



**AGENDA
GREER CITY COUNCIL**

July 8, 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 Wryley Bettis

Public Forum

Minutes of Council Meeting

1. June 24, 2025
(Action Required)

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final 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)

New Business

1. First and Final Reading of Resolution Number 15-2025
A RESOLUTION AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES

2025 IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$4,050,000
RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL
PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF
DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND PROVIDING
FOR RELATED MATTERS (Action Required)

Chris Kline, Finance Director

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

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

Category Number:
Item Number:



AGENDA
GREER CITY COUNCIL
7/8/2025

Councilman Wryley Bettis

ATTACHMENTS:

Description	Upload Date	Type
☐ Council 2025 Invocation Schedule	6/25/2025	Backup Material



**Greer City Council
2025 Invocation Schedule**

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

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
7/8/2025

June 24, 2025

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
☐ June 24, 2025 Council Meeting Minutes		7/2/2025	Backup Material

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL June 24, 2025

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:30 P.M.

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

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

Invocation and Pledge of Allegiance

Councilman Lee Dumas

Public Forum

No one signed up to speak

Minutes of the Council Meeting June 10, 2025

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the June 10, 2025 Council Regular Meeting be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition Employee Recognition

Mayor Rick Danner read Resolution Number 14-2025 recognizing and commending the following City of Greer Employees for their dedicated and faithful service. Each employee was presented with a Certificate of Appreciation and a day off.

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.

Departmental Reports

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

Finance

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

General Fund Cash Balance: \$24,714,552.

Revenue: \$48,430,303.

Total Expenditures: \$42,314,225.

Total Percentage: 8% under Budget

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.

Storm Water Fund Cash Balance: \$3,920,722.

Petitioner

Jeff Austin, Image East Video (110 East Poinsett St.)

Valet Parking on East Poinsett Street

Mr. Austin requested the City of Greer make four (4) parking spaces in front of his store (Image East Video) short term parking during the day and a drop off and pick up zone for valet parking in the evening. He stated he is a member of Memorial United Methodist Church and is

recommending using their parking lot which is approximately fifty (50) yards from the requested vehicle drop off area as the designated valet parking area. (Attachment)

Mayor Danner stated they would take this under consideration.

Andy Merriman, City Administrator presented the following:

Freedom Blast

Freedom Blast is Saturday, June 28 from 6:00pm-10:30pm at Greer City Park.

Join us as we come together as a community to honor our veterans and military service members for their unwavering dedication to protecting our freedom. Enjoy an evening of food, entertainment and a fireworks show at 10:00pm. Bring your family and friends for a memorable night!

Greer Golf

The City of Greer's 18-hole public course has made it onto a statewide "best of" list. GolfPass releases Golfers' Choice lists every year. For 2025, Greer Golf ranked #15 on the list of top public courses in South Carolina. You can book a tee time at <https://www.greergolf.com>.

Parking Lot Closure

The Public Parking lot at 155 Depot Street will be closed all day on Thursday, June 26, and will remain closed until after Freedom Blast. The parking lot will reopen by 6:00am on Sunday, June 29.

Mayor Danner – Commended the City of Greer Public Services Department. He stated he was part of a panel discussion this afternoon in Spartanburg where the South Carolina Public Services Society is holding their annual statewide meeting and we were well represented at that meeting. He stated he was happy to see our people represented and attending courses.

NEW BUSINESS

Bid Summary – 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. (Attachment)

Rosalyn Carcamo, Purchaser

ACTION – Councilmember Wryley Bettis made a motion to approve Community First Developers LLC in the amount of \$126,800.00. Councilmember Lee Dumas seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

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.

Chris Kline, Finance Director presented the request.

ACTION – Councilmember Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 11-2025. Councilmember Judy Albert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

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

Steve Grant, City Engineer presented the request.

ACTION – Councilmember Mark Hopper made a motion to approve First and Final Reading of Resolution Number 12-2025. Councilmember Judy Albert seconded the motion.

Comments were made.

VOTE – Motion carried unanimously.

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**

Steve Grant, City Engineer presented the request.

ACTION – Councilmember Lee Dumas made a motion to approve First and Final Reading of Resolution Number 13-2025. Councilmember Judy Albert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

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)**

Andy Boyles, Planner presented the request. He stated the Planning Commission held a Public Hearing June 16, 2025 and recommended approval. Staff recommends approval.

ACTION – Councilmember Lee Dumas made a motion to approve First Reading of Ordinance Number 14-2025. Councilmember Jay Arrowood seconded the motion.

Discussion held. A representative Mead Cook, Keystone Constructions spoke.

VOTE – Motion carried unanimously.

