCKET: RZ 25-05

APPLICANT: Kaylee Henderson

PROPERTY LOCATION: 111 Maryland Ave

TAX MAP NUMBER: G008000205900

EXISTING ZONING: Suburban Neighborhood (SN)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: 3.801 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 25-05**

RZ 25-05 is a rezoning request for one parcel located at 111 Maryland Ave with a total acreage of 3.801 acres. The request is to rezone the property from Suburban Neighborhood to Traditional Neighborhood in order to subdivide the lot for additional residential use.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood – residential
East:	Suburban Neighborhood – residential, single-family and duplex
South:	Rail Road Right-of-Way (ROW)
West:	Manufacturing and Logistics – CoG Operations Center

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 25-05.

Ms. Stahl gave the basic information of the request.

Mr. Jones called the applicant, Kaylee Henderson, forward to speak about the request. She explained that she intended to split the lot and build a new duplex next to the existing house.

Mr. Jones asked if there was anyone in the audience who would like to participate in the public hearing for the rezoning request. Hearing none, he closed the public hearing for RZ 25-05.

New Business

Mr. Jones opened the new business meeting for RZ 25-05.

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

Mr. Jones asked if the existing land was just one parcel or multiple parcels. Mr. Lavender explained that it may have once been multiple parcels when the neighborhood was designed but that it was currently one combined parcel.

ACTION – Mr. Lamb moved to approve RZ 25-05. Mr. Thoma seconded the motion. The motion passed with a vote of 6 to 0.



AGENDA
GREER CITY COUNCIL
5/13/2025

First and Final Reading of Resolution Number 9-2025

Summary:

A RESOLUTION TO ACCEPT SELECT STREETS IN BLUE RIDGE PLANTATION, NAMELY STREETS IN THE SEVEN OAKS, HIDDEN SPRINGS AND THE MEADOWS SECTIONS INTO THE CITY OF GREER STREET SYSTEM (Action Required)

Executive Summary:

Steve Grant, City Engineer

ATTACHMENTS:

Description	Upload Date	Type
❑ Resolution Number 9-2025	4/28/2025	Resolution
❑ Res 9-2025 Blue Ridge Plantation Map	4/28/2025	Backup Material
❑ Res 9-2025 Pictures	4/28/2025	Backup Material
❑ Res 9-2025 Statement of Dedication	4/28/2025	Backup Material
❑ Res 9-2025 Two Year Warranty Agreement (Roads)	4/28/2025	Backup Material

RESOLUTION NUMBER 9 – 2025

A RESOLUTION TO ACCEPT SELECT STREETS IN BLUE RIDGE PLANTATION, NAMELY STREETS IN THE SEVEN OAKS, HIDDEN SPRINGS AND THE MEADOWS SECTIONS INTO THE CITY OF GREER STREET SYSTEM

WHEREAS, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

WHEREAS, the lots within these sections are complete and have been built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 13th day of May, 2025 that the certain streets within **Blue Ridge Plantation** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

SEVEN OAKS SECTION: Cherrybark Ln, Durmast Ct, Bur Oak Dr, Mossycup Rd, Shumard Ln, and Chinkpin Rd. Length totaling approximately 4458 feet with a right-of-way width of 44 feet.

HIDDEN SPRINGS SECTION: Hidden Springs Ln, Fernwalk Pl, Timbarnotch Ct, and Silverstone Way. Length totaling approximately 3535 feet with a right-of-way width of 44 feet.

THE MEADOWS SECTION: Hollander Dr, Swenson Ct, Berrigan Pl, and Hurshfield Ct. Length totaling approximately 3346 feet with a right-of-way width of 44 feet.

