



AGENDA
GREER CITY COUNCIL

June 24, 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 Lee Dumas

Public Forum

Minutes of Council Meeting

1. June 10, 2025
(Action Required)

Special Recognition

1. Employee Recognition

Departmental Reports

1. Economic Development Activity Report - May 2025
2. Engineering Activity Report - May 2025
3. Finance Activity Report - May 2025
<https://www.cityofgreersc.gov/documents/departments/finance/transparency-%26-financial-reports/transparency-%26-financial-reports---documents/monthly-financial-reports/758350>
4. Fire Department Activity Report - May 2025
5. Municipal Court Activity Report - May 2025

6. Parks, Recreation & Tourism Activity Report - May 2025
7. Planning & Development Activity Report - May 2025
8. Police Department Activity Report - May 2025
9. Public Services Activity Report - May 2025
10. Social Media & Website Activity Report - May 2025

Petitioner

1. Jeff Austin, Image East Video
Valet parking on East Poinsett Street.

Administrator's Report

Andy Merriman, City Administrator

New Business

1. Bid Summary - Pedestrian Bridge at Greer Golf
The City of Greer – Administration/Capital Projects Department solicited sealed bids from qualified offerors for the construction of a Pedestrian Bridge at Greer Golf. Only the base scope of work will be awarded without the Optional Additional Work for a total project cost of \$126,800.00. The project cost will be covered under the general funds. (Action Required)
Rosalyn Carcamo, Purchaser
2. First and Final Reading of Resolution Number 11-2025
A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA, (A) DECLARING REALLOCATING FUNDS AND REDESIGNATING PROJECTS RELATED TO EXPENDITURES MADE AS PART OF A 2022 LEASE PURCHASE PLAN OF FINANCE; AND (B) PROVIDING FOR OTHER RELATED MATTERS. (Action Required)
Chris Kline, Finance Director
3. First and Final Reading of Resolution Number 12-2025
A RESOLUTION TO ACCEPT BRAEBURN ORCHARD SUBDIVISION STREETS, NAMELY CRISP CAMEO CT, GOLDEN GALA WAY AND CRIPPS PINK PLACE INTO THE CITY OF GREER STREET SYSTEM (Action Required)
Steve Grant, City Engineer
4. First and Final Reading of Resolution Number 13-2025
A RESOLUTION TO ACCEPT PARTS OF O'NEAL VILLAGE SUBDIVISION STREETS, NAMELY O'NEAL VILLAGE AVENUE, MERITAGE STREET, WICKER

PARK AVENUE, KELVYN STREET, SCHILLER DRIVE, LAWNDAL DRIVE,
NOBLE STREET, DAYSTROM DRIVE, NOVELTY DRIVE, GLENDON STREET,
LEANDER DRIVE AND WAKELON DRIVE INTO THE CITY OF GREER STREET
SYSTEM (Action Required)

Steve Grant, City Engineer

5. First Reading of Ordinance Number 14-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN
PROPERTY OWNED BY KEYSTONE CONSTRUCTION, INC. LOCATED AT 118
MT VERNON CIRCLE FROM RURAL RESIDENTIAL (RR) TO SUBURBAN
NEIGHBORHOOD (SN) (Action Required)

Ordinance 14-2025 is a request to rezone a single parcel located at 118 Mt.
Vernon Circle in the Burgiss Hills neighborhood. The subject property, which
comprises approximately 0.51 acres, is currently zoned Rural Residential
(RR). The applicant is requesting a rezoning to Suburban Neighborhood (SN)
in order to construct a single-family detached residence. The proposed
development would feature setbacks that are consistent with those found
throughout the surrounding neighborhood but are not permitted under the
current zoning designation. A public hearing was held by the Planning
Commission on June 16, 2025, to consider the rezoning request. Following
the hearing, the Commission voted unanimously to recommend approval of
the ordinance.

Andy Boyles, Planner

6. First Reading of Ordinance Number 16-2025

AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES OF THE CITY OF
GREER CODE OF ORDINANCES BY AMENDING ARTICLE XII – MOBILE
FOOD UNITS, SECTION 18-501 THROUGH SECTION 18-524 TO ESTABLISH
CERTAIN RULES AND REGULATIONS FOR MOBILE FOOD UNITS (Action
Required)

Heather Towner, Business License Supervisor

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).

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
6/24/2025

Councilman Lee Dumas

ATTACHMENTS:

Description	Upload Date	Type
📎 Council Invocation Schedule 2025	6/11/2025	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
6/24/2025

June 10, 2025

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
☐ June 10, 2025 Council Meeting Minutes		6/16/2025	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL June 10, 2025

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

Call to Order of the Public Hearing

Mayor Rick Danner – 6:30 P.M.

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

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

**Subject: Ordinance Number 13-2025
CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2025 – 2026
AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY OF
GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS THEREFORE,
LEVYING TAXES, AND TO PROVIDE FOR AN EFFECTIVE DATE.**

Mayor Danner asked three times if anyone would like to speak and no one indicated an interest in speaking.

Mayor Danner adjourned the Public Hearing at 6:33 P.M.

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:33 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, Reno Deaton, Assistant City Administrator and various other staff.

Invocation and Pledge of Allegiance

Councilman Mark Hopper

Public Forum

No one signed up to speak

Minutes of the Council Meeting May 27, 2025

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the May 27, 2025 Council Regular Meeting be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

June 3, 2025

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the June 3, 2025 Council Workshop Meeting be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Petitioner

**Lisa Bayne
1 Lake Vista Court
Taylors, SC 29687**

Ms. Lisa Bayne owner of Corn Star Food Truck spoke regarding the denial of her recent request for renewal of her food truck business license. She requested Council look into the business license ordinance restrictions. (Attachment)

Andy Merriman, City Administrator presented the following:

Freedom Blast

Freedom Blast will be June 28 from 6:00pm until 10:30pm at Greer City Park.

If you would like to sign up to Volunteer at Freedom Blast contact Robbie Davis in Events at the City of Greer.

Citizens Police Academy

Registration is open for the Citizens Police Academy. This 12 week program will offer insight into how police officers perform their duties and serve the community. If you are interested, see the City of Greer Website for more information.

Center for the Arts

The Knotty-N-Natural Hair Festival will be Saturday, June 14 bringing the community together to celebrate curls, kinks, coils and hair of all textures. You can also see the Juneteenth Art Show on display now through the first week of July as well at the Center for the Arts.

Brief discussion on Food Truck ordinance held.

OLD BUSINESS

Second and Final Reading of Ordinance Number 13-2025 **CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2025 – 2026** **AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE** **CITY OF GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS** **THEREFORE, LEVYING TAXES, AND TO PROVIDE FOR AN** **EFFECTIVE DATE.**

Andy Merriman, City Administrator and Chris Kline, Finance Director updated Council on changes to the ordinance. (Attachment)

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 13-2025. Councilmember Jay Arrowood seconded the motion.

Discussion held.

Mayor Danner shared historical data regarding population and mileage.

VOTE – Motion carried unanimously.

NEW BUSINESS

Bid Summary – Roadside Mowing and Medial Maintenance

The City of Greer – Public Services Department solicited sealed bids from qualified offerors for the Roadside Mowing and Median Maintenance along Wade Hampton Boulevard between Gap Creek Road to Fairview Road and the area of the Exit and Entrance ramps at intersection of I-85 and SC 101. The project cost will be covered under the general funds and is a three (3) year commitment with option to renew one additional term.

The bid opening was held on May 8th, 2025, at 11 a.m. Only one (1) submission was received (see attached bid opening summary). After evaluation and based on past performance, the Public Service Department recommends project be awarded to Palmetto Landscape and Lawn Care in the amount of \$69,000.00 annually with a 3 Year contract total of \$207,000.00. Staff requests approval from Council to proceed with award.

Rosalyn Carcamo, Purchaser

ACTION – Councilmember Wryley Bettis made a motion to approve Palmetto Landscape and Lawn Care in the amount of \$69,000.00 annually with a 3 Year contract total of \$207,000.00. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Executive Session

Mayor Danner stated there are no items for Executive Session.

Adjournment – 7:12 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: June 24, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, June 6, 2025.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
6/24/2025

Employee Recognition

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 14-2025	6/18/2025	Backup Material

RESOLUTION NUMBER 14-2025

**A RESOLUTION RECOGNIZING AND COMMENDING
CITY OF GREER EMPLOYEES**

WHEREAS, the City of Greer endeavors to recognize and reward its dedicated and faithful employees; and

WHEREAS, Wayne Beck has served at Greer Golf for 5 years; Shadow Brown has served at Greer Golf for 5 years; Sebastian Echeverry has served in the Police Department for 5 years; Tamar Kirksey has served in the Finance Department for 5 years; Kareem Lynch has served in the Police Department for 5 years; Samuel Merrell has served at Greer Golf for 5 years; James Snow has served at Greer Golf for 5 years; Steven Thompson has served at Greer Golf for 5 years; Cory Williams has served in the Police Department for 5 years; Jim Young has served at Greer Golf for 5 years; Anthony Copeland has served in Engineering for 10 years; Robbie Davis has served in the Parks, Recreation and Tourism Department for 10 years; Dorian Flowers has served in the Fire Department for 10 years; Tiara Pouncy has served in the IT Department for 10 years, and Michael Ferrell has served in the Police Department for 15 years; and

WHEREAS, these employees have served in a distinguished and professional manner;

NOW, BE IT THEREFORE RESOLVED, that the City Council of the City of Greer, South Carolina, in a meeting duly assembled, wishes to officially recognize and commend these employees for the distinguished and dedicated service which they have performed; and

BE IT FURTHER RESOLVED that the City of Greer hereby rewards these dedicated employees with a certificate of appreciation and an administrative day off with pay approved this 24th day of June 2025.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
6/24/2025

Economic Development Activity Report - May 2025

ATTACHMENTS:

Description	Upload Date	Type
📎 Economic Development Activity Report - May 2025	6/19/2025	Backup Material

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
May 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.	12 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	Plan Industry Appreciation BBQ.
	Support Small Businesses	Provide resources and assistance to help small businesses be successful and stay connected to the City of Greer.		Needs Attention	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: 24 Projects, 32 Leads, and 12 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.	Meeting Expectations	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.	8 new or expanded businesses in the City of Greer. \$5.7M 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.	Real Estate Broker and Center of Influence Meetings: Spencer Hines, Langston Black, Lee & Associates, Pintail Capital, Wilson Kibler, Colliers, NAI Earle Furman, Avison Young	Meeting Expectations	Build relationships with new broker groups and developers.
	Commercial Product Development	Facilitate redevelopment of commercial buildings and creation of new commercial buildings and sites.	Project opportunity discussions: Hartness Group, Regency	Meeting Expectations	Build relationships with new broker groups and developers.
	Special Projects	Facilitate unique and mixed use projects that are significant to Greer.	Facilitated Utility Easements	Meeting Expectations	Assist ForGreer effort.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
	Bootcamp	Complete one Bootcamp for high potential entrepreneurs and innovators.	Completed May 2025 Bootcamp. Transition to Greer Chamber underway.	Meeting Expectations	Complete transition to Greer Chamber.

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
May 2025

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Entrepreneurship and Innovation	Huddle	Conduct Monthly Huddles to provide resources to entrepreneurs and innovators and build community.	Conducted Platform Huddles in February, March, and April (Avg Attendance = 50)	Meeting Expectations	Complete transition to Greer Chamber.
	Platform Transition	Plan and execute the transition of the Platform at Greer to the Greater Greer Chamber of Commerce.	Handoff of social media. Formation of Transition Advisory Committee. Access provided to website. Chamber transfer documentation reviewed, marked up, and returned.	Meeting Expectations	Complete transition to Greer Chamber.
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, SEDC 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.

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Engineering Activity Report - May 2025

ATTACHMENTS:

Description	Upload Date	Type
📎 Engineering Activity Report - May 2025	6/16/2025	Backup Material



**May
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 near completion, R/W an issue
- City Intersection study – Phase 2 – final report received
- Depot Street Garage – on hold

Stormwater Projects:

- W. Hampton culvert issue – Starting soon
- Stormdrain CIP – PO approved, finalizing contract
- Storm Drain Asset Mgmt./Watershed study phs. 2- Scope being revised

Engineering Activities:

- 2025 Crack Seal contract – in progress
- Cunningham Drive stormwater issue
- Blue Ridge Plantation streets accepted by Council
- O’Neal Village road inspections
- 2025 Pavement Preservation – finalizing contracts
- 2024 Paving – Spbg side-under contract – in progress
- 2025 Paving Program – bidding by Counties
- Infrastructure inspection data collection - (Culverts) starting
- VCC application coordination for proposed properties
- Development process review - ongoing
- Road Evaluation (PCI) – data review with consultant – Complete



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:

- Greer Mill – site issues
- GSP Business Park – site and turn lane issues

Other:

- Annual Performance Reviews
- NSPE Lunch & Learn – Greenville
- Generational Difference training
- Impervious area meeting with GIS

Assistant City Engineer – Nathan Jackson, P.E.

- 1711 W Wade Hampton Blvd: An agreement was made concerning insurance coverage with PDC for culvert lining. Culvert lining pre-construction meeting tentatively scheduled for end of June with install date to follow soon thereafter. Geotechnical Engineer, BLE, finalizing report with recommendations for slope remediation; City of Greer plans to receive the report early June.
- 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. Contractor finishing addressing the issues by beginning of June and plans to pave Jackson St after closing grading permit but prior to receiving Certificate of Occupancies.
- 820 Vita Drive: Developer addressed the drainage issue as previously agreed to by the resident, developer, HOA and the City of Greer. City reevaluated the drainage area before and after sod was reinstalled; no further issues observed at this address.
- OpenGov Budget: Reviewed and finalized Fund 19 budget adjustment requests with Chris Kline, Catrina Woodruff, Mike Sell, and Steve Grant prior to presenting to Council in June.
- IMS Asset Data – Existing Sidewalk Maintenance: Reviewed sidewalk assets' field condition data previously collected. Public Service's team has begun addressing the identified maintenance needs of existing sidewalks.
- IMS Asset Data – New Sidewalk Projects: Plan to submit first phase of new sidewalk needs for survey and design bids early June. Survey, design, and field work are planned to follow.
- Culvert Asset Evaluation: Engineering Dpt inspectors have continued collecting field condition data of existing culvert assets. Data to be reviewed at a later date to identify potential culvert remediation projects.
- 116 Leesburg Peak - Drainage Issue: Resident and Public Services have each addressed their maintenance responsibilities concerning the issue observed last month; drainage issue appears to have been resolved.
- 403 & 405 Wayman Drive - Drainage Issue: Greenville County team addressed their portion of the drainage issue. Discussed maintenance responsibilities with Greer Public Services and notified resident 405 of the plan to address the drainage issue. Greer Public Services plans to address early June after utilities are located and drier weather is observed.
- Responded with other Engineering staff to runoff complaints on current projects which included River Reserve, Alexander Place, and Lakeside Cottages. Engineering Dpt communicated to responsible parties who continued addressing the issues as needed with City inspectors performing follow-up inspections.
- Jason Street Parking Garage: Compiling a maintenance plan/schedule specific for the Jason Street Garage by early June.
- Drafted and continued discussing UDO revisions alongside Planning Dpt concerning the topic of steep slopes. Planning Dpt plans to finalize UDO revisions with Engineering's feedback early June.
- Gary Armstrong Road and Gap Creek Road Intersection: Attended meetings discussing the coordination of SCDOT and GSP Business Park projects at the intersection. David Buchanan is managing the associated encroachment permits for Gary Armstrong Road.
- Attended Pre-construction meetings for Greer Bed and Breakfast and O'Neal Phase VI.
- Blaize Ridge: Performed preliminary Closeout Inspection, and provided associated punchlist to developer. Scheduled and reviewed Public Service's CCTV camera footage of stormwater lines. Due to amount of sediment in lines and issues observed, more camera footage will be collected at a later date followed by remediation by the developer in the field.

Other:

- Attended training for Generational Differences.
- Facilitated inspectors' erosion control and American Concrete Institute re-certifications.
- Worked with Trakit software developer to address issues when observed.
- Periodically observed field inspections with City of Greer inspectors and provided feedback when necessary.
- Continued department process improvement discussions with Steve Grant.

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Miscellaneous Task – Engineering:

- Reviewed three (3) Engineering Submittals for SDPs.
- S. Line St. Traffic Calming Petition, proceeding to Neighborhood Petition Phase.
- Morrow St Traffic Calming Petition, second extension granted for Neighborhood Petition Phase, Neighborhood Petition approved, in process of layout of proposed speed humps and improvements.
- Finalizing quotes for Westmoreland traffic improvements along curve near intersection with Nature Trail Drive.
- Coordinating with SCDOT and developer of current grading permit on the improvements at Gary Armstrong Road and Gap Creek Road.

Other:

- Discussing proposed revisions in UDO to clarify language relating to steep slopes with Eng. And Planning.

Civil Engineer II – Stormwater Division – Adam Vidalis, PE

- 1) Greer Mill Site Inspection 5/1 and 5/6
- 2) Engineering & Stormwater Meeting 5/14
- 3) Adley Trace Subdivision Lot Drainage Complaint follow up meeting 5/15
- 4) Greer Bed and Breakfast - Pre-Con Meeting 5/15
- 5) Adley Trace Subdivision Lot Drainage Complaint follow up meeting 5/20
- 6) PAC Meeting 5/22
- 7) O'Neal Village Wetlands Investigation w/ resident 5/23
- 8) Maple Creek WWTP – Pre-Con Meeting 5/27
- 9) Blaize Ridge CCTV Review 5/28
- 10) 6 SDP Stormwater Reviews

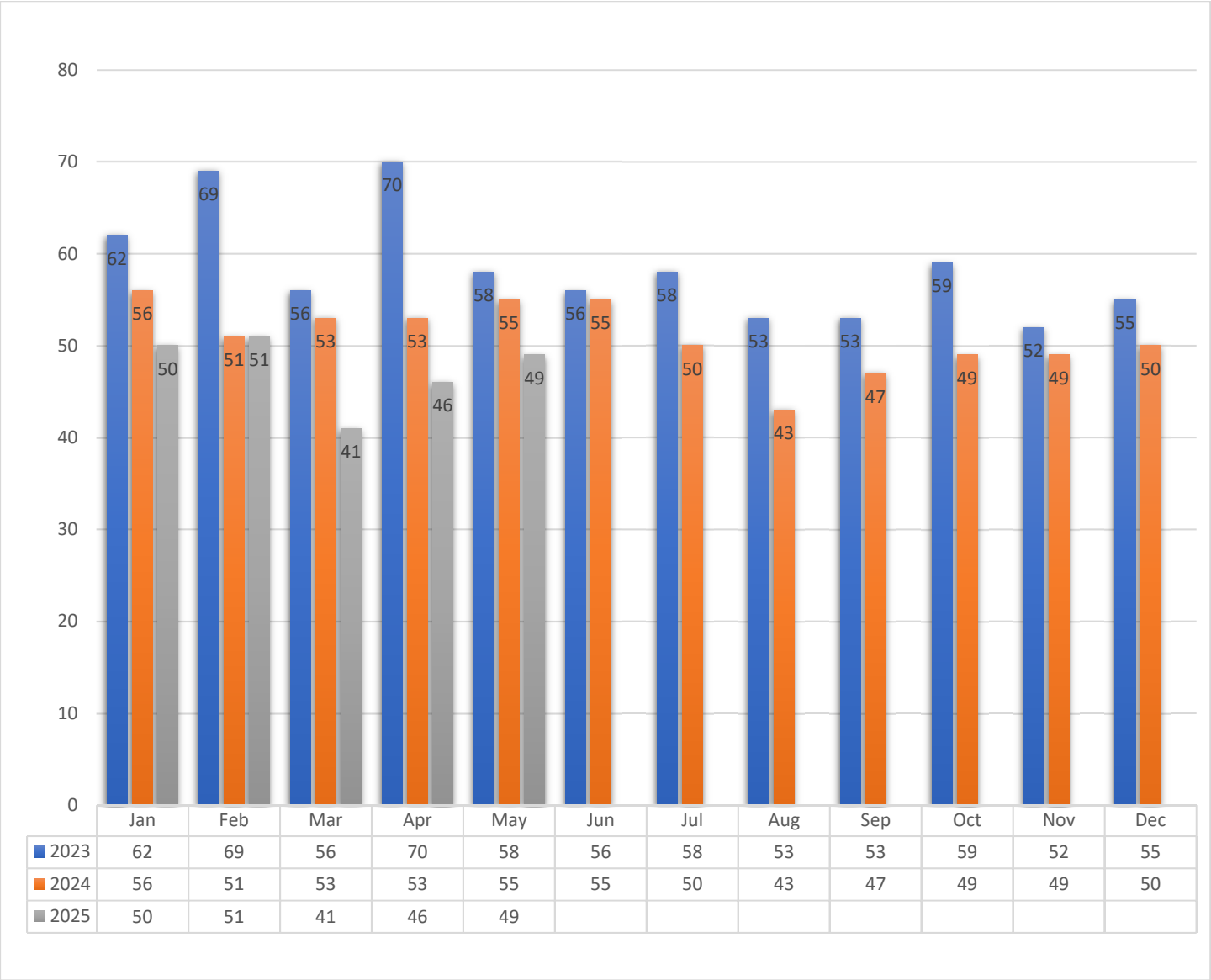
Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings (Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt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

2025 Stormwater Summary January 1 st , 2025 through May 31 st , 2025		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
11	50	9

Historical Project Submittals	
Year	Projects Submitted
2025	11
2024	39
2023	51
2022	50
2021	55
2020	32

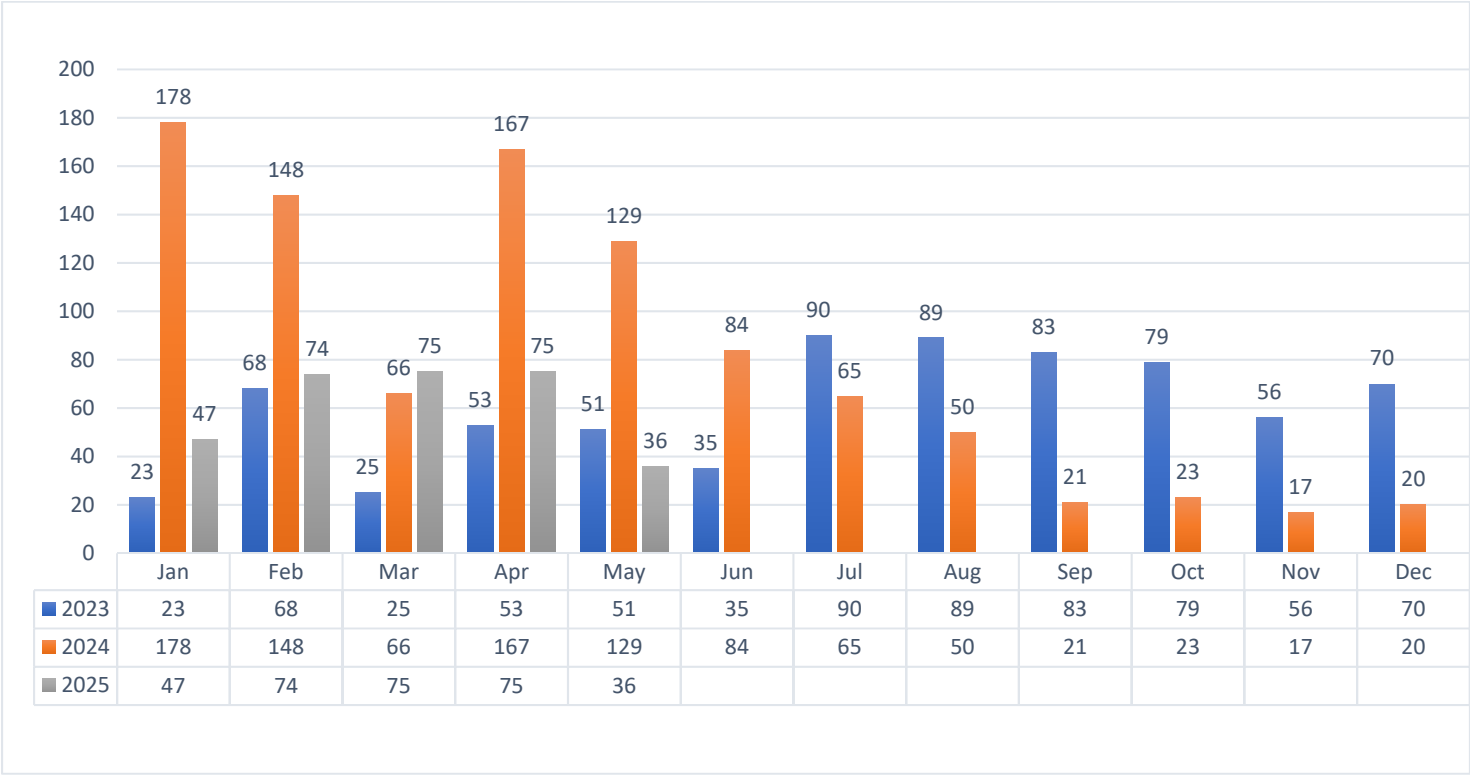
ENGINEERING INSPECTIONS - Anthony Copeland (Senior Engineering Inspector), Scott Reid (Engineering Inspector II), and James Arnau (Engineering Inspector I)

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



STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau

36 Individual LOT Drainage Plan Reviews (Per Month)



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

Subd. / Project Name	Date	Operation
None		

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Water Ponding	5/14/2025	Adley Trace Subdivision 16 Riley Eden Ln	COG inspector / Engr met with Trust Home Bldr to discuss poor SW drainage. Jeff Weems (Trust Homes) plans to check Lot Drainage engineering to verify amount of slope.	In-Progress
Mud in the Road	5/16/2025	Alexander Rd	Anthony (COG) spoke with Fontain Grading Contractor. Regarding the removal of mud and said he would have the road washed periodically throughout the day.	5/16/2025
Construction Equipment in the Roadway	5/29/2025	Alexander Rd	Anthony (COG) spoke with Fontain Grading Contractor to have the construction equipment removed from the roadway immediately.	5/29/2025

Facilities Maintenance Developments – William Bulot and Michael Paulson

- Ongoing - Trade street lantern light repairs, supplier sent the wrong cartridges and should be shipping the new ones on 6/6/25.
- Repainting the corridors at Center for the Arts and install more artwork lighting.
- Working though completing the items on the FEMA Site inspections and Damage Inventory List.
- FEMA Estimates for Repairs – Binzwanger Glass provided an estimate for the leaks around the glass at City Hall, 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.
- Getting additional pricing on the replacement PD Employee fence. Scheduling a site meeting with Priority One and their Fence Fabricator to get a third bid for comparison.
- RSI unsuccessfully attempted pull the old conductors out the underground power supply to the street light that was damaged in 2023 by an 18 wheeler turning the corner at Arlington and Main. We will hire Reid Electric to see if they can and confirm whether the conduit was damaged then mark the location of the conduit break so we can get pricing for repairs.
- Working with LaneLight on getting the crosswalk lights near City Park repaired, we need to verify existing conditions to find other causes for the numerous equipment failures of the past..
- Proceeding with Emergency Roof repairs at Berry, PD/Courts and Station 41 to address numerous leaks in critical areas.
- Andrew is replacing a fan motor that went out in the main stairwell of City Hall.
- We held a small retirement party for Maria Wadzinski at Berry Ave. We've started the replacement process, candidate interviewing to begin on 6/3/25

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
6/24/2025

Finance Activity Report - May 2025

Summary:

<https://www.cityofgreersc.gov/documents/departments/finance/transparency-%26-financial-reports/transparency-%26-financial-reports---documents/monthly-financial-reports/758350>

ATTACHMENTS:

Description	Upload Date	Type
☐ Finance Activity Report - May 2025	6/18/2025	Backup Material



May 2025 Summary Financial Report



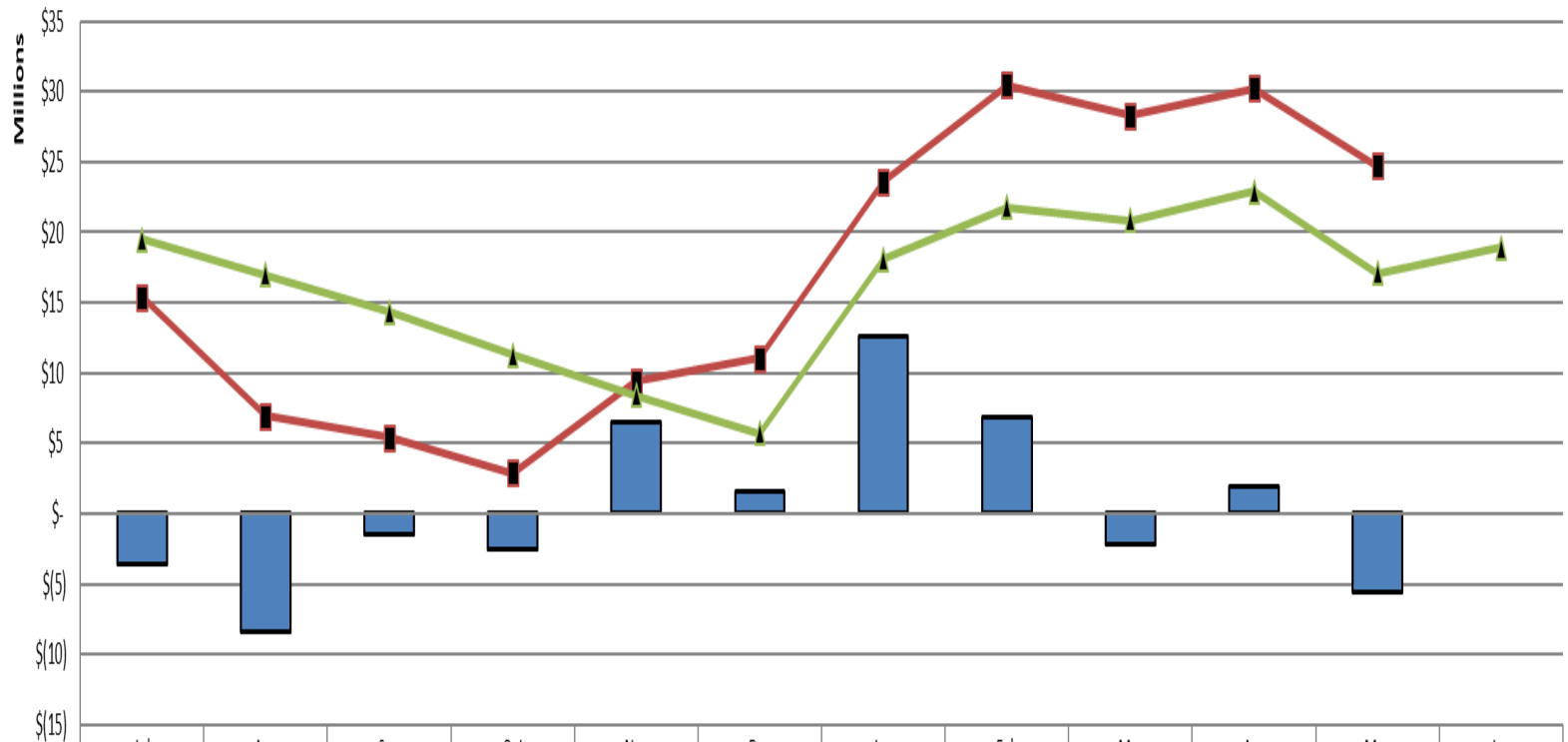
Financial Performance Summary

As of Month End May, 2025

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↑	\$ 24,714,552
Revenue	↓	↑	\$ 48,430,303
Total Expenditures	↑	↑	\$ 42,314,225
Total Percentage (Over) / Under	↓	-	8%
Revenue Benchmark Variance	↑	↑	\$ 3,834,251
Expenditure Benchmark Variance	↓	↑	\$ 4,096,714
Overall Benchmark Variance	↓	↑	\$ 7,930,965
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 1,296,999
Revenue	↓	↑	\$ 3,570,347
Expenditures	↑	↓	\$ 3,274,651
STORM WATER FUND			
Cash Balance	↑	↑	\$ 3,920,722
Revenue	↑	↑	\$ 1,651,488
Expenditures	↑	↑	\$ 1,702,167

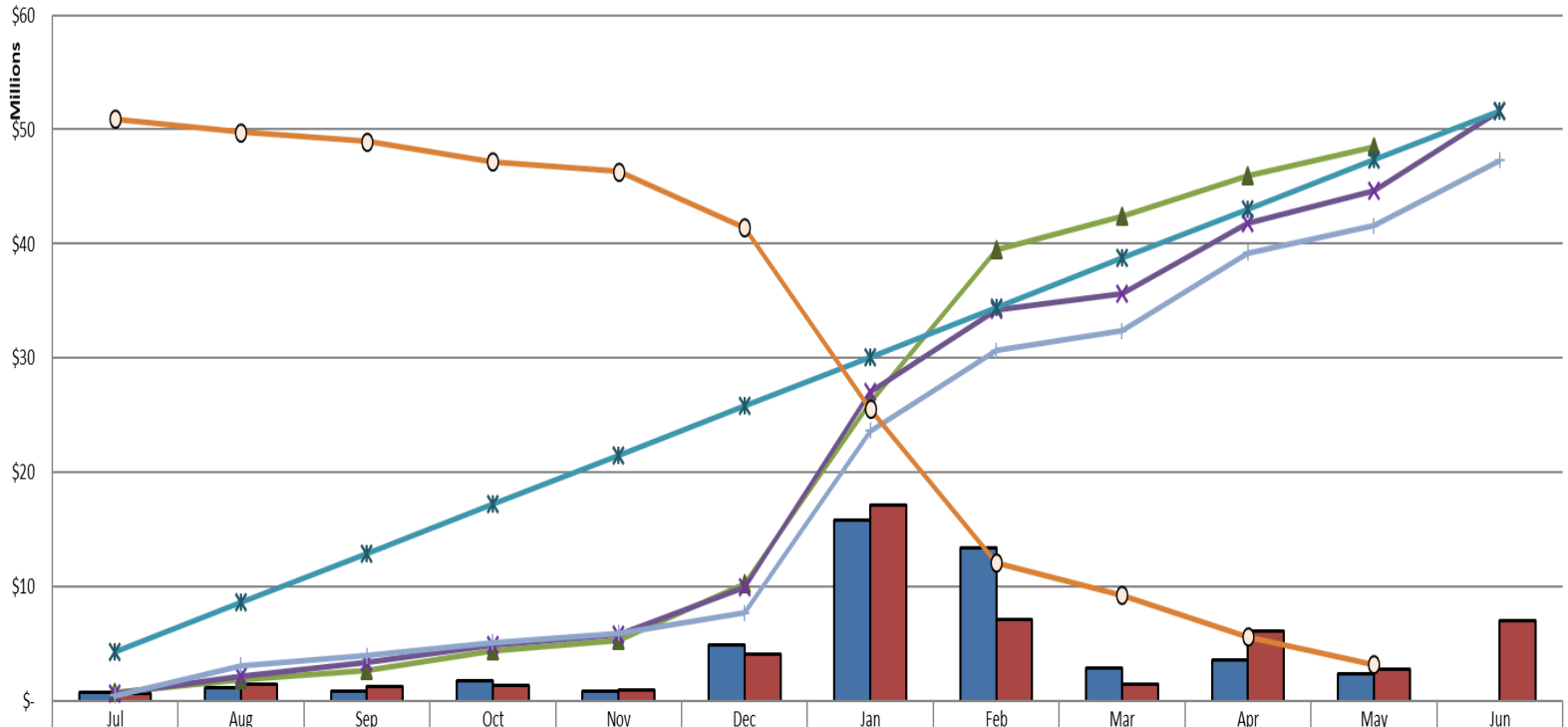
Cash Balance - General Fund

Fiscal Year 2024/25



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	(2,156,799)	1,947,514	(5,516,531)	-
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	28,283,570	30,231,083	24,714,552	
Prior Fiscal YTD Balance	19,495,285	16,975,586	14,317,332	11,282,140	8,403,790	5,720,056	18,112,482	21,771,364	20,830,522	22,865,909	17,105,636	18,911,435

