



AGENDA
Greer City Council

November 25, 2025

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

6:30 PM
Council Regular Meeting

Public Hearing

1. Ordinance Number 30-2025
AN ORDINANCE AUTHORIZING THE CLOSURE OF A PORTION OF A
PUBLIC ROAD IN THE CITY OF GREER (Park Avenue)

Call to Order of Regular Meeting

Mayor Rick Danner

Invocation and Pledge of Allegiance

Mayor Rick Danner

1. 2025 Council Invocation Schedule

Public Forum

Minutes of Council Meeting

1. November 11, 2025 Council Meeting Minutes (Action Required)

Departmental Reports

1. Economic Development Activity Report - October 2025
2. Engineering Activity Report - October 2025
3. Finance Activity Report - October 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 - October 2025
5. Municipal Court Activity Report - October 2025
6. Parks, Recreation & Tourism Activity Report - October 2025

7. Planning & Development Activity Report - October 2025
8. Police Department Activity Report - October 2025
9. Public Services Activity Report - October 2025
10. Social Media & Website Activity Report - October 2025

Presentation

Sesquicentennial Celebration - The City of Greer is planning a year-long celebration to mark its sesquicentennial. Tourism Specialist Lindsey Shaffer will provide Council with a quick snapshot of how the city will celebrate 150 years of Greer.

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final Reading of Ordinance Number 25-2025
AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF GREER TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020. (Action Required)
Chris Kline, Finance Director
2. Second Reading of Ordinance Number 26-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY CNS PROPERTY, LLC LOCATED AT 1455 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES (Action Required)
Ashley Kaade, Planning Manager
3. Second Reading of Ordinance Number 27-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY AGWG 3085 HOLDINGS, LLC LOCATED AT 3019 SOUTH HIGHWAY 14, 3021 SOUTH HIGHWAY 14, AND 3035 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES (Action Required)
Ashley Kaade, Planning Manager
4. Second Reading of Ordinance Number 28-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY HWY 14 CARS, LLC LOCATED AT 3085 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY (Action Required)
Ashley Kaade, Planning Manager
5. Second Reading of Ordinance Number 29-2025
AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA, TO ADOPT THE GREER COMPREHENSIVE PLAN FIVE-YEAR UPDATE CONSISTENT

WITH REQUIREMENTS OF SOUTH CAROLINA LOCAL GOVERNMENT
COMPREHENSIVE PLANNING ACT OF 1994. (Action Required)
Ashley Kaade, Planning Manager

New Business

1. Award Recommendation - Project #2026-008 Stevens Field Wall Replacement
The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for the Stevens Field Wall Replacement in response to damage sustained from Hurricane Helene. The project cost is part of the list of damages to be reviewed by FEMA for reimbursement. The bid opening was held on November 12, 2025, at 11 a.m. A total of six (6) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Foothills Contracting Service LLC for both the base and alternate bids. (Action Required)
Rosalyn Carcamo
Procurement & Grants Supervisor
2. City of Greer 2026 Paving List
The proposed paving lists for 2026 are attached. One for the Greenville County side and one for the Spartanburg County side of the City. The lists were compiled by using the PCI score from the pavement evaluation performed by Infrastructure Management Services (IMS) in 2024 and visual inspections of all streets on the list. (Action Required)
I will also review details of the Spartanburg County Penny Tax.
Steve Grant, City Engineer
3. First and Final Reading of Resolution Number 22-2025
A RESOLUTION TO AMEND THE CITY OF GREER HOLIDAY SCHEDULE AS OUTLINED IN THE CITY OF GREER POLICIES AND PROCEDURES MANUAL (Action Required)
Andy Merriman, City Administrator
4. First and Final Reading of Resolution Number 23-2025
A RESOLUTION IN CONSIDERATION OF A REQUEST FOR CLOSURE OF A PORTION OF A PUBLIC ROAD IN THE CITY OF GREER AND TO REFER THE ROAD CLOSURE TO THE CITY ATTORNEY PURSUANT TO CITY ORDINANCE 78-11 (Action Required)
Andy Merriman, City Administrator
5. First and Final Reading of Resolution Number 24-2025
A RESOLUTION APPROVING THE POLICE DEPARTMENT'S USE OF 150TH ANNIVERSARY COMMEMORATIVE BADGE FOR CALENDAR YEAR 2026 (Action Required)
Matt Hamby, Chief of Police
6. First Reading of Ordinance Number 30-2025
AN ORDINANCE AUTHORIZING THE CLOSURE OF A PORTION OF A PUBLIC ROAD IN THE CITY OF GREER (Action Required)
Andy Merriman, City Administrator
7. First Reading of Ordinance Number 31-2025

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL
INTEREST IN CERTAIN REAL PROPERTY AND A TEMPORARY
EASEMENT IN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF
GREER (Action Required)
Steve Grant, City Engineer

Executive Session

Council may take action on matters discussed in executive session.

1. Personnel Matter
Request: Motion to enter into Executive Session to discuss a Personnel
Matter pertaining to the City Administrator; as allowed by State Statute Section
30-4-70(a)(1)

Adjournment

Anyone who requires an auxiliary aid or service to 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.



**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

CITY OF GREER, SOUTH CAROLINA

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

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

Call to Order of the Formal Meeting

Mayor Pro Tempore Wryley Bettis – 6:31 P.M.

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

Council Members Rick Danner and Lee Dumas were absent.

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.

Mayor Pro Tempore Bettis acknowledged Veterans Day and thank veterans for their service.

Invocation and Pledge of Allegiance

Councilwoman Judy Albert

Call to Order of the Public Hearing

Mayor Pro Tempore Wryley Bettis – 6:32 P.M.

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

Council Members Rick Danner and Lee Dumas were absent.

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 29-2025

**AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA, TO ADOPT
THE GREER COMPREHENSIVE PLAN FIVE-YEAR UPDATE CONSISTENT
WITH REQUIREMENTS OF SOUTH CAROLINA LOCAL GOVERNMENT
COMPREHENSIVE PLANNING ACT OF 1994.**

Mayor Pro Tempore Bettis asked three times if anyone would like to speak during the Public Hearing and no one indicated an interest in speaking.

Mayor Pro Tempore Bettis adjourned the Public Hearing at 6:33 P.M.

Minutes of the Council Meeting October 28, 2025

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

VOTE - Motion carried 5-0.

Public Forum

No one signed up to speak

Andy Merriman, City Administrator presented the following:

Holiday Decorations

The City of Greer Public Service department is already hard at work decorating for the holidays. Come out to see some of our new decorations for this year in Greer City Park and on Trade Street.

Sensory Santa

Join us for a calm and welcoming visit with Santa on Saturday, November 22 at Greer City Hall! This sensory-friendly event is designed for children of all ages and abilities to enjoy a quiet, relaxed holiday experience. They will receive a private, 15 minute visit with Santa. Families and service animals are welcome! Cost is \$20 per time slot for nonresidents, and \$15 for City of Greer residents. See the City of Greer Parks, Recreation & Tourism Facebook page for more information and for sign ups or call Events at 864-968-7008 to purchase tickets.

Holiday Arts Fair

The Holiday Arts Fair will be at the City of Greer Center for the Arts on Saturday, November 22 from 10:00am – 2:00pm. It will be an indoor market experience featuring wildlife ambassadors from local rescues and an opportunity to support community programs through the Empty Bowls project, which raises funds for local after-school and summer programs.

Greer Alive and Farmers Market

This event will be Friday, November 14 from 4:30pm – 8:00pm. Come out to Greer City Park to enjoy some live music, local vendors, and some great food.

This Farmer's Market will also be a Chili Cookoff! To sign up to compete go to greerfarmersmarket.com.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Accommodations Tax Advisory Committee

Hospitality Industry Representative Bill Tyler's term will expire 12/31/2025.

ACTION – Councilmember Jay Arrowood made a motion to reappoint Bill Tyler to the Accommodations Tax Advisory Committee. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried 5-0.

General Public Representative Candice Good's term will expire 12/31/2025.

ACTION – Councilmember Mark Hopper made a motion to reappoint Candice Good to the Accommodations Tax Advisory Committee. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried 5-0.

Construction Board of Adjustments and Appeals

Greg Crusco's term will expire 12/31/2025.

ACTION – Councilmember Jay Arrowood made a motion to reappoint Greg Crusco to the Construction Board of Adjustments and Appeals. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried 5-0.

OLD BUSINESS

Second and Final Reading of Ordinance Number 23-2025 **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BENNETT CENTER VENTURES, LLC LOCATED AT 300 BENNETT CENTER DRIVE FROM OFFICE PROFESSIONAL (OP) TO MEDIUM DENSITY (MD)**

Ashley Kaade, Planning Manager stated there were no updates.

ACTION – Councilmember Mark Hopper made a motion to approve Second and Final Reading of Ordinance Number 23-2025. Councilmember Jay Arrowood seconded the motion.

Discussion was held.

VOTE – Motion carried 5-0.

Second and Final Reading of Ordinance Number 24-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY DENNIS KIFF AND EMILY KIFF LOCATED AT 205 WEST ARLINGTON AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

Ashley Kaade, Planning Manager stated there were no updates.

ACTION – Councilmember Karuam Booker made a motion to approve Second and Final Reading of Ordinance Number 24-2025. Councilmember Jay Arrowood seconded the motion.

Discussion was held.

VOTE – Motion carried 5-0.

NEW BUSINESS

First Reading of Ordinance Number 25-2025
AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF GREER TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020.

Chris Kline, Finance Director presented the request to council.

ACTION – Councilmember Karuam Booker made a motion to approve First Reading of Ordinance Number 25-2025. Councilmember Mark Hopper seconded the motion.

Discussion was held.

VOTE – Motion carried 5-0.

First Reading of Ordinance Number 26-2025
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY CNS PROPERTY, LLC LOCATED AT 1455 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES

Ashley Kaade, Planning Manager presented the request to council. Staff recommended approval. The planning commission will hold a public hearing November 17, 2025.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 26-2025. Councilmember Karuam Booker seconded the motion.

Discussion was held. Representative Terrell Chase, Project Manager of Land Acquisitions and Permitting with Christian Brothers Automotive Corporation spoke briefly.

VOTE – Motion carried 5-0.

First Reading of Ordinance Number 27-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY AGWG 3085 HOLDINGS, LLC LOCATED AT 3019 SOUTH HIGHWAY 14, 3021 SOUTH HIGHWAY 14 AND 3035 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES

Ashley Kaade, Planning Manager presented the request to council. Staff recommended approval. The planning commission will hold a public hearing November 17, 2025.

ACTION – Councilmember Mark Hopper made a motion to approve First Reading of Ordinance Number 27-2025. Councilmember Karuam Booker seconded the motion.

Discussion was held. Representative Ben Bower with Thunder Bunny Racing spoke briefly.

VOTE – Motion carried 5-0.

First Reading of Ordinance Number 28-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY HWY 14 CARS, LLC LOCATED AT 3085 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY

Ashley Kaade, Planning Manager presented the request to council. Staff recommended approval. The planning commission will hold a public hearing November 17, 2025.

ACTION – Councilmember Mark Hopper made a motion to approve First Reading of Ordinance Number 28-2025. Councilmember Karuam Booker seconded the motion.

Discussion was held. Representative Ben Bower with Thunder Bunny Racing was present.

VOTE – Motion carried 5-0.

First Reading of Ordinance Number 29-2025

AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA, TO ADOPT THE GREER COMPREHENSIVE PLAN FIVE-YEAR UPDATE CONSISTENT WITH REQUIREMENTS OF SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT OF 1994.

Ashley Kaade, Planning Manager presented the request to council.

ACTION – Councilmember Karuam Booker made a motion to approve First Reading of Ordinance Number 29-2025. Councilmember Jay Arrowood seconded the motion.

Discussion was held.

VOTE – Motion carried 5-0.

Greer City Council 2026 Meeting Schedule

ACTION – Councilmember Jay Arrowood made a motion to approve the Greer City Council 2026 Meeting Schedule. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried 5-0.

Vandiventer Drive (Bonds Career Center) Traffic Concerns

Requested by Councilman Karuam Booker

Councilman Booker requested staff look into the traffic concerns expressed during the petitioner section of the October 28th Council meeting.

Discussion held.

Employee Insurance and Strategic Planning

Requested by Councilman Jay Arrowood

Strategic Planning

Councilman Arrowood wanted to make sure staff is aware of what council's interest are regarding the refresh of the Strategic Plan for next year so that they can plan accordingly with the plan and budget.

Employee Insurance

Councilman Arrowood stated the insurance we provide is a huge part of the employee benefits package and we state it is a top shelf benefits package. He would like to make sure that we do have a top shelf package by having Mr. Merriman or whoever bring in someone that could talk to us about the future of insurance premiums, the future of healthcare, how we can provide top shelf health benefit for our employees which includes knowing exactly what our coverage does and does not do. We need to make sure our folks are getting the very best service from these providers.

November 4, 2025 City of Greer General Election Results

The November 4, 2025 General Election results are included in the minutes as a matter of record.

Executive Session

Mayor Pro Tempore Bettis stated there were no items for Executive Session.

Adjournment – 7:59 P.M.

Tammela Duncan, Municipal Clerk

Wryley Bettis, Mayor Pro Tempore

Approval Date: November 25, 2025 _____

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

Memorandum

To: City Council

From:

Subject: Economic Development Activity Report - October 2025

Date: November 25, 2025

CC:

Summary:

Attachments:

1. Economic Development Activity Report - October 2025

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
October 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.	25 BRE Visits completed	Meeting Expectations	Tracking 41 BRE prospects
	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. Industry Appreciation BBQ on September 26, 2025.	Meeting Expectations	Leverage contacts from Industry Appreciation BBQ. Evaluate and plan event for Spring 2026
	Support Small Businesses	Provide resources and assistance to help small businesses be successful and stay connected to the City of Greer.		Meeting Expectations	Determine capacity for 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: 10 Projects, 42 Leads, and 28 new Center of Influence relationships. Inactive Pipeline: 59 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. 2 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.	10 new or expanded businesses in the City of Greer.	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	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.	Facilitating Utility Easements	Meeting Expectations	Finalize pre-development services
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions

ECONOMIC DEVELOPMENT
KEY PEROFRMANCE INDICATORS
October 2025

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, SCCMA Local Government Leadership Institute <u>Jeff Howard</u> - South Carolina Economic Development Institute, South Carolina Sports Alliance, Leadership Spartanburg	Meeting Expectations	Professional development planning for calendar year 2026.
	Support Greer Moves	Provide staff support to Greer Moves.	Banking and QuickBooks updates	Meeting Expectations	Build out Advocacy program. Consider Bookkeeping service.

Memorandum

To: City Council

From:

Subject: Engineering Activity Report - October 2025

Date: November 25, 2025

CC:

Summary:

Attachments:

1. Engineering Activity Report - October 2025



October 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.

Department Director and City Engineer – Steve Grant, PE, CFM

Engineering/Capital Projects (ongoing):

- City Stadium Parking Lot Improvement – planning stages
- Sidewalk Improvement Various locations – design underway
- Brookshire/Woodruff Rd Improvement – developing scope
- Stokes Street Improvements – finalizing scope
- McElrath Road Improvement – design near completion, Consultant acquiring const. easements
- City Intersection study – Phase 2 – final report received

Stormwater Projects:

- Stormdrain CIP project – In design – 99% complete, bidding soon
- Storm Drain Asset Mgmt./Watershed study phs. 2- Scope being revised

Engineering Activities:

- Blackwell Road bridge inspection – consultant secured
- Cunningham Drive SD Improvement – scope development
- Quiet Crossing/Moore St. closure – City Attorney working through process
- 2026 Paving – developing scope
- 2026 Pavement Preservation – developing scope
- City parking deck 1 - developing long term maintenance plan
- 2025 Paving – Spbg side-99% complete – developing punch list
- 2025 Paving – Gnlv side – bids open – waiting on Pre-Con
- Infrastructure inspection data collection - (Culverts) underway by engr. inspectors
- VCC application coordination for proposed properties
- Development process review - ongoing

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 Sports & Events Center – utility coordination and weekly meetings
- Park Avenue Apartments – private water line issue
- Intake Reviews – Force One, Century Park Improvements

Other:

- Cartegraph – digging into asset management module
- Encroachment permit process review and tweaks
- City/County road ownership dispute resolution – ongoing
- SCOR funding evaluation
- 30-day employment review – JH
- BMW staff training discussions with HR
- Signage data collection discussions with GIS
- Bond process discussions with P/Z

Tasks:

- 1711 W Wade Hampton Blvd: Coordinating with BLE to finalize plans for slope repair design. Coordinating with manufacturer of repair product for list of qualified installers.
- IMS Asset Data – New Sidewalk Projects: Reviewing CEC's draft new sidewalk plans which include sections of Trade Street and Biblebrook Drive. CEC plans to provide finalized plans in November. Procurement of a concrete contractor 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. Foliage obscuring culvert conditions is slowing the process, but the inspections should move faster during the winter.
- Responded with other City of Greer staff to stormwater runoff and roadway complaints which included Woodland Drive, Alexander Place, River Road culvert, Riverdale culvert, Westrock on Suber Mill Rd, Donahue Hill, American Legion Road, Hammett Farms, and Broadus St. Engineering Dpt communicated to responsible parties to address the issues as needed with City inspectors performing follow-up inspections.
- 125 Cunningham Drive – Stormwater Asset Concern: Contracted and met surveyors onsite for drainage easement plat preparation. Discussions with City's legal planned prior to authorizing contractor for pipe lining.
- Beeco (COG) and Hood Road (SCDOT) Intersection – Stormwater Ponding in Road: Coordinated with SCDOT and notified Public Services of SCDOT's expectations in the joint party ditch cleaning effort needed at the intersection. Public Services plans to implement ditch work in November.
- Disputed Road Ownerships: Continued compiling list of disputed road ownerships while noting varying levels of complexity before further discussions with Administration, legal team, and Greenville County. Internal City discussions planned for November.
- Old Woodruff & Brookshire Roads - Repaving: Discussed with relevant contractor who is interested in managing either the CMRB and/or pavement placement. Plan to coordinate with City Procurement team prior to pursuing in November.
- Vines Creek Subdivision Reinspection and Brookside: Performed closeout inspections with inspector and communicated punchlist to development teams.

Other:

- Attended Cartegraph Asset Management Software training sessions with City of Mauldin and software developer.
- Attended continuing education training through SC Office of Resiliency and ASFPM.
- Attended discussions on COG street sign data collection.
- City Street Paving: Reviewed 2026 Paving Program and assessed potential street candidates for inclusion in next paving effort with Steve Grant.
- Performed quarterly bridge inspection with David Buchanan.
- Performed Lake Robinson Day community outreach event for Engineering Dpt with Adam Vidalis.
- 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 four (4) Engineering Submittals for SDPs.
- Developing scope for repair of Stokes St.
- Ongoing discussion with Engineering Staff on encroachment process improvements and auditing issued encroachment permits.
- Ongoing discussion with GIS, Engineering, Public Services to develop a way to inventory City's sign and sign support assets across the city, development and testing of the field maps inspection system
- Ongoing Cartegraph training.
- Suddath Farms Traffic Calming Petition, in progress of traffic count, testing of new traffic counter
- Discussions on needed repair to edge of pavement along Lantern Lane.
- Safe Streets for All (SS4A) discussions on Request For Proposal (RFP) Phase of creating a City Safety Action Plan, outlined in the grant application and grant agreement.
- Ongoing discussions with site engineer of new Greer Memorial Hospital expansion and Engineering Department staff on the existing Maintenance Agreement for the mast arms along Buncombe Rd.

Other:

- Review of maintenance concerns from public services on the BMP device (aqua swirl) for the city parking garage.
- Ongoing discussion with Planning and Engineering staff on SCDOT's sidewalk requirements related to maintenance, access easements and relationship to SCDOT road right of way.
- Bond reduction and inspection for Brookside Farms

Civil Engineer II – Stormwater Division – Adam Vidalis, PE

- 1) Engineering and Stormwater Meeting 10/1
- 2) Pre-Construction Meeting - Greer Medical Park Expansion 10/1
- 3) Safety Breakfast 10/2
- 4) Cartegraph Training – 10/2
- 5) PAC Meeting 10/9
- 6) Engineering and Stormwater Meeting 10/15
- 7) Lake Robinson Day 10/18
- 8) PZ& Eng Coordination Meeting 10/20
- 9) Stormwater Coordination Meeting 10/28
- 10) Donahue Hill CCTV Meeting 10/29
- 11) SCOR Resilience 101 Training 10/30

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 October 31 st , 2025		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
21	90	15

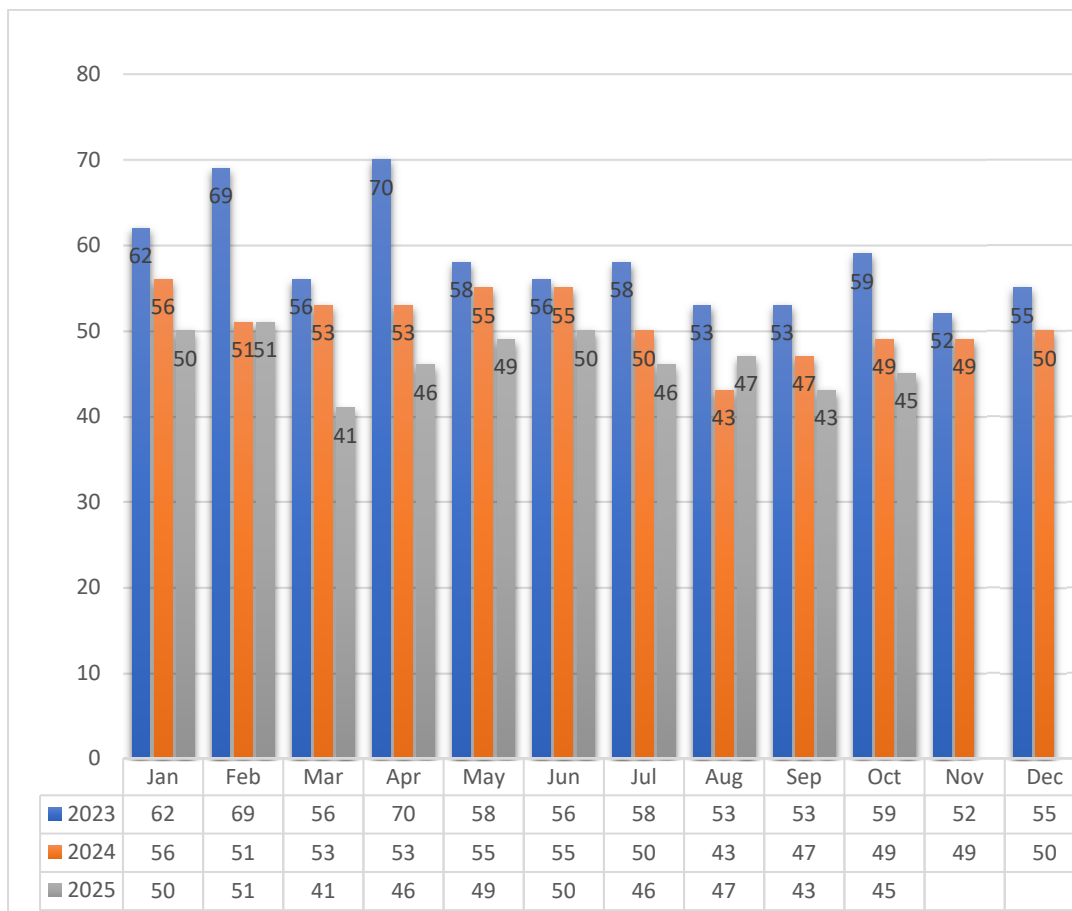
Historical Project Submittals	
Year	Projects Submitted
2025	21
2024	39
2023	51
2022	50
2021	55
2020	32

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

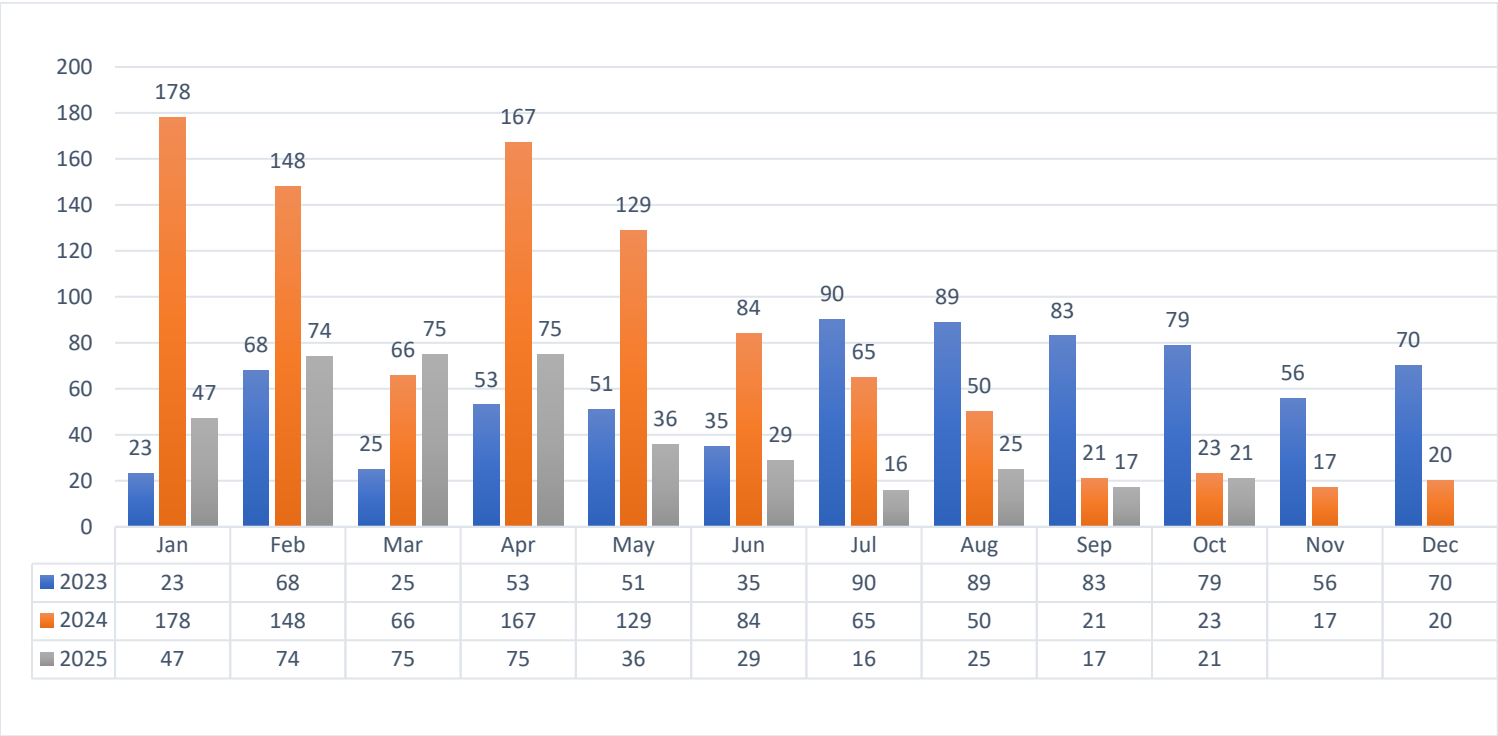
STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim

Arнау

45 Active Site Inspected (Per Month)



STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau
21 Individual LOT Drainage Plan Reviews (Per Month)



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

Subd. / Project Name	Date	Operation
Adley Trace Subd	10/6/2025	Final Surface Hot Mix Asphalt
Donahue Hill Subd	10/1/2025	Final Surface Hot Mix Asphalt

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Damaged Mailbox	10/13/2025	445 Alexander Rd	Fontain Construction Replaced the Mailbox	10/14/2025

Facilities Maintenance Developments – William Bulot/Justin Helms

- Ongoing – (2) Trade Street lantern light brackets were replaced. A new survey revealed (14) more lights are now out,
- FEMA Repairs – We are refinishing the stairs and landings at City Hall lower level staircase. This project is scheduled to be complete on December 1st.
- The OC Entrance Gate Replacement is being scheduled for mid-October.
- A tripping hazard at Needmore, the crack was leveled by grinding and the crack and perimeter walls caulked.
- Painting of all walls, ceilings and floor in the Jail will begin in November.
- HVAC unit(s) that supply staff offices at Tryon will be replaced in November.
- Two Street lights were replaced at Veterans Park and four others were repaired.
- All HVAC units at Station 41 will be replaced in November
- All Street Lights on Cannon were out, a damaged Main Breaker was replaced.
- Detention generator transfer switch failed, circuit was moved to another panel.
- Museum FEMA water damage ceiling repair was completed.
- Center for the Arts- Babbs Plumbing repaired a broken sewer pipe that was hit by a lawn mower.
- Station 42 had several roof leaks. Blue Ridge Roofing repaired under warranty. One repair was not covered under warranty due to lighting suppression install putting a hole in the roof.
- Golf course had a water leak in White Wine and Butter. The leak was caused by a faulty ice machine. RSI recommended a new Ice Machine. Called TWC for second opinion. TWC was able to repair sensor and so far the issue has been fixed. We are continuing to monitor
- All HVAC and Ice Machine PMs were completed.
- Mitchell has begun the process of winterization of water fountains in the parks.
- Center for the Arts HVAC replacement for Studio 2 was completed
- A 2nd floor bollard was hit by a vehicle and repaired in the parking deck.

Memorandum

To: City Council

From:

Subject: Finance Activity Report - October 2025
<https://www.cityofgreer.org/documents/departments/finance/transparency-%26-financial-reports/transparency-%26-financial-reports---documents/monthly-financial-reports/758350>

Date: November 25, 2025

CC:

Summary:

Attachments:

1. Financial Activity Report - October 2025



October 2025 Summary Financial Report



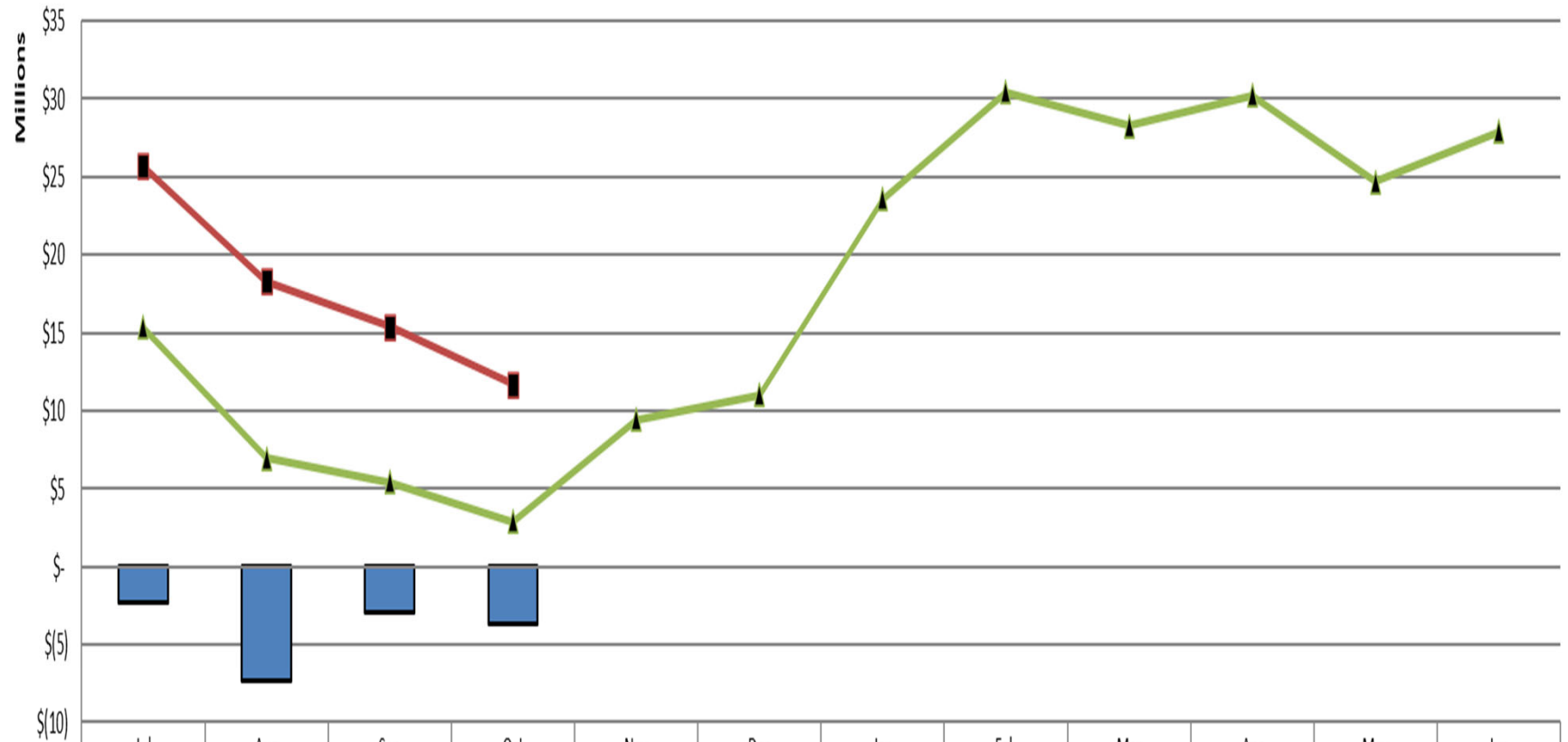
Financial Performance Summary

As of Month End October, 2025

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↑	\$ 11,728,906
Revenue	↑	↓	\$ 3,696,626
Total Expenditures	↑	↑	\$ 16,902,317
Total Percentage (Over) / Under	↑	↑	2%
Revenue Benchmark Variance	↓	↓	\$ (1,076,597)
Expenditure Benchmark Variance	↓	↓	\$ (417,073)
Overall Benchmark Variance	↓	↓	\$ (1,493,670)
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 3,530,917
Revenue	↓	↑	\$ 1,348,142
Expenditures	↓	↓	\$ 83,326
STORM WATER FUND			
Cash Balance	↑	↑	\$ 3,689,600
Revenue	↑	↓	\$ 62,005
Expenditures	↑	↓	\$ 111,757

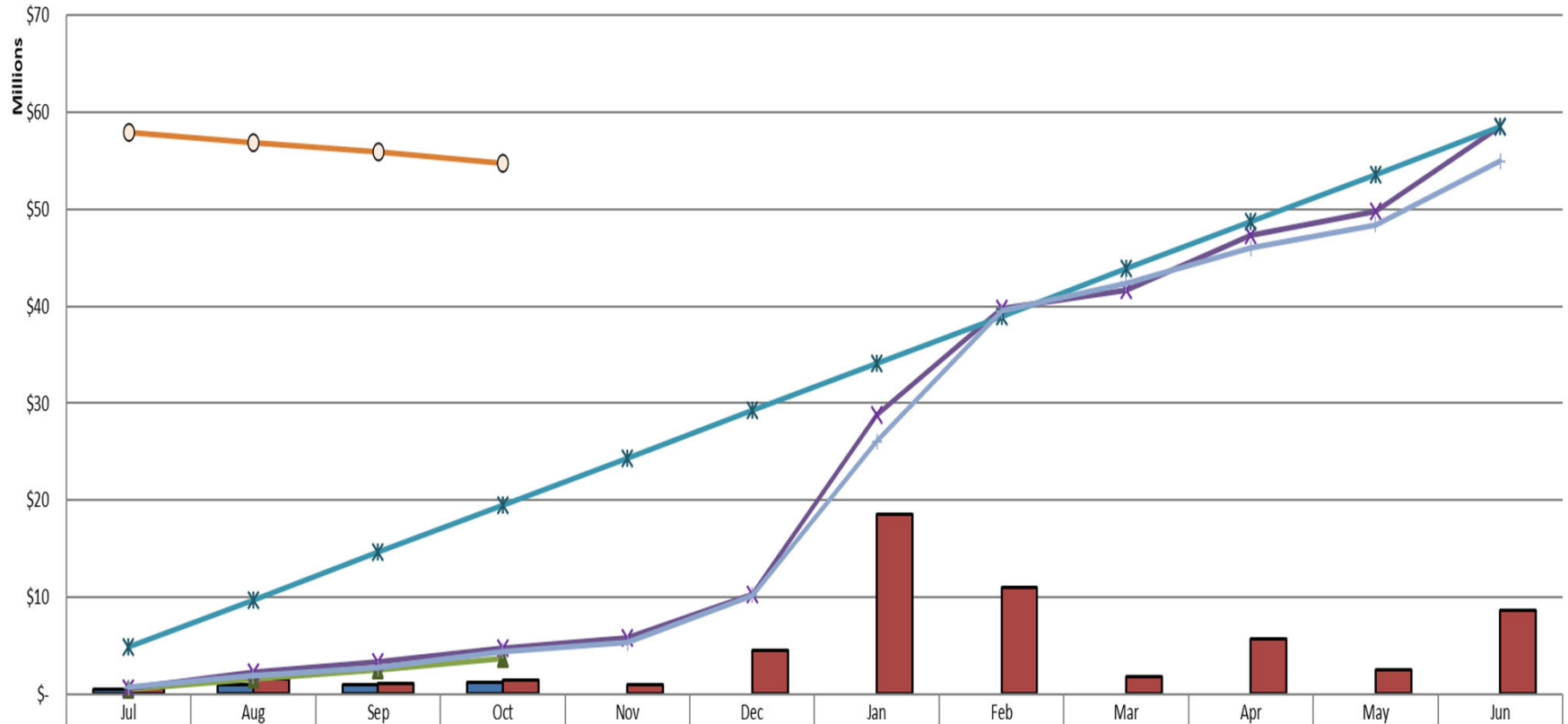
Cash Balance - General Fund

Fiscal Year 2025/26



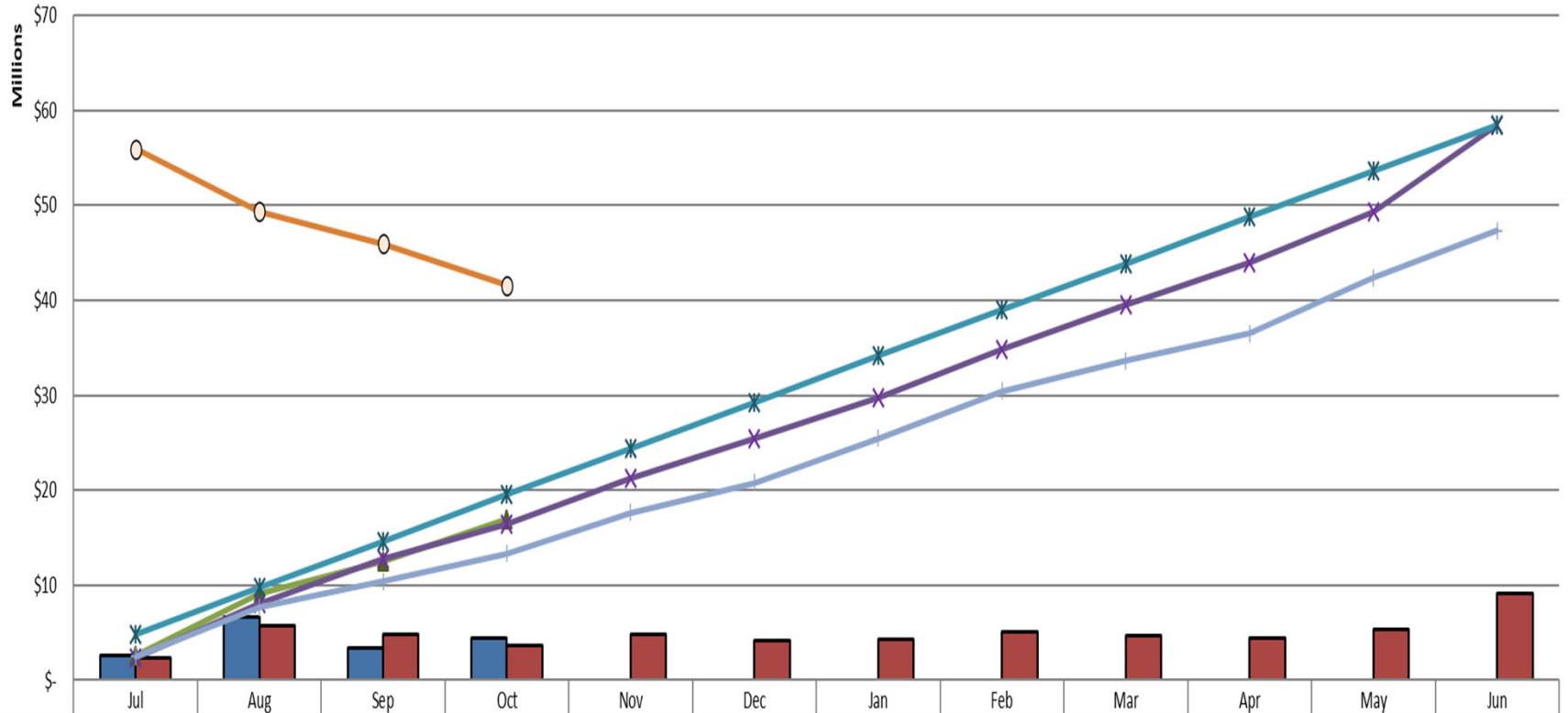
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(2,308,429)	(7,349,027)	(2,938,291)	(3,659,285)	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	25,675,509	18,326,482	15,388,191	11,728,906								
Prior Fiscal YTD Balance	15,365,663	6,946,276	5,444,426	2,910,699	9,424,490	11,024,263	23,580,410	30,440,369	28,283,570	30,231,083	24,714,552	27,936,002

Revenue - General Fund Fiscal Year 2025/26



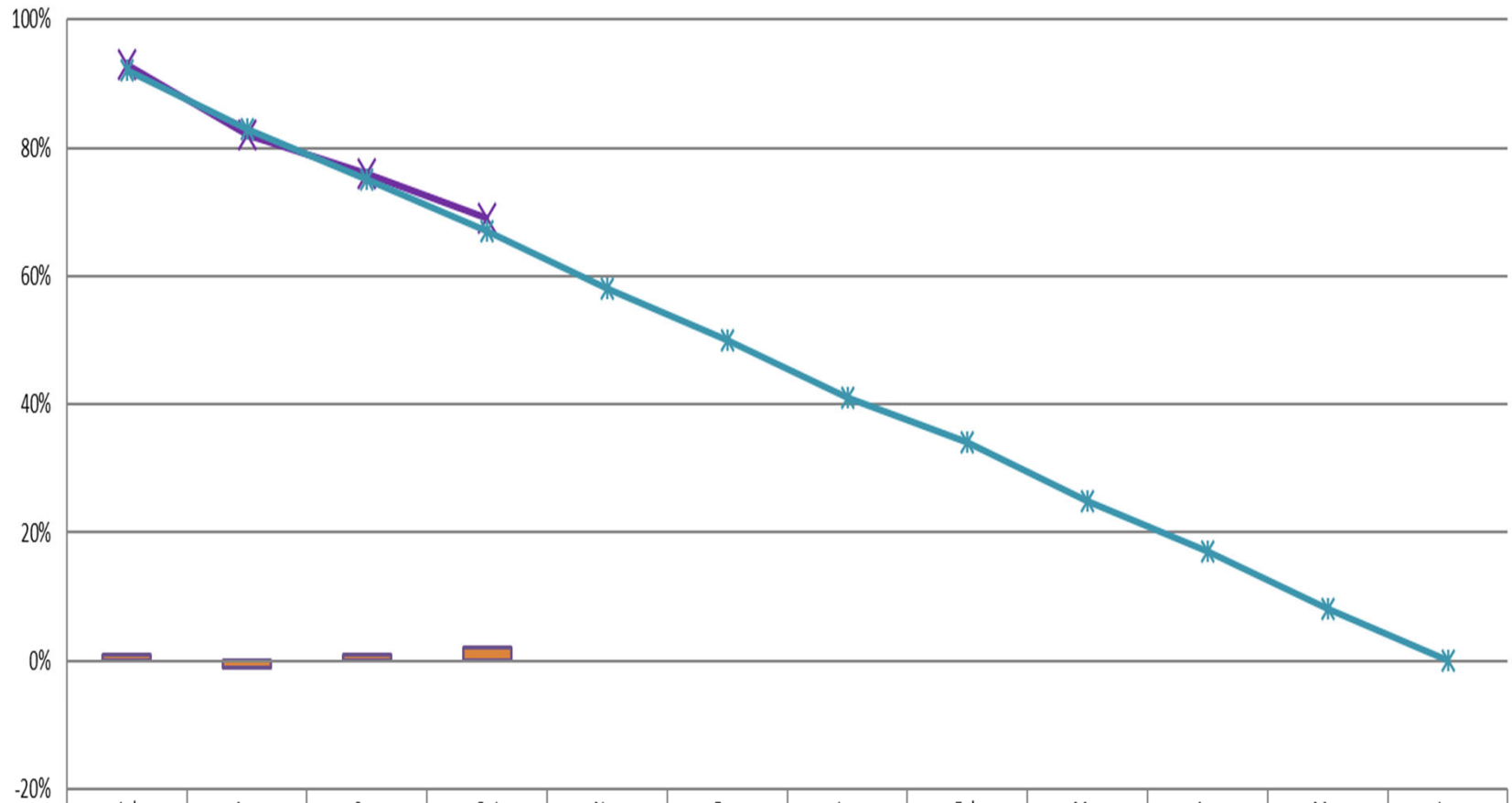
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	545,154	1,037,247	951,816	1,162,409								
Monthly Benchmark	631,405	1,624,340	1,075,470	1,442,008	997,141	4,518,447	18,526,760	10,984,453	1,848,023	5,671,981	2,472,095	8,701,332
YTD Actual	545,154	1,582,401	2,534,217	3,696,626								
YTD Benchmark	631,405	2,255,745	3,331,215	4,773,223	5,770,364	10,288,811	28,815,571	39,800,024	41,648,047	47,320,028	49,792,123	58,493,455
YTD Prorated Budget	4,874,455	9,748,909	14,623,364	19,497,818	24,372,273	29,246,728	34,121,182	38,995,637	43,870,091	48,744,546	53,619,000	58,493,455
Prior 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	54,988,763
Balance to Collect	57,948,301	56,911,054	55,959,238	54,796,829								

Expenditures - General Fund Fiscal Year 2025/26



Budget Percent Remaining - General Fund

Fiscal Year 2025/26



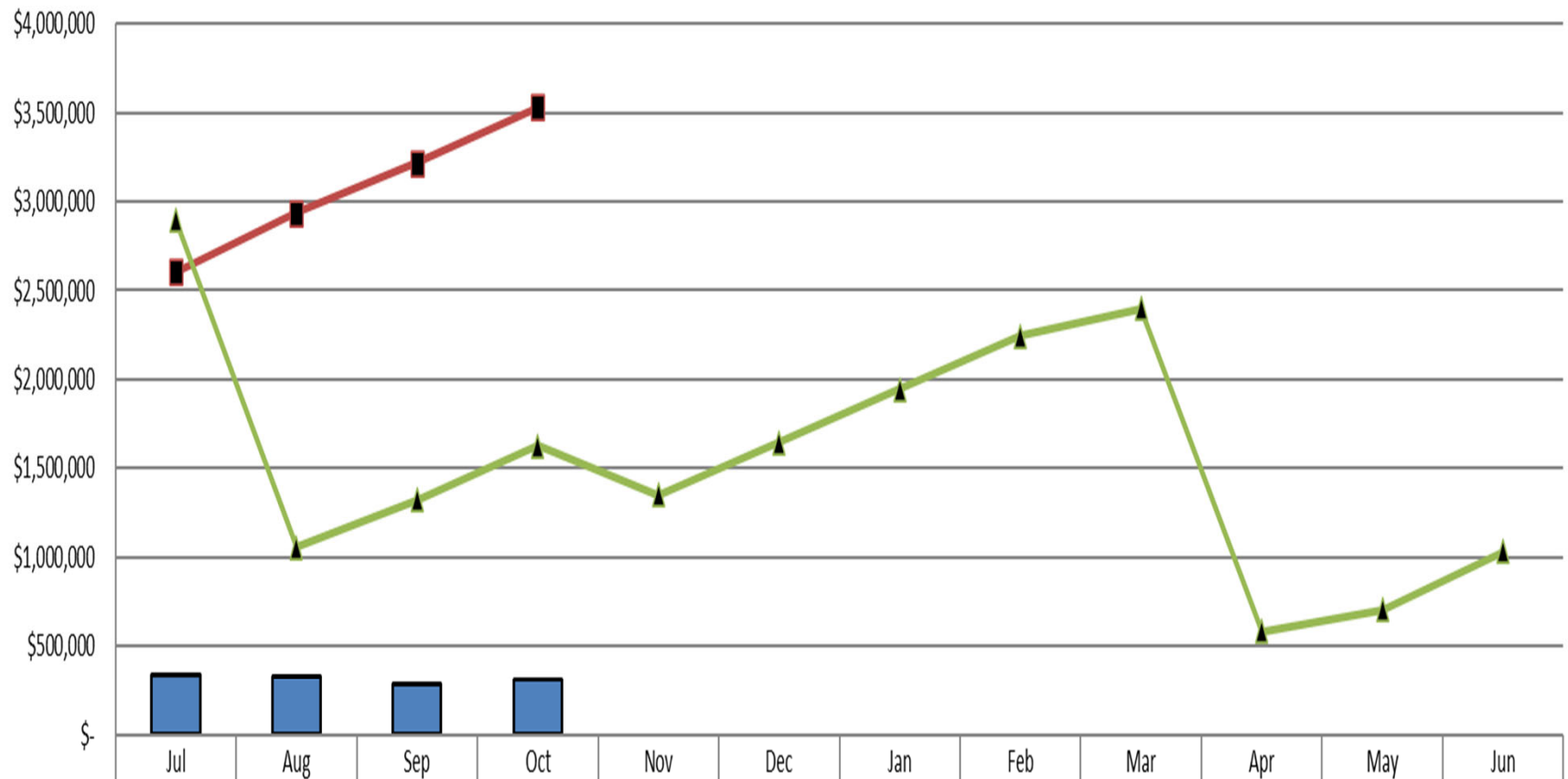
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
(Over) Under Budget	1	(1)	1	2								
Actual Percent Remaining	93	82	76	69								
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

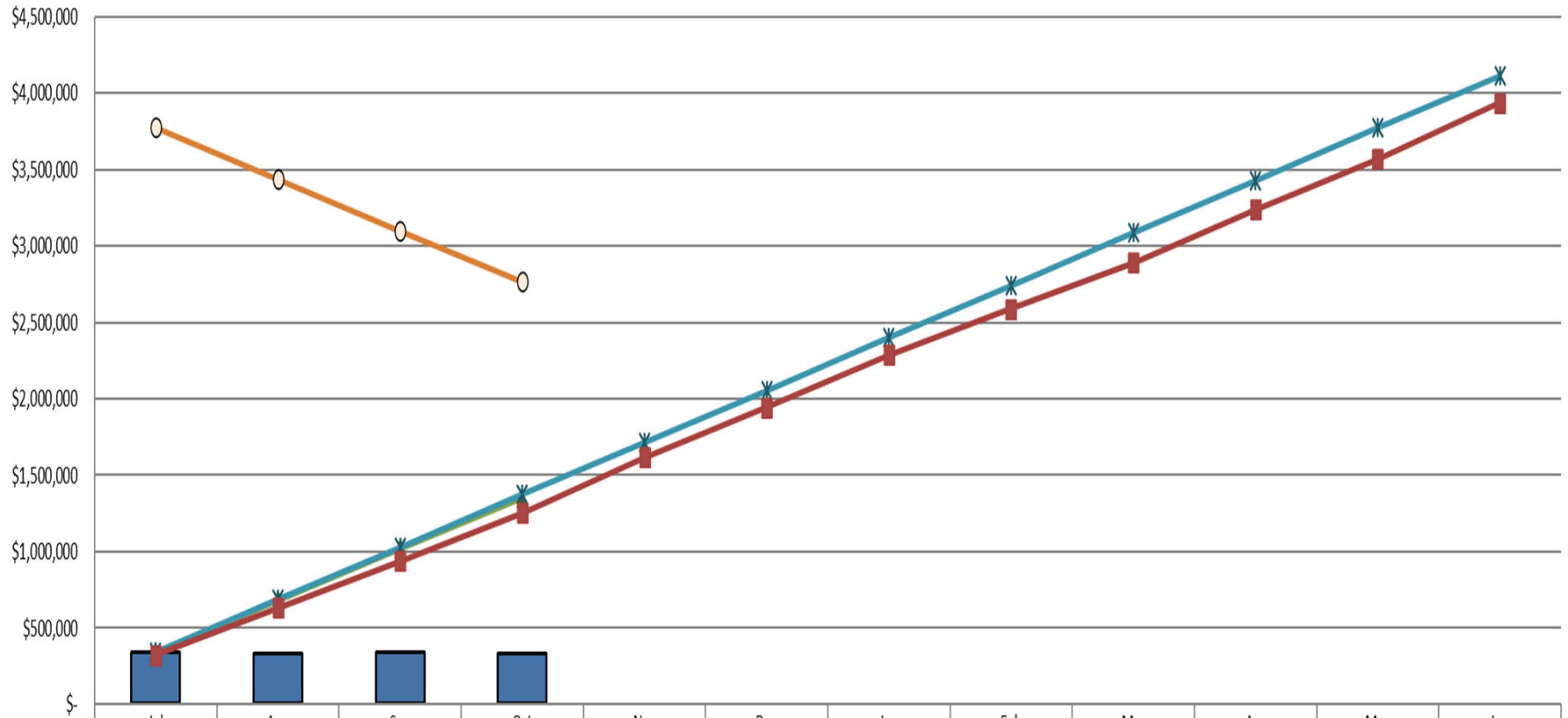
Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	337,694	331,361	281,071	313,996	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	2,604,489	2,935,850	3,216,921	3,530,917								
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

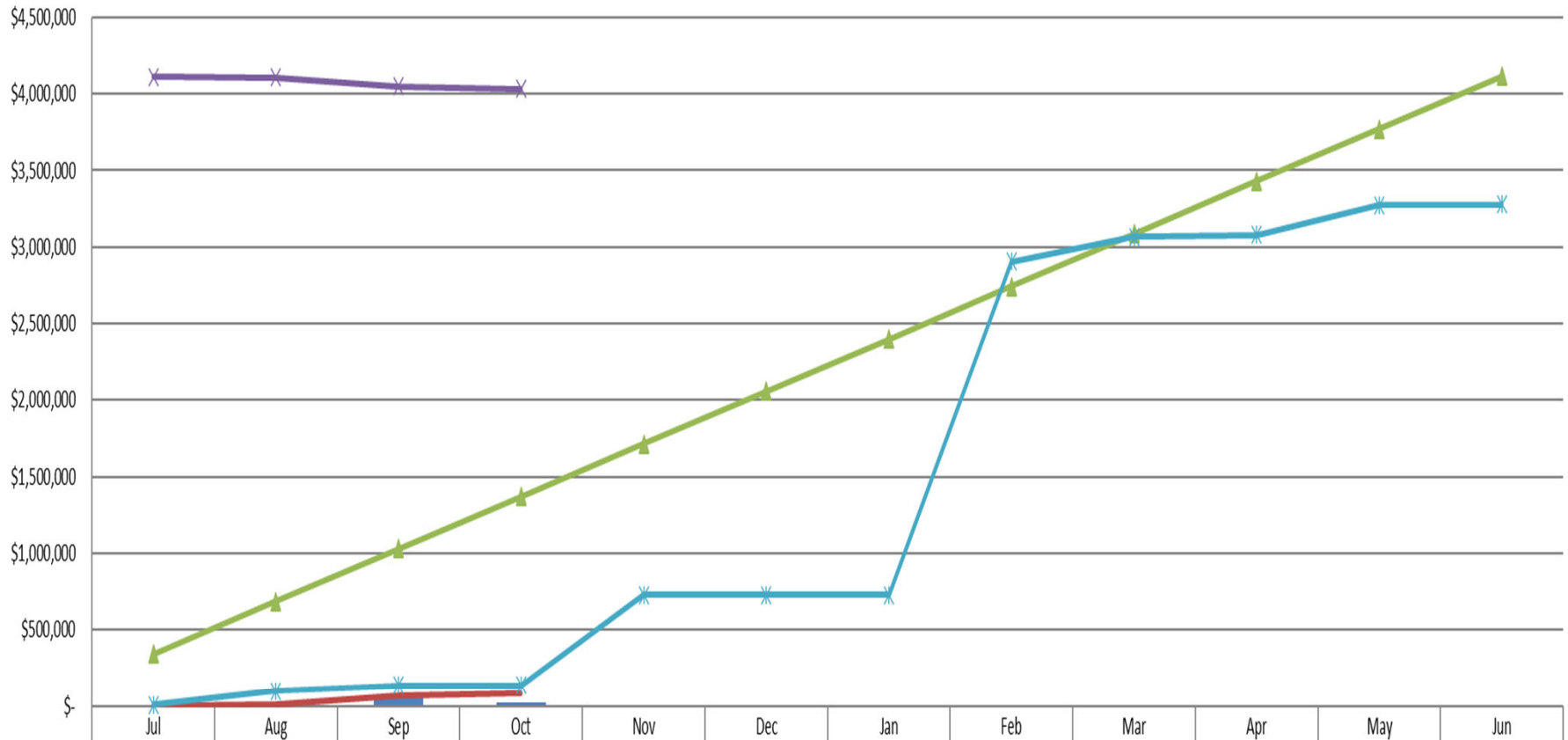
Fiscal Year 2025/26



Monthly Actual	341,190	336,477	339,528	330,947								
YTD Actual	341,190	677,667	1,017,195	1,348,142								
YTD Prorated Budget	342,909	685,817	1,028,726	1,371,635	1,714,543	2,057,452	2,400,361	2,743,269	3,086,178	3,429,087	3,771,995	4,114,904
Prior 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	3,938,483
Balance to Collect	3,773,714	3,437,237	3,097,709	2,766,762								