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

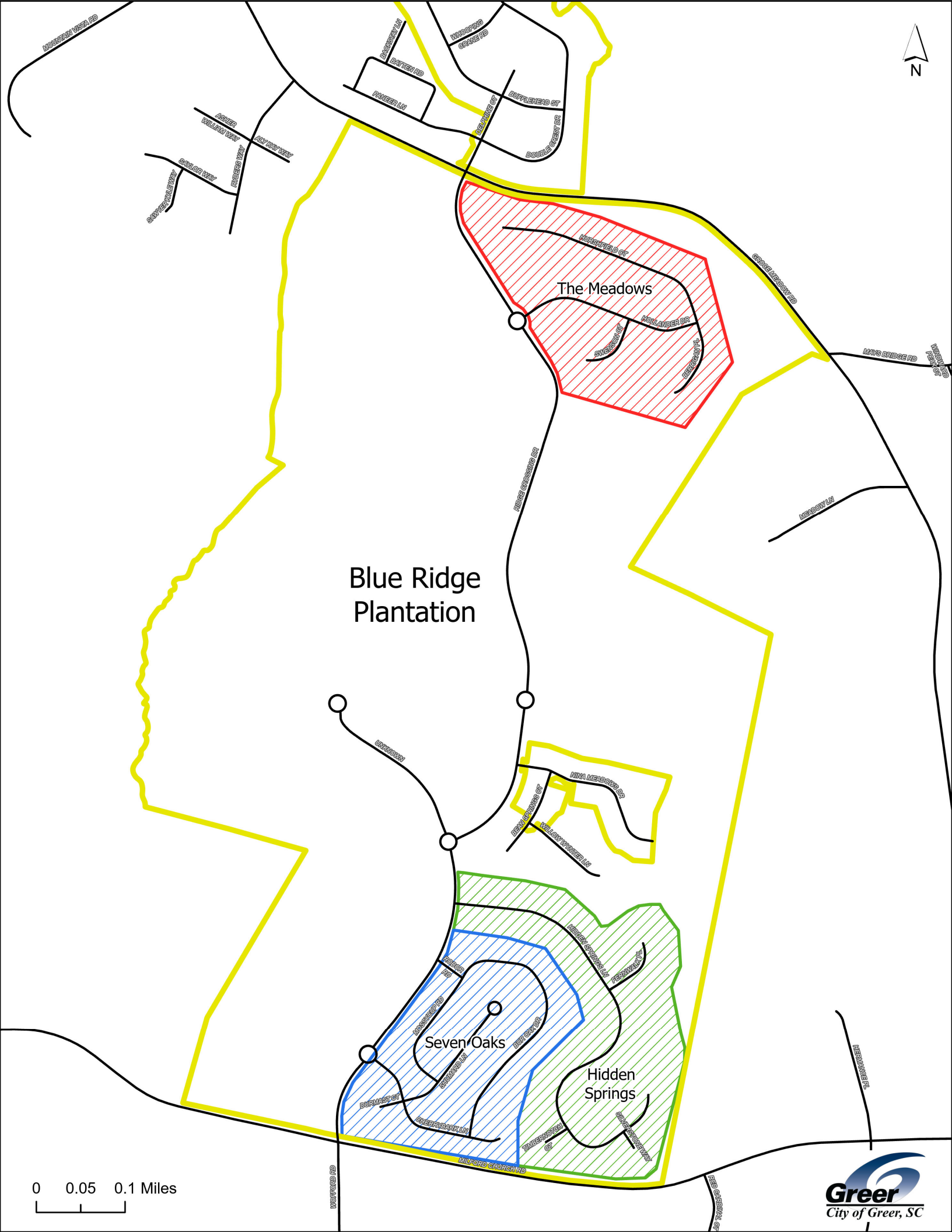
CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: May 13, 2025



Blue Ridge Plantation

The Meadows

Seven Oaks

Hidden Springs

0 0.05 0.1 Miles



SEVEN OAKS



HIDDEN SPRINGS



THE MEADOWS



**STATEMENT OF DEDICATION AND TRANSFER OF
STREETS AND ROADS TO THE CITY OF GREER
FOR PUBLIC USE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF**

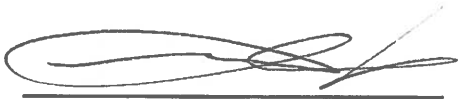
We, the undersigned, do hereby state that we are duly authorized officers of and that said corporation is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named Blueridge Plantation, as shown on a plat which is on file in the office of the Planning Commission of City of Greer, and which upon approval by said Commission will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the corporation freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other
lien or encumbrance, except:

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this 25 day of March, 2024

Signed, Sealed and Delivered
in the presence of:



ECS Development, LLC (SEAL)
Name of Corporation

By: [Signature] - Paul Aho

And _____

PROBATE

**STATE OF SOUTH CAROLINA
COUNTY OF Greenville**

PERSONALLY appeared before me Maureen Doswick who being first duly sworn, deposes and says that (s)he saw the within named Paul Aho, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Donald Kako witnessed the execution thereof.