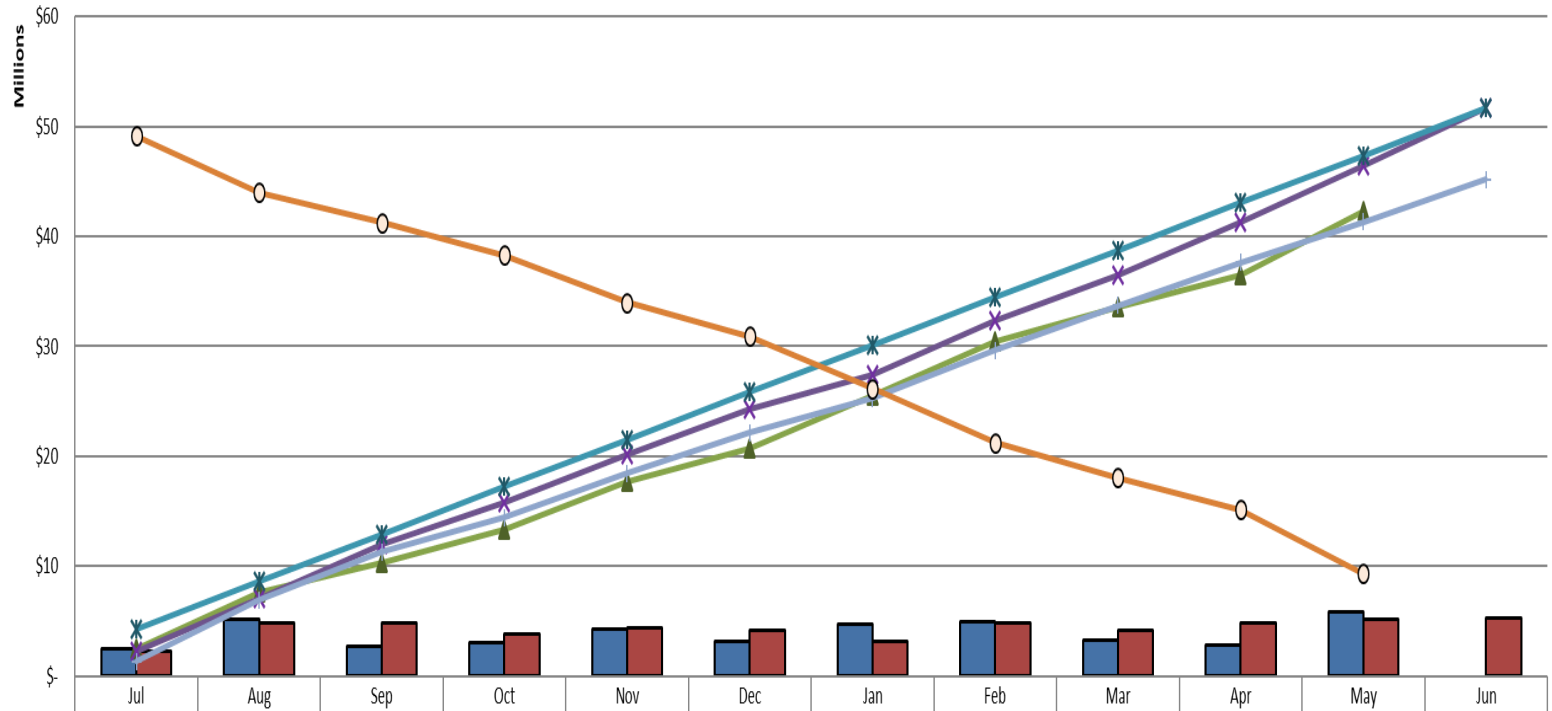
Revenue - General Fund Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	724,221	1,156,873	818,831	1,753,574	849,775	4,916,170	15,877,259	13,433,039	2,839,366	3,630,263	2,430,934	
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	42,369,107	45,999,370	48,430,303	
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	9,276,026	5,645,763	3,214,830	

Expenditures - General Fund

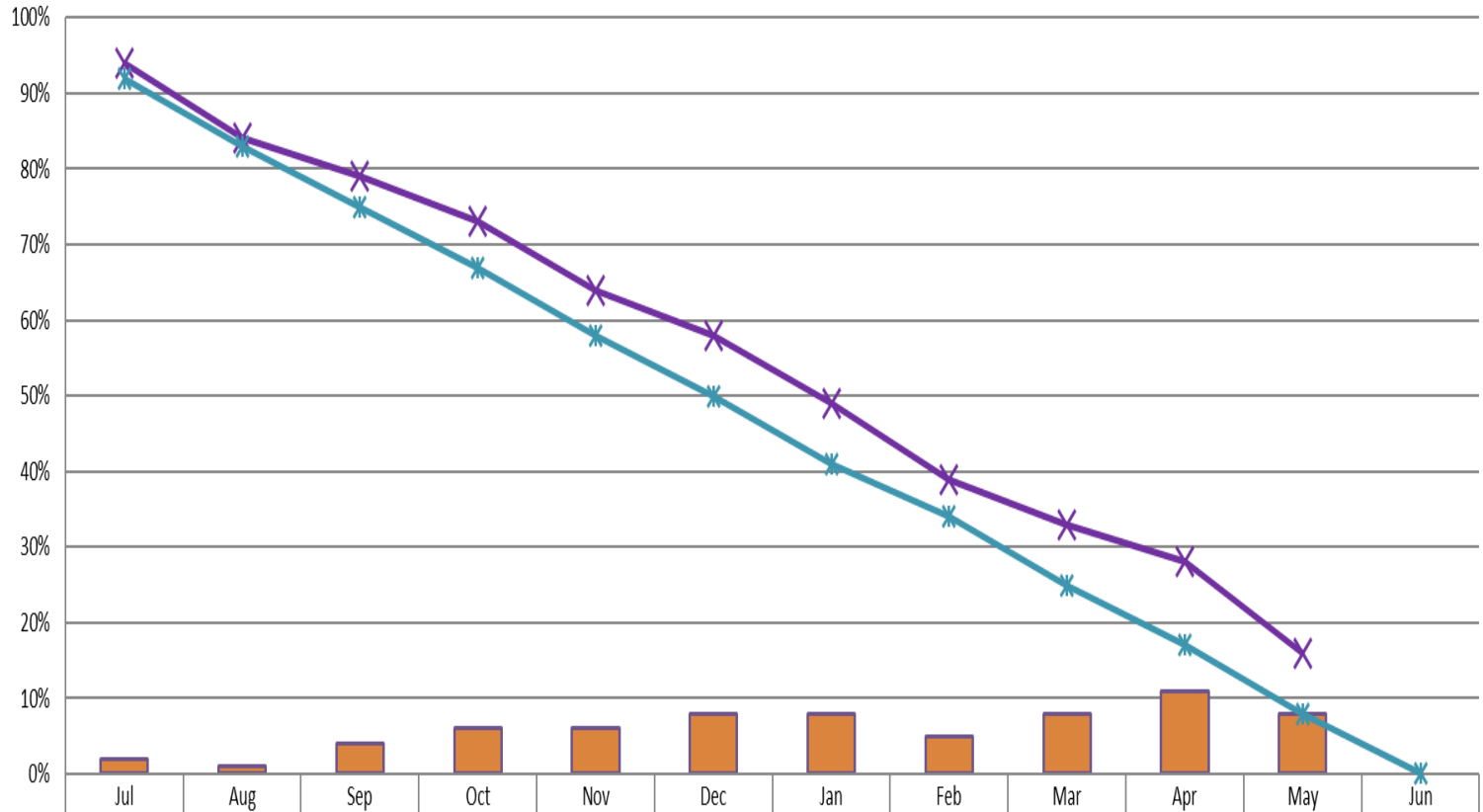
Fiscal Year 2024/25



	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	3,212,758	2,865,010	5,835,252	
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	33,613,963	36,478,973	42,314,225	
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	18,031,170	15,166,160	9,330,908	

Budget Percent Remaining - General Fund

Fiscal Year 2024/25



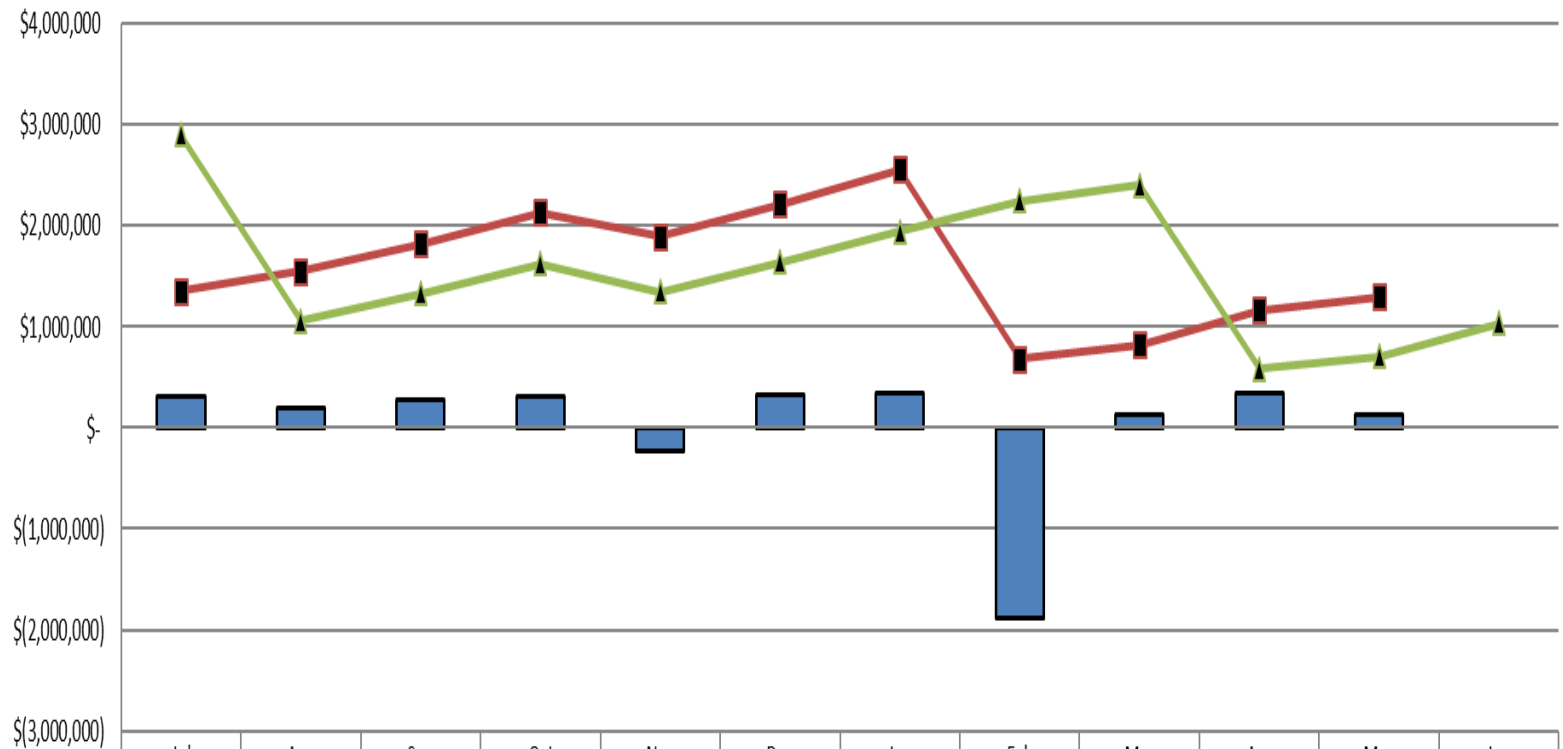
(Over) Under Budget	2	1	4	6	6	8	8	5	8	11	8	
Actual Percent Remaining	94	84	79	73	64	58	49	39	33	28	16	
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

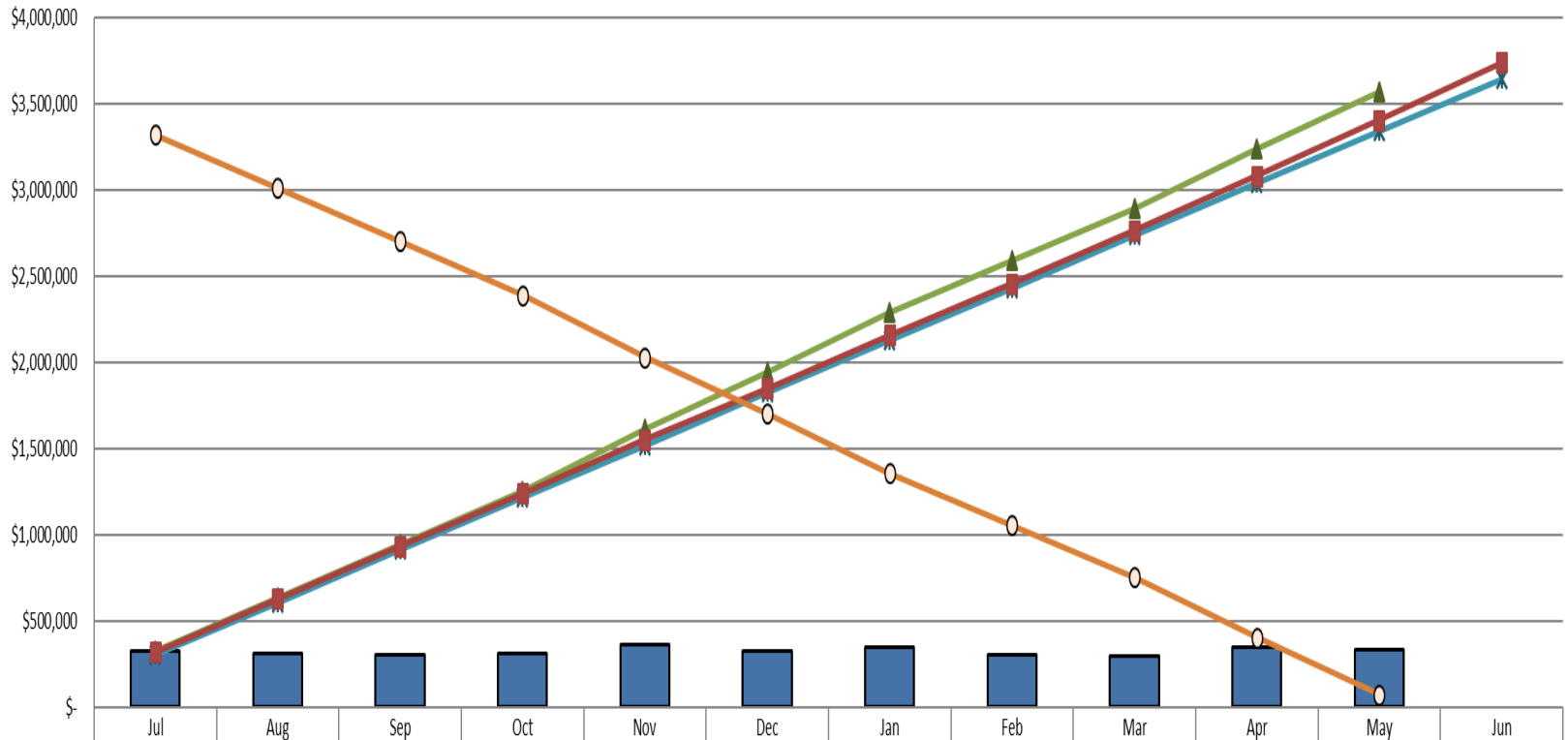
Fiscal Year 2024/25



	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)	136,931	344,102	133,697	-
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	819,200	1,163,302	1,296,999	
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

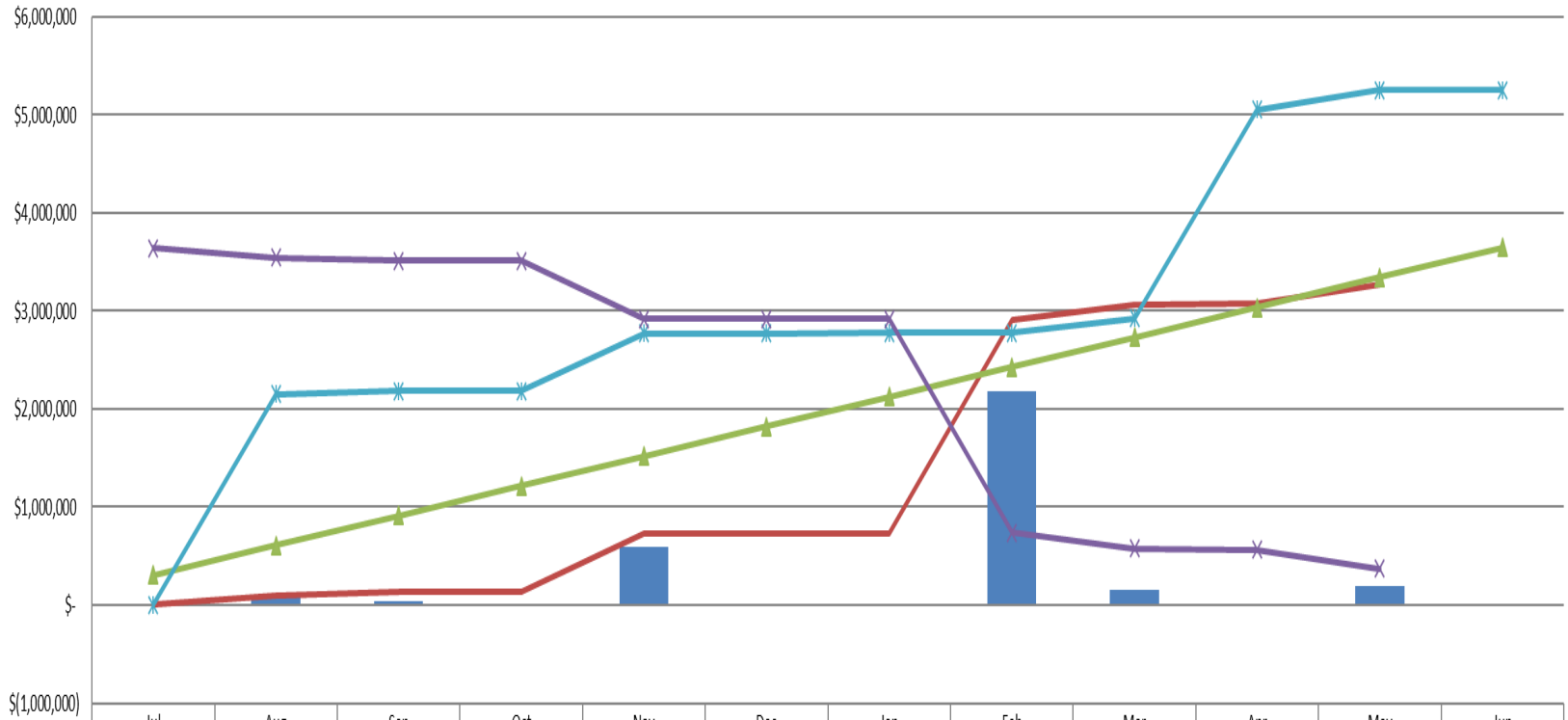
Fiscal Year 2024/25



Monthly Actual	323,949	309,955	307,436	313,181	361,256	326,637	345,718	301,385	300,329	349,872	330,630	
YTD Actual	323,949	633,904	941,340	1,254,522	1,615,778	1,942,414	2,288,132	2,589,517	2,889,846	3,239,717	3,570,347	
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	754,632	404,761	74,131	

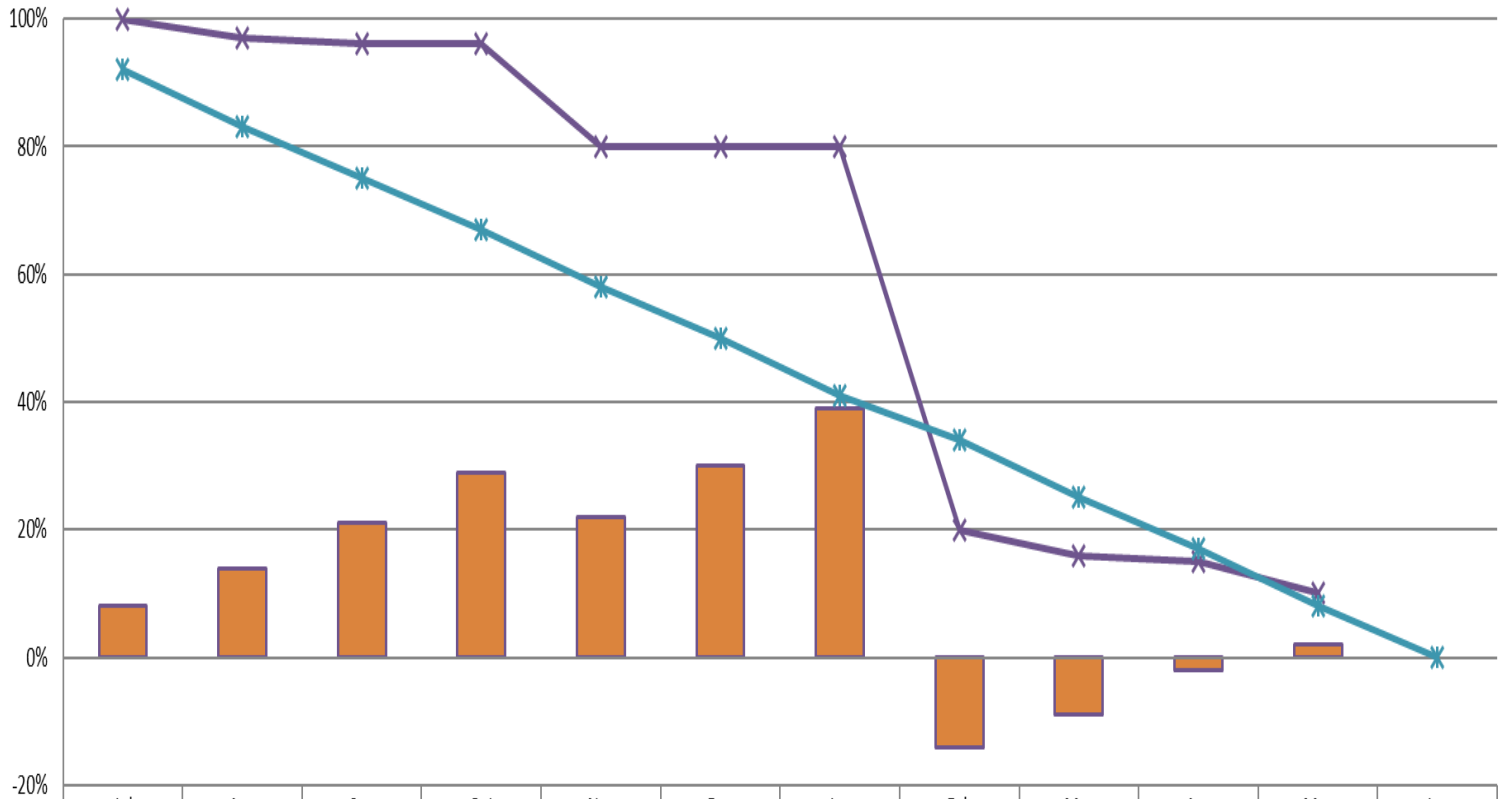
Expenditures - Hospitality Taxes Fund

Fiscal Year 2024/25



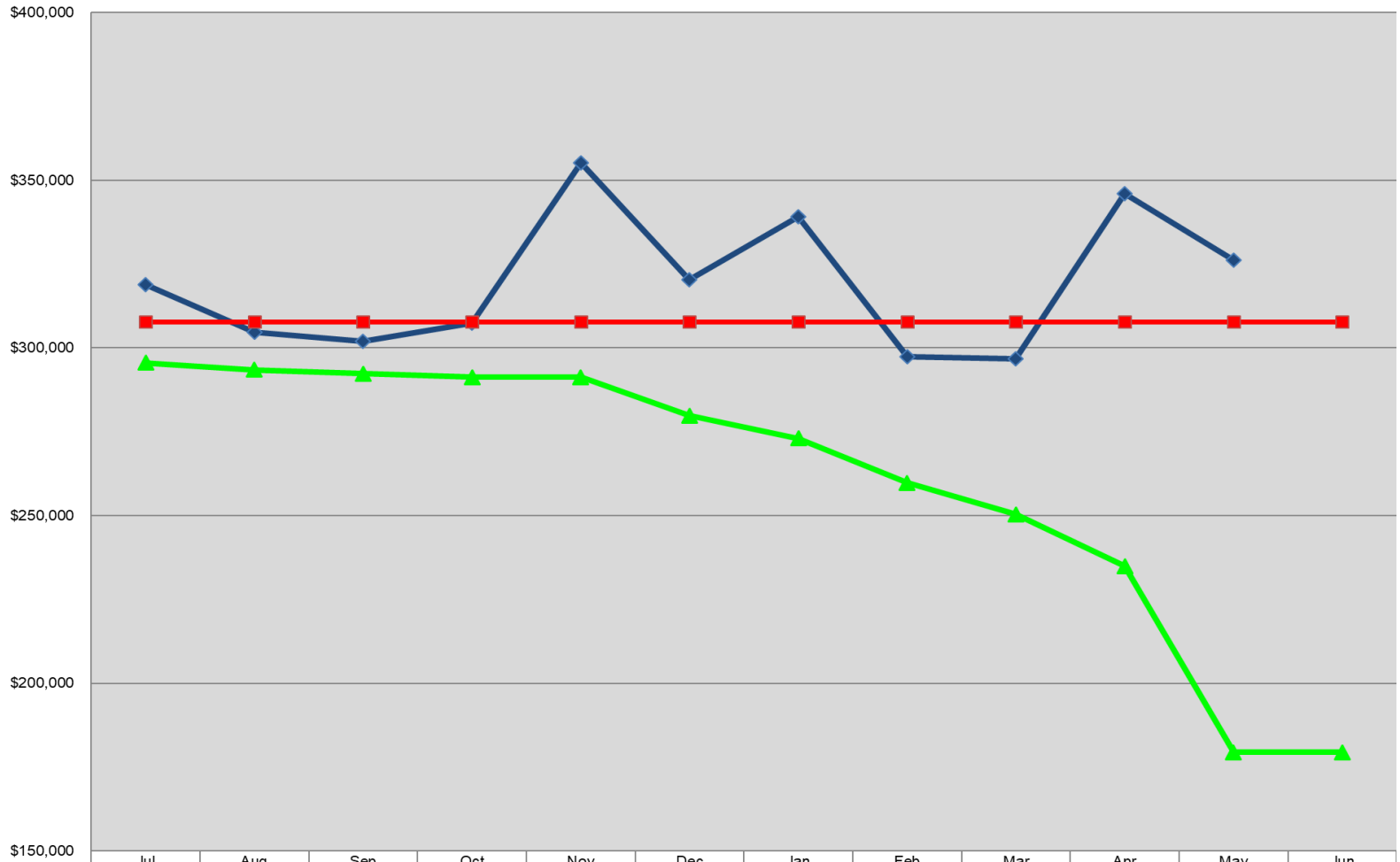
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	4,370	95,267	34,207	600	592,465	1,217	(0)	2,177,434	161,051	13,446	194,594	
YTD Actual	4,370	99,638	133,844	134,445	726,909	728,127	728,126	2,905,560	3,066,611	3,080,057	3,274,651	
YTD Prorated Budget	303,707	607,413	911,120	1,214,826	1,518,533	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	577,867	564,421	369,827	

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



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
(Over) Under Budget	8	14	21	29	22	30	39	-14	-9	-2	2	
Actual Percent Remaining	100	97	96	96	80	80	80	20	16	15	10	
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

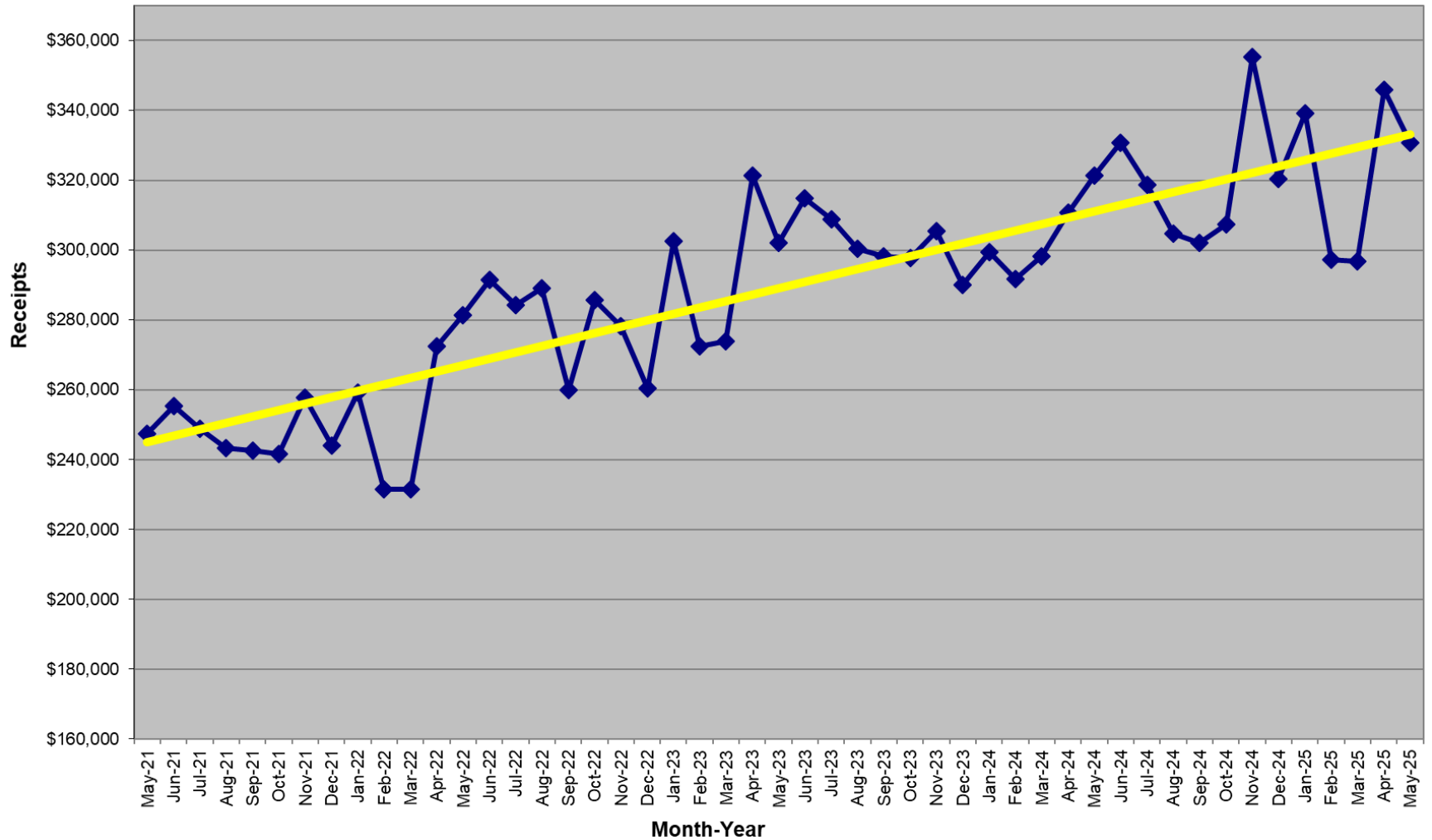
Hospitality Taxes Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	318,781	304,599	302,006	307,341	355,254	320,362	339,200	297,365	296,709	345,983	326,123	
Monthly Budget	307,763	307,763	307,763	307,763	307,763	307,763	307,763	307,763	307,763	307,763	307,763	307,761
Budget Requirement	295,540	293,427	292,310	291,232	291,232	279,785	273,022	259,787	250,392	234,954	179,439	179,438