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**

Chris Kline, Finance Director presented the request.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 16-2025. Councilmember Mark Hopper seconded the motion.

Lengthy discussion held.

VOTE – Motion carried 6-1 with Councilman Karuam Booker voting in opposition.

Executive Session

1. Contractual Matter – Project Indy

ACTION – In (7:42 p.m.) – Councilmember Lee Dumas made a 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). Councilmember Karuam Booker seconded the motion. Motion carried unanimously.

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

ACTION - Out (8:28 p.m.) – Councilmember Lee Dumas made a motion to come out of Executive Session. Councilmember Judy Albert seconded the motion. Motion carried unanimously.

Motion after Executive Session **Project Indy**

ACTION – Councilmember Mark Hopper made a motion to authorize the City Administrator to enter into negotiations regarding the purchase of property relating to Project Indy. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried 6-1 with Councilmember Lee Dumas voting in opposition.

Adjournment – 8:28 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: July 8, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, June 20, 2025.



AGENDA
GREER CITY COUNCIL
7/8/2025

Second and Final 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)

ATTACHMENTS:

Description	Upload Date	Type
❏ Ordinance Number 14-2025	6/25/2025	Ordinance
❏ Ord 14-2025 Exhibit A Map	6/25/2025	Exhibit
❏ Ord 14-2025 Exhibit B Title to Real Estate	6/25/2025	Exhibit
❏ Ord 14-2025 Exhibit C Survey	6/25/2025	Exhibit
❏ Ord 14-2025 Application	6/25/2025	Backup Material
❏ Ord 14-2025 Planning Commission Minutes	6/25/2025	Backup Material

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: Councilman Lee Dumas

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

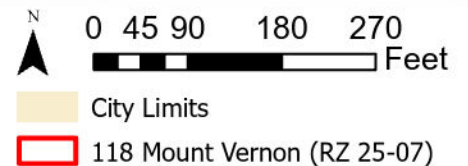
City of Greenville, Esri, HERE, Garmin, GeoEye, IGN, Aerotech, Earthstar, IGN, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

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.