Expenditures - Hospitality Taxes Fund

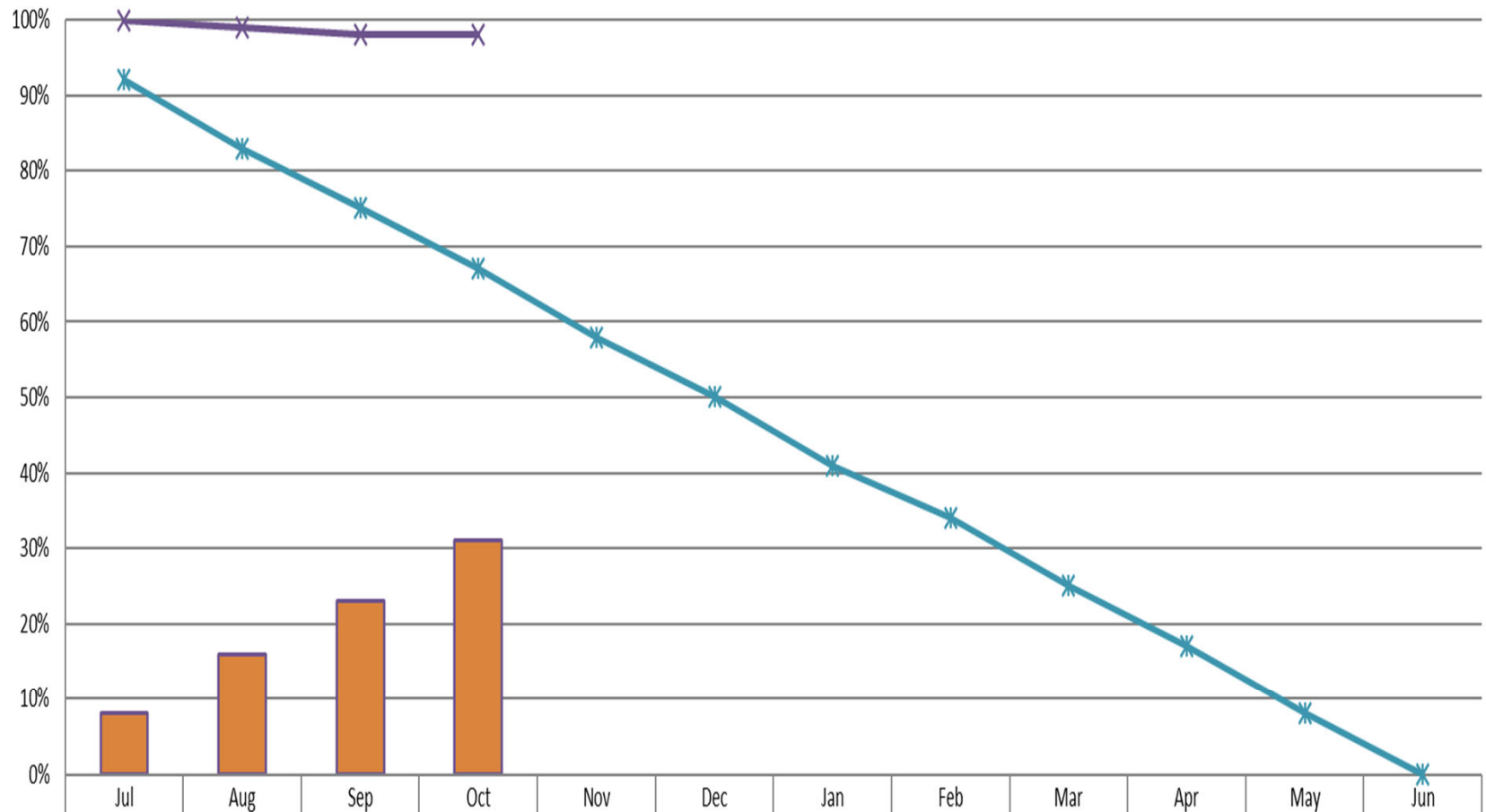
Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	3,496	4,904	57,975	16,950								
YTD Actual	3,496	8,400	66,376	83,326								
YTD Prorated Budget	342,909	685,817	1,028,726	1,371,635	1,714,543	2,057,452	2,400,361	2,743,269	3,086,178	3,429,087	3,771,995	4,114,904
Prior 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	3,278,549
Balance to Expend	4,111,408	4,106,504	4,048,528	4,031,578								

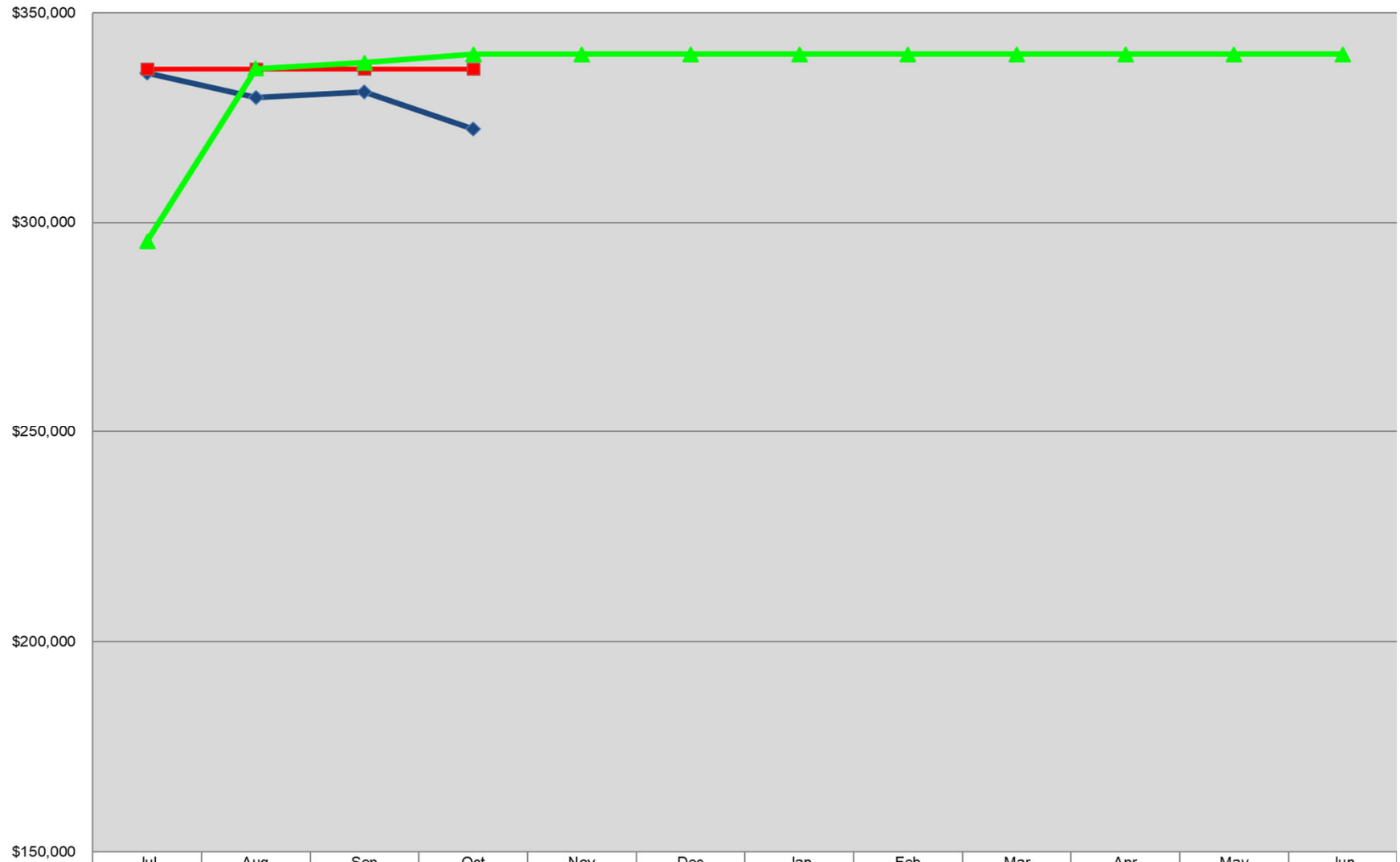
Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2025/26



(Over) Under Budget	8	16	23	31								
Actual Percent Remaining	100	99	98	98								
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

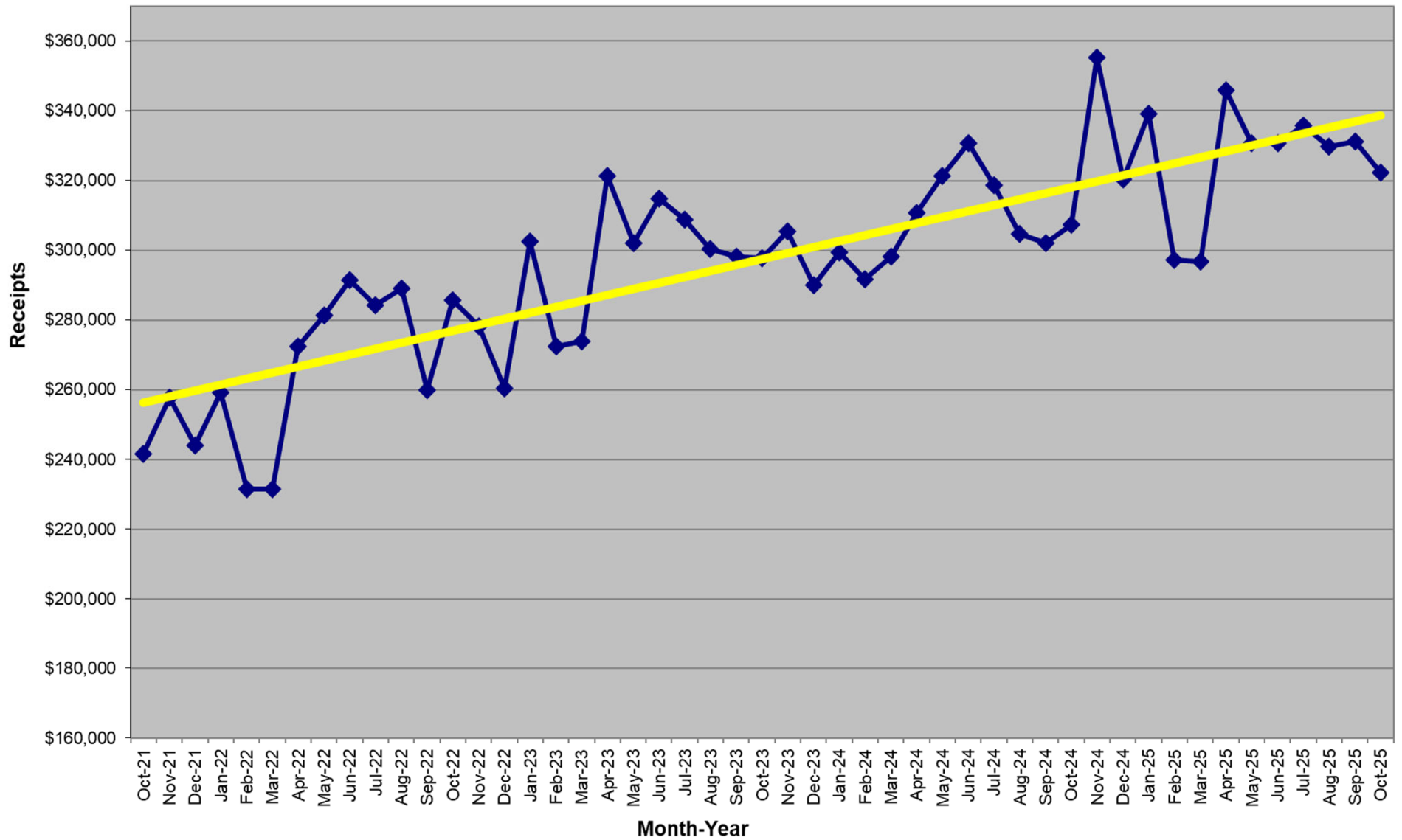
Hospitality Taxes Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	335,672	329,851	331,163	322,307								
Monthly Budget	336,659	336,659	336,659	336,659								
Budget Requirement	295,540	336,748	338,135	340,114	340,114	340,114	340,114	340,114	340,114	340,114	340,114	340,114

Hospitality Tax

4 - Year Trending

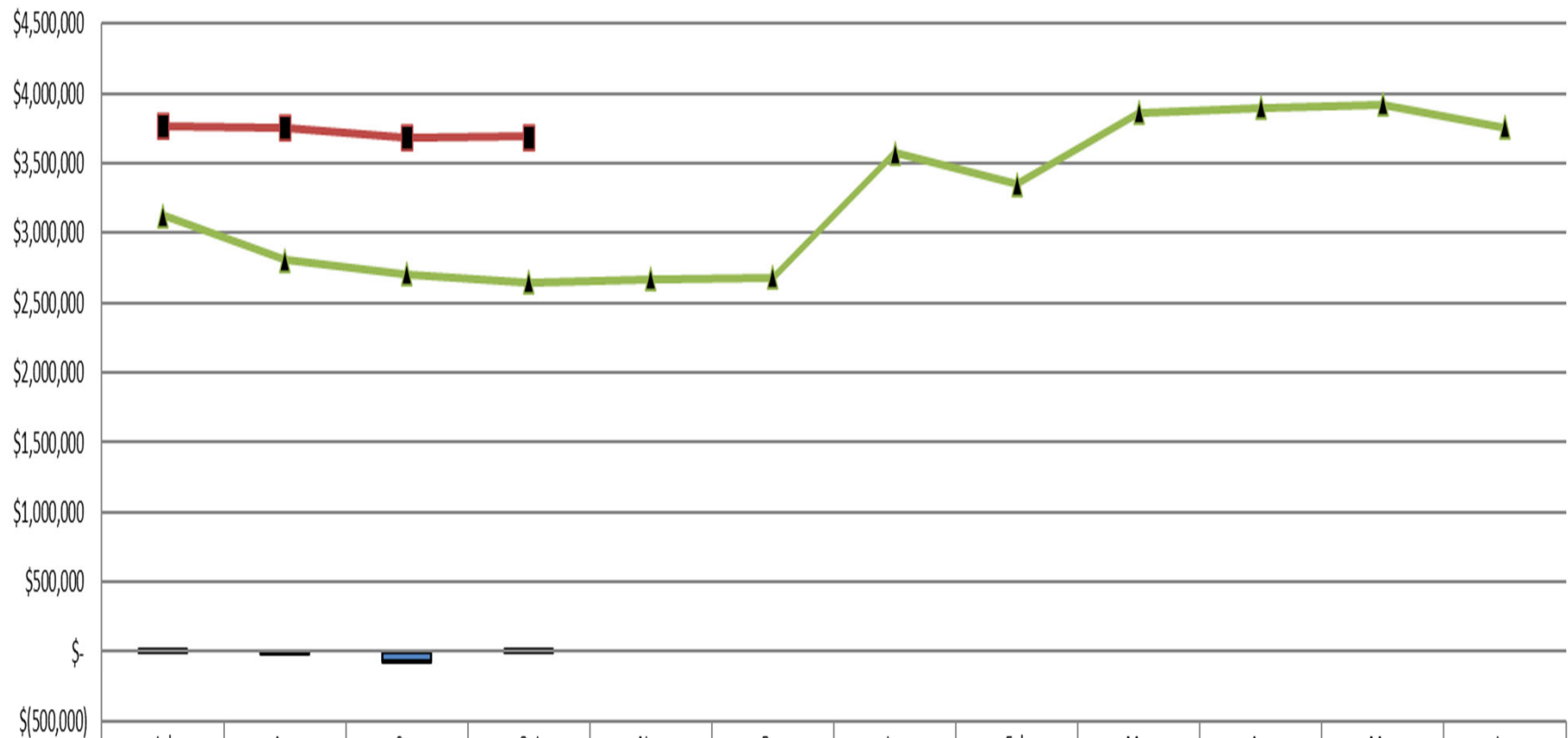




Storm Water Fund

Cash Balance - Storm Water Fund

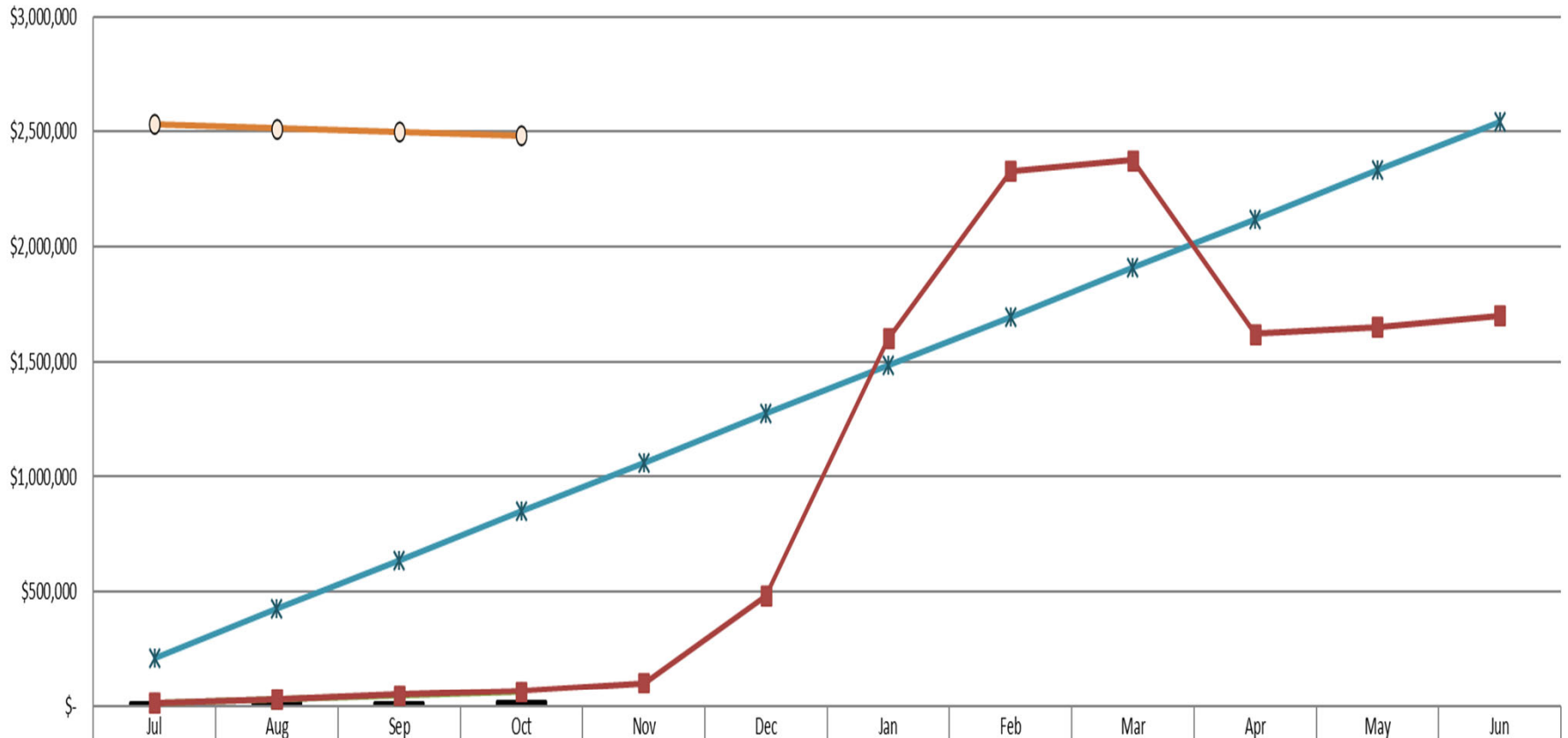
Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	16,196	(12,152)	(73,628)	6,030	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	3,769,349	3,757,197	3,683,570	3,689,600								
Prior 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	3,753,154

Revenue - Storm Water Taxes Fund

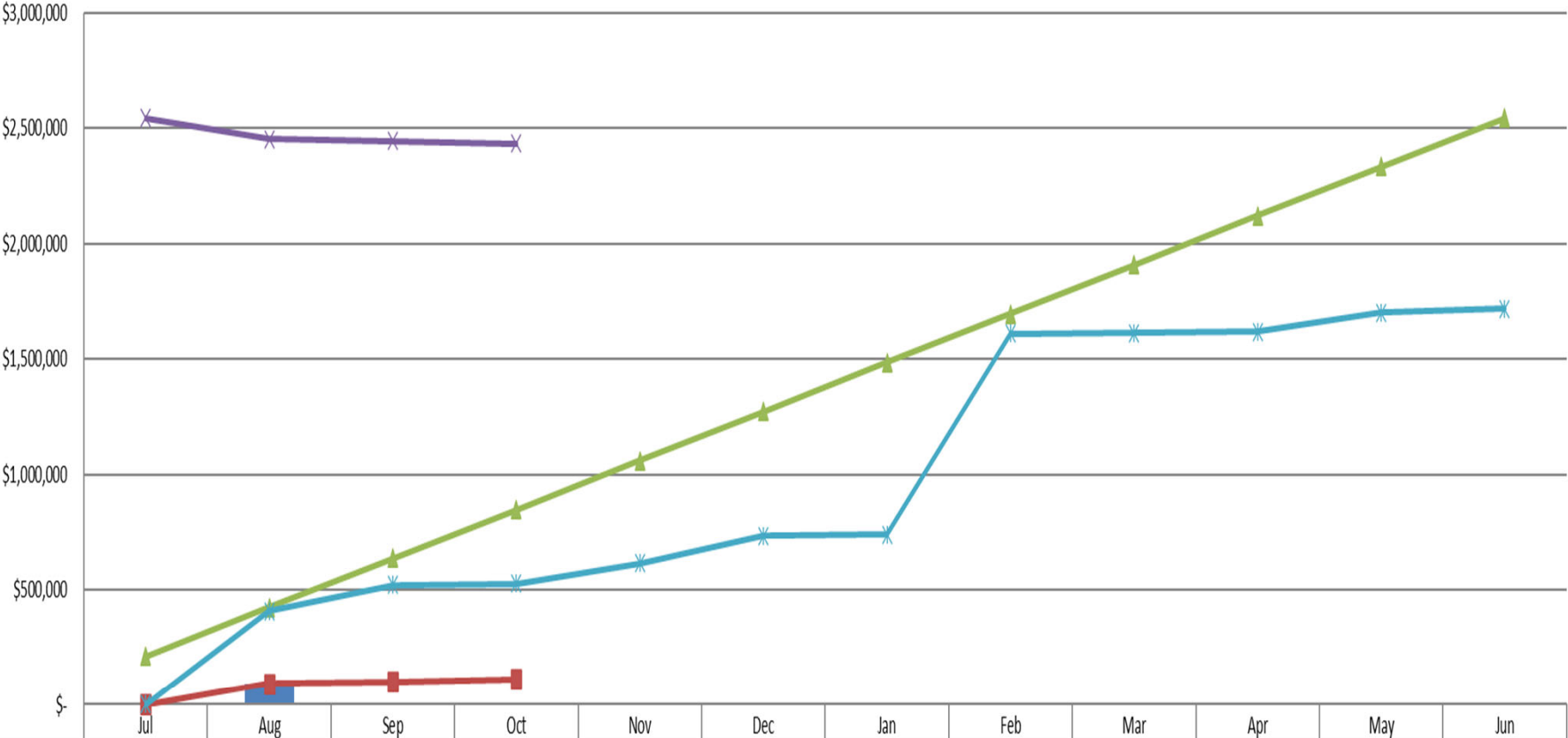
Fiscal Year 2025/26



Monthly Actual	12,041	18,579	14,450	16,935								
YTD Actual	12,041	30,620	45,070	62,005								
YTD Prorated Budget	212,071	424,141	636,212	848,283	1,060,353	1,272,424	1,484,495	1,696,565	1,908,636	2,120,707	2,332,777	2,544,848
Prior 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	1,700,566
Balance to Collect	2,532,807	2,514,228	2,499,778	2,482,843								

Expenditures - Storm Water Fund

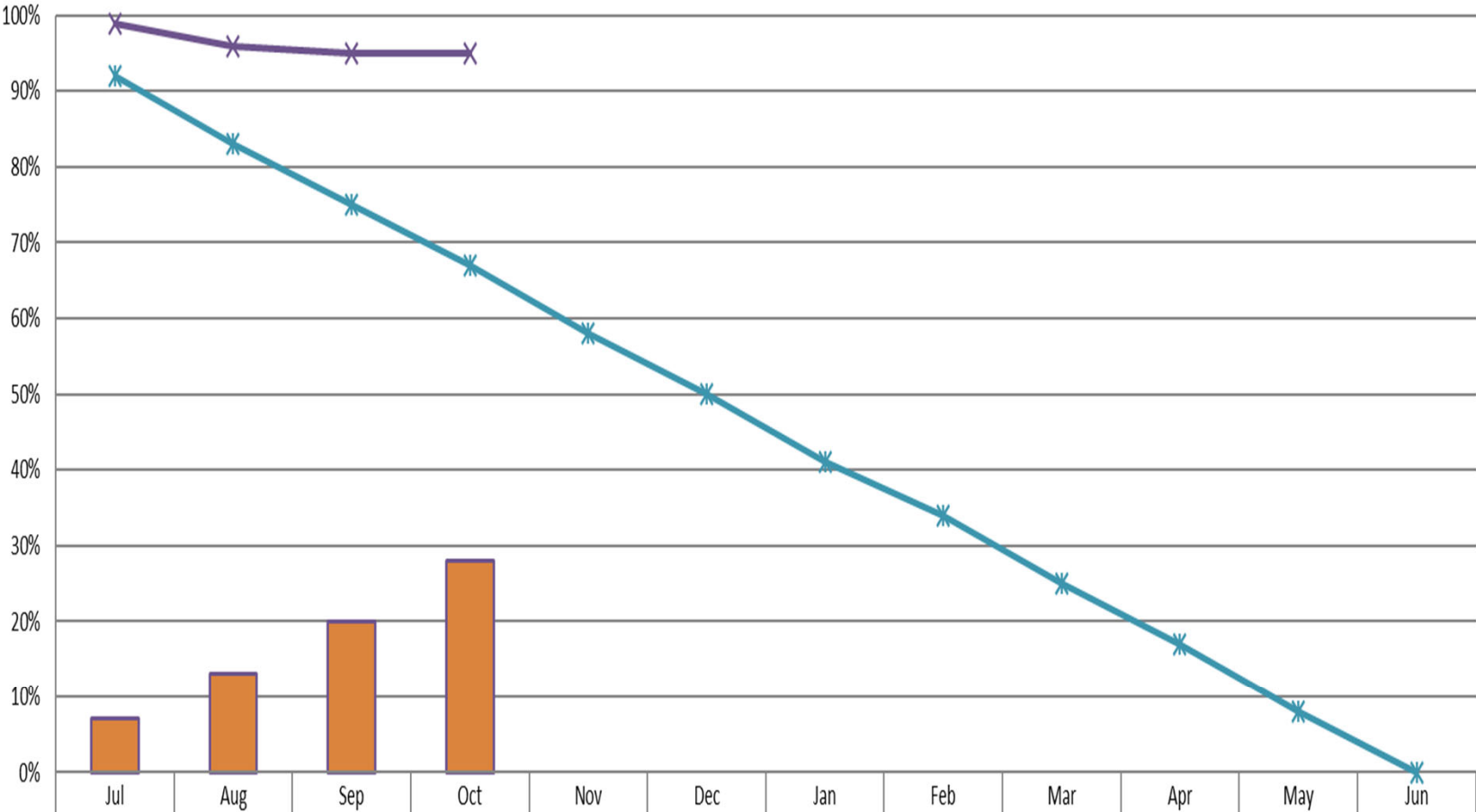
Fiscal Year 2025/26



Monthly Actual	2,111	91,240	7,638	10,768								
YTD Actual	2,111	93,351	100,989	111,757								
YTD Prorated Budget	212,071	424,141	636,212	848,283	1,060,353	1,272,424	1,484,495	1,696,565	1,908,636	2,120,707	2,332,777	2,544,848
Prior 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	1,718,329
Balance to Expend	2,542,737	2,451,497	2,443,859	2,433,091								

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2025/26



(Over) Under Budget	7	13	20	28								
Actual Percent Remaining	99	96	95	95								
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Memorandum

To: City Council

From:

Subject: Fire Department Activity Report - October 2025

Date: November 25, 2025

CC:

Summary:

Attachments:

1. Fire Department Activity Report - October 2025



OCTOBER
2025

MONTHLY REPORT



CITY OF GREER
FIRE DEPARTMENT

STAFFING

Fire Officer Academy 25-02

DAVID LEE CRENSHAW
“BIG DUMMY” LEADERSHIP AWARD



TYLER COLLINS

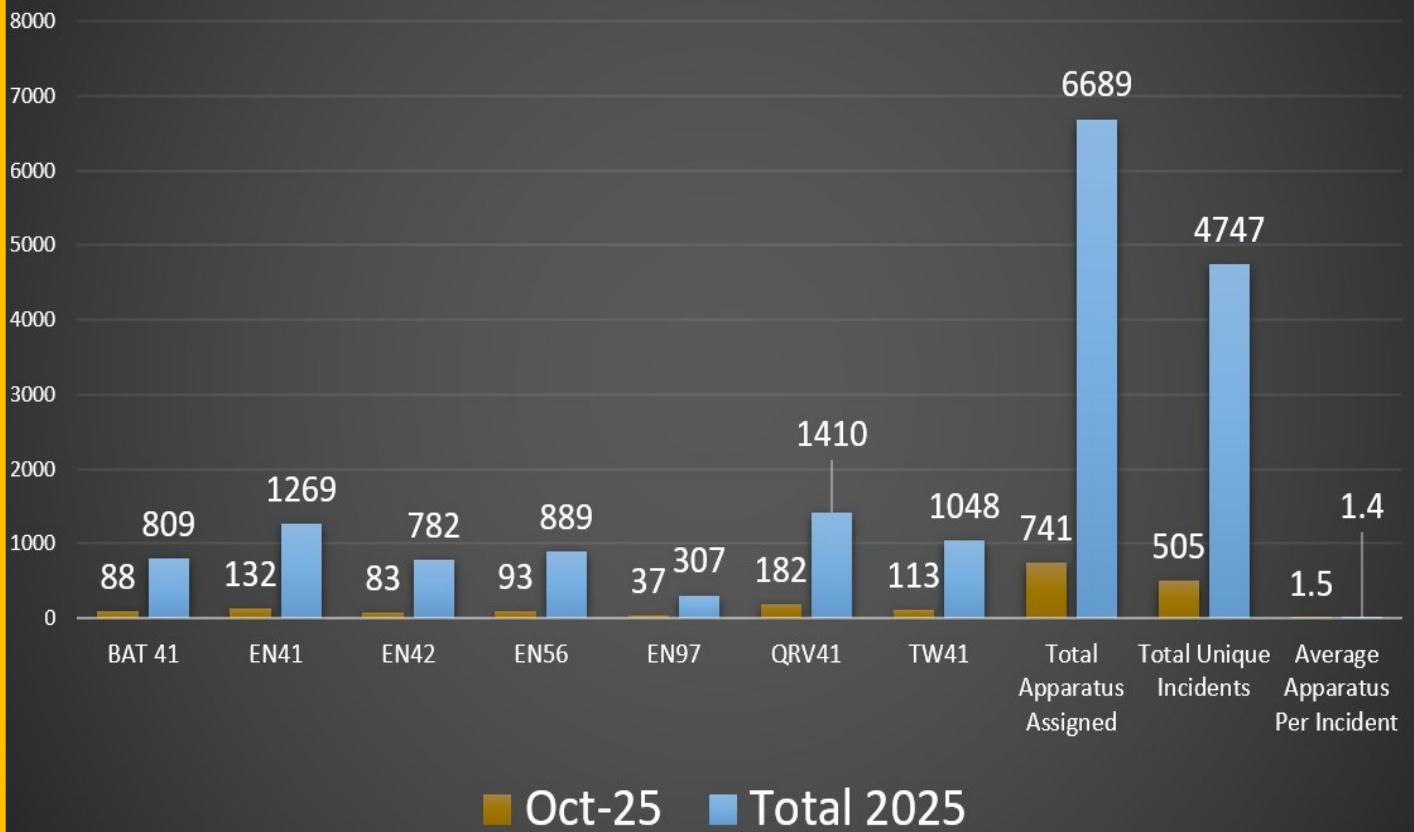
CITY OF GREER FIRE DEPARTMENT

STAFFING REPORT

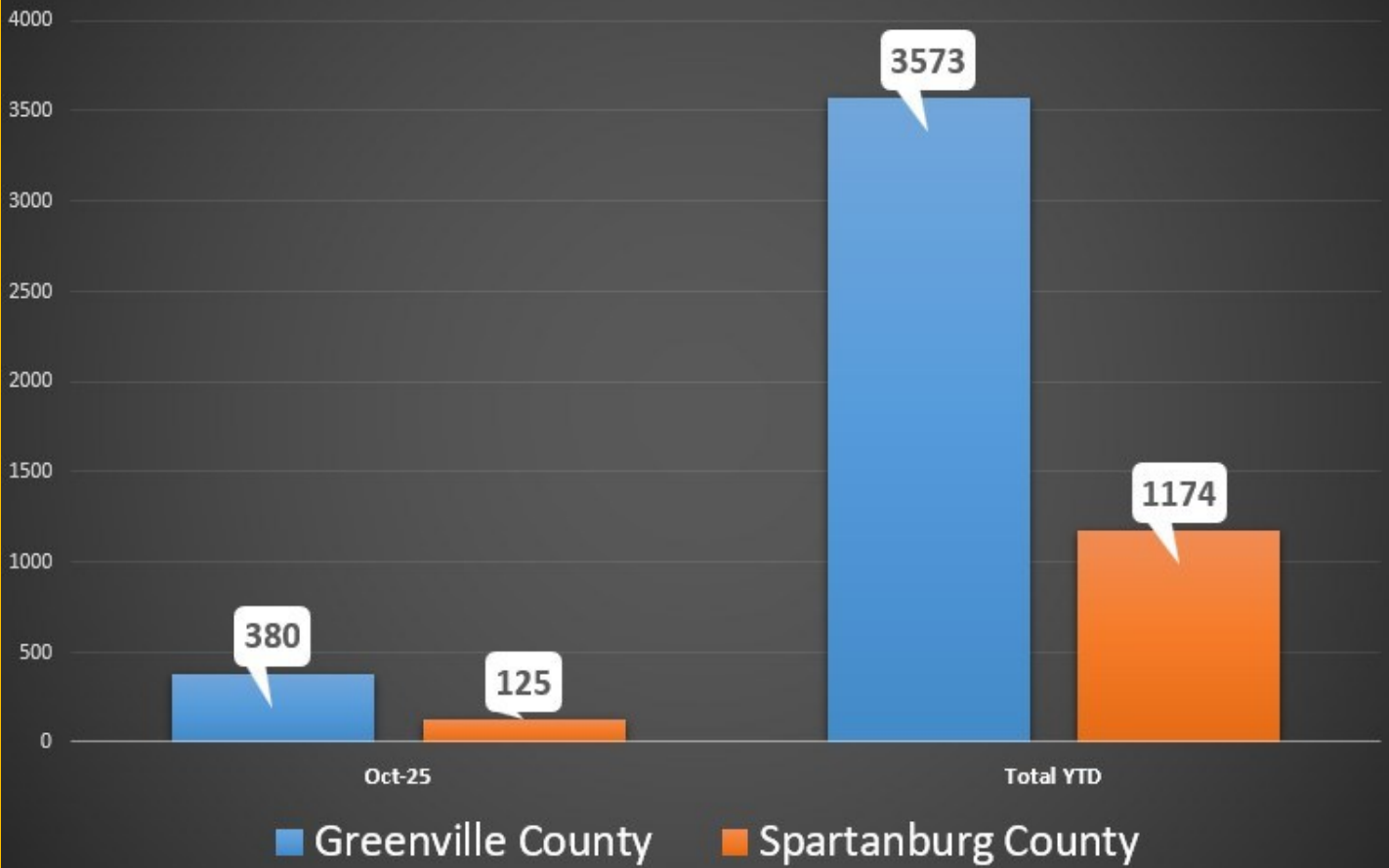
DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	61	61	2	0	0
ADMINISTRATION	8	8	0	0	0
PART-TIME	21	16	0	3	0