Hospitality Tax

4 - Year Trending

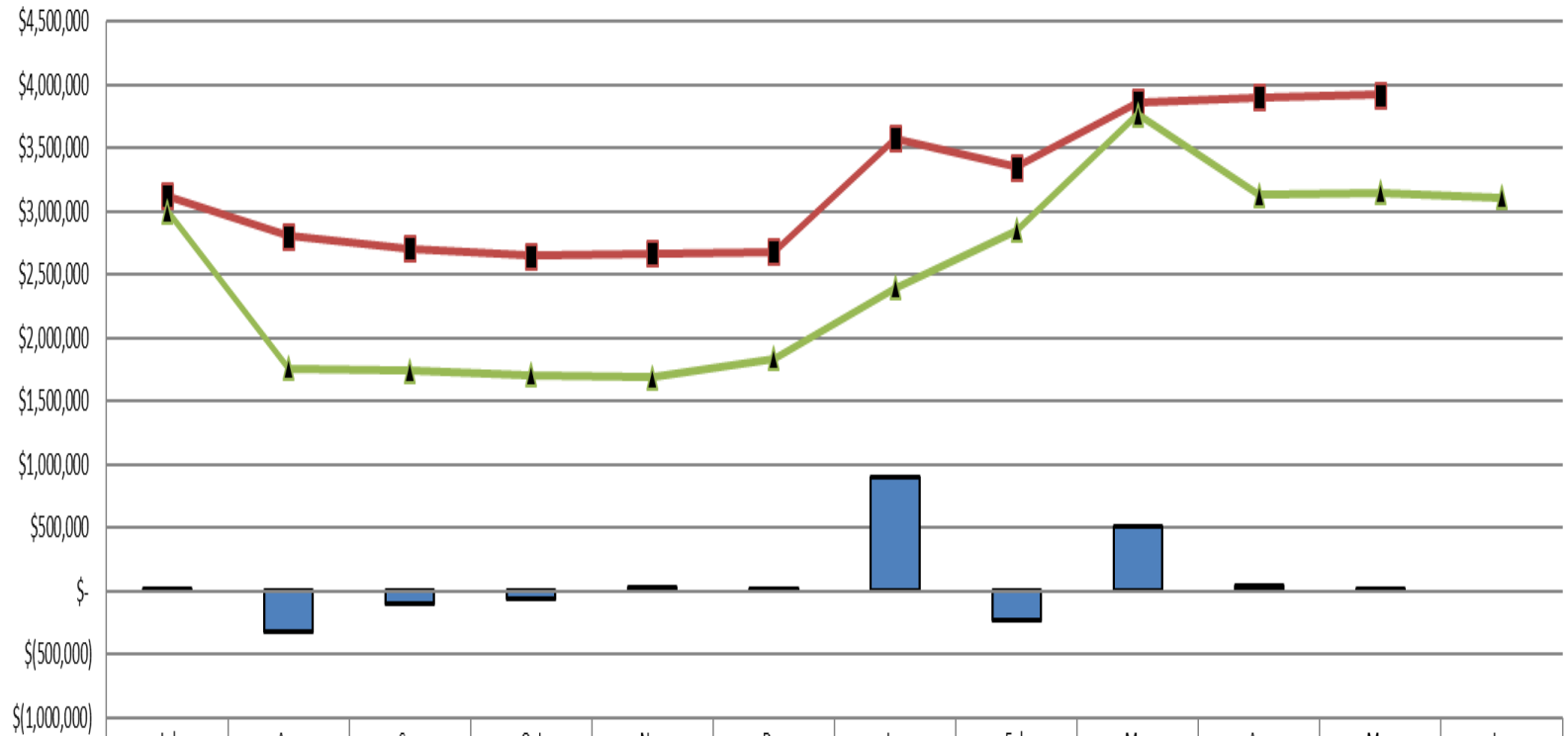




Storm Water Fund

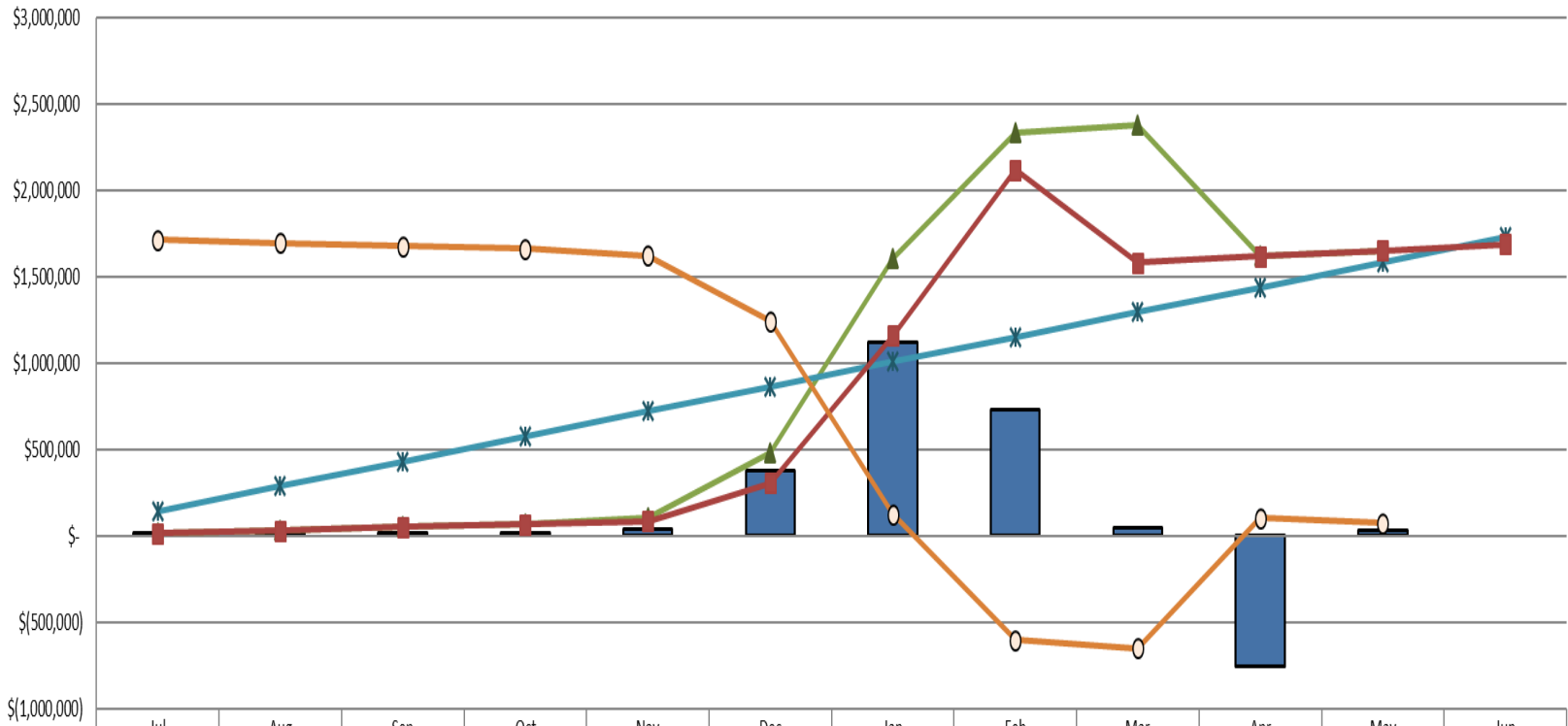
Cash Balance - Storm Water Fund

Fiscal Year 2024/25



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	14,084	(318,039)	(99,606)	(60,749)	24,858	9,041	895,295	(226,814)	511,182	39,933	21,180	-
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	3,859,609	3,899,542	3,920,722	
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

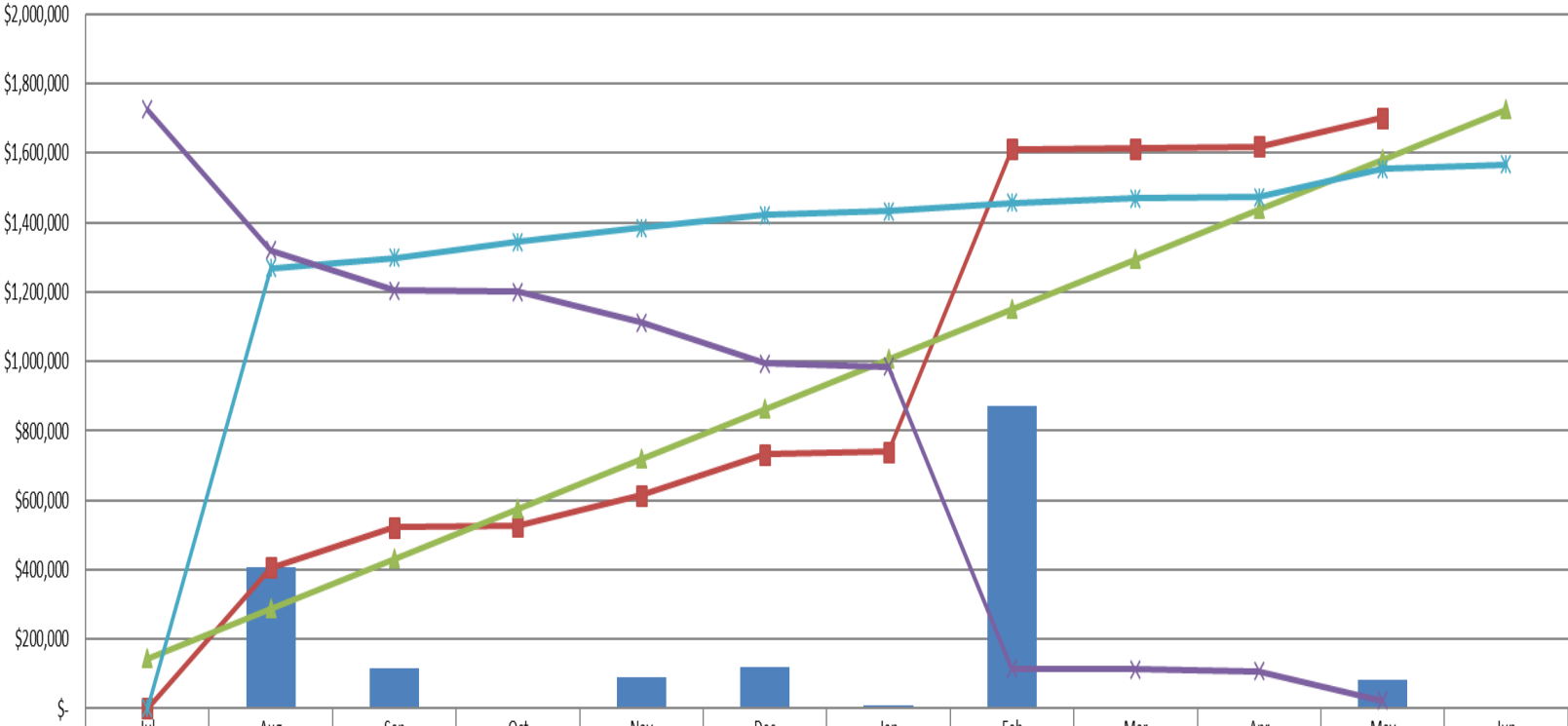
Revenue - Storm Water Taxes Fund Fiscal Year 2024/25



	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	48,193	(756,445)	30,445	
YTD Actual	13,642	31,605	50,554	65,688	103,674	481,892	1,600,752	2,329,294	2,377,488	1,621,043	1,651,488	
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)	(651,573)	104,872	74,427	

Expenditures - Storm Water Fund

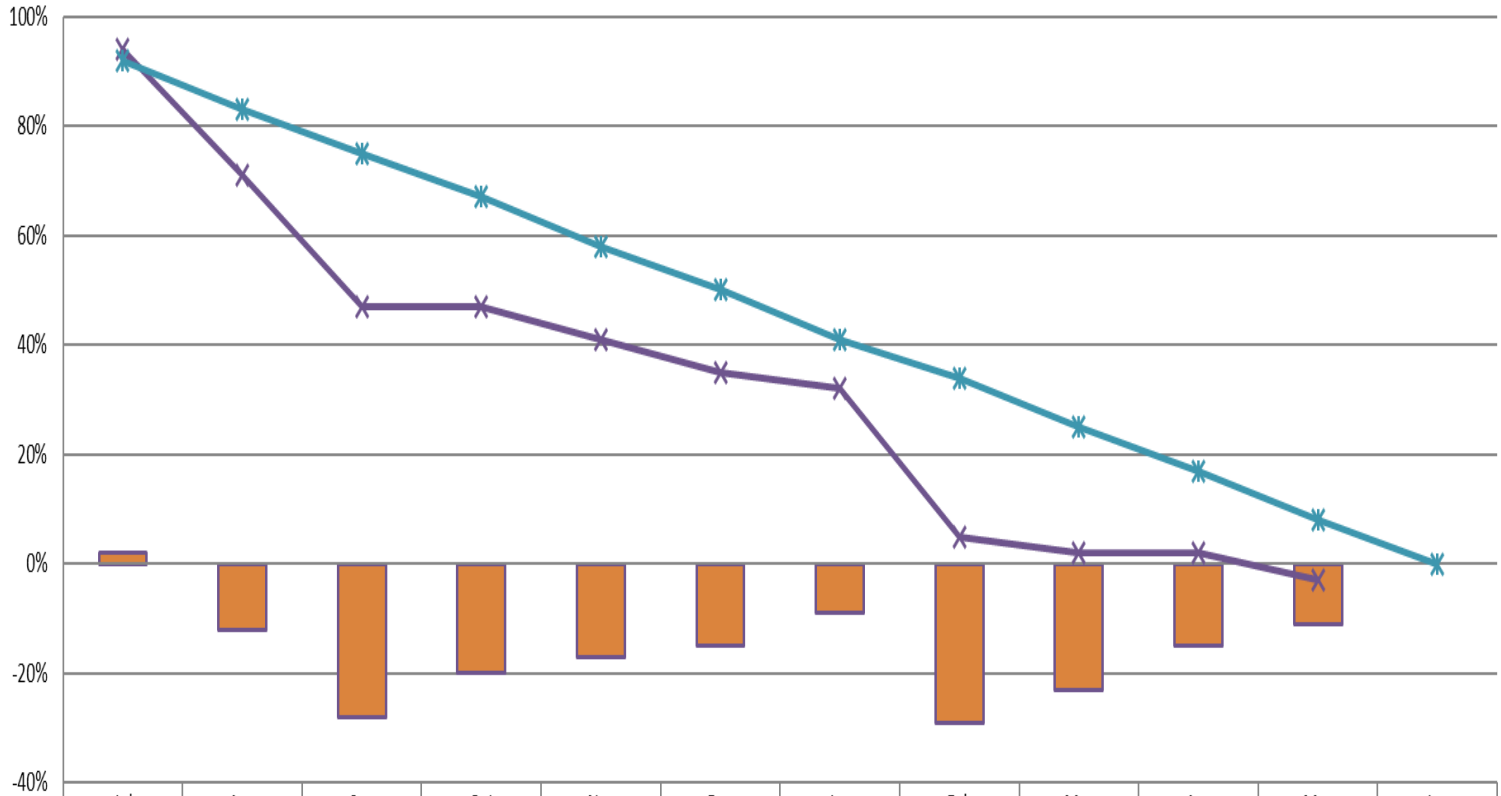
Fiscal Year 2024/25



	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	2,104	5,302	83,689	
YTD Actual	455	406,512	521,939	525,638	614,223	732,418	740,365	1,611,072	1,613,176	1,618,478	1,702,167	
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	112,739	107,437	23,748	

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2024/25



(Over) Under Budget

Jul

Aug

Sep

Oct

Nov

Dec

Jan

Feb

Mar

Apr

May

Jun

Actual Percent Remaining

94

71

47

47

41

35

32

5

2

2

-3

Prorated Percent Remaining

92

83

75

67

58

50

41

34

25

17

8

0

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
6/24/2025

Fire Department Activity Report - May 2025

ATTACHMENTS:

Description		Upload Date	Type
📎	Fire Department Activity Report - May 2025	6/11/2025	Backup Material



MAY

2025

MONTHLY REPORT



CITY OF GREER FIRE DEPARTMENT

STAFFING



Paratech training at Bonds Career Center

STAFFING REPORT

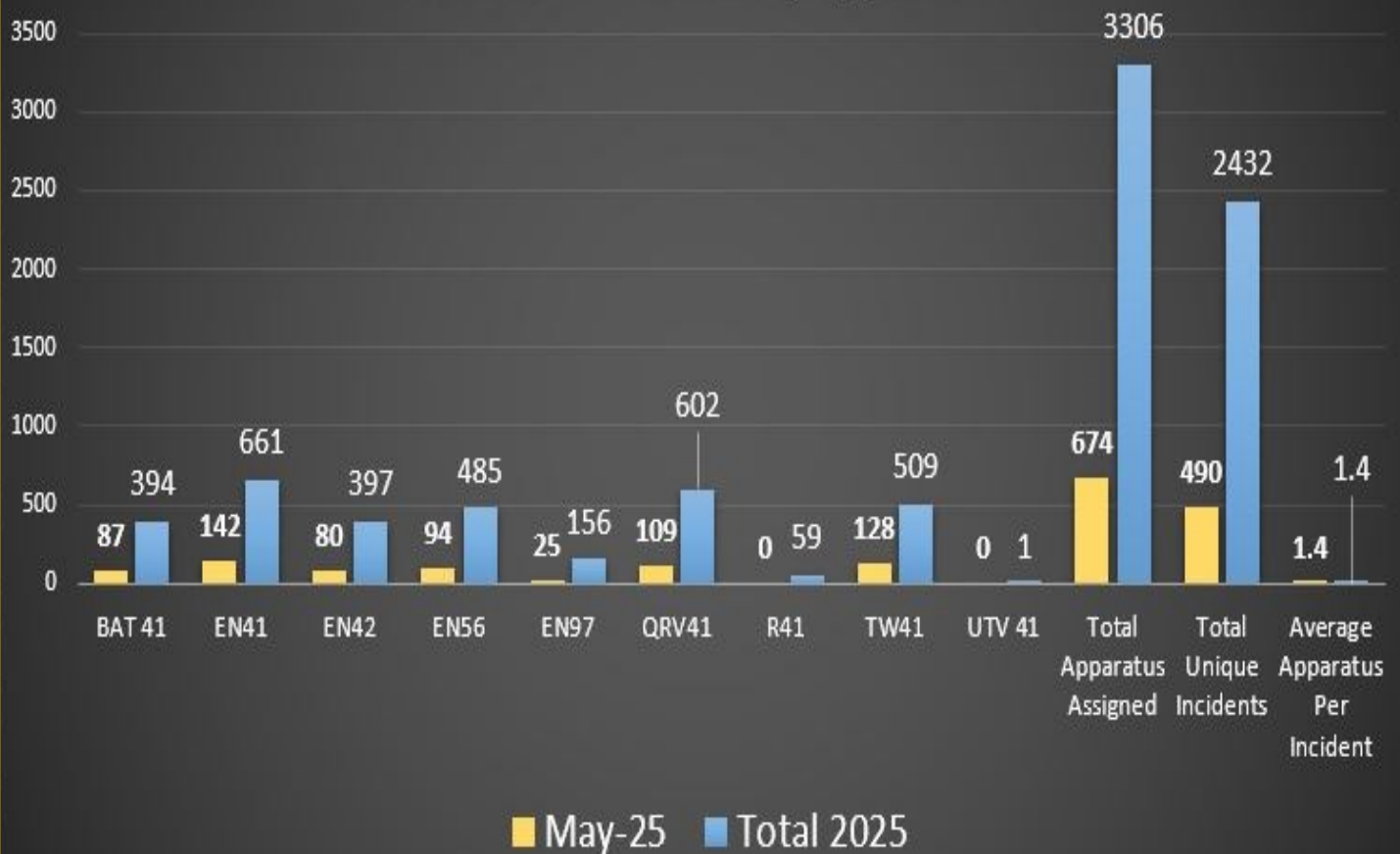
DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	60	60	7	0	0
ADMINISTRATION	8	8	0	0	0
PART-TIME	16	16	0	0	0



Recruit Firefighter Dallas Callahan graduated from the South Carolina Fire Academy's 10 week recruit school. Dallas is also started the first 7 week EMT recruit academy following his graduation on 5/8/2025.

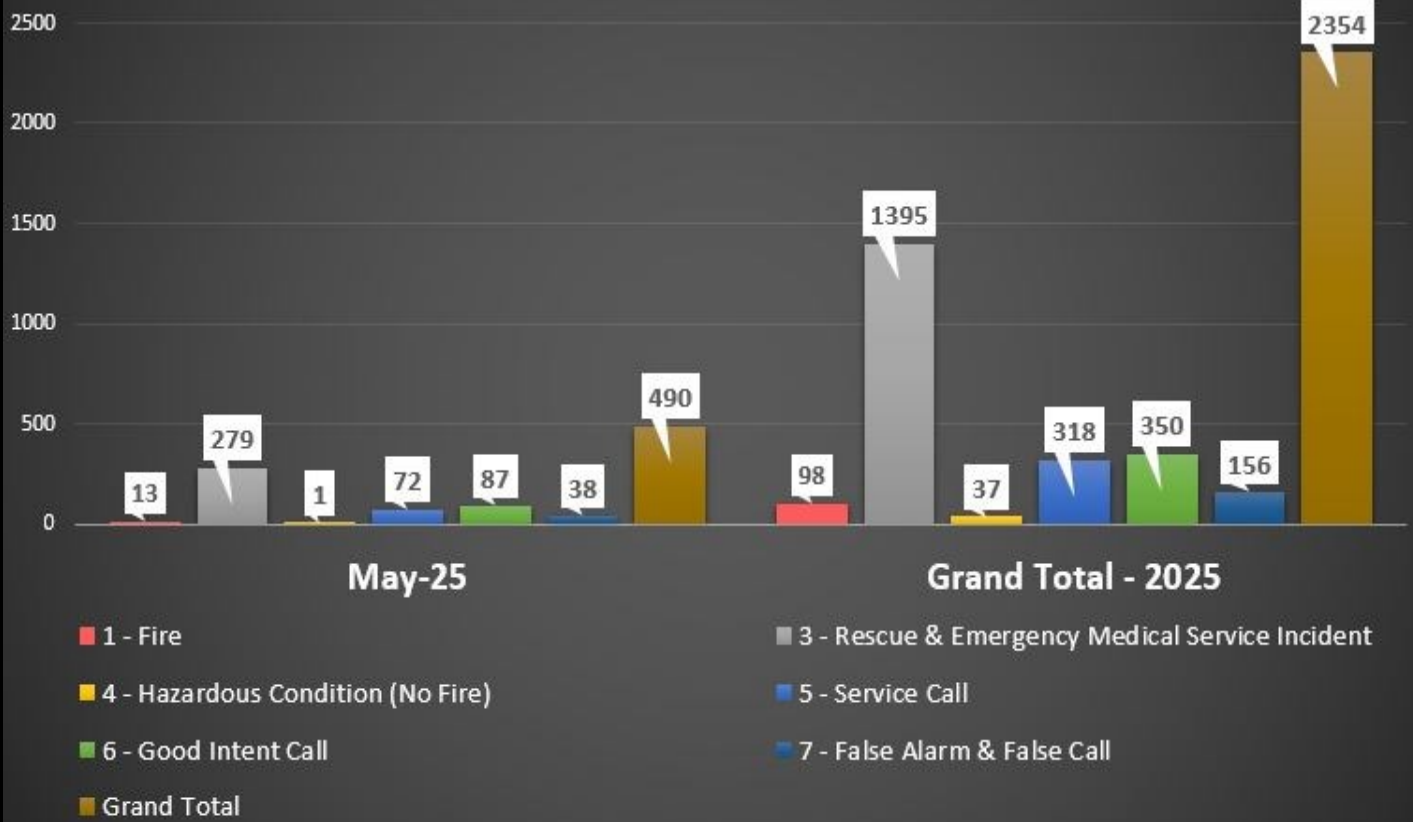
Emergency Response

Count of Incidents by Apparatus

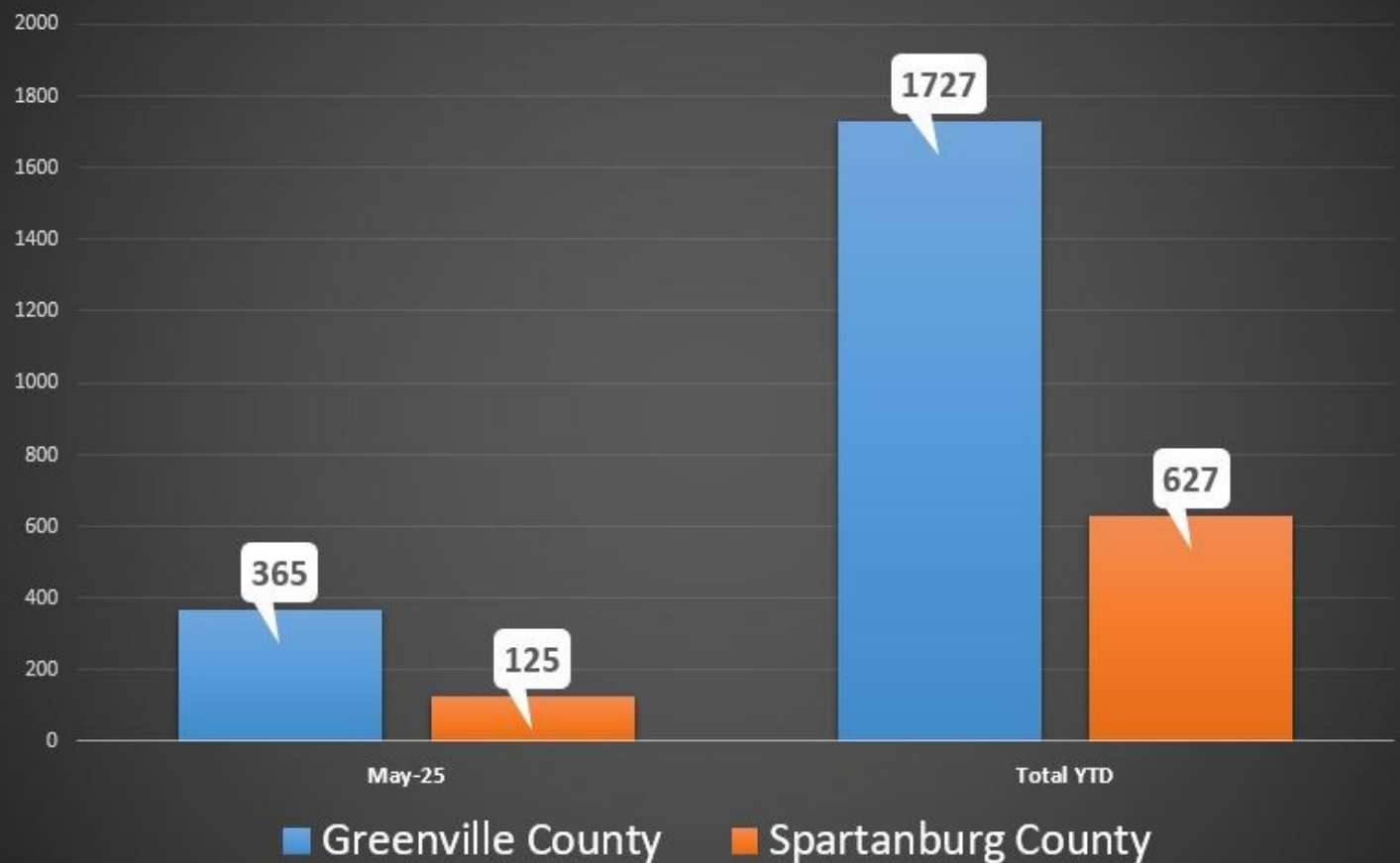


Special thanks to Vintage Saddle Coffee Co for providing staff with Coffee on May 14th.

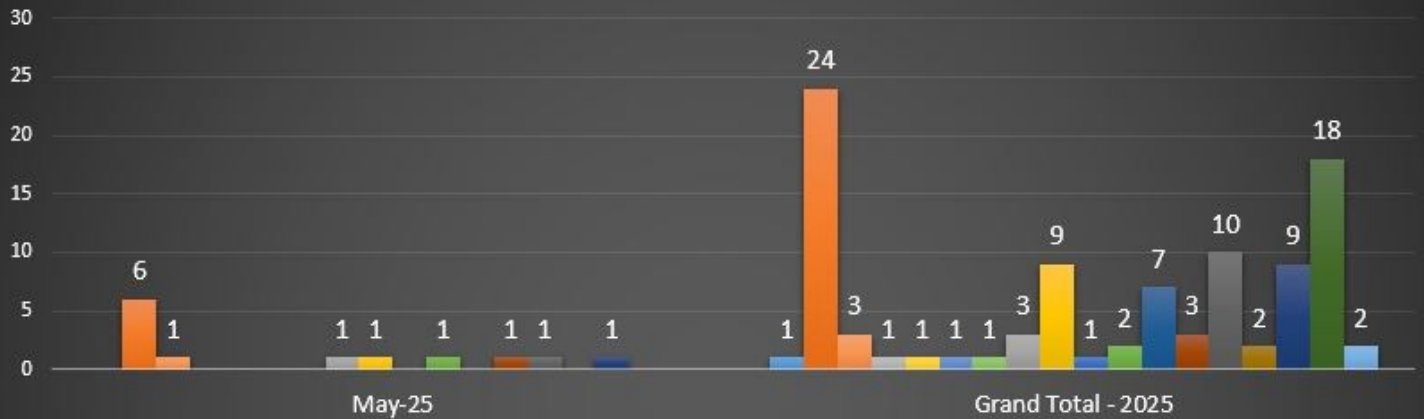
Incident Type Breakdown



County Breakdown



Fire Breakdown - Incident Type Minor

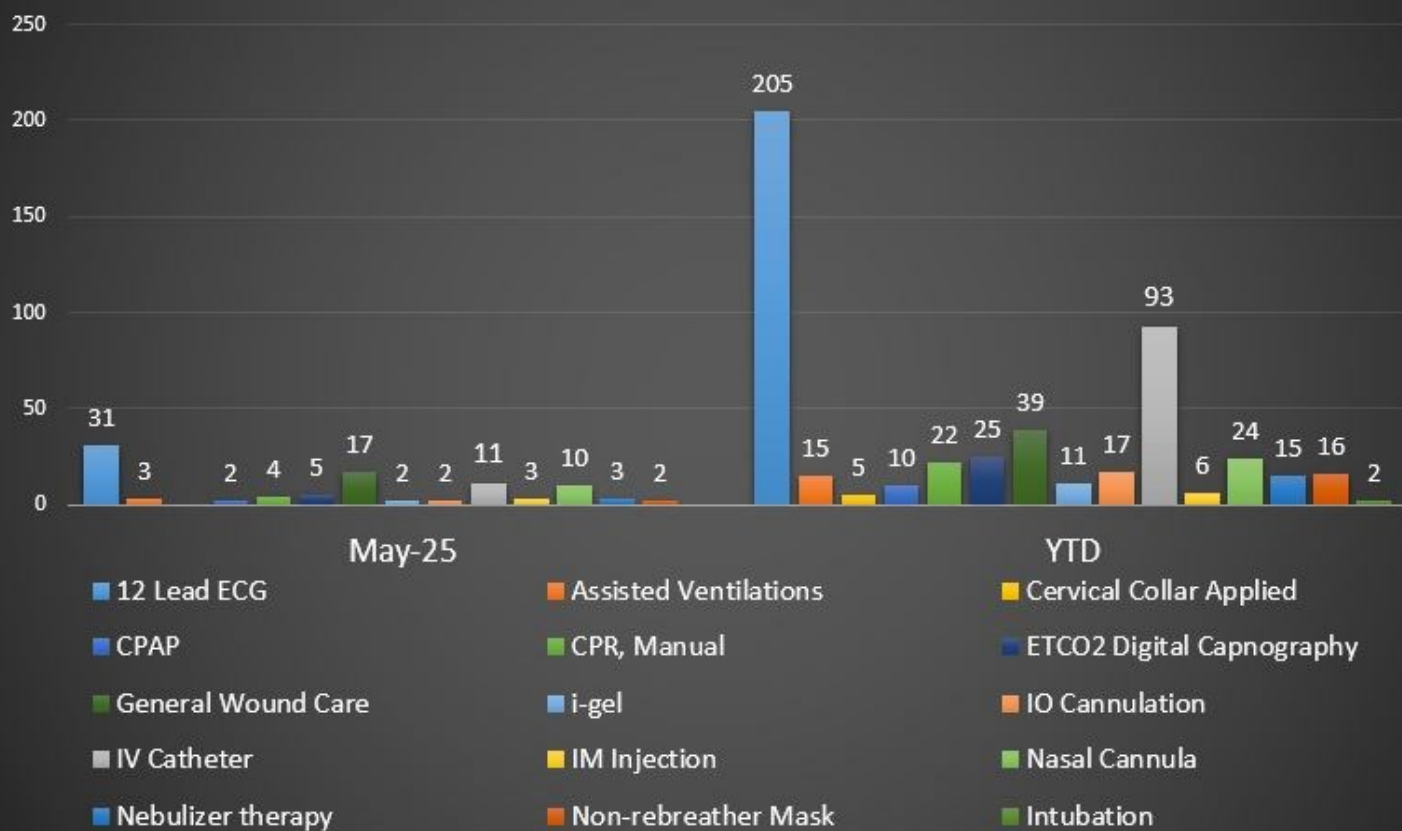


- 100 - Fire Other
- 111 - Building Fire
- 113 - Cooking Fire, Confined to Container
- 115 - Outside Stationary Compactor Fire
- 118 - Trash or Rubbish Fire
- 120 - Fire in Mobile Prop. Used as Fixed Structure
- 121 - Cultivated Vegetation, Crop Fire
- 122 - Mobile Property (Vehicle) Fire
- 123 - Road Freight or Transport Vehicle Fire
- 124 - Passenger Vehicle Fire
- 125 - Natural Vegetation Fire
- 126 - Brush or Grass Mixture Fire
- 127 - Forest, Woods or Wildland Fire
- 128 - Outside Rubbish Fire
- 130 - Mobile Property (Vehicle) Fire
- 131 - Passenger Vehicle Fire
- 132 - Road Freight or Transport Vehicle Fire
- 141 - Forest, Woods or Wildland Fire
- 143 - Grass Fire
- 154 - Dumpster or other outside trash receptacle fire
- 162 - Outside Equipment Fire
- 170 - Cultivated Vegetation, Crop Fire
- 180 - Outside Rubbish Fire

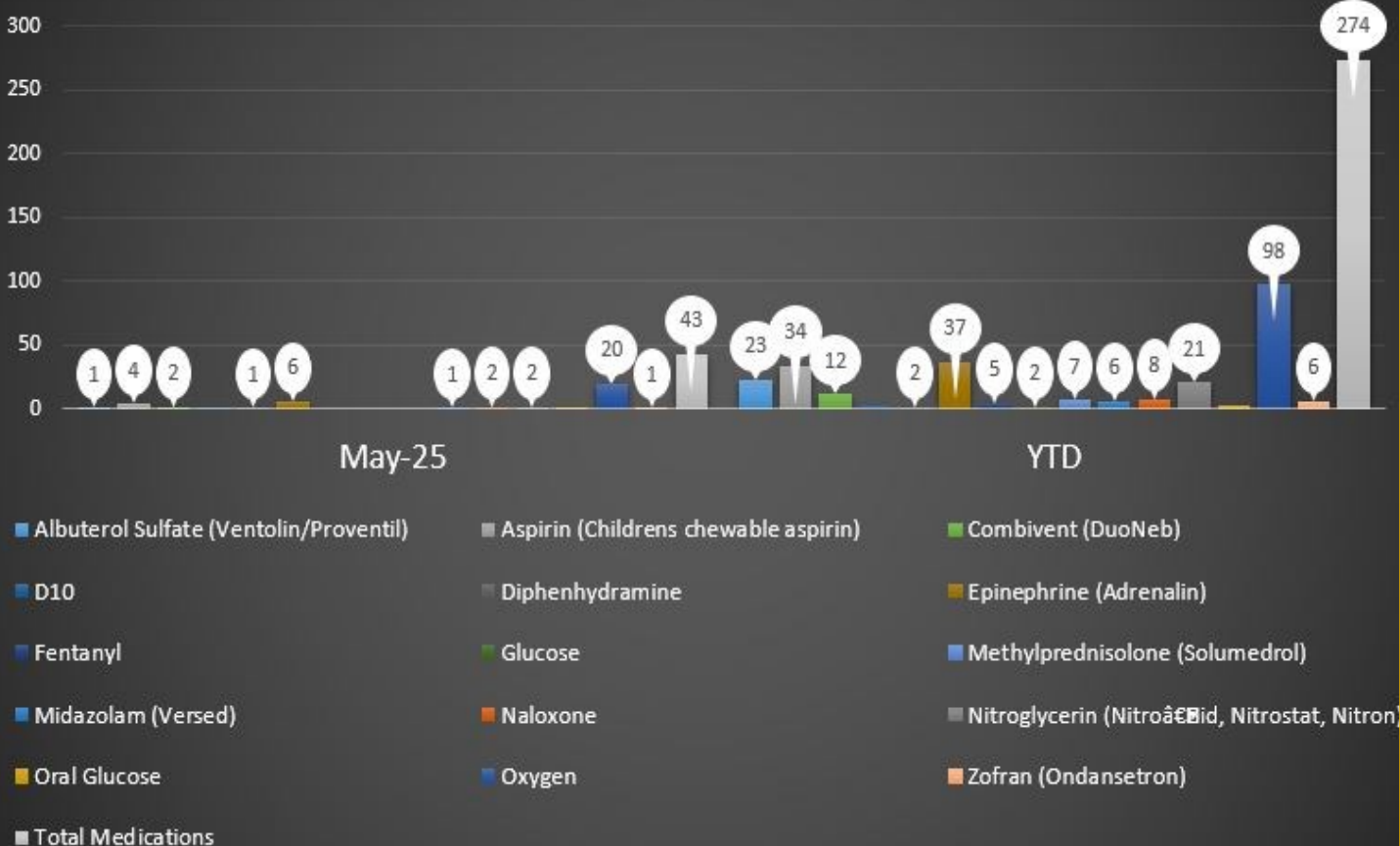
Monday, May 26th at around 4:15 am EN151, EN41, EN56, EN42, EN58, EN55, TW41, R55, BAT41 and BAT 55 were dispatched to a commercial structure fire at 13060 E. Wade Hampton Blvd. No injuries were reported and the fire was quickly brought under control. The fire was determined to be caused by electrical fault.