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

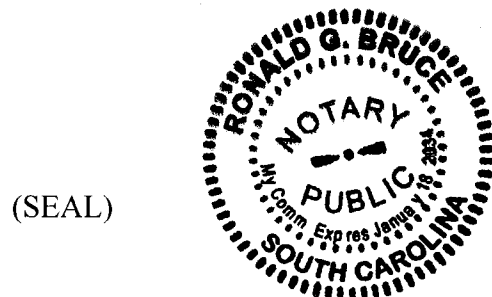
Janine Riding
Witness – Janine Riding

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

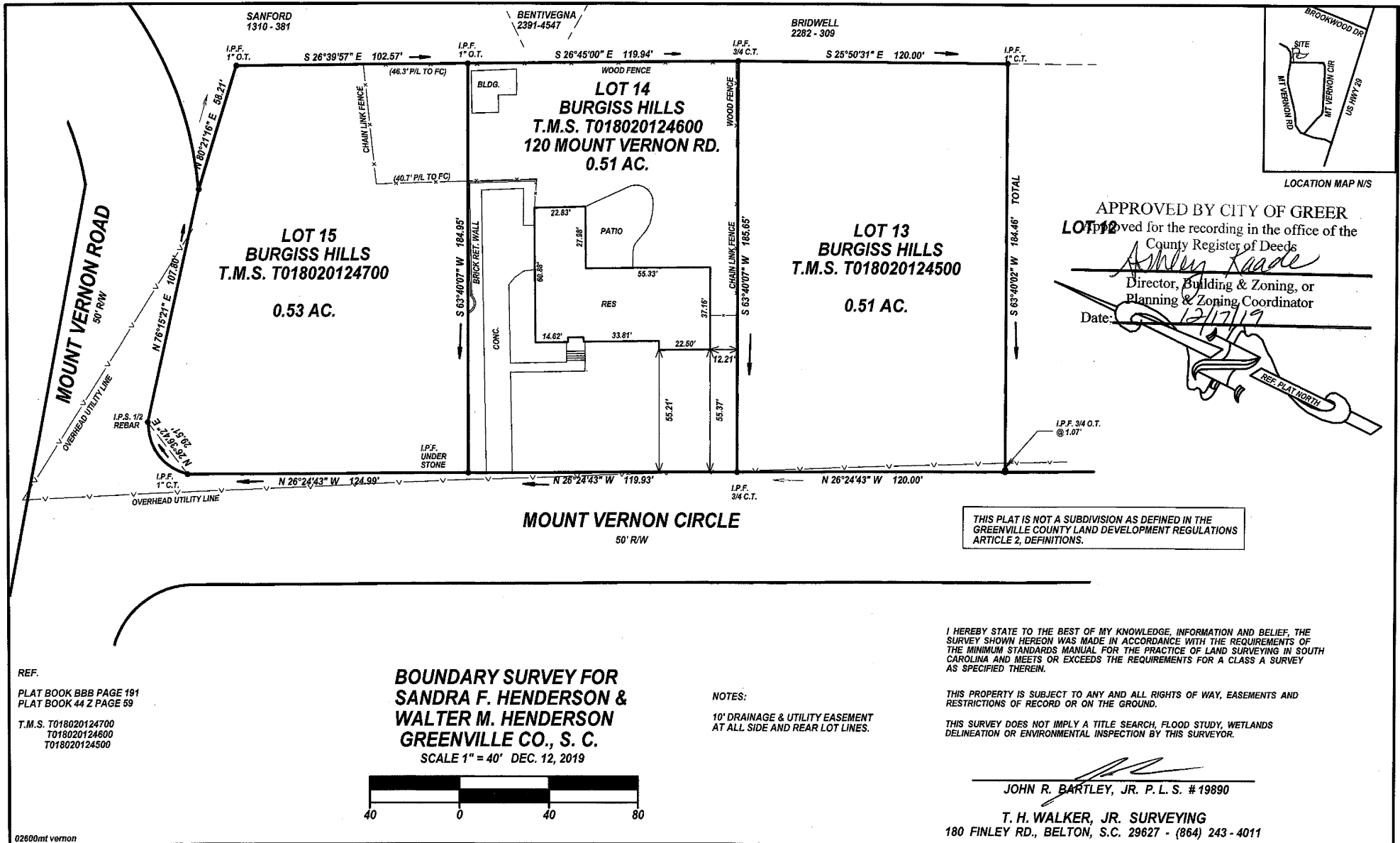
I, Ronald G. Bruce, a Notary Public in and for the State of South Carolina, do hereby certify that Joseph R. Brown and Susan K. Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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.



AGENDA
GREER CITY COUNCIL
7/8/2025

First and Final Reading of Resolution Number 15-2025

Summary:

A RESOLUTION AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES 2025 IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$4,050,000 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND PROVIDING FOR RELATED MATTERS (Action Required)

Executive Summary:

Chris Kline, Finance Director

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution Number 15-2025	7/2/2025	Resolution

RESOLUTION NUMBER 15-2025

A RESOLUTION AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES 2025 IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$4,050,000 RELATING TO THE FINANCING OF EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND PROVIDING FOR RELATED MATTERS

THE CITY COUNCIL ("COUNCIL") OF THE CITY OF GREER, SOUTH CAROLINA ("CITY"), RESOLVES:

Section 1. The City of Greer, South Carolina, finds:

- (a) the City is a body politic and corporate and a municipal corporation and possesses all powers granted to municipal corporations by the Constitution and general laws of South Carolina;
- (b) the City desires to enter a lease/purchase arrangement ("Lease") to finance the acquisition and use of equipment ("Equipment") as more fully described on Exhibit A, a copy of which is attached to this Resolution; and
- (c) the City's payments under the Lease are subject to annual appropriation by the Council.

Section 2. The Council authorizes the City Administrator, and his designees, to distribute a request for proposals to various financial institutions, determine the final principal amount (subject to any, if any, limit established in the City's Budget Ordinance for Fiscal Year 2025-2026), the implicit interest rate, and final termination/payment date of the Lease, and to select a financial institution based on a variety of factors, as the City Administrator deems appropriate, all without further action required of the Council.

Section 3. The Council authorizes the Mayor, the City Administrator, the City Attorney, and the City Clerk, acting jointly or individually, to execute and deliver the Lease and whatever other documents as are necessary to effect the execution and delivery of the Lease.

Done in meeting duly assembled: July 8, 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

[ONE EXHIBIT FOLLOWS]

EXHIBIT A
EQUIPMENT LIST

Aerial Drone
Appliances
Cameras
Computers, Equipment, and Software
Computers, Equipment, and Software (via IT Dept.)
Firearms & Upgrades
Furniture & Furnishings, Fixtures & Equipment (*e.g.*, chairs, desks, cabinets, shelving)
Heavy Equipment (*e.g.*, dump truck, knuckle boom truck)
HVAC (replace certain units)
Maintenance Equipment / Machinery
Portable Radios / Radio Equipment
Rescue Equipment
Safety & Training Equipment
Turnout Gear
Vehicles and Equipment
Vehicles and Equipment (Fleet Services Dept.)