Emergency Response

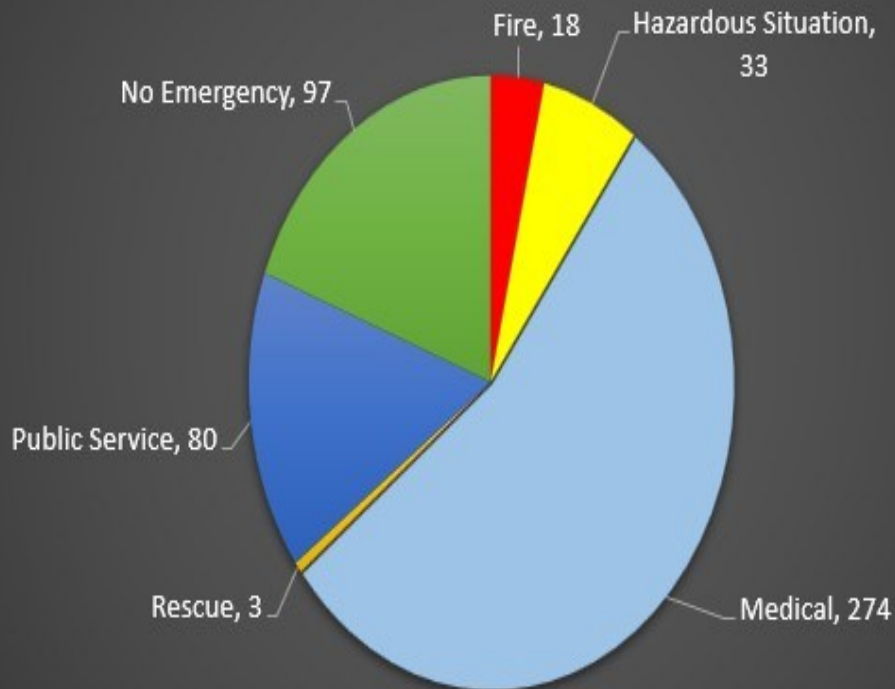
Count of Incidents by Apparatus



County Breakdown

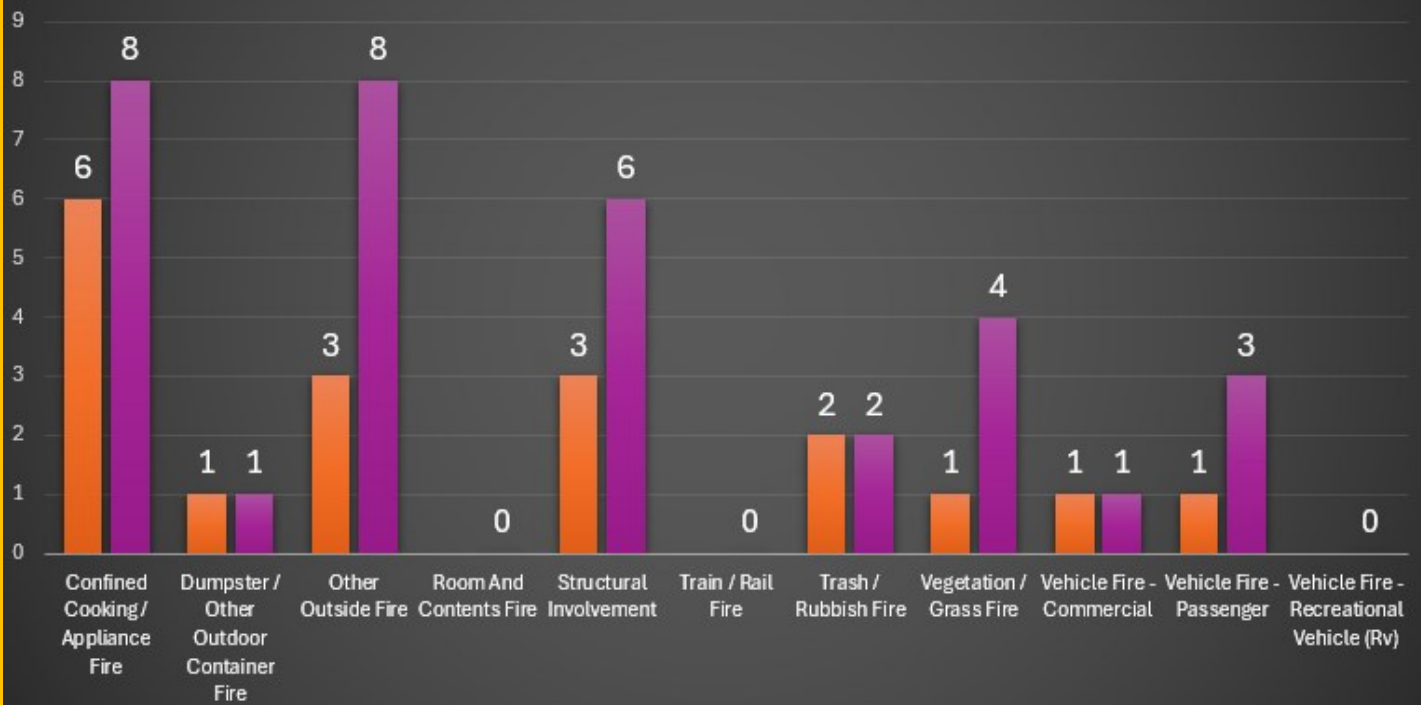


Primary Incident Group October 2025



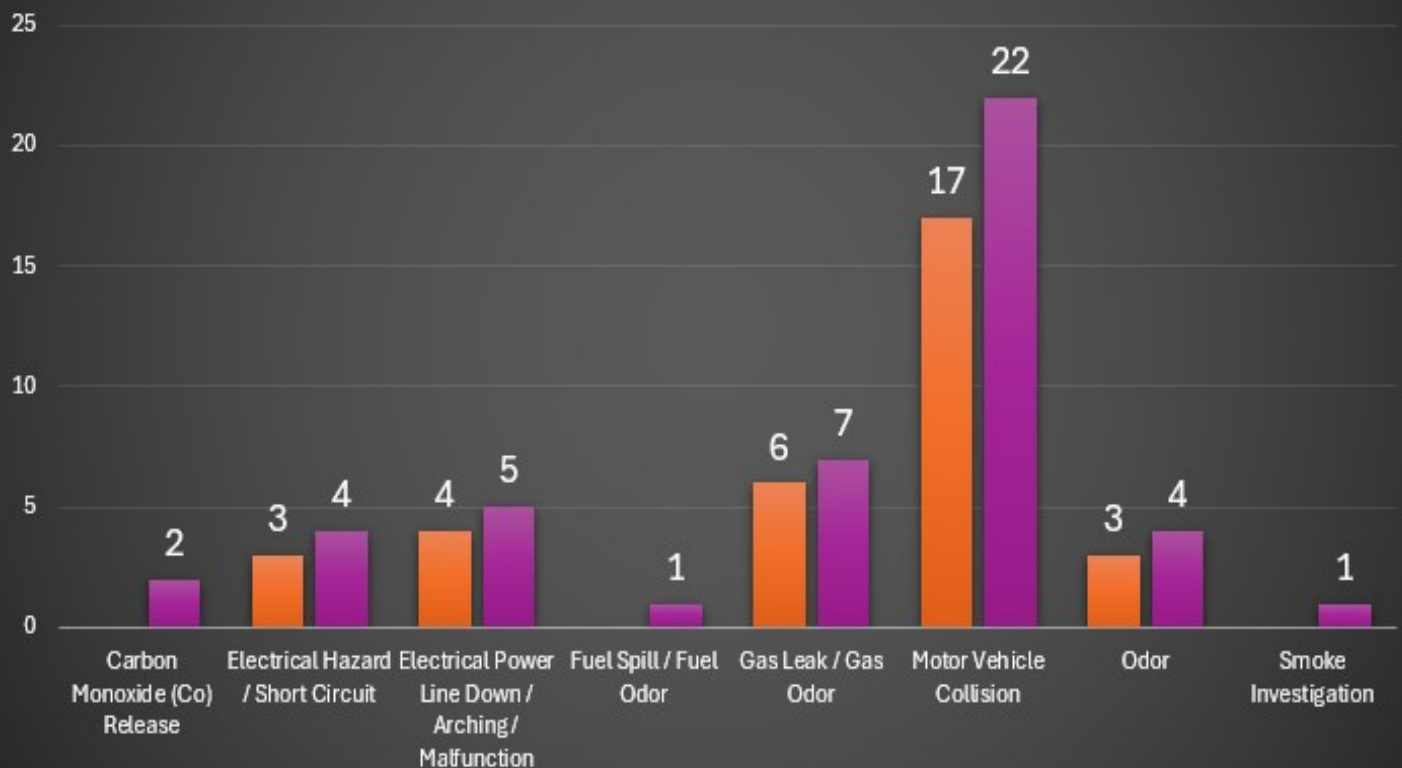
Incident Type - Fire

Oct-25 Fire-YTD



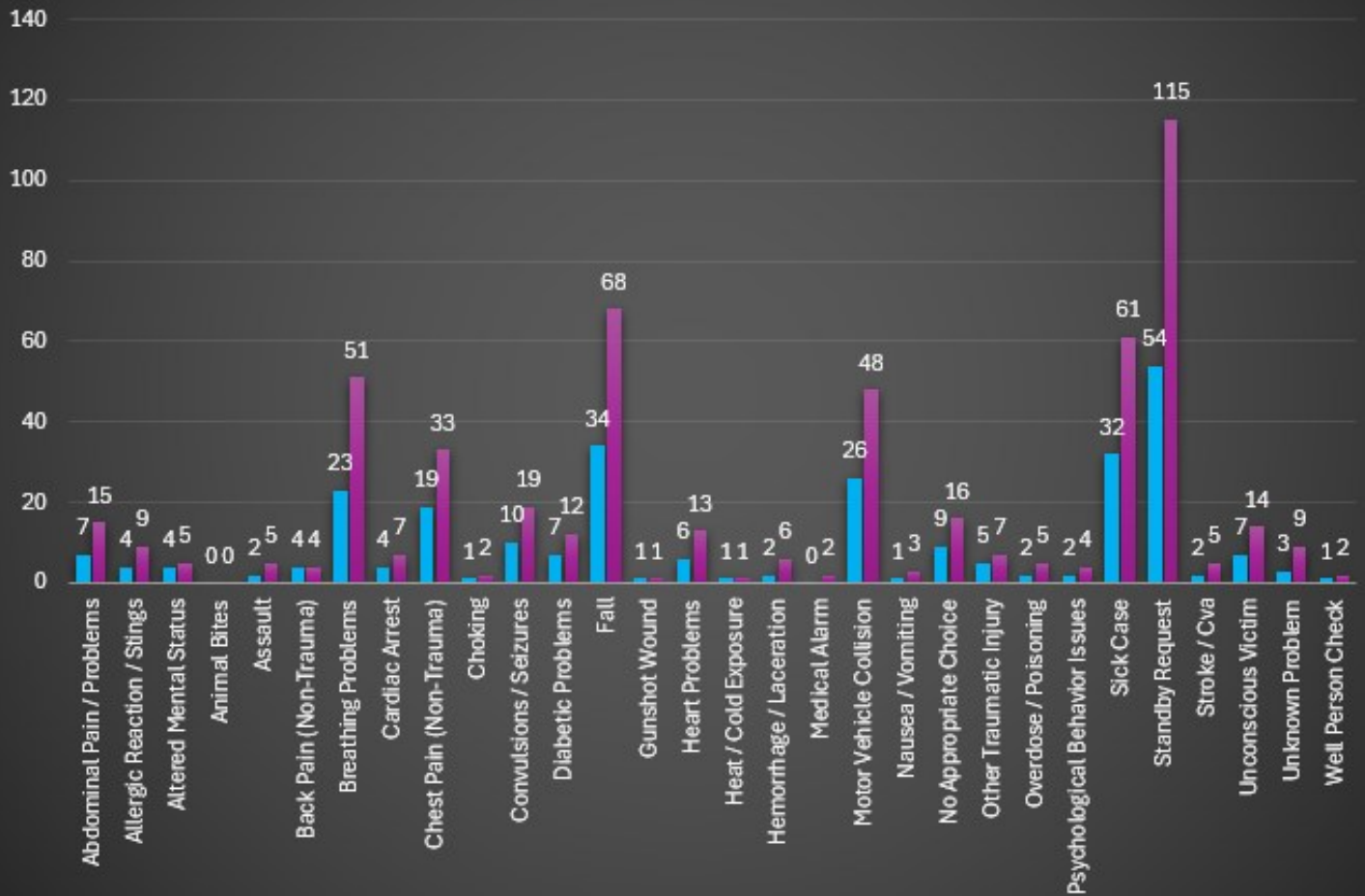
Incident Type - Hazardous Situation

Oct-25 YTD



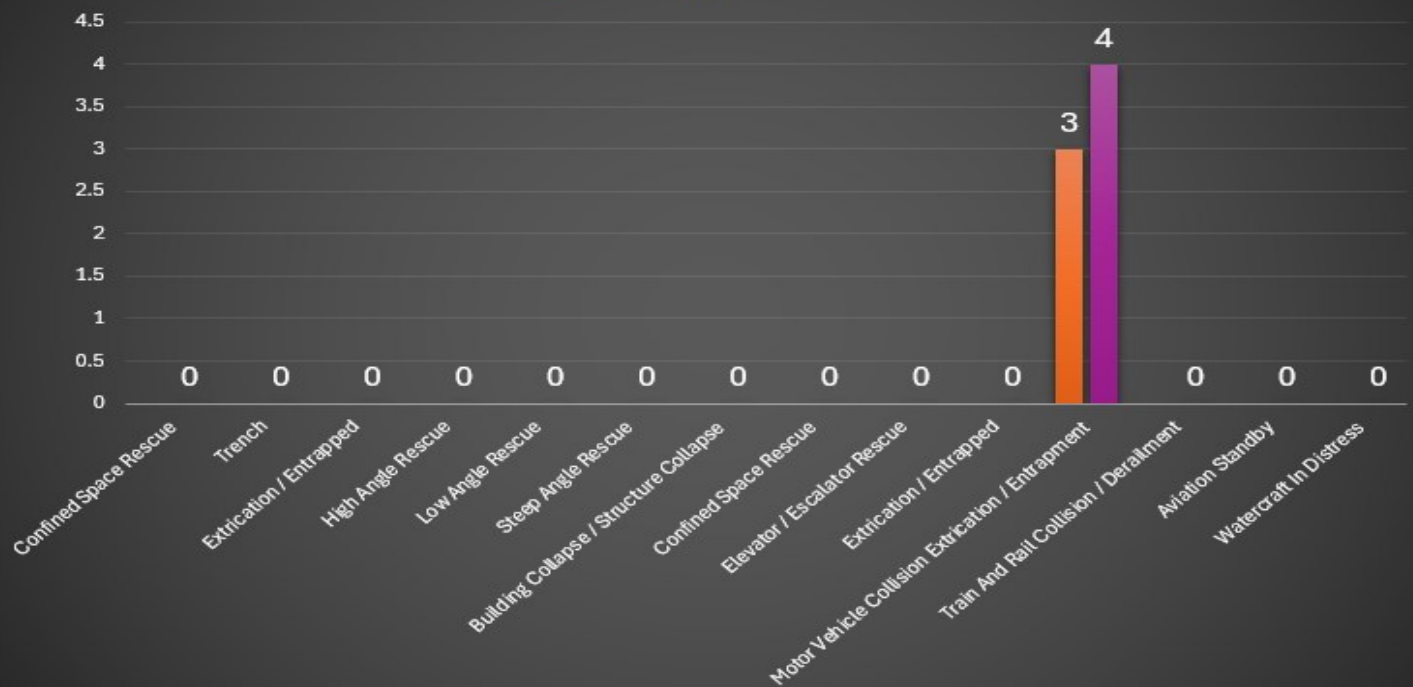
Incident Type - Medical

Oct-25 Medical YTD



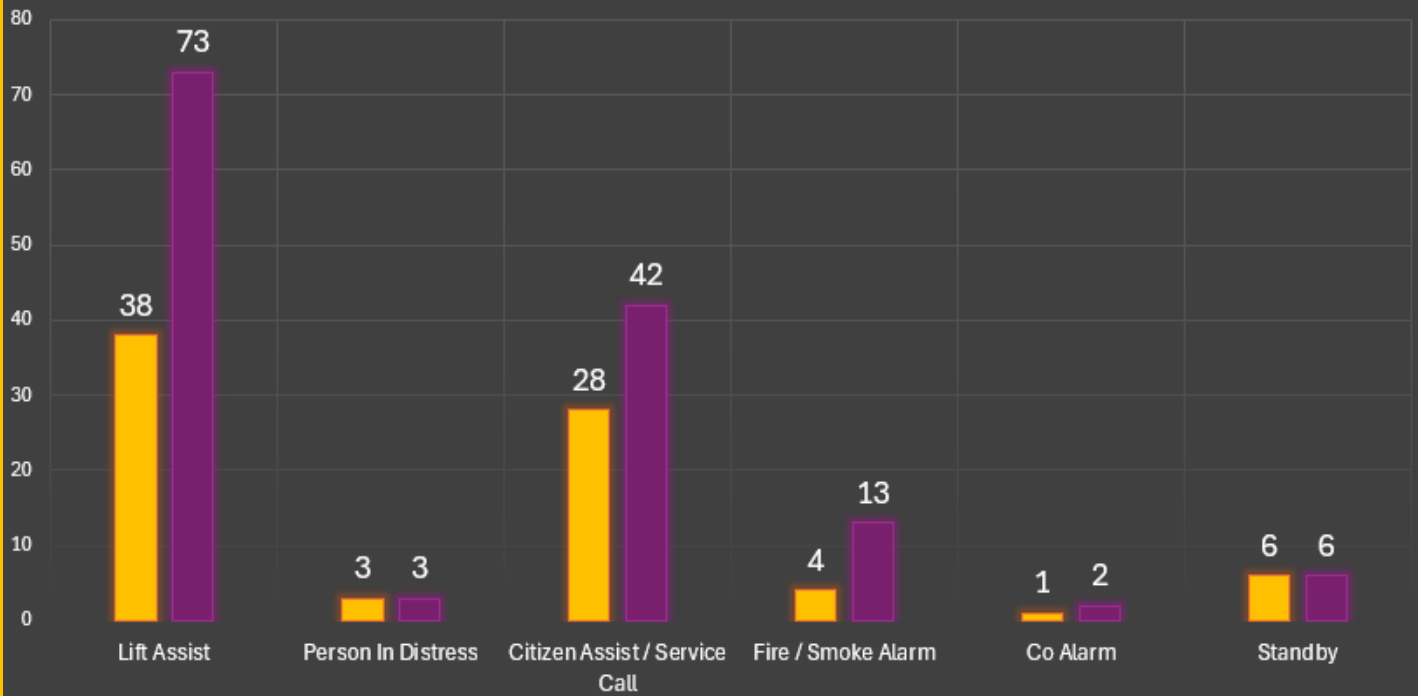
Incident Type - Rescue

Oct-25 Rescue YTD



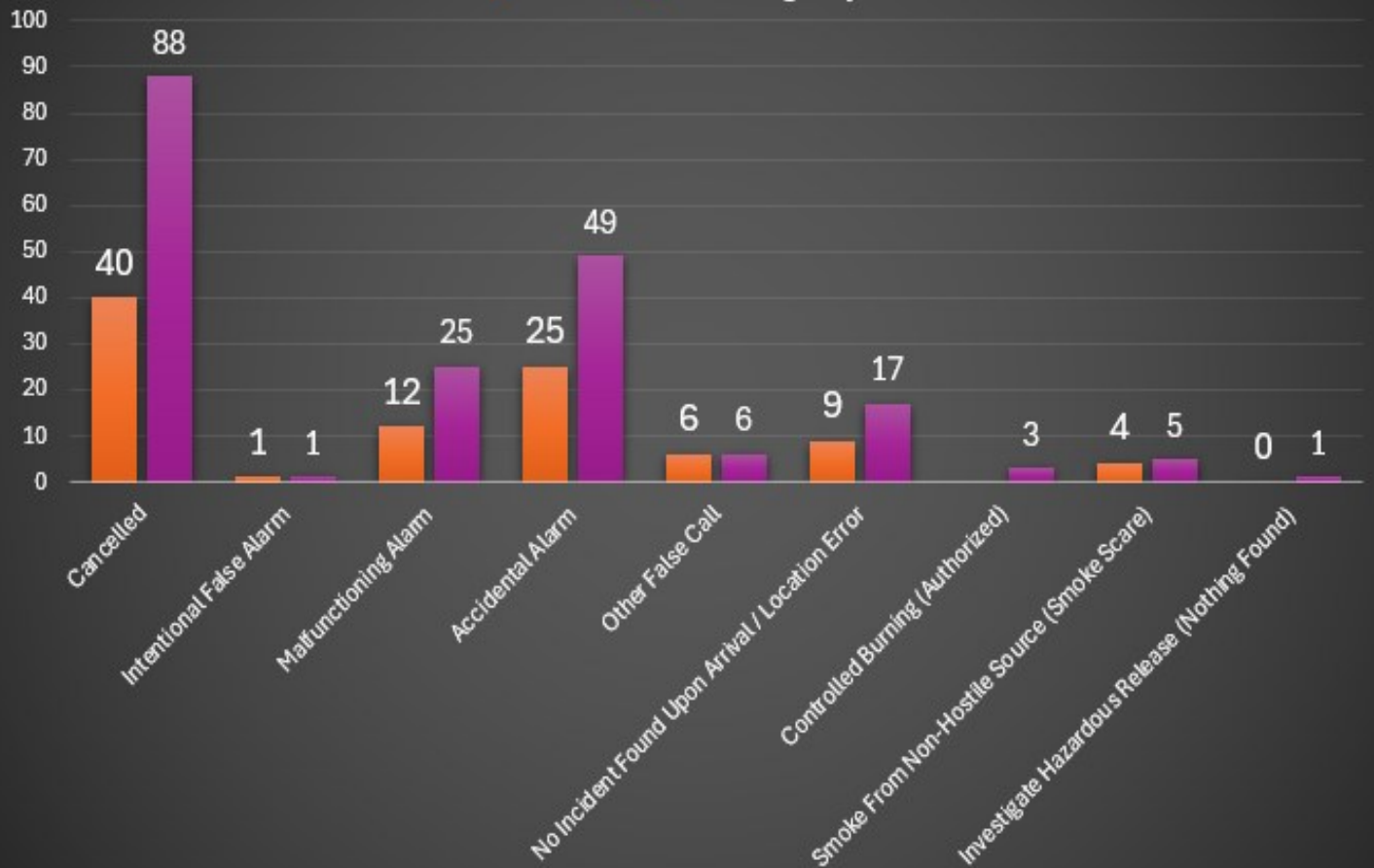
Incident Type - Public Service

Oct-25 Public Service YTD

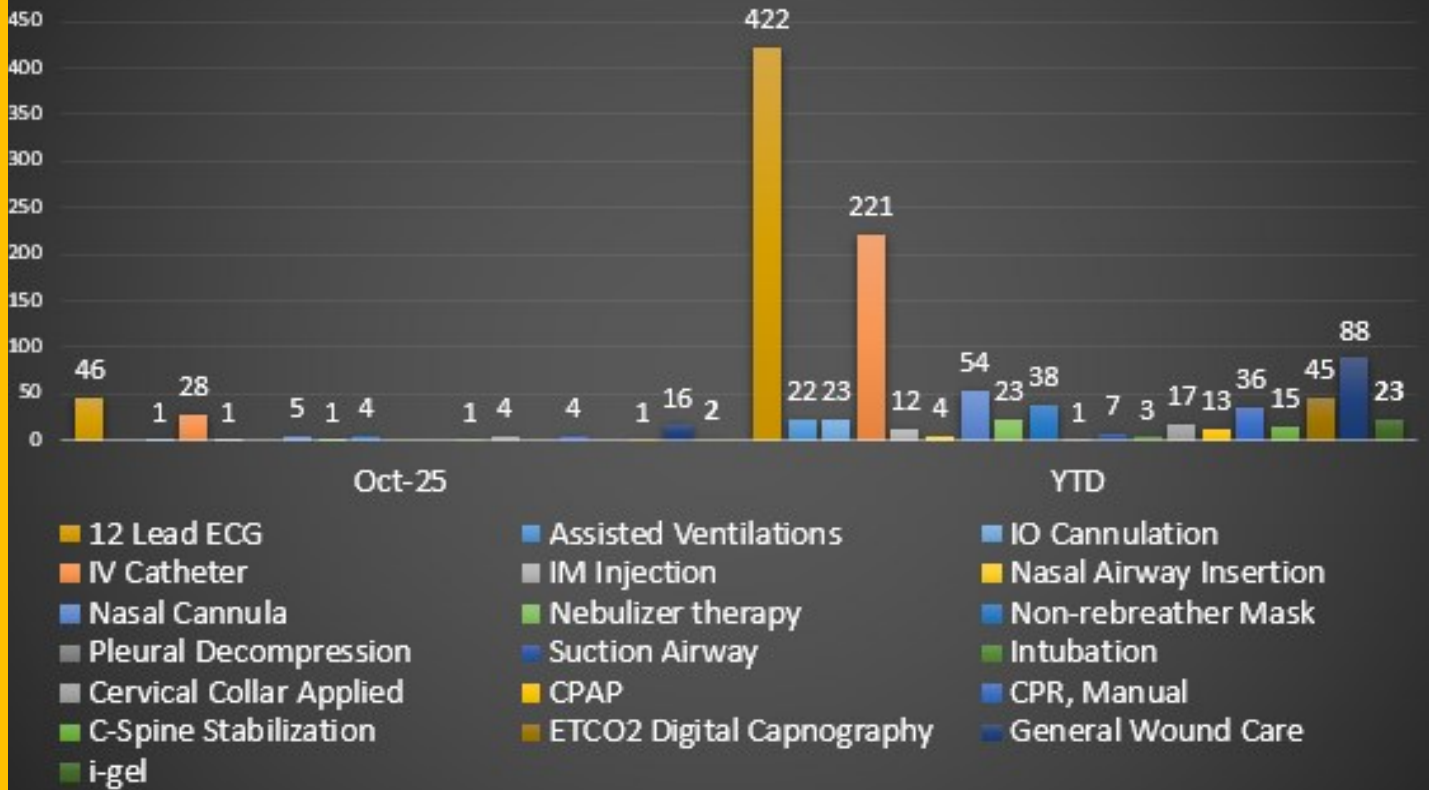


Incident Type - No Emergency

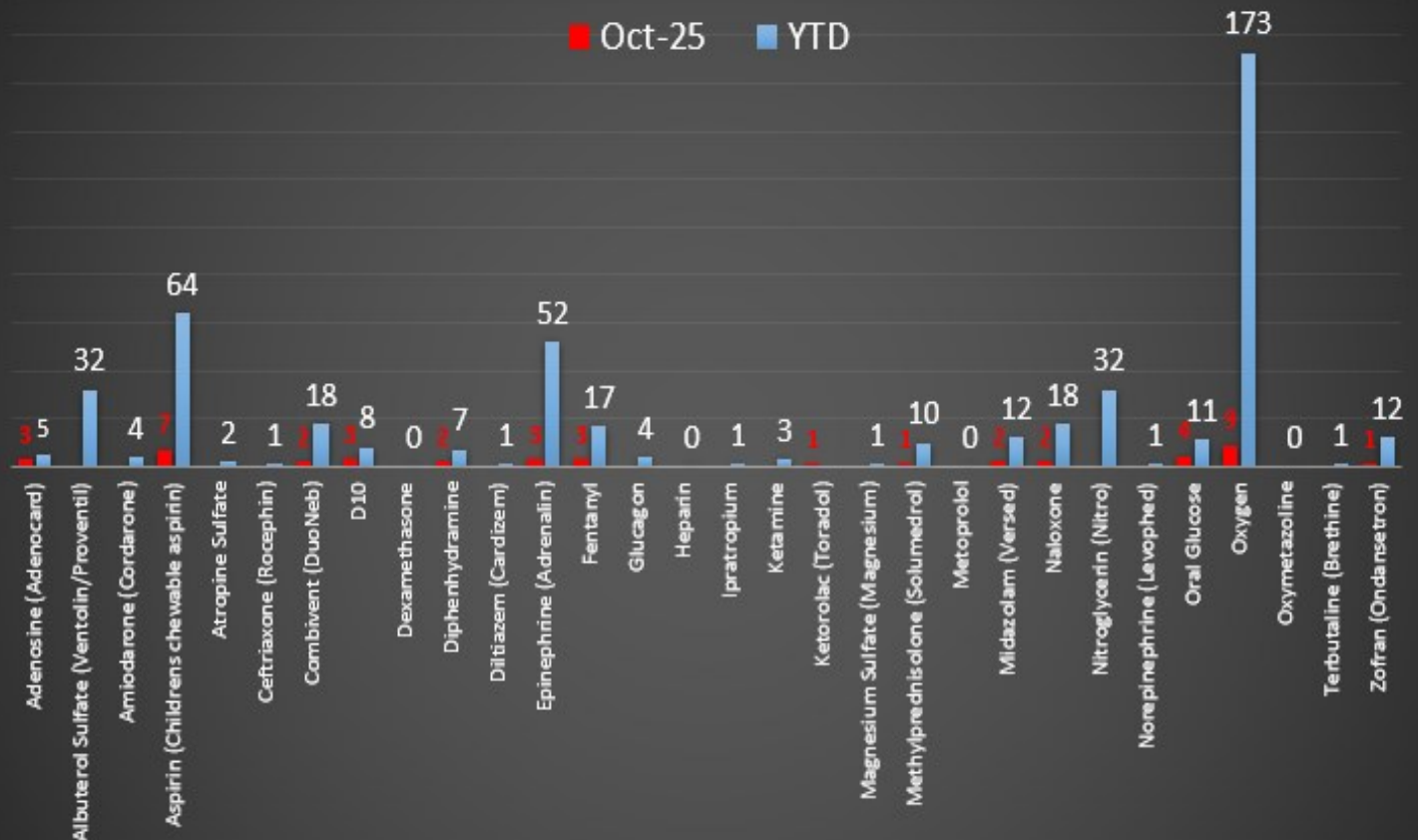
Oct-25 No Emergency YTD



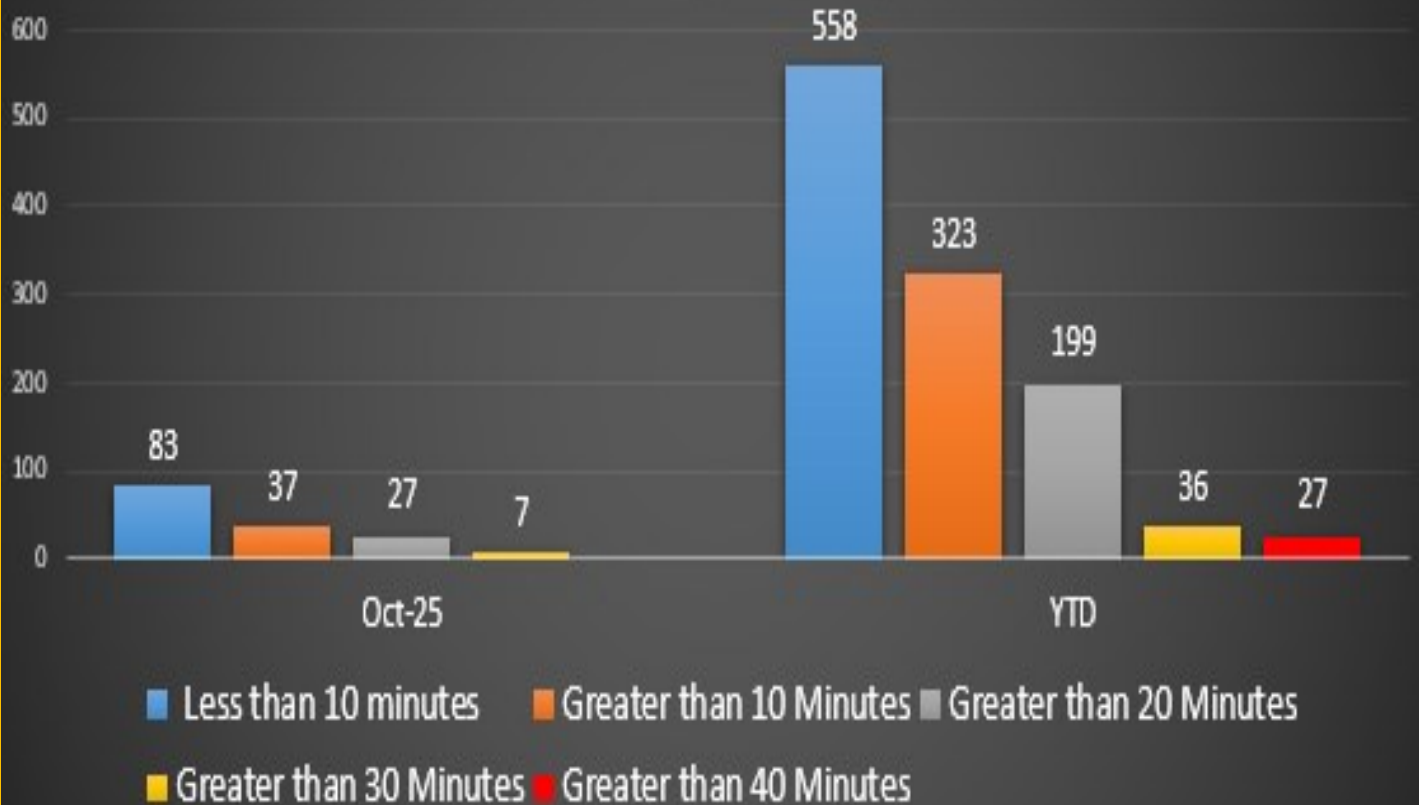
EMS Procedures



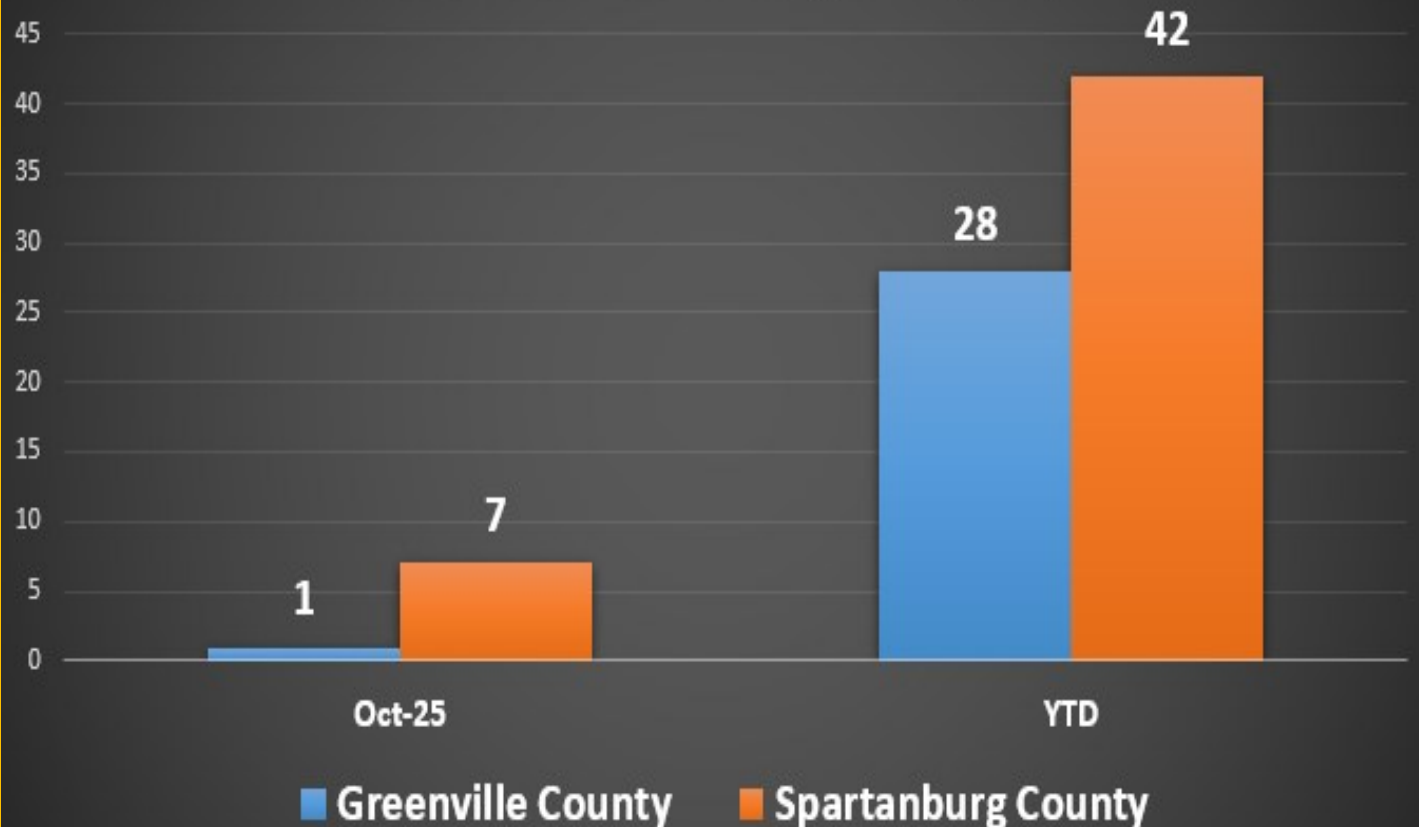
Medications Administered



EMS Transport Delays



Provide ALS for Transport Agency



Division Of Training and Professional Standards

Division of Training and Professional Standards
2025



Crews responded to a multi family fire on 10/31/2025 at 111 Prince St. The fire was quickly contained to apartment of origin and extinguished. The cause of the fire is still under investigation.

Strategic Planning



On October 14th thru 17th the City of Greer Fire Department completed its community driven strategic planning process. The process was facilitated through the Center for Public Safety Excellence (CPSE). This process included community stake holders with the following representation:

Business—3
Public Safety—3
Healthcare—3
Community Group—4
Education—1
Other—2

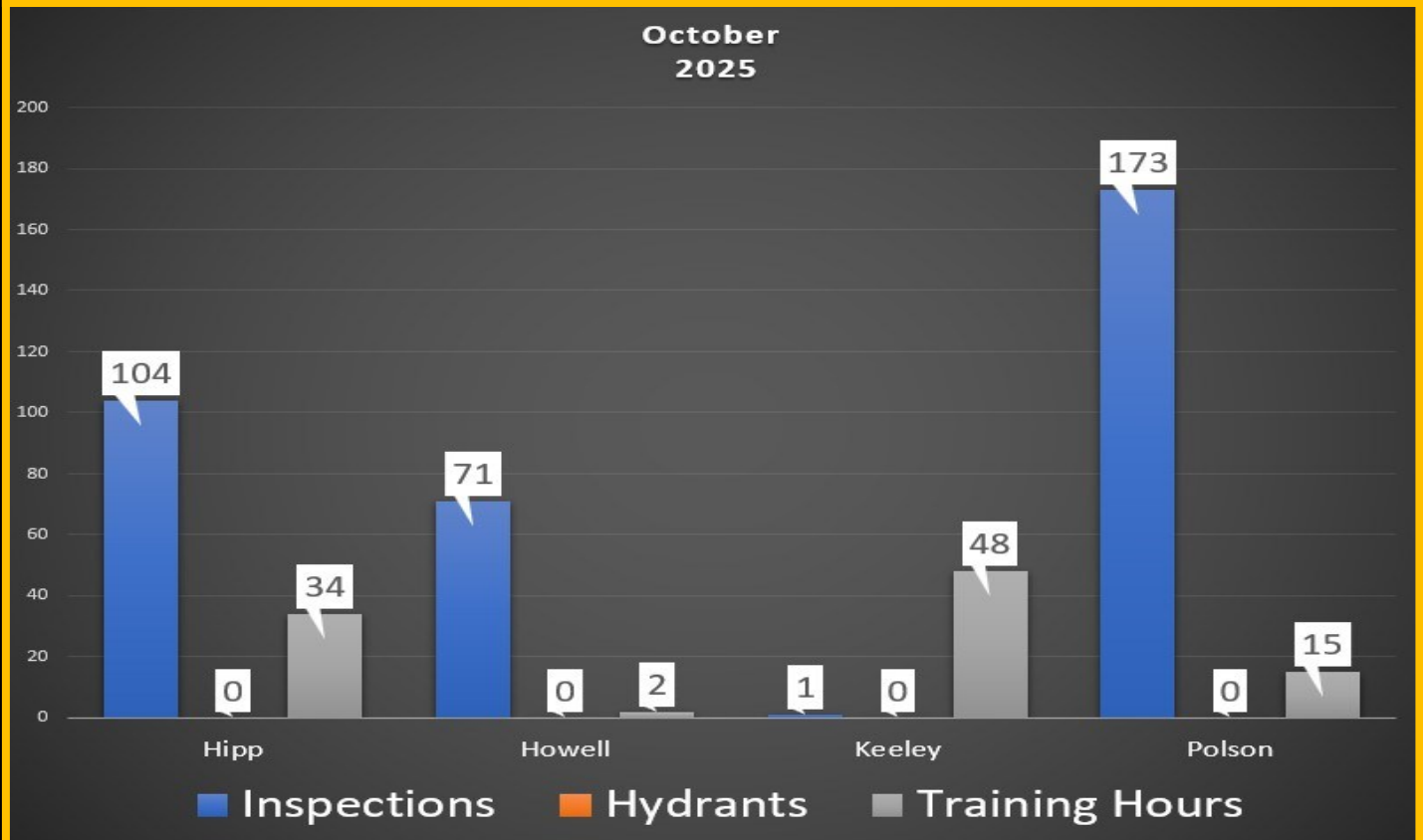
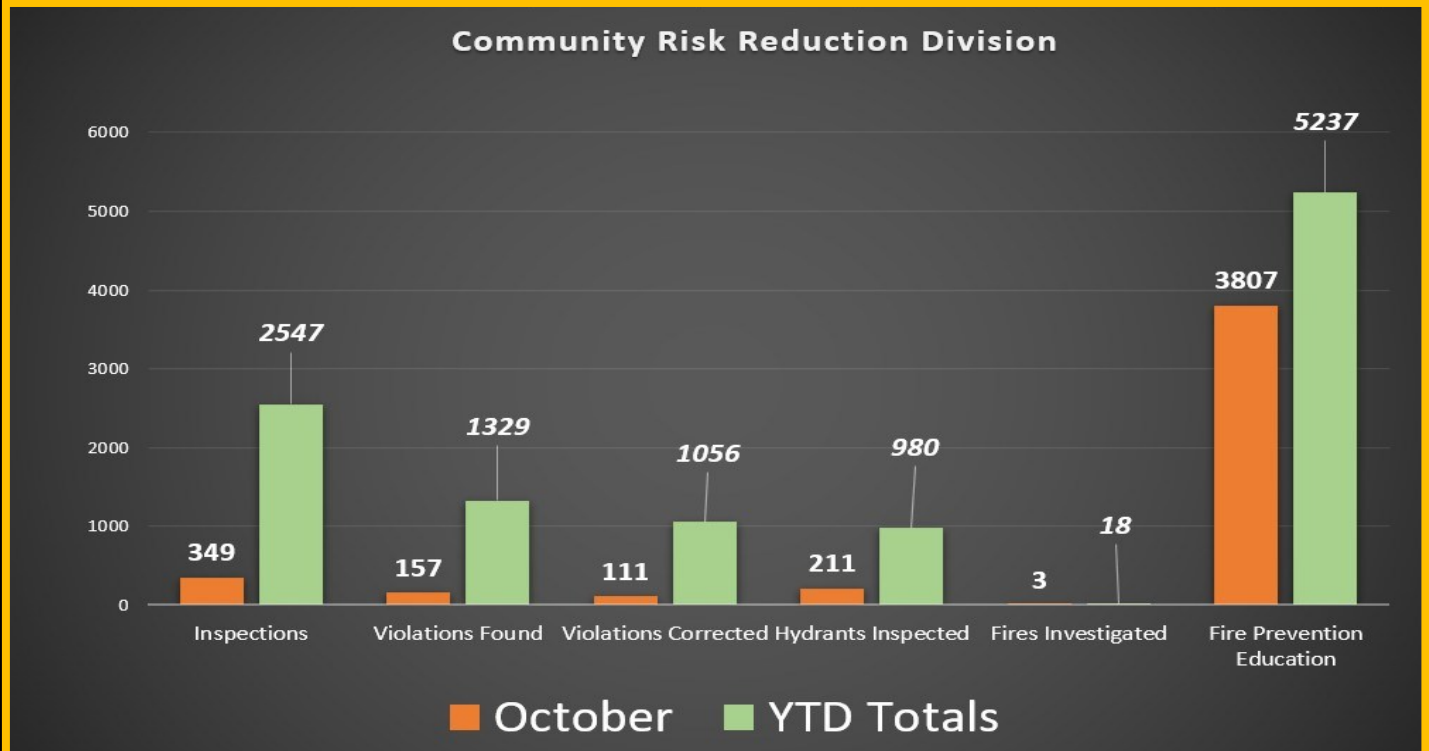




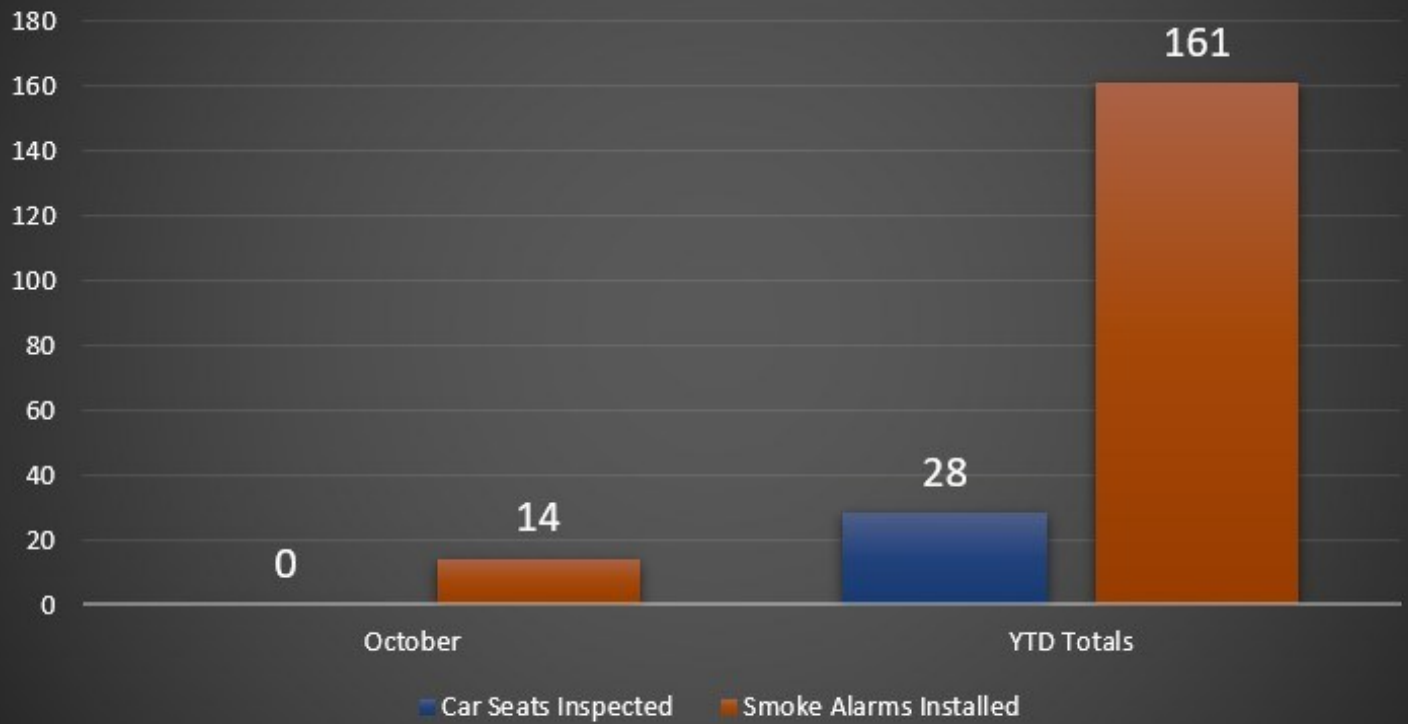
Lieutenant Tyler Collins graduated from the South Carolina State Firefighters' Associations' Officer Academy. This was a 6 day training that pushed candidates to be better. Lt. Collins also received a leadership award that was voted on by his peers.



Division Of Community Risk Reduction



Smoke Alarms and Car Seat Installs



FIRE SAFE
South Carolina

COMMUNITY





Engine 97 and Deputy Fire Marshal Hipp participated in the annual Lake Robinson Day. Crews gave tours of the fire truck, talked with citizens about fire safety and taught hands only CPR.





Tower 41 participated in the Bonds CTC Harvest Festival on Thursday, October 9th. This is an annual event that we are proud to support.



Departmental Milestones for October 2025:

- Engineer Christian Stewart and Firefighter/Paramedic Carter Massa obtained their Associates Degree from Columbia Southern University.
- Firefighter/EMT Chandler Bradshaw obtained his Associates Degree from Spartanburg Community College.
- Quarterly Training—Members of Engine 56 and Engine 97 completed Quarterly Automatic Aid training hosted by Boiling Springs Fire District training on "Taxpayer" structure fires (ground floor storefront w/ second floor and above residential apartments). Skills included ventilation, ground ladders, fire attack with live fire, hydrant connection, victim search and victim removal via ground ladders.
- The City of Greer graduated 6 personnel from our inaugural in-house EMT class. These 6 students were in class for 7 weeks and all passed their EMT on the first attempt. The course was taught by Part-time Paramedic Chris Ruggiero.
 - ⇒ Steven Cross (PD)
 - ⇒ Michael DeSenzo
 - ⇒ Christopher George
 - ⇒ Tanner Hicks
 - ⇒ Aiden Marshall
 - ⇒ Brice Norris

Memorandum

To: City Council

From:

Subject: Municipal Court Activity Report - October 2025

Date: November 25, 2025

CC:

Summary:

Attachments:

1. Municipal Court Activity Report - October 2025



MUNICIPAL COURT

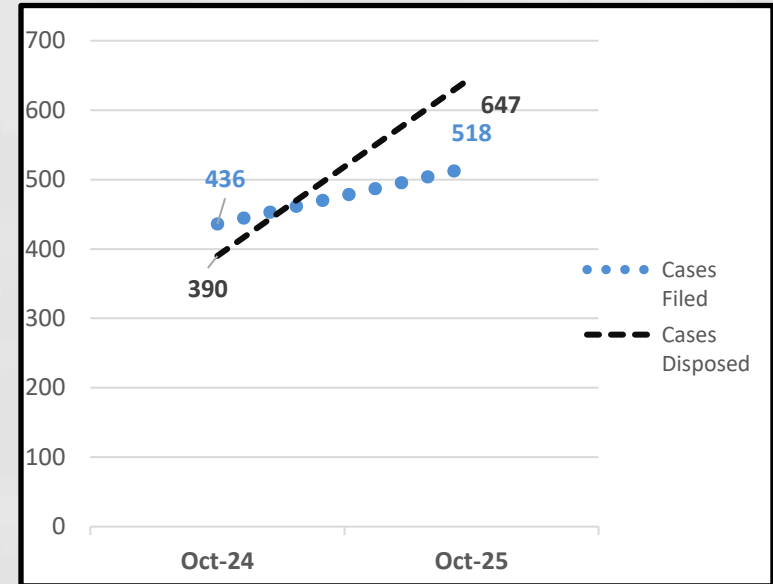
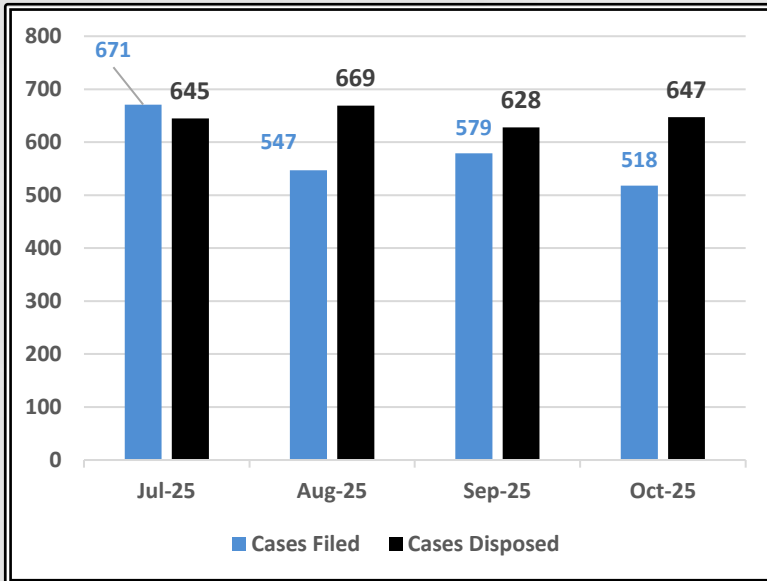
Monthly Report
October 2025

CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: **647**

Total cases filed by officers: **518**

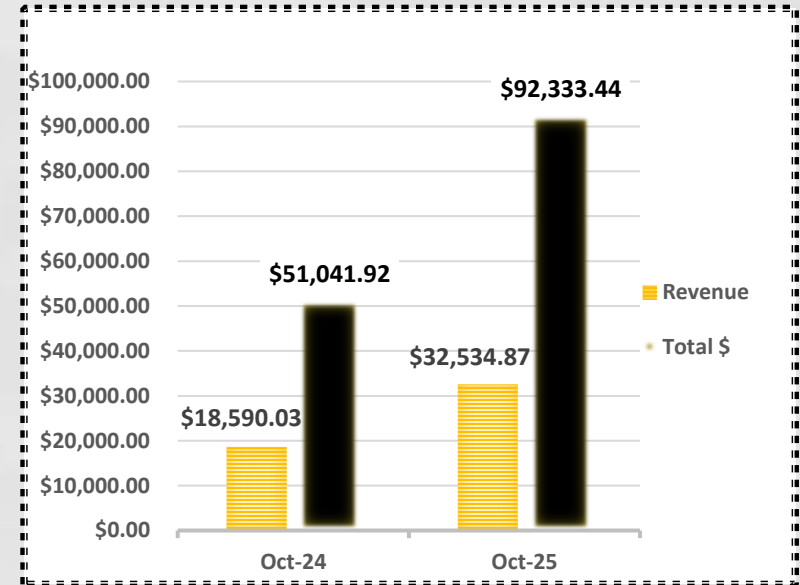
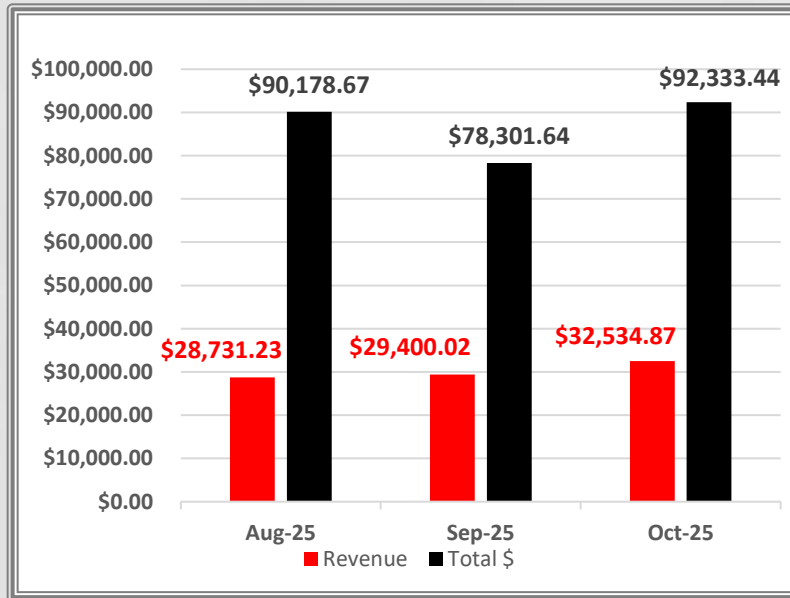


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	69
Arraignments-# of defendants	105
Arraignments-# of charges	180
Bench Warrants issued	14
Bench Warrants served	14
Search Warrants issued	14

Revenue

Total Revenue	\$32,534.87
Sent to State Treasurer	\$46,561.98
Victim Assistance Funds	\$ 4,937.96
Total Collected	\$92,333.44



ACTIVITY

- Traffic Court was held on October 1, 7, 8, 15, 21, 22, 28 and 29.
- Domestic Violence Court was held on October 9.
- Preliminary Hearings were held October 10.
- Pretrial Conferences were held October 17.
- K. Pressley, S. Johnson, D. Livingston, E. Demko, K. Hiles and C. Jamerson attended the Interpersonal Violence Conference in Spartanburg on October 17.
- K Pressley was an instructor at Clerk 101 School in Columbia October 21-22.

Memorandum

To: City Council

From:

Subject: Parks, Recreation & Tourism Activity Report - October 2025

Date: November 25, 2025

CC:

Summary:

Attachments:

1. Parks, Recreation & Tourism Activity Report - October 2025

Parks, Recreation & Tourism

October 2025 Monthly Report

ADMINISTRATION:

Wards Creek Trail System

- The best route for the portion of the trail extending from Biblebrook Drive to Greenleaf Drive has been determined. CPW has expressed concerns regarding their sewer easement and the placement of the trail. The trail may need to be adjusted to meet CPW requirements. Our consultants, GMC, are currently evaluating and redesigning as needed.

South Tyger River Greenway

- The City of Greer withdrew its application for a \$100,000 Recreation Trails Grant through the SC Department of Parks, Recreation, and Tourism for Phase 1A of the South Tyger River Greenway. We had anticipated receiving notification by May/June of this year; however, the grant cannot be officially awarded until the U.S. Fish and Wildlife Service and the State Historic Preservation Office sign off on the project, and Tribal agreements are finalized between the Federal Highway Administration and the Cherokee Nation.

An endangered species—the Tri-Colored Bat—resides in the area where the trail is planned. Tree removal before July 16, may adversely affect the bat's mating season. The environmental assessment indicates that all trees must be removed before December 15, or the project must be delayed until after July 15, 2026.

The delay in receiving the official award notification would result in postponing this project until after July 15, 2026. A Bid Request was advertised, bids were received, evaluated, and approval to award the project was requested from City Council on Tuesday, October 28.

Century Park

- Design plans are currently under review to repair/renovate the lower entrance to Century Park. The project will address stormwater erosion issues in Kids Planet and the lower entrance, as well as repave the road leading to the ball fields.

Greer Golf

- Construction on the new bridge at Hole #12, leading to the tee box, began in September. It is expected to be completed in the coming weeks, weather permitting.

Cannon Centre Retaining Wall

- A 35 ft. section of the retaining wall is peeling loose from the embankment. Our Capital Projects Management team is currently reviewing engineering plans.

Stevens Field Wall Replacement

- We anticipate advertising the bid to construct the outfield wall section that was damaged during Hurricane Helene. Money to reconstruct the wall is provided through FEMA.

DIVISIONS:

Athletics

- Facilitated Greer Baseball Club Fall League Play at Century Park.
- Facilitated Greer Softball Club League play at Turner Park.
- Facilitated Foothills Soccer Club of Greer Recreational league play at Suber Park.
- Facilitated Foothills Soccer Club of Greer Academy League play at Suber Park and Country Club Park.
- Completed Adult Volleyball League play at Suber Road Park.

- Completed Greer Adult Baseball League play at Stevens Field.
- Completed Tournament Rentals at Country Club Park.
- Completed Adult Rugby Rentals at Country Club Park.
- Facilitated Greer 76ers Rugby practices at Country Club Park.
- Competed in the Fall 7s North Carolina Rugby League.
- Registered participants for the upcoming Tomahawk Youth Wrestling Season.
- Completed Greer PRT youth tackle football League play at Greer City Stadium,
- Planned for the upcoming Lonnie McGee field dedication.
- Completed Cheer For Greer programming at Greer City Stadium and Country Club Park.
- Completed Greer PRT NFL Flag Football programming at Country Club Park.
- Maintained and Operated Concessions at Century Park and Country Club Park for tournament and league play.
- Facilitated Greer PRT Youth Tackle Football program sessions at Greer City Stadium and Country Club Park

Cultural Arts

- An art reception was held at the Center for the Arts on Tuesday, October 7, for the Rebirth and Remembrance art exhibit. We had about 25 guests in attendance.
- The Foothills Philharmonic presented a concert featuring six soloists at the Center for the Arts on Saturday, October 11, with 70 guests in attendance.
- A Code Enforcement Community Meeting was held at the Center for the Arts on Thursday, October 10.
- The Greer Children's Theatre moved into the Cannon Centre on Sunday, October 12. They held six performances of Beetlejuice Jr., October 17 -26, 2025.
- Clay classes continue five days a week at the Center for the Arts.
- Crochet classes continue on Tuesdays and Saturdays.
- Senior Yoga is being held at the Center for the Arts on Friday mornings.
- Staff worked on logistics for the Day of the Dead Festival and the Butterfly project conclusion.
- Solutions is working on repairs to the Theatrical system at the Center for the Arts.

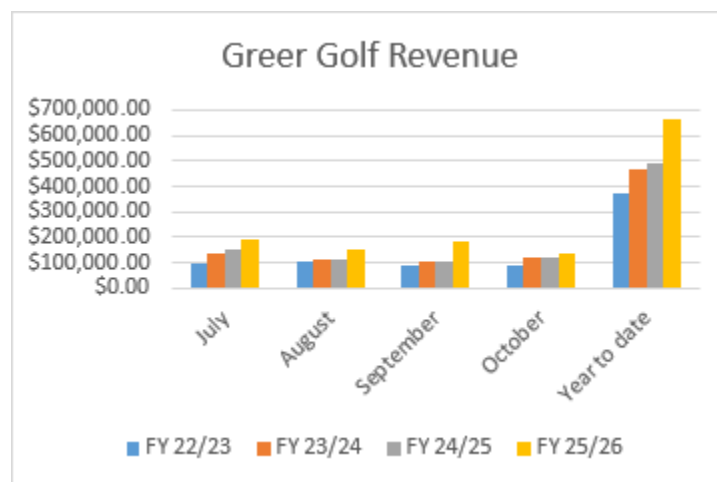
Events

- **Total events held in October – 80** (Internal: 43, Rental: 24, Special Events: 3, Wedding Event: 10)
- The Events Division recently participated in the Greenville-Spartanburg International Airport's Employee Wellness Event on October 15 by setting up an informational booth. Michele and Robbie represented the Parks, Recreation & Tourism Department, sharing information about upcoming events, recreational programs, athletic opportunities, and local parks. This outreach effort provided a great opportunity to connect with airport employees, promote community engagement, and highlight the wide range of services offered by the department.
- The 2025 Artisan Makers Market was a successful and well-attended community event, held on Saturday, October 18. The market featured participation from over 70 local artisans and vendors, offering a wide range of handmade goods, artwork, crafts, and specialty products. The event drew significant community interest, with over 1,300 attendees throughout the day.
- The Events Division hosted the 8th Annual Clemson Extension IPM Symposium on Thursday, October 23, at Greer City Hall. More than 90 attendees from across the Upstate participated in the all-day educational event, which provided horticultural professionals with scientific and practical tools to effectively manage pests. This marks the fourth year Clemson Extension has rented our facilities for their annual symposium.

- Greer Alive and the Greer Farmers Market partnered to kick off Halloween on Friday, October 24, at Greer City Park. Guests were encouraged to dress in their best Halloween costumes and visit more than 40 vendors who distributed candy throughout the event. The evening featured live music by Chris Wayne, over nine food trucks, free face painting, and interactive activities provided by The Children’s Museum of the Upstate.

Golf

- Greens Roller is expected to be delivered by the end of this month (October)
- All tees have been over-seeded with rye grass and top-dressed for the fall and winter.
- All employees completed the required PDQ McGrath questionnaires.
- Greer Golf is featured in a digital ad on GreerNews.com for the month of October.
- Irrigation software and hardware have been installed and are now fully functional.
- Revenue for the month of October was \$138,119.80. This is \$17,000 more than last year, and we have collected \$168,000 more in revenue than this time last year.
- We hosted:
 - Our largest tournament of the year, The Greer Community Ministries Annual Meals on Wheels Tournament on October 10. The tournament had nearly 160 players. We received lots of compliments on our improvements to the golf course and on the condition of the course.
 - The High School Girls Regional tournament for local high schools is on October 13.



Recreation

- **Rentals:** Recreation Center Rentals- 7; Kids Planet- 95
- **Recreation Updates:**
 - The Pickleball Courts at Tryon Park were resurfaced.
 - Interviews for a Recreation Leader were held. (Fund 50 employee to work rentals inside our Recreation Centers.)
 - Justin Miller completed PDQ’s for the Recreation Division employees and the Job Assessment survey conducted by the City of Greer.
- **Recreation Programs:**
 - Three Monarch Butterfly Releases at City Park, Kids Planet, and Center for the Arts with over 70 people in attendance.

- The Needmore Afterschool Program continued at the Needmore Recreation Center every weekday.
- The Senior Yoga series concluded at the Center for the Arts on October 3.
- SOAR
 - Hand and Foot card game days were held 9:30 am at the Cannon Centre October 1, 8, 15, 22 with 28 participants.
 - Novice and improver Line Dancing classes were held at the Cannon Centre on October 1, 8, 15, and 22 with 98 attendees.
 - Movie Day on October 27 with 4 seniors in attendance.
 - Book Club met on October 21 with 9 seniors participating.
 - A trip to Jeter Mountain Farm took place on October 23, with 29 seniors.
 - The annual Halloween Party was hosted on October 30, and we had an amazing time with 30 seniors participating.
 - Bingo was held at City Hall on October 10 and 18 with 68 seniors attending,
- **Community Partner Programs:**
 - Never Alone, Narcotics Anonymous held their monthly meetings on Tuesdays at the Tryon Recreation Center.
 - The Disabled American Veterans held their monthly meeting on October 28.
 - The South Carolina Treasure & Artifacts Association met on October 27 for their monthly meeting.
 - Senior Action continued to meet daily from 8:00 am – 1:00 pm at the Needmore Community Center.
 - Creative Advancement Afterschool Program continued at the Tryon Recreation Center every weekday.
 - One outdoor Archery practice was held on October 1, at City Stadium.
 - The Palmetto Cutlery Club met for their monthly meeting on October 7 at the Tryon Recreation Center.
 - The “Little Explorers” program continued at 10:00 am on Wednesdays at the Tryon Recreation Center. Due to popularity, an 11:00 am class was added. This program serves children ages 2–6 and includes crafts, activities, and outdoor exploration in Tryon Park. A new companion program, “Little Sprouts,” for children ages 2.5 and younger, was introduced for October and November.
 - Installation of the pollinator garden continued in partnership with the Greer High School agricultural program at the property adjacent to the Greer Golf driving range.
 - An Eagle Scout project was completed with Ben Marion on October 4 at Century Park. The project included planting 30 T. olive shrubs and mulching adjacent to hole 15 on the disc golf course to replace trees lost to development and Hurricane Helene.
 - Two pickleball tournaments were hosted on behalf of Riverside High School and Blue Ridge High School at Tryon Park for their respective spirit week fundraisers.

Tourism

- Lindsey Shaffer and the Communications Department met on Wednesday, October 1, for Greer150 planning.
- The Greer High School Homecoming Parade took place around Dooley Field on Thursday, October 2 (permitted event).

- The Greer Arts & Eats Festival took place on Saturday, October 4, and welcomed several thousand visitors to downtown. The newly expanded footprint allowed for additional vendors and more space for attendees to navigate the festival.
- Lindsey Shaffer met with artists on Thursday, October 16, to discuss live chalk art at the big Greer150 celebration.
- The Tourism Division represented PRT at Lake Robinson Day on Saturday, October 18, and provided programming information and giveaways.
- Staff met with several City departments on Tuesday, October 21, to review logistics for Trunk or Treat on Trade (October 26) and the Greer Christmas Parade (December 7). Representatives from Greer Relief were in attendance to lead the parade discussion. Staff also debriefed following the Greer Arts & Eats Festival (October 4) and made plans for next year's event.
- Lindsey Shaffer, Michelle Willis, and Josh Pruitt met with the Greer Heritage Museum on Wednesday, October 22, to discuss Greer150 branding, the website, and upcoming events.
- Lindsey Shaffer and Anna-Elyse Lewis met on Thursday, October 23, for an initial social media strategy session for the Greer150. A social media plan will be completed for the City of Greer, Discover Greer, and Greer Heritage Museum social channels.
- Staff provided a Tourism Division update at the Greer Recreation Board Meeting on Thursday, October 23.
- Trunk or Treat on Trade took place downtown on Sunday, October 26, and was very well attended.
- The November Discover Greer newsletter was published on Tuesday, October 28, and featured upcoming events, Small Business Saturday details, and downtown parking information.
- On Friday, October 31, staff assisted the Cultural Arts Division by decorating for the Day of the Dead Festival.

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

Memorandum

To: City Council

From:

Subject: Planning & Development Activity Report - October 2025

Date: November 25, 2025

CC:

Summary:

Attachments:

1. Planning & Development Activity Report - October 2025

PLANNING & DEVELOPMENT DEPARTMENT

OUTLINE

Department Highlights and Summary

Department Statistic Dashboard

Planning and Zoning

Commercial Plan Reviews

Housing & Construction

Code Enforcement

Impact Fees



MONTHLY REPORT

OCTOBER 2025

DEPARTMENT HIGHLIGHTS

Achievements & Promotions

- Joe Holbrooks has been promoted to Community Standards & Compliance Manager.
- Barry Davis has been appointed to the Lake Cunningham Fire Commission Board.
- Brian Brock & Tim Rylatt both have passed the Residential Plumbing Inspector Exam.

Community Involvement

- The department received over 350 donations of coats and 250 cold-weather related items for the Coats with Codes Drive. These items will be delivered to Greer Relief and the Greer Housing Authority. Thank you to departments across the city for making this such a success!
- Director Alex Cahill represented Greer in the Greenville County Citizen's Academy Development session, highlighting the city's innovative work



REPORT SUMMARY

Planning

- Planning activity remains steady across divisions, though most 2025 categories show a modest decline compared to 2024, except for Zoning Appeals, which saw a notable increase in activity.

Housing & Construction

- Residential construction peaked in 2024, then dipped in 2025 so far. 2025 monthly spending is averaging \$5M–\$19M, with March the highest at \$19.26M. Commercial construction saw a major spike in 2022, dropped in 2023, rose again in 2024, and is tracking lower so far in 2025. January 2025 was the strongest month (\$28.6M).

Inspections & Permits

- Both building inspections and permits are trending notably lower in 2025 compared to the past three years, suggesting a slowdown in construction activity. The most active months in 2025 were early in the year (January–February), followed by a steady decline through the summer.

Community Compliance

- Inspection activity remains steady and in line with recent years, suggesting consistent enforcement operations. Illegal sign enforcement is showing a moderate rebound from 2024 levels but remains below earlier years, indicating some improvement in compliance or fewer violations overall.

Impact Fees

- Residential development continues to be the primary driver of impact fee revenue in 2025, accounting for nearly 88% of total collections. Commercial activity has been slower, suggesting a focus on housing growth over business expansion.

DEPARTMENT STATISTIC DASHBOARD

PLANNING

- Planning Commission Reviews(YTD): 30
- Board of Zoning Appeals (YTD): 4
- Board of Architectural Review(YTD):2
- Planning Advisory Committee(YTD):24
- Administrative Plat(YTD):160
- Civil Plan Review(YTD):77
- Planning Advisory Committee Cases(YTD):24
- Final Plat Review(YTD):29
- Zoning Letters(YTD): 41

HOUSING & CONSTRUCTION

- Housing Starts (YTD): 380
- Residential Cost (YTD): \$97,785,427.73
- Commercial Cost (YTD): \$62,240,532.95
- Total Construction Cost (YTD): \$698,019,903

HOUSING & CONSTRUCTION

- Building Inspections (YTD): 30.516
- Building Permits (YTD): 7,776
- Miscellaneous Permits (YTD): \$19,796,775
- Accessory Dwelling Units (YTD): 6

COMMUNITY COMPLIANCE & SIGNS

- Code Enforcement Inspections (YTD): 7,342
- Illegal Signs Removed (YTD): 2,371
- Educational Conversations Held (YTD): 4

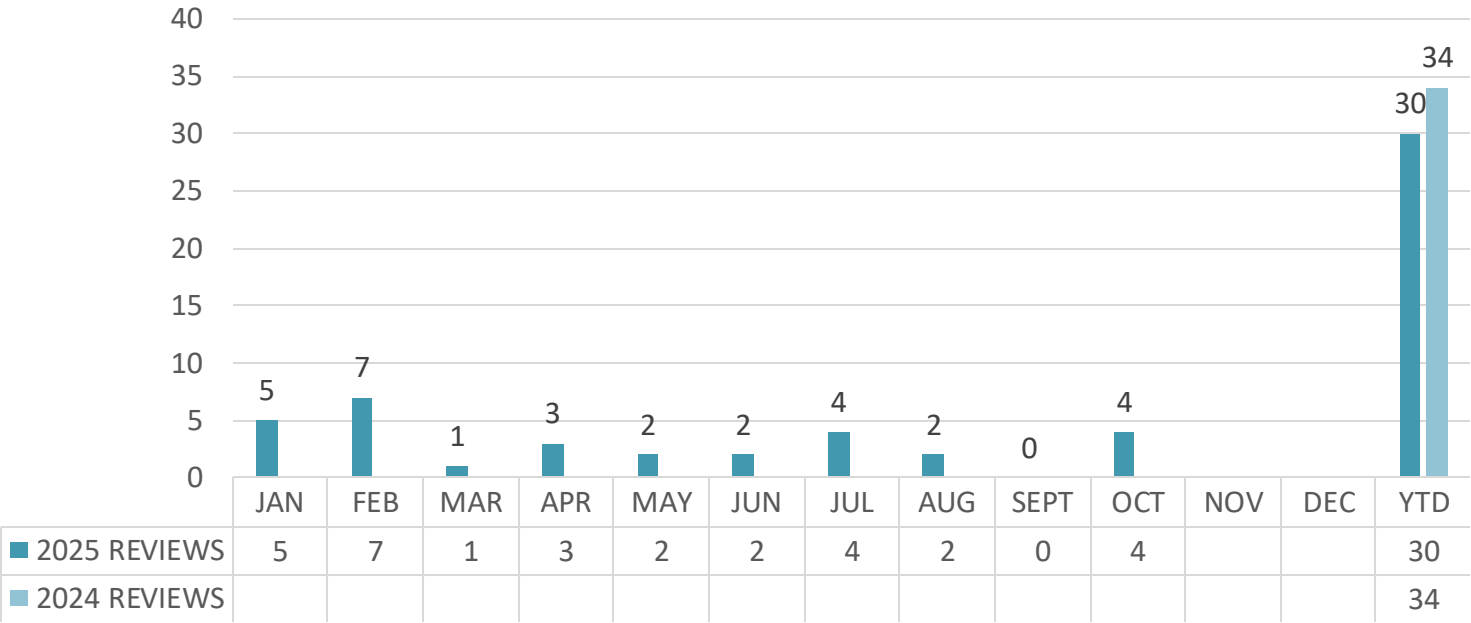
IMPACT FEES (RESIDENTIAL & COMMERCIAL)

- Police: \$1,936
- Fire: \$4,176
- Public Services: \$5,484
- Parks & Rec: \$9,340