EMS Procedures



Medications Administered



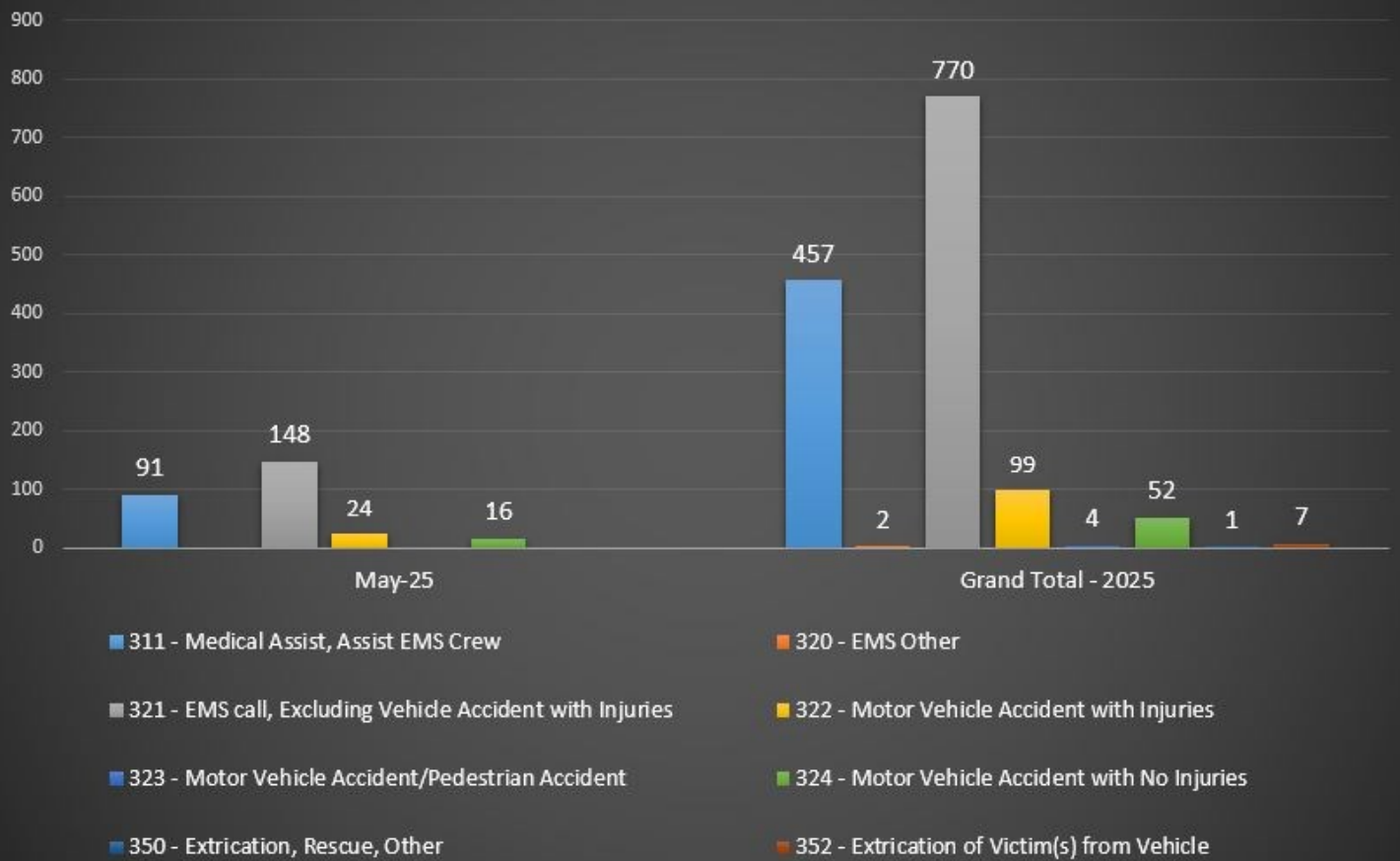
Division Of Training and Professional Standards

Division of Training and Professional Standards 2025



During the month of May all personnel trained on our new Paratech equipment that was purchased. Crews worked on many different applications for the equipment. All equipment is now in-service on all apparatus.

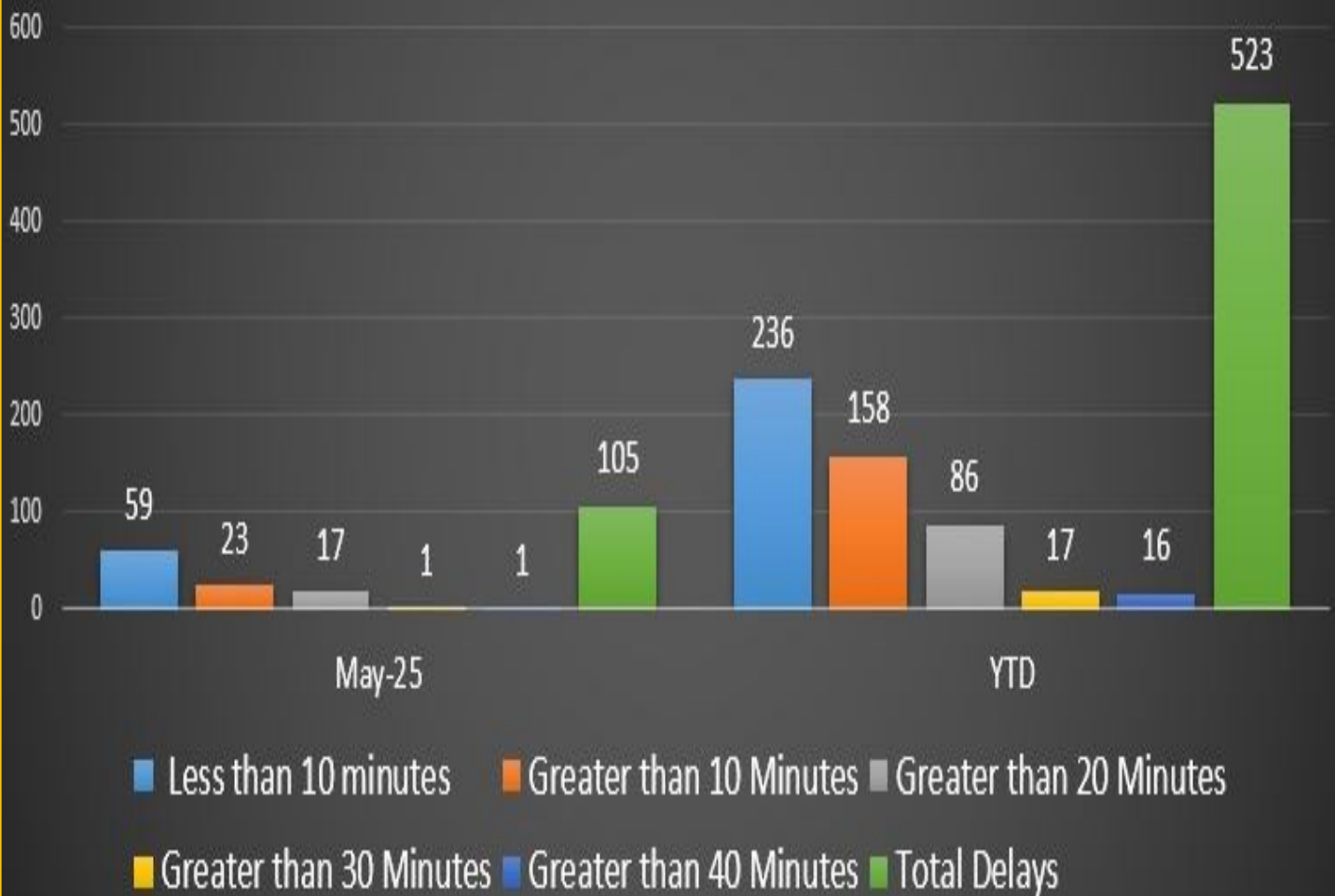
Medical Breakdown - Incident Type Minor



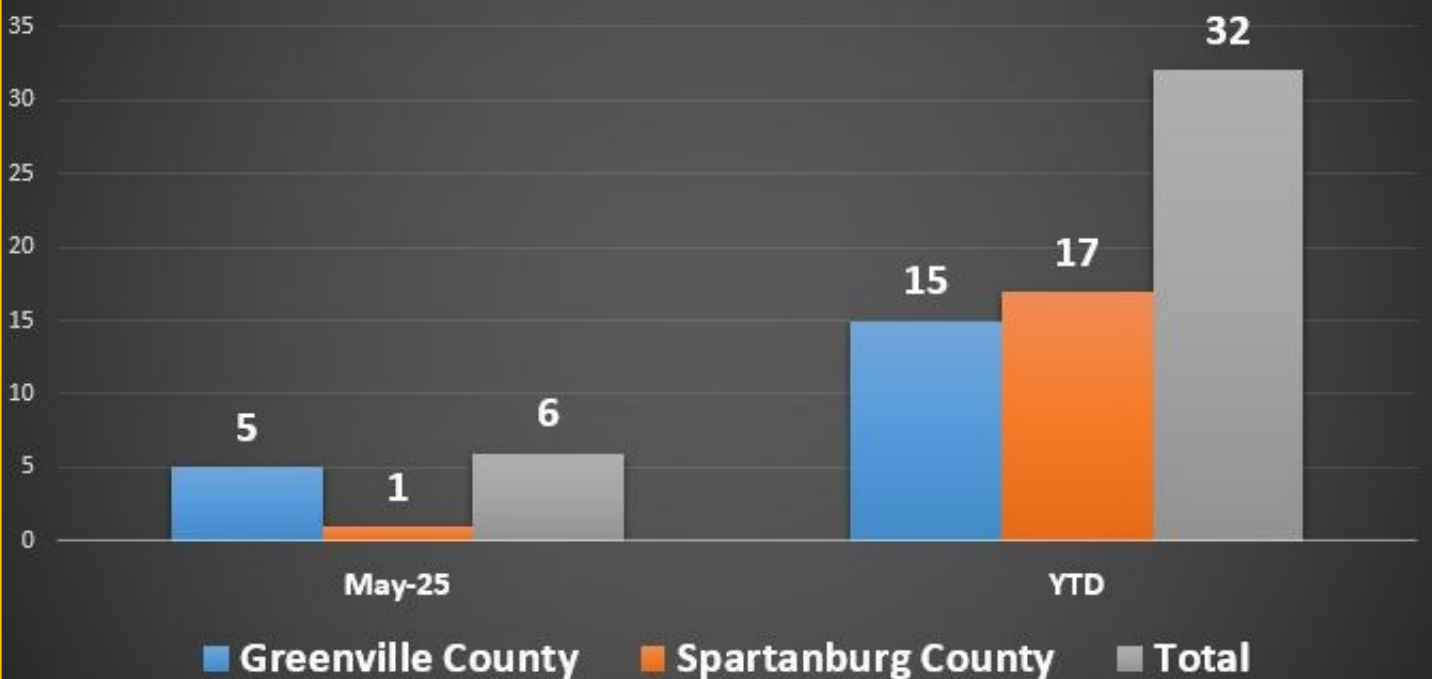
Special thanks to the Senior Adults at Fairview Baptist Church for providing all staff with goodie bags during the month of May.



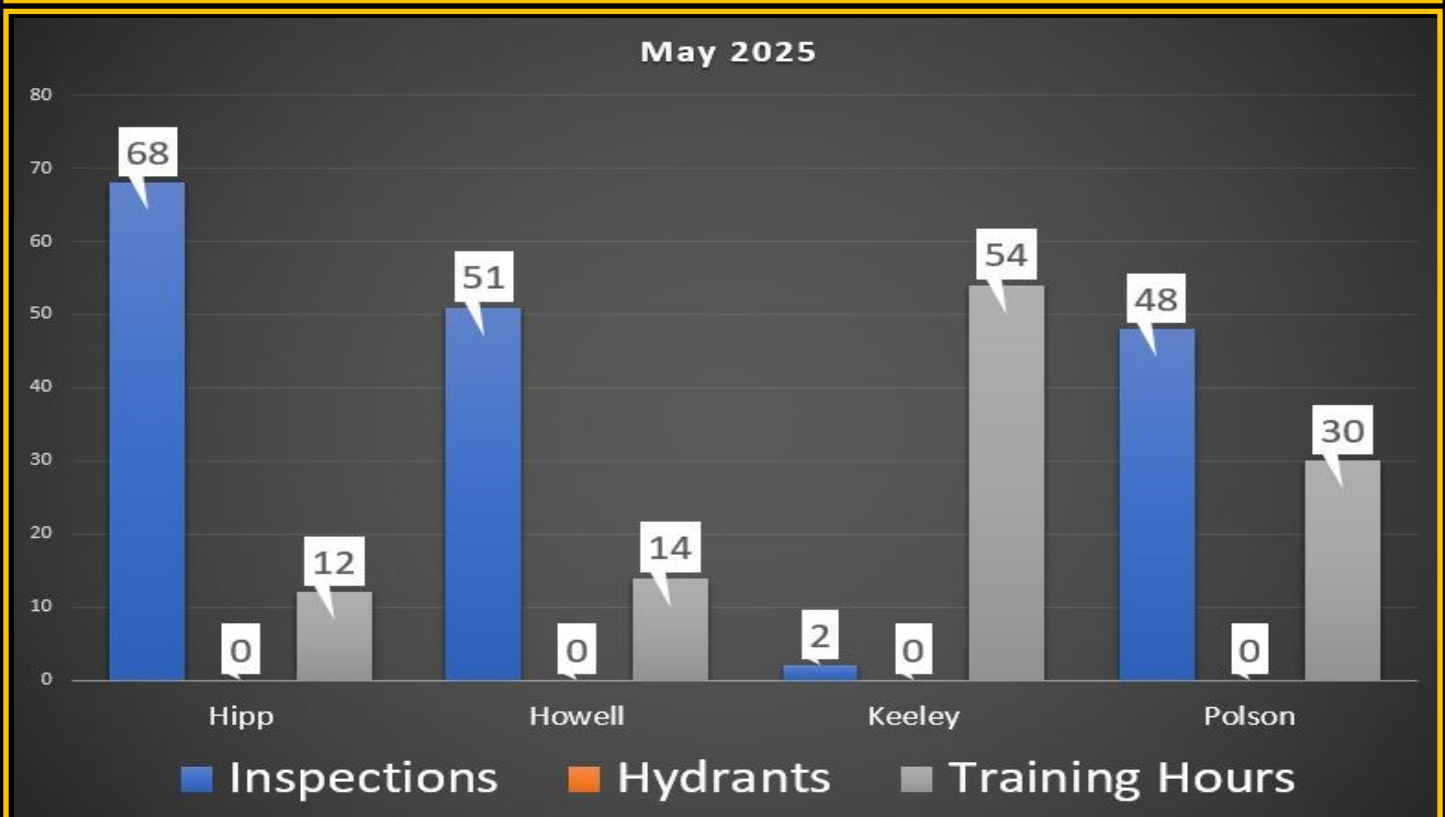
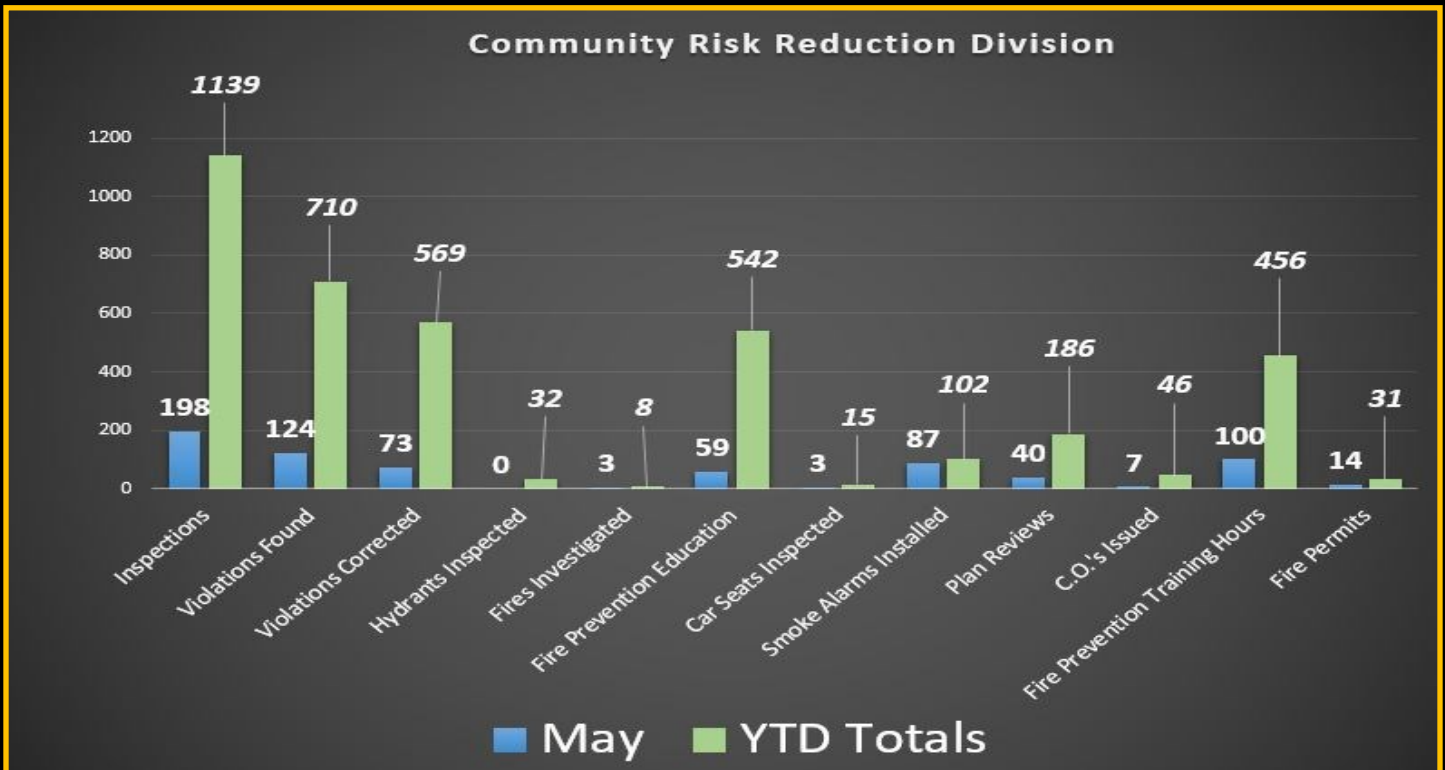
EMS Transport Delays



Provide ALS for Transport Agency



Division Of Community Risk Reduction





The Division of CRR in partnership with South Carolina State Fire and the American Red Cross conducted a smoke alarm blitz in the Needmore Community. Focusing on Forest Street, Spring St and Mountain View St.

During the event crews went in 23 homes, installed 63 smoke alarms and knocked on 88 doors.

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
6/24/2025

Municipal Court Activity Report - May 2025

ATTACHMENTS:

Description		Upload Date	Type
▢	Municipal Court Activity Report May	6/18/2025	Backup Material
	2025		



MUNICIPAL COURT

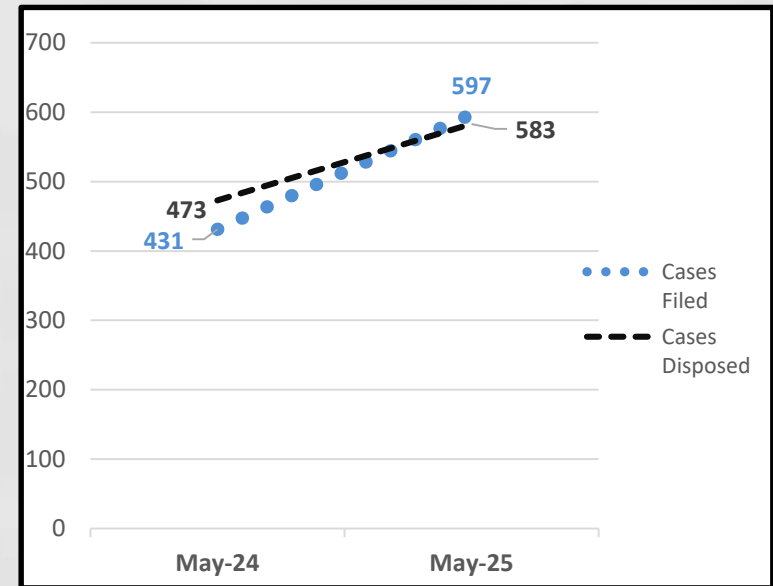
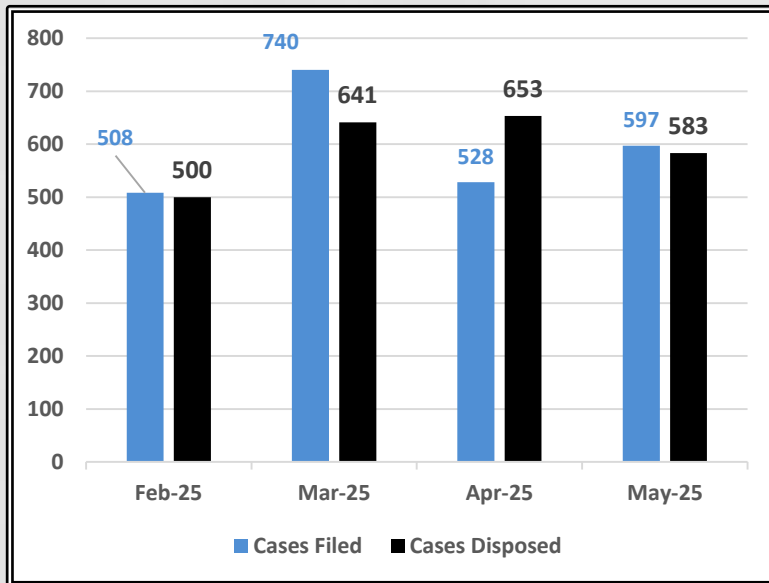
Monthly Report
May 2025

CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: **583**

Total cases filed by officers: **597**

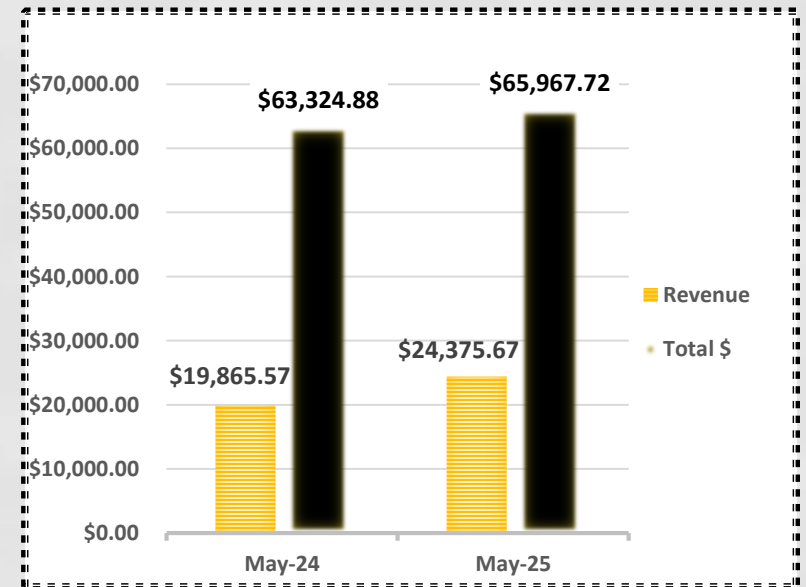
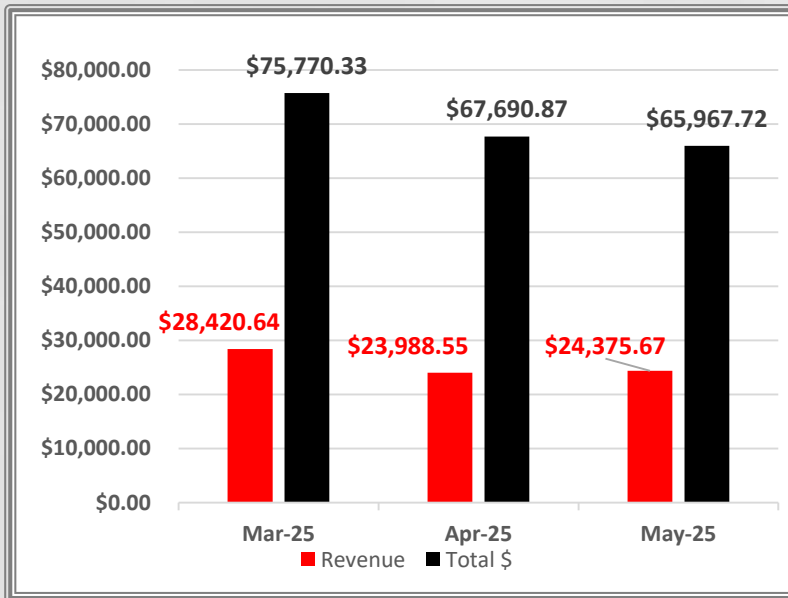


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	91
Arraignments-# of defendants	124
Arraignments-# of charges	197
Bench Warrants issued	18
Bench Warrants served	8
Search Warrants issued	7

Revenue

Total Revenue	\$24,375.67
Sent to State Treasurer	\$35,034.03
Victim Assistance Funds	\$ 3,865.33
Total Collected	\$65,967.72



ACTIVITY

- Traffic Court was held on the 7, 14, 21 and 28.
- Preliminary Hearings were held on May 2.
- Domestic Violence Court was held on May 8.
- Plea Day was held on May 16.
- Jury Trials were held the week of May 19.
- Judge Mims attended judges training in Hickory Knobb.

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
6/24/2025

Parks, Recreation & Tourism Activity Report - May 2025

ATTACHMENTS:

Description	Upload Date	Type
▢ Parks, Recreation & Tourism Activity Report - May 2025	6/19/2025	Backup Material

Parks, Recreation & Tourism

May 2025 Monthly Report

ADMINISTRATION:

Wards Creek Trail System

- The City of Greer has received the surveys and is currently reviewing to determine the most suitable route for the portion of the Wards Creek Trail that extends from Biblebrook Drive to Greenleaf Drive. We continue to move forward with the development of this phase with SCDOT.

South Tyger River Greenway

- Staff is awaiting the award notification status for the Recreational Trails Grant from the South Carolina Department of Parks, Recreation and Tourism for Phase 1A of the South Tyger River Greenway. Notification is anticipated by May or June of this year. In the meantime, City staff is preparing a Bid Package to advertise for qualified contractors in early 2025.

Neighborhood Parks

- Tryon Park
 - Outdoor ADA-compliant picnic tables and benches have been ordered for installation near the pickleball and tennis courts.
 - Two outdoor water fountains have been ordered for Tryon Park. One will replace the existing unit on the small building at the top of the park beside the tennis courts. The second will be installed between the clay tennis courts and the pickleball courts.
- Needmore Recreation Center
 - FRP panels are scheduled to be installed in the large classroom.
 - An outdoor water fountain is scheduled to be installed by the building in the lower parking lot by the end of June.

DIVISIONS:

Athletics

- Participants registered for the following programs: Greer PRT NFL Flag Program, Greer PRT Tackle Football, Greer Baseball Club, Greer Softball Club, Foothills Soccer Club of Greer and Greer 76ers Summer Flag Rugby.
- The summer touch rugby program runs throughout the summer at Country Club Road Park.
- Registration for Cheer For Greer was completed May 16. All program age divisions are currently at maximum capacity and the preseason camp schedule is complete.
- Greer Baseball and Softball Club summer tournament team program started.
 - Greer PRT baseball and softball teams will compete in regional tournament play this summer representing our programs and the City of Greer.
 - Greer Baseball Club tournament teams competed in the MB6 Municipal tournament, claiming all 3 age division championships (8U, 10U, and 12U).
 - Greer Softball Club tournament teams competed in the MB6 Municipal tournament, claiming the 8U division championship.
- The spring 2025 sports season was successfully completed. The athletics division is currently programming the summer 2025 sessions.
- All Foothills Soccer Club of Greer Academy division tryouts for the fall 2025 season were completed.
- The Athletics Division hosted and completed multiple Perfect Game Youth Baseball Events.

- The Athletics division staff is currently responsible for all aspects of a tournament rental, including maintaining the fields for play.
 - Weather for every event this season has required some long Friday and Saturday night shifts, ranging 11-12 hours.
- Concession stands are staffed and maintained by Athletics during youth baseball events at Country Club Park and Century Park.
 - The paperless system installed by the PRT, IT, and Finance Departments worked perfectly for our spring session leagues and tournaments.
- AED training was completed with part-time recreation leader staff.
- All staff completed the city-mandated training.
- American Legion Junior and Senior seasons started at Stevens Field.

Cultural Arts

- The Greer Children's Theatre performed Clue (High School Edition) April 25-May 4 at the Center for the Arts. Audiences were small, but responded very positively. The last performance was sold out.
- Clay classes continued as normal on Mondays, Tuesdays, Wednesdays, Thursdays, and Saturdays.
- The winners of the 2025 City of Greer Juried Art Show were presented their certificates by Mayor Danner before City Council on May 13th. Most of the artists were able to be present for the ceremony.
- The first Tunes in the Park of 2025 was held on Saturday, May 17th in Greer City Park. Kendall Lanford and her band performed as the headliner, as well as the first round of Greer Idol and Greer Idol Jr. All of the Greer Idol Jr. contestants will remain in the competition through August. The first three Greer Idol eliminations took place after the in-person votes and the judges' scores were counted. The event was well attended, and one of the food trucks even sold out of food.
- Staff facilitated five rentals at the Center for the Arts in two weeks – Priority Dance rented for their spring recital on Friday, May 16, followed by an anniversary party on Sunday, May 18. The Platform at Greer was held all day on Tuesday and Wednesday May 20-21. A graduation party rental was held on Saturday, May 24.
- Staff worked on cleaning the facility before/between rentals and re-arranging setups of tables and chairs for the different rentals. Staff also worked on cleaning up after Tunes in the Park and Greer Idol, and preparing for the next Tunes in the Park, Greer Idol, summer camp, and coordinating with upcoming rentals.
- Staff removed the Juried Art Show artwork in the Center for the Arts gallery. The art gallery walls will be painted the first week of June.

Events

- **Total events held in May – 94** (Internal: 33, Rental: 48, Special Events: 6, Wedding Event: 7)
- The Events Division is currently planning and finalizing summer events such as Moonlight Movies on June 5 and June 19 and Freedom Blast on June 28.
- The City of Greer's Greer Alive event returned to Greer City Park on Friday, May 23, for another fun-filled evening of live music, food, and community fun. Attendees enjoyed a relaxing night in the park with 5 food trucks, 10 market vendors, and a live performance by Angela Easterling and the Beguilers. Families and friends brought blankets and chairs to settle in around the amphitheater as Angela Easterling and her band delivered a high-energy show that had the crowd singing and swaying along. Local vendors lined the park walkway, offering handmade items, treats, and gifts, while the food trucks served up a variety of delicious options to satisfy every craving.
- The Greer Farmers Market continued its 10th summer season with strong showings on both May 18 and May 25. Each Sunday brought beautiful weather, live music, and delicious offerings from local food

trucks, creating a lively and welcoming atmosphere in downtown Greer. More than 40 local vendors lined the streets each week, offering everything from fresh produce and baked goods to handmade crafts and unique gifts. Shoppers enjoyed browsing the market, connecting with vendors, and spending quality time with family and friends. The Greer Farmers Market continues every Sunday from 11:00am to 2:00pm through August 31, providing a fun and family-friendly way to support local businesses and enjoy the best of summer in the heart of Greer.

- In May, the Ambassadors provided excellent customer service, assisting just under 850 passengers in downtown Greer Station.

Golf

- We have paused accepting membership applications. Staff is evaluating if we have the capacity to continue accepting memberships. At 183 memberships, this is the most since the City has purchased the course.
- We hosted the Greenville County Two-Man Amateur Championship on May 17 & 18 (102 participants), The Lions Club annual fundraiser tournament on May 30 (92 participants), and the Piedmont Boys annual fundraiser tournament (112 participants) on May 31.
- We have the following sessions at Greer Golf in the month of June, provided by The First Tee Upstate:
 - Weeklong Session Girls Only - Ages 7 to 11 (June 9th to June 13th 8:30am-9:45am)
 - Weeklong Session - Ages 7 to 11 (June 16th to June 20th 9:30am-10:45am)
 - Weeklong Session - Ages 12 to 18 (June 16th to June 20th 11am-12:15pm)
 - Weeklong Session - Ages 6 to 9 (June 16 to June 20 9am to 10:15am)
 - Weeklong Session - Age 10 to 14 (June 16 to June 20 10:30am to 11:45am)

Recreation

- Never Alone, Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
- SOAR hosted a Movie Day (Rain) at City Hall on May 12 with 2 seniors and four Wednesday Line Dancing sessions on May 7, 14, 21 and 28 with 103 in attendance. These sessions were held at either the Tryon Recreation Center or the Cannon Centre based upon venue availability. In addition, SOAR hosted two Hand and Foot card game days on May 14 and 28 with 14 participants, two Bingo Days at City Hall on May 1 and 15 with 46 seniors, a Book club meeting on May 20 at the Center for the Arts with 8 participants, and a trip to the Color Clay Café with 5 participants on May 22.
- Greenville County Human Relations Commission presented an Elder Scams Seminar on May 8 with 12 seniors in attendance.
- The Recreation Division continued interviews for summer camp counselor seasonal positions.
- Senior Yoga concluded at the Center for the Arts with 20 seniors. This program is in partnership with GCRA and will be reimbursed with grant funds.
- Pickleball open play sessions and an Adaptive Pickleball play day were held at Tryon Park.
- The Needmore Afterschool program and Creative Advancement program concluded at the Needmore Recreation Center and Tryon Recreation Center respectively.
- The Recreation Division attended Generational Differences Training at City Hall.
- The Outdoor Archery Program continued with spring classes every Wednesday night at City Stadium.
- The USA Archery SC State Championship tournament was hosted at City Stadium on May 17 with 58 participants in attendance from SC, NC, TN, VA, and GA.
- Justin Miller and Meredith Anzur attended the Western District SCRPA Workshop held in Spartanburg.
- The iShape ME mentoring program for Middle School aged girls at Needmore Recreation Center continues every other Wednesday night.