SWORN to before me this 25 day of March, 2024

Maureen Doswick (L.S.)
Notary Public for South Carolina

My Commission Expires: 7/22/32

TWO YEAR WARRANTY AGREEMENT

CITY OF GREER

DATE RECORDED: PLAT

BK PAGE INST NO:

This agreement is entered into this 25 day of March, 20 24, between the City of Greer, SC, hereinafter referred to as the City of Greer and ECS Development, LLC, hereinafter referred to as the Developer.

WITNESSETH:

WHEREAS, ECS Development, LLC is the developer of record for a project known as Blue Ridge Plantation located at Ridge Crossing; Tax Map No. 0632010100400; and 0633010101600 0633010101604 0633010101608

WHEREAS, the City of Greer requires that all improvements, including grading, drainage, paving of roads, sidewalks, and curbing in such developments be completed and properly certified by the appropriate agencies as a condition of receiving final plat approval; and WHEREAS, all grading, drainage, paving of roads, sidewalks, and curbing in such development have been inspected by the City of Greer and have been certified as meeting all City of Greer construction and engineering standards; and WHEREAS, the Developer has applied to the City of Greer for final plat approval of such development; and offered Swenson Ct, Hurshfield Ct, Berrigan Pl., Fernwalk Pl (road(s)); between lots

for dedication. Hollander Dr., Delphina Ct., Ridge Crossing Dr., Mossycup Rd, Chinkpin D
Timber notch Ct, Bufflehead St., Double Crest Dr., Whopping Crane Rd, Burr oak Dr.
Silver Stone way, Hidden Springs Ln, Robar Rd, Durmast Ct, Cherrybark Ln, Shumard Ln

WHEREAS, the City of Greer further requires as a condition of final plat approval the Developer enter into an agreement with the City to repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which may occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer for a period of two (2) years from the date such work is accepted by and dedicated to the City of Greer. This date commences at the termination of any bond work once the roads are complete.

NOW, THEREFORE, for and in consideration of the terms and conditions hereinafter set forth, the parties agree as follows:

1. The Developer agrees to promptly repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer to the project described in Paragraph 1 above for a period of two (2) years from the date such Final Plat is recorded in the Register of Deeds Office of the appropriate county evidencing the dedication to the City of Greer of such improvements. Such repairs shall be commenced within thirty (30) days of receipt of written notification by Developer, provided however, that such length of time may be extended by the City of Greer for good cause shown. If the Developer fails to correct any defects pursuant to these provisions, the City of Greer shall be free to pursue all other available remedies provided for by law.
2. Written notification by the City of Greer to the Developer may be given and shall be deemed to have been duly given if either delivered personally or mailed in any general or branch post office enclosed in a certified or registered postpaid envelope containing the below stated address:

To Developer at: ECS Development, LLC
1479 Mt. Lebanon Road
Campobello, SC 29322

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

This contract cannot be assigned without the prior written approval of the City and such written approval shall not be unreasonably withheld.


This document contains the entire agreement between the parties and no statement or representation not contained herein shall be valid.

~~City of Greer Planning Staff or Department Head~~

By: 

Title: CITY ENGINEER

ATTESTED:


Assistant City Engineer

DEVELOPER
By: 

Title: President

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

ATTESTED:

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
5/13/2025

First and Final Reading of Resolution Number 10-2025

Summary:

A RESOLUTION APPROVING OPIOID SETTLEMENT FUNDING DISTRIBUTION IN COMPLIANCE WITH THE SOUTH CAROLINA OPIOID RECOVERY ACT, S.C. CODE §11-58-10 ET SEQ. (Action Require)

Executive Summary:

Catrina Woodruff, Assistant City Administrator

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 10-2025	5/9/2025	Resolution
☐ Res 10-2025 Exhibit B Agreement	5/9/2025	Exhibit
☐ Res 10-2025 Technical Proposal	5/9/2025	Backup Material

RESOLUTION NUMBER 10-2025

A RESOLUTION APPROVING OPIOID SETTLEMENT FUNDING DISTRIBUTION IN COMPLIANCE WITH THE SOUTH CAROLINA OPIOID RECOVERY ACT, S.C. CODE §11-58-10 *ET SEQ.*