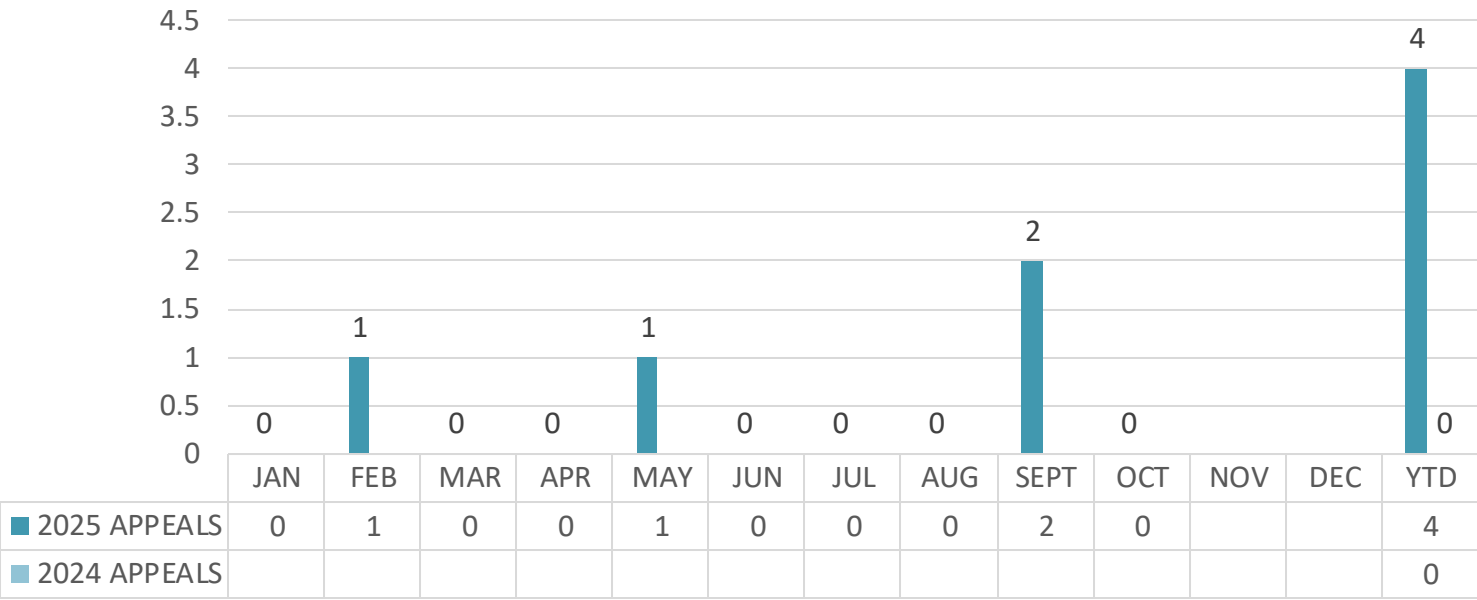
Total: \$20,936

PLANNING

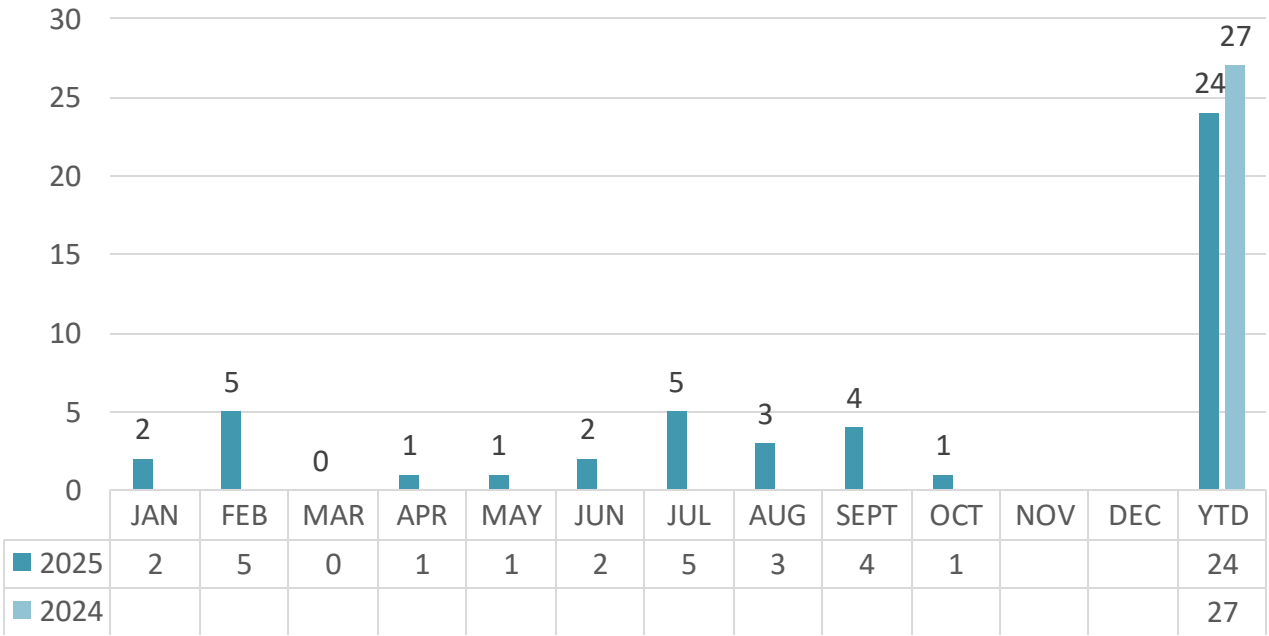
Planning Commission



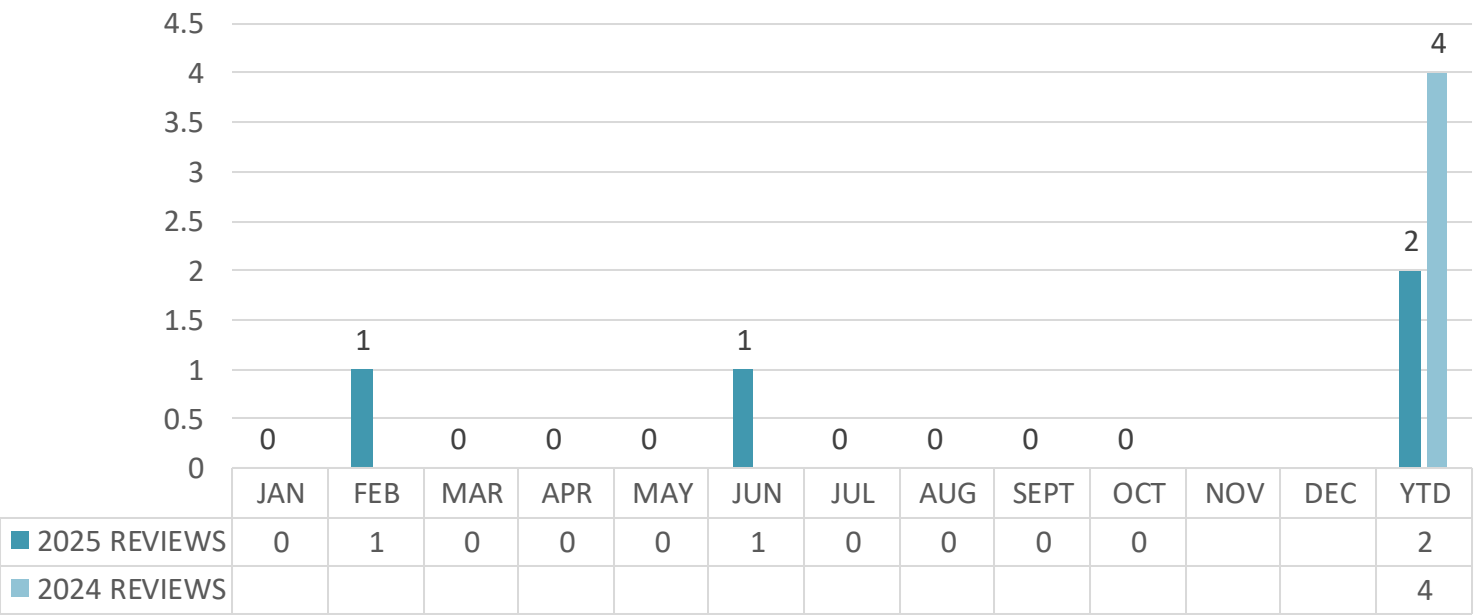
Board of Zoning Appeals



Planning Advisory Committee

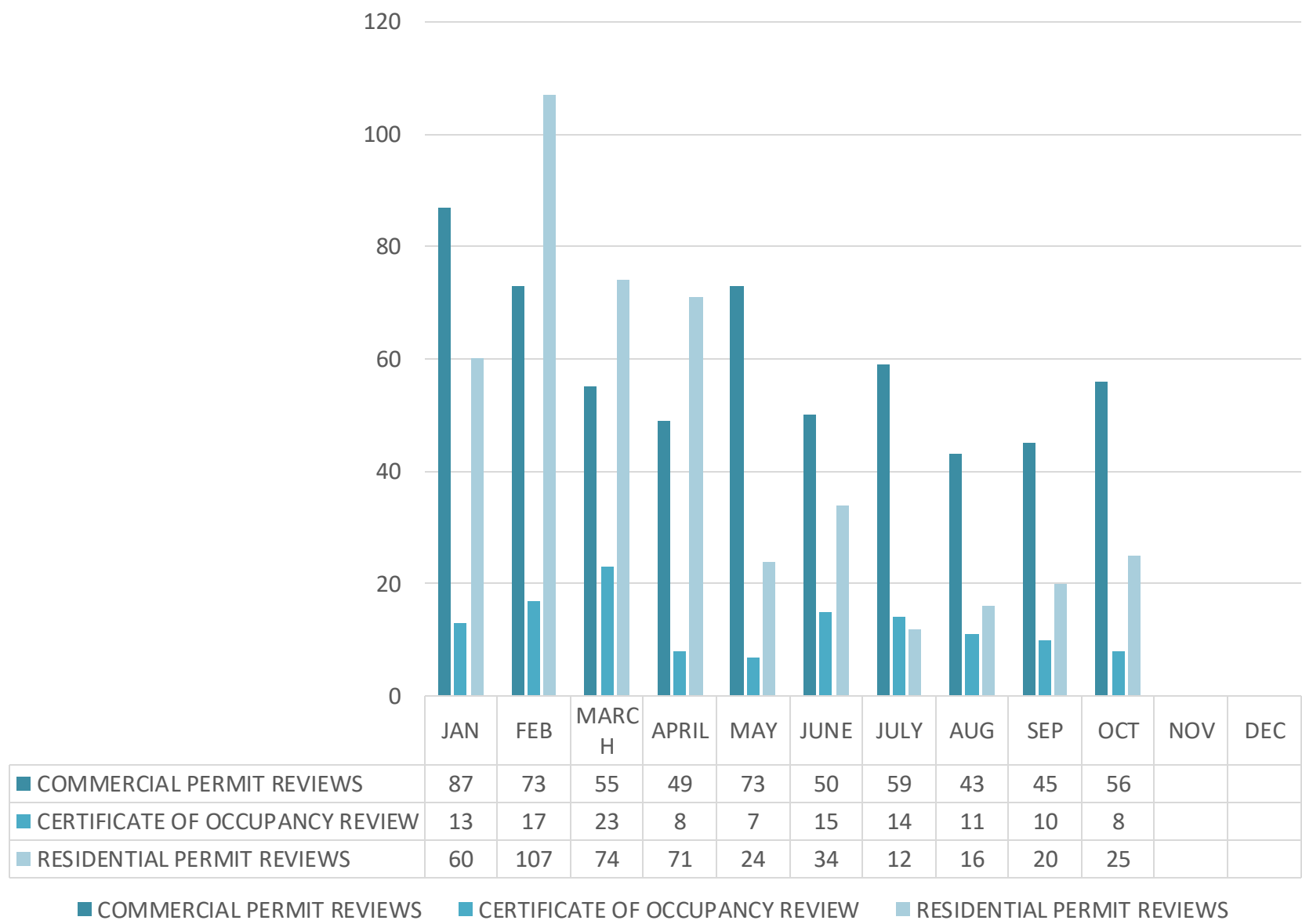


Board of Architectural Review

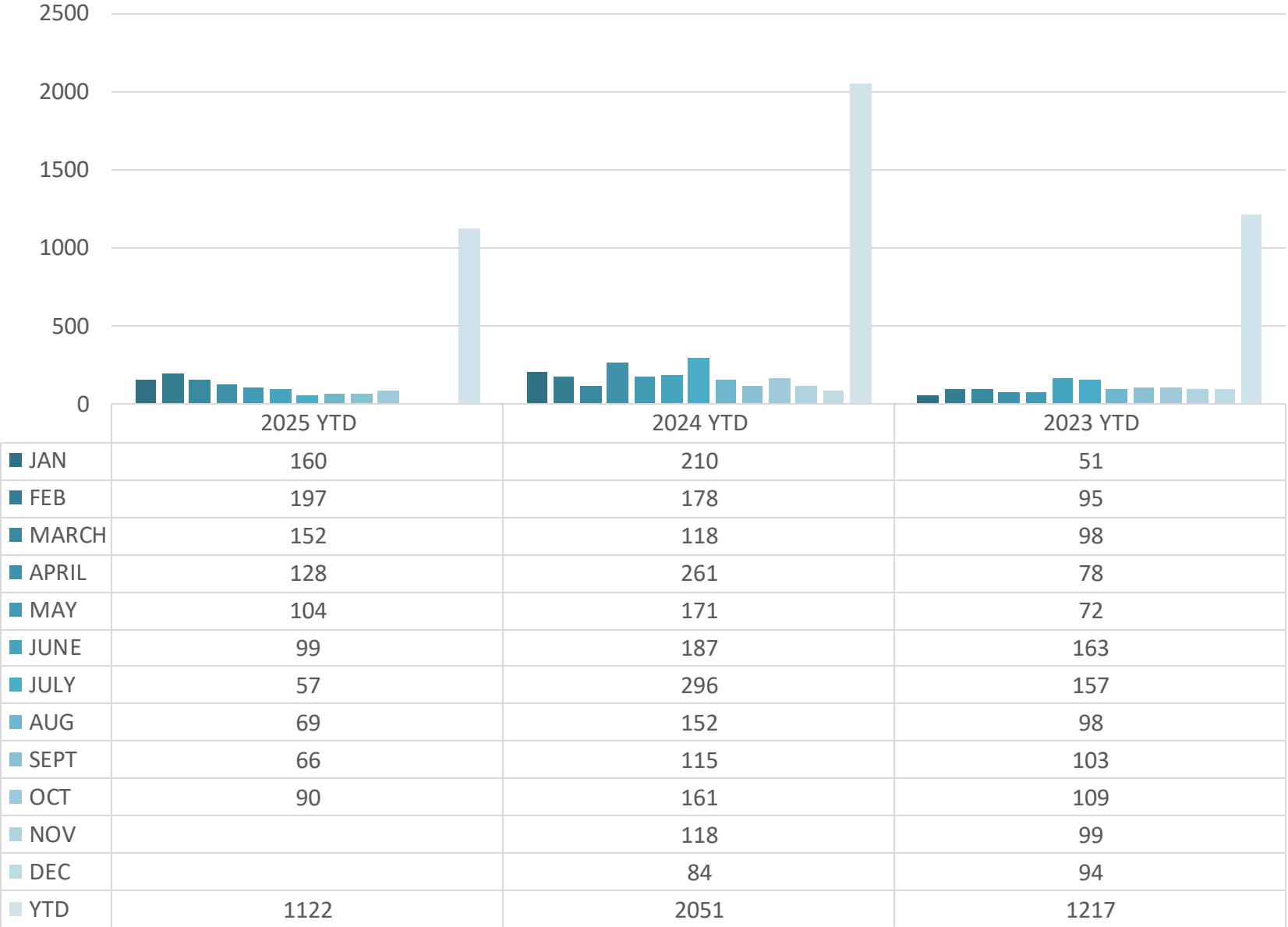


PLANNING

Zoning Review Breakdown

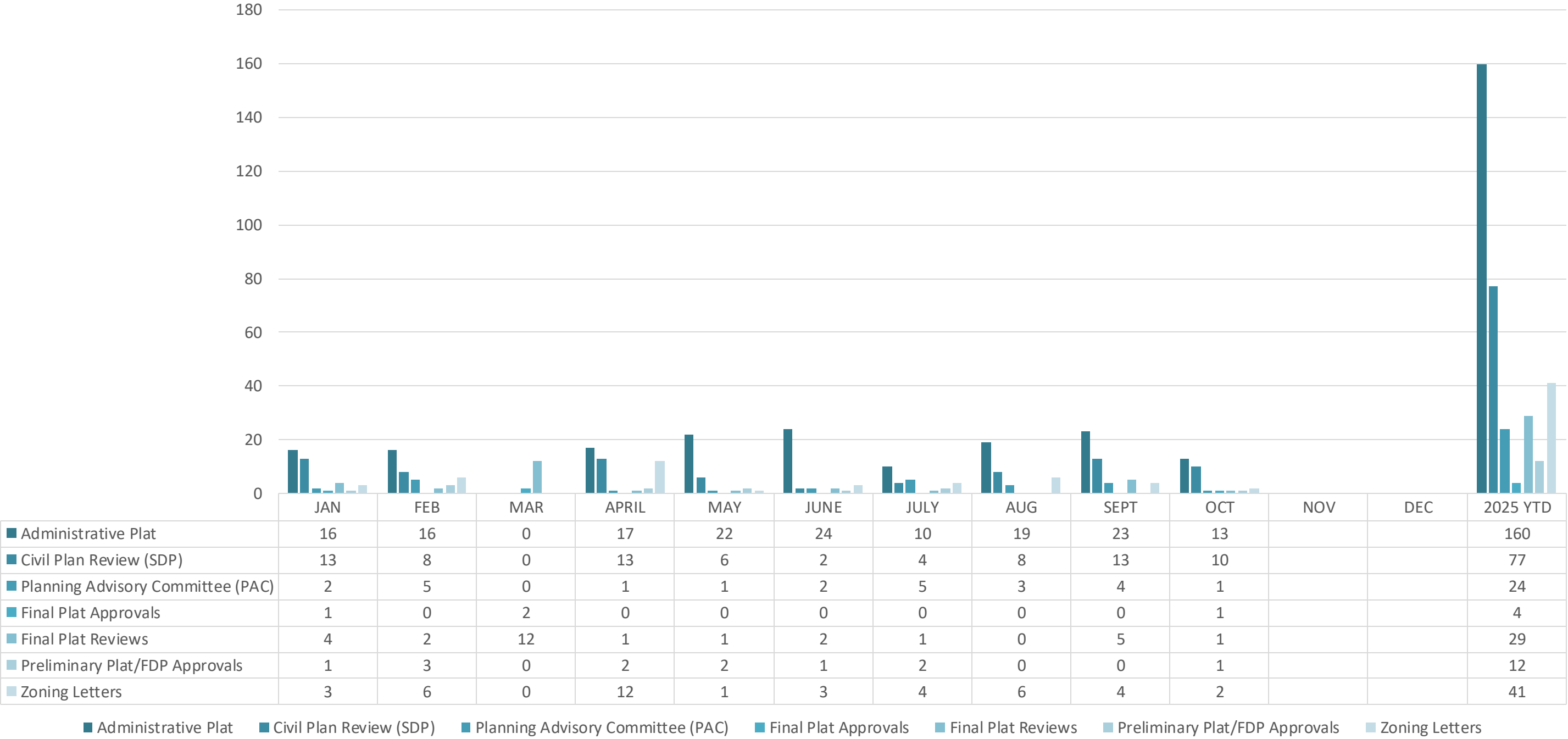


Zoning Review Comparison



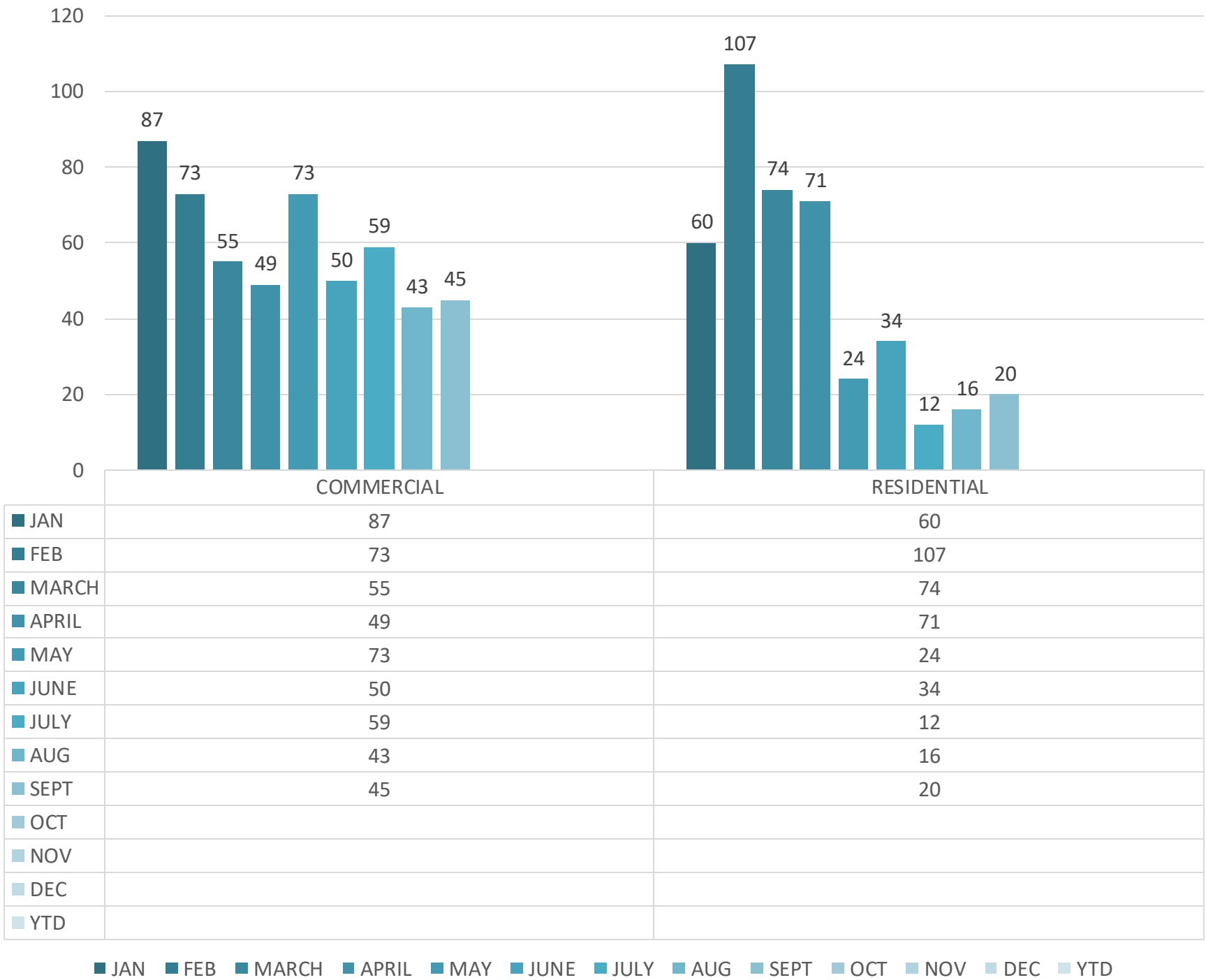
PLANNING

Other Planning Activity



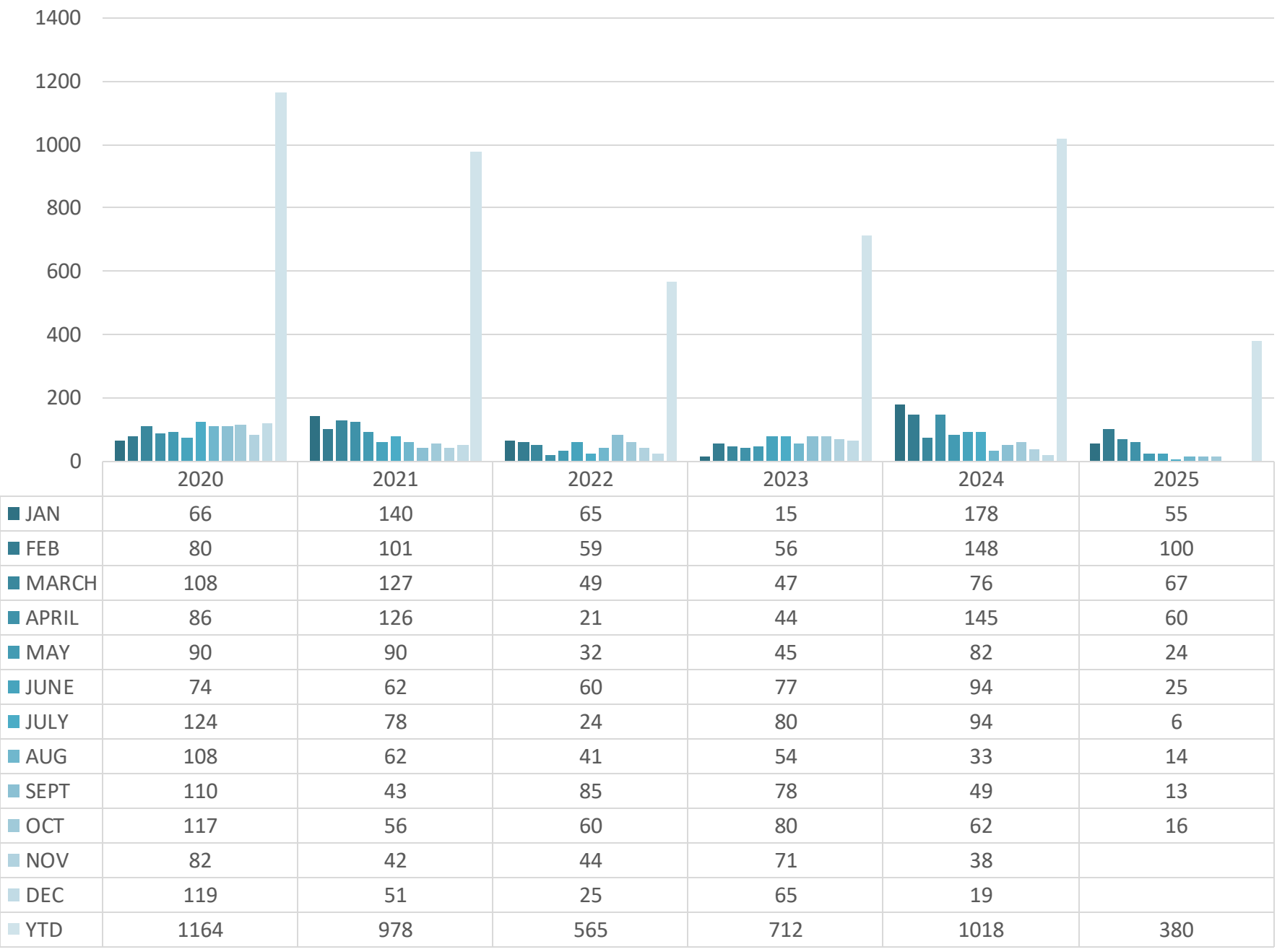
COMMERCIAL PLAN REVIEWS

PLAN REVIEWS



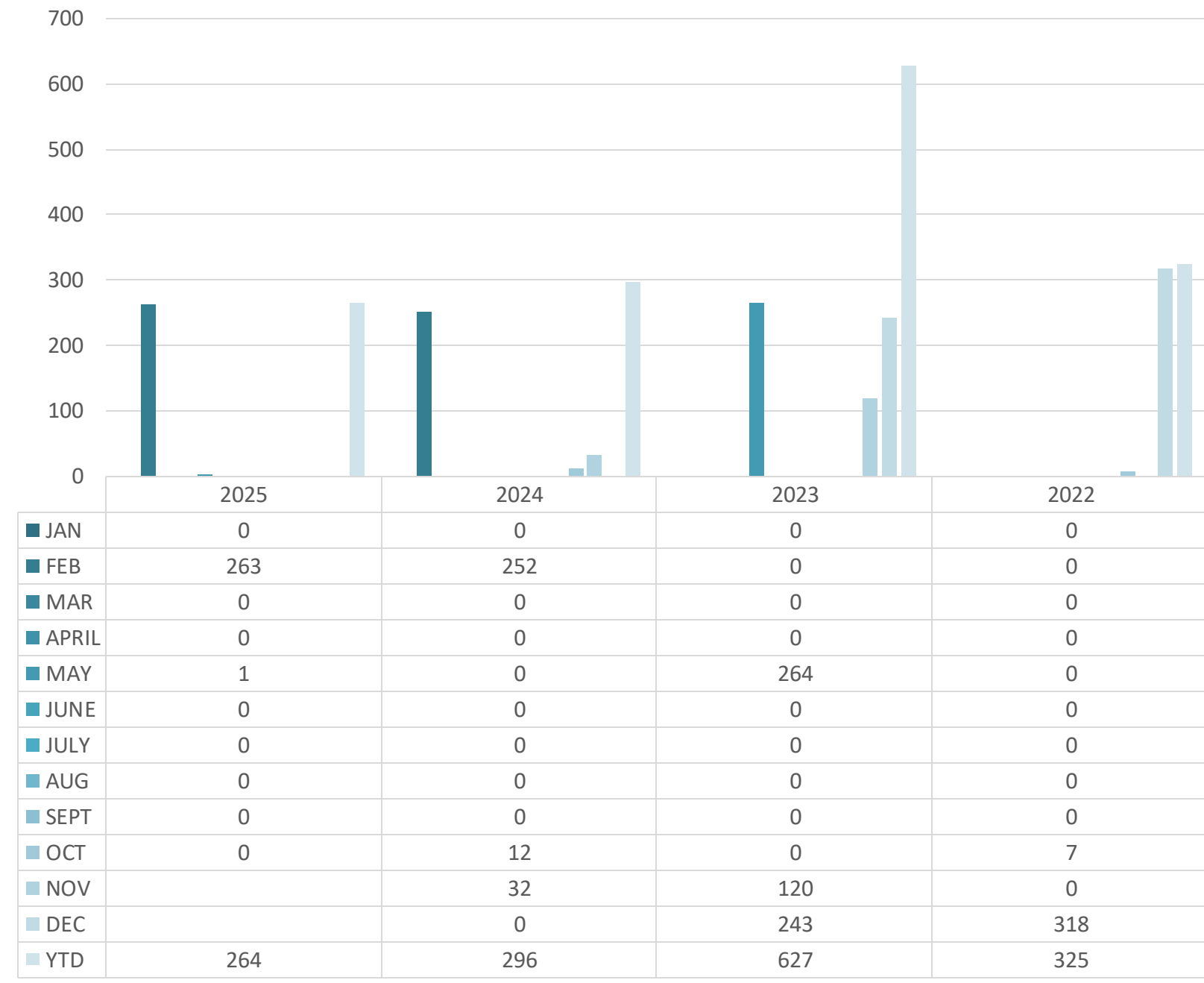
HOUSING & CONSTRUCTION

HOUSING STARTS



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

MFA STARTS

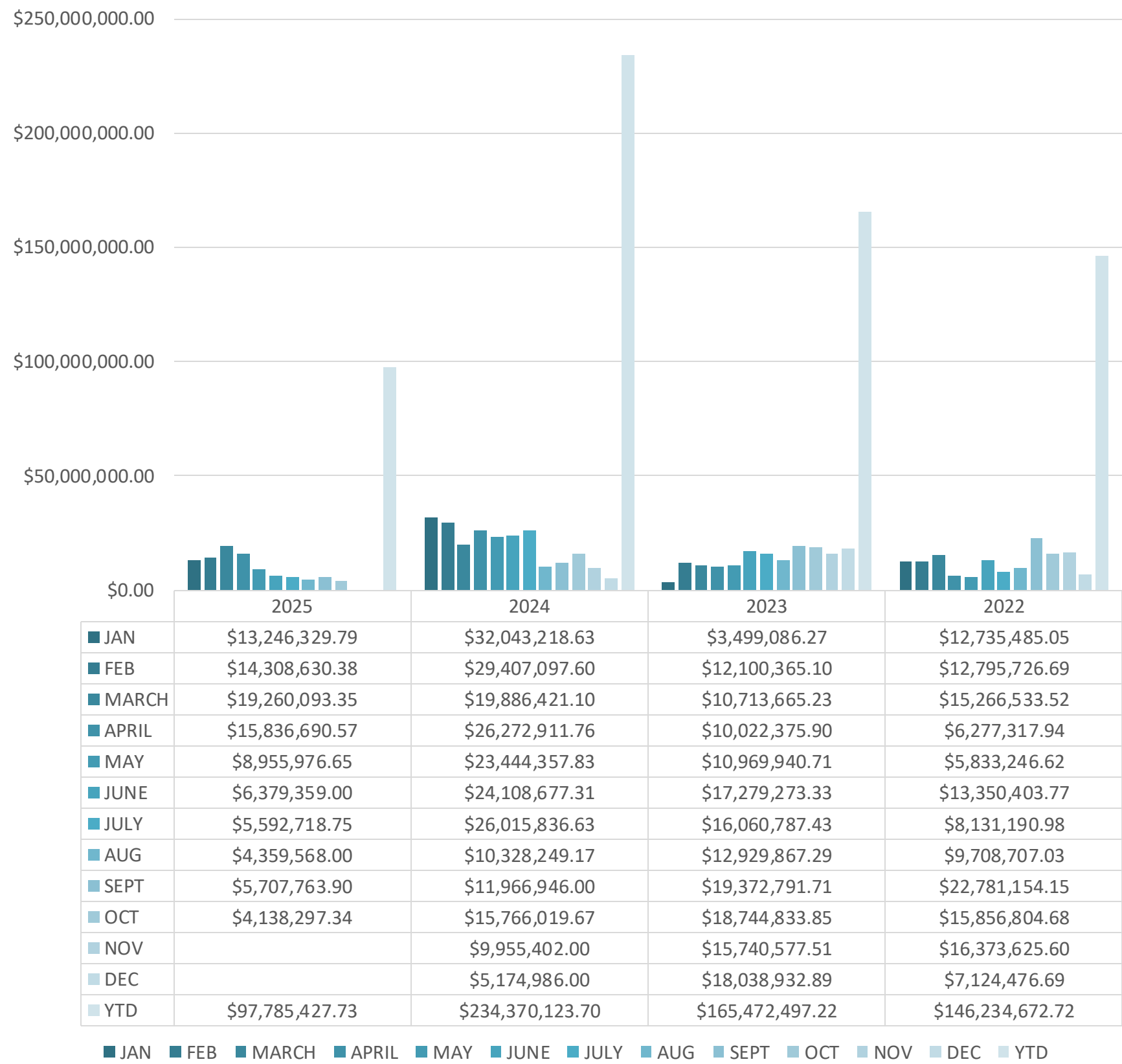


JAN FEB MAR APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC YTD

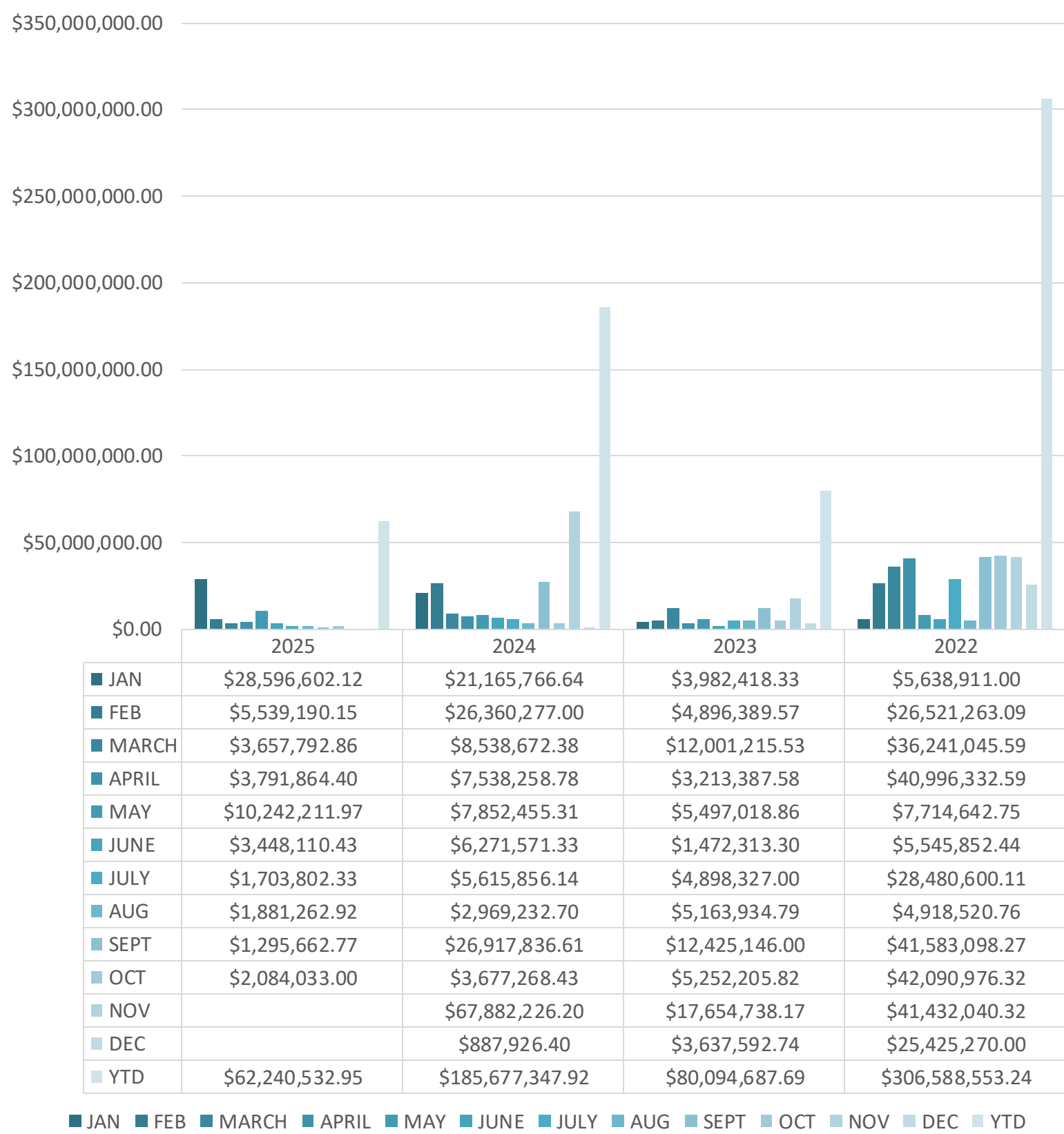


HOUSING & CONSTRUCTION

RESIDENTAL CONTRUCTION

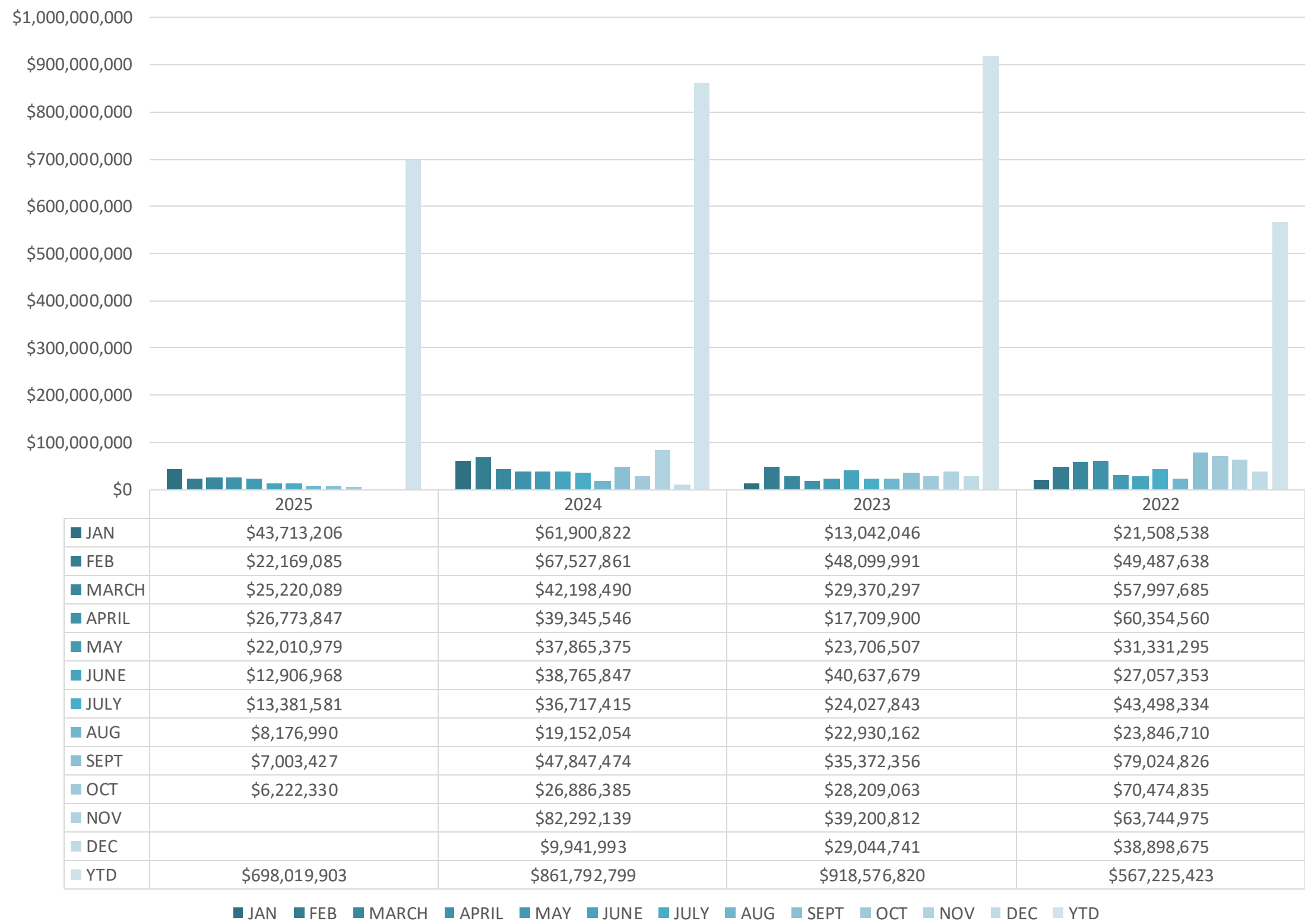


COMMERCIAL CONTRUCTION



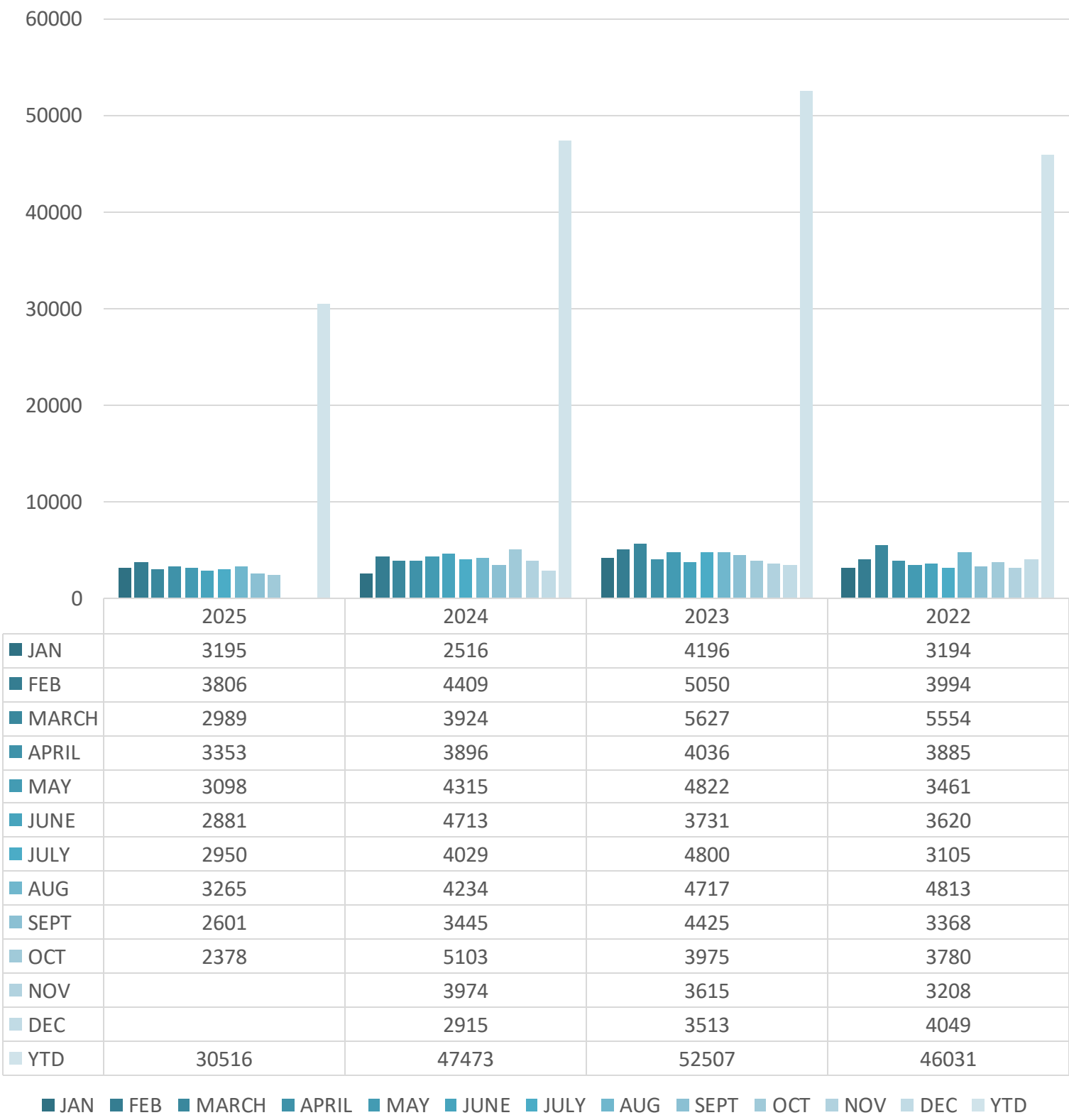
HOUSING & CONSTRUCTION

TOTAL CONTRUCTION

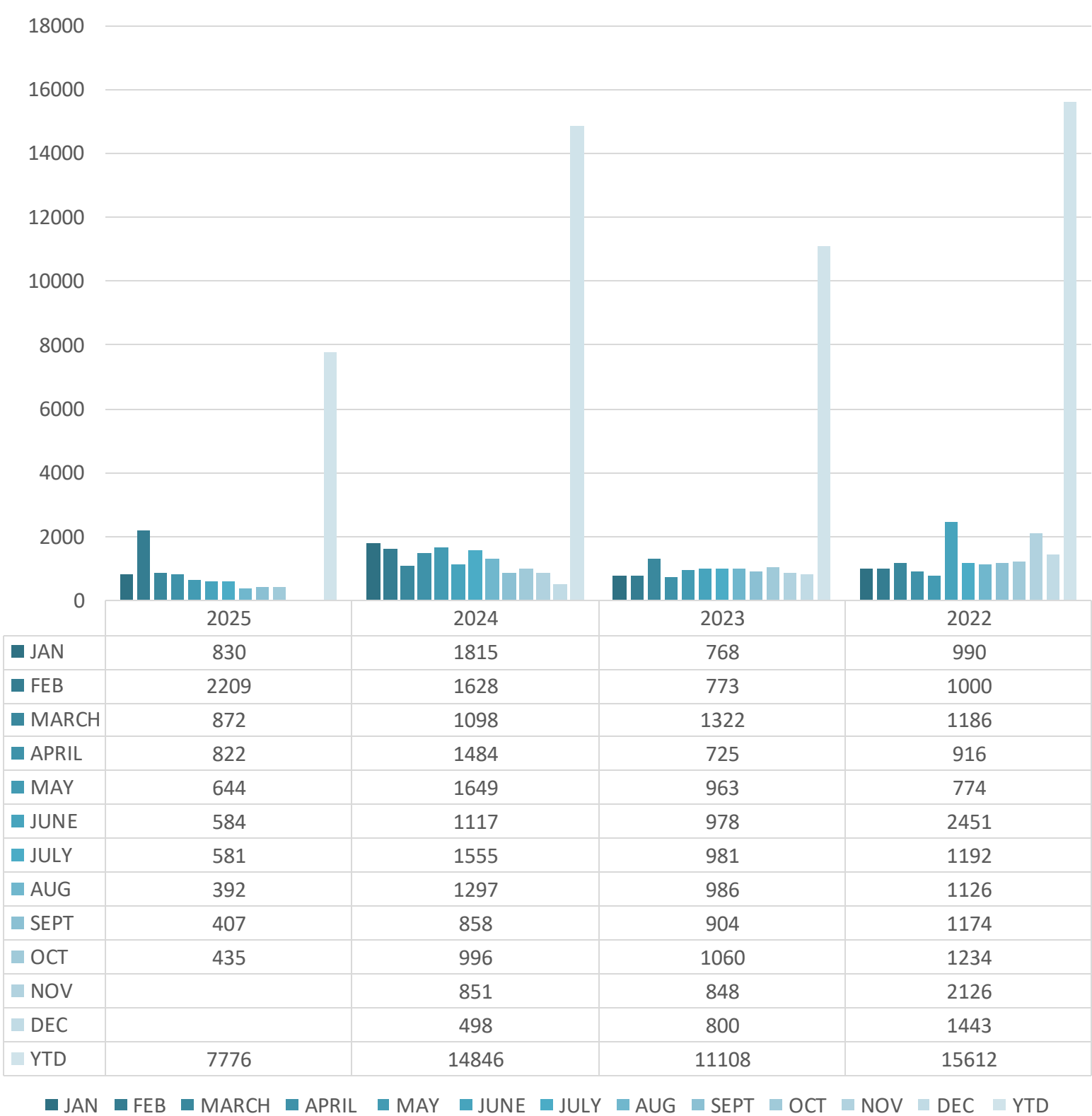


HOUSING & CONSTRUCTION

BUILDING INSPECTIONS

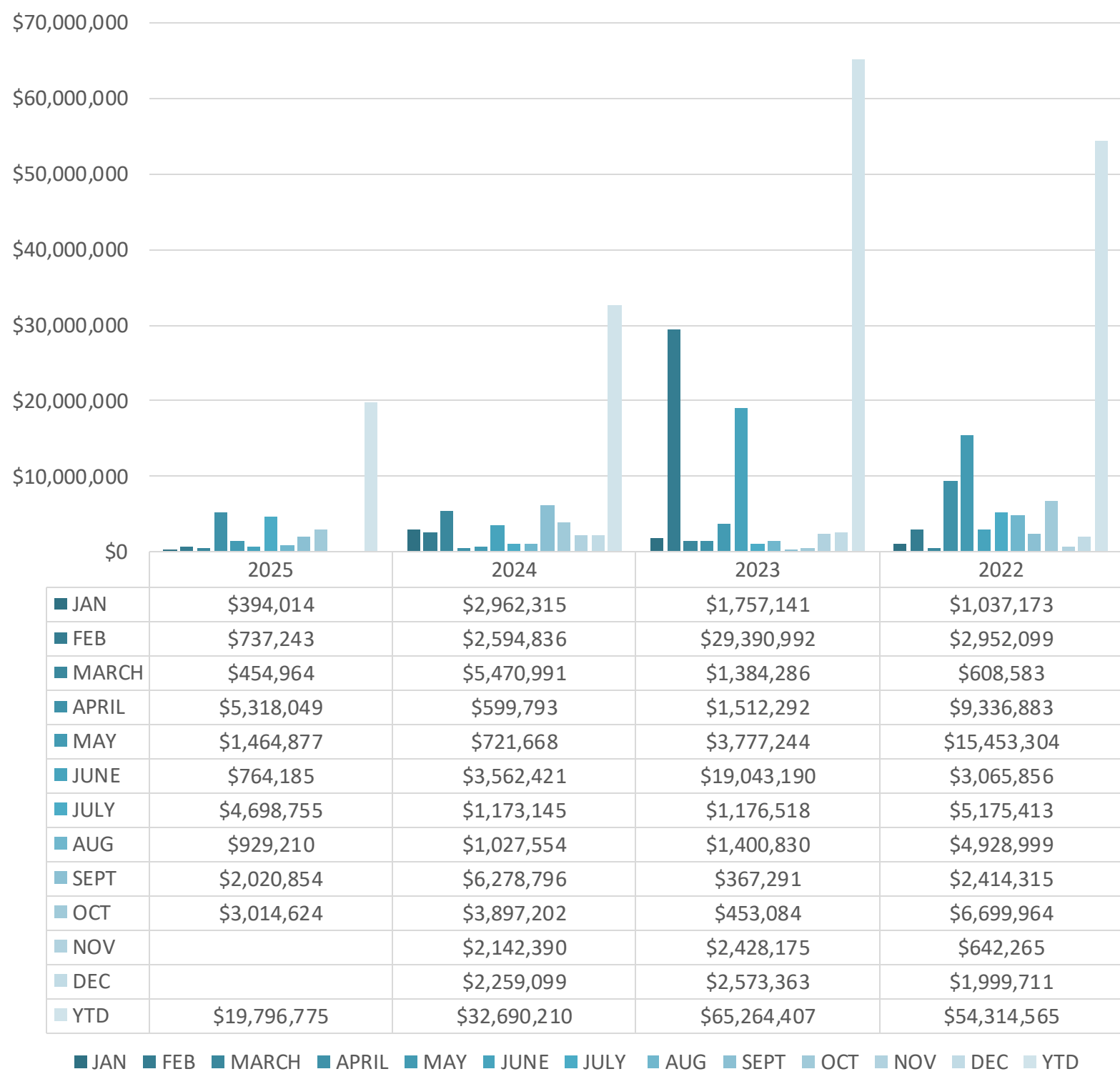


BUILDING PERMITS

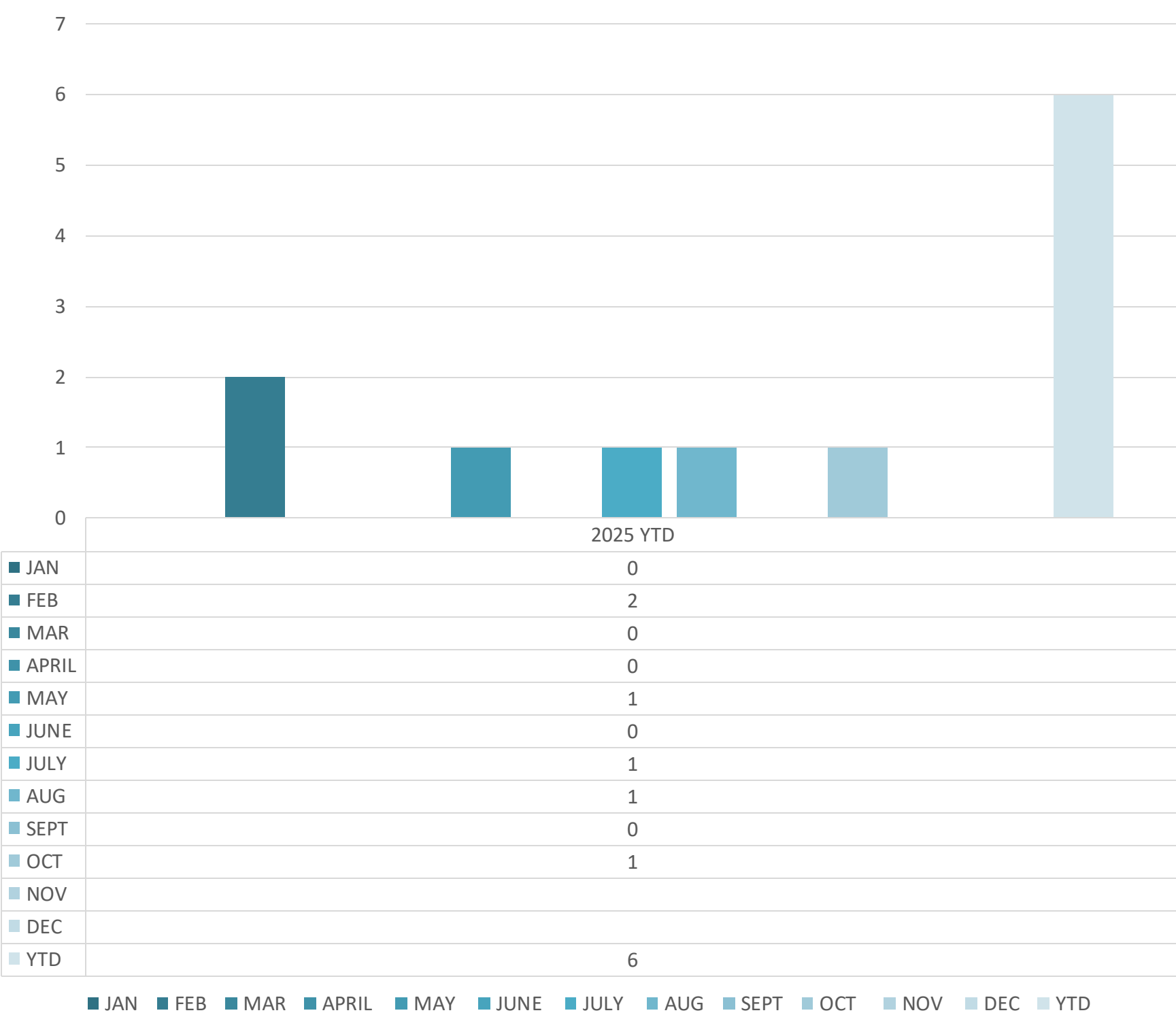


HOUSING & CONSTRUCTION

MISCELLANEOUS PERMITS

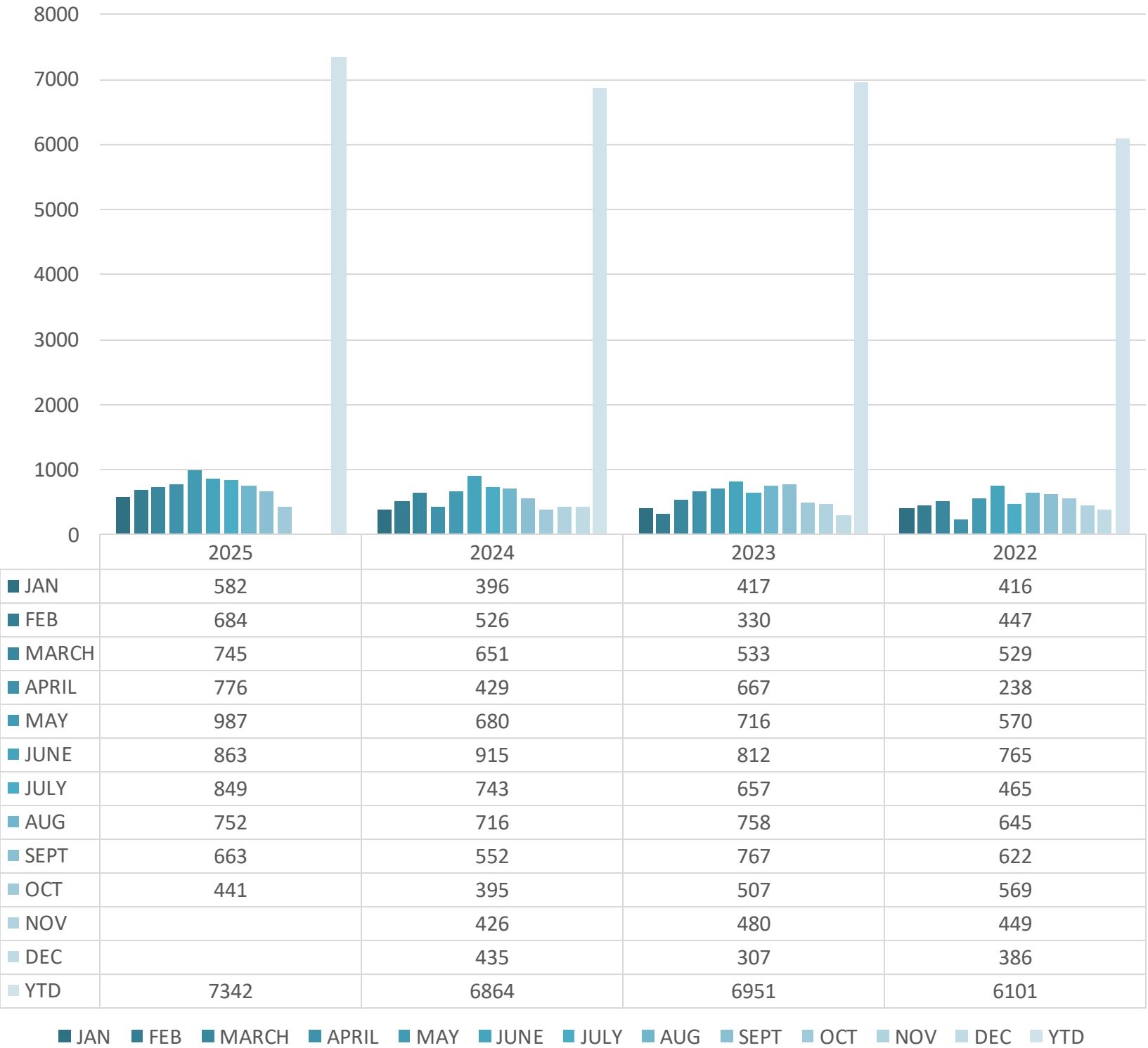


ACCESSORY DWELLING UNITS (ADU)