- Kidokinetics concluded their spring program that was being held 10:30 am on Mondays at the Tryon Recreation Center.
- Rentals: Recreation Center rentals- 6, Kids Planet- 80

Tourism

- A 5K walk took place on Saturday, May 3 in the Turner Park Neighborhood to benefit St. Jude (approved event permit).
- Staff met with the Greer Heritage Museum on Wednesday, May 7 to review the proposed 150th Celebration outline, budget, and collaboration. Upon budget approval, staff will move forward with event plans.
- Staff met with the event organizers of ParTee on Trade on Thursday, May 8 to review event logistics with multiple departments in attendance. The BMW Charity Pro-Am's downtown event will take place on Sunday, June 1.
- Staff attended a tour of the Greer Mill on Tuesday, May 13 to see the construction progress on their residential and commercial units.
- Lindsey Shaffer attended SCRPA's seminar on Thursday, May 15 in Spartanburg. Topics focused on elevating communication and leading the next generation of professionals.
- Staff met with a prospective high school intern on Thursday, May 22 for an internship with the Parks, Recreation, & Tourism Department. Lindsey Shaffer will be taking the lead on the internship program and will coordinate schedules with all divisions.
- Staff met with the ParTee on Trade event organizers on Thursday, May 22 for a final walkthrough to discuss event logistics. The event is organized by the BMW Charity Pro-Am and will kick off the tournament week on Sunday, June 1 from 11am-3pm in Downtown Greer.
- The Discover Greer newsletter was published on Tuesday, May 27 and featured ParTee on Trade, Freedom Blast, other upcoming events, and downtown parking/shuttle information.
- Lindsey Shaffer met with Christina Zolli and Beth Moats (VisitGreenvilleSC) on Wednesday, May 28 to discuss the City of Greer's film permit process. Our continued partnership will help to strengthen the film industry in the Upstate.
- A Special Event Permit application was approved for Dine on Trade to take place on Thursday, July 17. The Tourism Division is currently working with restaurants and shops to participate in the event.

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
6/24/2025

Planning & Development Activity Report - May 2025

ATTACHMENTS:

Description	Upload Date	Type
▢ Planning & Development Activity Report - May 2025	6/11/2025	Backup Material

PLANNING AND DEVELOPMENT SERVICES

OUTLINE

- Department Highlights and Summary
- Department Statistic Dashboard
- Planning and Zoning
- Commercial Plan Reviews
- Housing & Construction
- Code Enforcement
- Impact Fees
- Month over Month Trends
- Year over Year Trends



MONTHLY REPORT
MAY 2025

DEPARTMENT HIGHLIGHTS

Department Achievements:

- Kelly Price achieved her Permit Technician Certification
- Bryan Stephens achieved his Fire Inspector I Certification
- Joe Holbrooks achieved his Master Code Enforcement Professional Certification

New Additions to the Department:

- Alexander Cahill - Planning & Development Services Director
- Katelyn Jordan - Permit Technician

Community Involvement:

- The Code Enforcement Team held their second community engagement event. This event was held in the Sunnyside Neighborhood and approximately 20 citizens were in attendance. The team plans to continue this event in the future.

REPORT SUMMARY

Planning and Development Monthly Report: The report covers May 2025 activities for Planning & Zoning, Building Inspections, and Code Enforcement. It includes data on planning commission reviews, zoning appeals, architectural reviews, and advisory committee meetings. Visuals include bar charts and tables comparing yearly and monthly data.

Zoning Review: 741 zoning reviews were conducted year-to-date in 2025. Monthly comparisons from 2021 to 2025 are presented in bar charts. Data shows increasing reviews from January to May, peaking in March.

Housing and Construction: 306 housing starts, \$62.6M residential cost, \$51.8M commercial cost, and \$139.8M total construction cost year-to-date. Bar charts show yearly housing starts and construction costs from 2021 to 2025, with peaks in 2024.

Inspections and Permits: 16,441 building inspections, 5,377 building permits, and \$8.3M in miscellaneous permits issued year-to-date. Bar charts compare monthly inspections and permits from 2021 to 2025, showing peaks in January and October.

Code Enforcement: 3,774 code enforcement inspections, 1,662 illegal signs removed.

Impact Fees (Residential): May brought in \$15,702 in residential impact fees. The highest monthly collection was in March, with a total of \$105,624. The year-to-date total is \$351,622.

Impact Fees (Commercial): May brought in \$22,040 in commercial impact fees, making it the highest month for collections. The total year-to-date amount is \$52,295.44.

DEPARTMENT INSIGHT DASHBOARD

PLANNING & ZONING

- Planning Commission Reviews: 2
- Board of Zoning Appeals: 1
- Board of Architectural Review: 0
- Planning Advisory Committee: 1
- Administrative Plat: 22
- Civil Plan Review: 6
- Planning Advisory Committee Cases: 1
- Final Plat Review: 1
- Zoning Letters: 1

HOUSING & CONSTRUCTION

- Housing Starts (YTD): 306
- Residential Cost (YTD): \$62,651,744.09
- Commercial Cost (YTD): \$51,827,661.50
- Total Construction Cost (YTD): \$139,887,205.81

HOUSING & CONSTRUCTION

- Building Inspections (YTD): 16,441
- Building Permits (YTD): 5,377
- Miscellaneous Permits (YTD): \$8,369,147

CODE ENFORCEMENT & SIGNS

- Code Enforcement Inspections (YTD): 3,774
- Illegal Sign Removed (YTD): 1,662
- Educational Conversations Held (YTD): 2

IMPACT FEES (RESIDENTIAL & COMMERCIAL)

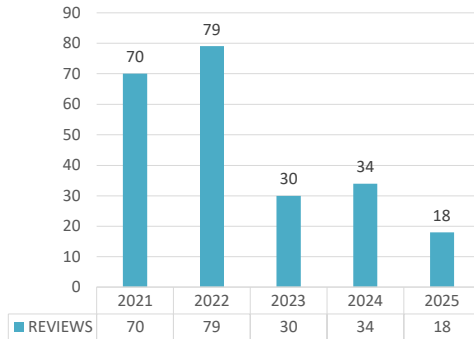
- Police: \$5,132
- Fire: \$11,072
- Public Services: \$14,533
- Parks & Rec: \$7,005

Total: \$37,742

PLANNING AND ZONING

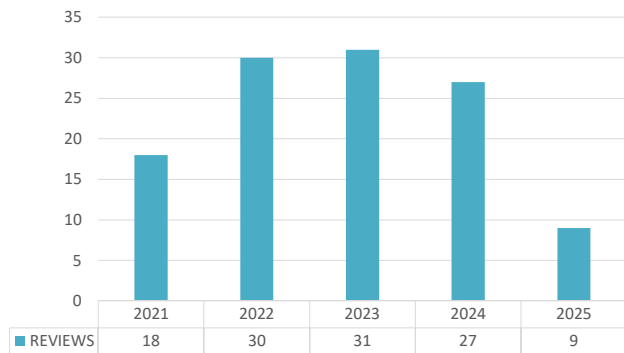
Planning Commission

The Planning Commission review total for May is 2



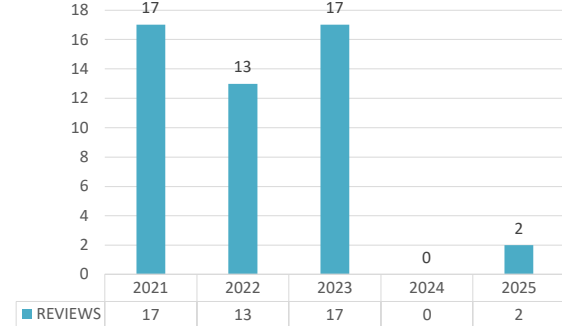
Planning Advisory Committee

The Planning Advisory Committee review total for May is 1



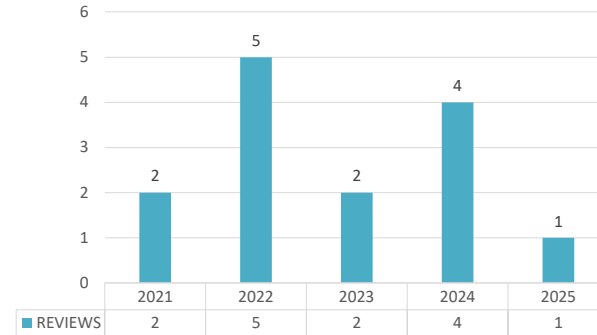
Board of Zoning Appeals

The Board of Zoning Appeals review total for May is 1



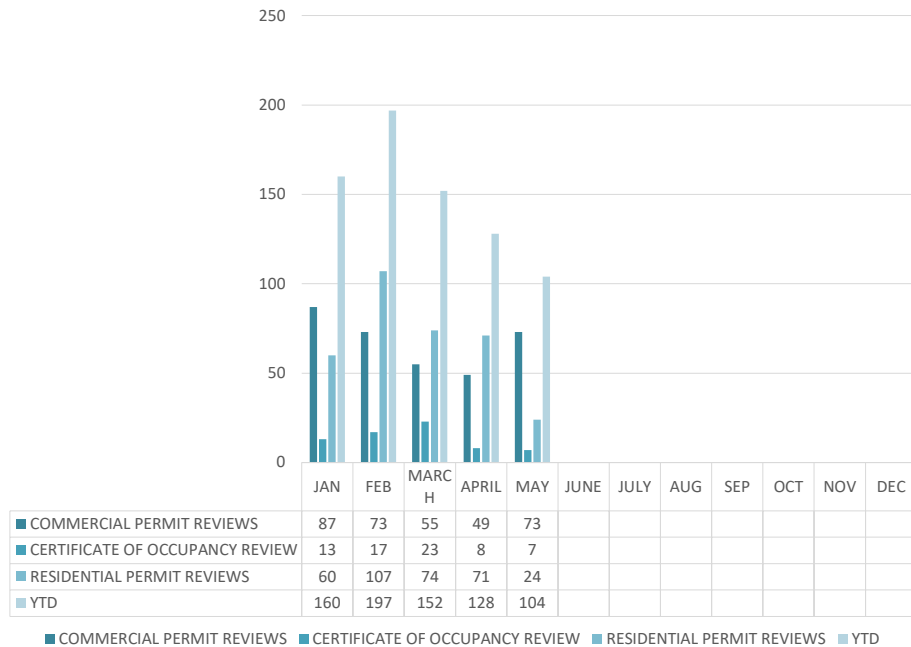
Board of Architectural Review

The Board of Architectural Review total for May is 0

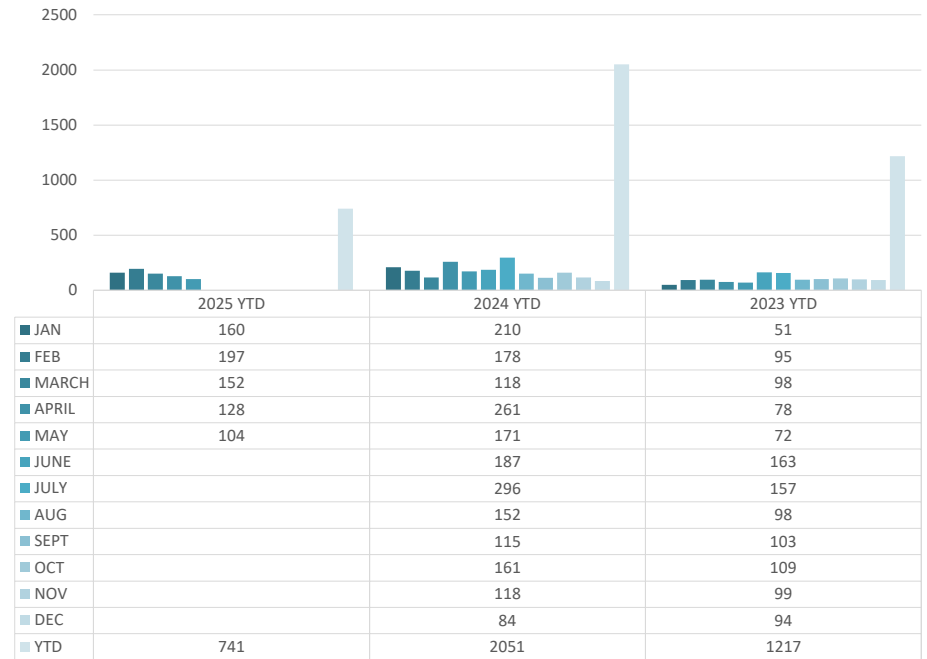


PLANNING AND ZONING

Zoning Review Breakdown

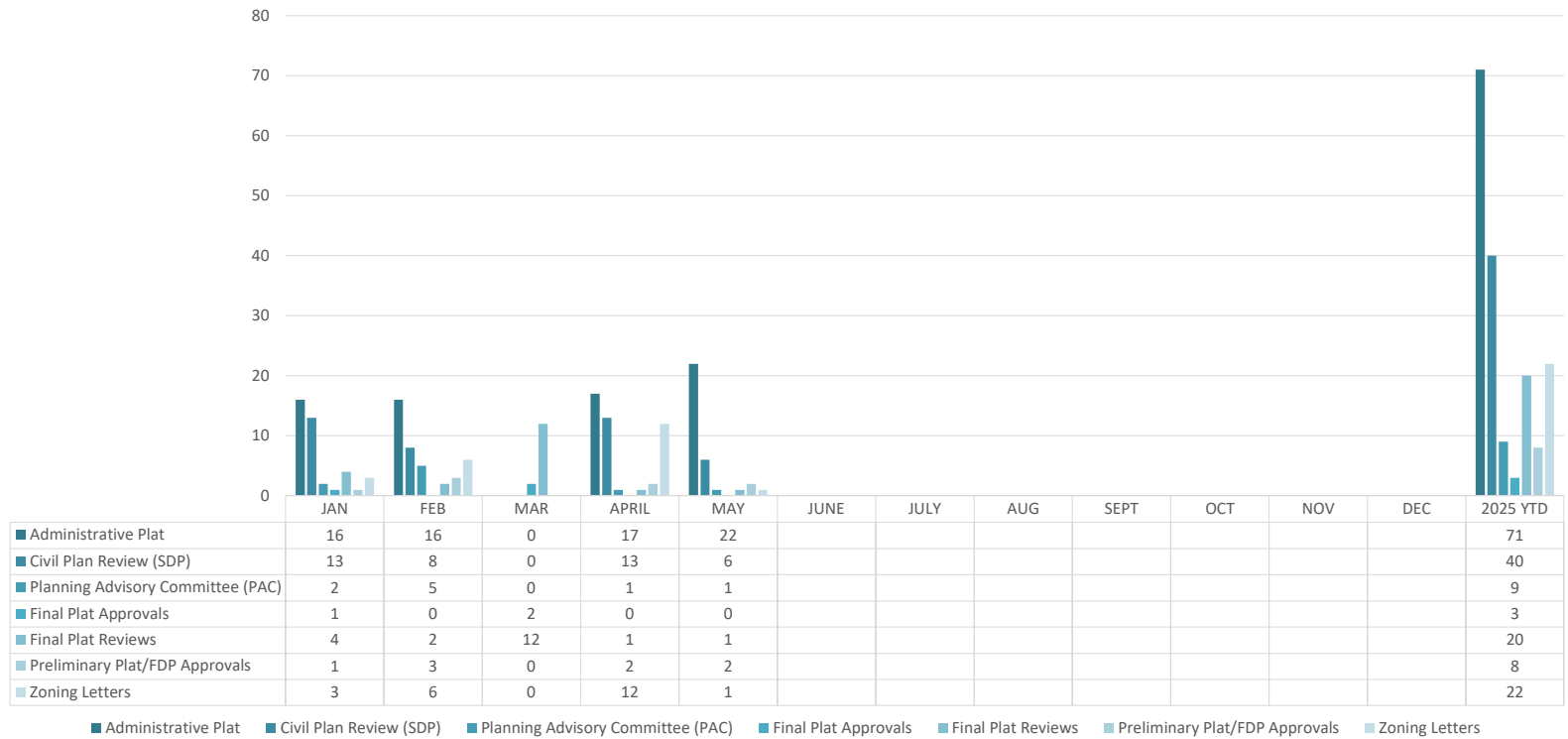


Zoning Review Comparison



PLANNING AND ZONING

Other Planning and Zoning Activity

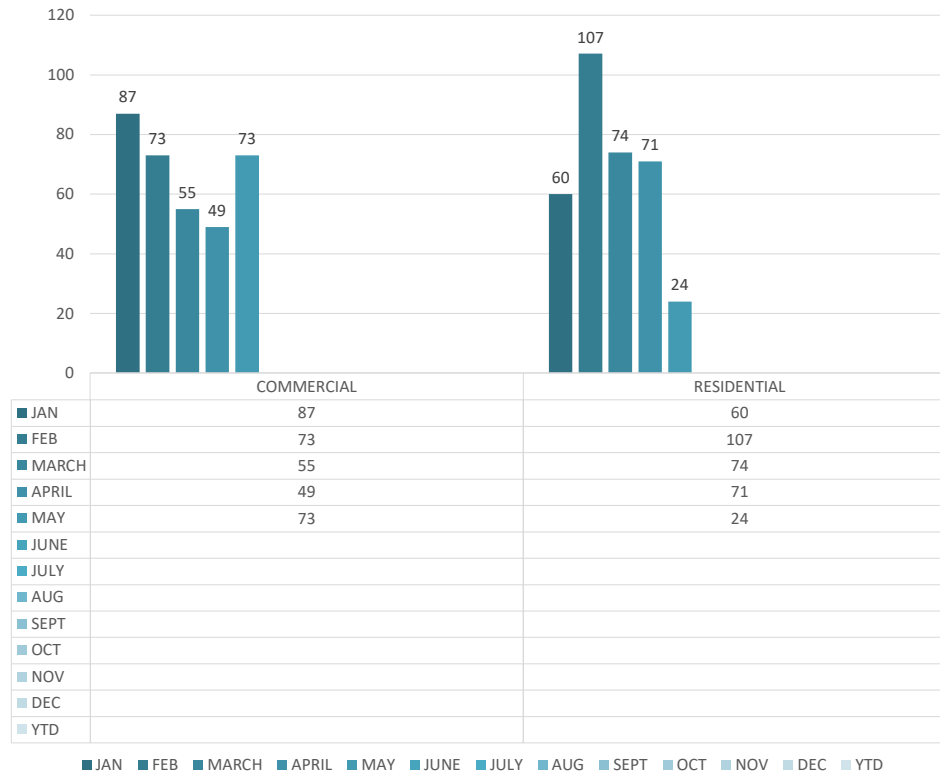


COMMERCIAL PLAN REVIEWS

COMMERCIAL PLAN REVIEW	ADDRESS
SPARTANBURG REGIONAL HEALTH SERVICES	2759 S HIGHWAY 14
J M COPE INC	100 INTERNATIONAL COMMERCE BLVD
ATI	315 MEDICAL PKWY
ATI	1305 S SUBER RD
ZENITH BUILDING GROUP	2750 Q S HIGHWAY 101
LANGLEY & ASSOCIATES ARCHITECTS LLC	107 S MAIN ST
HALPERN ENTERPRISES INC	1326 W WADE HAMPTON BLVD