WHEREAS, the South Carolina Opioid Recovery Fund Board (“SCORF Board”) was created by the South Carolina Opioid Recovery Act to administer and distribute the South Carolina Opioid Recovery Funds for the purpose addressing and remediating the impact of the opioid epidemic in South Carolina including funds from the Guaranteed Political Subdivision Funds (“the GPS Funds”) as set forth in S.C. Code §11-58-50 which must be used for approved opioid abatement strategies; and,

WHEREAS, proposals to be funded from GPS Funds must be submitted to the SCORF Board upon approval by Greer City Council; and,

WHEREAS, the City currently has \$798,367.55 available in GPS Funds to be used in accordance with the South Carolina Recovery Act; and,

WHEREAS, the City received a proposal from the Forrester Center for Behavioral Health (“Forrester Center Proposal”), a copy of which is attached hereto as **Exhibit “A,”** requesting the City allocate \$399,994.00 from the City’s GPS SubFund to sustain the Greer Outreach and Medication-Assisted Treatment (MAT) Clinic pursuant to the budget set forth in the Forrester Center Proposal; and,

WHEREAS, based upon the City’s careful review of the Forrester Center Proposal, the City finds that the Forrester Center Proposal complies with the application requirements set forth by the SCORF Board and is for an approved opioid abatement strategy. Therefore, the City approves the request in the amount of \$399,994.00 to be allocated from the City’s GPS SubFund to the Forrester Center for Behavioral Health pursuant to terms and conditions set forth in the Proposal attached hereto as **Exhibit “A”** and Compliance Agreement attached hereto as **Exhibit “B.”**

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 approves the request from the Forrester Center for Behavioral Health from the City of Greer’s GPS SubFund in the amount of \$399,994.00 pursuant to the Forrester Center Proposal attached hereto as **Exhibit “A”** and the Compliance Agreement attached hereto as **Exhibit “B”**, the terms of which are incorporated herein as if set forth fully.

3. Consistent with the Compliance Agreement attached hereto as **Exhibit “B,”** the Forrester Center for Behavioral Health agrees that the GPS Funds allowed herein are subject to line-item severability by the SCORF Board.

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 13TH day of May, 2025.

CITY OF GREER, SOUTH CAROLINA

(SEAL)

Richard W. Danner, Mayor

Attest:

Tammela Duncan, City Clerk

Approved as to form:

Daniel R. Hughes, City Attorney

**COMPLIANCE AGREEMENT FOR THE USE OF GPS FUNDS FROM THE
CITY OF GREER IN ACCORDANCE WITH THE SOUTH CAROLINA OPIOID
RECOVERY ACT, S.C. CODE §11-58-10 *ET. SEQ.***

This Compliance Agreement (the “**Agreement**”) is entered into by the Forrester Center for Behavioral Health, Inc. (hereinafter “**Forrester Center**”), a nonprofit corporation organized under the laws of the State of South Carolina.

RECITALS

WHEREAS, by Resolution 2025-___ dated May 13, 2025, the Greer City Council approved a request from the Forrester Center in the amount of \$399,994.00 from the City’s GPS Funds allocated to the City from the South Carolina Opioid Recovery Fund Board (“SCORF Board”); and,

WHEREAS, the Forrester Center submitted a proposal, a copy of which is attached to the Resolution as Exhibit “A” (“Forrester Center Proposal”) in which it proposed a budget for the use of the approved GPS Funds; and,

WHEREAS, as a condition precedent to receiving the City’s GPS Funds, the Forrester Center must agree to abide by the SCORF Board’s reporting requirements and agree to line-item severability of the City’s GPS Funds.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the recitals set forth above, and terms of the Resolution 2025-____, the Forrester Center agrees as follows:

AGREEMENT

1. The Forrester Center agrees to abide by all reporting requirements established by the SCORF Board.
2. The Forrester Center agrees that the funds allocated from the City’s GPS funds are subject to line-item severability by the SCORF Board.

THE FORRESTER CENTER FOR
BEHAVIORAL HEALTH, INC.