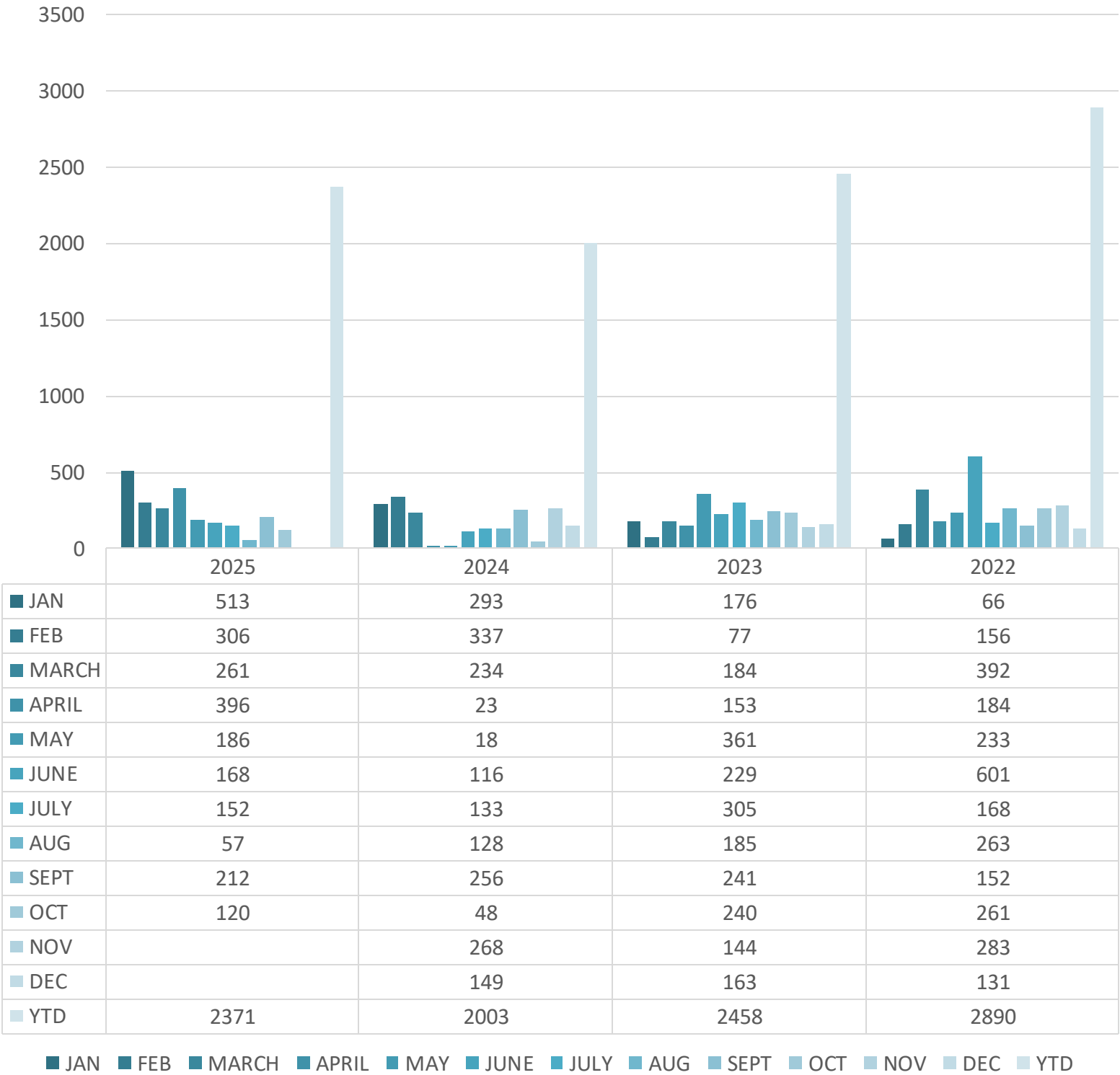


COMMUNITY COMPLIANCE

CODE ENFORCEMENT INSPECTIONS

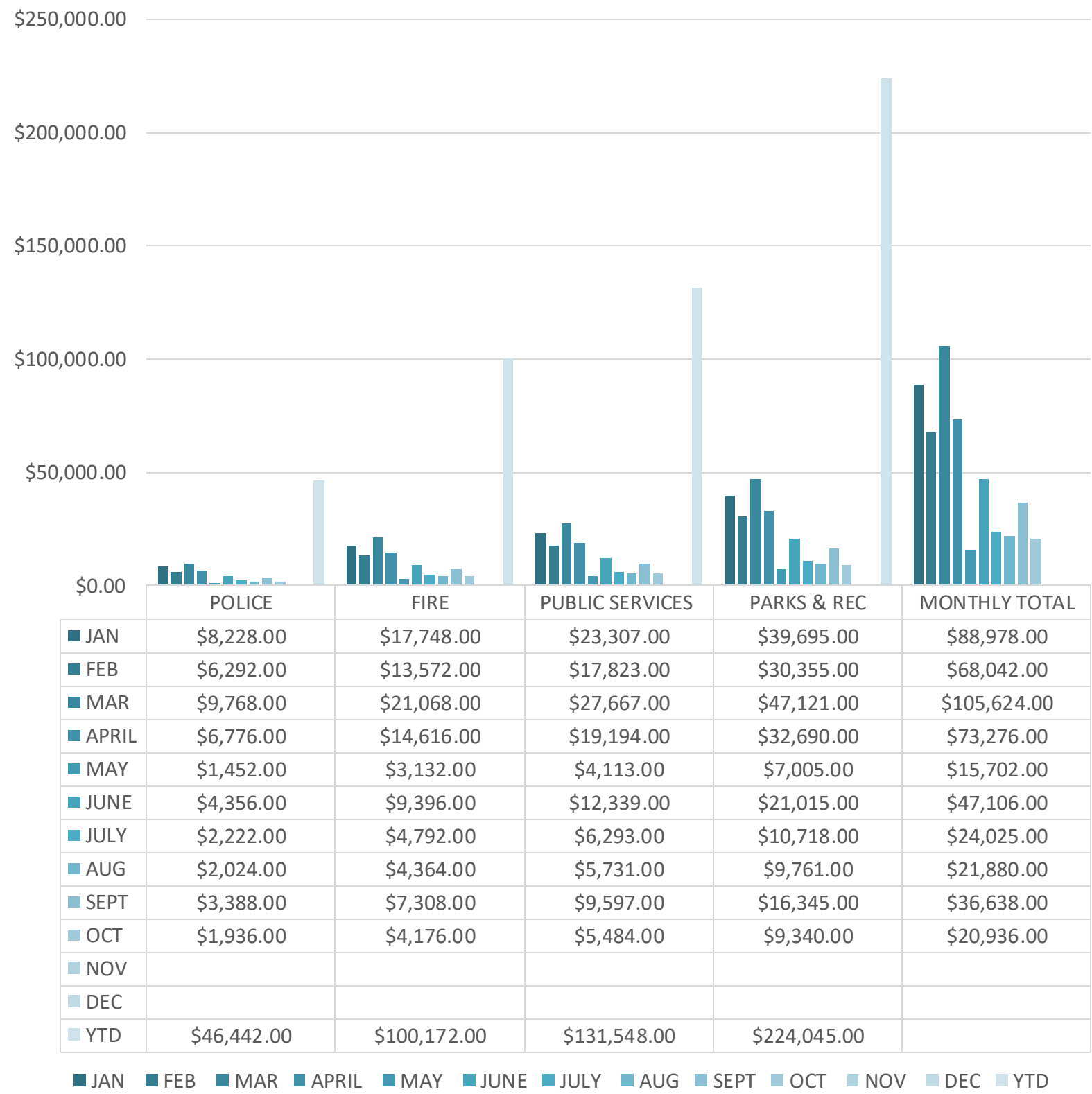


CODE ENFORCEMENT ILLEGAL SIGNS

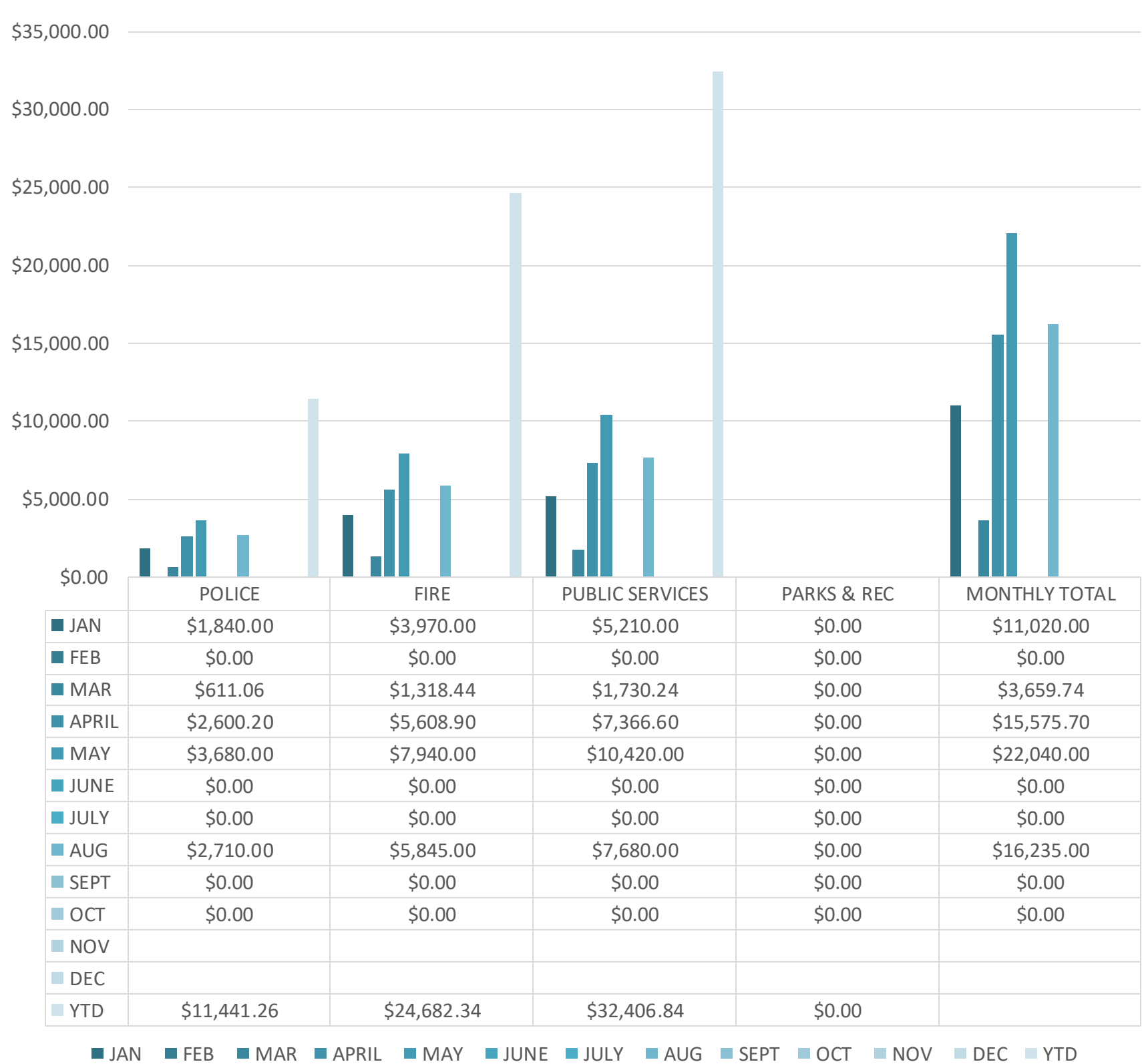


IMPACT FEES

2025 RESIDENTIAL



2025 COMMERCIAL



Memorandum

To: City Council

From:

Subject: Police Department Activity Report - October 2025

Date: November 25, 2025

CC:

Summary:

Attachments:

1. Police Department Activity Report - October 2025

Greer Police Department Monthly Report

October 2025



Command Staff

Chief Hamby

Captain Pressley- Support
Services Bureau

Captain Ellis- Operations
Bureau

Lt. Blackwell- Administrative
Division

Lt. Varner- Operational
Support Division

Lt. Forrester- Patrol Division

Vacant- Criminal
Investigations Division

Administrative Division

Monthly Staffing Report

DEPARTMENT	TOTAL POSITION ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/FMLA/MILITARY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	75 FT/1 PT	70 FT/0 PT	2	5 FT/1 PT
COMMUNICATIONS	14 FT	11 FT	1	3 FT
DETENTION	9 FT	9 FT	1	0 FT
ADMINISTRATIVE	9 FT/1 PT	8 FT/1 PT	0	1 FT/0 PT
ANIMAL CONTROL	1 FT	0 FT	0	1
TOTAL	108 FT/2 PT	97 FT/1 PT	4	10 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	476
TRAFFIC CITATIONS ENTERED IN DATABASE	475
RECORDS REQUESTS/FOIA	364
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	535
EXPUNGEMENTS RECEIVED	6
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	102
TOTAL EXPUNGEMENTS	3702
CRIMINAL HISTORY CHECKS	17
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

121.5

OF VOLUNTEER
HOURS THIS MONTH

811.5

OF VOLUNTEER
HOURS YTD

Training

4

OF CLASSES THIS
MONTH

31

OF CLASSES YTD

68

OF STUDENTS THIS
MONTH

570

OF STUDENTS YTD

48

OF CLASS HOURS
THIS MONTH

222.5

OF CLASS HOURS
YTD

1416

TOTAL HOURS TRAINING
TIME THIS MONTH

6406.5

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

Job Description	Quantity
Conference with Teachers or Admin Staff	48
Individual Meetings with Students	61
Phone Conferences with Parents	9
Conferences with Parents	14
School Events	39
Classroom Visits	27
Code 5's	8
Follow Ups	2
BTAM's	9

Charge	Sex	Race	Age	Grade	School
A&B 3rd	F	W	11	6	ACMS
A & B on LE; Threatening the Life of a Public Official	M	B	11	6	RMS
Poss. Sch I	M	B	12	7	GMS
Student Threats	M	W/H	12	7	GMS

Administrative Division Activity

SCHOOL COVERAGE: provided by Sgt. Wright, Off. Chambers, Off. Grimstad, Lt. Blackwell, and Patrol

TOTAL HOURS COVERED: 139.8 hours

Monday, October 13, 2025, was a teacher workday for GCSD.

Greenville County students were in school for 22 days in October; Spartanburg County students were in school for 23 days in October.

Student Threats

Crisis Intervention

Officer Ferrell is out on FMLA- this will be updated when he returns.

Administrative Division Activity

- Sgt .Wright and Ofc. Chambers attended the Safety Breakfast on 10/03. We both left the event early to respond to a domestic disturbance call that possibly had a barricaded suspect at a known drug location. The Crisis Negotiations Team was activated and responded (Wright, Chambers, Akers, Arterburn, Galli, Godfrey). Ofc. Chambers stood by after CNT was released to assist patrol with the search of the house and the completion of the investigation.
- Ofc. Chambers organized for Starbucks to have coffee delivered to the PD for National Coffee with a Cop Day.
- CET held a Coffee with a Cop event at Vintage Saddle on 10/09.
- Ofc. Chambers worked on maps, ops plans, communication with volunteers, etc. regarding Trunk or Treat on Trade throughout the month of October.
- Ofc. Chambers and Ofc. Grimstad attended the Problem Oriented Policing Conference in Madison, WI.
- Sgt. Wright attended the Boosterthon Fun Run at Crestview Elementary School.
- Ofc. Chambers and Ofc. Grimstad attended in-service training and defensive tactics.
- Sgt. Wright attended the Girls on the Run (GOTR) mid-season meeting.
- Sgt. Wright, SRO Anderson, and Ofc. Grimstad led the Citizen's Academy presentation on Community Outreach and SROs.
- Sgt. Wright and SRO Anderson presented Civilian Response to Active Shooter at Calvary Christian School.
- GOTR takes place every Monday and Thursday from 2-4.Sgt. Wright plans for, attends and teaches each day. Ofc. Chambers and Ofc. Grimstad attend as they are able. Ofc. Chambers and Ofc. Grimstad took the lead on the Practice 5K on 10/30 and it was amazing!
- Ofc. Chambers led a highly successful Trunk or Treat on Trade event this year!
- We began Law Enforcement led lockdown drills in conjunction with GCSD Security on 10/27 and continued on 10/30. Woodland ES, Riverside MS, Riverside HS, Dunbar CDC, and Crestview ES were completed.
- Homeless camp on 6th/7th Street. Ofc. Chambers worked with Edgar, Shepard, and Copenhaver to locate the camp and identify who was living there. Contact was also made with Norfolk Southern and trespass authority was obtained for all of the property they own in that area. Auga Brewer was given until 5 PM on 11/6 to have his property removed from the location. Codes enforcement and the railroad were advised they could clean the property, but neither have done so.

Administrative Division Activity

Crestview Elementary
Boosterthon Fun Run



Girls on the Run completing their
Community Impact Project



Coffee with a Cop at Vintage Saddle



Administrative Division Activity

Trunk or Treat on Trade



Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	SEP-25	OCT-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,592	1,863	17.0%	16,314	17,231	5.6%
INCOMING 7-DIGIT LINE CALLS	4,397	4,669	6.2%	50,444	46,798	-7.2%
POLICE CALLS FOR SERVICE	3,900	3,382	-13.3%	29,543	35,139	18.9%
FIRE CALLS FOR SERVICE	1,175	1,250	6.4%	11,815	11,688	-1.1%
TOTAL DISPATCHED CALLS	5,075	4,632	-8.7%	41,358	46,827	13.2%

Detention Center

INMATE AND PROCESS TOTAL	SEP-25	OCT-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	132	120	-9.1%	1092	1284	17.6%
TRANSPORTED TO GREENVILLE	29	26	-10.3%	250	289	15.6%
TRANSPORTED TO SPARTANBURG	11	30	172.7%	151	193	27.8%
INMATES TRANSPORTED BY 600	5	0	-100.0%	94	87	-7.4%

Animal Control Services

ANIMAL CONTROL ACTIVITY	SEP-25	OCT-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	0	0	N/A	1590	361	-77%
LIVE DOGS PICKED UP	4	3	-25%	94	52	-45%
LIVE CATS PICKED UP	0	0	N/A	10	0	-100%
TRAPS DELIVERED	0	0	N/A	17	0	-100%
FOLLOW UP CALLS	0	0	N/A	101	13	-87%
CITATIONS ISSUED	0	0	N/A	12	0	-100%
DOGS TAKEN TO COUNTY SHELTER	3	0	-100%	63	40	-37%
CATS TAKEN TO COUNTY SHELTER	0	0	N/A	0	0	N/A

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	SEP-25	OCT-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	76	167	119.7%	1550	1500	-3.2%
NEW ITEMS ENTERED	76	124	63.2%	713	1328	86.3%
ITEMS PURGED	26	39	50.0%	467	616	31.9%
ITEMS RELEASED	8	7	-12.5%	113	73	-35.4%
CASES SENT TO CO 23 LAB	0	0	N/A	74	50	-32.4%
CASES SENT TO CO 42 LAB	0	2	N/A	65	83	27.7%
HOURS SPENT AT LABS	0	6	N/A	35	21.5	-38.6%
HOURS SPENT IN COURT	31.5	42.5	34.9%	355	375.5	5.8%

Patrol Division

POLICE PATROL ACTIVITY	24-SEP	25-SEP	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	373	446	19.57%	3354	5282	57.48%
ARRESTS	112	140	25.00%	1133	1361	20.12%
INCIDENT REPORTS	363	303	-16.53%	3708	3348	-9.71%
COLLISION REPORTS	122	176	44.26%	1410	1289	-8.58%
WARNING CITATIONS	338	495	46.45%	4098	5873	43.31%
PATROL MILES	44281	49321	11.38%	438819	526876	20.07%
WARRANTS SERVED	56	72	28.57%	575	703	22.26%

Patrol Division

Proactive Efforts

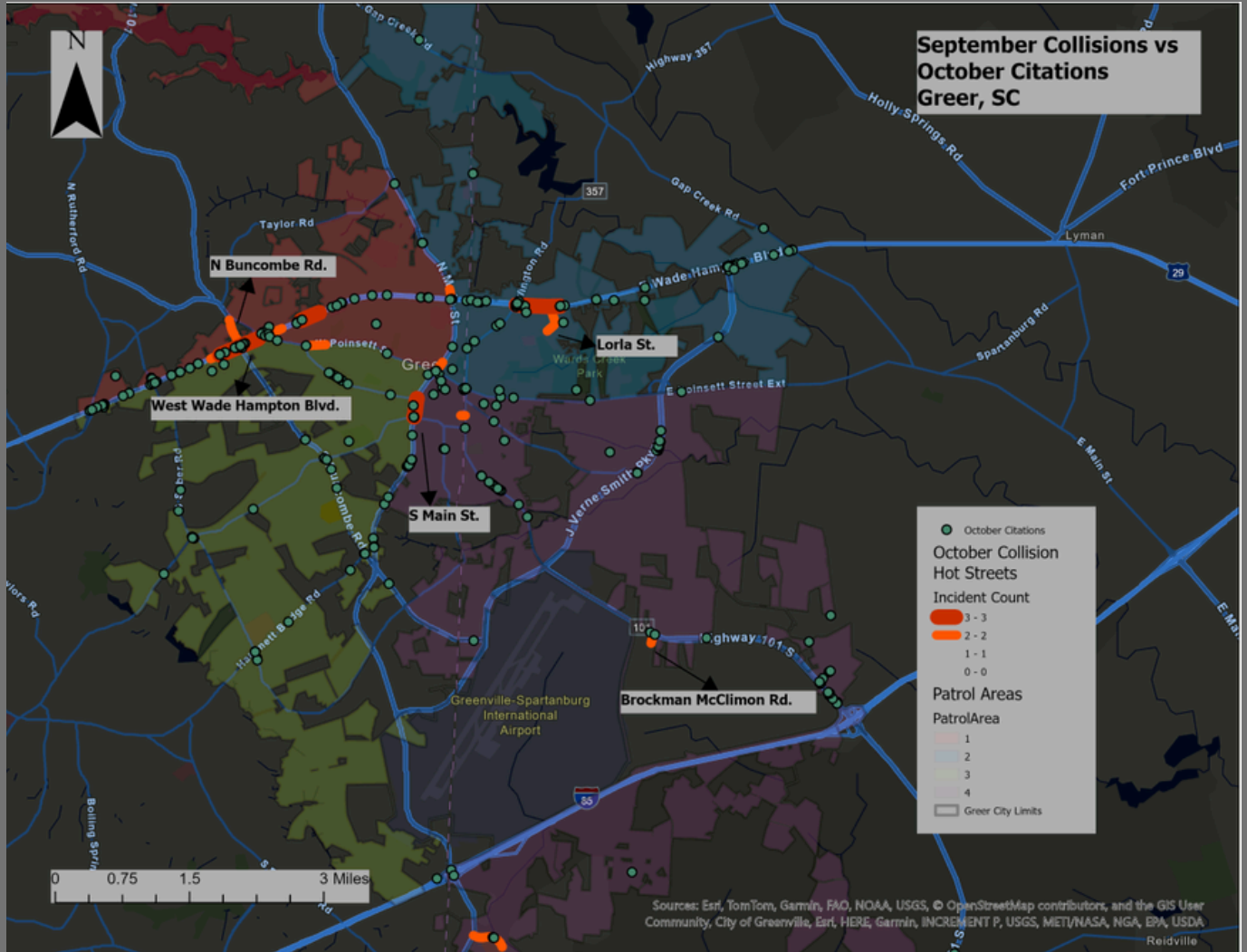
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
3	17	72	30	40

Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	71.2 GRAMS
COCAINE	0 GRAMS
CRACK	0 GRAMS
FENTANYL	16.4 GRAMS/ .25 ML
METH	41.25 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	22 PILLS
OTHER	0

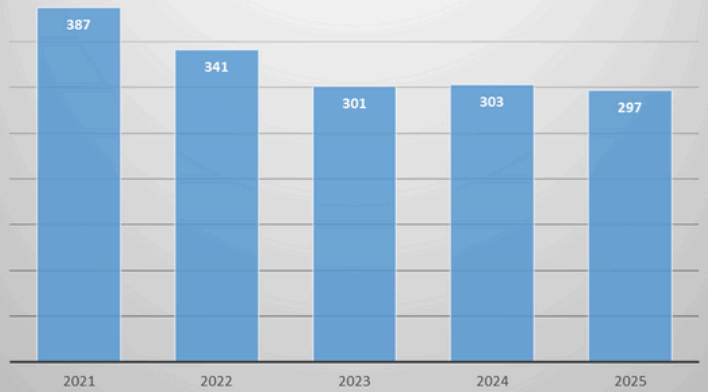
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

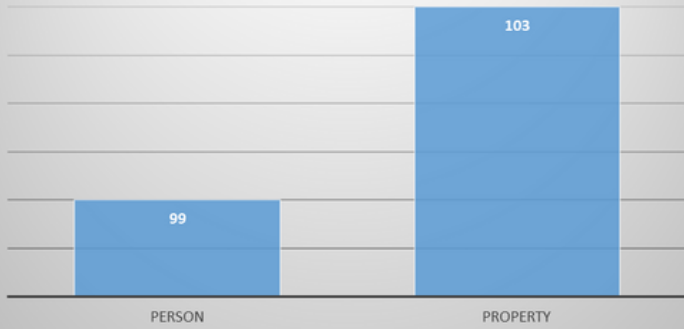


Criminal Investigations Division

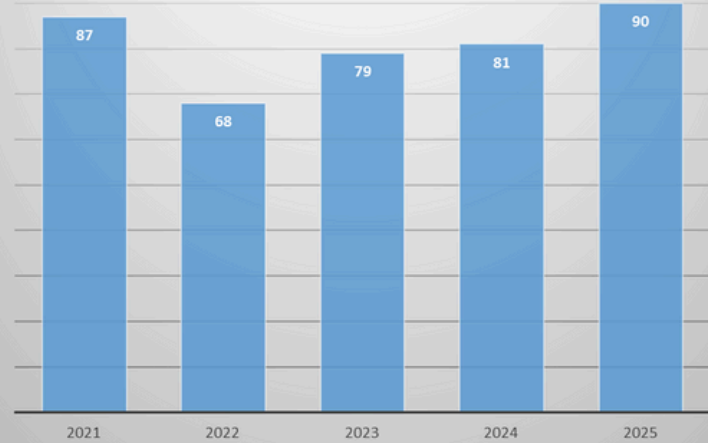
**CID Assigned Cases
2025 Total YTD**



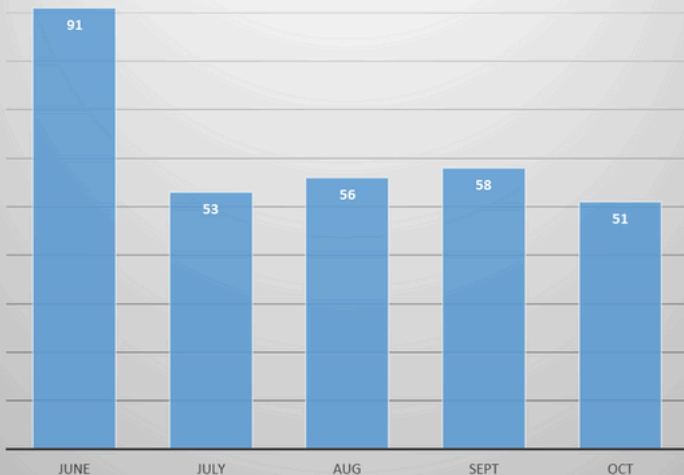
CID Closed Cases - 2025 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)



**White Collar Cases
2025 Total**



**New VA Cases
October 2025**



Criminal Investigations Division

NARCOTIC TIPS

- 10/27/2025 – 19 Sunriff Ct - My security cameras caught a white male ringing the door bell at nearly 1:00 AM this morning. I have video footage saved. Our townhouses have had continued issues with 19 Sunriff Court- potential drugs. And this most certainly looks to be a visitor for such. I am a single mom and have my son 50-60% of the time. Had I been home, and this was a school night, I would have called.
- *Tip was passed along to Montgomery who was able to conduct a trash pull and get a SW for the residence.*

Criminal Investigations Division

Project Safe Neighborhoods Action Plan

Community engagement

- Develop community basketball/ mentorship program (On-going)
 - Working with New Jerusalem Church staff for venue
- Develop anti-violence/ bullying curriculum for schools (On-going)
 - "Your Life, Your Choices" books arrived 10/7. Working with Sgt. Wright to have material presented at Crestview Elementary

Network with outside agencies

- 10/15 Participated in Upstate Gang Intel Share meeting

NIBINS

- 10/23 Test fired 10 firearms through bullet trap
- 10/28 Requested an additional 10 firearms from P&E to test fire

Gang member intel database

- SLED VPN form submitted to gain access, awaiting approval from SLED

Chronic Violent Offender (CVO) List

- No new offenders added for the month

Memorandum

To: City Council

From:

Subject: Public Services Activity Report - October 2025

Date: November 25, 2025

CC:

Summary:

Attachments:

1. Public Services Activity Report - October 2025



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

FROM: Public Services Department

SUBJECT: October Activity Report

DATE: November 18, 2025

Department Involved Events

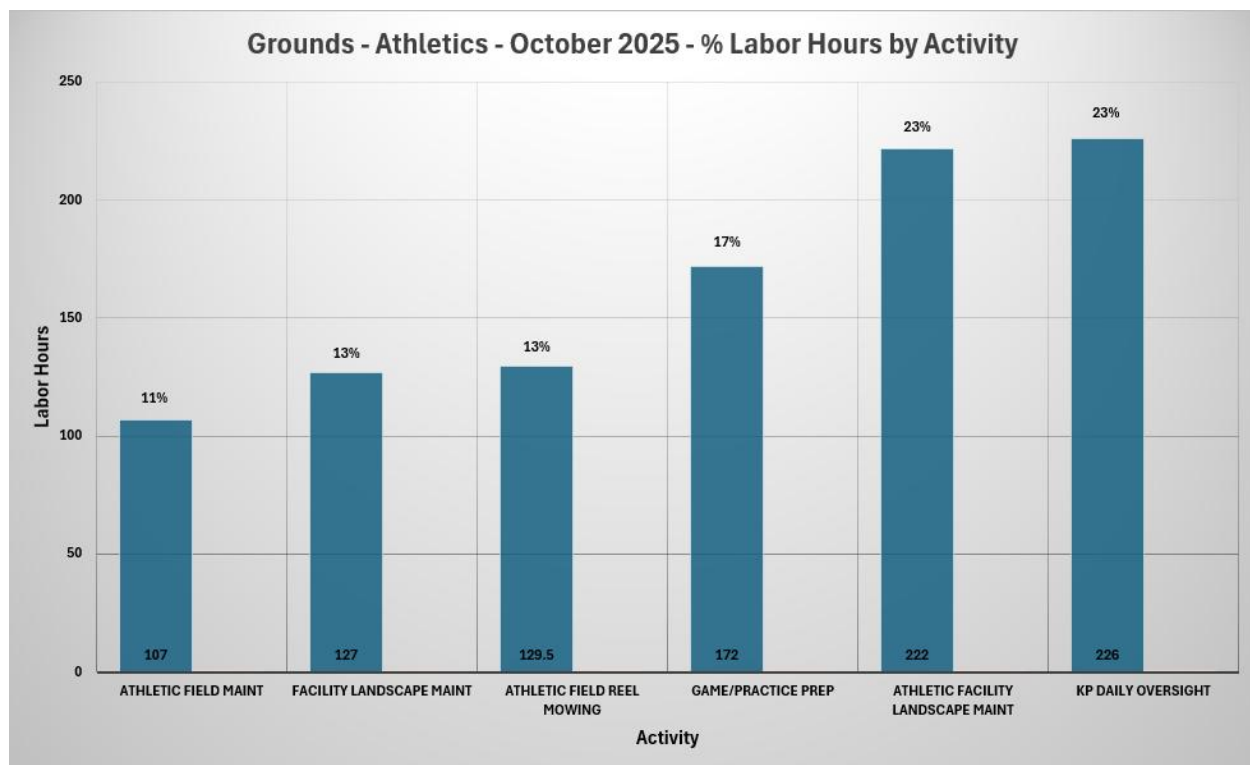
- Staff worked the following department events:
 - Arts and Eats Festival on October 4, 2025 [23 employees – 262 hours]
 - Trunk or Treat on Trade on October 26, 2025 [6 employees – 46 hours]

Grounds Maintenance Division

- Irrigation/Spray Tech:
 - Continued to apply fertilizer and growth regulator weekly from the In-house Turf Program to athletic fields as needed
 - Applied herbicide to athletic fields [City Stadium and Suber Soccer]
 - Added rye grass to worn-out areas due to athletic activity [goal mouths, center of fields, cheerleaders' area, and sideline players/coaches' boxes]
- 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 continued weekly reel mowing of athletic fields at County Club baseball and soccer, Stevens Field, Big Turner Field 1, City Stadium, and Suber Fields 1 -2
- Staff continued to prep athletic fields for all sports practice and games
- Staff marked irrigation heads at Suber Field 1 to assist with marking off the adult volleyball court
- Staff built and replaced three [3] non-compliant bleachers at Country Club Baseball field
- Staff cut and removed the Palm Tree inside of the staircase at City Hall on October 27, 2025
- Staff removed low-hanging tree limbs near the driveways at Berry Avenue parking lot
- Staff replaced three [3] signs at Century Park Disc Golf [Holes 4, 11, and 14]

Education:

- Two [2] staff members attended the Park Maintenance Institute in Columbia, SC on October 15, 2025
- Two [2] staff members attended the Sports Field Managers Association Class in Spartanburg, SC on October 17, 2025

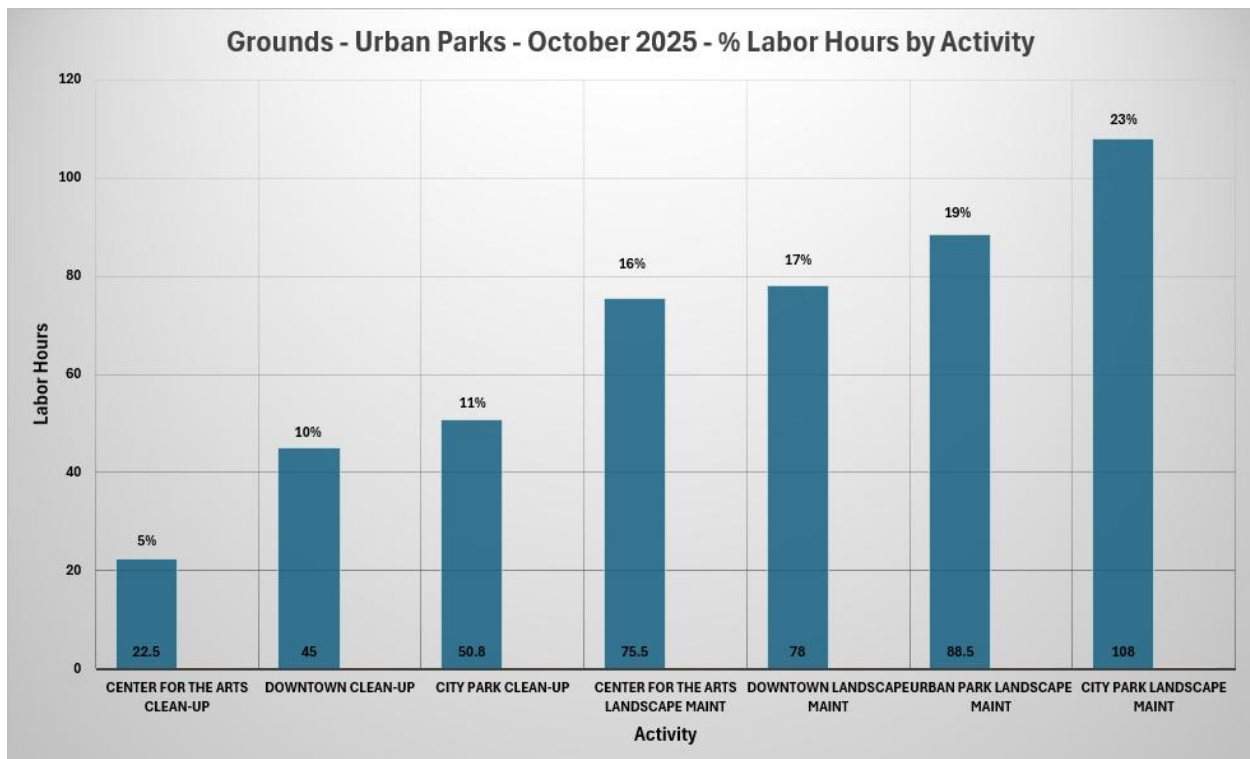


Urban Parks Division

- Staff continued daily routine maintenance of City Park, Downtown Urban Parks, Center for the Arts, neighborhood parks, recreation centers, and Veterans Park
- Staff prepped the following areas (lawn maintenance, pressure washing tables and concrete and blew off the walkways) for rentals:
 - Amphitheater – Staff prepped for two events:
 - Artisan Market on October 18, 2025 [3 employees – 21hours]
 - Greer Alive on October 24, 2025 [3 employees – 21 hours]
 - Downtown Area for Trunk or Treat on Trade Street, October 26, 2025 [2 employees – 5 hours]
- Staff completed a landscape project at the Cannon Centre parking lot [planted twenty-four {24} winter gem boxwoods]
- Staff assembled and delivered a new picnic table to Greentown Park
- Staff installed three [3] new park benches at Tryon Park on October 17, 2025

Education:

- Four [4] staff attended PGMS conference in Louisville, Kentucky, from October 21, 2025 – October 24, 2025, to accept the following awards:
 - Grand - 2025 PGMS Green Star Award for City Park/Downtown
 - Honor – 2025 PGMS Green Star Award for Center for the Arts
- Two [2] staff attended the Park Maintenance Institute Class in Columbia, SC on October 15, 2025



Street Maintenance Division

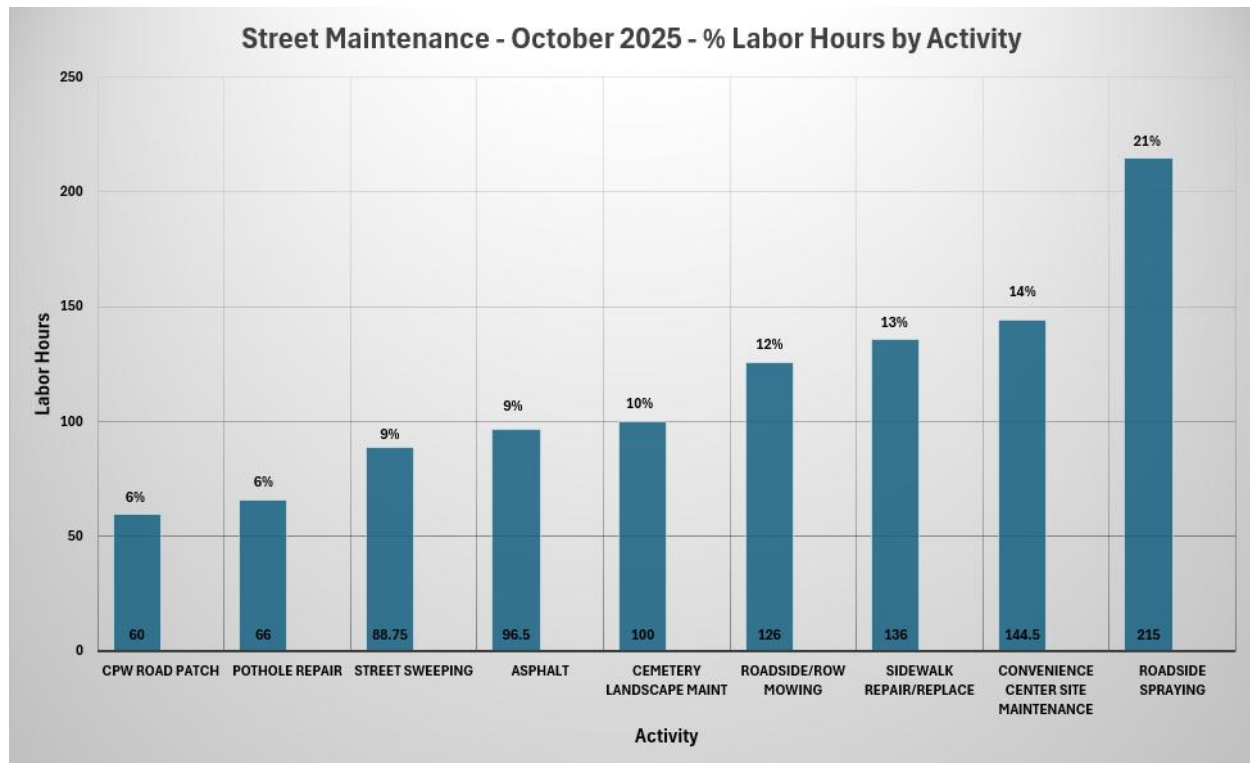
- Staff used one [1] tractor to cut back city street rights-of-way for four [4] days
- Hauled four [4] loads of construction material to the landfill
- Hauled one [1] load of e-waste to the landfill
- Hauled one [1] load of brush to the landfill
- Road/curbside weed spraying thirteen [13] days for a total of 116 miles
- Ran sweeper truck eleven [11] days for a total of 186 miles
- Staff cut city-maintained property around town for ten [10] days
- Staff continued covering the City Convenience Center on Saturdays (1 employee – 20 hours)
- Staff continue daily clean up at the Convenience Center twenty [20] days
- Staff used chipper to assist with cutbacks on City Streets two [2] days
- Ran RC Mower one [1] day to cut the bank at Barnett Bridge
- Staff cut and weedeated Mountain View Cemetery one [1] time for the month of October (70 hours)
- Staff prepped barricades, cones, and signage needed to close off roads and took rollcarts downtown to prep for the Arts and Eats Festival on Friday, October 3, 2025 [15 employees – 82 hours]
- Staff removed barricades, cones, signage, and trash carts from downtown after the Arts and Eats Festival on Monday, October 6, 2025 [9 employees – 36 hours]
- Staff poured three [3] pads at Tryon Center for new benches to be installed
- Staff repaired the end of the road on Willow Rd [50 feet]
- Staff poured a berm on Germander Ct to help with water flow
- Staff repaired 54-feet of sidewalk on Woodhallow Circle
- Staff made repairs to fourteen [14] sections of the sidewalk in St James Place, about 20 feet total repaired
- Staff repaired four [4] potholes:
 - Cunnigham Dr
 - Mount Vernon Rd
 - Dillard Rod
 - Bellamy Close

CPW Street Cut Repairs

- Staff completed three [3] CPW Street Cut:
 - 10 Torchwood Ct
 - 108 Mossy Oak Lane
 - S line St @Poplar Dr

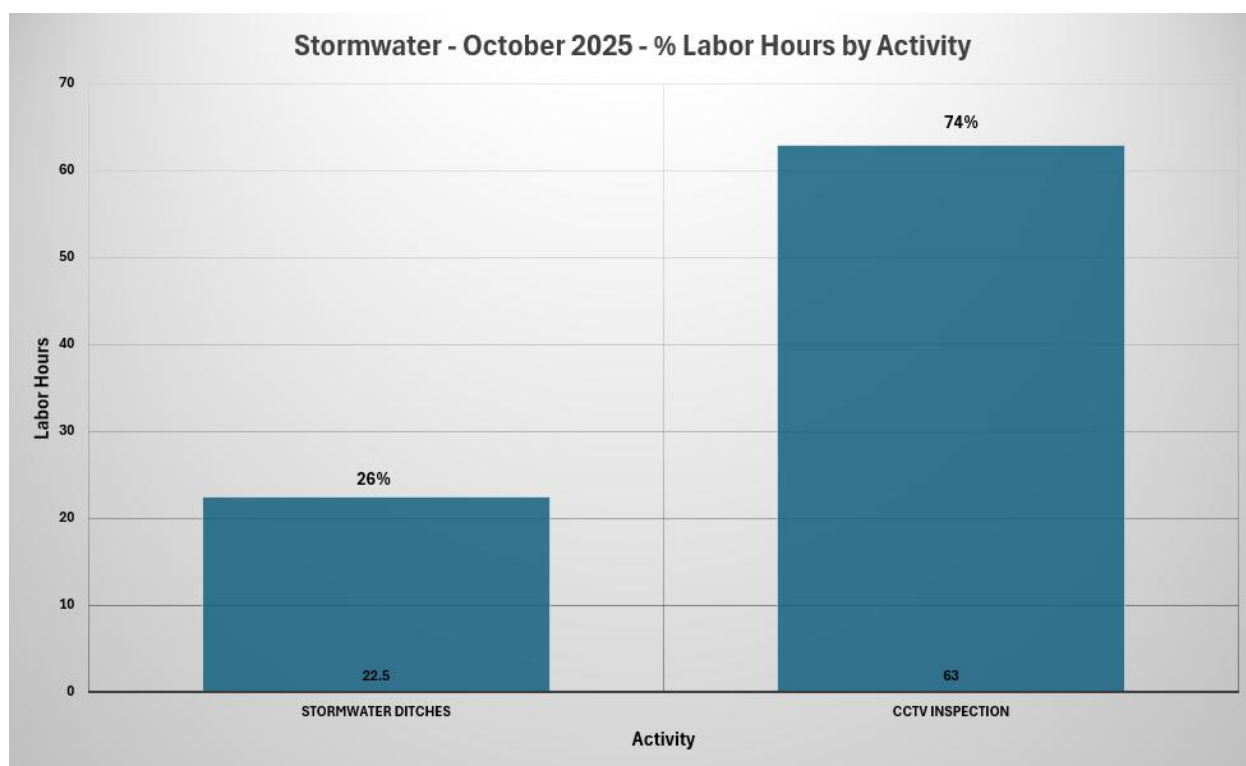
Signs Repaired/Replaced/New

- Staff repaired five [5] stop signs:
 - Merchant St and S Line St
 - Hayes St and Parker St
 - Pat St and Pennsylvania Ave
 - Bobo St and Pennsylvania Ave
 - Francis St and Hampton Rd
- Staff installed the following new signs:
 - 25 MPH speed hump on S line St Ext
 - Hidden driveway on Westmorland
 - Six [6] No Parking sign at City Stadium

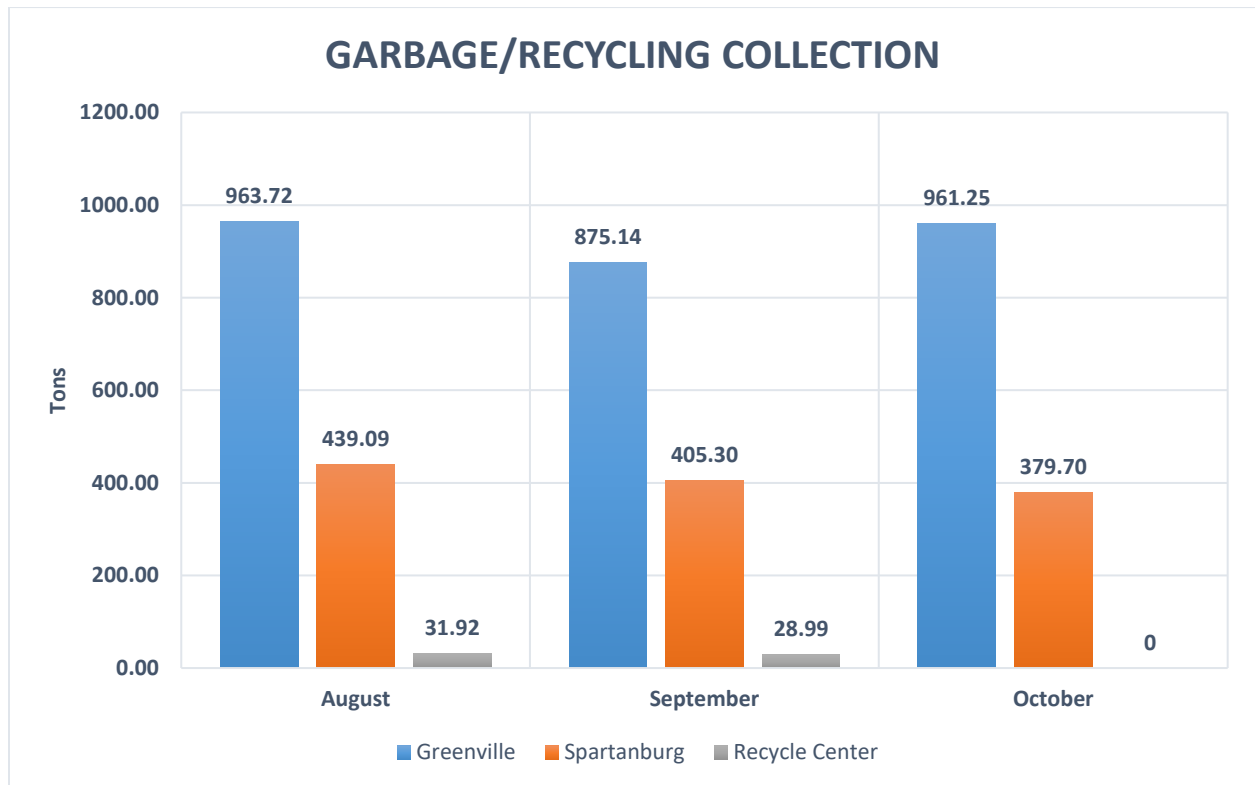


Stormwater Division

- Staff ran camera {CCTV} to inspect pipes in the following areas for the Engineering Department:
 - Crossing at Abner Creek subdivision [308 LF]
 - Donahue Hills subdivision [1,552 LF]
 - Lionheart Lane [149 LF]
 - Lakeside Cottages [800 LF]
- Staff ran camera and jetted:
 - Victor Ave and 4th St [30 LF] pipe
 - McDade Ave and Pine Street Ext [30 LF] pipe



Solid Waste Division



YTD Fiscal Year Totals: Greenville 3931.46 + Spartanburg 1638.75 = **5570.21**

Bins & Carts Delivered

NEW HOME TRASH CARTS: **37** REPAIRED TRASH CARTS: **17**

YARD WASTE CARTS: **9** REPLACED TRASH CARTS: **34**

2nd TRASH CART DELIVERED: **4** PURCHASED REPLACEMENT TRASH CARTS: **5**

RECYCLE BINS: **0** AT-THE-HOUSE LETTERS DELIVERED: **2**

Memorandum

To: City Council

From:

Subject: Social Media & Website Activity Report - October 2025

Date: November 25, 2025

CC:

Summary:

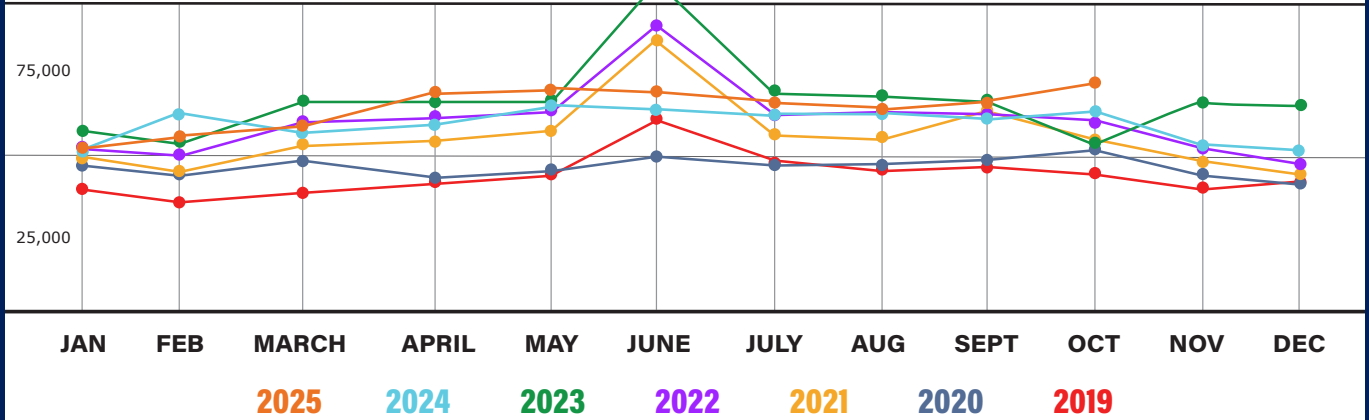
Attachments:

1. Social Media and Website Activity Report - October 2025

WEBSITE REPORT

OCTOBER 1 - OCTOBER 31 , 2025

TOTAL PAGE VIEWS BY MONTH



VISITORS TO CITYOFGREER.ORG

Total Users: 28,090

New Users: 26,003

	First user prim. Channel Group	Total users	New users	Returning users	Average engagement time per active user
		28,090	26,003	5,617	47%
		100% of total	100% of total	100% of total	Aug 0%
1	Organic Search	12,617 (44.92%)	11,348 (43.64%)	3,217 (57.27%)	51%
2	Direct	10,072 (35.86%)	9,645 (37.09%)	1,366 (24.32%)	33%
3	Referral	3,287 (12.06%)	3,037 (11.68%)	888 (15.81%)	1m 25%
4	Organic Social	1,445 (5.14%)	1,431 (5.5%)	44 (0.78%)	7%
5	Paid Search	380 (1.35%)	355 (1.37%)	90 (1.6%)	1m 37%

RETENTION

MONTHLY PAGE VIEWS: 71,348

Avg. Page Views Per Session: 2.57

TOP USERS BY LOCATION

Greer, SC - 8,403 Users

Atlanta, GA - 3,540 Users

Charlotte, NC - 1,450 Users

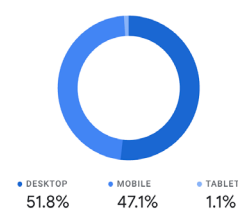
Active users by Country

COUNTRY	ACTIVE USERS
United States	27K
China	138
India	123
Canada	71
Hong Kong	55
Germany	50
Ireland	50

MOST VIEWED WEBSITE PAGES

- Home
- Events Calendar
- Staff
- Elections
- Police/Records & Reports
- PD Landing Page
- Parks & Facilities
- GIS
- Facility Rentals
- Departments
- City Council
- Planning & Development Landing Page
- PRT/Events
- PRT/Seasonal Events
- Planning & Development/Permits

Active users by Device category

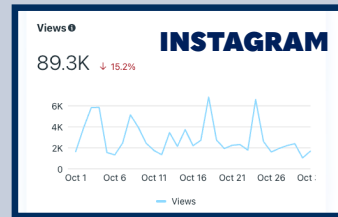
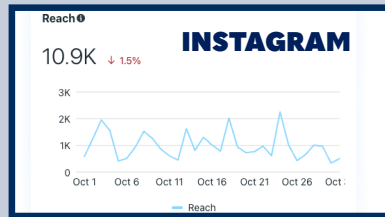


SOCIAL MEDIA REPORT

OCTOBER 1 - OCTOBER 31, 2025

TOTAL REACH

Facebook: 125.9k
Instagram: 10.9k

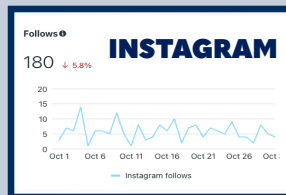


TOTAL VIEWS

Facebook: 346.4k
Instagram: 89.3k

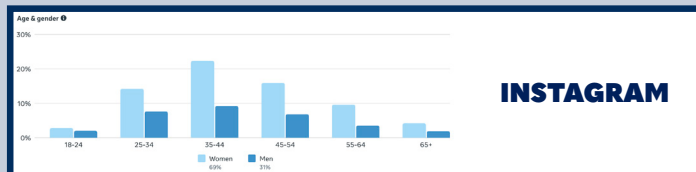
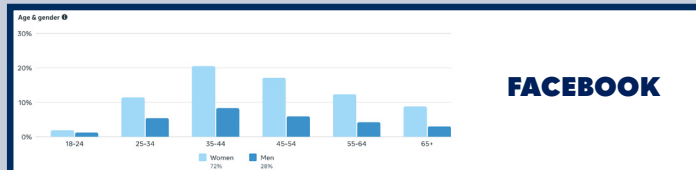
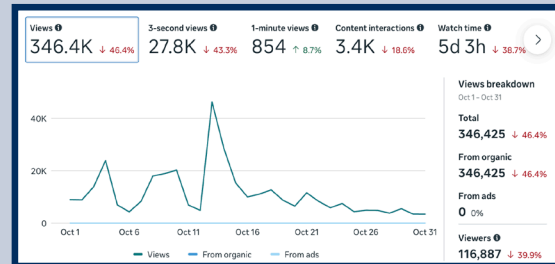
NEW FOLLOWERS

Facebook: 242
Instagram: 180



VIDEO PERFORMANCE

Minutes Viewed: 5 Days 3 hour (7,380 minutes)
Interactions: 3.4k



AUDIENCE METRICS

Top Views by City (Facebook)
Greer (31.4%) (same as last month)
Greenville (10.7%) (up from 10.6% last month)
Taylors (5.7%) (down from 5.9% last month)

Top Views by City (Instagram)
Greer (26.2%) (same as last month)
Taylors (8.6%) (down from 9.1% last month)
Greenville (7.4%) (down from 7.9% last month)

3.4k Content Interactions on FB 13,529 FB Followers Highest Engagement Days on FB: Highest Engagement Days on IG:
2.2k Content Interactions on IG 9,862 IG Followers October 4 & 13 October 18 & 24

ORDINANCE NUMBER 25-2025

**AN ORDINANCE AMENDING THE BUSINESS LICENSE ORDINANCE
OF THE CITY OF GREER TO UPDATE THE CLASS SCHEDULE AS
REQUIRED BY ACT 176 OF 2020.**

WHEREAS, the City of Greer (the “Municipality”) is authorized by S.C. Code Section 5-7-30 and Title 6, Chapter 1, Article 3 to impose a business license tax on gross income;

WHEREAS, by Act No. 176 of 2020, known as the South Carolina Business License Tax Standardization Act and codified at S.C. Code Sections 6-1-400 to -420 (the “Standardization Act”), the South Carolina General Assembly imposed additional requirements and conditions on the administration of business license taxes;

WHEREAS, the Standardization Act requires that by December thirty-first of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of South Carolina (the “Association”) and adopted by the Director of the Revenue and Fiscal Affairs Office;

WHEREAS, following the enactment of the Standardization Act, the Municipality enacted Ordinance No. 59-2021 on December 14, 2021, in order to comply with the requirements of the Standardization Act (the “Current Business License Ordinance”);

WHEREAS, the City Council of the Municipality (the “Council”) now wishes to amend the Current Business License Ordinance to adopt the latest Standardized Business License Class Schedule, as required by the Standardization Act;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer, as follows:

SECTION 1. Amendments to Appendix B. Appendix B to the Current Business License Ordinance, the “Business License Class Schedule,” is hereby amended as follows:

- (a) Classes 1 through 8 in Appendix B to the Current Business License Ordinance, the “Business License Class Schedule,” are hereby amended and restated as set forth on the attached Exhibit A.
- (b) Class 9 in Appendix B to the Current Business License Ordinance, the “Business License Class Schedule,” shall remain in full force and effect as set forth in the Current Business License Ordinance.

SECTION 2. Repealer, Effective Date. All ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be effective with respect to the business license year beginning on May 1, 2026.

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 Karuam Booker

First reading: November 11, 2025

Second and
Final reading: November 25, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

**Exhibit A: Amendment to Classes 1 – 8 in Appendix B of the
Current Business License Ordinance**

**APPENDIX B
Classes 1 – 8: Business License Class Schedule by NAICS Codes**

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	3
22	Utilities	1
23	Construction	8.1
31 - 33	Manufacturing	9.8
42	Wholesale trade	9.8
44 - 45	Retail trade	1
4411	Automobile Dealers	9.3
4412	Other Motor Vehicle Dealers	9.3
454390	Other Direct Selling Establishments	1
48-49	Transportation & Warehousing	2
482	Rail Transportation	8.2
484	Truck Transportation	9.8
493	Warehousing and Storage	9.8
51	Information	4
517111	Wired Telecommunication Carriers	8.3
517112	Wired Telecommunication Carriers (Except Satellite)	8.3
517122	Agents For Wireless Telecommunications Services	8.3
52	Finance and insurance	7
5241	Insurance Carriers	8.4
5242	Insurance Brokers for Non-Admitted Insurance Carriers	8.4
53	Real estate and rental and leasing	6
54	Professional, scientific, and technical services	4
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	3
71	Arts, entertainment, and recreation	3
711190	Carnivals and Circuses	9.6
713120	Amusement Parks & Arcades	8.51
703290	Non-payout Amusement Machines	8.52
713290	Bingo halls, Parlors	9.5
713990	All Other Amusement & Recreational Industries (Pool Tables)	8.6
721	Accommodation	1
722	Food services and drinking places	2
722410	Drinking Places, bars, lounges, cabarets	9.7
81	Other services	3

Note: 2025 Class Schedule is based on a three-year average (2019-2021) of IRS statistical data.

2023 v. 2025 Business License Class Schedule

NAICS Code	Industry Sector	2023 Class	2025 Class	Difference	
11	Agriculture, forestry, hunting and fishing	1	1	0	
21	Mining	2	3	1	HIGHER
22	Utilities	1	1	0	
23	Construction	Special class 8.1		2	
31-33	Manufacturing	3	3	0	
42	Wholesale trade	1	1	0	
44-45	Retail trade	1	1	0	
48-49	Transportation and warehousing	1	2	1	HIGHER
51	Information	4	4	0	
52	Finance and insurance	7	7	0	
53	Real estate and rental and leasing	7	6	-1	LOWER
54	Professional, scientific, and technical services	5	4	-1	LOWER
55	Management of companies	7	7	0	
56	Administrative and support and waste management and remediation services	3	3	0	
61	Educational services	3	3	0	
62	Health care and social assistance	4	3	-1	LOWER
71	Arts, entertainment, and recreation	3	3	0	
721	Accommodation	1	1	0	
722	Food services and drinking places	2	2	0	
81	Other services	4	3	-1	LOWER

The 2025 Class Schedule is the first time data from COVID years is included. It is 2019-2021 data.

ORDINANCE NUMBER 26-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY CNS PROPERTY, LLC LOCATED AT 1455 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES

WHEREAS, CNS Property, LLC are the sole owners of certain properties located at 1455 West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers T013000203800 and T013000204100 containing approximately 1.396 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E attached hereto marked as Exhibit D; and,

WHEREAS, the properties currently have zero (0) occupants; and,

WHEREAS, CNS Property, LLC has petitioned the City of Greer to annex its properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and,

WHEREAS, the property owner has requested that the subject properties be zoned Commercial Corridor (CC); and,

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

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

1. ANNEXATION: The 1.396 acres +/- properties shown in red on the attached map owned by CNS Property, LLC located at 1455 West Wade Hampton Boulevard as described on the attached City of Greer Map as Greenville County Parcel Numbers T013000203800 and T013000204100 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned Commercial Corridor (CC) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. LAND USE MAP: The above referenced properties shall be designated as Suburban Commercial on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E.

5. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: November 11, 2025

Second and
Final Reading: November 25, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, Planning Manager

Subject: Ordinance 26-2025

Date: November 18, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 26-2025 is an annexation and zoning request for two parcels located on Wade Hampton Blvd. The parcels consist of 1.396 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to develop a car repair facility.

The Planning Commission conducted a public hearing on November 17, 2025, for the zoning of the parcels and unanimously recommended approval.

2018088030
 5 Pgs
 DEED Book: DE 2552 Page: 5185 - 5189
 November 20, 2018 05:05:33 PM Cons: \$95,000.00
 Rec: \$10.00 Cnty Tax: \$104.50 State Tax: \$247.00
 FILED IN GREENVILLE COUNTY, SC *Timothy J. Manning*

GRANTEE'S ADDRESS FOR REAL ESTATE TAX NOTICE PURPOSES:

3014 White Horse Road
 Greenville, SC 29611

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) **TITLE TO REAL ESTATE**
GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **COCHRAN REAL ESTATE, LLC**, a South Carolina limited liability company (hereinafter, "Grantor"), in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) to Grantor in hand paid by **CNS PROPERTY, LLC**, a South Carolina limited liability company (hereinafter, "Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release, unto Grantee, its successors and assigns, the following described real estate:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE (HEREINAFTER, THE "PREMISES").

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee, its successors and assigns, forever.

And Grantor does hereby bind Grantor and Grantor's successors, heirs and assigns to warrant and forever and defend all and singular the Premises unto Grantee, its successors and assigns, against Grantor and against all persons lawfully claiming or to claim the same, or any part thereof, by, under or through Grantor.

Signature Page Follows

WITNESS the Grantor's hand and seal this 19th day of November, 2018.

SIGNED, sealed and delivered
in the presence of:

[Signature]
First Witness

[Signature]
Second Witness

GRANTOR:

COCHRAN REAL ESTATE, LLC,
a South Carolina limited liability company

By: [Signature]
Name: KIM C. SORROW
Title: Member

By: [Signature]
Name: LAURA C. LAWSON
Title: Member

STATE OF SC)
COUNTY OF Greenville)

ACKNOWLEDGMENT

I, Charles M. Weston Jr., the undersigned notary public for the State of SC, hereby certify that **Laura C. Lawson** and **Kim C. Sorrow**, each a member of **Cochran Real Estate, LLC**, personally came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal (if required by law) this 19th day of November, 2018.

[Signature]
NOTARY PUBLIC for State of SC
My Commission Expires: 1-27-21

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in Chick Springs Township on the southeastern side of U. S. Highway No. 29, and being shown and designated as Lot Nos. 1 and 2 on plat entitled PROPERTY OF RALPH S. COCHRAN, made by Freeland-Clinkscales & Associates, Inc., dated September 3, 1987, recorded in the Register of Deeds Office for Greenville County, South Carolina in Plat Book 14-S at Page 99, and having according to said plat the following metes and bounds, it-wit:

BEGINNING at an iron pin on the southeastern side of the right of way of U. S. Highway 29, at the joint front corner with property now or formerly of Center and running thence S. 23-57 E. 207.6 feet to an iron pin; thence S. 65-59 W. 146.2 feet to an iron pin; thence along the line of property now or formerly belonging to Elmore, N. 25-07 W. 145.2 feet to an iron pin; thence continuing along the Elmore line, N. 32-33 W. 92.1 feet to an iron pin on the southeastern side of U. S. Highway 29; thence along the right of way of said highway, N. 67-08 E. 13.0 feet; thence continuing along the right of way, S. 21-49 E. 25.4 feet to an iron pin; thence continuing along the right of way, N. 67-08 E. 150.9 feet to an iron pin, the point of beginning.

PARCEL 2:

All that lot of land in the State of South Carolina, County of Greenville, fronting on the southeasterly side of U. S. Highway 29 (Wade Hampton Boulevard), a total distance of 150.2 feet and containing 0.69 acre, in accordance with a plat entitled SURVEY FOR LOIS WILLIAMSON, prepared by Jeffery M. Plumblee, Surveyor, dated November 3, 1988, and recorded in Plat Book 17-I at Page 100. Reference to said plat is hereby made for a more complete metes and bounds description.

DERIVATION: This is the same property conveyed to Grantor by deed from Edith L. Cochran, dated August 16, 1999, and recorded on August 23, 1999 in the Office of the Register of Deeds for Greenville County, South Carolina, in Deed Book 1860 at Page 788.

TAX MAP PARCEL NOS: T013000203800 and T013000204100

STATE OF SOUTH CAROLINA

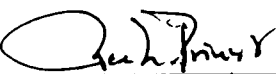
COUNTY OF GREENVILLE

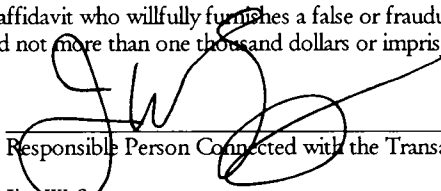
)
)
)
AFFIDAVIT OF CONSIDERATION

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

1. I have read the information on this affidavit and I understand such information.
2. The Property being transferred is located in Greenville County, S.C., shown as Greenville County Tax Map Nos. T013000203800 and T013000204100.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as transfer for consideration paid or to be paid in money or money's worth.
 - (b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ___ exempt from the deed recording fee because (see *Information* section of affidavit): (*See Item* _____
(If exempt, please skip items 4-7, and go to item 8 of this affidavit)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See *Information* section of affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of
\$95,000.00
 - (b) ___ The fee is computed on the fair market value of realty which is _____.
 - (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is:
_____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in Item 4 above here: \$95,000.00
 - (b) Place the amount listed in item 5 above Here (If no amount is listed, place zero here.): -0-
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$95,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$351.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the manager of the Grantee.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before this 20 day
of November, 2018.


Notary Public for South Carolina
My Commission Expires: 3-4-25


Responsible Person Connected with the Transaction

Jim W. Saxon
[Print or Type Name Here]

INFORMATION

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

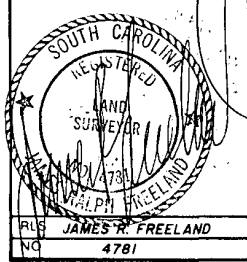
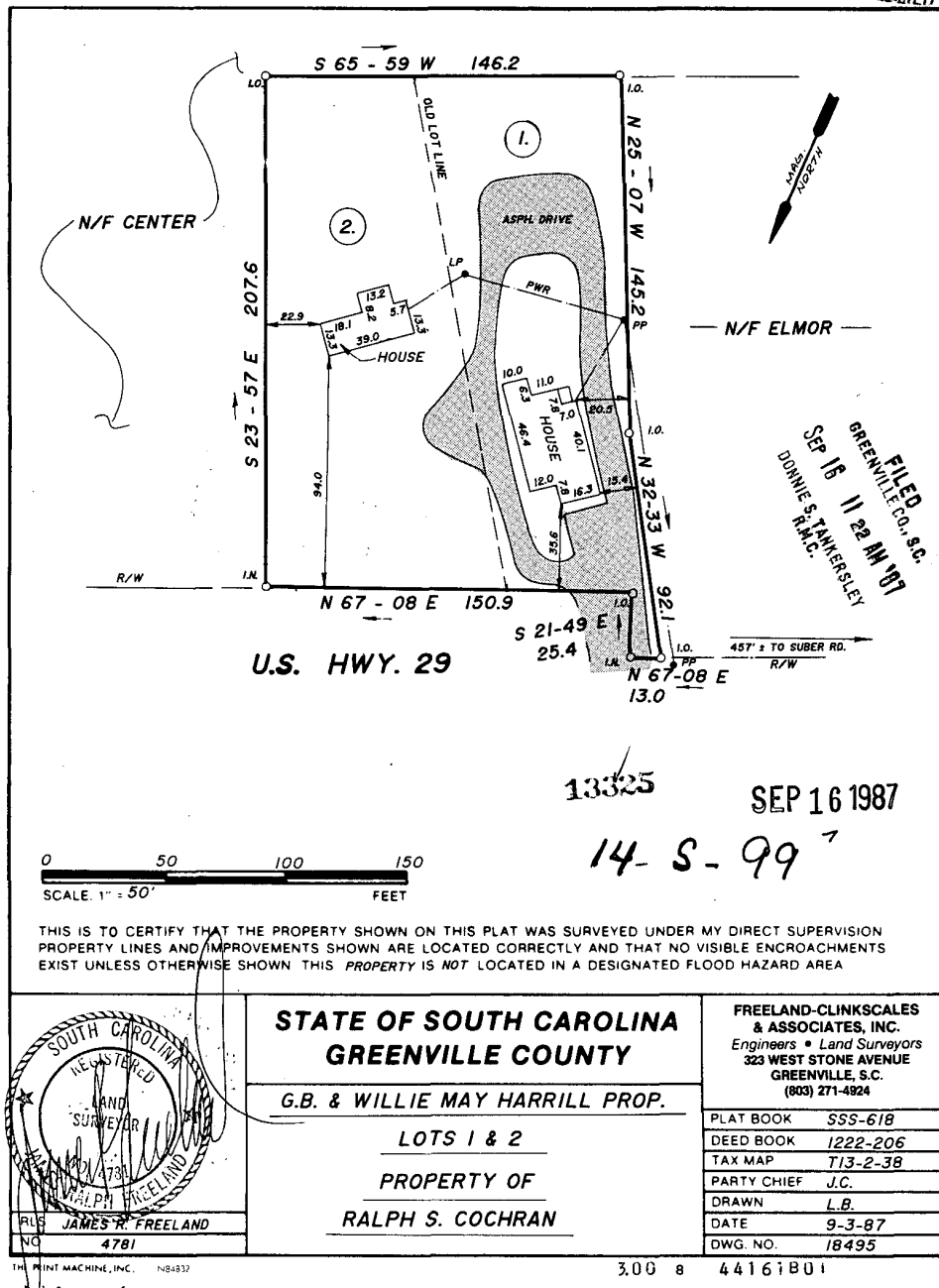
South Carolina Code Section 12-24-40. Exempted from the fee imposed by this chapter are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are exchanged in order to effect the partition;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, exempt for transfers from one family trust to another family trust without consideration, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, as long as no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust in which the beneficiaries are all members of the same family. "Family" means the grantor, the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, and the spouses and lineal descendants of any of them, and the grantor's and grantor's spouse's heirs under a statute of descent and distribution. A "family partnership" or "family trust" also includes charitable entities, other family partnerships and family trusts of the grantor, and charitable remainder and charitable lead trusts, if all the beneficiaries are charitable entities or members of the grantor's family. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration is paid or is to be paid under the corrective or quitclaim deed.

MICROFILMED

EXHIBIT

B



**STATE OF SOUTH CAROLINA
GREENVILLE COUNTY**

G.B. & WILLIE MAY HARRILL PROP.

LOTS 1 & 2

PROPERTY OF

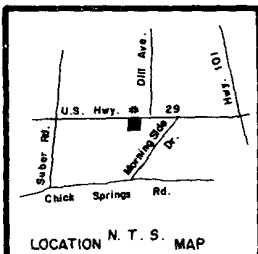
RALPH S. COCHRAN

**FREELAND-CLINKSCALES
& ASSOCIATES, INC.**
Engineers • Land Surveyors
323 WEST STONE AVENUE
GREENVILLE, S.C.
(803) 271-4924

PLAT BOOK	SSS-618
DEED BOOK	1222-206
TAX MAP	713-2-38
PARTY CHIEF	J.C.
DRAWN	L.B.
DATE	9-3-87
DWG. NO.	18495

THE PRINT MACHINE, INC. 7884832

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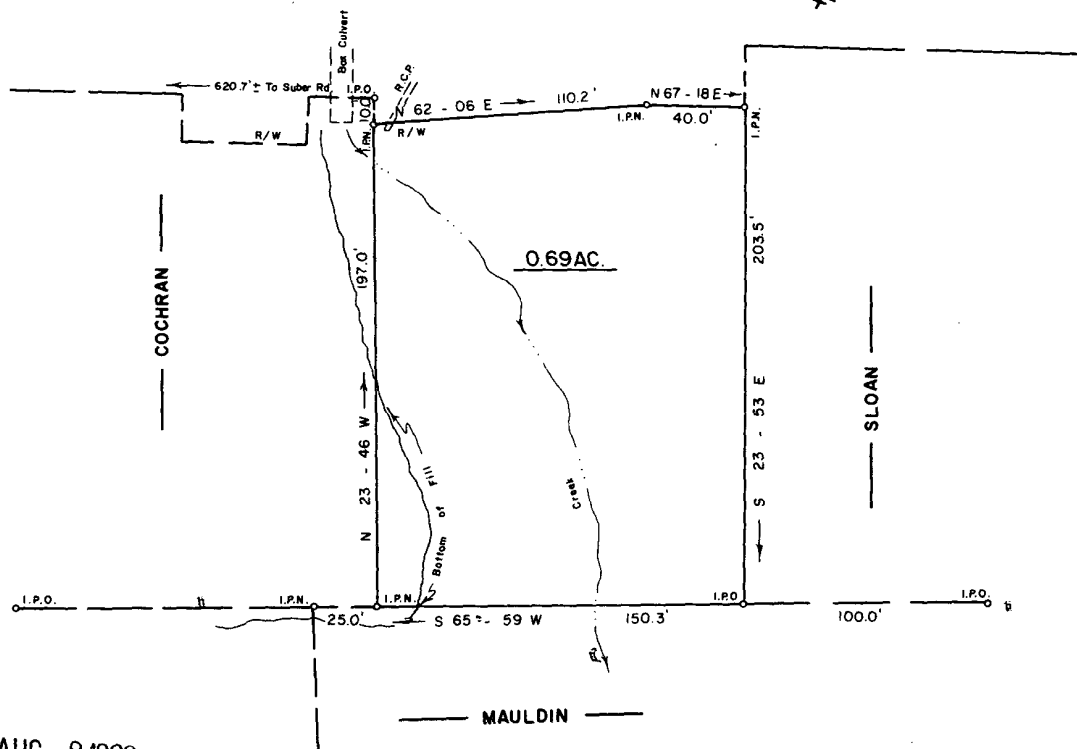


Note : Reference To S.C. Highway Plans
Docket # 23.650 And 42.745
Sheet 20.

FILED
GREENVILLE CO. S.C.
AUG 8 9 16 AM '89
DONNIE S. TANKERSLEY
R.M.C.

N MICROFILMED

U.S. HIGHWAY # 29



AUG 8 1989

17I-100

SURVEY FOR

LOIS

WILLIAMSON

NEAR

GREER

GREENVILLE

COUNTY

SOUTH

CAROLINA

NOVEMBER

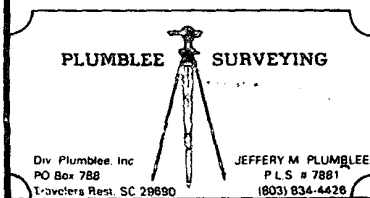
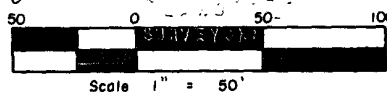
3,

1988

35000

I Hereby Certify That The Ratio Of Precision
Of The Field Survey Is 1/10,000 As Shown
Hereon And The Area Was Determined By Computer.

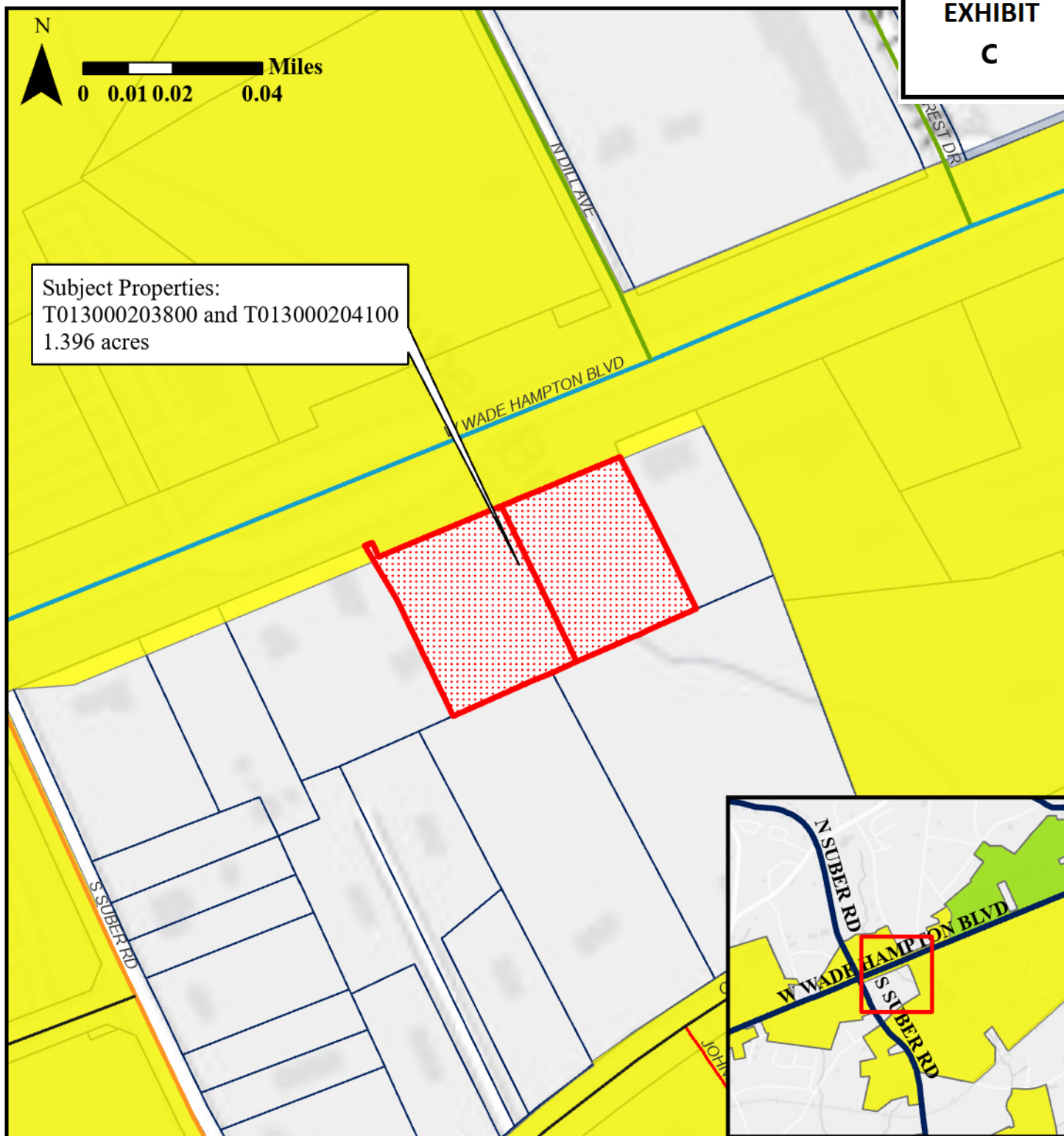
Jeffery M. Plumblee
P.L.S. # 7881



T-13-2-41

8-08 4998

F#79 500



Location Map: Ordinance 26-2025

Case Number: AN 25-07

Created by the City of Greer Planning & Development
Department: 11/5/2025 1:46 PM

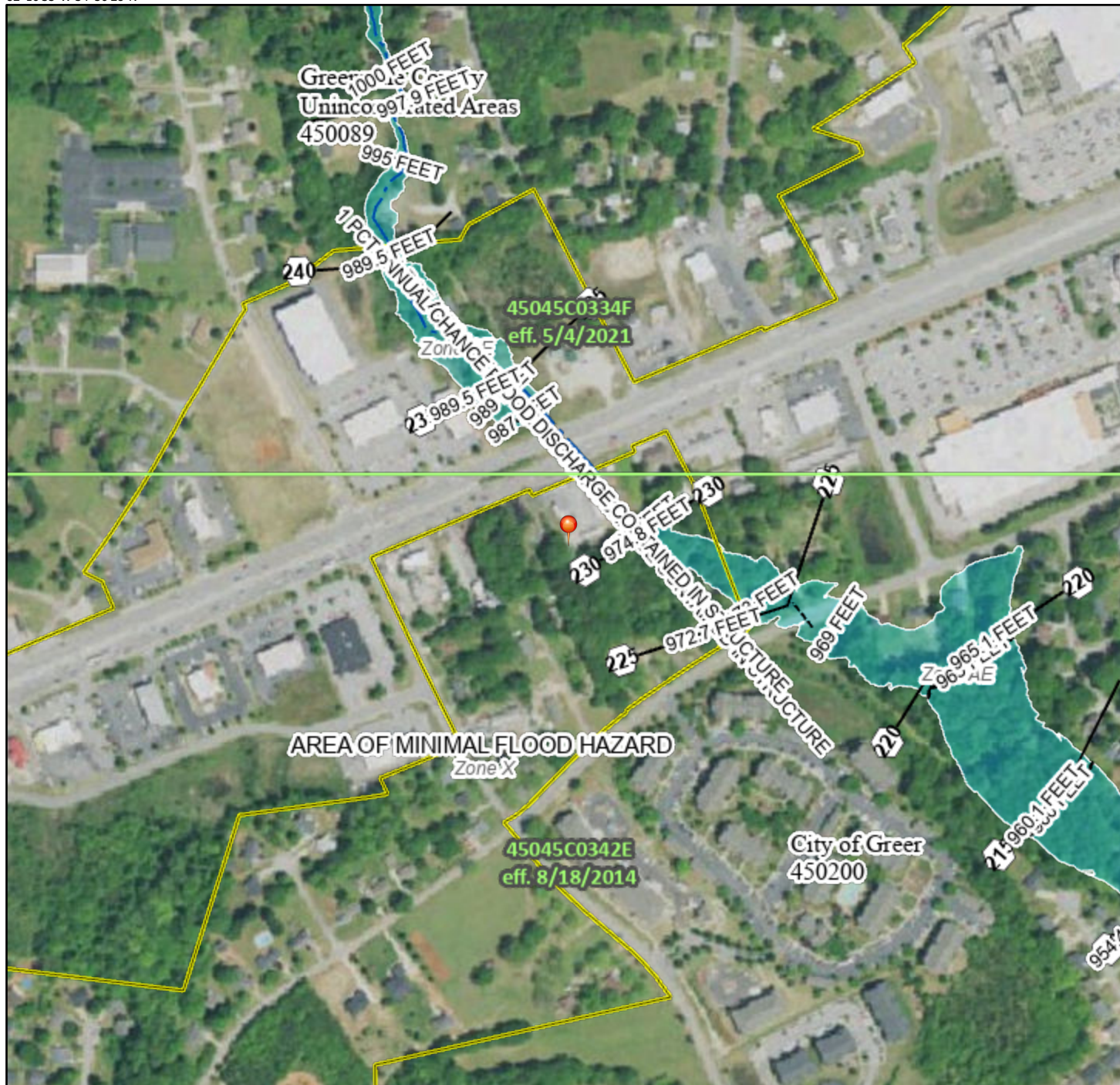
The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North 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 & Development Department.



National Flood Hazard Layer FIRMette



82°16'35"W 34°56'28"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°15'57"W 34°55'58"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INFORMATION

SPECIAL FLOOD HAZARD AREAS

- Without I Zone A, V
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



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



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/5/2025 at 1:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Petition for voluntary annexation to the City of Greer of a land area by 100% of owners of said property

To the Mayor and Members of the City Council of the City of Greer, South Carolina:

The undersigned respectfully petition the City Council of the City of Greer to annex the hereinafter described property to the City of Greer.

Respectfully submitted this 23 day of October, 2025

By submitting this petition, I confirm the area proposed for annexation is contiguous to the Greer City Limits

Owner Name*	Address of Parcel	TID (Tax ID Number)
CNS Property, LLC	1455 W. Wade Hampton Blvd., Greer, South Carolina	T013000203800; T013000204100
		T013000203800; T013000204100
		T013000203800; T013000204100
		T013000203800; T013000204100
		T013000203800; T013000204100

I hereby request that the property be zoned: CC - Commercial Corridor

** A correctly signed petition form (see page 3), meaning signed by ALL persons having any interest in the property, the same as on the property deed, including the spouse when the property is co-owned. If the owner of the property is a corporation, the petition should include the corporate seal. Individuals signing these forms with the designation of Power of Attorney, Attorney-in-Fact, or Other Agent must include confirming documents. Roadway right-of-way, including for County-owned roads, require an authorized representative from the jurisdiction for signature. Signatures must be exactly as printed.*

Application Requirements (Include list number in attachment name with submittal)

1. Digital Copy of A Boundary Survey	3. Digital Copy of Deed
2. Digital Copy of this Application	4. Traffic Impact Analysis (TIA) (If residential development)

Acknowledgments

I acknowledge that the persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at **1455 W. Wade Hampton**, more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number **T013000203800**; **T013000** attached hereto marked as Exhibit C containing approximately acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

This petition is dated this **23** day of **October**, 20 **25** before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

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

☐

Yes

☒

No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	
Description of existing or proposed development:		



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

- ☐ Individual Owner ☐ General Partnership
☐ Corporation ☐ Limited Partnership
☐ County ☒ LLC

☐ **Attorney-in-Fact or Agent for the Ownership Type Checked Below**
Provide documentation appointing you as Attorney-in-Fact or other Agent

The owner is a(n):

- ☐ Individual ☐ General Partnership ☐ Limited Partnership
☐ Corporation (*Affix Seal*) ☐ LLC ☐ Other _____

Owner(s) Sign on Lines Below

Address of Owner(s)

Jim Saxon

dotloop verified
10/22/25 3:19 PM EDT
L4DE-BX3M-5VGX-9LOB

Signature of Owner/Partnership/LLC/Agent

3014 White Horse Road, Greenville, SC 29611

3014 White Horse Road, Greenville, SC 29611

Jim Saxon, Manager of CNS Property, LL

Print Name of Owner/Partnership/LLC/Agent

Signature of 2nd Owner/Partner/Corporate Secretary

Print Name of 2nd Owner/Partner/Corporate Secretary

(Affix Corporate Seal)

*If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. **Page 3 - Ownership Type & Signatures** - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.*

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

DOCKET: AN 25-07

APPLICANT: Kimley-Horn

PROPERTY LOCATION: 1455 W. Wade Hampton Blvd.

TAX MAP NUMBER: T013000203800, T013000204100

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Commercial Corridor (CC)

SIZE: 1.396 Acres

COMPREHENSIVE PLAN: Suburban Commercial

ANALYSIS: **AN 25-07**

AN 25-07 is an annexation and zoning request for two parcels located at 1455 W. Wade Hampton Blvd. with a total acreage of 1.396 acres. The request is to annex the parcel and zone it as Suburban Commercial to build an automotive service center.

Surrounding land uses and zoning include:

North:	Commercial Corridor (CC) – commercial
East:	Unzoned Greenville County – commercial
South:	Unzoned Greenville County – residential
West:	Unzoned Greenville County – commercial

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities

This request is compatible with the existing development in the area. It is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Mr. Thoma made a motion to recommend approval of AN 25-07. Mr. Lamb seconded the motion. The motion passed with a vote of 7-0.

ORDINANCE NUMBER 27-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY AGWG 3085 HOLDINGS, LLC LOCATED AT 3019 SOUTH HIGHWAY 14, 3021 SOUTH HIGHWAY 14 AND 3035 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES

WHEREAS, AGWG 3085 Holdings, LLC are the sole owners of certain properties located at 3019 South Highway 14, 3021 South Highway 14 and 3035 South Highway 14 more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers 0530040100500 and 0530040100600 containing approximately 7.493 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0426E attached hereto marked as Exhibit D; and,

WHEREAS, the properties currently have two (2) occupants; and,

WHEREAS, AGWG 3085 Holdings, LLC has petitioned the City of Greer to annex its properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

WHEREAS, the properties are now outside the city limits of Greer but adjoins the city limits; and,

WHEREAS, the property owner has requested that the subject properties be zoned Commercial Corridor (CC); and,

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

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

1. ANNEXATION: The 7.493 acres +/- properties shown in red on the attached map owned by AGWG 3085 Holdings, LLC located at 3019 South Highway 14, 3021 South Highway 14 and 3035 South Highway 14 as described on the attached City of Greer Map as Greenville County Parcel Numbers 0530040100500 and 0530040100600 are hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced properties shall be zoned Commercial Corridor (CC) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. ANNEXATION OF 578 FEET +/- OF SOUTH HIGHWAY 14 ROADWAY: 578 feet +/- of South Highway 14 roadway along the edge of the annexed properties owned by AGWG 3085 Holdings, LLC as shown in Exhibit C is hereby annexed into the corporate limits of the City of Greer.

4. LAND USE MAP: The above referenced properties shall be designated as Mixed Employment on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0426E.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Mark Hopper

First Reading: November 11, 2025

Second and
Final Reading: November 25, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, Planning Manager

Subject: Ordinance 27-2025

Date: November 18, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 27-2025 is an annexation and zoning request for two parcels located on S Highway 14. The parcels consist of 7.493 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to develop a car club. The proposed project also includes adjacent parcel (Ord 28-2025).

The Planning Commission conducted a public hearing on November 17, 2025, for the zoning of the parcels and unanimously recommended approval.

STATE OF SOUTH CAROLINA

)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

)

KNOW ALL MEN BY THESE PRESENTS that **Pamela K. Gilliam and Kimberly R. Talbert**, (hereinafter referred to as "Grantor"), in consideration of the sum of **One Million Five Hundred Fifty Thousand And No/100 (\$1,550,000.00) Dollars** to it in hand paid at or before the sealing and delivery of these presents by **AGWG 3085 Holdings, LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below ("Permitted Exceptions"), unto the said Grantee, their heirs, successors and assigns, forever:

See Exhibit A attached hereto and made a part hereof.

GRANTEE'S MAILING ADDRESS: For the purposes of this deed the Grantee's mailing address is:

991 Fleetwood Dr., Frisco, TX 75035

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING (the "Permitted Exceptions"):

- (i) all conditions, covenants, easements, restrictions, agreements, mineral rights, and rights of way indicated by instruments, including plats, of record; and
- (ii) all applicable zoning and other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever;

The said Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said Premises unto the said Grantee, against the lawful claim of any person claiming by, through or under the Grantor.



2025014097

3 Pgs

DEED Book: DE 2746 Page: 1496 - 1498

March 11, 2025 02:59:53 PM Cons: \$1,550,000.00

Rec: \$15.00 Cnty Tax: \$1,705.00 State Tax: \$4,030.00

E-FILED IN GREENVILLE COUNTY, SC

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be hereunto affixed by its heretofore duly authorized officer this 11th day of March, 2025.

SIGNED, sealed and delivered in the presence of:

Patricia Foster
WITNESS NO. 1
[Signature]
WITNESS NO. 2

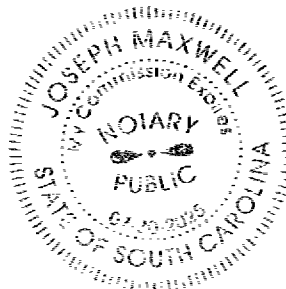
Pamela K. Gilliam
Pamela K. Gilliam
Kimberly R. Talbert
Kimberly R. Talbert

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, the undersigned notary for the State of South Carolina, do hereby certify that the above referenced Grantor(s) personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 11th day of March, 2025



[Signature]
Notary Public for the State of South Carolina
My Commission Expires: 7-30-25

EXHIBIT A

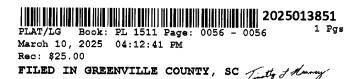
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being designated as 3.368 acres, more or less, and 4.125 acres, more or less, as shown on a plat entitled "Survey for AGWG 3085 Holdings, LLC," prepared by Benchmark Surveying, Inc., dated February 6, 2025, revised March 10, 2025 and recorded March 10, 2025 in Plat Book 1511, Page 56 in the Office of the Register of Deeds for Greenville County. Reference to said plat is made for a more accurate metes and bounds description.

DERIVATION: Being the same property devised to Pamela K. Gilliam (a 60% interest) and Kimberly R. Talbert (a 40% interest) by deed of distribution from the Estate of Christine Ross Matsko (See Probate File 2022ES2300074) dated March 24, 2023, recorded March 27, 2023 in the ROD Office for Greenville County in Deed Book 2683, Page 5754.

TMS Parcel #0530.04-01-005.00 AND #0530.04-01-006.00

B

LOCATION MAP



LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°20'56"E	8.
L2	N56°47'32"E	21.
L3	N13°32'55"E	43.
L4	N43°31'27"E	34.
L5	N43°31'27"E	22.
L6	N20°47'08"E	51.
L7	N28°34'45"E	40.
L8	N12°21'27"E	47.
L9	N31°33'17"E	13.
L10	S02°34'52"W	22.

THE PLAT IS NOT A SUBDIVISION AS
DEFINED BY THE GREENVILLE COUNT
LAND DEVELOPMENT REGULATIONS

3-10-25
DATE

AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY PLANNING

REFERENCE:

DEED BOOK 2683 PAGE 5754
PLAT BOOK M- PAGE 58
TAX NO. 0530040100600

DEED BOOK 2683 PAGE 5754
PLAT BOOK M PAGE 58
TAX NO. 0530040100500

FEMA FLOOD MAP PANEL NO. 45045C0426E
EFFECTIVE DATE 8/18/2014

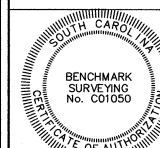
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

BENCHMARK SURVEYING, INC. 

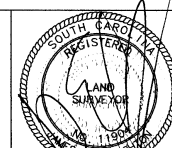
0' 60' 120'	DATE: FEBRUARY 6, 2025	P.O. BOX 25455 GREENVILLE, S.C. 29616	TEL. (864) 979-6401 jcreighton@bellsouth.net
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STATE OF SOUTH CAROLINA

GREENVILLE COUNTY



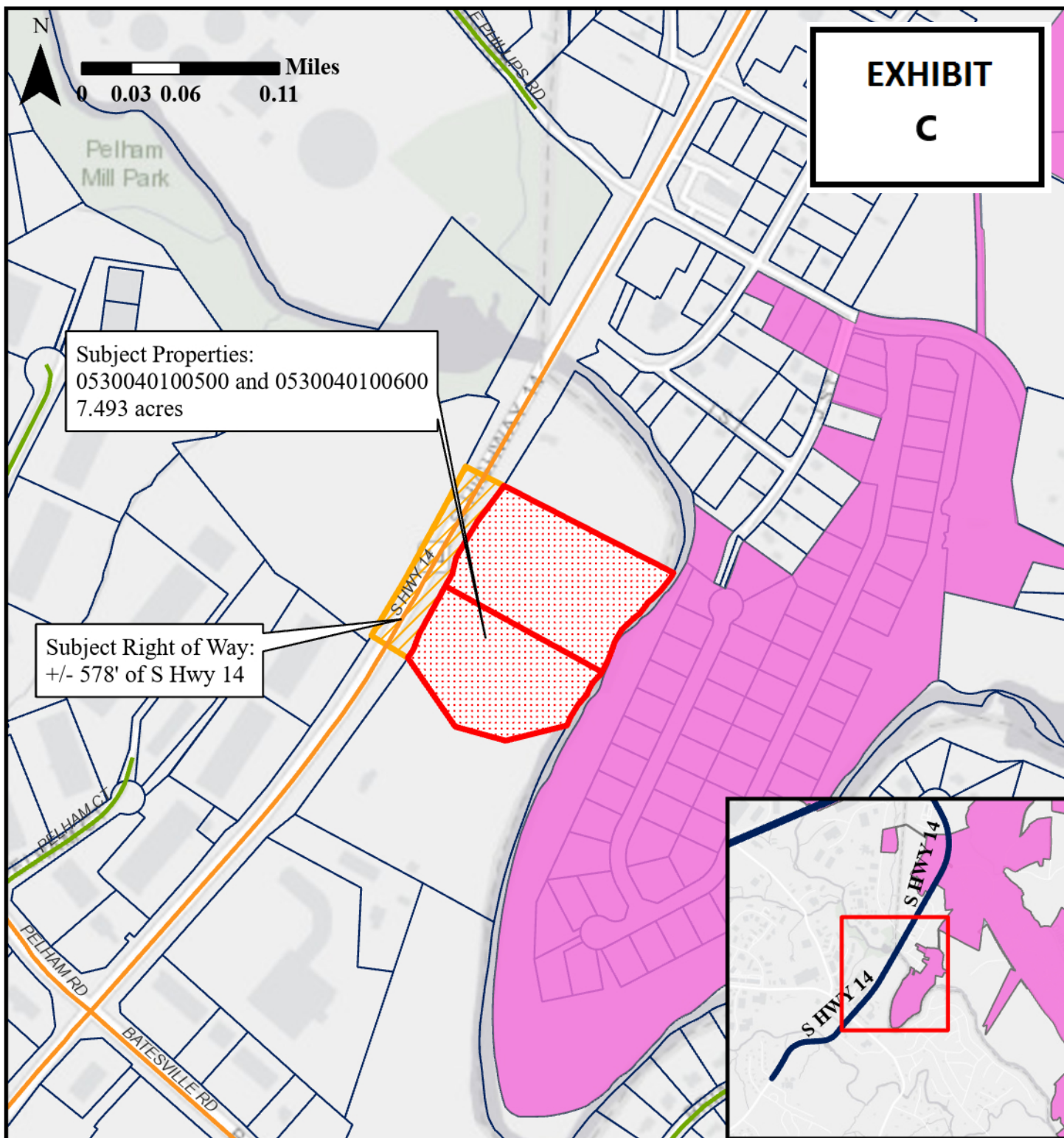
SURVEY
FOR
AGWG 3085
HOLDINGS, LLC



JAMES E. CREIGHTON, RLS # 1190

1	3/10/25	REMOVE OVERLAP	JE
NO.	DATE	DESCRIPTION	R

DWG. NO. 3183-2



Location Map: Ordinance 27-2025

Case Number: AN 25-08

City Council Districts

 District 3 - Mark Hopper

Created by the City of Greer Planning & Development
Department: 10/31/2025 12:15 PM

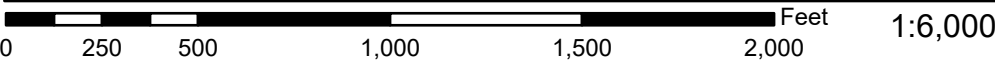
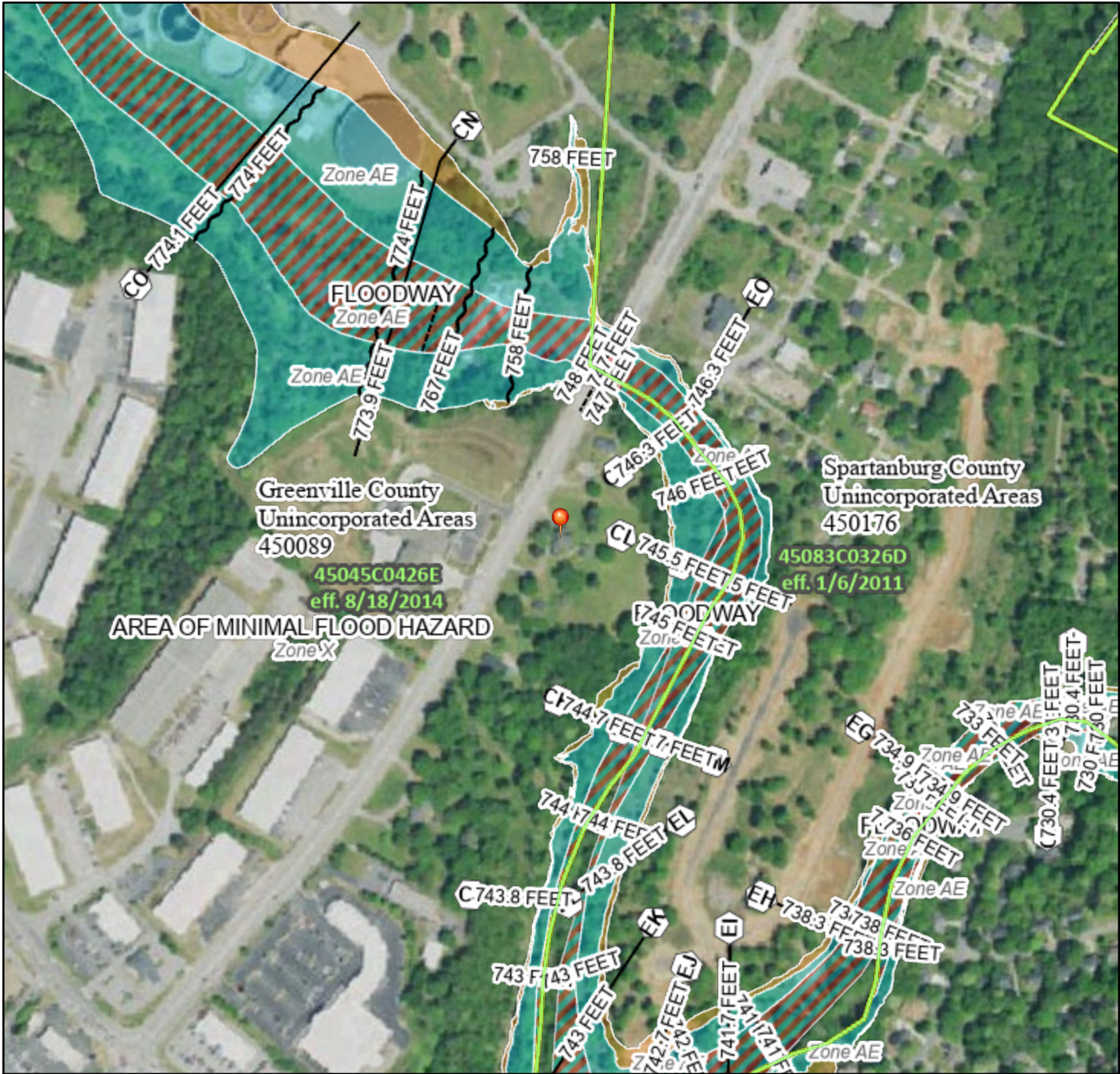
The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North 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 & Development Department.



National Flood Hazard Layer FIRMeTte



82°13'54"W 34°51'34"N



Basemap Imagery Source: USGS National Map 2023

82°13'16"W 34°51'4"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND

SPECIAL FLOOD HAZARD AREAS

- Without Zone A, With BF
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/5/2025 at 1:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Petition for voluntary annexation to the City of Greer of a land area by 100% of owners of said property

To the Mayor and Members of the City Council of the City of Greer, South Carolina:

The undersigned respectfully petition the City Council of the City of Greer to annex the hereinafter described property to the City of Greer.

Respectfully submitted this 28th day of October, 2025

By submitting this petition, I confirm the area proposed for annexation is contiguous to the Greer City Limits

Owner Name*	Address of Parcel	TID (Tax ID Number)
Agwg 3085 Holdings LLC	3019 + 3021 SC-14, Greer, SC 29650	0530040100500
Agwg 3085 Holdings LLC	3035 SC-14, Greer, SC 29650	0530040100600

I hereby request that the property be zoned: CC

** A correctly signed petition form (see page 3), meaning signed by ALL persons having any interest in the property, the same as on the property deed, including the spouse when the property is co-owned. If the owner of the property is a corporation, the petition should include the corporate seal. Individuals signing these forms with the designation of Power of Attorney, Attorney-in-Fact, or Other Agent must include confirming documents. Roadway right-of-way, including for County-owned roads, require an authorized representative from the jurisdiction for signature. Signatures must be exactly as printed.*

Application Requirements (Include list number in attachment name with submittal)

1. Digital Copy of A Boundary Survey	3. Digital Copy of Deed
2. Digital Copy of this Application	4. Traffic Impact Analysis (TIA) (If residential development)

Acknowledgments

I acknowledge that the persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 3019, 3021, 3035 SC-14, Greer, SC 29650 , more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0530040100500 & 0530040100600 attached hereto marked as Exhibit C containing approximately acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

This petition is dated this 20th day of October, 20 25 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

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

☐ Yes

☒ No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

Existing Zoning (If Applicable):	Staff Suggested Zoning:	Lineal feet of existing roadway being annexed:
Linear feet of proposed public roads:	Number of parcels being annexed:	
Description of existing or proposed development:		

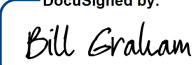


Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

☐ Individual Owner ☐ General Partnership ☐ Corporation ☐ Limited Partnership ☐ County ☒ LLC		☐ Attorney-in-Fact or Agent for the Ownership Type Checked Below Provide documentation appointing you as Attorney-in-Fact or other Agent The owner is a(n): ☐ Individual ☐ General Partnership ☐ Limited Partnership ☐ Corporation (Affix Seal) ☒ LLC ☐ Other _____	
Owner(s) Sign on Lines Below		Address of Owner(s)	
DocuSigned by:  0576DFF51414A8 Signature of Owner/Partnership/LLC/Agent		8209 Canal Street	
		Frisco, TX 75034	
Agwg 3085 Holdings LLC Print Name of Owner/Partnership/LLC/Agent		(Affix Corporate Seal)	
Signature of 2nd Owner/Partner/Corporate Secretary			
Print Name of 2nd Owner/Partner/Corporate Secretary			
<i>If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. Page 3 - Ownership Type & Signatures - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal.</i>			

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

DOCKET: AN 25-08

APPLICANT: AGWG 3085 Holdings, LLC

PROPERTY LOCATION: 3019, 3021, & 3035 SC Highway 14

TAX MAP NUMBER: 0530040100500; 0530040100600

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Commercial Corridor (CC)

SIZE: 7.493 Acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **AN 25-08**

AN 25-08 is an annexation and zoning request for two parcels located at 3019, 3021, & 3035 SC-14 with a total acreage of 7.493 acres. The request is to annex the parcels in conjunction with AN 25-09 and zone them as Commercial Corridor to build a Car Club.

Surrounding land uses and zoning include:

North:	Unzoned Greenville County – residential
East:	Design Review District (DRD) – residential (River Reserve)
South:	Unzoned Greenville County – residential
West:	Unzoned Greenville County – commercial (Pelham-Batesville Fire)

Mixed Employment are office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Characterized by a campus-style development pattern integrating jobs, amenities and places of residence. These often center around research, medical, manufacturing, assembly, and educational uses.

- **Primary Uses:** Advanced manufacturing, research, office, mixed-use buildings, civic/institutional facilities
- **Secondary Uses:** Open space, district commercial, multi-family residential

This request is compatible with the existing development in the area. It is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Mr. Lamb made a motion to recommend approval of AN 25-08 & AN 25-09. Mr. Lavender seconded the motion. The motion passed with a vote of 7-0.

ORDINANCE NUMBER 28-2025

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY HWY 14 CARS, LLC LOCATED AT 3085 SOUTH HIGHWAY 14 BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY

WHEREAS, HWY 14 Cars, LLC are the sole owners of a certain property located at 3085 South Highway 14 more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers 0530040100402 containing approximately 6.182 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0426E attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has two (2) occupants; and,

WHEREAS, HWY 14 Cars, LLC has petitioned the City of Greer to annex its property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owner has requested that the subject property be zoned Commercial Corridor (CC); and,

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

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

1. ANNEXATION: The 6.182 acres +/- property shown in red on the attached map owned by HWY 14 Cars, LLC located at 3085 South Highway 14 as described on the attached City of Greer Map as Greenville County Parcel Number 0530040100402 is hereby annexed into the corporate city limits of the City of Greer.

2. ZONING ASSIGNMENT: The above referenced property shall be zoned Commercial Corridor (CC) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

3. ANNEXATION OF 562 FEET +/- OF SOUTH HIGHWAY 14 ROADWAY: 562 feet +/- of South Highway 14 roadway along the edge of the annexed property owned by HWY 14 Cars, LLC as shown in Exhibit C is hereby annexed into the corporate limits of the City of Greer.

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

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0426E.

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Mark Hopper

First Reading: November 11, 2025

Second and
Final Reading: November 25, 2025

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, Planning Manager

Subject: Ordinance 28-2025

Date: November 18, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 28-2025 is an annexation and zoning request for one parcel located on S Highway 14. The parcel consists of 6.182 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to develop a car club. The proposed project also includes adjacent parcels (Ord 27-2025).

The Planning Commission conducted a public hearing on November 17, 2025, for the zoning of the parcels and recommended unanimous approval.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

)
) TITLE TO REAL EST,
)

KNOW ALL MEN BY THESE PRESENTS that **3085 South Hwy 14 LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantor"), in consideration of the sum of **One Million Four Hundred Thousand And No/100 (\$1,400,000.00) Dollars** to it in hand paid at or before the sealing and delivery of these presents by **Hwy 14 Cars, LLC, a South Carolina limited liability company**, (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions set forth below ("Permitted Exceptions"), unto the said Grantee, their heirs, successors and assigns, forever:

See Exhibit A attached hereto and made a part hereof.

GRANTEE'S MAILING ADDRESS: For the purposes of this deed the Grantee's mailing address is:

131 Falls St., Greenville, SC 29601

PROPERTY ADDRESS:

3085 South Hwy 14, Greer, SC 29650

TOGETHER WITH ALL AND SINGULAR, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING (the "Permitted Exceptions"):

- (i) all conditions, covenants, easements, restrictions, agreements, mineral rights, and rights of way indicated by instruments, including plats, of record; and
- (ii) all applicable zoning and other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its successors and assigns forever;

The said Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said Premises unto the said Grantee, against the lawful claim of any person claiming by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be hereunto affixed by its heretofore duly authorized officer this 18th day of February, 2025.

SIGNED, sealed and delivered in the presence of:

Patricia Foster
WITNESS NO. 1

WITNESS NO. 2

3085 South Hwy 14 LLC
a South Carolina limited liability company

Kenneth R. Welch
By: Henry Properties, LLC
Its: Member
By: Kenneth R. Welch
Its: Member

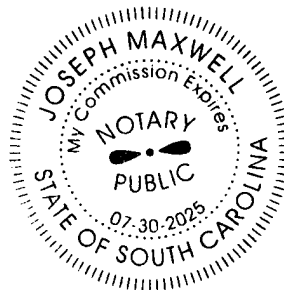
STATE OF SOUTH CAROLINA

)
)
)

COUNTY OF GREENVILLE

I, the undersigned notary for the State of South Carolina, do hereby certify that the above referenced Grantor(s) personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 18th day of February, 2025



[Signature]
Notary Public for the State of South Carolina
My Commission Expires: 7-30-25

EXHIBIT A

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as 6.182 acres shown on a survey entitled "Survey for Hwy 14 Cars, LLC ", prepared by Benchmark Surveying, Inc., dated February 6, 2025, recorded February 18, 2025, in the Office of the Register of Deeds for Greenville County in Plat Book 1510 Page 316. Reference to said survey is made for a more accurate metes and bounds description.

This being the same property conveyed to 3085 South Hwy 14 LLC by deed of Kenneth R. Welch dated August 10, 2023, recorded August 10, 2023, in the Office of the Register of Deeds for Greenville County in Deed Book 2695, Page 5162.

TMS #: 0530.04-01-004.02

EXHIBIT

B

LOCATION MAP

THE PLAT IS NOT A SUBDIVISION AS
DEFINED BY THE GREENVILLE COUNTY
LAND DEVELOPMENT REGULATIONS

2-17-2025
DATE

James E. Creighton
AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY PLANNING

LINE	BEARING	LENGTH
L1	N48°20'36"E	8.40
L2	N58°42'32"E	21.87
L3	N13°32'55"E	43.75
L4	N43°31'27"E	34.51
L5	N43°31'27"E	22.88
L6	N20°41'08"E	51.64
L7	N28°34'45"E	40.57
L8	N12°21'27"E	47.03
L9	N31°53'17"E	13.30
L10	S23°12'31"W	22.38

REFERENCE:
DEED BOOK 2895 PAGE 5162
PLAT BOOK 28-1 PAGE 53
TAX NO. 0530040100402

SC DOT PLANS FOR HWY 14
FILE NO. 23.481A & 42.136B SHEETS 10 & 11
FEMA FLOOD MAP PANEL NO. 45045C0428E
EFFECTIVE DATE 8/16/2014

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

BENCHMARK SURVEYING, INC.		DATE: FEBRUARY 6, 2025		P.O. BOX 25455 GREENVILLE, S.C. 29616		TEL. (864) 979-6401 jcreighton@bellsouth.net	
0' 60' 120' SCALE 1"= 60'		STATE OF SOUTH CAROLINA					
GREENVILLE COUNTY		SURVEY FOR HWY 14 CARS, LLC					

2025009188
PLAT/LD Book: PL 1510 Page: 0036 - 0036 1 Pg.
February 18, 2025 04:11:10 PM
Rec: \$25.00
FILED IN GREENVILLE COUNTY, SC *James E. Creighton*

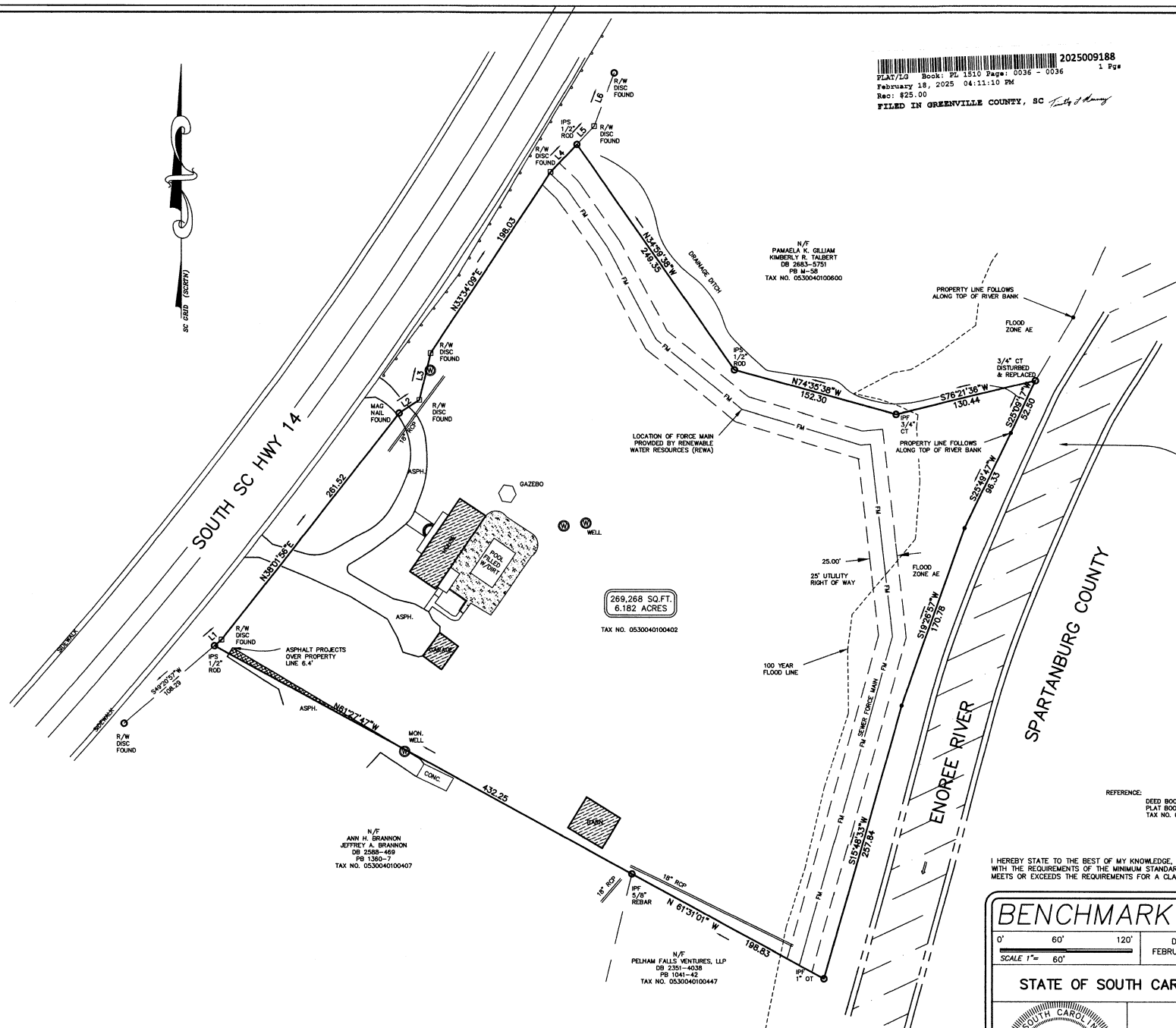
N/F
PAMELA K. GILLUM
KIMBERLY R. TALBERT
DB 2683-5751
PB M-58
TAX NO. 0530040100600

N/F
ANN H. BRANNON
JEFFREY A. BRANNON
DB 2588-469
PB 1360-7
TAX NO. 0530040100407

N/F
PELHAM FALLS VENTURES, LLP
DB 2351-4038
PB 1041-42
TAX NO. 0530040100447

EXEMPT FROM REVIEW PROCESS -
THIS PLAT IS NOT A SUBDIVISION AS
DEFINED IN THE GREENVILLE COUNTY
LAND DEVELOPMENT REGULATIONS,
ARTICLE 3, DEFINITIONS.