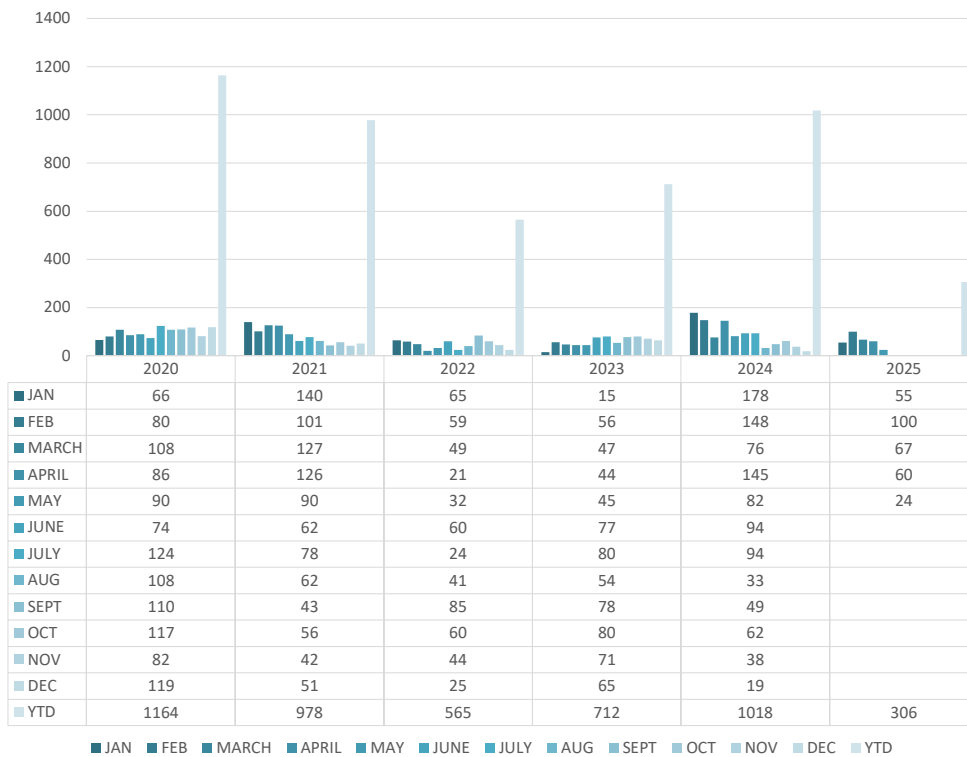
COMMERCIAL PLAN REVIEWS

PLAN REVIEWS

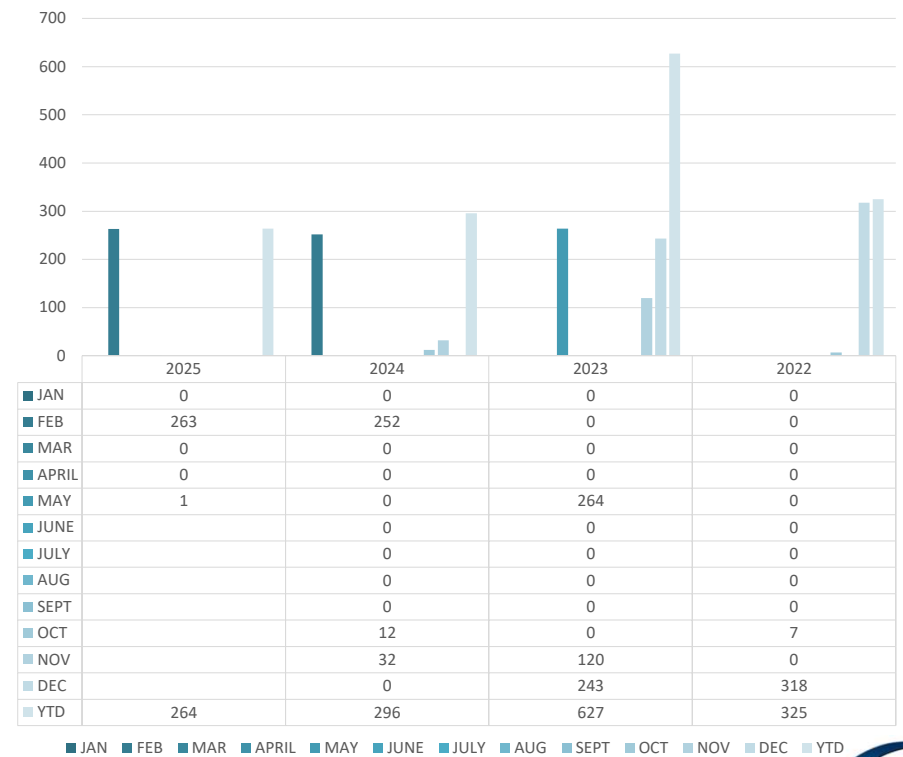


HOUSING & CONSTRUCTION

HOUSING STARTS

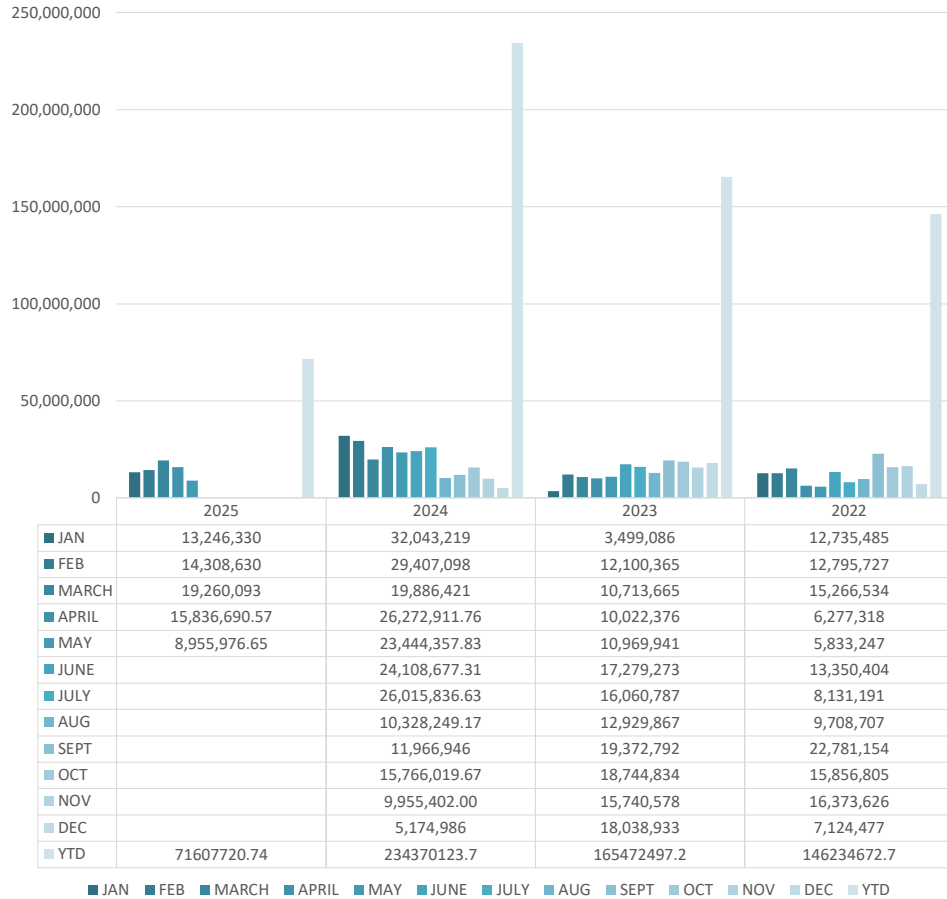


MULTI FAMILY APARTMENTS STARTS

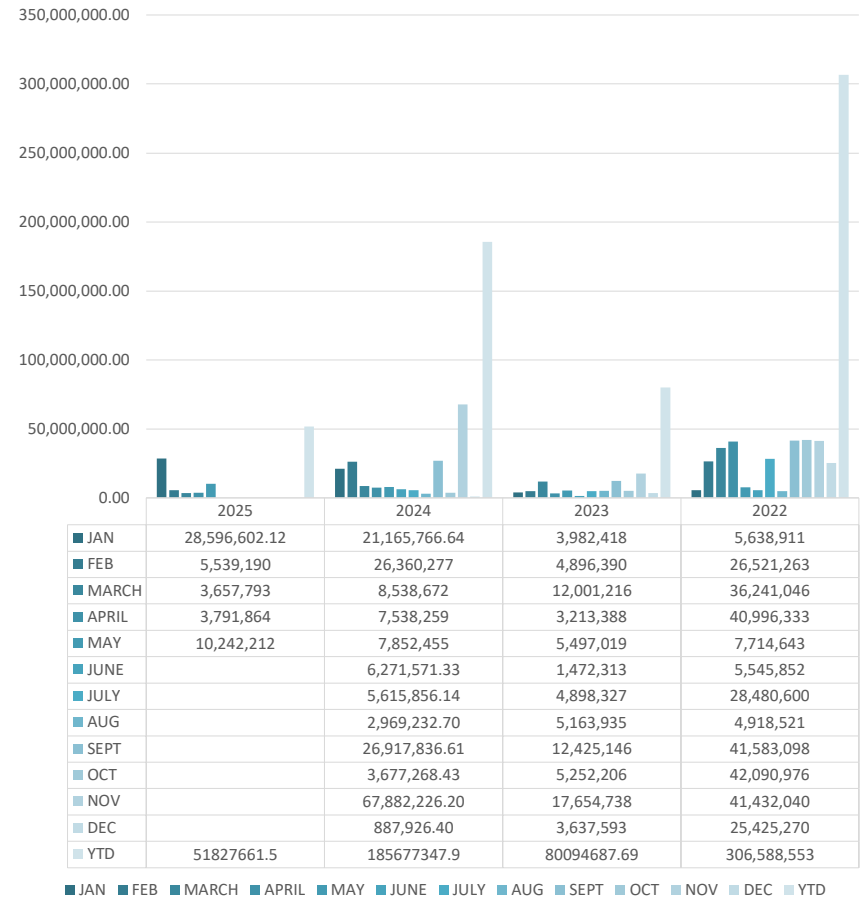


HOUSING & CONSTRUCTION

RESIDENTIAL CONSTRUCTION

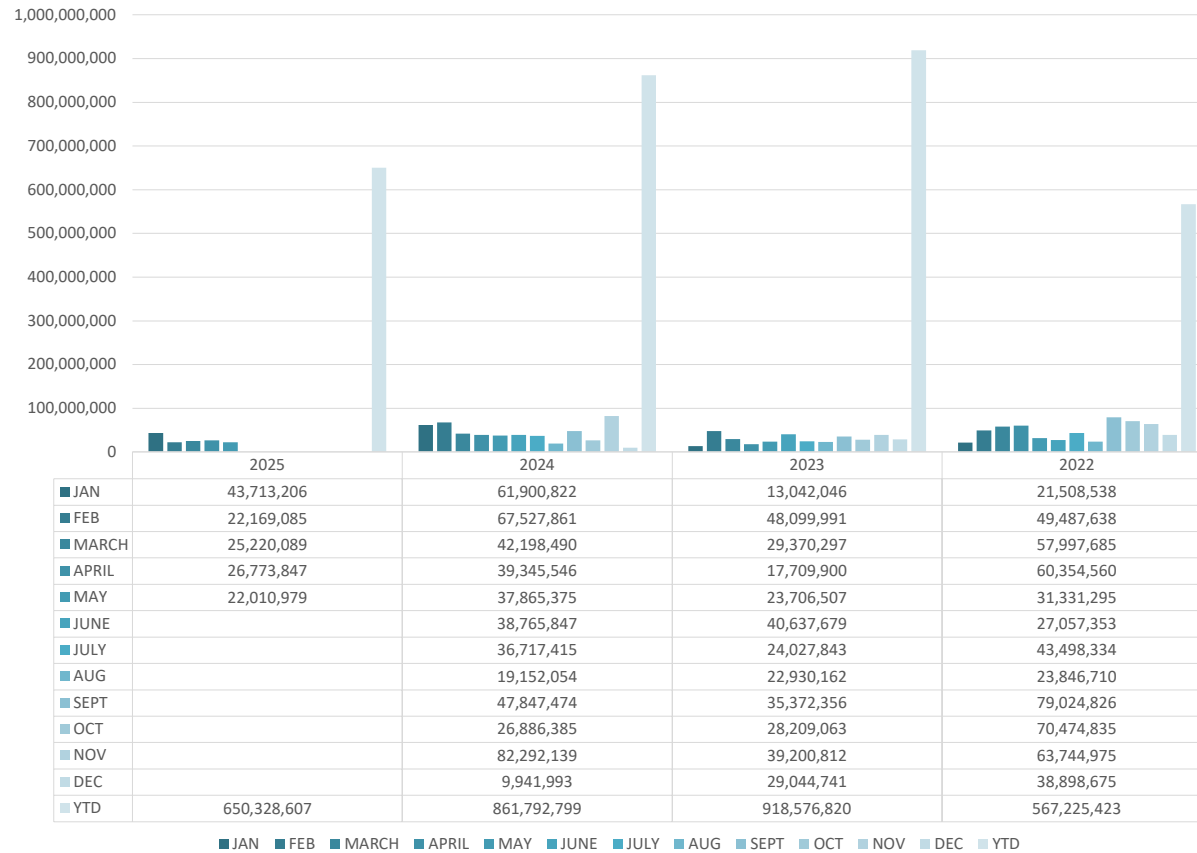


COMMERCIAL CONSTRUCTION



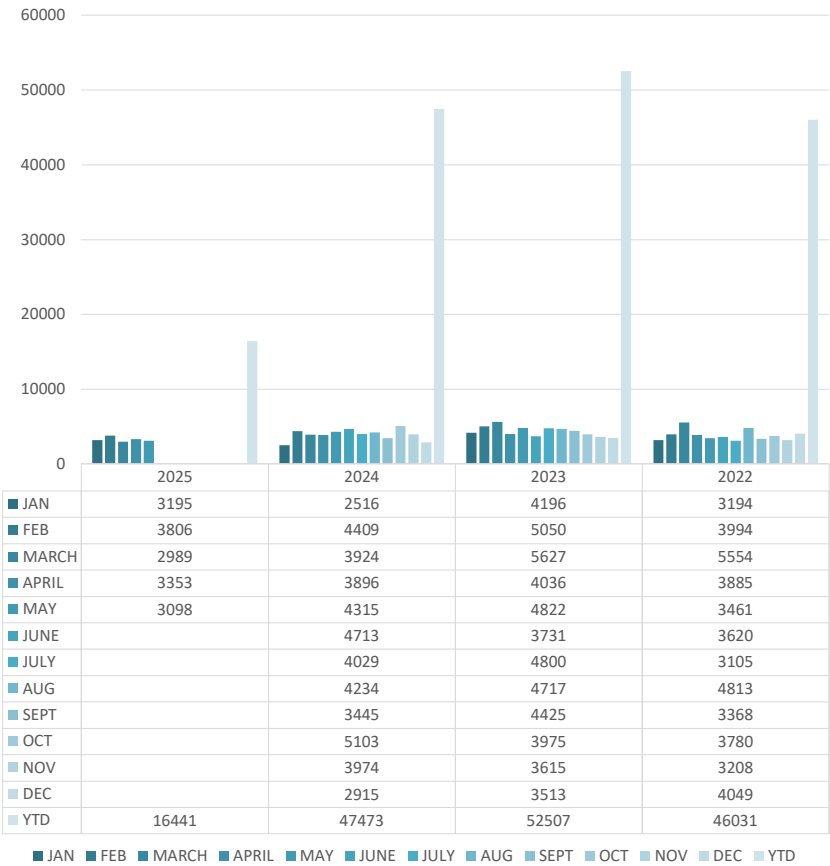
HOUSING & CONSTRUCTION

TOTAL CONSTRUCTION

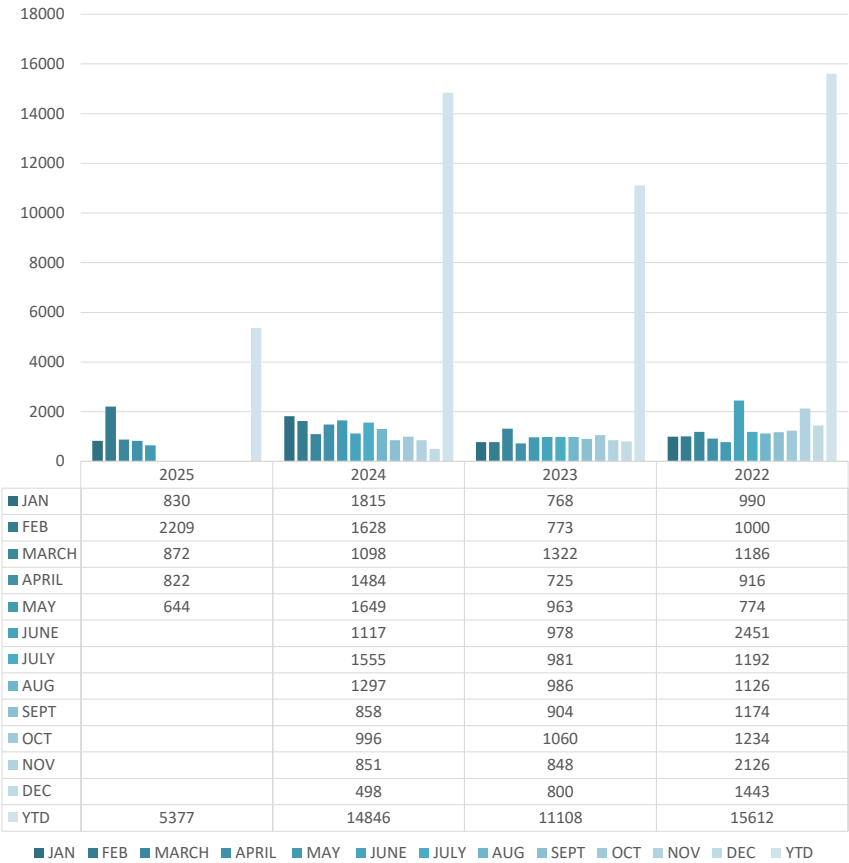


HOUSING & CONSTRUCTION

BUILDING INSPECTIONS

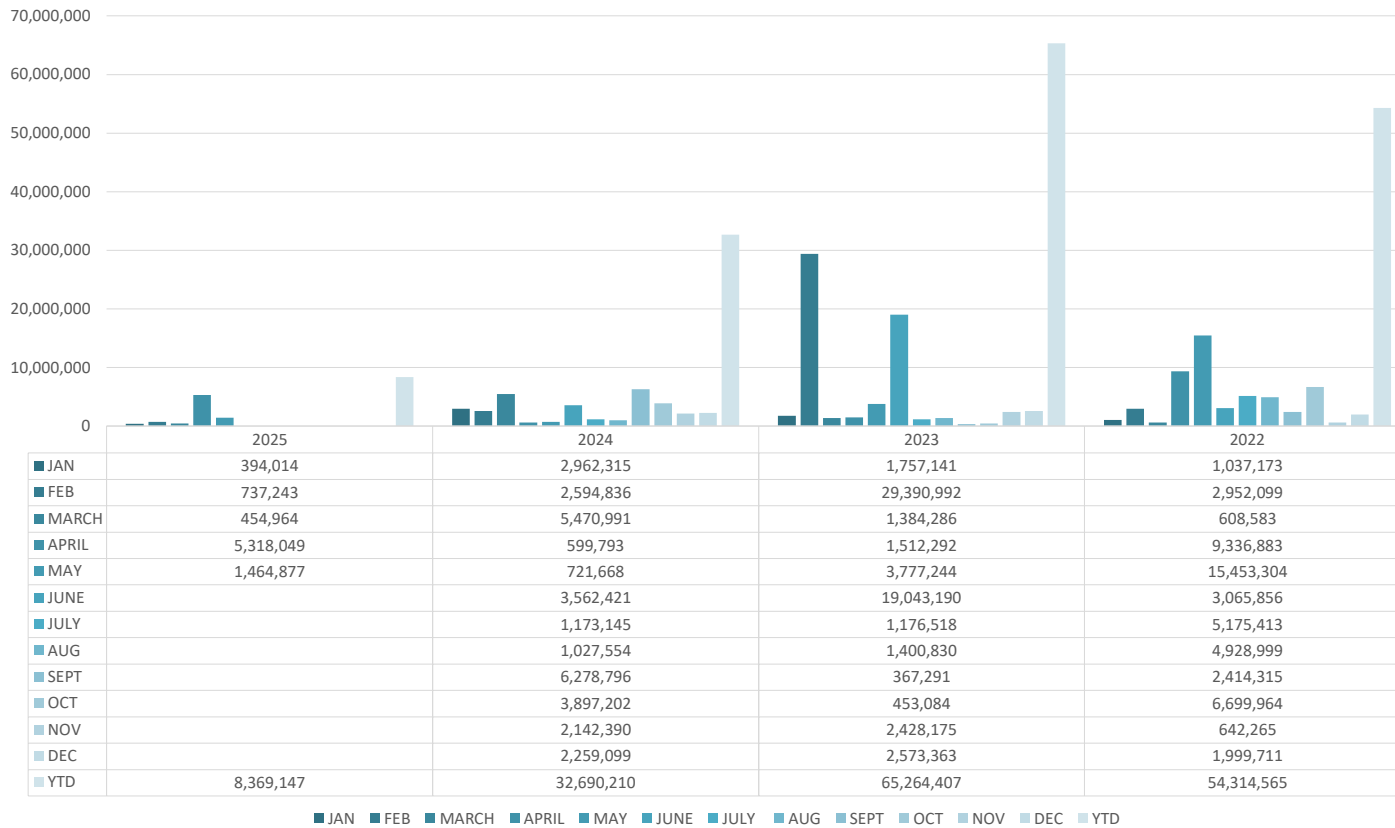


BUILDING PERMITS



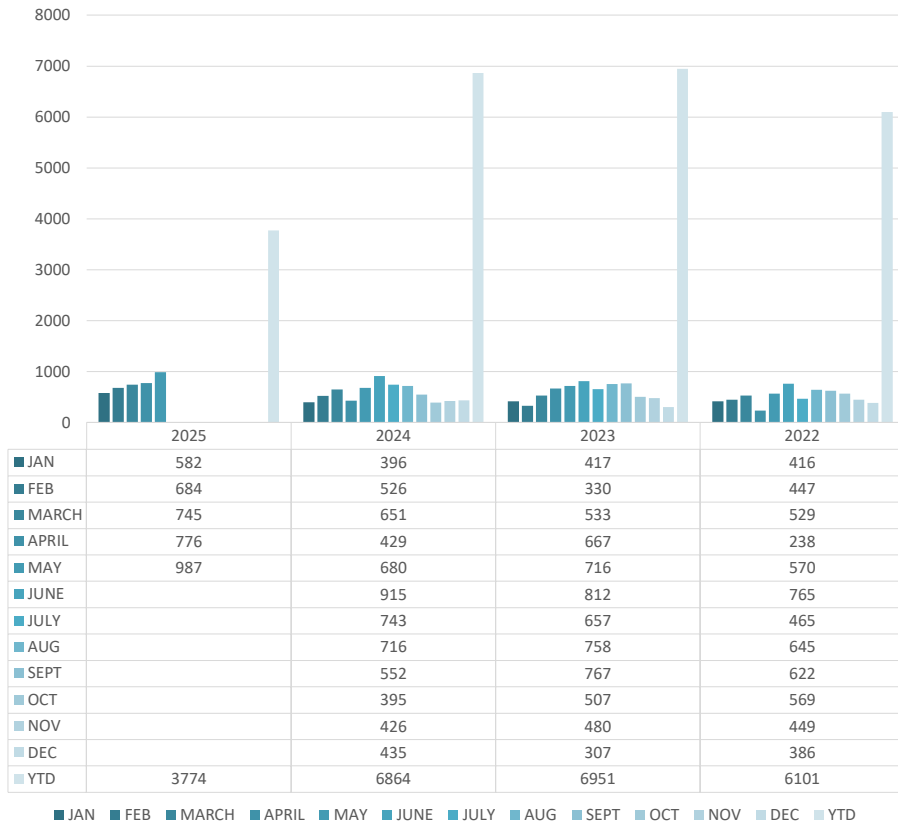
HOUSING & CONSTRUCTION

MISCELLANEOUS PERMITS

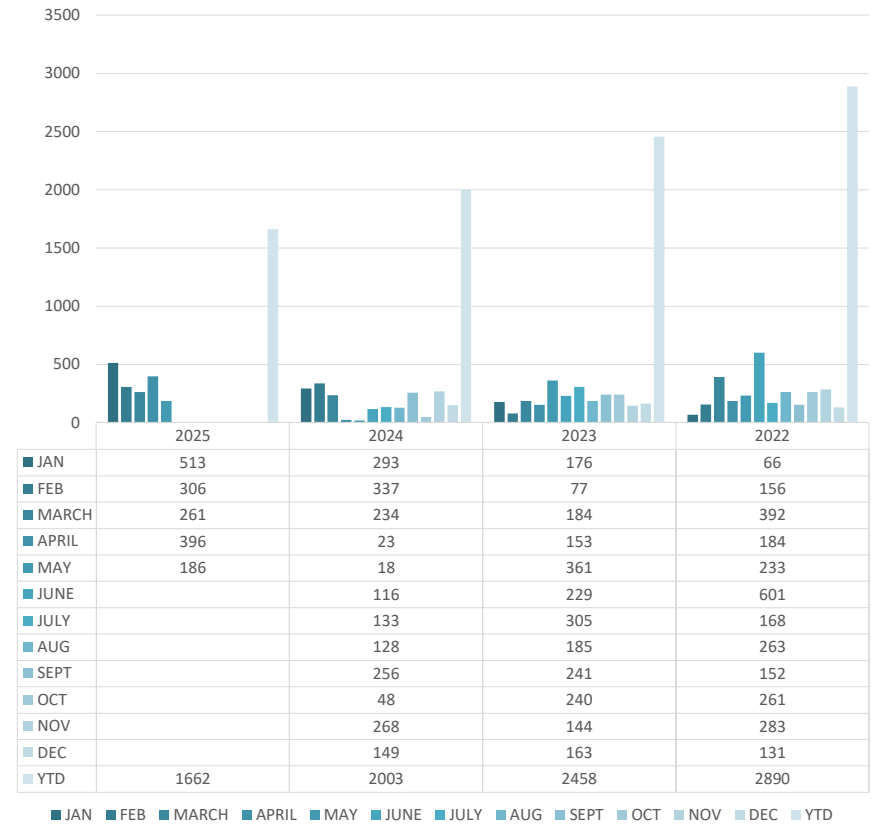


CODE ENFORCEMENT

CODE ENFORCEMENT INSPECTIONS

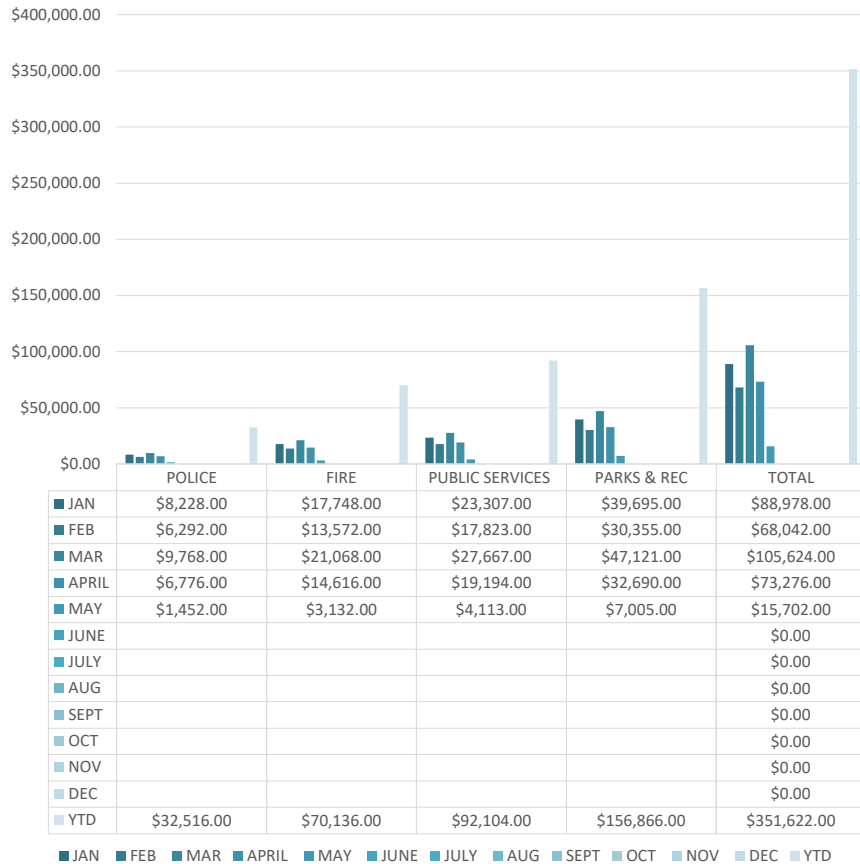


CODE ENFORCEMENT ILLEGAL SIGNS

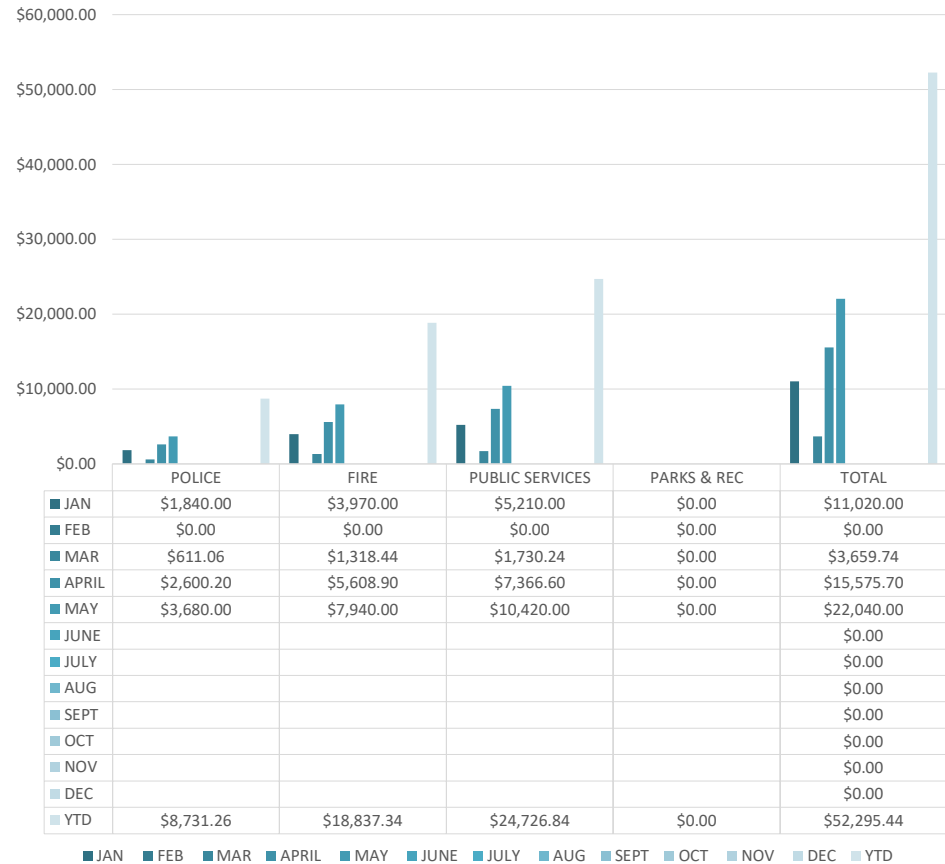


IMPACT FEES

2025 RESIDENTIAL



2025 COMMERCIAL



Category Number:
Item Number: 8.



AGENDA
GREER CITY COUNCIL
6/24/2025

Police Department Activity Report - May 2025

ATTACHMENTS:

Description		Upload Date	Type
▢	Police Department Activity Report - May 2025	6/16/2025	Backup Material

Greer Police Department Monthly Report

May 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	70 FT/0 PT	2	4 FT/1 PT
COMMUNICATIONS	14 FT	13 FT	0	1 FT
DETENTION	9 FT	5 FT	0	4 FT
ADMINISTRATIVE	8 FT/1 PT	7 FT/1 PT	0	1 FT/0 PT
ANIMAL CONTROL	1 FT	0 FT	0	1
TOTAL	106 FT/2 PT	95 FT/1 PT	2	11 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	397
TRAFFIC CITATIONS ENTERED IN DATABASE	557
RECORDS REQUESTS/FOIA	293
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	421
EXPUNGEMENTS RECEIVED	9
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	34
TOTAL EXPUNGEMENTS	3771
CRIMINAL HISTORY CHECKS	17
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

104

OF VOLUNTEER
HOURS THIS MONTH

455

OF VOLUNTEER
HOURS YTD

Training

2

OF CLASSES THIS
MONTH

20

OF CLASSES YTD

28

OF STUDENTS THIS
MONTH

396

OF STUDENTS YTD

8

OF CLASS HOURS
THIS MONTH

120.5

OF CLASS HOURS
YTD

60

TOTAL HOURS TRAINING
TIME THIS MONTH

2500.5

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

JOB DESCRIPTION	QUANTITY
CONFERENCES WITH TEACHERS OR ADMIN STAFF	51
INDIVIDUAL MEETINGS WITH STUDENTS	41
PHONE CONFERENCE WITH PARENTS	10
CONFERENCES WITH PARENTS	18
SCHOOL EVENTS	28
CLASSROOM VISITS	48
CODE 5	4
FOLLOW UPS	2
BTAM'S	5

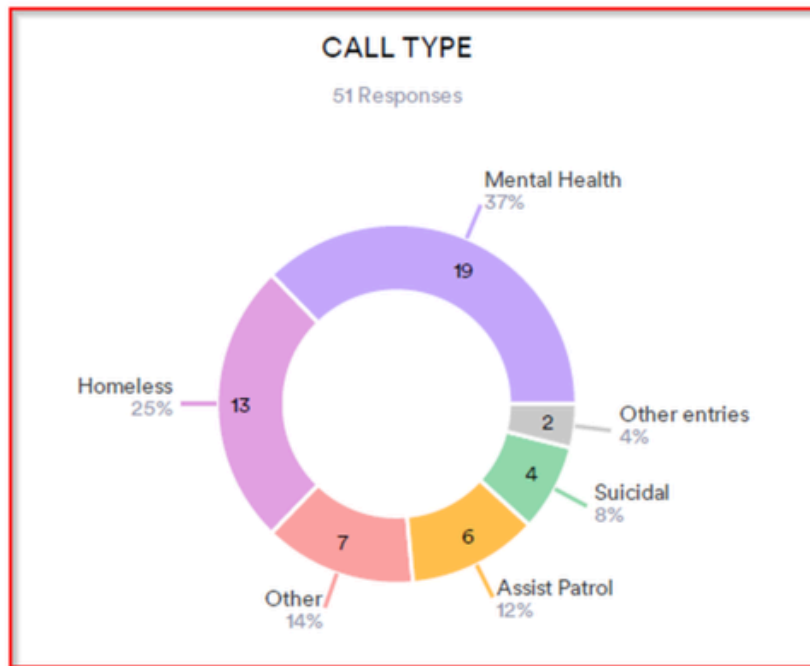
Administrative Division Activity

- **School Coverage:** provided by Sgt. Wright, Officers Chambers and Grimstad.
 - **Total Hours covered- 97.5 hours**
- Officer Chambers and Officer Grimstad attended Commercial Crime Prevention Training in Florida. They brought information back to create a crime prevention survey for our agency.
- Sgt. Wright, Officer Chambers and Officer Grimstad met the new director of Greer Community Ministries, Jeff Farrington, and talked about restarting the Senior Dining program.
- A crime prevention flyer was created to handout to the construction sites.
- Officer Chambers and Officer Grimstad contacted a few construction site locations and provided the crime prevention flyer to the managers on site.
- The day after the burglary at Upstate Pharmacy, Officer Chambers and Officer Grimstad conducted two follow-ups at Upstate Pharmacy throughout the day, and spoke to the business next door about video footage; the second time they went out, they spent time speaking with the manager about security protocols in place and made a few recommendations. They patrolled the woods behind the business for a few hours and located a homeless camp in addition to a subject who fled the area on foot seemingly upon our arrival.

Administrative Division Activity

Crisis Intervention Monthly Activity

Data	Response	%
Mental Health	19	37%
Homeless	13	25%
Other	7	14%
Assist Patrol	6	12%
Suicidal	4	8%
Other entries	2	4%



Operational Support Division

Communications Center

Dispatch and Call Frequency	APR-25	MAY-25	% Change From Previous Month	Year to Date 2024	Year to Date 2025	% Change From Previous Year
Number of 911 Calls	1,655	1,759	6.3%	7,071	8,259	16.8%
Incoming 7-Digit Line Calls	4,662	5,002	7.3%	24,297	22,685	-6.6%
Police Calls for Service	3,194	3,524	10.3%	14,722	16,703	13.5%
Fire Calls for Service	1,145	1,108	-3.2%	5,632	5,767	2.4%
Total Dispatched Calls	4,339	4,632	6.8%	20,354	22,470	10.4%

Detention Center

Inmate and Process Total	APR-25	MAY-25	% Change From Previous Month	Year to Date 2024	Year to Date 2025	% Change From Previous Year
Number of Adults Processed	127	137	7.9%	577	635	10.1%
Transported to Greenville	21	26	23.8%	127	102	-19.7%
Transported to Spartanburg	25	29	16.0%	90	94	4.4%
Inmate Transport by 600	0	0	0%	61	29	-52.5%

Animal Control Services

ANIMAL CONTROL ACTIVITY	APR-25	MAY-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	0	0	0%	760	361	-53%
LIVE DOGS PICKED UP	0	10	0%	51	31	-39%
LIVE CATS PICKED UP	0	0	0%	5	0	-100%
TRAPS DELIVERED	0	0	0%	8	3	-63%
FOLLOW UP CALLS	0	0	0%	56	13	-77%
CITATIONS ISSUED	0	0	0%	8	0	-100%
DOGS TAKEN TO COUNTY SHELTER	0	9	0%	34	25	-26%
CATS TAKEN TO COUNTY SHELTER	0	0	0%	0	0	0%

Animal Control Officer Position is currently vacant. Shift has been handling animal calls and Lt. Varner has been taking care of the kennels and transports.

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	APR-25	MAY-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	183	104	-43.2%	888	842	-5.2%
NEW ITEMS ENTERED	183	84	-54.1%	731	754	3.1%
ITEMS PURGED	201	25	-87.6%	298	434	45.6%
ITEMS RELEASED	5	2	-60.0%	69	27	-60.9%
CASES SENT TO CO 23 LAB	0	22	0%	50	30	-40.0%
CASES SENT TO CO 42 LAB	0	20	0%	25	42	68.0%
HOURS SPENT AT LABS	0	4	0%	10	10.5	5.0%
HOURS SPENT IN COURT	34.5	36.5	5.8%	184	176.5	-4.1%

Patrol Division

POLICE PATROL ACTIVITY	24-MAY	25-MAY	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	344	546	58.72%	1851	2709	46.35%
ARRESTS	135	144	6.67%	618	641	3.72%
INCIDENT REPORTS	410	354	-13.66%	1919	1674	-12.77%
COLLISION REPORTS	152	142	-6.58%	727	642	-11.69%
WARNING CITATIONS	391	522	33.50%	2386	2957	23.93%
PATROL MILES	40,660	54,736	34.62%	221,194	264,629	19.64%
WARRANTS SERVED	76	61	-19.74%	280	272	-2.86%

Patrol Division

Proactive Efforts

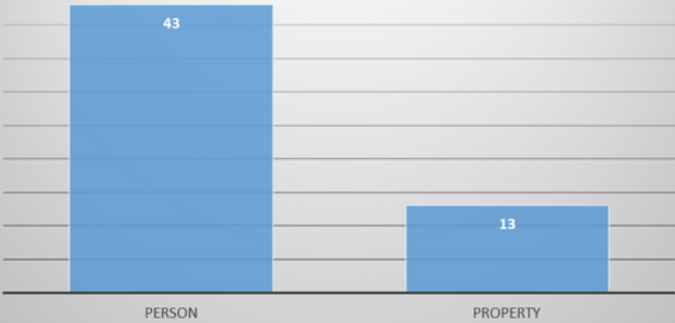
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
14	14	137	32	68

Shift Drug Weights

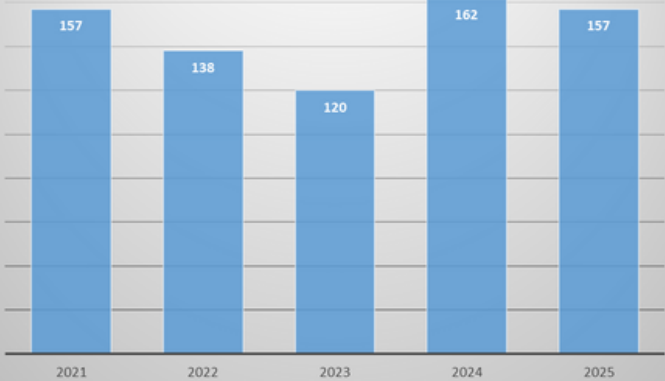
DRUG TYPE	WEIGHT
MARIJUANA	41.81 GRAMS
COCAINE	.08 GRAM
FENTANYL	.28 GRAMS
METH	31 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	316G PILLS
OTHER	.20 G CRACK

Criminal Investigations Division

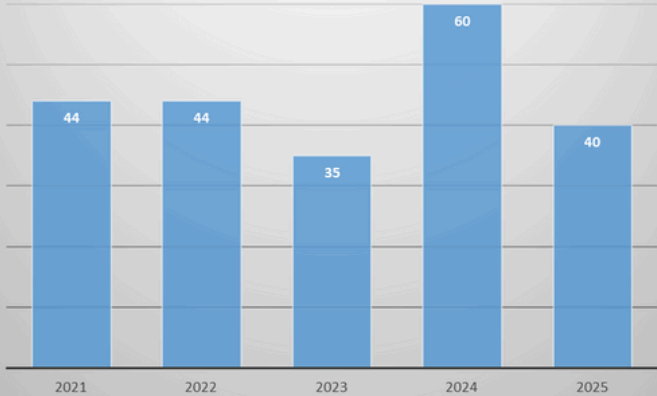
CID Closed Cases - 2025 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)



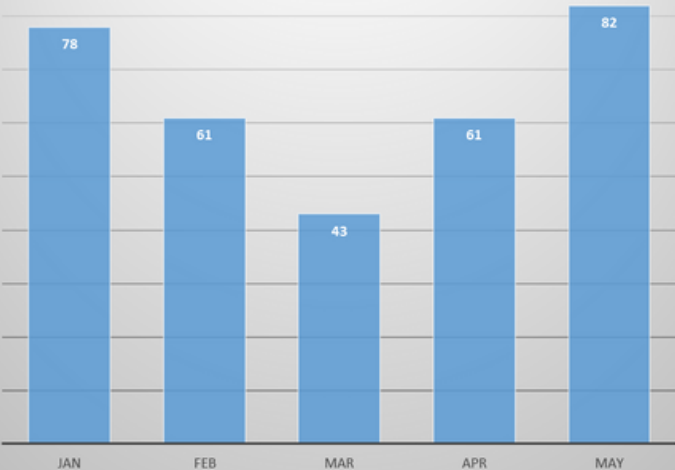
CID Assigned Cases
2025 Total YTD



White Collar Cases
2025 Total



New VA Cases
MAY 2025



Criminal Investigations Division

NARCOTIC TIPS

- 05/04/2025 - 128 Pine Ridge Dr. - Selling meth out of that house and gay prostitution I've seen several men coming and doing at all times of night and day. Zipping there pants up when they leave. Red Honda in the yard tracking number #25000126.
- 05/04/2025 - 132 Pine Ridge Dr. - Meth is being used and sold here. And gay prostitution, I've seen several men come and go at all times of the night.
- 05/07/2025 - 8 Hampton Ridge Dr. - Possession and distribution of drugs and guns.

Project Safe Neighborhoods Action Plan

- Community Engagement
 - Develop community basketball/ mentorship program
 - Working with Chief on developing program based on program hosted by Greenville City PD (Cops on the Court)
 - Develop anti-violence/ bullying curriculum for schools
 - Working with Chief on picking material from Law Publications
- Network with Outside Agencies
 - 5/20/25 Attended monthly Upstate Gun/ Gang Violence Meeting
- NIBINS
 - Working with Lt. Blackwell in order to forward shell casings from Safe Evidence Management System to NIBINS lab
 - On 5/15/25 requested 11 firearms from P&E to test fire through bullet trap
- Gang Member Intel Database
 - Working with SLED to regain access to GangNet since its login portal changed
- Chronic Violent Offender (CVO) List
 - Added Kelly Antonio Mayfield to CVO list
- Develop Strategies to Reduce Gun Crime
 - PSN/ DPU proactive patrol operation scheduled for 6/21

Category Number:
Item Number: 9.