Susan E. O’Brian, CEO

Date:_____

Technical Proposal: City of Greer, MAT and supporting services – The Forrester Center for Behavioral Health, Inc.

- 1. Clearly identify the geographic area and/ or communities that the request for funds will impact, including the population of the proposed service area, the poverty level of the service area.**

The service area for this request falls within the City of Greer, SC. According Census Bureau, the population of the City of Greer is 44,387, with a poverty rate of 9.9%

- 2. Describe any existing efforts (either provided by your organization or others in the community) and explain how this new effort will not be duplicative or will substantially expand existing efforts.**

In 2021, The South Carolina Department of Department of Alcohol and Other Drug Abuse Services (DAODAS) and the state committee, Overdose Education and Naloxone Distribution (OEND), monitoring fatal and non-fatal overdose deaths identified Greer, SC as a persistent "hot spot" for overdose incidents. The Forrester Center (TFC) conducted a needs assessment, uncovering critical gaps in the availability of Medication-Assisted Treatment (MAT) for uninsured and impoverished individuals with Opiate Use Disorder. Access to local services, including The Phoenix Center in Greenville and The Forrester Center in Spartanburg, was hindered by a lack of public transportation, further exacerbating the problem.

In response, TFC launched Peer Support Specialist Outreach in Greer, focusing on Narcan distribution, presence at Greer Relief, transportation to the TFC clinic, and partnership development with Daily Bread Ministries Greer Soup Kitchen. After a community presentation and subsequent request from the organization's board, TFC developed and implemented a plan to offer MAT services in Greer. A walk-in clinic opened one afternoon per week, providing a service model that included medical care, primary peer support, and supplemental counseling. A USC Upstate study demonstrated that this model was equally effective compared to the agency's main outpatient MAT clinic.

The Greer MAT clinic opened in September 2022 at the Daily Bread Ministries Greer Soup Kitchen, staffed with a Nurse Practitioner, peer support specialist, and tele-counseling. Within months, the clinic expanded to two full days per week and has since relocated to the Neighborhood Impact Center (Greer Relief), now open three days per week for 10-hour days. The clinic staff includes a full-time clinical counselor, case manager, part-time Nurse Practitioner, and 1.5 FTE Peer Recovery Coaches. In December 2024, group Substance Use Disorder (SUD) treatment services began, further expanding the clinic's offerings to meet community needs.

As a result of TFC's efforts, the OEND Team at DAODAS removed Greer from the state's "Hot Spot" map, recognizing TFC's work as a key driver in this change. In FY24, TFC's Greer MAT clinic provided 2,721 services to 139 unique clients.

3. **Please provide a description of any budget, funding or resources that you have received, including dollar amounts that support the foundation of the proposed project and/ or are being leveraged to support the proposed project.**

The Forrester Center has self-funded this project since its inception in 2019. DAODAS contributed some funding the first year, but that is no longer available. For FY 26 the budget for this program, that includes the additions below, is \$495,226. The requested funding amount is \$399,994. In FY25 to date, the program has billed and been reimbursed in the amount of \$86,952.97. The Forrester Center has budgeted for income for FY26 as \$80,000 reimbursement and the remainder to be covered with alcohol excise tax.

Here are the key reasons additional funding is needed:

1. **Expansion of Services and Staff:** As demand for services grows, particularly with the addition of group SUD services and increased client volume, the clinic must expand its staffing and operational capacity. The addition of two Peer Recovery Coaches at a cost of \$100,000 is essential for supporting the increasing number of clients, ensuring that each individual receives the peer support necessary for successful recovery. Peer Recovery Coaches play a critical role in supporting clients through their recovery journey, helping them build connections, access resources, and maintain engagement with the clinic.
2. **Sustainability and Financial Gap:** While the Greer clinic has made progress toward sustainability, it still faces a significant funding gap. The remaining 70% of the budget is funded through TFC and alcohol excise tax allocations, but these sources are not guaranteed to cover the full operational costs. The additional funding will help bridge this gap, ensuring the clinic can continue to operate at full capacity, offering essential MAT services, and meeting the community's needs.
3. **Growing Demand:** The success of the Greer MAT clinic has led to a growing demand for services. To continue meeting this demand, the clinic requires additional resources to scale effectively. Peer Recovery Coaches are an integral part of the treatment model, and increasing their presence is necessary to maintain high-quality, individualized care for each client.
4. **Program Stability and Long-Term Impact:** The additional funding will help stabilize the program and ensure that it continues to provide services without interruption. With more Peer Recovery Coaches, the clinic can not only serve a larger number of clients but also ensure that individuals are receiving the comprehensive support needed to maintain long-term recovery. This will have a lasting impact on the community by reducing overdose rates and improving overall public health.