269,268 SQ.FT.
6.182 ACRES
TAX NO. 0530040100402



[illegible]

1:6,000

82°13'21"W 34°50'57"N

Basemap Imagery Source: USGS National Map 2023

SEE FIS REPORT FOR DETAIL

OTHER AREAS OF FLOOD HAZARD

OTHER AREAS

GENERAL STRUCTURES

OTHER FEATURES

MAP PANELS

Area of Undetermined Flood Hazard *Zone D*

| | | | | | | | Levee, Dike, or Floodwall

~~~~~ 513 ~~~~~ **Base Flood Elevation Line (BFE)**

**Jurisdiction Boundary**

— Profile Baseline

— Hydrographic Feature

 No Digital Data Available Unmapped

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

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

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

**EXHIBIT**  
**D**





# Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: [planning@cityofgreersc.gov](mailto:planning@cityofgreersc.gov)

**Petition for voluntary annexation to the City of Greer of a land area by 100% of owners of said property**

**To the Mayor and Members of the City Council of the City of Greer, South Carolina:**

The undersigned respectfully petition the City Council of the City of Greer to annex the hereinafter described property to the City of Greer.

Respectfully submitted this 28th day of October, 2025

By submitting this petition, I confirm the area proposed for annexation is contiguous to the Greer City Limits

| Owner Name*      | Address of Parcel           | TID (Tax ID Number) |
|------------------|-----------------------------|---------------------|
| Hwy 14 Cars, LLC | 3085 SC-14, Greer, SC 29650 | 0530040100402       |
|                  |                             |                     |
|                  |                             |                     |
|                  |                             |                     |
|                  |                             |                     |

**I hereby request that the property be zoned:** CC

*\* A correctly signed petition form (see page 3), meaning signed by ALL persons having any interest in the property, the same as on the property deed, including the spouse when the property is co-owned. If the owner of the property is a corporation, the petition should include the corporate seal. Individuals signing these forms with the designation of Power of Attorney, Attorney-in-Fact, or Other Agent must include confirming documents. Roadway right-of-way, including for County-owned roads, require an authorized representative from the jurisdiction for signature. Signatures must be exactly as printed.*

**Application Requirements (Include list number in attachment name with submittal)**

|                                      |                                                               |
|--------------------------------------|---------------------------------------------------------------|
| 1. Digital Copy of A Boundary Survey | 3. Digital Copy of Deed                                       |
| 2. Digital Copy of this Application  | 4. Traffic Impact Analysis (TIA) (If residential development) |
|                                      |                                                               |

Acknowledgments

I acknowledge that the persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at 3085 SC-14, Greer, SC 29650 , more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 0530040100402 attached hereto marked as Exhibit C containing approximately acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

This petition is dated this 20th day of October, 20 25 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

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

☐ Yes

☒ No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

|                                                  |                                  |                                                |
|--------------------------------------------------|----------------------------------|------------------------------------------------|
| Existing Zoning (If Applicable):                 | Staff Suggested Zoning:          | Lineal feet of existing roadway being annexed: |
| Linear feet of proposed public roads:            | Number of parcels being annexed: |                                                |
| Description of existing or proposed development: |                                  |                                                |





# Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: [planning@cityofgreersc.gov](mailto:planning@cityofgreersc.gov)

## Ownership Type & Signature

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <input type="checkbox"/> Individual Owner <input type="checkbox"/> General Partnership<br><input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership<br><input type="checkbox"/> County <input checked="" type="checkbox"/> LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | <input type="checkbox"/> <b>Attorney-in-Fact or Agent for the Ownership Type Checked Below</b><br><i>Provide documentation appointing you as Attorney-in-Fact or other Agent</i><br><b>The owner is a(n):</b><br><input type="checkbox"/> Individual <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership<br><input type="checkbox"/> Corporation ( <i>Affix Seal</i> ) <input checked="" type="checkbox"/> LLC <input type="checkbox"/> Other _____ |  |
| <b>Owner(s) Sign on Lines Below</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <b>Address of Owner(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| DocuSigned by:<br><br>C81ADFC3E174A6<br>Signature of Owner/Partnership/LLC/Agent<br>, Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | 131 Falls Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Hwy 14 Cars, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Greenville, SC 29601                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Print Name of Owner/Partnership/LLC/Agent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | (Affix Corporate Seal)                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Signature of 2 <sup>nd</sup> Owner/Partner/Corporate Secretary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Print Name of 2nd Owner/Partner/Corporate Secretary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| If the property owner is a corporation, partnership, or LLC, the petition should include a company resolution stating that the persons whose signature appear on the Annexation Petition have the authority to bind the company to the Annexation Petition and also contain, if available, the corporate seal. Individuals signing these forms with the designation of Power-of-Attorney, Attorney-in-Fact or Other Agent must include a Power of Attorney recorded with the Register of Deeds or Clerk of Court's Office. Signatures must be exactly as printed. <b>Page 3 - Ownership Type &amp; Signatures</b> - a separate page 3 should be completed and signed for each type of ownership structure and included with the submittal. |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

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

---

**DOCKET:** AN 25-09

**APPLICANT:** Hwy 14 Cars, LLC

**PROPERTY LOCATION:** 3085 SC Highway 14

**TAX MAP NUMBER:** 0530040100402

**EXISTING ZONING:** Unzoned Greenville County

**REQUEST:** Annex and zone to Commercial Corridor (CC)

**SIZE:** 6.182 Acres

**COMPREHENSIVE PLAN:** Mixed Employment

**ANALYSIS:** **AN 25-09**

---

**AN 25-09** is an annexation and zoning request for one parcel located at 3085 SC-14 with a total acreage of 6.182 acres. The request is to annex the parcel in conjunction with AN 25-08 and zone it as Commercial Corridor to build a Car Club.

Surrounding land uses and zoning include:

|        |                                                                 |
|--------|-----------------------------------------------------------------|
| North: | Unzoned Greenville County – residential                         |
| East:  | Design Review District (DRD) – residential (River Reserve)      |
| South: | Unzoned Greenville County – residential                         |
| West:  | Unzoned Greenville County – commercial (Pelham-Batesville Fire) |

Mixed Employment are office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Characterized by a campus-style development pattern integrating jobs, amenities and places of residence. These often center around research, medical, manufacturing, assembly, and educational uses.

- **Primary Uses:** Advanced manufacturing, research, office, mixed-use buildings, civic/institutional facilities
- **Secondary Uses:** Open space, district commercial, multi-family residential
- **Transportation:** Auto oriented but walkable, transit/park-and ride lots should be provided
- **Parking:** Large surface lot parking, central parking garages encouraged
- **Open Space:** Civic greens, courtyard greens

This request is compatible with the existing development in the area. It is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

**STAFF RECOMMENDATION: Approval**

**PLANNING COMMISSION RECOMMENDATION: Approval**

**ACTION** – Mr. Lamb made a motion to recommend approval of AN 25-08 & AN 25-09. Mr. Lavender seconded the motion. The motion passed with a vote of 7-0.

## **ORDINANCE NUMBER 29-2025**

### **AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA, TO ADOPT THE GREER COMPREHENSIVE PLAN FIVE-YEAR UPDATE CONSISTENT WITH REQUIREMENTS OF SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT OF 1994.**

**WHEREAS**, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-510 et seq., as amended) requires local governments to establish a Comprehensive Plan, the local planning commission review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years, and update the Comprehensive Plan at least once every ten years; and

**WHEREAS**, Council has determined that the five-year update continues to guide the jurisdiction's future in an effective and achievable manner and reflects the community's shared vision for the future; and

**WHEREAS**, Council recognizes that the Greer Comprehensive Plan, and subsequent updates, is not, and should not be a zoning plan, and it does not zone or rezone land. Furthermore, it is not binding on this Council or future Councils as far as specific zoning of land is concerned and does not mandate future zoning conformance. However, the Plan will be considered by the Council in making zoning decisions along with other relevant information; and

**WHEREAS**, in its approval, Council recognizes the value of having a coordinated overview of the problems, needs, and opportunities that growth and change will create. Council further recognizes that the Comprehensive Plan is not a final and absolute answer to all of the many matters of policies, programs, and facilities contained therein. Constant community change, further identification of needs, more detailed planning, limitations of resources, and other changing conditions undoubtedly will require periodic review of the Plan's objectives. Therefore, it is essential that the plan be systematically reevaluated and updated at regular intervals to reflect major changes that have a bearing on the city's development objectives.

**WHEREAS**, the Greer Planning Commission has, pursuant to 6-29-520 (B) of the South Carolina Local Government Comprehensive Enabling Act of 1994, by Resolution, recommended that the Greer Comprehensive Plan Five-Year Update be adopted by Greer City Council; and

**WHEREAS**, on November 11, 2025, the City Council held a duly advertised public hearing.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Greer, South Carolina:

**Section 1. Adoption of the Comprehensive Plan Five-Year Update.** The City Council of Greer, South Carolina, hereby adopts the Greer Comprehensive Plan Five Year Update, including its appendices, attached hereto as Exhibit A, under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in accordance with 6-29-510, **et. seq., of the Code of Laws of South Carolina, 1976**, as amended.

This Ordinance shall become effective immediately upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by:

Councilman Karuam Booker

Public Hearing and  
First Reading:

November 11, 2025

Second Reading and Final Approval:

November 25, 2025

Approved as to Form:

---

Daniel Hughes, City Attorney

# Memorandum

**To:** Mr. Andrew Merriman, City Administrator

**From:** Ashley Kaade, Planning Manager

**Subject:** Ordinance 29-2025

**Date:** November 5, 2025

**CC:** Tammy Duncan, Clerk to City Council

---

Ordinance 29-2025 is a request to approve the required five-year update to the City of Greer's 2020-2030 Comprehensive Plan, *Transforming Greer 2030*. This document includes updated data and trends, and highlights progress towards goals. The appendices consist of an updated Future Land Use Map and a new Resilience Element required by state law.

The Planning Commission held a public forum on October 20, 2025 and unanimously voted to recommend approval.





# Transforming Greer 2030

## 2025 Update









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# EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires municipalities to complete full Comprehensive Plan updates every ten years and revisions every five years. The city adopted its current Comprehensive Plan, [Transforming Greer 2030](#), in January 2021.

This five-year update will proceed through each of the ten elements required by the Enabling Act. For each, we will review milestones achieved as well as preview the rest of the decade, highlighting challenges and opportunities for the city.

- » Population
- » Economic Development
- » Natural Resources
- » Cultural Resources
- » Community Facilities
- » Housing
- » Land Use
- » Transportation
- » Priority Investment
- » *Resiliency\**

*\* The City of Greer will adopt Resiliency as an Appendix to [Transforming Greer 2030](#). The city's Comprehensive Plan was already in public hearing when lawmakers amended the Enabling Act to require the Resiliency element.*

## UNIFIED DEVELOPMENT ORDINANCE

Within the City of Greer, one of the most important projects within the last five years was the adoption of a new Unified Development Ordinance (UDO), replacing the city's previous Zoning Ordinance and Land Development Regulations. The UDO amended the city's development standards

and zoning classifications and streamlined the development process by providing greater clarity for residents, contractors, engineers, and developers alike.





## FORGREER

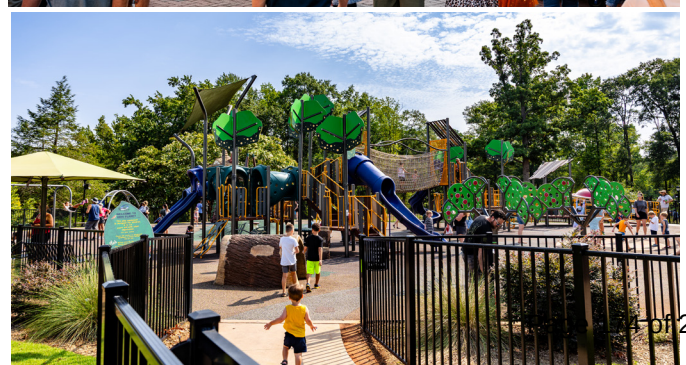
In March 2024, the City of Greer announced its latest initiative, [ForGreer](#), to invest in the community and prepare its citizens for the opportunities and challenges presented by growth by developing four keystone projects dealing with public safety, recreation, and economic development. These four projects include a new public safety training facility, fire station, sports and events complex, and downtown parking garage.

## IMPACT FEES

The City of Greer adopted impact fees in October 2024. These fees, collected at the time of building permit issuance, serve to offset the costs of growth by funding projects in four sectors: parks & recreation, police, fire, and public safety. With these additional funds, the city is setting itself up to provide its citizens with high-quality services for generations to come.

## ORGANIZATION

The city has demonstrated adaptability over the last half decade, responding to challenges like the coronavirus pandemic by implementing a new online community development permitting platform and adjusting recreation events to accommodate social distancing. Organizationally, the city brought economic development in-house and created new positions related to tourism, communications and strategic initiatives. This year, the Planning and Development Department (PDD) will begin growing its social impact portfolio with a focus on community engagement.









# POPULATION

# POPULATION

Since 2020, Greer has continued to experience significant growth, though not with the same pace seen in the 2010s. ESRI data estimates the current population at just over 40,000, while internal estimates based on housing starts put that number closer to 50,000. Our community has an average annual growth rate of a little over six percent.

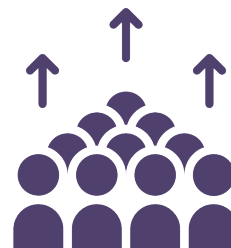
## NET MIGRATION

During the COVID-19 pandemic, the in-migration rate for the Greenville-Spartanburg area more than doubled. According to a [2024 report by Colliers](#), this marked the most substantial shift in migration patterns among South Carolina's four largest metropolitan areas. Positive net migration rate means more people are entering the area than leaving, resulting in population growth. Net migration can significantly impact a region's demographics, labor force, and social structure.

## POPULATION CHARACTERISTICS

While many characteristics such as median age, age distribution, percent of population by gender, racial composition, employment by industry, and educational attainment have remained similar, there have been some notable changes over a five-year period.

### TOTAL POPULATION



**40,029 in 2024**

**31,594 in 2019**

### AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD



**3.12 in 2024**

**2.54 in 2019**

### MEDIAN HOUSEHOLD INCOME



**\$72,580 in 2024**

**\$54,297 in 2019**











# ECONOMIC DEVELOPMENT

# ECONOMIC DEVELOPMENT

The city has experienced robust residential and commercial growth during the last five years. A growing number of notable companies like Proterra, Benore Logistics, and Plasman have made the decision to locate in Greer, attracted by an experienced workforce and the close proximity to the GSP airport and the Inland Port. The city has made deliberate efforts to strengthen its market position.

In 2022, the city created a new Tourism Specialist position and launched [Discover Greer](#). This initiative highlights the local businesses and special events that make Greer a desirable destination.

## STRENGTHENING DOWNTOWN

With the completion of Greer Station streetscape improvements in 2019, downtown Greer was primed to draw new residential and commercial interest. Since that time, the Park View Greer apartments have opened and more are under construction at the former Victor Park and historic Greer Mill. A second city parking garage is also slated for construction to alleviate the demand for parking closer to Trade Street.

## CAPITALIZING ON REGIONAL POSITION

In 2023, Greer Development Corporation joined forces with the city and formed the city's new Economic Development division. The move promotes efficiency and aligns the goals of the city with the Greer Development Corporation. The alliance has proven fruitful, with several major employers opening new facilities in the area, including BMW, Omron, Nifty Lift, and the Matica Group.

Advanced manufacturing is the second leading industry in South Carolina, and automotive manufacturing is a major economic driver in the Greer area. A \$55 million expansion project doubled the cargo capacity at [Inland Port Greer](#). The additional capacity will likely attract more companies to locate near this critical infrastructure hub, driving jobs and economic growth for Greer and the Upstate.

[GSP Airport](#) is also expanding its facilities and operations, planning \$500 million in capital improvements over the next five years. This includes a terminal expansion that will add five gates, roadway improvements to prepare for the increase in traffic, and a new parking garage. Additional improvements are planned for expanding cargo operations. The airport recently added 50,000 square feet of cargo capacity to its warehouse and increased the size of its apron to accommodate up to six Boeing 747 aircraft simultaneously.





The largest employer in the area is [BMW](#), and the company's logistics and vehicle accessory centers are located within city limits. The upstate manufacturing plant exports 60 percent of all vehicles produced. With the anticipated completion of the battery plant in 2026 and the addition of electric vehicles to the assembly line, more employment opportunities are expected.

## DIVERSIFICATION OF INDUSTRY

As Greer continues to grow, the city must continue to diversify for economic resilience. One example is the fast-growing food and beverage manufacturing industry. The healthcare industry is also continuing to grow. [Prisma Health](#) is currently planning a \$350 million expansion at Greer Memorial Hospital that will improve patient services across several specialty departments.

As Greer continues to guide economic partners toward success, it must also navigate increasing competition from the rapid growth of neighboring jurisdictions. The expansion of surrounding communities, especially near the region's logistics hub, constrains Greer's physical and economic growth opportunities. To remain competitive, the city must consistently elevate its distinctive strengths, including its skilled, diverse workforce, to stand out in a crowded regional landscape.

*In 2024, BMW announced a \$1 billion investment in Plant Spartanburg in the Greer area to meet the growing demand for electric vehicles.*







# NATURAL RESOURCES



# NATURAL RESOURCES

The City of Greer's natural resources are perhaps some of its most valuable assets. Since the last Comprehensive Plan update in 2020, we have worked hard to protect our natural systems and expand opportunities for our residents to enjoy the beautiful nature that Greer has to offer.



## STORMWATER MANAGEMENT

Over the last five years, our Engineering Department has been hard at work protecting the city's communities and ecosystems from a variety of stormwater hazards. In 2023, the department completed a Pilot Watershed Study, which set out to establish the baseline conditions of the city's watershed assets. Since then, the department has begun using Cartegraph software to monitor and manage assets moving forward. These tools serve to ensure that the city's watershed infrastructure is well suited to meet the challenges of future growth.

Engineering staff have also continued to manage the department's [Stormwater Management Program](#), which has grown to include a number of ventures aimed at boosting local partnerships in the protection of water resources. Community events like

[Lake Robinson Day](#) and initiatives such as Adopt-a-Highway and Adopt-a-Stream have fostered strong public engagement and environmental stewardship. Through partnerships with organizations like Clemson Extension and Upstate Forever, the city has advanced streambank stabilization and revitalization efforts, helping to safeguard the health of our waterways for future generations.

The city's ongoing participation in the [National Flood Insurance Program \(NFIP\)](#) plays a vital role in promoting resilient and responsible development. By closely tracking updates to FEMA floodplain mapping, the department helps ensure that growth in Greer occurs with proper safeguards—protecting both property and public safety while maintaining access to federally backed flood insurance for residents.



## TREE PROTECTION

Looking beyond stormwater and flooding concerns, the city has made progress elsewhere in preserving our natural resources. The [Unified Development Ordinance \(UDO\)](#), adopted in late 2023, requires all new projects to retain a Tree Save Area equaling ten percent of the total site area. This serves to preserve existing tree cover while also establishing planting standards for buffer areas and road frontages, providing a path to maintain a healthy tree canopy. Between tree protection and replacement requirements and tree save area standards, the city is taking active steps to mitigate the clear-cutting of land. On top of that, the UDO institutes protective measures to support our tree canopy by restricting certain invasive species and adding species diversity requirements.

## RECREATIONAL TRAILS

The Parks, Recreation & Tourism (PRT) Department has recently been hard at work planning the Wards Creek Trail and South Tyger River Greenway. When they are completed, these trail systems will serve residents by providing them with access to recreational opportunities along beautiful natural corridors.

PRT has made headway in conservation initiatives elsewhere in the city, too. Thanks to their efforts, Greer became the first city in South Carolina to earn the Monarch City USA designation in 2022 because of its support of the local monarch butterfly population. Also in 2022, a multi-year effort to create and maintain wildlife-friendly spaces culminated in the City of Greer's recognition as a National Community Wildlife Habitat by the National Wildlife Federation.

*Greer's recognition as a National Community Wildlife Habitat was the result of 300 individual certifications over a two-year period.*



## COMMUNITY PARTNERSHIPS

Naturally, Greer's conservation initiatives could not succeed without the cooperation of community partners such as garden clubs and student organizations. With their help, the city has planted gardens at City Park, Century Park, and the Center for the Arts. More recently, a two-acre parcel beside the Greer Golf driving range was planted to support local wildlife. The continued growth of Greer's gardens has provided valuable habitats for local species and helped counteract some of the habitat loss that has resulted from the surge of development.

## CONTINUED STEWARDSHIP

The City of Greer has faced unprecedented growth in recent years, and that trend is likely to continue. Therefore, the city needs to be mindful of how continued development might impact our natural resources. The city should remain a dutiful steward of these assets while also recognizing the benefits of growth.









# CULTURAL RESOURCES

# CULTURAL RESOURCES

The City of Greer prides itself on being a great place to live, work, and visit—and at the heart of that identity are the cultural resources that enrich our community. These resources reflect our city's heritage, creativity, and diversity and include spaces and experiences that strengthen civic pride, foster social connection, and enhance the overall quality of life for residents and visitors alike.

Cultural resources in Greer include a wide range of assets: historic landmarks and buildings, public art installations, museums, libraries, performing arts venues, festivals, and community-based arts programs. Together, they tell the story of Greer's past, celebrate its present, and inspire a vibrant future.

As Greer continues to grow and evolve, intentional planning for the preservation, promotion, and integration of cultural resources is essential. Investing in cultural infrastructure not only supports the arts and humanities, but also contributes to economic development, tourism, education, and neighborhood vitality.

## STRONG CULTURAL PROGRAMMING

Since 2020, the City of Greer has continued to cultivate some of its most beloved programs and its arts classes, fairs, festivals, symphonies, and summer camps are becoming more popular than ever. The continued population growth has brought with it certain challenges, however. Many of our programs are at maximum capacity, and city staff have had to work hard to provide ample opportunities for cultural enrichment and recreation with the finite resources at their disposal.



Despite these challenges, the Parks, Recreation & Tourism (PRT) team has risen to the occasion and invested in a number of popular events our residents enjoy year after year. The city's Holiday Arts Fair and [International Festival](#) have grown significantly during the last five years, with 20,000 people attending the International Festival in 2025.

In recent years, Greer has also taken additional steps to create new events celebrating the many cultures of the people who make up our home. By working alongside community groups, the city has begun to celebrate Juneteenth and host art exhibitions centering on the work of Asian American, Pacific Islander, and Hispanic artists. In 2024, the city held its inaugural [Dia de los Muertos Festival](#) which proved to be a big success bringing in more than 1,300 people.







## PUBLIC ART

The city has worked to steadily grow its public art collection by working with individuals and organizations to bring art to the everyday landscape of our community. For instance, the Cultural Arts division has worked tirelessly with The Butterfly Project and members of our community to create 700 ceramic butterflies which will be displayed in Greer as a somber reminder of the children killed during the Holocaust.

## HISTORIC PRESERVATION

Lastly, the City of Greer has been hard at work pursuing the preservation of historic properties through regulations in the Unified Development Ordinance and encouraging property owners to pursue a listing on the National Park Service's National Register of Historic Places (NRHP). Most recently, [Greer Mill](#) was listed on the NRHP thanks to the collaboration between its new owners and the South Carolina Department of Archives & History. During that process, the city also designated the Mill as a local historic place.

## CONTINUED SUPPORT

Greer has made significant progress in expanding its cultural resources since the last Comprehensive Plan was published in early 2021, and the city will continue to build upon the progress it has made in order to ensure that our community is, and will remain, one that is uniquely positioned to offer its residents the highest quality of life.

The next five years will not be without challenges. As trends in sports, art, and culture continue to evolve, the city will need to work hard to keep up with the times and plan ahead to keep its residents happy and healthy.









# COMMUNITY FACILITIES

# COMMUNITY FACILITIES

Community facilities range from utilities and emergency services to recreational and cultural amenities. This category has seen a lot of growth over the last five years. The [ForGreer projects](#), discussed in the Priority Investment section, will also support citizen needs for years to come.

## PARKS AND RECREATION

At the center of town, the city sold the property that housed the aging Victor Gym and began to design a new state-of-the-art sports and events center. The city built new basketball courts at Stevens Field and Turner Park has a new baseball field. Improvements at Turner Park also included a batting cage, a new playground area, restrooms, and ample parking.

In 2022, the city significantly updated [Kids Planet at Century Park](#) with completely new playground equipment, a new parking lot at the lower entrance to the park, a walking trail with fitness stations, and upgrades to the picnic shelters.



In 2024, [East Riverside Park](#) reopened after extensive renovations. East Riverside Park, a county park located within the city, is the home of the Upstate's largest pickleball complex with 18 pickleball courts, a sand volleyball court, and athletic fields. The city updated the Tryon Park and Recreation Center in 2022 to include ten pickleball courts.

[Greer Golf Course](#) received extensive renovations. The city converted the pool area into restrooms and an outdoor space with a bar that's available for event rentals. The clubhouse and pro shop were also completely renovated. White Wine and Butter recently moved to Greer Golf as the on-site restaurant.

## CULTURAL ARTS

The [Edward R. Driggers Center for the Arts](#) opened in 2019 and has since evolved. The property now has three carved tree sculptures and two 'tube dudes,' public art installations made of metal tubes. A permanent chalk wall is located in the parking lot, and the clay studio was expanded to accommodate local demand. More gallery lighting was installed to highlight featured artwork and theatrical lights and sound panels were added to the auditorium. Local





organizations such as the Daughters of the British Empire and the Greer Garden Club planted several new trees on the property.

## **PUBLIC WORKS**

Greer Commission of Public Works (CPW) is the predominant utility provider throughout the city. In the last five years, it has focused on several capital projects to improve service efficiency and reliability. CPW has been working to replace conventional meters with advanced meters which allow customers to monitor hourly usage. CPW expanded the [Maple Creek Wastewater Treatment Plant](#) in 2021. A \$500,000 grant awarded by the S.C. Rural Infrastructure Authority helped fund the expansion. This plant serves BMW and the surrounding areas, including HWY 101 south of I-85.

The City of Greer's Engineering and Public Services Departments have worked together to implement the recommendations of the Pilot Watershed Study, providing upgrades, maintenance, and repairs to the city's stormwater infrastructure.

## **PUBLIC SAFETY**

Public safety facilities received additional attention to improve emergency response. In 2022, the city acquired the former Pelham-Batesville Fire Station on Highway 14 and also secured a partnership with the Taylors Fire Department Rescue Station 3 on St. Mark Road.

The city closed the Hood Road Fire Station in 2025 to build a new public safety training facility. The fire department opened [Station 42](#) on the corner of Suber Road and Chicks

Springs in Fall 2024. Station 42 is optimally located to provide quicker deployment and response times.

A new fire station is slated for the Lake Cunningham area as part of the ForGreer initiative. This fire station will serve the northernmost parts of the city with a rapid medical response vehicle and water rescue in addition to fire service.

## **SCHOOLS AND CHILDCARE**

With rapid growth in both Greenville and Spartanburg counties, the school districts have responded. Woodland Elementary on Gibbs Shoals Road completed a renovation and addition project that added 38,000 square feet for 25 classrooms and new educational support spaces.

In Spartanburg County, Abner Creek Middle School opened in time for the 2024-2025 school year. Byrnes High School in Duncan completed Phase 2 of its expansion project adding 127,401 square feet consisting of 42 classrooms, science labs, a media center, and a new administration and guidance wing. Phase 3 is currently underway and will add another 150,000 square feet of classroom space, a new gymnasium, and other specialized rooms.

Childcare centers are crucial for cities, as they support working parents and help build economies and community. Greer is no exception. Several new childcare centers have opened in the last five years to support the growing community. Some of the new facilities include the Learning Experience on Suber Road, Foundations Early Learning Center on Highway 14, Little Me Academy on Highway 101, Big Blue Marble on Brushy Creek Road, and Kinder Joy Learning Academy on Wade Hampton.



## TRAILS

Improving access to recreational opportunities was identified as a major goal in the Comprehensive Plan. Parks and Recreation has two multi-use recreational paths in the planning stages. The Wards Creek Trail will connect the Sunnyside Neighborhood to downtown Greer with a 12-foot-wide paved trail that will accommodate pedestrians and bicyclists. The Wards Creek Trail has received funds from the Greenville-Pickens Area Transportation Study (GPATS) and the South Carolina Ports Authority.

The South Tyger River Trail will run along the South Tyger River at County Club Road Park. This trail will be 12-feet-wide and ADA accessible with two river overlooks. Once completed, it will connect to the Cypress Landing Neighborhood, Greer Golf, and Greer High School.

*The city recently completed a Downtown Parking Study, which includes the addition of a new municipal parking deck.*



## FURTHER INVESTMENT

Community facilities reach every part of residents' lives. They are a significant part of why Greer is such a great place to live. The city is working to continue to meet community needs by investing in the infrastructure that serves as a backbone to the community. More projects on the horizon will carry Greer into the next decade of growth and change.











# HOUSING



# HOUSING

Greer is committed to increasing housing diversity to meet the needs of people of all ages, incomes, and abilities. The adoption of the Unified Development Ordinance (UDO) in 2023 served as a catalyst towards this goal. The UDO encourages density with smaller lot sizes and allows for a variety of housing types, such as duplexes and accessory dwelling units (ADUs).

## HOUSING STARTS

Housing starts have remained strong over the last five years. The average number of housing starts from 2020-2024 was 1,109 per year. Multi-family housing starts increased with nine new projects totaling 1,614 units.

62% of housing in Greer is owner-occupied, 30% rental units, and 7% vacant. This marks a four percent increase in owner-occupied housing since 2019.

## HOUSING VALUES AND AFFORDABILITY

The median value of owner-occupied housing in Greer is \$264,300, which is ten percent higher than the Greenville Metro Area. Approximately 37% of all owner-occupied units in Greer are valued between \$200,000 and \$300,000.

Housing is generally considered to be affordable for an individual or family if all housing associated costs do not exceed 30 percent of the household income. Households paying more than 30 percent of their income are cost-burdened, and households paying more than 50 percent are considered extremely cost-burdened.

estimates that there are at least 46,000 Greenville County individuals and families who are cost-burdened. Most are renters and households under the age of 35.

One emerging housing trend changing the market is Build-to-Rent communities (BTR). In 2024, there were 66 active BTR communities in South Carolina, with an estimated 46 communities pending. In Greer, there are two completed BTR communities and more on the way.

## HOMELESSNESS

The US Department of Housing and Urban Development's 2023 point-in-time estimate showed an increase in homelessness in almost every state including South Carolina. HUD reported a 13% increase in homelessness in our state from 2023 to 2024. A shortage of affordable housing and the rising cost of living has outpaced wage growth and has put more households at risk.

Year-over-year, the pace of housing development has remained strong, supported by the adoption of the UDO. Owner-occupied housing has increased by a small margin and median home values remain high within the region. However, there has also been a rise in cost-burdened households and homelessness, in part because pandemic-related support has ended. The city continues to work towards supporting housing diversity, infill housing, and affordable housing that will meet the needs of Greer's residents without sacrificing community character.

[The Greenville Housing Authority \(GHA\)](#)











# LAND USE

# LAND USE

As Greer has continued to experience unprecedented growth, the city has worked to utilize its land use policies to guide and nurture smart growth strategies.

## ANNEXATIONS

Greer's incorporated area has continued to expand alongside its population. From 2021 to mid-2025, Greer City Council approved 61 annexation requests involving 82 properties. With the inclusion of these parcels within the city limits, the City of Greer has grown by around 637.038 acres, nearly a full square mile. The amount of newly annexed land has fallen from a peak of more than 340 acres per year in 2018 and 2020, with more recent years typically seeing 100-150 acres per year. 2022 was an exception to this trend, with 24 properties constituting more than 241 acres of land coming inside the city limits. Among those property owners who requested to annex into the city, some of the most common reasons given for their decision were the desire for public services and the need to connect to Greer CPW's sewer system.

*From January 2021 to June 2025, the City of Greer processed 102 rezoning requests.*

## POLICY UPDATES

The most consequential changes to the City of Greer's land use in the last five years did not come from individual rezoning or annexation cases. They came with the adoption of the [Unified Development Ordinance \(UDO\)](#) in November 2023. The UDO updated the city's zoning district

classifications and amended the zoning standards for each.

## FUTURE LAND USE MAP

This five-year update will include an updated Future Land Use Map (Appendix B). The biggest change will be updating areas south of I-85 previously designated as character area Traditional Neighborhood that should have been identified as Suburban Neighborhood. There will also be adjustments to the Suburban Commercial character area as it originally included residential developments that are more suited for Traditional Neighborhood.

## CONTINUED GROWTH

As the City of Greer continues to grow, we will need to be careful to adapt our land use regulations to best meet the challenges presented by that growth and pursue our goal of creating a safe, healthy, and accessible city for all. Areas that will prove particularly challenging include those districts south of I-85, where residential neighborhoods and manufacturing centers continue to develop in close proximity to one another.













# TRANSPORTATION

# TRANSPORTATION

Transportation is the critical link that connects our residential districts and commercial hubs. In order to adapt to the evolving needs of Greer's transportation network, the city has completed several studies to identify opportunities for future improvements.

## STUDIES

Greer Station has evolved dramatically over the last five years, and more changes are coming. In 2022, the Downtown Traffic Impact Analysis studied 27 intersections in and around downtown to assess current and future traffic conditions. Twelve improvements were recommended to address circulation efficiency as density and redevelopment continue to increase.

In late 2024, the city was selected to receive a Safe Streets for All grant from the US Department of Transportation. This funding will make a city-wide safety study possible and pave the way to reduce crashes and improve pedestrian and vehicular safety.

Another exciting study involving transportation improvements is the Upstate Mobility Alliance's Mobility Hub Study, completed in Spring 2024. The study identified the Greenville-Spartanburg International Airport as a viable location for a regional public transit hub. The airport's central location in Greer makes it the ideal connection point between Clemson, Greenville, and Spartanburg.

A more recent study completed by the city is a Quiet Crossing Rail Corridor study. This study identifies the improvements required to establish a quiet crossing zone for the five



Norfolk Southern Line crossings in downtown Greer.

## INFRASTRUCTURE

Several intersections around the city have either seen significant improvement or significant changes. The roundabout at Gibbs Shoals and W. Phillips was completed in 2023 taking the intersection from one of the deadliest in the city to one of the safest.

In 2021, a road diet project improved safety along N. Main Street. The project reduced N. Main from four travel lanes to two, significantly reducing conflict points for drivers. The complementary W. Poinsett Street road diet was completed in 2023, reducing the travel lanes from four to two lanes with a bi-directional turn lane in the center. This reduced rear-end collisions that were common along the corridor and gave through traffic wider, more comfortable travel lanes.

In 2020, the Biblebrook bridge was closed for safety reasons, but it created a significant loss for Greer's road network. The city is working to identify federal and state resources to help fund a replacement bridge. Across town,



the Suber Road and Chick Springs intersection will receive new safety improvements from DOT.

## EMBRACING TECHNOLOGY

A new asset management tool, Cartegraph, is being employed by the Engineering department to catalogue the condition of city roads, storm drains and pipes, and other critical assets. This tool will map the physical location of all city assets and help predict degradation over time, so repairs and maintenance will be more predictable.

The Public Services department works hard to maintain and improve infrastructure throughout the city. Since 2020, the team has filled more than 1,000 potholes and replaced 5,188 linear feet sidewalk.









# PRIORITY INVESTMENT

# PRIORITY INVESTMENT

One of the greatest challenges facing Greer, like all municipalities, is determining how to best allocate finite resources.

## FACILITIES

Previously highlighted in the Community Facilities element, the city purchased [Greer Golf](#) in early 2020 and has since expanded the grounds and renovated the facilities. To support public safety, Greer acquired a fire station on S. Highway 14 in 2022, before constructing the state-of-the-art [Station 42](#) on S. Suber Road in 2024. With these new stations, the city has bolstered its ability to efficiently respond to emergencies.

## IMPACT FEES

In an effort to help cover the cost of these additional services and facilities, the City of Greer adopted impact fees in October 2024, forging a path for new development to pay for the additional services required to support it. Impact fees will help fund capital projects for public safety and recreation.

## FORGREER

Perhaps the most notable program of the last five years is the [ForGreer initiative](#) announced in 2024. Over the course of four years, the city is investing about \$100 million in four projects that support public safety, recreation, and downtown businesses.

## PUBLIC SAFETY TRAINING CENTER

Supporting the Greer Police Department, Greer Fire Department, and other municipalities, the training center on Hood Road will feature a 50-yard indoor firing range, a new fire training tower, and seminar classroom space. Construction is on schedule, and the facility is slated to open in early 2026.



## SPORTS AND EVENTS CENTER

Plans for this 200,000 square foot facility include nine basketball courts, 18 volleyball courts, multi-sport simulators, and event space. The estimated economic impact is up to \$20 million annually. The site development plan is approved and building design review is underway. The new facility is expected to open in early 2027.





## DOWNTOWN PARKING GARAGE

Initial design concept for this multi-story structure contains a glass tower and blends mill heritage with modern touches. This project, a key implementation initiative of the Downtown Parking Study, will add hundreds of additional parking spaces to serve Greer Station.



## GROCE MEADOW RD. FIRE STATION

This new fire station will support the Lake Cunningham area and serve as a suburban response facility. The station will also house water rescue apparatus and Quick Response Vehicle (QRV) medical teams.



With these significant investments, Greer is positioning itself to meet the challenges of continued growth while ensuring the highest quality of services for its citizens.









# NEXT STEPS

# NEXT STEPS

This five-year update will provide a benchmark to measure progress toward strategy implementation. The Future Land Use Map (Appendix B) will serve as a decision-making tool to recommend appropriate zoning districts for annexations and rezonings.

The city will adopt a new Comprehensive Plan in 2030. This plan will be created with extensive community engagement and stakeholder input and will likely take 18 months to two years to develop. The 2030 plan will include an inventory of existing conditions, a statement of needs and goals; as well as implementation strategies.

With continued growth in both population and land mass, it is important to regularly revisit the plan to ensure it remains a relevant, long-term guide for future development that reflects evolving population trends and community values and addresses potential emerging issues.













# APPENDIX A - RESILIENCY



# APPENDIX A - RESILIENCY

*The South Carolina Office of Resilience (SCOR) defines resiliency as, “the ability of communities, economies, and ecosystems within South Carolina to anticipate, absorb, recover and thrive when presented with environmental change and natural hazards.*

The push for local resiliency resources in South Carolina came in the wake of several catastrophic storms. A thousand-year flood event rocked the state in 2015. Hurricane Matthew hit in 2016, and Hurricane Florence brought record rainfall in 2018. These storms killed dozens of people, caused billions of dollars in property damage, and prompted lawmakers to issue a call to action to every level of government in the state.

In 2020, the South Carolina legislature passed the Disaster Relief and Resilience Act, which amended the Comprehensive Planning Enabling Act (SC Code Section 6-29-510) to require municipalities to include a resiliency element in comprehensive plans. This inclusion was meant to prompt municipal governments to be more intentional about preparing for and mitigating against future hazards so that, when those hazards inevitably occur, communities can get back on their feet more quickly.

Since the act's passage, events have continued to emphasize the need for better and comprehensive action to mitigate the risks facing the state's communities. This includes both global scale with the coronavirus pandemic beginning in March 2020 and more localized natural disasters. In September 2024, Hurricane Helene brought destructive winds and torrential rains resulting in power outages and damage to personal property and municipal infrastructure throughout the Upstate.

*In the weeks and months that followed Hurricane Helene, the City of Greer's Public Services team collectively worked about 4,200 work hours to clear more than 3,000 cubic yards of debris.*







## HAZARD MITIGATION

The City of Greer participates in several local planning efforts, including the Multi-Jurisdictional Hazard Mitigation and Resiliency Plans for both Greenville (2025) and Spartanburg counties (2022). These plans identify the likeliest natural and manmade hazards to impact the Greer area, which include:

- » Ice Storms
- » Lightning
- » Strong winds
- » Tornados
- » Hailstorms
- » Heatwaves/extreme heat
- » Hurricanes/tropical storms
- » Severe thunderstorms
- » Earthquakes
- » Landslides
- » Floods
- » Wildfires
- » Hazardous materials incidents
- » Transportation incidents
- » Droughts

These plans also provide a roadmap to better mitigate the risks those hazards pose. Most notably, the plans lay out specific strategies to encourage investments in emergency response personnel, facilities, resources, and public education in emergency preparedness practices.

The city has been actively pursuing the strategies identified in the plans. Recognizing that resiliency is a goal that involves every

level and facet of a community, we have been working tirelessly to cultivate an environment of mutual, multi-level support.

## CAPITAL PROJECTS

The ForGreer projects discussed in the Introduction section of this Comprehensive Plan revision include a state-of-the-art public safety training center as well as a new fire station. These facilities will help ensure our staff has the training and equipment it needs to respond to manmade and natural hazards. The city's proposed parking garage and Sports & Events Center will spur economic development, encourage private investment, and attract tourists into the heart of our community.

## USEFUL RESILIENCY RESOURCES

- » [US Climate Resilience Map and Toolkit](#)
- » [Climate Risk and Resilience Portal](#)
- » [Shi Institute for Sustainable Communities](#)
- » [FEMA National Risk Index](#)
- » [Baseline Resilience Indicators for Communities \(BRIC\) Index](#)
- » [FEMA Community Lifelines](#)
- » [SCOR Resilience Atlas](#)



**Goal:** *The City of Greer will foster a community that is physically, socially, economically, and environmentally resilient in the face of natural and manmade hazards.*

**Objective 1:** The city will encourage physical resiliency by mitigating against threats and continuing to pursue best practices for emergency management.

### **Strategies**

- » Identify and prioritize the natural and manmade hazards that pose the greatest threat to the City of Greer and its residents by engaging with diverse stakeholders and regularly updating the city's hazard mitigation and resiliency resources to effectively address those threats.
- » Take advantage of grants/funds whenever possible to aid in resiliency projects while also encouraging private citizens and other stakeholders to do the same.
- » Invest in public education to promote emergency preparedness through outreach, community workshops, resource libraries, trainings, partnerships, and more.
- » Continue to invest in emergency response personnel, facilities, and equipment and consider training additional city staff in the fundamentals of emergency preparedness and management.
- » Ensure that stormwater management plays a major role in all future development considerations.
- » Work with surrounding jurisdictions, including Greenville County and Spartanburg County, to coordinate resiliency planning efforts and form relationships that mutually bolster our communities' resilience.

**Objective 2:** The city will foster community resiliency by cultivating strong, adaptive communities and people.

### **Strategies**

- » Foster stable, strong, and connected neighborhoods by encouraging community networks, events, and projects such as block parties, community gardens, and other initiatives focused on bringing people together.
- » Encourage the development of a broad range of housing types in order to meet the needs and wants of different sections of the community.
- » Engage with partner organizations to host information/education sessions for people to get to know their neighbors while learning about emergency preparedness/resilience best practices.