AGENDA
GREER CITY COUNCIL
6/24/2025

Public Services Activity Report - May 2025

ATTACHMENTS:

Description		Upload Date	Type
📎	Public Services Activity Report - May	6/18/2025	Backup
	2025		



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

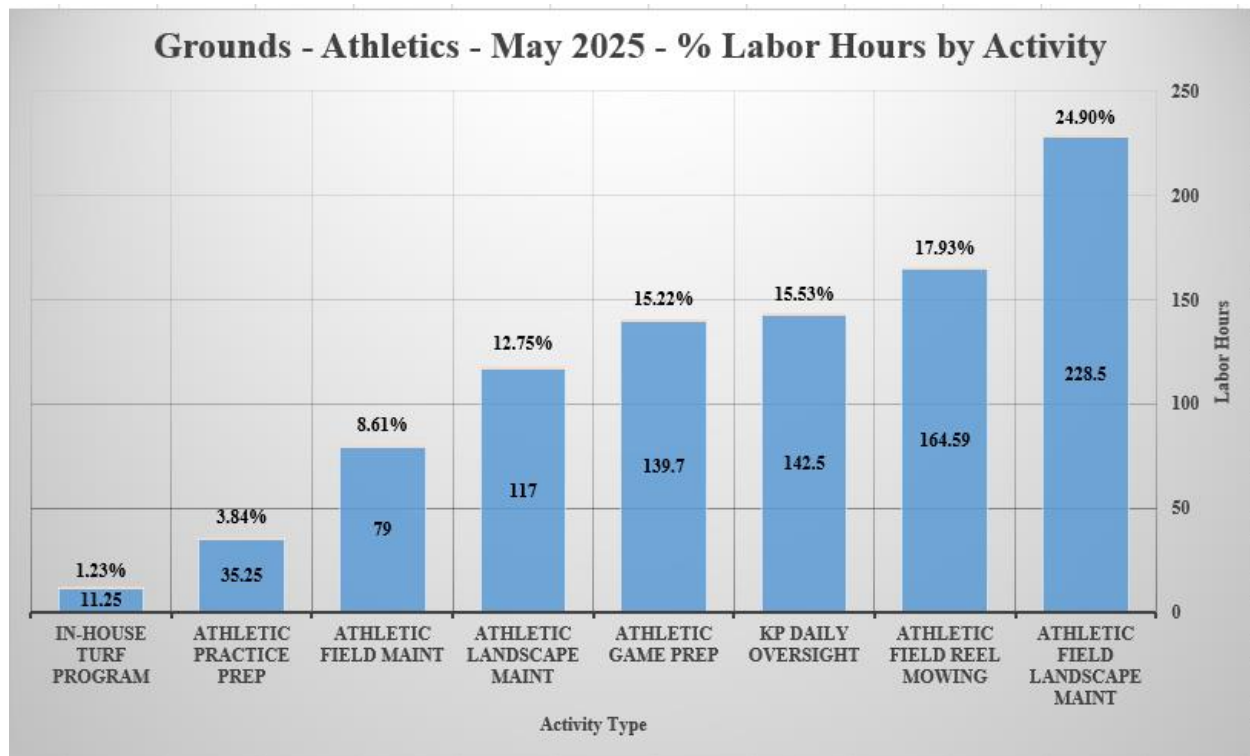
FROM: Public Services Department

SUBJECT: May Activity Report

DATE: June 18, 2025

Grounds Maintenance Division

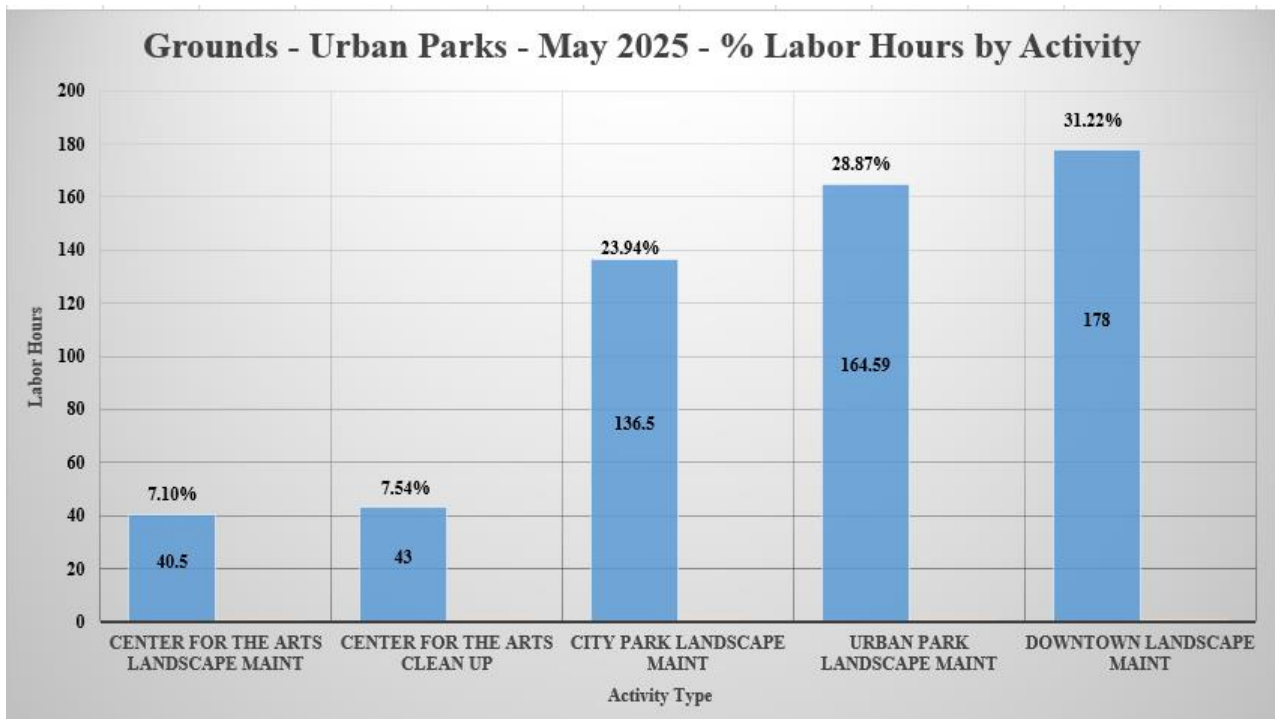
- Irrigation/Spray Tech:
 - Applied fertilizer and seasonal fire ant control on the athletic fields and parks (Country Club, Century Fields 1-3, Stevens, Suber Fields 1-2, Big/ Little Turner Fields, City Stadium, Kids Planet, Brushy Creek, Center for the Arts, and Veterans)
 - Repaired eleven [11] irrigation heads at City Park, Station 42, Needmore Rec Center, Suber Soccer, and Country Club Athletic Fields
 - Repaired misters at Kids Planet
- Staff continue to prep all athletic fields for weekly practices and games
- Staff aerated and applied topdressing sand at City Stadium, Suber Soccer Fields, Country Club Soccer Fields, and at City Park
- Staff continued to reel mow athletic fields at Country Club, Victor Field, Century Park Field 1, City Stadium, and Suber Fields 1-2
- Staff prepped City Stadium for an Archery tournament on May 17, 2025
- Staff prepped the Disc Golf Course for a tournament on May 30, 2025
- Staff repaired the backstop netting at Stevens Fields
- Staff prepped Turner Park for St. Jude/Agape House 5K run on May 3, 2025
- 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 Education and Training:
 - Staff attended Generational Differences Training
 - Two [2] staff members attended Defensive Driving Training on May 13, 2025



Urban Parks Division

- Staff continue daily routine maintenance of City Park, Downtown Urban Park, Center for the Arts, neighborhood parks, recreation centers, and Veterans Park
- Staff prepped Veterans Park for a memorial service held on May 9, 2025
- Staff continue to prep the downtown area [Amphitheater, Gazebo, picnic shelter and lower circle field at the playground) for weekly rentals
- Staff performed bi-weekly fountain maintenance and cleaning
- Staff continue to prep the downtown area for the weekly Farmers Market held on Sundays
- Staff installed the new chalkboard at Center For the Arts
- Staff redone the landscape bed on School Street

- Staff switched out Spring Banners to the new Summer Patriotic Banners in the Downtown Area and at Veterans Park
- Staff changed both City Park Fountain lights to red, white, and blue
- Staff prepped the downtown area for the BMW Charity Pro-Am / Par Tee event to be held on Sunday
- Staff Education and Training:
 - Staff attended Generational Differences Training



Street Maintenance Division

- Cut grass around town seven [7] days
- Used roadside tractor to cut back street right-of-ways for fifteen [15] days
- Hauled fifteen [15] loads of construction material to the landfill
- Road/curbside weed spraying twelve [12] days for a total of 1,088 miles

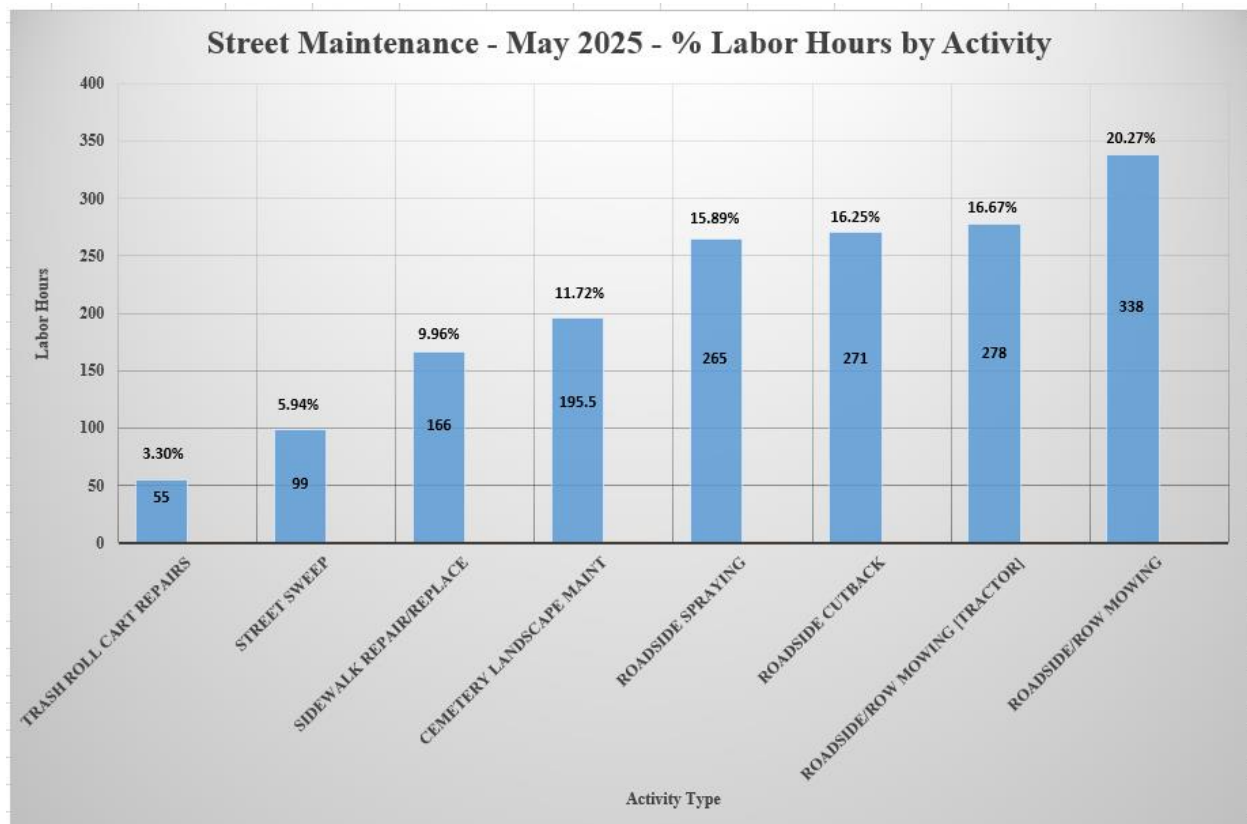
- Ran sweeper truck twelve [12] days for a total of 280 miles
- Staff continued covering City Convenience Center on Saturdays (1 employee – 24 hours)
- Staff mowed the grass at Mountain View and Jason Street Cemetery twice this month (12 employees – 123 hours)
- Emptied construction bin at the Convenience Center fourteen [14] times
- Staff used RC Mower to cut High Bridge Hill and the sediment ponds at Suber Road Fire Department, Little Turner, and Country Club two [2] days
- Staff used the chipper as they did tree cutbacks five [5] days
- Staff prepped the area and poured two [2] pads for benches at Tryon Center
- Employee cleaned up at the Convenience Center ten [10] days
- Staff repaired one [1] pothole:
 - 404 4th Street
- Staff Education and Training:
 - Staff attended Generational Differences Training
 - Four [4] staff members attended OSHA Confined Space Training in Columbia on May 29, 2025

CPW Street Cut Repairs

- Staff completed nine [9] CPW Street Cuts:
 - Leach St
 - 103 Jackson St
 - 108 Morrow St
 - 603 W Poinsett
 - 800 W Poinsett
 - Two [2] on Snow St
 - 208 E Bearden St
 - 405 Lancaster Ave

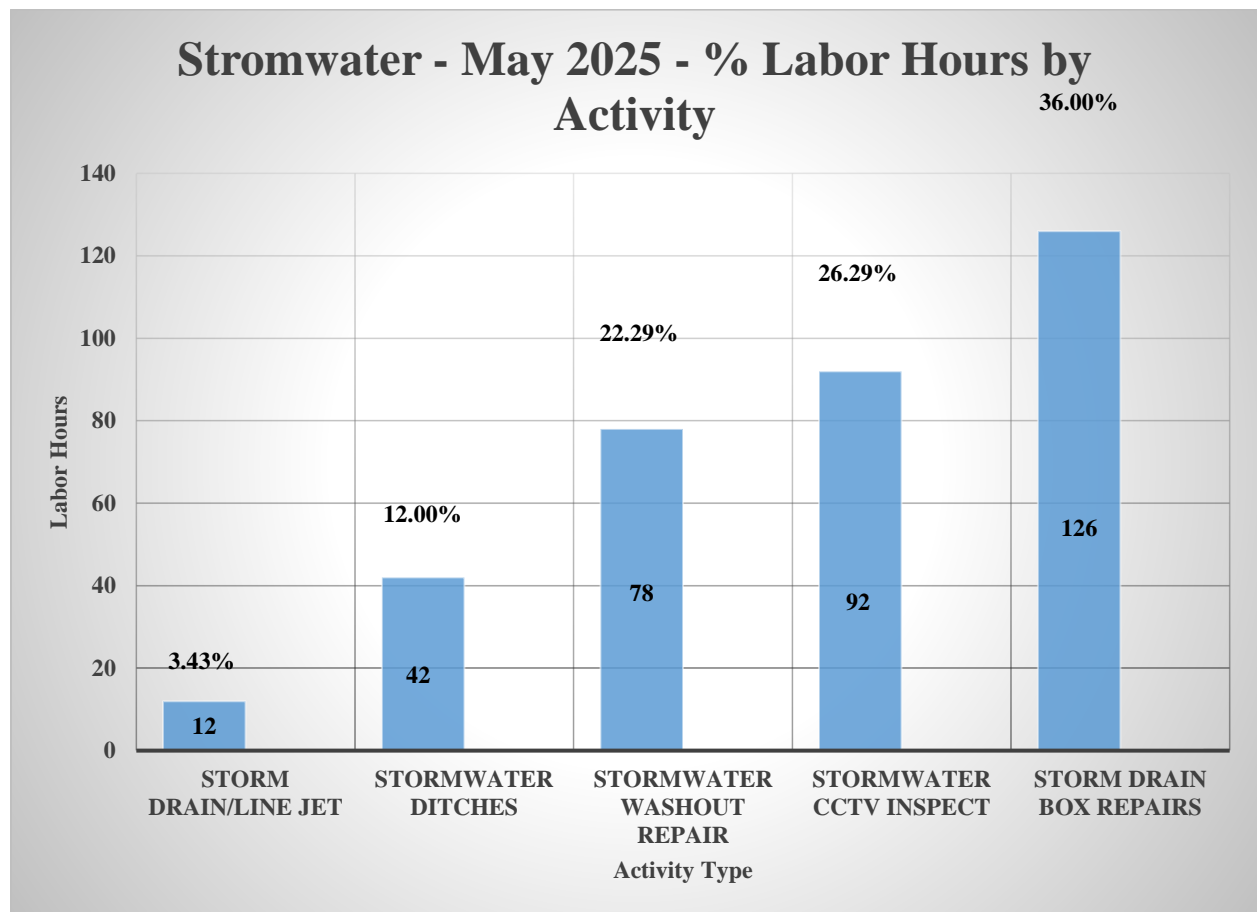
Signs Repaired/Replaced

- Installed eleven [11] new signs:
 - Seven [7] stop signs at Tryon St Ext and Highland St, Tryon St Ext and Oakland Ave, Tryon St Ext and Claudia St, 315 Buncombe St, Trade St and Davis, Ashmore St and Highland Dr, and Village Dr and Chandler Rd
 - Two [2] yield signs at S Miller St and McCall St
 - Two [2] Speed limit signs on Morrow St and Lorla St
- Repaired or Replaced four [4] stop signs:
 - Repaired Morrow St and Elcons Dr, Caldwell St and Highland Dr, and Holly Circle and Tryon St
 - Replaced Finley Ave and McDade St

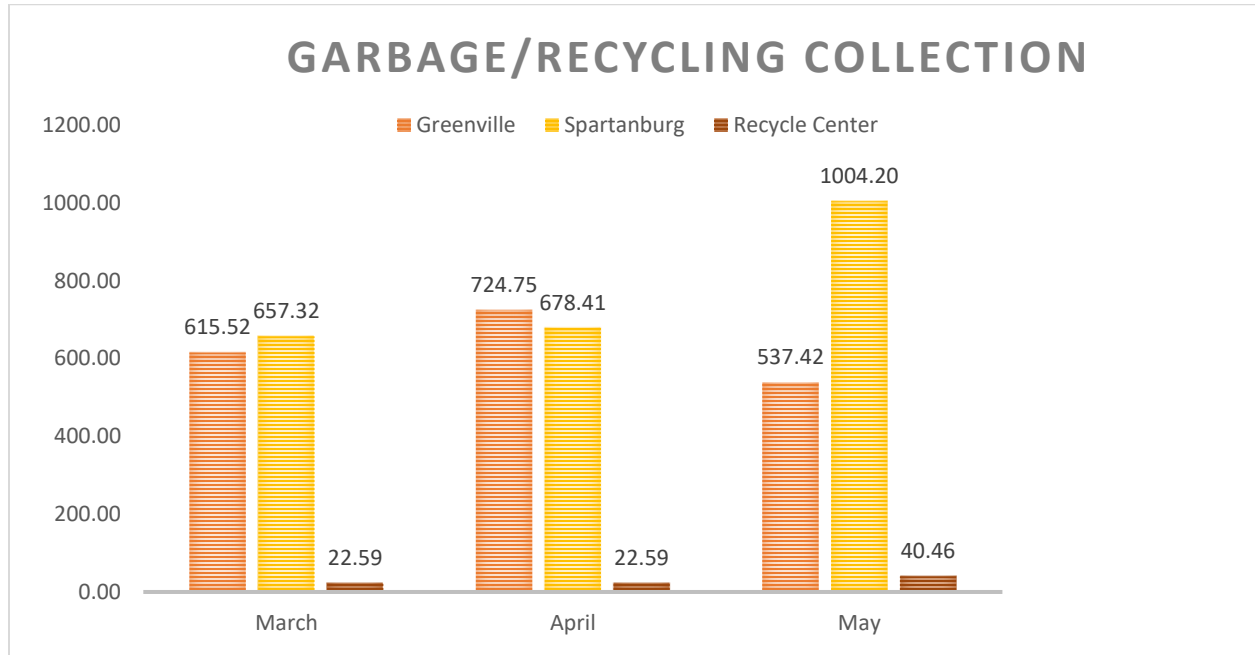


Stormwater Division

- Ditches
 - Redefine ditch line on Biblebrook [230 LF]
- Inspected pipe in the following subdivisions for Engineering:
 - Blazer Ridge [250 LF]
 - Amber Creek [230 LF]
- Repaired storm drain box at Mountain View Cemetery
- Repaired [100 LF] curb line at Mountain View Cemetery
- Reset storm drain lid on Dillard Creek Court



Solid Waste Division



YTD Fiscal Year Totals: Greenville 10,819.52 + Spartanburg 4105.89 = **14925.41**

Bins & Carts Delivered

NEW HOME CARTS: **63** REPAIRED/REPLACEMENT CARTS: **57**

YARD WASTE CARTS: **7** DELIVERED RECYCLE BINS: **1**

2nd CART DELIVERED: **6** PURCHASED REPLACEMENT CARTS: **5**

AT-THE-HOUSE LETTERS DELIVERED: **3**

Category Number:
Item Number: 10.



AGENDA
GREER CITY COUNCIL
6/24/2025

Social Media & Website Activity Report - May 2025

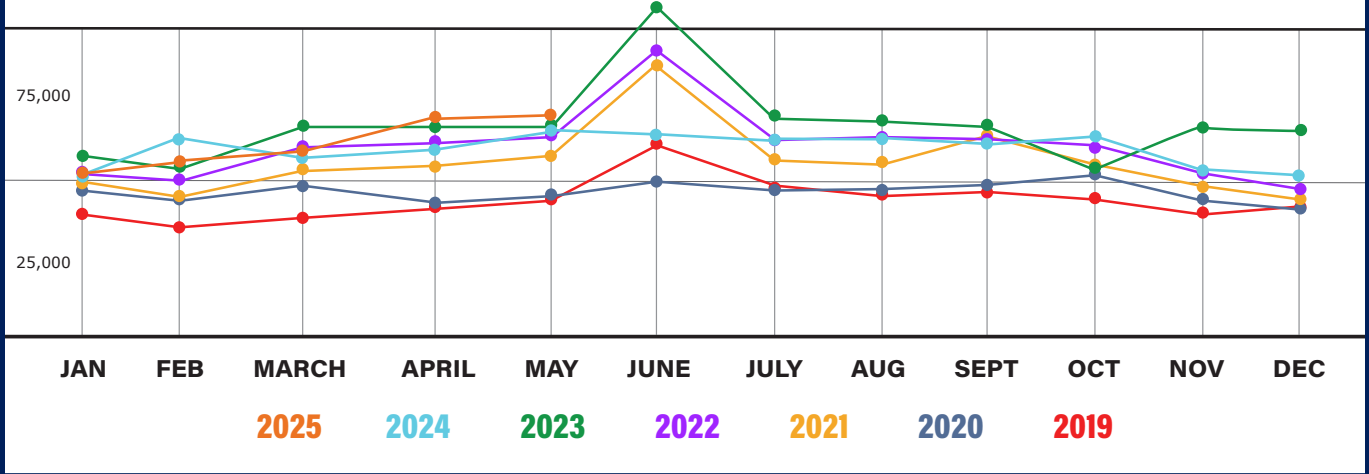
ATTACHMENTS:

Description		Upload Date	Type
▢	Social Media & Website Activity Report -	6/11/2025	Backup Material
	May 2025		

WEBSITE REPORT

MAY 1 - MAY 31, 2025

TOTAL PAGE VIEWS BY MONTH



VISITORS TO CITYOFGREER.ORG

Total Users: 24,458

New Users: 22,755

	First user prim...Channel Group	Total users	New users	Returning users	Average engagement time per active user
		24,458	22,755	4,680	53s
		100% of total	100% of total	100% of total	Avg 9%
1	Direct	11,265 (46.06%)	10,501 (46.15%)	2,093 (42.89%)	47s
2	Organic Search	8,452 (34.56%)	7,851 (34.5%)	1,826 (37.42%)	44s
3	Referral	4,019 (16.43%)	3,729 (16.43%)	924 (18.93%)	1m 34s
4	Organic Social	558 (2.28%)	546 (2.4%)	22 (0.45%)	13s
5	Paid Search	98 (0.4%)	98 (0.43%)	13 (0.27%)	32s

RETENTION

MONTHLY PAGE VIEWS: 69,698

Avg. Page Views Per Session: 2.88

TOP USERS BY LOCATION

Greer, SC - 7,646 Users

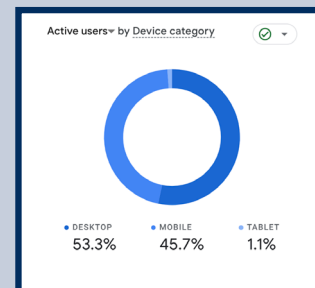
Atlanta, GA - 3,138 Users

Lenoir, NC - 1,515 Users



MOST VIEWED WEBSITE PAGES

1. Home
2. Events
3. PS/Trash & Yard Waste
4. Staff
5. PRT/Events/Seasonal Events
6. PRT/Athletics/Youth Athletics
7. Parks & Facilities
8. PD/Home
9. Departments
10. PRT/Events
11. Greer GIS
12. PRT/Athletics/Youth Baseball
13. PRT/Home
14. Planning & Development/Home
15. Finance/Business Licensing

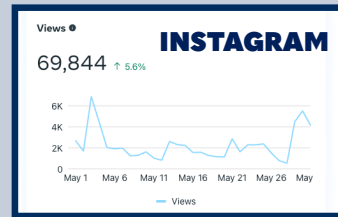
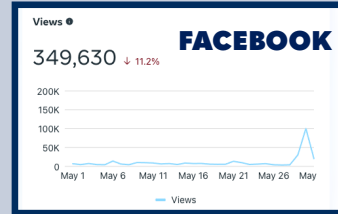
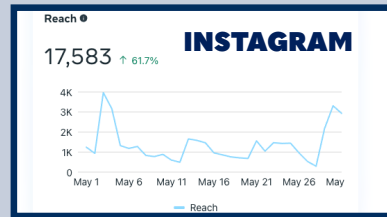
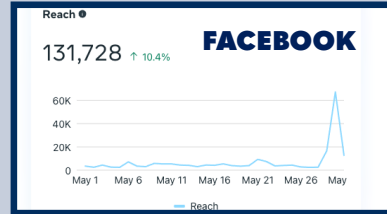


SOCIAL MEDIA REPORT

MAY 1 - MAY 31, 2025

TOTAL REACH

Facebook: 131.7k
Instagram: 17.6k

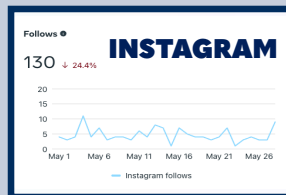
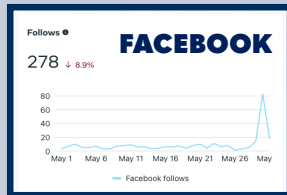


TOTAL VIEWS

Facebook: 349.6k
Instagram: 69.8K

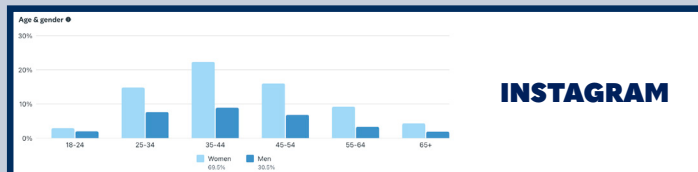
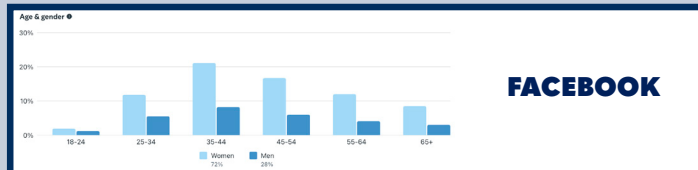
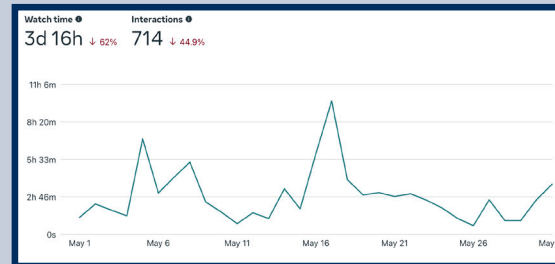
NEW FOLLOWERS

Facebook: 278
Instagram: 130



VIDEO PERFORMANCE

Minutes Viewed: 3 Days 16 hours (5,280 minutes)
Interactions: 714



AUDIENCE METRICS

Top Views by City (Facebook)
Greer (33.1%) (down from 33.5% last month)
Greenville (8.5%) (up from 8.2% last month)
Taylors (6.8%) (down from 7% last month)

Top Views by City (Instagram)
Greer (27.6%) (up from 27.3% last month)
Taylors (9%) (down from 9.1% last month)
Greenville (8%) (up from 7.9% last month)

2.8k Content Interactions on FB
2.5k Content Interactions on IG

11,931 FB Followers
8,841 IG Followers

Highest Engagement Days on FB: May 6 & 30
Highest Engagement Days on IG: May 3 & 30



AGENDA
GREER CITY COUNCIL
6/24/2025

Bid Summary - Pedestrian Bridge at Greer Golf

Summary:

The City of Greer – Administration/Capital Projects Department solicited sealed bids from qualified offerors for the construction of a Pedestrian Bridge at Greer Golf. Only the base scope of work will be awarded without the Optional Additional Work for a total project cost of \$126,800.00. The project cost will be covered under the general funds. (Action Required)

Executive Summary:

Rosalyn Carcamo, Purchaser

ATTACHMENTS:

Description	Upload Date	Type
❏ Cover Memo & Bid Summary	6/19/2025	Cover Memo



MEMO

To: Andy Merriman, City Administrator

From: Rosalyn Carcamo, Purchaser

Date: June 17, 2025

Subject: Award Recommendation
Project #2025-009 Pedestrian Bridge at Greer Golf

The City of Greer – Administration/Capital Projects Department solicited sealed bids from qualified offerors for the construction of a Pedestrian Bridge at Greer Golf. Only the base scope of work will be awarded without the Optional Additional Work for a total project cost of \$126,800.00. The project cost will be covered under the general funds.

The bid opening was held on May 15th, 2025, at 11 a.m. Please see attached bid opening summary as reference. After evaluation, the Administration/Capital Projects Department recommends project be awarded to Community First Developers LLC.

Staff requests approval from Council to proceed with award.

Regards,

Rosalyn Carcamo

Rosalyn Carcamo, Purchaser
(864) 479-0970
rcarcamo@cityofgreersc.gov

CITY ADMINISTRATION



BID SUMMARY

Below, please find the summary of bids for **Project #2025-009 Pedestrian Bridge at Greer Golf** as received by the City of Greer.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
Community First Developers LLC	1210 Gilreath Road Anderson, SC 29621	\$ 126,800.00 Optional Addtl. Work: \$20,000.00 – Cart Path connection \$1,000.00 - Demo Old Culvert & Cart Path
IPC Paving LLC DBA IPC Structures	2000 Spartanburg Hwy Suite 600 Hendersonville, NC 28792	\$ 186,600.00 Optional Addtl. Work: \$13,500.00 – Cart Path connection \$13,000.00 - Demo Old Culvert & Cart Path

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
6/24/2025

First and Final Reading of Resolution Number 11-2025

Summary:

A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA, (A) DECLARING REALLOCATING FUNDS AND REDESIGNATING PROJECTS RELATED TO EXPENDITURES MADE AS PART OF A 2022 LEASE PURCHASE PLAN OF FINANCE; AND (B) PROVIDING FOR OTHER RELATED MATTERS. (Action Required)

Executive Summary:

Chris Kline, Finance Director

ATTACHMENTS:

Description	Upload Date	Type
❏ Resolution Number 11-2025	6/16/2025	Resolution

RESOLUTION NUMBER 11-2025

A RESOLUTION OF THE CITY OF GREER, SOUTH CAROLINA, (A) DECLARING REALLOCATING FUNDS AND REDESIGNATING PROJECTS RELATED TO EXPENDITURES MADE AS PART OF A 2022 LEASE PURCHASE PLAN OF FINANCE; AND (B) PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, on or about August 19, 2022, the City consummated a lease purchase transaction in the amount of \$4,353,857 (“Financing”), in which some Financing proceeds were used to pay for 5-year assets and some Financing proceeds were used to pay for 10-year assets;

WHEREAS, following consummation of the Financing, because of various changes in project costs and other financial market conditions, \$137,000 in the 10-year asset classification remained unspent; and

WHEREAS, the City intends for this Resolution to provide formal reallocation of funds to the updated projects and a (re)designation of asset classes for those projects as follows:

- a. \$93,000.00 is allocated to “Tow Behind Leaf Loader,” and is designated as a 10-year asset;
- b. \$16,500.00 is allocated to a “Sand/Salt Spreader,” and is designated as a 10-year asset;
- c. \$15,000.00 is allocated to a “RT-4 Trailer and 6x10 Enclosed Trailer,” and is designated as a 10-year asset; and
- d. \$12,500.00 is allocated to an “E-47 John Deere Mower,” and is designated as a 10-year asset.

SECTION 2. The City Administrator, or the City Administrator’s designee, is directed to provide this Resolution to the financial institution that participated with the City in the Financing as evidence of the City’s intention to reallocate and redesignate.

SECTION 3. All resolutions and parts thereof in conflict herewith are, to the extent of such conflict, repealed.

[ONE SIGNATURE PAGE FOLLOWS]
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

Adopted: June 24, 2025.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

[SEAL]
ATTEST:

Tammela Duncan, Municipal Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Root Law LLC



AGENDA
GREER CITY COUNCIL
6/24/2025

First and Final Reading of Resolution Number 12-2025

Summary:

A RESOLUTION TO ACCEPT BRAEBURN ORCHARD SUBDIVISION STREETS, NAMELY CRISP CAMEO CT, GOLDEN GALA WAY AND CRIPPS PINK PLACE INTO THE CITY OF GREER STREET SYSTEM
(Action Required)

Executive Summary:

Steve Grant, City Engineer

ATTACHMENTS:

Description	Upload Date	Type
❑ Resolution Number 12-2025	6/18/2025	Resolution
❑ Res 12-2025 Statement of Dedication	6/18/2025	Backup Material
❑ Res 12-2025 Aerial Photo	6/18/2025	Backup Material
❑ Res 12-2025 Street view Photo	6/18/2025	Backup Material

RESOLUTION NUMBER 12 – 2025

**A RESOLUTION TO ACCEPT BRAEBURN ORCHARD SUBDIVISION
STREETS, NAMELY CRISP CAMEO CT, GOLDEN GALA WAY AND
CRIPPS PINK PLACE 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 the subdivision shall be built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 24th day of June, 2025 that the certain streets within **BRAEBURN ORCHARD** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

CRISP CAMEO CT - from its intersection with Burns Road to its end, a length of approximately 1517 feet with a right-of-way width of 44 feet.

GOLDEN GALA WAY - from its intersection with Crisp Cameo Ct. to its end, a length of approximately 833 feet with a right-of-way width of 44 feet.

CRIPPS PINK PLACE from its intersection with Crisp Cameo Ct. to its end, a length of approximately 554 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: June 24, 2025

**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 Snow Road, LLC, 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 Aug 8 day of Aug 8, 2024.

Signed, Sealed and Delivered
in the presence of:

Snow Road, LLC (SEAL)
Name of Corporation

By: Aaron H. Brewster Trustee of the
And Darrell R. Brewer Living Trust
dated Sept 27, 2018

PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

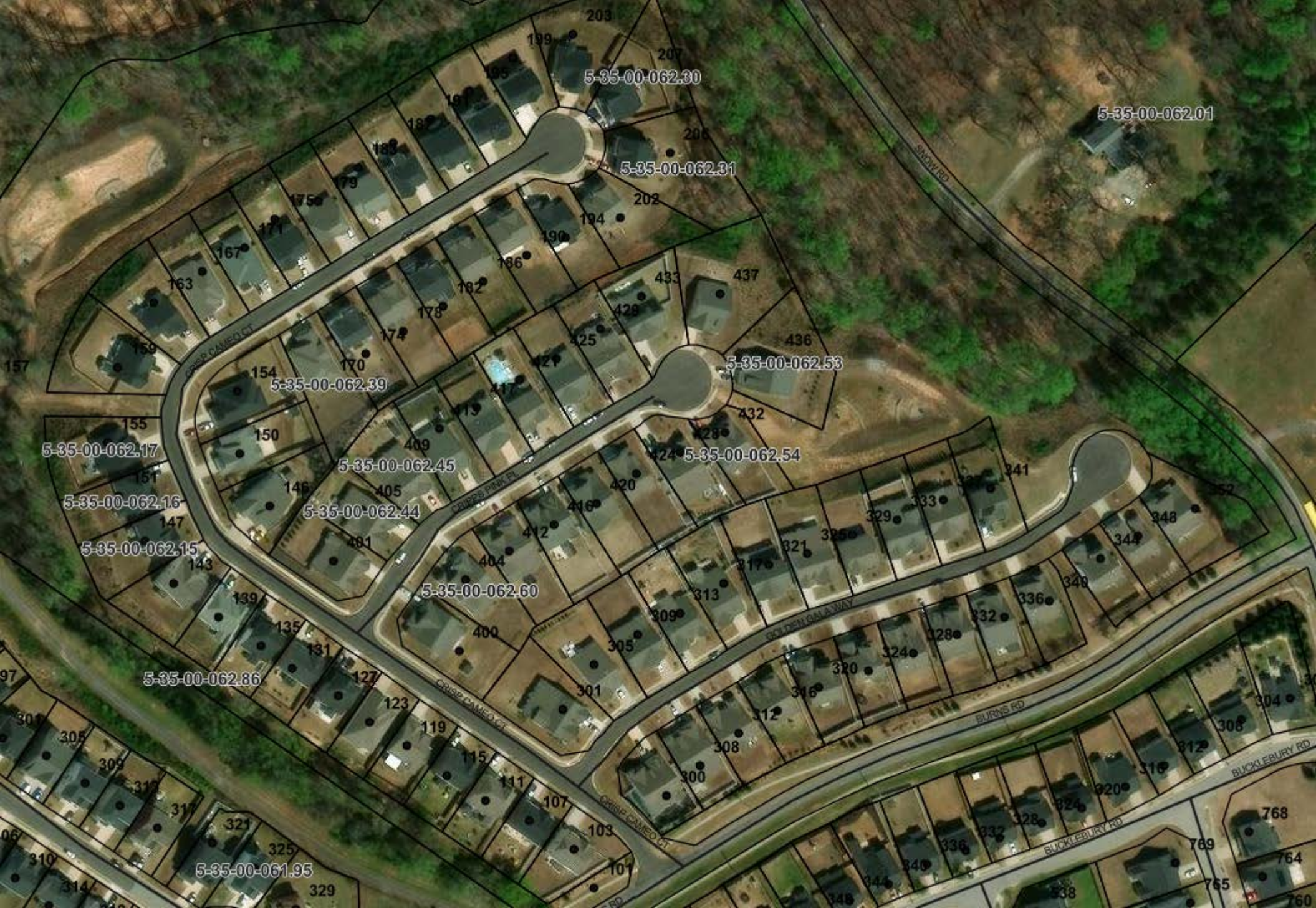
PERSONALLY appeared before me Susan H. Brewer who being first duly sworn, deposes and says that (s)he saw the within named Susan H. Brewer, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Jason Taylor witnessed the execution thereof.