In summary, the requested funding of \$399,994 will help sustain and expand essential MAT services, while the additional \$100,000 for Peer Recovery Coaches will ensure that clients receive the peer support necessary for success in their recovery. Together, these resources will support the clinic's continued success and long-term sustainability, allowing it to meet the needs of the Greer community and beyond.

Identify the approved abatement strategy that will be implemented. Identify if the chosen strategy is initial or continuation. Provide a description of how the identified strategy will be implemented.

The approved abatement strategy is: Medication Assisted Treatment (MAT) and other opioid related treatment.

While this initiative is already in place, this will be an initial strategy.

Implementation Plan: The Forrester Center is providing the services in shared office space in the Neighborhood Impact Center. The clinic is open Monday, Wednesday and Friday from 9:00 am – 6:00 pm. It is staffed with an Advanced Practice Nurse Practitioner, Clinical Counselor, Peer Recovery Coach, and Supervisor. Services provided include medication prescribing, clinical assessment, group and individual counseling and peer coaching. To ensure that the needs of the citizens can be met, we are adding 2 additional peer coaches to serve as Screening Brief Intervention and Referral to Treatment (SBIRT) advisors at the Pelham Campus of Spartanburg Regional Healthcare System (SRHS). They will engage patients in the Emergency Center (EC) and facilitate immediate transfer of care to the MAT clinic.

Process Management: 2,721 services to 139 unique clients

Outcome Measure: According to the ODMAP data, the overdoses and overdose deaths for each year since 2021 were:

2021: 140 overdoses; 13 fatal
2022: 190 overdoses; 38 fatal
2023: 166 overdoses; 24 fatal
2024: 108 overdoses; 17 fatal
2025 Q1: 17 overdoses; 0 fatal

We hope to see the continued downward trend of overdoses throughout 2025. As an outcome measure, there will be a 15% decrease in overdoses and 15% decrease if fatal overdoses for the period of the project, FY26.

BUDGET

The full program budget is attached. The bank the agency uses does not provide interest on our deposited funds.

Personnel

Clinical Counselor	Christy Hood	\$53,909	100%
Program Supervisor	Audrey Colin	\$23,127	35%
Peer Support	Matt Holland	\$46,010	100%
Peer Support	C. VanSluys	\$46,010	100%

Peer Support	TBD	\$40,609	100%
Nurse Prac.	Darci Dimitris	\$14,353	10%
APNP	Amy Austin	\$81,432	Part-time

Budget Justification:

Personnel: \$305,450

This budget supports the operational and personnel costs for a MAT clinic serving individuals with opioid use disorder (OUD). Christy Hood will serve as the clinical counselor and will provide assessments and group/family counseling. Audrey Colin will oversee all aspects of the program to ensure that goals and objectives are met. Matt Holland and Chris VanSluys will serve as Peer Support Specialists and will provide clients with peer recovery coaching as well as case management. Darci Dimitris is the nurse practitioner and Amy Austin will also be working part-time.

Fringe: \$112,273.74

FICA (7.65%) = \$23,366.74

Retirement (18.56%) = \$56,691.52

Workers Comp (1.38%) = \$4,215.21

Insurance = \$27,999.53

Operating expenses: \$57,291

Mileage is based on the agency approved rate of .70 cents/mile. The monthly rent is \$1,848 and is based on fair market value.

The clinic provides comprehensive services including medication-assisted treatment, behavioral therapy, case management, and care coordination. The budget ensures continuity of care, staff retention, and compliance with evidence-based practices.

Administrative Costs: \$20,212

Based on agency's cost allocation plan.

Total for requested funds: \$399,994

Conclusion:

This budget reflects a balanced approach to operating a sustainable, high-quality MAT clinic. It ensures access to lifesaving treatment for individuals with opioid use disorder while maintaining clinical excellence, staff support, and operational integrity.

FY 2026

12:25 PM

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