**Objective 3:** The city will seek economic resiliency by pursuing smart, sustainable growth strategies.

### Strategies

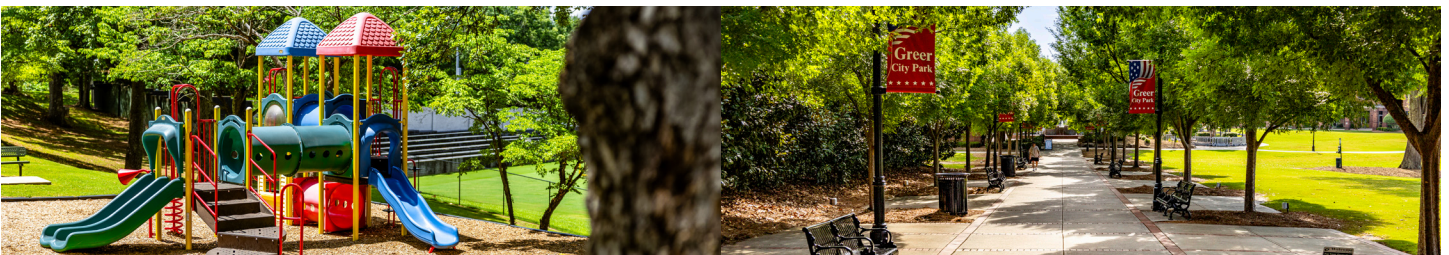
- » Foster a welcoming business environment and provide support to retain existing businesses.
- » Diversify the City of Greer's economic base by working to attract companies from a variety of industries that can provide meaningful employment opportunities for our citizens.
- » Work to reduce income inequality and increase homeownership.



**Objective 4:** The city will cultivate its environmental resilience by promoting for green initiatives in our developments and communities.

### Strategies

- » Encourage the development of more interconnected green spaces and institute initiatives to increase tree cover and variety.
- » Consider creating a Green Infrastructure Plan to strategically incorporate natural systems and practices that could ultimately bolster the city's overall resiliency.
- » Prioritize infill and density in and around the downtown core and key corridors to minimize environmental impact.
- » Incentivize development (or redevelopment) of green infrastructure.



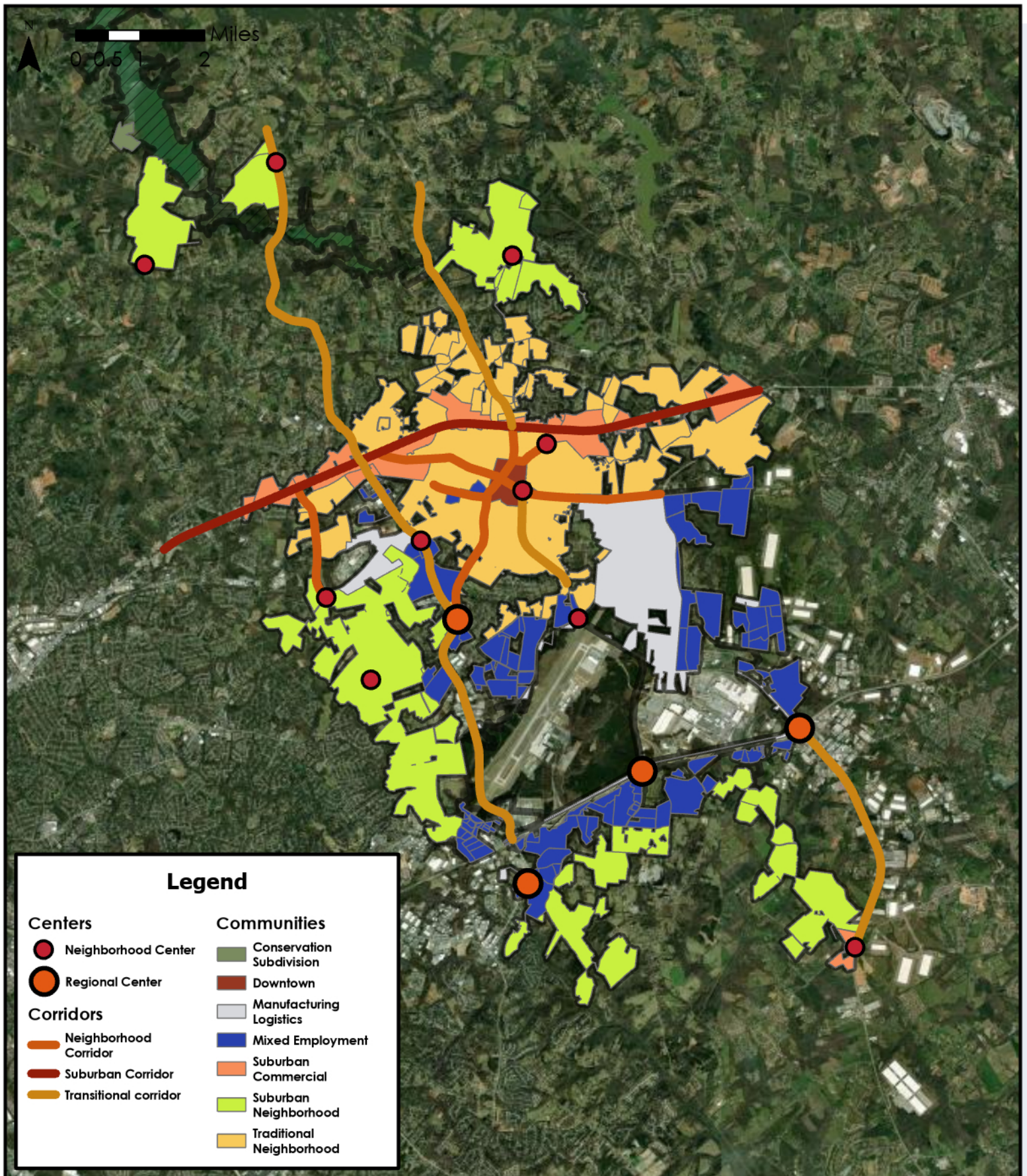


## REFERENCES

- Greenville County Floodplain and Emergency Management. (2025). *Greenville County Multi-Jurisdictional Hazard Mitigation and Resiliency Plan*.
- South Carolina Office of Resilience (SCOR). (2022). Guidance for Resilience in Comprehensive Plans. *South Carolina Office of Resilience – Resources*.
- South Carolina Office of Resilience (SCOR). (2023). *Strategic Statewide Resilience and Risk Reduction Plan*. *South Carolina Office of Resilience – Resilience Planning*.
- Spartanburg County. (2022). *Spartanburg County Multi-Jurisdictional Hazard Mitigation Plan*.

# **APPENDIX B - FUTURE LAND USE MAP**





## PROPOSED FLU MAP

Created by the City of Greer Planning & Development Department: 9/5/2025 10:46 AM

The City of Greer Planning & Development 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 & Development Department.

**Staff Report to the City of Greer Planning Commission**  
**Monday, October 20, 2025**

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**Case Number:** RES 25-01

**Applicant:** City of Greer

**Request:** Five-year Update to the Transforming Greer 2030 Comprehensive Plan

**Analysis:** **RES 25-01**

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**RES 25-01** is a resolution to recommend approval to City Council of the five-year update to the Transforming Greer 2030 Comprehensive Plan, adopted in January 2021.

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires all municipalities to adopt a new comprehensive plan every ten years, with smaller updates published at least every five years between full plan re-writes. This is a regularly scheduled comprehensive plan update.

This update to the Transforming Greer 2030 Comprehensive Plan provides a look back at the City of Greer's opportunities, challenges, and accomplishments from the last five years. It details recent developments and changes through the lens of each of the nine elements included in the Transforming Greer 2030 plan, highlighting the progress that Greer has made and the issues that the city has faced. The update also includes a new Future Land Use Map.

This five-year update also includes a new resiliency element. The Enabling Act of 1994 was amended in 2020 to require this resiliency element in every comprehensive plan, but by the time that legislation was passed, the Transforming Greer 2030 plan was already nearly through the approval process and the element could not be added. Therefore, the resiliency element is newly drafted and attached as an appendix to this five-year update. The City of Greer Planning Commission had a work session centered around this resilience element March 17, 2025.

**Staff Recommendation: Approval**

**Planning Commission Recommendation: Approval**

Mr. Lavender opened the new business meeting for RES 25-01. \*To be respectful of the other attendees' time, this item on the agenda was discussed after the other new business items despite its location on the agenda.

Mr. Boyles gave a presentation outlining the comprehensive plan update, explaining what the plan contained and reminding the Commission members that the associated resolution was to recommend approval to City Council.

Mr. Thoma asked about the resiliency element, specifically asking if Greer CPW would be enacting any changes to increase resiliency with their infrastructure (e.g., moving powerlines underground so they wouldn't be taken out by a falling tree). Mr. Boyles said that he couldn't speak to any specific plans Greer CPW may have, but that the city is actively working with the South Carolina Office of Resiliency (SCOR) to increase collaboration with other stakeholders in the area including CPW, Greenville County, and Spartanburg County.

Ms. Jones asked about the ForGreer projects included in the comprehensive plan update. Specifically, she asked about the public safety training facility on Hood Road and whether it would be open to the public. Mr. Lavender responded by saying that it would not be, as it was intended to serve as a training facility for the city's fire and police departments as well as other emergency response teams in the area.

Ms. Jones asked about affordable housing, saying that it is increasingly challenging to find affordable housing, especially for young people. Ms. Kaade outlined the city's ongoing efforts to promote a greater diversity of housing, including affordable housing and "missing middle" housing. She said that the Planning & Development Department is in the process of beginning a housing study to identify needs and opportunities for housing within the city. She also discussed how the department's new director, Alex Cahill, was hired because of his experience with affordable housing. Mr. Cahill and Ms. Kaade have been participating in the "Ten at the Top" housing committee, and staff have been making efforts to improve access to affordable housing.

Mr. Thoma asked for examples of how accessory dwelling units (ADUs) are being allowed to a greater extent than before, as outlined in the comprehensive plan update. Mr. Boyles responded by saying that the city's Unified Development Ordinance (UDO) was more permissive of ADUs in a greater variety of zoning districts than they used to be under the old zoning ordinance. Ms. Kaade added to this by saying that ADUs are now allowed in more residential zoning districts than before, subject to their own standards. Mr. Thoma asked if the city has seen a surge in building permits for ADUs, and Ms. Kaade said that there has been some growth, but nothing astronomical. Mr. Thoma wondered if perhaps the limited growth was rooted in a lack of public education on the city's standards, which might stymie public interest in constructing more ADUs. Ms. Kaade said that that was a distinct possibility and that the city was working on improving public knowledge about the city's ADU standards (e.g., providing a small pamphlet outlining ADU standards). He also said that the city was considering preapproving an ADU design to streamline the permitting process.

**ACTION** – Ms. Jones made a motion to approve RES 25-01. Ms. Medford seconded the motion. The motion passed with a vote of 4 to 0.



**City of Greer Planning Commission  
Resolution 2025-01**

**A RESOLUTION OF THE CITY OF GREER PLANNING COMMISSION RECOMMENDING  
APPROVAL OF THE FIVE-YEAR UPDATE TO THE COMPREHENSIVE PLAN –  
*TRANSFORMING GREER 2030***

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code § 6-29-510 et seq., as amended) requires local governments to establish a Comprehensive Plan, the local planning commission review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years, and update the Comprehensive Plan at least once every ten years; and

WHEREAS, the Planning Commission is responsible for undertaking a continuing planning program for the growth, development, and redevelopment of its jurisdiction; and

WHEREAS, the Planning Commission initiated a review of the five- year update to the Comprehensive Plan, which included a review of existing conditions, population trends, and progress on implementation strategies to guide future growth and development; and

WHEREAS, the Planning Commission, with the assistance of planning staff, reviewed the update, including the Future Land Use Map, and has determined that it continues to guide the jurisdiction's future in an effective and achievable manner and reflects the community's shared vision for the future; and

WHEREAS, the Planning Commission has determined that the update addresses critical elements, including Housing, Land Use, and Resiliency to meet the community's evolving needs; and

WHEREAS, the Planning Commission has concluded that the updated Comprehensive Plan and Future Land Use Map is in the best interests of the City of Greer and its residents; and

WHEREAS, on October 20, 2025, the Planning Commission held a duly advertised public meeting and considered the Comprehensive Plan Five-Year Update for recommendation to the City Council for adoption.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Greer Planning Commission, as follows:

**Section 1: Consideration and Recommendation of Approval**

The City of Greer Planning Commission has reviewed and recommends approval of the five-year update to the *Transforming Greer 2030* Comprehensive Plan and its appendices, as referenced in Exhibit A.

**Section 2: Transmittal to Governing Body**

The Planning Commission hereby directs its staff to transmit this resolution and the updated plan to the City of Greer City Council for its formal consideration and adoption by ordinance.

**Section 3: Effective Date**

This Resolution shall become effective immediately upon its adoption by the Planning Commission.

**PASSED, APPROVED** by the City of Greer Planning Commission this 20th day of October 2025.

  
\_\_\_\_\_  
Ashley Kaade, Planning Manager  
\_\_\_\_\_  
Will Lavender, Planning Commission Vice-Chair

# Memorandum

**To:** City Council

**From:**

**Subject:** Award Recommendation - Project #2026-008 Stevens Field Wall Replacement  
The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for the Stevens Field Wall Replacement in response to damage sustained from Hurricane Helene. The project cost is part of the list of damages to be reviewed by FEMA for reimbursement. The bid opening was held on November 12, 2025, at 11 a.m. A total of six (6) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Foothills Contracting Service LLC for both the base and alternate bids. (Action Required)  
Rosalyn Carcamo  
Procurement & Grants Supervisor

**Date:** November 25, 2025

**CC:**

**Summary:**

**Attachments:**

1. Council Memo-Project #2026-008 Stevens Field Wall Replacement





## MEMO

To: Andy Merriman, City Administrator

From: Rosalyn Carcamo, Procurement & Grants Supervisor

Date: November 21, 2025

Subject: Award Recommendation  
Project #2026-008 Stevens Field Wall Replacement

The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for the Stevens Field Wall Replacement in response to damage sustained from Hurricane Helene. The project cost is part of the list of damages to be reviewed by FEMA for reimbursement.

The bid opening was held on November 12, 2025, at 11 a.m. A total of six (6) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Foothills Contracting Service LLC for both the base and alternate bids.

Staff requests approval from Council to proceed with award.

Regards,

*Rosalyn Carcamo*

Procurement & Grants Supervisor  
(864) 479-0970  
[rcarcamo@cityofgreersc.gov](mailto:rcarcamo@cityofgreersc.gov)

## CITY ADMINISTRATION



## BID SUMMARY

Below, please find the summary of bids for **Project #2026-008 Stevens Field Wall Replacement** as received by the City of Greer.

| <b><u>Company</u></b>             | <b><u>Location of Company</u></b>                          | <b><u>Price</u></b>                                           |
|-----------------------------------|------------------------------------------------------------|---------------------------------------------------------------|
| International Construction LLC    | P.O. Box 1562<br>Simpsonville, SC 29681                    | Base Bid<br>\$367,177.42<br><br>Alternate Bid<br>\$281,134.94 |
| Foothills Contracting Service LLC | 244 Peach Drive<br>Central, SC 29630                       | Base Bid<br>\$519,625.00<br><br>Alternate Bid<br>\$387,662.00 |
| Cely Construction Company Inc.    | 800 S Washington Avenue<br>Greenville, SC 29611            | Base Bid<br>\$562,867.64<br><br>Alternate Bid<br>\$471,935.30 |
| M.B. Kahn Construction LLC        | 116 N Old Standing Springs<br>Road<br>Greenville, SC 29605 | Base Bid<br>\$645,800.00<br><br>Alternate Bid<br>\$454,800.00 |
| Clayton Construction Company Inc. | P.O. Box 2998<br>Spartanburg, SC 29304                     | Base Bid<br>\$667,102.12<br><br>Alternate Bid<br>\$522,825.63 |
| P + F Construction LLC            | 290 McCarter Road #1341<br>Fountain Inn, SC 29644          | Base Bid<br>\$731,901.48<br><br>Alternate Bid<br>\$507,100.38 |

# Memorandum

**To:** City Council

**From:**

**Subject:** City of Greer 2026 Paving List  
The proposed paving lists for 2026 are attached. One for the Greenville County side and one for the Spartanburg County side of the City. The lists were compiled by using the PCI score from the pavement evaluation performed by Infrastructure Management Services (IMS) in 2024 and visual inspections of all streets on the list. (Action Required)  
I will also review details of the Spartanburg County Penny Tax.  
Steve Grant, City Engineer

**Date:** November 25, 2025

**CC:**

**Summary:**

## **Attachments:**

1. Memo Paving Lists
2. City of Greer 2026 Greenville Paving List
3. City of Greer 2025 Spartanburg list updated November 2025





November 20, 2025

MEMO

To: Andy Merriman, City Administrator

From: Steve Grant, City Engineer

Subject: City Paving List for 2026

The proposed paving lists for 2026 are attached. One for the Greenville County side and one for the Spartanburg County side of the City.

The lists were compiled by using the PCI score from the pavement evaluation performed by Infrastructure Management Services (IMS) in 2024 and visual inspections of all streets on the list.

Note I will also review details of the Spartanburg County Penny Tax.

Please review and let me know if you have any questions.

## ENGINEERING DEPARTMENT

2026 Paving List -  
Greenville Side  
City of Greer

| STREET NAME        | LOCATION / AREA      | COUNTY | BEGINNING POINT  | ENDING POINT  | CLASSIFICATION  | LENGTH<br>OF ROAD | WIDTH | SY   | 2024<br>PCI | ESTIMATED<br>COSTS | FUNDING<br>YEAR |
|--------------------|----------------------|--------|------------------|---------------|-----------------|-------------------|-------|------|-------------|--------------------|-----------------|
| Sylvan Dr          | Chick Springs area   | Gnvl   | Bent Creek Dr    | End           | Residential     | 312               | 22    | 763  | 34          | \$38,133           | 2026            |
| Village Dr         | off Memorial Dr ext. | Gnvl   | Memorial Dr. Ext | Lantern Ln    | Residential     | 1500              | 28    | 4667 | 34          | \$233,333          |                 |
| St. James Place Dr | off Gibbs Shoals     | Gnvl   | Dillard Rd       | Medora Dr     | Residential     | 700               | 25    | 1944 | 36          | \$97,222           |                 |
| Snow St            | off S. Line St       | Gnvl   | Poplar           | S. Line St.   | Minor Collector | 1025              | 21    | 2392 | 32          | \$119,583          |                 |
| Bobo Street        | Greer Mill           | Gnvl   | Inglesby St      | Gallivan St   | Residential     | 1000              | 20    | 2222 | 37          | \$111,111          |                 |
| Parker Street      | Greer Mill           | Gnvl   | Pennsylvania Ave | Virginia Ave  | Residential     | 570               | 25    | 1583 | 37          | \$79,167           |                 |
| Lillians Lane      | off N. Main          | Gnvl   | Cornelson        | End           | Residential     | 700               | 24    | 1867 | 38          | \$93,333           |                 |
| Cornelson Dr       | off N. Main          | Gnvl   | North Main St    | Lillians Ln   | Residential     | 290               | 32    | 1031 | 46          | \$51,556           |                 |
| Jackson St         | off W. Poinsett      | Gnvl   | Wood St          | Arlington Ave | Residential     | 620               | 24    | 1653 | 37          | \$82,667           |                 |

Total Feet: 6717  
Total Miles: 1.27

\$906,106 Estimated  
Cost

| PAVING BUDGET         |                           |
|-----------------------|---------------------------|
| GLDTC Funds           | \$346,707.00              |
| City Match            | \$346,707.00              |
| City Road Paving Fund | \$212,692.00              |
|                       | <u>\$906,106.00</u> TOTAL |

2025 Paving List -  
Spartanburg Side  
City of Greer

funded Tier 1 penny tax  
added to 2025 list per County November 2025

| STREET NAME    | LOCATION / AREA | COUNTY | BEGINNING POINT | ENDING POINT          | CLASSIFICATION  | LENGTH<br>OF ROAD | WIDTH | SY   | 2024<br>PCI | ESTIMATED<br>COSTS | FUNDING<br>YEAR |
|----------------|-----------------|--------|-----------------|-----------------------|-----------------|-------------------|-------|------|-------------|--------------------|-----------------|
| Tabor Ln       | Sunnyside       | Spbg   | Prince St       | Prince St             | Local           | 325               | 20    | 722  | 21          | \$27,444           | 2025            |
| Broadus Street | Sunnyside       | Spbg   | Sunnyside Dr    | Morgan St             | Local           | 1300              | 24    | 3467 | 23          | \$131,733          |                 |
| Mills Avenue   | Sunnyside       | Spbg   | W. Hampton      | Harris St             | Minor Collector | 850               | 19    | 1794 | 30          | \$68,189           |                 |
| Will St        | Sunnyside       | Spbg   | Oak St          | E. Fairview           | Local           | 925               | 24    | 2467 | 34          | \$93,733           |                 |
| Prince St      | Sunnyside       | Spbg   | Sunnyside Dr    | Victor St             | Local           | 650               | 21    | 1517 | 38          | \$57,633           |                 |
| 4th Street     | Victor Mill     | Spbg   | Moore St        | Victor Ave.           | Local           | 640               | 16    | 1138 | 39          | \$43,236           |                 |
| Coldbrook Dr.  | East Side       | Spbg   | Sunnyglen Dr    | Amy Gray Dr           | Local           | 1390              | 22    | 3398 | 40          | \$129,116          |                 |
| Burns Road     | South Side      | Spbg   | Snow Rd         | Falling Waters<br>Way | Local           | 2587              | 20    | 5749 | 41          | \$218,458          |                 |
| Broadus St     | Sunnyside       | Spbg   | Sunnyside Dr    | Gilbert St            | Local           | 902               | 26    | 2606 | 41          | \$99,020           |                 |
| King St        | Sunnyside       | Spbg   | E. Fairview St  | Sunnyside Dr          | Local           | 912               | 16    | 1621 | 41          | \$61,611           |                 |
| King St        | Sunnyside       | Spbg   | Turner St       | Kirby St              | Local           | 700               | 20    | 1556 | 41          | \$59,111           |                 |
| Sunnydale Dr   | Sunnyside       | Spbg   | Wilson St       | Willow St             | Local           | 540               | 20    | 1200 | 41          | \$45,600           |                 |
| Prince St      | Sunnyside       | Spbg   | Victor St       | Tabor Ln              | local           | 450               | 21    | 1050 | 42          | \$39,900           |                 |

Total Feet: 12171

Total Miles: 2.31

\$1,074,784

2025 Est. Milling  
& Paving Cost

| 2025 PAVING BUDGET   |                                |
|----------------------|--------------------------------|
| Spartanburg CTC      | \$500,000.00                   |
| Tier 1 Penny Program | \$500,000.00                   |
| City Paving Fund     | \$74,784.00                    |
|                      | <div>\$1,074,784.00TOTAL</div> |



# Memorandum

**To:** City Council

**From:**

**Subject:** First and Final Reading of Resolution Number 22-2025  
A RESOLUTION TO AMEND THE CITY OF GREER HOLIDAY  
SCHEDULE AS OUTLINED IN THE CITY OF GREER POLICIES AND  
PROCEDURES MANUAL (Action Required)  
Andy Merriman, City Administrator

**Date:** November 25, 2025

**CC:**

**Summary:**

**Attachments:**

1. Res 22-2025 Amend the City of Greer Policies and Procedures Manual - Holiday schedule

**RESOLUTION NUMBER 22-2025**

**A RESOLUTION TO AMEND THE CITY OF GREER HOLIDAY SCHEDULE  
AS OUTLINED IN THE CITY OF GREER POLICIES AND PROCEDURES  
MANUAL**

**WHEREAS**, Council finds it necessary from time to time to amend the City of Greer Policies and Procedures Manual to update the Holiday schedule. The updated holiday schedule will allow employee benefits to remain competitive with other municipalities and align with operational needs; and

**WHEREAS**, Council finds it beneficial to update the Holiday schedule to align with industry standards.

**NOW, THEREFORE, BE IT RESOLVED** the City Council of the City of Greer hereby:

1. Amends the City of Greer Policies and Procedures Manual as follows:

**Holiday Schedule**

**The following holidays would be added and observed beginning January 1, 2026. President's Day and two (2) additional Personal Days that have to be taken before December 31<sup>st</sup> of each calendar year.**

**PASSED, ADOPTED and APPROVED** by the Council of the City of Greer this 25<sup>th</sup> day of November, 2025.

**CITY OF GREER, SOUTH CAROLINA**

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

**ATTEST:**

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

\_\_\_\_\_  
Andrew Merriman, City Administrator

# Memorandum

**To:** City Council

**From:**

**Subject:** First and Final Reading of Resolution Number 23-2025  
A RESOLUTION IN CONSIDERATION OF A REQUEST FOR CLOSURE  
OF A PORTION OF A PUBLIC ROAD IN THE CITY OF GREER AND TO  
REFER THE ROAD CLOSURE TO THE CITY ATTORNEY PURSUANT  
TO CITY ORDINANCE 78-11 (Action Required)  
Andy Merriman, City Administrator

**Date:** November 25, 2025

**CC:**

**Summary:**

**Attachments:**

1. Res 23-2025 Request for a road closure - Moore Street
2. Res 23-2025 Exhibits A B C Moore Street



## RESOLUTION NUMBER 23-2025

### A RESOLUTION IN CONSIDERATION OF A REQUEST FOR CLOSURE OF A PORTION OF A PUBLIC ROAD IN THE CITY OF GREER AND TO REFER THE ROAD CLOSURE TO THE CITY ATTORNEY PURSUANT TO CITY ORDINANCE 78-11

**WHEREAS**, the City is requesting to permanently close a portion of Moore Street, said portion being 3,459 square feet/0.08 acres as shown on the survey entitled “A Road Closure Plat of a Portion of Moore Street” attached hereto as **Exhibit “A”**; and,

**WHEREAS**, pursuant to Ordinance 78-11, the City Attorney notified the public utilities companies, AT&T, Greer Commission of Public Works, and Duke Energy, of the proposed road closure as shown by the letter attached hereto as **Exhibit “B”**; and,

**WHEREAS**, the City Attorney received correspondence from Greer Commission of Public Works and Duke Energy, copies of which are attached hereto as **Exhibit “C.”** Duke Energy and Greer Commission of Public Works have no objection to the closure. AT&T did not assert any objection or response to the closure; and,

**WHEREAS**, pursuant to Ordinance 78-11, prior to Council’s decision to close the road, the City Attorney shall notify all abutting property owners, notice shall be provided by newspaper publication once a week for three weeks, and this matter shall be scheduled for a public hearing at a future council meeting. Furthermore, if Council consents to the request, it shall establish a value to be placed on the road.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Members of Council of the City of Greer, in Council assembled that:

Section 1. That the request for the closure and abandonment of the portion of Park Avenue shown in the survey attached hereto as **Exhibit “A”** shall be forwarded to the City Attorney to proceed according to the requirements of Greer City Ordinance 78-11.

DONE AND RATIFIED this 25th day November, 2025.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor

**ATTEST:**

---

Tammela Duncan, Municipal Clerk

Introduced by:

First and Final Reading:      November 25, 2025

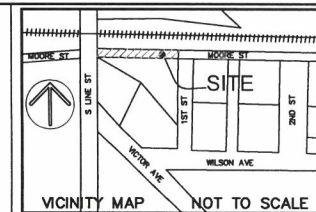
Approved as to Form:

---

Daniel R. Hughes  
City Attorney

# EXHIBIT "A"

SC GRID (NAD 83)  
(2011)



## LEGEND

- IRF ● IRON ROD FOUND
- OTPF ● OPEN TOP PIPE FOUND
- RBF ● IRON REBAR FOUND DISTURBED
- RBF ● IRON REBAR FOUND
- CTPF ● CRIMPED TOP PIPE FOUND
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - FENCE LINE
- ▨ AREA OF ROAD CLOSURE

## NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450200, MAP NUMBER 45045C0381F.
2. VERTICAL DATUM IS NAVD83 (2018).
3. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83, 2011).
4. UNLESS ONE IS IDENTIFIED HEREON, NO TITLE PACKAGE PROVIDED PRIOR TO THE DATE SHOWN ON THIS SURVEY. ALL EASEMENTS AND APPURTENANCES AFFECTING THIS PROPERTY NOT NECESSARILY SHOWN.
5. THIS PLAT OR MAP IS FOR THE EXCLUSIVE USE OF CITY OF GREER. PROPERTY LINES SHOWN ON THIS PLAT WERE DETERMINED BY LIMITED FIELD SURVEYS, RECORDED PLATS, AND TAX MAPS, AND ARE INTENDED TO SHOW GENERAL BOUNDARY LOCATIONS FOR THE PURPOSE OF DISPLAYING A ROAD CLOSURE AREA, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. NO GUARANTEES ARE EXPRESSED OR IMPLIED.

## REFERENCES

1. PB:144 PG:875
2. PB:150 PG:47
3. PB:150 PG:49
4. PB:161 PG:294

PREPARED FOR:  
CITY OF GREER

A ROAD CLOSURE PLAT OF  
A PORTION OF  
MOORE STREET  
CITY OF GREER  
SPARTANBURG COUNTY, SOUTH CAROLINA

FIELD WORK: BB  
FIELD CHECK: BB  
DRAWN BY: CB  
FIELD DATE: 08-04-2025  
PLAT DATE: 08-30-2025  
SCALE: 1"=20'  
PROJECT No.: CSP-25074  
FILE: CSP-25074 BLDWG

# ATLAS

SURVEYING, INC.

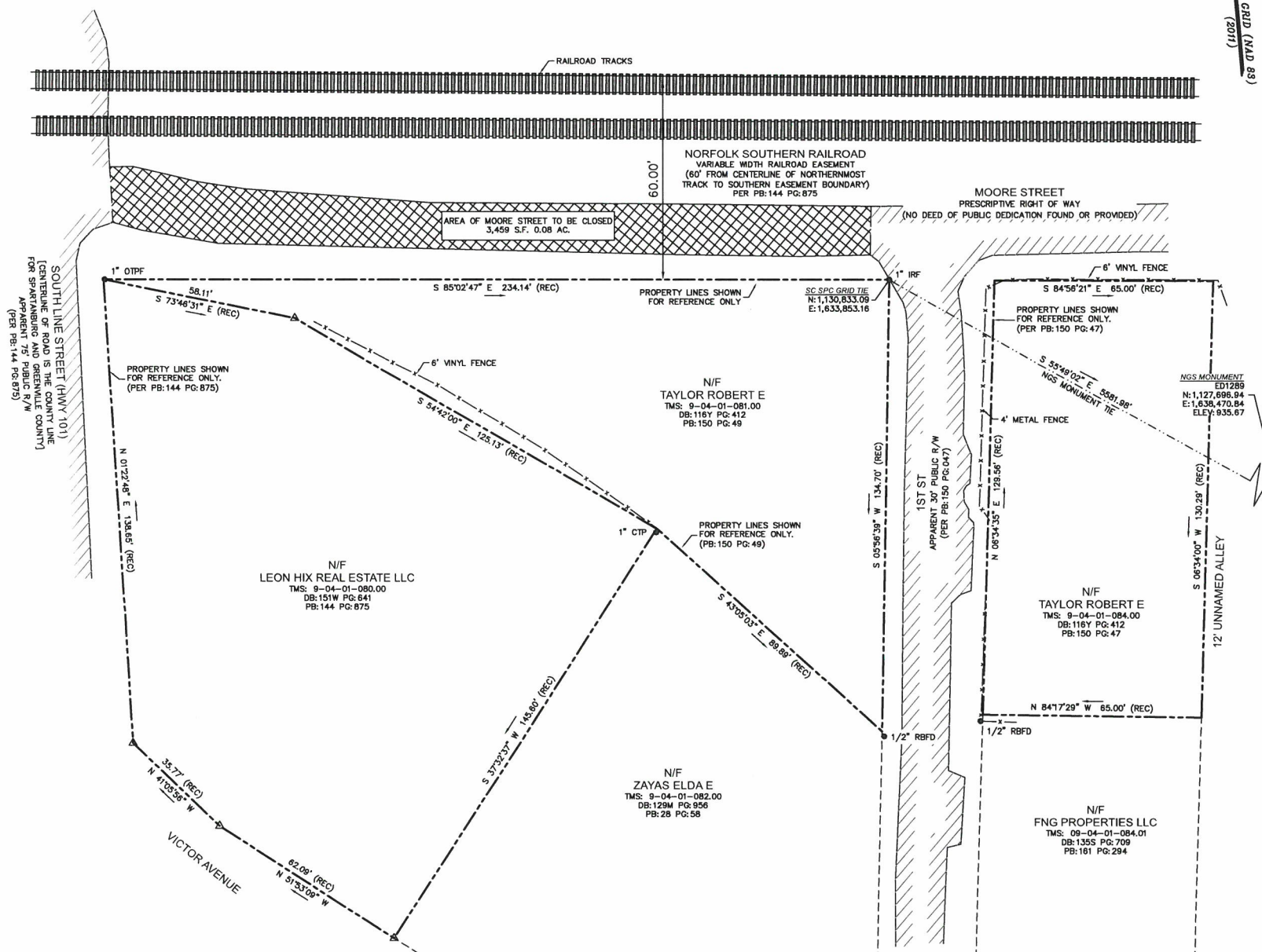
570 BROOKSHIRE RD, UNIT D  
GREER, SC 29651  
PHONE: (864) 655-5004  
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

## FOR REVIEW ONLY

BARRY O. BARTHOLOW  
S.C.P.L.S. No. 12231  
NOT VALID UNLESS CRIMPED WITH SEAL





**DUGGAN & HUGHES, LLC**  
ATTORNEYS AND COUNSELORS AT LAW

Daniel R. Hughes  
Evan C. Bramhall  
J. Alexander Zimmerman

457-B Pennsylvania Avenue  
Greer, South Carolina 29650  
Telephone: (864) 879-0144 or (864) 334-2500  
Facsimile: (864) 879-0149

Mailing Address  
Post Office Box 449  
Greer, S.C. 29652

October 13, 2025

AT&T  
c/o C.T. Corporation System  
2 Office Park  
Columbia, SC 29223

Greer CPW  
301 McCall Street  
Greer, SC 29650

Duke Energy Carolinas, LLC  
c/o C.T. Corporation System  
2 Office Park  
Columbia, SC 29223

**Re: Moore Street**  
**Our File No.: GR99.0456**

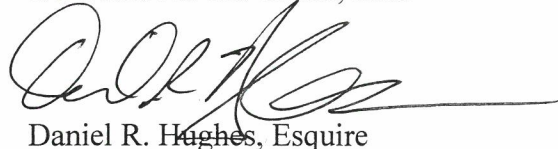
Dear Sir or Madam:

I am the attorney for the City of Greer. Pursuant to Section 78-11 of the City of Greer Code of Ordinances, the City is seeking to abandon and close a portion of Moore Street, that portion being 0.08 acre/3,459 square feet identified on the attached survey entitled "A Road Closure Plat of A Portion of Moore Street" dated September 30, 2025.

Pursuant to the requirements of the City of Greer Code Section 78-11, I am notifying all public utilities which may have an interest in this property to provide an opportunity to respond to the request to close this portion of Moore Avenue. Please respond to this letter by October 27, 2025. Please contact me directly at (864) 334-2501.

Sincerely,

DUGGAN & HUGHES, LLC



Daniel R. Hughes, Esquire

DRH/tab  
Enclosures (Survey)

cc: **Via: Email Only**  
Steve Grant (SGrant@cityofgreersc.gov)

**HAYNSWORTH  
SINKLER BOYD**

HAYNSWORTH SINKLER BOYD, P.A.  
ONE NORTH MAIN STREET, 2<sup>ND</sup> FLOOR  
P.O. BOX 2048 (29602)  
GREENVILLE, SOUTH CAROLINA 29601  
MAIN 864.240.3200  
FAX 864.240.3300

JOSHUA D. SPENCER  
DIRECT 864.240.3270  
jspencer@hsblawfirm.com

October 24, 2025

**VIA EMAIL AND FIRST-CLASS MAIL**

Daniel R. Hughes, Esquire  
Duggan & Hughes, LLC  
457-B Pennsylvania Avenue  
Greer, SC 29650  
[dhughes@dugganhughes.com](mailto:dhughes@dugganhughes.com)

**Re: Moore Street**  
**Your File No.: GR99.0456**

Mr. Hughes:

My firm, Haynsworth Sinkler Boyd, P.A., and I have been retained to represent Duke Energy Carolinas, LLC ("Duke Energy") related to the above-referenced matter. I am writing to confirm that Duke Energy will not oppose or object to the closure of the portion of Moore Street that is discussed in your October 13, 2025 letter.

With kind regards,

**HAYNSWORTH SINKLER BOYD, P.A.**



Joshua D. Spencer

JDS/scc

cc: Steve Grant ([SGrant@cityofgreer-sc.gov](mailto:SGrant@cityofgreer-sc.gov)) (via Email only)



---

**RE: Road Closure -Moore St**

---

**From** Tim Baker <Tim.Baker@greercpw.com>

**Date** Fri 11/7/2025 9:25 AM

**To** Daniel Hughes <dhughes@dugganhughes.com>

**Cc** Mike Sell <msell@cityofgreersc.gov>; Tammela Duncan <tammela.duncan@cityofgreersc.gov>; Steve Grant <SGrant@cityofgreersc.gov>; Chaplin Spencer <chaplinspencer@spencerfirm.com>; Brendan Crawford <Brendan.Crawford@greercpw.com>

 1 attachment (2 MB)

20251103 Moore Street Closure Exhibit W WL.pdf;

Mr. Hughes:

Our team has determined that while we do have lines in very close proximity to the closure on Moore St, after conducting RTK/GPS coordinates of the lines we are just outside of the of road closure area. They put together the CAD overlay (attached) showing the line location and what the easement hatched area would look like.

So, for this road closure after the field confirmation, we should not have any conflicts with the closure.

Thanks for providing us the opportunity to verify.

**Tim Baker**

Operations Manager

Greer Commission of Public Works

[Tim.Baker@greercpw.com](mailto:Tim.Baker@greercpw.com)

P: 864-968-3305



*We value your feedback!*

[Take our Customer Satisfaction Survey](#)

**From:** Tim Baker

**Sent:** Tuesday, October 28, 2025 4:28 PM

# Memorandum

**To:** City Council

**From:**

**Subject:** First and Final Reading of Resolution Number 24-2025  
A RESOLUTION APPROVING THE POLICE DEPARTMENT'S USE OF  
150TH ANNIVERSARY COMMEMORATIVE BADGE FOR CALENDAR  
YEAR 2026 (Action Required)  
Matt Hamby, Chief of Police

**Date:** November 25, 2025

**CC:**

**Summary:**

**Attachments:**

1. Res 24-2025 Resolution 150 year Badge
2. Res 24-2025 Badge Original Picture
3. Res 24-2025 Badge Front
4. Res 24-2025 Badge Back

**RESOLUTION NUMBER 24-2025**

**A RESOLUTION APPROVING THE POLICE DEPARTMENT'S USE OF 150<sup>TH</sup>  
ANNIVERSARY COMMEMORATIVE BADGE FOR CALENDAR YEAR 2026**

WHEREAS, the City of Greer will celebrate its sesquicentennial (150<sup>th</sup>) celebration throughout 2026; and,

WHEREAS, in honor of the sesquicentennial celebration the Greer Police Department desires for its officers to wear a commemorative badge during 2026; and,

WHEREAS, the Greer Police Department located a badge that was worn by Greer police officers in around the year 1910, a picture of which is attached hereto, which reads "Greers Police;" and,

WHEREAS, the Greer Police Department seeks approval from Greer City Council for its police officers to wear the commemorative badge on their uniforms; and,

WHEREAS, the City Council finds and determines that the commemorative badge provides an appropriate identification for the City's police officers and represents a suitable way to celebrate the City's sesquicentennial anniversary.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, as follows:

**Section 1.** That commemorative badge shown on the attached picture may be used by the Greer Police Department and its officers as its official identification during 2026.

ADOPTED this 25<sup>th</sup> day of November, 2025.

CITY OF GREER, SOUTH CAROLINA

BY: \_\_\_\_\_  
Rick W. Danner, Mayor

ATTEST:

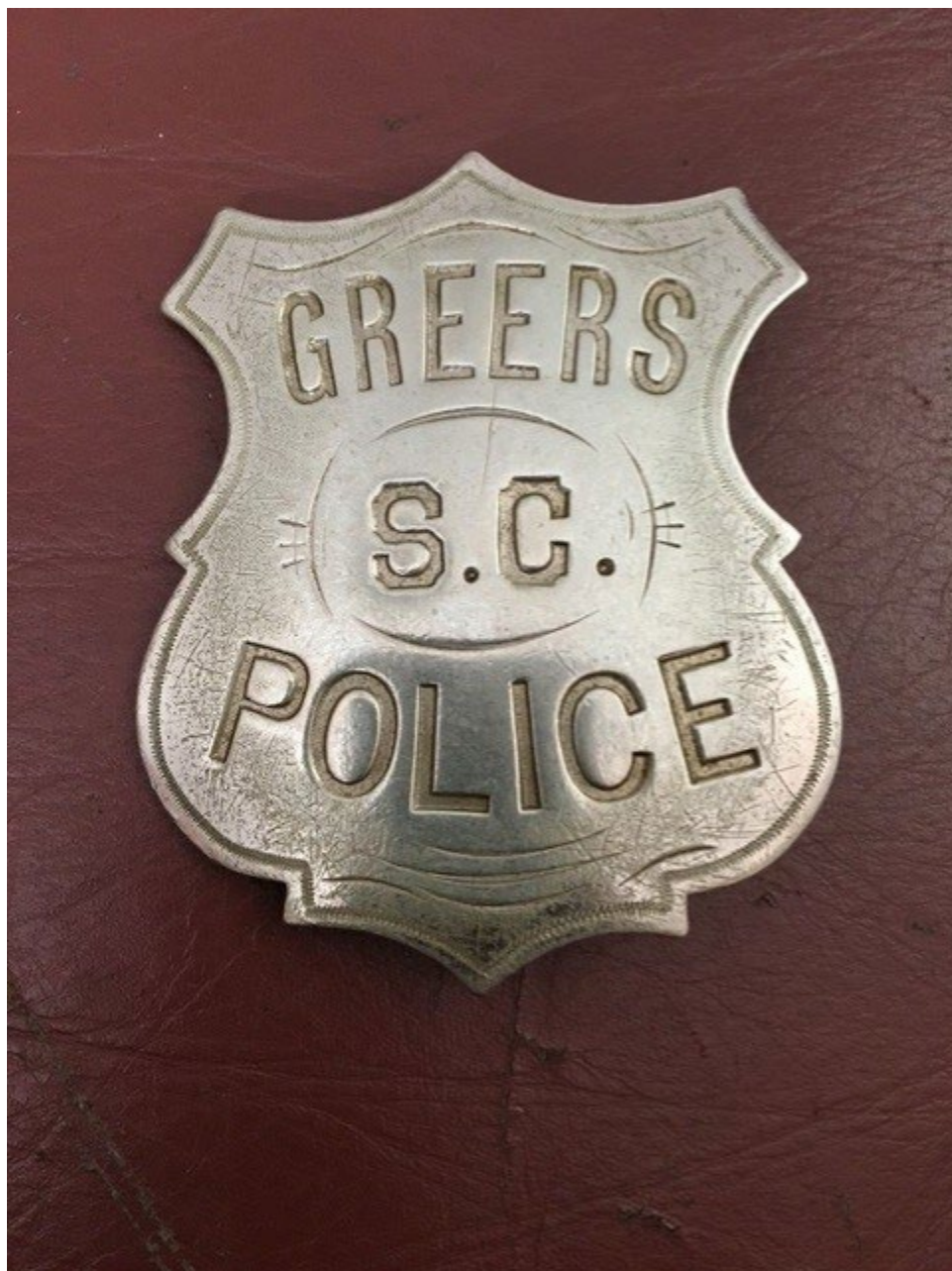
\_\_\_\_\_  
Tammela Duncan, Municipal Clerk



APPROVED AS TO FORM:

---

Daniel R. Hughes, City Attorney









*J. Kackanton*

1876 - 2026  
COMMEMORATING  
150 YEARS

SAMPLE



# Memorandum

**To:** City Council

**From:**

**Subject:** First Reading of Ordinance Number 30-2025  
AN ORDINANCE AUTHORIZING THE CLOSURE OF A PORTION OF A  
PUBLIC ROAD IN THE CITY OF GREER (Action Required)  
Andy Merriman, City Administrator

**Date:** November 25, 2025

**CC:**

**Summary:**

**Attachments:**

1. Ord 30-2025 Ordinance to Close Park Ave
2. Ord 30-2025 Exhibits A B C D to Park Avenue Ordinance

## **ORDINANCE NUMBER 30-2025**

### **AN ORDINANCE AUTHORIZING THE CLOSURE OF A PORTION OF A PUBLIC ROAD IN THE CITY OF GREER**

**WHEREAS**, the City received a request from TMG Victor Park Owner, LLC (“TMG”) to permanently close and deed to TMG any interest it may have in a portion of Park Avenue, said portion being 8,920 square feet/0.205 acres as shown on the survey entitled “Right of Way Abandonment Plat for TMG VICTOR PARK OWNER, LLC” attached hereto as **Exhibit “A”**; and,

**WHEREAS**, after notice to the public utilities, Greer Commission of Public Works, requested for the closure to be subject to the new and existing easements in favor of Greer CPW as shown on the Right of Way Abandonment survey attached hereto as **Exhibit “B.”** The remaining utility companies did not object to the closure; and,

**WHEREAS**, pursuant to Ordinance 78-11 (4), notice of the public hearing on November 25, 2025 was published in the Greenville Journal for three (3) consecutive weeks on the following dates: October 31; November 7; and, November 14, 2025 as shown by the Affidavit of Publication attached hereto as **Exhibit “C”** and the City Attorney notified all abutting property owners of the public hearing by certified mail as shown by letter attached hereto as **Exhibit “D”**; and,

**WHEREAS**, the City has determined that it is in the best interests of the City of Greer to close the portion of Park Street identified on Exhibit “A”; and,

**WHEREAS**, pursuant to S.C. Code § 5-27-150 and Ordinance 78-11, the City has the authority to close the road.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Members of Council of the City of Greer, in Council assembled that:

Section 1. That the portion of Park Avenue identified as 8,920 square feet/0.205 acres shown on the survey entitled “Right of Way Abandonment Plat for TMG VICTOR PARK OWNER, LLC” attached hereto as **Exhibit “A”** be closed subject to the easements in favor of Greer CPW shown on **Exhibit “B”** and that the Mayor is authorized, empowered or directed to execute, acknowledge and deliver a Quit-Claim Deed to TMG Victor Park Owner, LLC and any other documents necessary to effectuate this closure and conveyance.

Section 2. This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.



**CITY OF GREER, SOUTH CAROLINA**

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

ATTEST:

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

Introduced by: \_\_\_\_\_

First Reading: November 25, 2025

Second Reading: December 9, 2025

Approved as to form: \_\_\_\_\_  
Daniel R. Hughes, City Attorney

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

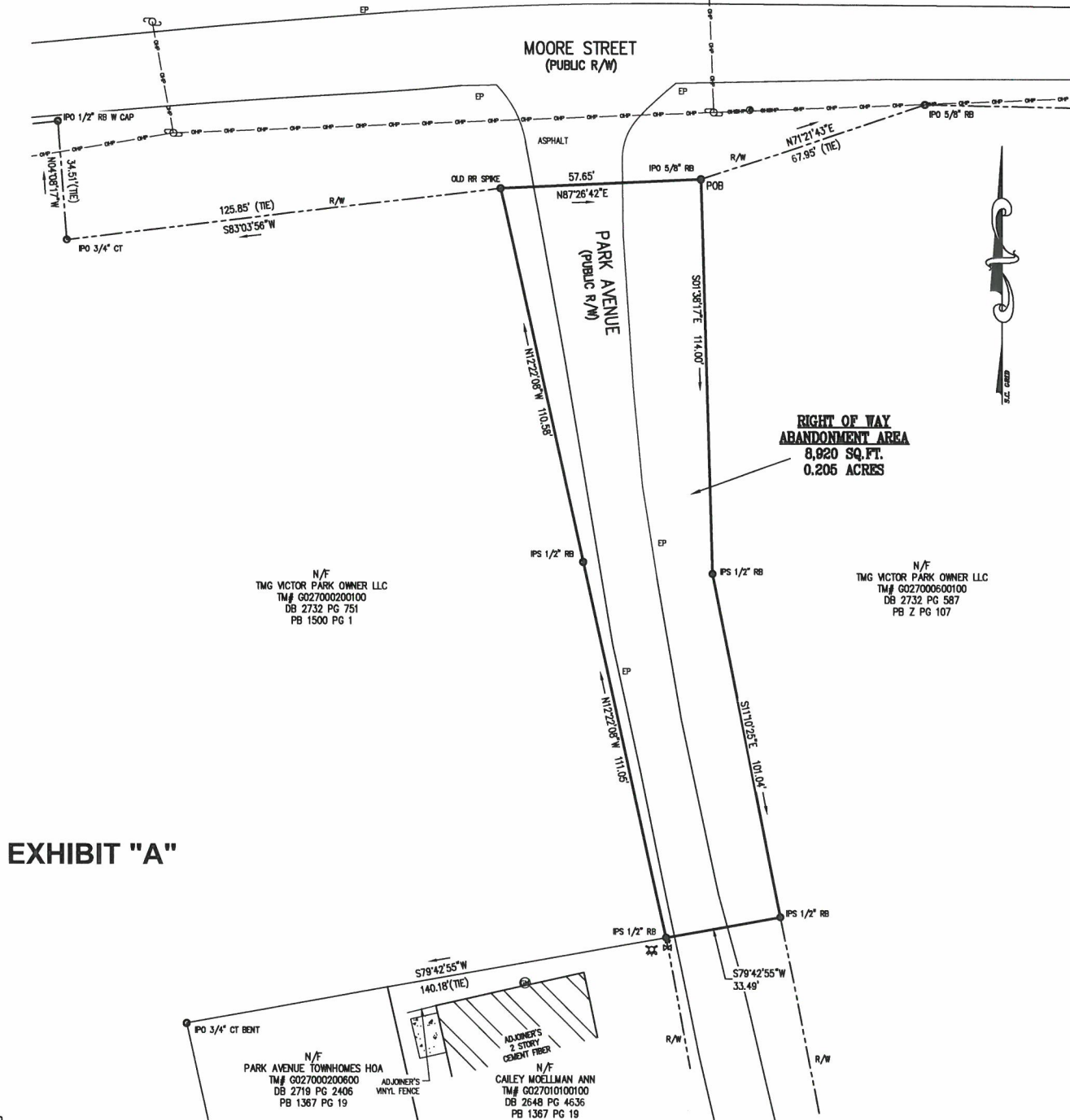
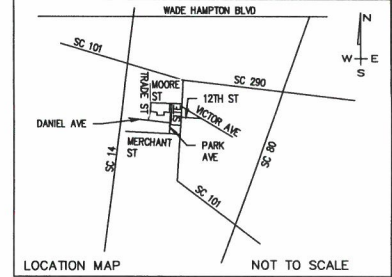


EXHIBIT "A"



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REF DEED: DB 2732-751  
REF DEED: DB 2732-587  
REF PLAT: PB Z-107  
REF PLAT: PB 1000-1  
ALSO SC HWY PLAN PROJ. NO. A-556, SHEET NO. 10 A. CLAY JONES, P.L.S.  
S.C. REG. NO. 26210



LEGEND

|                           |                            |                           |
|---------------------------|----------------------------|---------------------------|
| BL BUILDING LINE          | TEL ☐ TELEPHONE PEDESTAL   | TC/BC TOP/BOTTOM CURB     |
| CL CENTERLINE             | CATV ☐ CABLE TV PEDESTAL   | TW/BW TOP/BOTTOM WALL     |
| CMP CORRUGATED METAL PIPE | ⊗ ELECTRIC METER           | VCP VITRIFIED CLAY PIPE   |
| CT CURB TOP               | ⊗ CATCH BASIN              | ⊗ WATER METER             |
| DE DRAINAGE EASEMENT      | DI ☐ DROP INLET            | WV WATER VALVE            |
| EP EDGE OF PAVEMENT       | ⊗ ELEC TRANS               | CTV CABLE TV              |
| EP IRON PIN SET-○         | ✕ ELEVATION                | —X— CHAIN LINK FENCE LINE |
| IPS IRON PIN SET-○        | ✕ FIRE HYDRANT             | —○— METAL FENCE LINE      |
| N&C NAIL & CAP            | ⊗ GAS METER                | —○— WOOD FENCE LINE       |
| OT OPEN TOP               | GVD GAS VALVE              | —F— FIBER OPTIC CABLE     |
| REBAR                     | LP ⬤ LIGHT POLE            | —G— GAS LINE              |
| RCP REINFORCED CONC PIPE  | PP ⬤ POWER POLE            | —O— OVERHEAD POWER        |
| R/W RIGHT OF WAY          | GP ⬤ GUY ANCHOR            | —OHT— OVERHEAD TELEPHONE  |
| SD STORM DRAIN            | SDMH ⬤ SD MANHOLE          | —SD— STORM DRAIN          |
| SS SANITARY SEWER         | SSMH ⬤ SS MANHOLE          | —SS— SANITARY SEWER       |
| SS SE EASEMENT            | WHT ⬤ GREASE TRAP MANHOLE  | —U— UNDERGROUND POWER     |
| ⊗ POST INDICATOR VALVE    | TMH ⬤ TELEPHONE MANHOLE    | —UGT— UNDERGROUND TEL     |
| ⊗ JUG POWER SPLICE BOX    | CO CLEAN OUT               | —W— WATER LINE            |
| ⊗ JUG POC SPLICE BOX      | ⊗ JUG TELE SPLICE BOX      | —R— RIGHT OF WAY LINE     |
| ⊗ JUG WATER VAULT         | ⊗ JUG CABLE SPLICE BOX     | —P— POC MARKER            |
| ⊗ JUG SIGNAL BOX          | ⊗ JUG BACK FLOW PREVENTION | —Δ— POINT                 |

**RIGHT OF WAY ABANDONMENT PLAT FOR**  
**TMG VICTOR PARK OWNER LLC**  
**GREENVILLE COUNTY, SOUTH CAROLINA**

SCALE: 1" = 20'

DATE: 9/16/2025

PROPERTY ADDRESS: PARK AVENUE

TAX PIN: AS NOTED

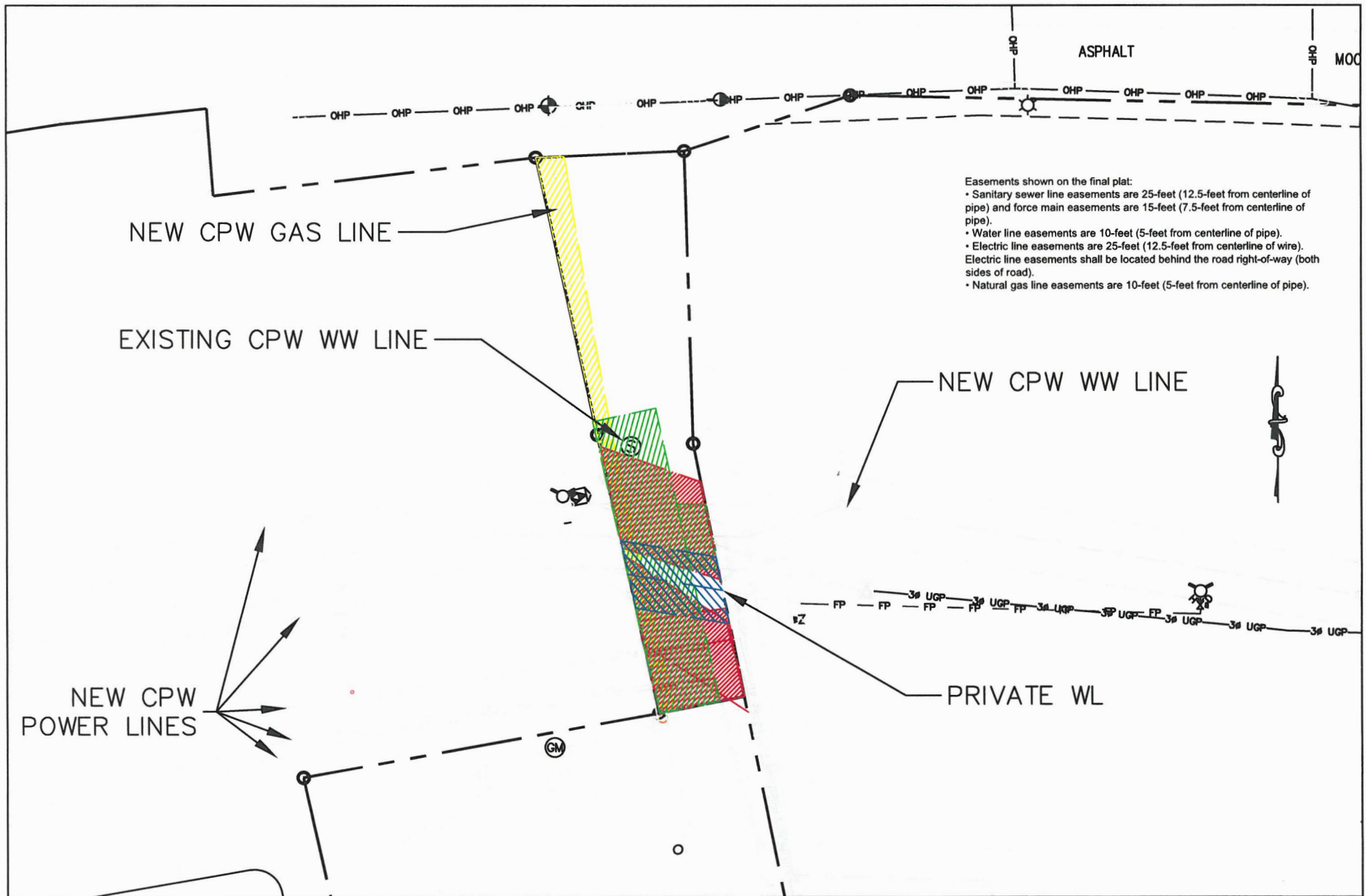
FIELD CREW: MM/HL

DRAWN BY: AE

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615  
PH: (864)271-0496  
www.sitedesign-inc.com

# EXHIBIT "B"



DATE: 10/10/2025

SCALE: 1"=50'

PROJECT #:



GREER COMMISSION OF PUBLIC WORKS  
301 McCALL STREET  
GREER, SC 29650

VICTOR MILL DEVELOPMENT  
EXHIBIT "A"

RIGHT OF WAY ABANDONMENT  
NEW EASEMENTS



GREENVILLE  
JOURNAL

## NOTICE

## AFFIDAVIT OF PUBLICATION

**Greenville Journal**  
**581 Perry Ave., Greenville, SC 29611**  
**(864) 679-1200**

I, Britiney McCombs, of lawful age, being duly sworn upon oath, deposes and says that I am the Operations Assistant of Greenville Journal, a publication that is a "legal newspaper" as that phrase is defined for the city of Greenville, for county of Greenville, in the state of South Carolina, that this affidavit is 1 of 1 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

**Publication Dates:**

- Oct 31, 2025
- Nov 7, 2025
- Nov 14, 2025

**Notice ID:** uh0c8kymLuExwNuZ6HIJ

**Notice Name:** Notice for Park Avenue

**Publication Fee:** \$171.60



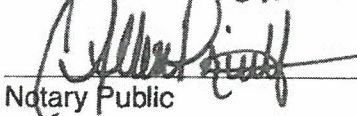
Operations Assistant

**VERIFICATION**

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

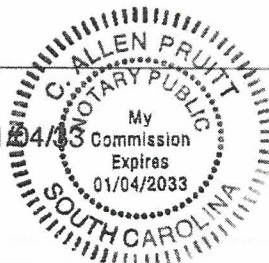
Signed or attested before me on this

14 day of November, A.D. 2025



Notary Public

**My Commission Expires:** 01/04/2033



IS HEREBY GIVEN that the City of Greer, a municipal corporation organized and existing under the laws of the State of South Carolina, will hold a public hearing for consideration of the closure of a portion of a city-owned road pursuant to Resolution 19-2025 on November 25, 2025 at 6:30 pm at Greer City Hall located at 301 E. Poinsett Street, Greer, SC 29615. The portion of the road to be abandoned and closed is identified as a portion of Park Avenue located between Moore Street and Daniel Avenue, that portion being 0.205 acres/8,920 square feet identified on the attached survey entitled "Right of Way Abandonment Plat for TMC Victor Park Owner, LLC" dated September 16, 2025, a copy of which is on file with the City of Greer.

GJ-000757

**DUGGAN & HUGHES, LLC**  
ATTORNEYS AND COUNSELORS AT  
LAW

Daniel R. Hughes  
Evan C. Bramhall  
J. Alexander Zimmerman

457-B Pennsylvania Avenue  
Greer, South Carolina 29650  
Telephone: (864) 879-0144 or (864) 334-  
2500  
Facsimile: (864) 879-0149

Mailing Address  
Post Office Box 449  
Greer, S.C. 29652

October 30, 2025

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021704**

Cailey Ann Moellman  
106 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021711**

Rivers and Streams Properties  
c/o Josh Oneal  
108 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021728**

Juergen W. Radandt  
110 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021735**

Alessandra Germain  
236 Barbours Lane  
Greenville, SC 29607

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021742**

Mary Paige Bullard  
122 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021759**

Katharine Hix  
124 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021766**

Kimberly Hammond  
126 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021773**

Yelena Dyachkina  
Ivanov Dmytro  
128 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 95890710527016828270**

Ian W. Vanderveen  
130 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021797**

Ashley Tokay  
Cameron Tokay  
132 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021803**

Deveix Park Avenue, LLC  
10 Darden Way  
Greenville, SC 29607

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021810**

Kevin B. Strickland  
Britttany J. Strickland  
136 Park Avenue  
Greer, SC 29651

**Certified Mail/Return Receipt**

**Article No.: 70210350000138021780**

Trustees of the Greer United Christian Church  
P.O. Box 2084  
Greer, SC 29652

**Re: Park Avenue/.0205 acres**  
**Our File No.: GR99.0456**

Dear Sir or Madam:

I am the attorney for the City of Greer. The City received a request from TMG Victor Park Owner, LLC to abandon and close a portion of Park Avenue located between Moore Street and Daniel Avenue, that portion being identified on the attached survey entitled "Right of Way Abandonment Plat for TMG Victor Park Owner, LLC." Pursuant to Greer City Ordinance Section 78-11, the City is required to give notice by certified mail to all abutting property owners.

Please be advised that Greer City Council will hold a public hearing regarding the request for the road closure on **November 25, 2025 at 6:30pm in Council Chambers located in the Events Complex "2<sup>nd</sup> floor" at Greer City Hall, 301 E. Poinsett Street, Greer, SC 29651**. You may attend the meeting and address City Council during the public hearing.

Sincerely,

DUGGAN & HUGHES, LLC



Daniel R. Hughes

DRH/tab  
Enclosure (Survey)

cc: City of Greer (via email)



# Memorandum

**To:** City Council

**From:**

**Subject:** First Reading of Ordinance Number 31-2025  
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL  
INTEREST IN CERTAIN REAL PROPERTY AND A TEMPORARY  
EASEMENT IN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF  
GREER (Action Required)  
Steve Grant, City Engineer

**Date:** November 25, 2025

**CC:**

**Summary:**

**Attachments:**

1. Ord 31-2025 Ordinance to Convey Property and Temporary Easement
2. Ord 31-2025 Exhibit 1- Deed
3. Ord 31-2025 Exhibit 1 A to Deed
4. Ord 31-2025 Exhibit 2 - Easement
5. Ord 31-2025 Exhibit 2 A to Easement

## **ORDINANCE NUMBER 31-2025**

### **AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY AND A TEMPORARY EASEMENT IN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF GREER**

**WHEREAS**, the City of Greer ("City") owns certain property lying and situated within the city limits of Greer, County of Greenville at the intersection of Suber Road and Chick Springs Road identified as Greenville County Tax Map No. T010010100105 and further identified as Tract 33 (Total Obtain = 1,243 square feet (0.029 acres)) on the survey entitled "SCDOT Area of Acquisition from Tract 33 Project ID P041423" attached as Exhibit "A" to the Deed marked as Exhibit "1" hereto (hereinafter the "Acquisition Property"); and,

**WHEREAS**, the South Carolina Department of Transportation ("the SCDOT") desires for the City to convey its interest in the Acquisition Property to the SCDOT as part of the SCDOT's project to improve the intersection of Suber Road and Chick Springs Road for the consideration set forth on the Deed attached hereto as Exhibit "1"; and,

**WHEREAS**, to complete the intersection improvement project, SCDOT needs a temporary easement from the City, said easement area being identified as "Temporary ROW from Tract 33 – Total Obtain = 3,211 SF (0.074 AC))" on the "SCDOT Area of Acquisition from Tract 33 Project ID P041423" attached as Exhibit "A" to the Easement marked as Exhibit "2" hereto (hereinafter the "Easement Property"); and,

**WHEREAS**, pursuant to S.C. Code § 5-7-40, a municipality may convey or dispose of property it owns by Ordinance; and,

**WHEREAS**, the Mayor and City Council find that it is in the best interest of the City of Greer to convey the Acquisition Property to SCDOT and convey a temporary easement in the Easement Property to SCDOT for the consideration set forth on Exhibits “1” and “2” attached hereto; and,

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the deed attached hereto as Exhibit “1” and the temporary easement agreement attached hereto as Exhibit “2.”

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

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

ATTEST:

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

Introduced by: \_\_\_\_\_

First Reading: November 25, 2025

Second Reading: December 9, 2025

Approved as to form: \_\_\_\_\_  
Daniel R. Hughes  
City Attorney



THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Road/Route Road S-540 Suber Road  
Project ID No. P041423  
Tract 33

TITLE TO REAL ESTATE

Approximate Survey Stations

|                       |    |           |
|-----------------------|----|-----------|
| 24+00                 | To | 25+00 Rt. |
| Chick Springs Rd West |    |           |
| 19+00                 | To | 21+00 Rt. |
| S-540 Suber Rd        |    |           |
|                       | To |           |

KNOW ALL MEN BY THESE PRESENTS, That I (or we) City of Greer 301 E. Poinsett St. Greer, SC 29651 in consideration of the sum of **FOURTEEN THOUSAND FOUR HUNDRED FIFTY EIGHT DOLLARS AND NO/100 (\$14,458.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property of the Grantor in fee simple absolute **Intersection Improvements** on **S-540 (Suber Road) and Chick Springs Road**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated **March 19, 2025**.

SPECIAL PROVISIONS:

The above consideration is for the parcel of land containing 1,243 square feet (0.029 acres), more or less, damages and all improvements thereon, if any, owned by City of Greer, shown as the “Area of Acquisition” on Exhibit A, attached hereto and made a part hereof. Property herein is conveyed along a relocated centerline on the right of S-540 Suber Road between approximate survey stations 14+10.00 and 23+00.00; also, on the right of Chick Springs Rd West between approximate survey stations 22+05.00 and 24+70.21. This being a portion of the property acquired from Jeffrey W. Hannah aka Jeffrey W. Hannah and Phillip W. Hannah by deed dated 11-03-2022 and recorded 11-04-2022 in Deed Book 2672, Page 5064; also acquired from Walker Wiley Hannah, date of death July 12,2013, by directed in Life Estate deed dated 07-12-2013 in Deed Book 2095, Page 1400; also acquired by Walker Wiley Hannah by deed dated 06-25-2004 and recorded 06-30-2004 in Deed Book 2095, Page 1400 in the records of Greenville County and shown as **Tax Map No. T010010100105**.

**Tie Equality: POC STA. 19+35.97 Survey CL S-540 (Suber Rd)= PI STA. 24+85.79 Survey CL W. Chick Springs Rd.**

Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), and my (or our) successors, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and our successors in interest and anyone claiming under us and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

GRANTEE’S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked \_\_\_\_\_ By \_\_\_\_\_  
Project ID No. P041423 \_\_\_\_\_ Tract 33 \_\_\_\_\_

**TO HAVE AND TO HOLD** in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord, Two Thousand and \_\_\_\_\_.

|                                                  |                                        |
|--------------------------------------------------|----------------------------------------|
| Signed, sealed and delivered in the presence of: | <b>City of Greer</b>                   |
| _____                                            | <b>By:</b> _____                       |
| 1 <sup>st</sup> Witness                          | <b>Title:</b> _____ Grantor (L.S.)     |
| _____                                            | _____                                  |
| 2 <sup>nd</sup> Witness                          | <b>Print Name</b> _____ Grantor (L.S.) |

**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

|                                           |   |                        |
|-------------------------------------------|---|------------------------|
| <b>THE STATE OF</b> <u>SOUTH CAROLINA</u> | ) |                        |
|                                           | ) |                        |
| <b>COUNTY OF</b> <u>GREENVILLE</u>        | ) | <b>ACKNOWLEDGEMENT</b> |

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by \_\_\_\_\_ of City of Greer, a \_\_\_\_\_ corporation, on behalf of the corporation.

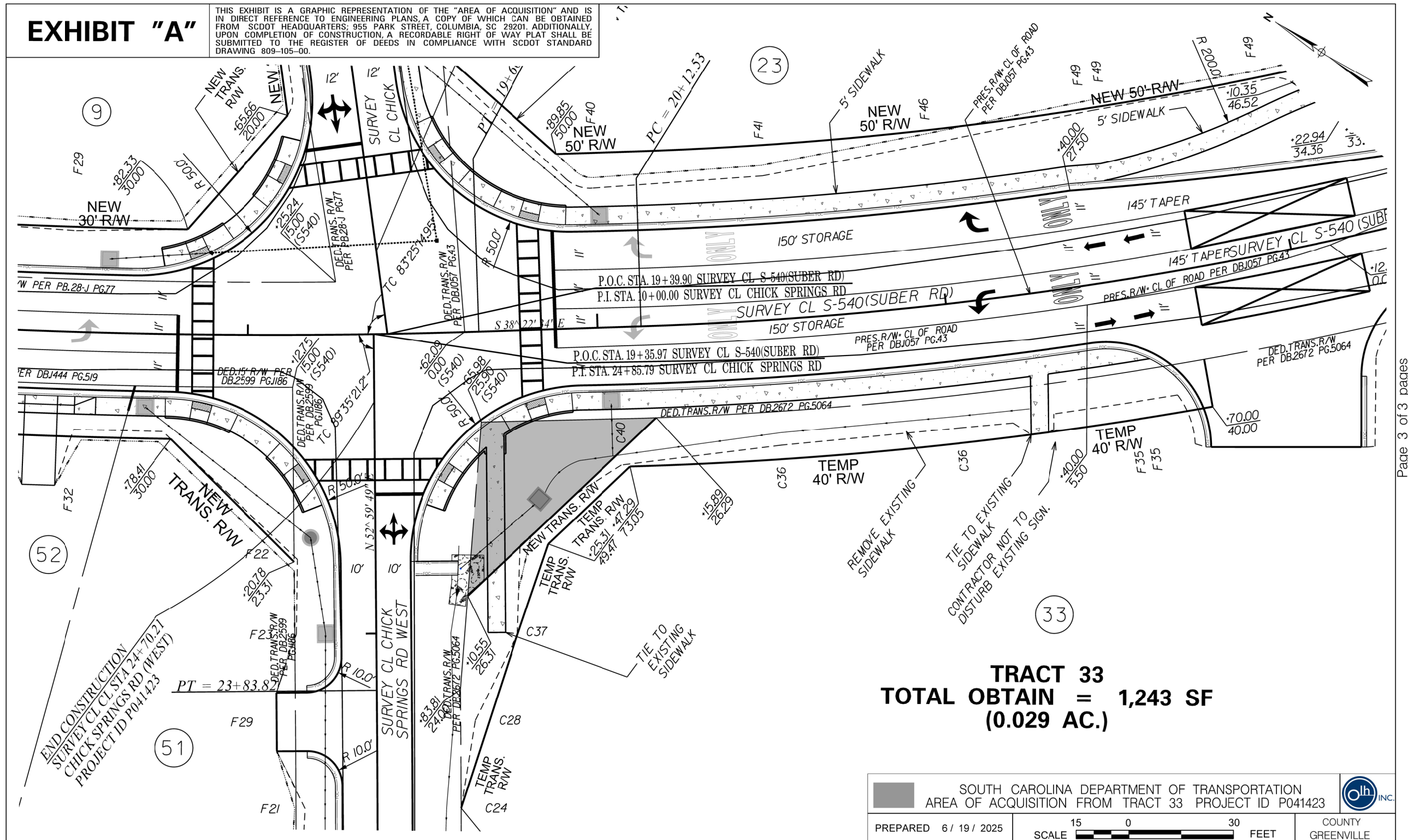
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

**NOTARY PUBLIC FOR THE STATE OF** \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
(Affix seal if outside SC)

THIS EXHIBIT IS A GRAPHIC REPRESENTATION OF THE "AREA OF ACQUISITION" AND IS IN DIRECT REFERENCE TO ENGINEERING PLANS, A COPY OF WHICH CAN BE OBTAINED FROM SCDOT HEADQUARTERS; 955 PARK STREET, COLUMBIA, SC 29201. ADDITIONALLY, UPON COMPLETION OF CONSTRUCTION, A RECORDABLE RIGHT OF WAY PLAT SHALL BE SUBMITTED TO THE REGISTER OF DEEDS IN COMPLIANCE WITH SCDOT STANDARD DRAWING 809-105-00.





THE STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

TEMPORARY  
RIGHT OF WAY EASEMENT  
Approximate Survey Stations

Road/Route      Road S-540 Suber Road  
Project ID No.   P041423  
Tract              33

|                       |    |           |
|-----------------------|----|-----------|
| 23+00                 | To | 25+00 Rt. |
| Chick Springs Rd West |    |           |
| 19+00                 | To | 22+00 Rt. |
| S-540 Suber Rd        |    |           |
|                       | To |           |

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **City of Greer 301 E. Poinsett St. Greer, SC 29651** in consideration of the sum of **THREE THOUSAND EIGHT HUNDRED FIFTY THREE DOLLARS AND NO/100 (\$3,853.00)**, to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road known as a State Highway **Intersection Improvements on S-540 (Suber Road) and Chick Springs Road**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. The grantor expressly recognizes the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

All that parcel or strip of land, to establish a temporary right of way, containing 3,211 square feet (0.074 acres), more or less and all improvements, thereon, if any, owned by City of Greer, shown as the “Area of Temporary Right of Way” on Exhibit A, attached hereto and made a part hereof, between approximate survey stations 23+00 and 25+00 on the right of Chick Springs Rd West; also between approximate survey stations 19+00 and 22+00 on the right of S-540 Suber Road. Temporary right of way herein granted shall revert to the grantor upon completion and acceptance of the project.

Tax Map No: T010010100105.

GRANTEE’S ADDRESS (Return Address): SCDOT, Director, Rights of Way, P. O. Box 191, Columbia, SC 29202-0191

Date Checked \_\_\_\_\_ By \_\_\_\_\_  
Project ID No.    P041423 \_\_\_\_\_ Tract    33 \_\_\_\_\_

**TO HAVE AND TO HOLD**, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed.

**IN WITNESS WHEREOF**, I (or we) have hereunto set my (or our) hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord, Two Thousand and \_\_\_\_\_.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_

1<sup>st</sup> Witness

\_\_\_\_\_

2<sup>nd</sup> Witness

City of Greer

By: \_\_\_\_\_

Title: \_\_\_\_\_ Grantor (L.S.)

\_\_\_\_\_

Print Name \_\_\_\_\_ Grantor (L.S.)

**NOTE:** All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by \_\_\_\_\_ of City of Greer, on behalf of the corporation.

Signature of Notary Public \_\_\_\_\_

Printed Name of Notary Public \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
(Affix seal if outside SC)

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**TRACT 33**  
**TOTAL OBTAIN = 3,211 SF**  
**(0.074 AC.)**

|                                                                                                      |                                                                  |                      |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------|
| SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION<br>AREA OF TEMPORARY RW FROM TRACT 33 PROJECT ID P041423 |                                                                  |                      |
| PREPARED 6 / 19 / 2025                                                                               | 15                      0                      30<br>SCALE  FEET | COUNTY<br>GREENVILLE |