SWORN to before me this 9th day of August, 2024

Jason Taylor (L.S.)
Notary Public for South Carolina

My Commission Expires: 3-27-33









AGENDA
GREER CITY COUNCIL
6/24/2025

First and Final Reading of Resolution Number 13-2025

Summary:

A RESOLUTION TO ACCEPT PARTS OF O'NEAL VILLAGE SUBDIVISION STREETS, NAMELY O'NEAL VILLAGE AVENUE, MERITAGE STREET, WICKER PARK AVENUE, KELVYN STREET, SCHILLER DRIVE, LAWNDAL DRIVE, NOBLE STREET, DAYSTROM DRIVE, NOVELTY DRIVE, GLENDON STREET, LEANDER DRIVE AND WAKELON DRIVE INTO THE CITY OF GREER STREET SYSTEM (Action Required)

Executive Summary:

Steve Grant, City Engineer

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 13-2025	6/18/2025	Resolution
☐ Res 13-2025 Statement of Dedication 1	6/18/2025	Backup Material
☐ Res 13-2025 Statement of Dedication 2	6/18/2025	Backup Material
☐ Res 13-2025 Statement of Dedication 3	6/18/2025	Backup Material
☐ Res 13-2025 Statement of Dedication 4	6/18/2025	Backup Material
☐ Res 13-2025 Statement of Dedication 5	6/18/2025	Backup Material
☐ Res 13-2025 Drawing 6	6/18/2025	Backup Material
☐ Res 13-2025 Two Year Warranty Agreement	6/18/2025	Backup Material
☐ Res 13-2025 Street view photo	6/18/2025	Backup Material

RESOLUTION NUMBER 13 – 2025

A RESOLUTION TO ACCEPT PARTS OF O'NEAL VILLAGE SUBDIVISION STREETS, NAMELY O'NEAL VILLAGE AVENUE, MERITAGE STREET, WICKER PARK AVENUE, KELVYN STREET, SCHILLER DRIVE, LAWNDALE DRIVE, NOBLE STREET, DAYSTROM DRIVE, NOVELTY DRIVE, GLENDON STREET, LEANDER DRIVE AND WAKELON DRIVE 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 the subdivision shall be built upon to City standards;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 24th day of June, 2025 that the certain streets within **O'NEAL VILLAGE** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

O'NEAL VILLAGE AVENUE - from its intersection with SC Hwy 101 to Noble Street, a length of approximately 550 feet with a right-of-way width of 75 feet.

MERITAGE STREET - from its intersection with SC Hwy 101 to O'neal Village Avenue, a length of approximately 2384 feet with a right-of-way width of 44 feet.

WICKER PARK AVENUE from its intersection with Meritage Street to its intersection with O'Neal Village Avenue, a length of approximately 1174 feet with a right-of-way width of 44 feet.

KELVYN STREET - from its intersection with Meritage Street to its intersection with O'Neal Village Avenue, a length of approximately 643 feet with a right-of-way width of 44 feet.

SCHILLER DRIVE - from its intersection with Wicker Park Avenue to its intersection with Meritage Street, a length of approximately 282 feet with a right-of-way width of 44 feet.

LAWNDALE DRIVE - from its intersection with Wicker Park Avenue to its intersection with Meritage Street, a length of approximately 504 feet with a right-of-way width of 44 feet.

NOBLE STREET - from its Phase 2 line (Sta 4+70) to its intersection with Meritage Street, a length of approximately 415 feet with a right-of-way width of 44 feet.

DAYSTROM DRIVE - from its Phase 3-1 line (Sta 4+56) to its intersection with Townsend Avenue, a length of approximately 1440 feet with a right-of-way width of 44 feet.

NOVELTY DRIVE - from its intersection with Daystrom Drive to its intersection with Glendon Street, a length of approximately 295 feet with a right-of-way width of 44 feet.

GLENDON STREET - from its intersection with Novelty Drive to its intersection with

Townsend Avenue, a length of approximately 1736 feet with a right-of-way width of 44 feet.

LEANDER DRIVE - from its intersection with Glendon Street to its intersection with Townsend Avenue, a length of approximately 510 feet with a right-of-way width of 44 feet.

WAKELON DRIVE - from its intersection with Glendon Street to its intersection with Townsend Avenue, a length of approximately 510 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: June 24, 2025

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

BOOK PL 1397 PAGE 0090-0091

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 **O'Neal Village, Phase 4, Section 2**, 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 July authorized partner(s) and has caused its common seal to be affixed hereto this 18th day of June, 2024.

Signed, Sealed and Delivered
in the presence of:

OV Ventures, LLC (SEAL)
Name of Corporation

By: [Signature]

And: _____

[Signature]

PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me Patrick Brunner who being first duly sworn, deposes and says that (s)he saw the within named Daniel L. Spivey, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Traci Cooke witnessed the execution thereof.

SWORN to before me this 18th day of June, 2024.

[Signature] (L.S)
Notary Public for South Carolina

My Commission Expires: 8/23/2028



X [Signature]
RD/DED Book: DE 2724 Page: 1591 - 1591
July 9, 2024 12:50:21 PM
Rec: \$25.00

2024039738

1 Pgs

FILED IN GREENVILLE COUNTY, SC [Signature]

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

BOOK PLL 10 77 PAGE 48-48
48-48

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 **O'Neal Village, Phase 1-C**, 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 hereto this 18th day of June, 2024.

Signed, Sealed and Delivered
in the presence of:

OV Ventures, LLC (SEAL)
Name of Corporation

[Signature]
[Signature]

By: [Signature]
And: _____

PROBATE

**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE**

PERSONALLY appeared before me Patrick Brunner who being first duly sworn, deposes and says that (s)he saw the within named Daniel L. Spivacy, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Traci Cooke witnessed the execution thereof.

SWORN to before me this 18th day of JUNE, 2024.

[Signature] (L.S)
Notary Public for South Carolina

My Commission Expires: 8/23/2028



X [Signature]

2024039740
RD/DED Book: DE 2724 Page: 1593 - 1593 1 Pgs
July 9, 2024 12:50:23 PM
Rec: \$25.00
FILED IN GREENVILLE COUNTY, SC [Signature]

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

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 **O'Neal Village, Phase 1-A**, 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 hereto this 10th day of January, 2022.

Signed, Sealed and Delivered
in the presence of:

[Signature: Dorena Fritzel]
[Signature: Karen W. Bayham]

O'Neal Village, LLC (SEAL)
Name of Corporation

By: *[Signature: Manager]*, Manager

And: _____

Maryland
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF ~~GREENVILLE~~
Baltimore

PROBATE

PERSONALLY appeared before me Patricia McHale who being first duly sworn, deposes and says that (s)he saw the within named Matthew Brunner, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Kathleen Bayham witnessed the execution thereof.

SWORN to before me this 10th day of January, 2022.

[Signature: Notary Public] (L.S)
Notary Public for ~~South Carolina~~ *Maryland*

My Commission Expires: 10/13/2023

Shannon Marie Harbison
Notary Public
Baltimore County
Maryland
My Commission Expires 10/13/2023

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

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 **O'Neal Village, Phase 1-B**, 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 July authorized partner(s) and has caused its common seal to be affixed hereto this 10th day of January, 2022.

Signed, Sealed and Delivered
in the presence of:

Patricia Metlake
Kathleen Bayhan

O'Neal Ventures, LLC (SEAL)
Name of Corporation

By: *[Signature]*, Manager

And: _____

Maryland
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF ~~GREENVILLE~~
Baltimore

PROBATE

PERSONALLY appeared before me Patricia Metlake who being first duly sworn, deposes and says that (s)he saw the within named Matthew Brunner, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Kathleen Bayhan witnessed the execution thereof.

SWORN to before me this 10th day of January, 2022.

[Signature] (L.S)
Notary Public for ~~South Carolina~~ *Maryland*

My Commission Expires: 10/13/2023

Shannon Marie Harbison
Notary Public
Baltimore County
Maryland
My Commission Expires 10/13/2023

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

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 **O'Neal Village, Phase 1-E**, 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 July authorized partner(s) and has caused its common seal to be affixed hereto this 10th day of January, 2022.

Signed, Sealed and Delivered
in the presence of:

Patricia Mettlate
Kathleen Bayhan

OV Ventures, LLC (SEAL)
Name of Corporation

By: *[Signature]*, Manager

And: _____

Maryland
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF ~~GREENVILLE~~
Baltimore

PROBATE

PERSONALLY appeared before me *Patricia Mettlate* who being first duly sworn, deposes and says that (s)he saw the within named *Matthew Brunner*, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with *Kathleen Bayhan* witnessed the execution thereof.

SWORN to before me this 10th day of January, 2022.

[Signature] (L.S)
Notary Public for ~~South Carolina~~ Maryland

My Commission Expires: 10/13/2023

Shannon Marie Harbison
Notary Public
Baltimore County
Maryland
My Commission Expires 10/13/2023

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

BOOK PLB 1090 PAGE 7a

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 **O'Neal Village, Phase 1-D**, 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 July authorized partner(s) and has caused its common seal to be affixed hereto this 18th day of June, 2024.

Signed, Sealed and Delivered
in the presence of:

OV Ventures, LLC (SEAL)
Name of Corporation

[Signature]
Traci Cooke

By: [Signature]
And: _____

PROBATE

**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE**

PERSONALLY appeared before me Patrick Brunner who being first duly sworn, deposes and says that (s)he saw the within named Daniel L. Spivey, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Traci Cooke witnessed the execution thereof.

SWORN to before me this 18th day of June, 2024.

[Signature] (L.S)
Notary Public for South Carolina

My Commission Expires: 8/23/2028



X [Signature]
RD/DED Book: DE 2724 Page: 1590 - 1590 1 Pgs
July 9, 2024 12:50:20 PM
Rec: \$25.00
FILED IN GREENVILLE COUNTY, SC Timothy J. Hanney

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

BOOK PL 1366

PAGE 0047-004
0047-0047

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 **O'Neal Village, Phase 3, Section 2**, 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 hereto this 18th day of June, 2024.

Signed, Sealed and Delivered
in the presence of:

OV Ventures, LLC (SEAL)
Name of Corporation

By: [Signature]

~~And:~~ _____

[Signature]

PROBATE

**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE**

PERSONALLY appeared before me Patrick Brunner who being first duly sworn, deposes and says that (s)he saw the within named Daniel L. Spivey, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Traci Cooke witnessed the execution thereof.

SWORN to before me this 18th day of June, 2024.

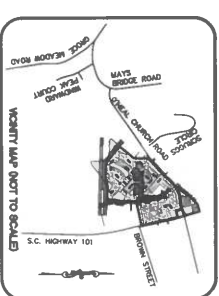
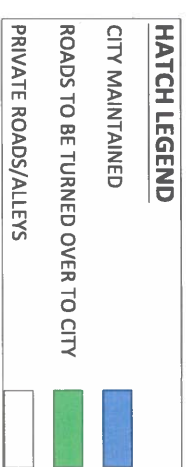
[Signature] (L.S)
Notary Public for South Carolina

My Commission Expires: 8/23/2028

X [Signature]



2024039739
RD/DED Book: DE 2724 Page: 1592 - 1592 1 Pgs
July 9, 2024 12:50:22 PM
Rec: \$25.00
FILED IN GREENVILLE COUNTY, SC [Signature]



TWO YEAR WARRANTY AGREEMENT

CITY OF GREER

DATE	RECORDED: PLAT
BK _____	PAGE INST NO: _____

This agreement is entered into this 4th day of June, 2025, between the City of Greer, SC, hereinafter referred to as the City of Greer and OU Ventures, LLC, hereinafter referred to as the Developer.

WITNESSETH:

WHEREAS, OU Ventures, LLC is the developer of record for a project known as O'Neal Village located at Highway 101 + O'Neal Village Avenue; Tax Map No. 0633020103006; and

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 Phases 3-2 and 4-2 (road(s)); between lots _____, for dedication.

Per plats recorded: 1366 @ 47 - 3-2
1397 @ 949 - 4-2

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 work is accepted by and dedicated to the City of Greer. 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:


OU Ventures, LLC
2600 Longstone Lane, Suit 201
Marriottsville, MD 21104

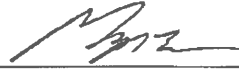
The Developer may at any time change the address for notices by delivering or mailing an aforesaid notice at least five (5) days prior to such change and setting forth the change.

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


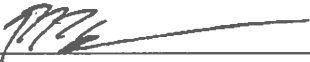
This document contains the entire agreement between the parties and no statement or representation not contained herein shall be valid.

City Engineer or Designee:
By: 
Title: CITY ENGINEER

ATTESTED:

David M. Buchanan

DEVELOPER OV Ventures, LLC
By: 
Title: Manager

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

ATTESTED:







AGENDA
GREER CITY COUNCIL
6/24/2025

First Reading of Ordinance Number 14-2025

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY KEYSTONE CONSTRUCTION, INC. LOCATED AT 118 MT VERNON CIRCLE FROM RURAL RESIDENTIAL (RR) TO SUBURBAN NEIGHBORHOOD (SN) (Action Required)

Executive Summary:

Ordinance 14-2025 is a request to rezone a single parcel located at 118 Mt. Vernon Circle in the Burgiss Hills neighborhood. The subject property, which comprises approximately 0.51 acres, is currently zoned Rural Residential (RR). The applicant is requesting a rezoning to Suburban Neighborhood (SN) in order to construct a single-family detached residence. The proposed development would feature setbacks that are consistent with those found throughout the surrounding neighborhood but are not permitted under the current zoning designation. A public hearing was held by the Planning Commission on June 16, 2025, to consider the rezoning request. Following the hearing, the Commission voted unanimously to recommend approval of the ordinance.

Andy Boyles, Planner

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	6/19/2025	Cover Memo
❑ Ordinance Number 14-2025	6/19/2025	Ordinance
❑ Ord 14-2025 Exhibit A Map	6/19/2025	Exhibit
❑ Ord 14-2025 Exhibit B Title to Real Estate	6/19/2025	Exhibit
❑ Ord 14-2025 Exhibit C Survey	6/19/2025	Exhibit
❑ Ord 14-2025 Application	6/19/2025	Backup Material
❑ Ord 14-2025 Planning Commission Minutes	6/19/2025	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Andy Boyles, Planner

Subject: Ordinance #14-2025

Date: June 16, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 14-2025 is a request to rezone a single parcel located at 118 Mt. Vernon Circle in the Burgiss Hills neighborhood. The subject property, which comprises approximately 0.51 acres, is currently zoned Rural Residential (RR). The applicant is requesting a rezoning to Suburban Neighborhood (SN) in order to construct a single-family detached residence. The proposed development would feature setbacks that are consistent with those found throughout the surrounding neighborhood but are not permitted under the current zoning designation.

A public hearing was held by the Planning Commission on June 16, 2025, to consider the rezoning request. Following the hearing, the Commission voted unanimously to recommend approval of the ordinance.

ORDINANCE NUMBER 14-2025

**AN ORDINANCE TO CHANGE THE ZONING
CLASSIFICATION OF A CERTAIN PROPERTY OWNED
BY KEYSTONE CONSTRUCTION, INC. LOCATED AT 118
MT VERNON CIRCLE FROM RURAL RESIDENTIAL (RR)
TO SUBURBAN NEIGHBORHOOD (SN)**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Keystone Construction Inc. located at 118 Mt. Vernon Circle and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number T018020124500 containing approximately 0.51 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on June 16, 2025.

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

3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 118 Mt. Vernon Circle more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number T018020124500 containing approximately 0.51 +/- acres attached

hereto marked as Exhibit A shall be changed from Rural Residential (RR) to Suburban Neighborhood (SN).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: June 24, 2025

Second and
Final Reading: July 8, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney

EXHIBIT

A

Subject Property
T018020124500
0.51 acres

MOUNT VERNON CIR

GROV

BURLWOOD DR

BURLWOOD CT

City of Greenville, Esri, HERE, Garmin, Geo
HERE, Garmin, (c) OpenStreetMap contri

W WADE HAMPTON

W WADE HAMPTON BLVD

W POINSETT ST

Ordinance 14-2025

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.



- City Limits
- 118 Mount Vernon (RZ 25-07)

Created 6/17/2025 by City of Greer GIS



2024046566

2 Pgs

EXHIBIT

B

DEED Book: DE 2727 Page: 0659 - 0660

August 7, 2024 10:54:03 AM Cons: \$115,000.00

Rec: \$15.00 Cnty Tax: \$126.50 State Tax: \$299.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Hanney

GRANTEE'S ADDRESS:

1861 Suber Mill Road

Greer, SC 29650

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that we, **JOSEPH R. BROWN AND SUSAN K. BROWN**, in consideration of the sum of **ONE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$115,000.00) DOLLARS**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **KEYSTONE CONSTRUCTION, INC**, its successors and assigns forever, all of our right, title, and interest in and to the following described property:

ALL that certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 13 on a plat of Burgiss Hill, Section III, recorded in the Office of the Register of Deeds for Greenville County in Plat Book BBB at Page 191; also shown on plat prepared by Mack L. Chapman, Jr., RLS, for Dennis N. Dzvonik and Wendy D. Dzvonik, dated November 9, 2001, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 44-Z at Page 59; and being more recently shown on a plat prepared by T. H. Walker, Jr., Surveying, for Sandra F. Henderson and Walter M. Henderson, dated December 12, 2019, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1355 at Page 79; reference to said more recent plat being hereby made for a more complete metes and bounds description thereof.

TAX MAP NUMBER: T018020124500

THIS being the same property conveyed to Joseph R. Brown and Sandra K. Brown by deed of Sandra F. Henderson and Walter Morann Henderson, Jr., aka Walter M. Henderson, Jr., dated March 30, 2020, and recorded April 9, 2020, in the Office of the Register of Deeds for Greenville County in Deed Book 2591 at Page 4729.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, set back lines, restrictions and protective covenants that may appear of record, on the recorded plat or on the premises.

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

WITNESS the Grantor's(s') hand(s) and seal(s) this 7th day of August, 2024.

x Joseph R. Brown
Joseph R. Brown

x Susan K. Brown
Susan K. Brown

SIGNED, sealed and delivered in the presence of:

Ronald G. Bruce
Witness – Ronald G. Bruce

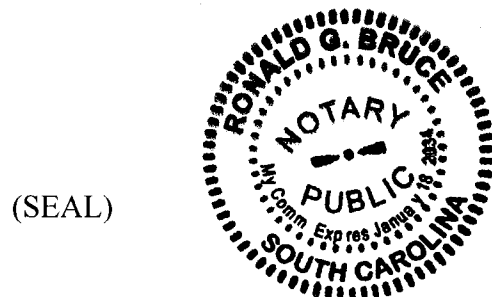
Janine Riding
Witness – Janine Riding

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

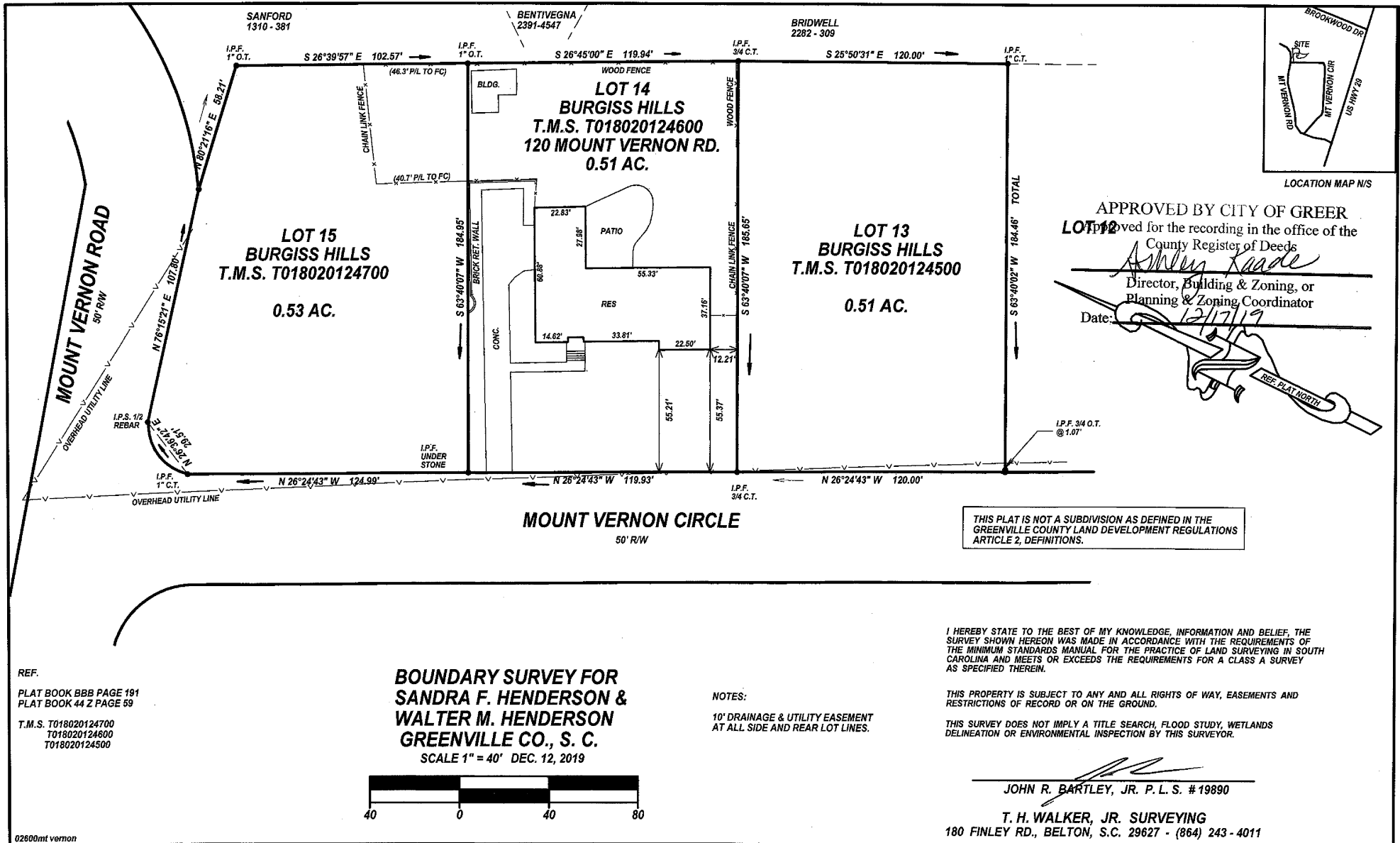
I, Ronald G. Bruce, a Notary Public in and for the State of South Carolina, do hereby certify that Joseph R. Brown and Susan K. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my signature this 7th day of August, 2024.



Ronald G. Bruce
Notary Public for South Carolina
My commission expires: January 18, 2034

[Signature]





**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 5/8/2025

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

Tax Map Number(s) T018020124500

Property Address(s) 118 Mount Vernon Cir. Greer

Acreage of Properties .51 County Greenville

Applicant Information

Name Merle Saurok
Address 1801 Suber Mill Rd.
Greer SC 29650
Contact Number 804-384-3255
Email Merle@Keystoneconstruction.com
Business Name Keystone Construction Inc.

Property Owner Information

(If multiple owners, see back of sheet)

Name Keystone Construction Inc.
Address 1801 Suber Mill Rd.
Greer SC 29650
Contact Number 804 384 3255
Email Merle@Keystoneconstruction.com
Business Name Keystone Construction Inc.

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

RR (Rural Residential) to SN (Suburban Neighborhood)

Existing Use: Single Family Dwelling Proposed Use: Single Family Dwelling

Signature(s) MPSL
Crystal Saurok

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

See Reverse

Complete the section below if multiple property owners

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, June 16, 2025

DOCKET: RZ 25-07

APPLICANT: Keystone Construction

PROPERTY LOCATION: 118 Mount Vernon Circle

TAX MAP NUMBER: T018020124500

EXISTING ZONING: Rural Residential (RR)

REQUEST: Rezone to Suburban Neighborhood (SN)

SIZE: .51 acres

COMPREHENSIVE PLAN: Traditional Neighborhood (TN)

ANALYSIS: **RZ 25-07**

RZ 25-07 is a rezoning request for one parcel on Mount Vernon Circle with a total acreage of .51 acres. The request is to rezone the parcel from Rural Residential to Suburban Neighborhood to allow the construction of one single-family detached home.

Surrounding land uses and zoning include:

North:	Rural Residential (RR) - residential
East:	Rural Residential (RR) - residential
South:	Rural Residential (RR) - residential
West:	Rural Residential (RR) - residential

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

The proposed request is consistent with the surrounding land uses and existing zoning designations. Additionally, it aligns with the goals and objectives outlined in the Comprehensive Plan, as well as the Future Land Use Map. Based on this analysis, staff recommends approval of the request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

Mr. Mead Cook, Keystone Construction, was present as applicant. He explained the request was for reduced setbacks of the new zoning district to build one single family detached house on the property.

Mr. Lamb asked if the plan for was set and if there would be only one lot. Mr. Cook said yes, because the lot has been graded and foundation poured for a house.

Mr. Thoma asked why not Traditional Neighborhood. Ms. Stahl responded that Suburban Neighborhood would address their needs.

ACTION – Mr. Lamb moved to approve RZ 25-07. Ms. Jones seconded the motion. The motion passed with a vote of 5 to 0.

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
6/24/2025

First Reading of Ordinance Number 16-2025

Summary:

AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES OF THE CITY OF GREER CODE OF ORDINANCES BY AMENDING ARTICLE XII – MOBILE FOOD UNITS, SECTION 18-501 THROUGH SECTION 18-524 TO ESTABLISH CERTAIN RULES AND REGULATIONS FOR MOBILE FOOD UNITS (Action Required)

Executive Summary:

Heather Towner, Business License Supervisor

ATTACHMENTS:

Description	Upload Date	Type
❏ Ordinance Number 16-2025	6/18/2025	Ordinance

ORDINANCE NUMBER 16-2025

AN ORDINANCE AMENDING CHAPTER 18 - BUSINESSES OF THE CITY OF GREER CODE OF ORDINANCES BY AMENDING ARTICLE XII – MOBILE FOOD UNITS, SECTION 18-501 THROUGH SECTION 18-524 TO ESTABLISH CERTAIN RULES AND REGULATIONS FOR MOBILE FOOD UNITS

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

WHEREAS, with the increased number of public events in the City, there has been an increase in the use of mobile food units to serve the public; and,

WHEREAS, the Greer City Council believes that there needs to be standards for mobile food units to balance the access of the public to food at public events while promoting the health, safety and general welfare of the citizens, residents and visitors of the City.

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

Section 1. To amend Chapter 18 – Businesses by adding Article XII - Mobile Food Units, Section 18-501 through Section 18-524 to the Code of the City of Greer as follows:

CODE OF ORDINANCES

CHAPTER 18 – BUSINESSES

Secs. 18-501 – 18-510. – Reserved.

ARTICLE XII. – MOBILE FOOD UNITS

Sec. 18-511. - 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:

Commissary is a permitted retail food establishment that is authorized by the South Carolina Department of ~~Health and Environmental Control (SCDHEC)~~ **Agriculture (SCDA)** to provide

support of operations, storage, food preparation, and servicing area for mobile food units or mobile food pushcarts.

Mobile food vendor is any person selling food from a mobile food unit, mobile food pushcart, or ice cream truck.

Mobile food units are fully enclosed mobile kitchens that may prepare, cook and serve foods as an extension of the commissary. This includes mobile food trucks, mobile food markets, and mobile food trailers. A mobile food unit must be permitted by ~~SCDHEC~~ **SCDA** to operate from a retail food establishment.

Mobile food pushcarts are limited food service units that operate as an extension of a commissary. A mobile food pushcart must be permitted by ~~SCDHEC~~ **SCDA** to operate from a commissary.

Ice cream truck is defined as a motor vehicle containing a freezer and from which a vendor sells frozen, prepackaged food products such as ice cream, frozen yogurt, frozen custard, frozen flavored water and any similar frozen products.

Sec. 18-512. – Permit and Fees.

Mobile food vendors shall acquire a City Business License and Mobile Food Vendor Permit prior to operating in the City and shall be subject to the regulations set forth herein, the terms of the permit, and Chapter 18 of the Greer City Code of Ordinances.

The fee for the Mobile Food Vendor Permit shall be set Greer City Council in the City of Greer Comprehensive Fee Schedule.

Sec. 18-513. - Requirements

- (a) At the time of application for a business license, the mobile food vendor shall provide a copy of valid driver's license, vehicle registration, and proof of general liability insurance for operation of the vehicle as a motor vehicle, ~~SCDHEC~~ **SDCA** permits and South Carolina Retail License, as applicable.
- (b) Mobile food vendors must comply with all requirements and regulations as established by ~~SCDHEC~~ **SCDA** in S.C. Code of Regulations R. 61-25.
- (c) Upon receiving a Business License and Mobile Food Vendor Permit, the mobile food vendor shall be subject to the requirements contained in this 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 and/or Mobile Food Vendor Permit as established in Section 18-515 below or the issuance of an ordinance summons pursuant to Section 18-516.

- (d) The mobile food vendor must collect and remit hospitality taxes in the same manner as any other food or drink establishment.
- (e) The mobile food vendor or one of its employees must be present at the mobile food unit, mobile food pushcart, or ice cream truck at all times.
- (f) The mobile food vendor is responsible for securing access to restrooms for employees.
- (g) A **ten (10) year** background check ~~from the South Carolina Law Enforcement Division (SLED), not more than thirty (30) days old, must be provided to the City of Greer by the applicant at its own cost at the time of application for a business license and any renewal thereof.~~ **will be performed by the City of Greer.** If an applicant is found to have been convicted of ~~any of the following offenses, regardless of the timeframe,~~ **two (2) misdemeanors (excluding minor traffic violations) or any felony convictions, within the previous 10 (ten) years, this will result in automatic disqualification.** ~~he or she will not be allowed to operate as a mobile food vendor.~~

- ~~(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) misdemeanor (excluding any traffic violation not described above) or felony convictions, other than those listed above, within the previous five (5) years will result in automatic disqualification.~~

- (h) The City of Greer will verify the status of each person applying for a business license as a mobile food vendor with the South Carolina Public Sex Offender Registry website. Any person whose name appears on the registry is automatically disqualified.
- (i) The applicant must pay all applicable fees and taxes associated with the Business License, and all ad valorem and sales tax, state and local hospitality taxes, County taxes and/or other similar taxes, as required.

Sec. 18-514. - Rules and Guidelines.

- (a) Mobile food vendors are prohibited from operations on any non-residential street or thoroughfare, sidewalk, alley, trail, other right-of-way or City owned property, including parks, unless approved by the City as part of a permitted event or contract with the City.
- (b) No mobile food unit, mobile food pushcart, or ice cream truck shall operate prior to 7:00 a.m. or after the same general operational hours of local restaurants in the area in which the mobile food unit is located, or if serving at an event, not after the event has officially ended, unless otherwise approved by the City of Greer.
- (c) A mobile food vendor operating as a caterer at a private event must be located on private property, or if approved upon submitting a Special Event Permit Application to the City, may park in an adjacent public parking lot. Food and beverage items are only to be sold to the private event audience, and not to the public.
- (d) Mobile food vendors may not operate within 250 feet of an existing restaurant while it is open for business unless written permission is given by the restaurant owner or if approved by the City as part of an event.
- (e) The mobile food vendor must receive written permission from the property owner to operate on their premises. This written permission must be with the vendor during the hours of operation and must be produced when requested by City officials.
- ~~(f) Mobile food vendors shall not operate as a drive in, drive through, or drive up window.~~
- (g) Mobile food vendors must vacate premises and return to the commissary in accordance with S.C. Code of Regulations R. 61-25.
- (h) The mobile food vendor shall always ensure the mobile food unit, mobile food pushcart, or ice cream truck is parked in a location that does not create traffic or safety issues and does not impede the activities of others at the location.
- (i) Mobile food units must be self-contained. Any non-self-contained mobile food units and mobile pushcarts may not utilize any outside power source.
- (j) Each licensed mobile food unit, mobile food pushcart, and ice cream truck must maintain sufficiently sized garbage receptacles for the litter being generated by the sales of the mobile food unit, pushcart, or ice cream truck. The mobile food vendor shall rid the premises of any litter which is associated with sales prior to departing the premises.

- (k) Devices in which an offensive or loud noise are used to attract customers are not permitted.
- (l) Liquid waste or grease shall not be released or disposed of in tree pits, storm drains, on sidewalks, streets or any other public spaces, or into the sanitary sewer system under any circumstances.
- (m) Mobile food units and ice cream trucks must have a UL rated 2A:10B:C fire extinguisher, a carbon monoxide detector, and a propane or other fuel detector, if propane or other fuel is being used in the operations of the mobile food unit.
- (n) No temporary lighting shall be provided on site where the mobile food unit or ice cream truck is operating, except that localized lighting may be used in or on the mobile food unit for the purpose of inside food preparation and menu illumination.
- (o) The mobile food unit, mobile pushcart, and ice cream truck shall not occupy, block, or impede access to any handicapped accessible parking space.
- (p) Mobile food units, mobile pushcarts, and ice cream trucks must comply with SC Code Section 56-5-2530 in regard to parking in proximity to listed restrictions, such as fire hydrants, fire department connections, driveway entrances, alleys, intersections, crosswalks and sidewalks.
- (q) Mobile food units selling beer and wine at an event must obtain a Beer and Wine Special Event License from the South Carolina Department of Revenue (SCDOR). The application must be approved by the City's police department as required by the SCDOR, and the license can only be used on the day(s) of the event. Vendors must meet all requirements set forth by the South Carolina Department of Revenue.
- (r) Liquor Special Event Permits may only be obtained by nonprofit organizations through application with the SCDOR. The application must be approved by the City's police department as required by the SCDOR, and the license can only be used on the day(s) of the event. Vendors must meet all requirements set forth by South Carolina Department of Revenue.

Sec. 18-515. - Ice Cream Trucks

- (a) Ice cream trucks are required to obtain a business license.
- (b) Ice cream trucks must remain mobile, except for short periods of time in order to make sales. However, if the ice cream truck is operating for permitted events under Section 18-513(a) or Section 18-513(b), the ice cream truck may remain parked in its designated area for the length of time specified in the Special Event Permit.

- (c) Ice cream trucks shall not operate before 9:00 a.m. and all operations must stop one-half hour prior to sunset as stated by the National Weather Service.
- (d) A bell or musical recording may be sounded to announce the arrival of the vehicle.

Sec. 18-516. - Denial, Revocation and Suspension

A Business License and/or Mobile Food Vendor Permit can be denied, revoked or suspended for the following reasons, but not limited to:

- (a) Violations in accordance with City of Greer Code Section 18-45.
- (b) Failure to maintain current vehicle registration and general liability insurance to operate the mobile food unit.
- (c) The owner(s), licensees, and/or manager(s) submitting false or fraudulent information or statements during any inspections.
- (d) The mobile food unit operates in an unsafe manner.
- (e) If ~~SCDHEC~~ **SCDA** denies, revokes or suspends their respective licenses or permits of the mobile food unit.
- (f) Failure to comply with this ordinance or any other ordinance of the City.
- (g) Any appeal of a business license or permit suspension or revocation shall be governed by City of Greer Code Section 18-46.

Sec. 18-517. –Violations

- (a) Any official from the City of Greer shall have the right, at any time after displaying proper identification, to enter any mobile food unit for the purpose of ascertaining whether or not any of the provisions of this Ordinance are being violated.
- (b) The provisions of this section are not exclusive. This section shall not prevent the enforcement of any other provisions of this Ordinance or other local, state, and federal laws and regulations.
- (c) Any person violating any provision of this article shall be deemed guilty of any 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. 18-518 – 18-524. – Reserved.

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

This Ordinance shall become effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced By:

First reading: June 24, 2025

Second and

Final reading: July 8, 2025

Approved as to Form:

Daniel Hughes, Esquire
City Attorney